

Central Almaguin Planning Board
MINUTES
Wednesday, November 5, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River

Attending:

Chair	South River Member Jim Coleman Provincial Member John MacLachlan Joly Member Chris Nicholson	Vice Chair	Machar Member Lynda Carleton Sundridge Member Fraser Williamson Strong Member Tim Bryson
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Secretary-Treasurer: Christine Hickey

Public: Amy Webb, Candy, Colin, Doug, Kevin Noaik, Kim Hall, Madison P., Matt, Peter Benninger, Lois Brisbois, Chad, Maurice Harapiak, Jennifer Harapiak, Nick Novelski, Nancy Webb, Nancy Johnstone, Marlin Cox, Brenda Cox, Rick Sorgini, Brenda Sorgini, Terry Boyes, Vanessa Boyes, Rebel Kennedy, Bart Wood, Jack Marshall, Steve Todoroff, Graydon McArthur, Galina Akhmadeevia
(there may have been others in attendance, but the name was not clearly identified)

1. Call to order at 5:30 p.m.

The Chair called the meeting at order at 5:32 p.m.

The Chair provided a summary of how the public meetings would be handled.

2. Approval of Agenda

Resolution #1

Moved by: Fraser Williamson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT this Board does hereby approve the November 5, 2025 agenda as amended to add Item 7.3 – New Application B019/25 Lount (application for direction).

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes – October 1, 2025 Meeting

Resolution #2

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, October 1, 2025; as written

CARRIED

5. Payment of November Accounts:

The Secretary-Treasurer advised the Board that when an invoice or account owing can be payment can be made by etransfer, this will be the preferred method instead of a cheque. The Board was in agreeance with this.

Resolution #3

Moved by: Chris Nicholson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT this Board does hereby approve payment of the November Accounts:

Village of South River – Rent for November 2025 - \$363.78

Christine Hickey – Wages (October 1, 2025 – October 31, 2025 – 33 hours)

Municipal Planning Services – Invoices 7246, 7247, 7248

Deposit Refund for B002/24 – Coughlin – \$491.50

Online CRA Payments for October (\$189.87)

Online Visa Payment for October (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B016/25 Machar – Concession 4, Part Lot 22,23,24 – 2035 Eagle Lake Road

The meeting time for this application was approximately 5:35 p.m. to 5:39 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and there were no written or electronic comments received. The Chair confirmed if there were any questions or comments from those attending electronically or in person, there were no further comments or discussion from the Board.

Resolution #4

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve File B016/25 Machar

This approval applies to create one (1) new lot which will have:

60m (+/-) Frontage on Eagle Lake Road, with a depth of 58.2m (+/-) and an area of 0.5ha (+/-).

Retained Lot will be 46.3ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 4, Part Lots 22, 23, 24 with a municipal address of 2035 Eagle Lake Road, Township of Machar, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Machar be met before the deeds can be stamped and final approval given.

CARRIED

6.2 B003/24 and B004/24 Lount – Concession A, Lot 148 and 149 - 977 Rye Road

The meeting time for this application was approximately 5:39 p.m. to 5:55 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and there were no written or electronic comments received. The Chair confirmed if there were any questions or comments from those attending electronically or in person,

The following comments were received at the meeting (and have been summarized for minutes):

Rick and Brenda Sorgini (copy of full comments to be provided to Planning Board as part of the public record)

We own the acreage immediately east of both applications and have occupied this almost 400 acres for 40 years.

Some of our concerns are as follows:

The existing White's Road has a pit run gravel base, that is, large stones and lots of sand. With the minimal traffic presently using the road, maintenance is a challenge to keep the road functioning, even in the dry months. At the July Local Roads board meeting, the board in conjunction with MTO terminated winter maintenance. Primarily due to a very large deep ravine that creates grades that are unsafe for MTO operators and that existing equipment can not handle. This ravine is between the subject lots of these applications and the Rye Road. I contacted the Secretary/Treasurer of the Local Roads Board to inquire if that board was aware of these applications and did they have any intention of attending this meeting. I received an email reply from that requested I share the following details – “This would not make these new lots suitable for year round habitation”. Should purchasers of these lots not be made aware of the access limitations could it then fall upon the township and consequently the Lount taxpayers to do the significant upgrades, including

blasting to change the grades on the ravine, to make these lots winter accessible.

This could be considered isolated strip development which has been denounced in favour of centralized communal development based on cost effectiveness, Rye Road where there are multiple dwellings and winter maintenance, is certainly the preferred higher density area. Regardless, in the end, more residential development, no matter where, means more people and more demands for services, which translates into more costs for all Lount taxpayers.

This proposal could set a precedence for more development, and more development means more people and more demands for services that may not be currently available. This could result in one of the attributes of Lount, that so many of us relish, being lost as the township would need to become organized to meet the demands for ongoing and new services.

Fire protection in Lount is provided by the MNR. They are better prepared, equipped and trained to deal with forest fires than residential fires.

Approving these applications would be fiscally unwise and even if used for seasonal residents would be short sighted in terms of what those new residents would expect in the future. We enjoy and appreciate the White's Road community for what it is. Relatively remote, lightly traveled, quaint, historic and as accessible as we need it to be. These same attributes make it untenable for six residential lots. Approving these applications would change all of that, with no upside apparent to the residents of White's Road and Lount Township residents at large.

There were no further comments from those in attendance. The Board discussed the MTO no longer completing winter maintenance on Whites Road and would like the applicant to look into this.

Resolution #5

Moved by: Tim Bryson

Seconded by: Lynda Carleton

BE IT RESOLVED that application B0023/24 and B004/24 be deferred until the applicant is able to provide the requested documents.

AND THAT THE applicant be requested to reach out to the appropriate ministry to discuss Whites Road Access and if an agreement can be entered into for the province to maintain this road

CARRIED

6.3 S002/25 Strong – Concession 8, Lot 18 - 151 Sunny Ridge Road

The meeting time for this application was approximately 5:55 p.m. to 7:00 p.m.

There were two petitions and additional comments received prior to the meeting, a copy of the petitions and comments were provided to the Board Members at the meeting.

The required circulation was completed and that there were written comments received and included as part of the Agenda Package.

The Chair confirmed if there were any questions or comments from those attending electronically or in person. The following comments were received at the meeting (and have been summarized for minutes):

Jack Marshall – We need housing in the province, and we need to retain our younger population.

Nancy Webb – Accused of not wanting the development, this is not true but due process is needed. Requesting that the application be sent back to the Township of Strong until all of the required steps are completed. The Official Plan amendment and required studies should be submitted before a decision is made to be sure that the development is sustainable. MHBC did not support the application in their report. A petition has been submitted to the Board requesting the application be sent back to Township of Strong until the necessary studies have been completed.

Steve Todoroff – Clarification if the Hydrogeological study was completed

Rebel Kennedy – Growth is needed in this area, the proposal is needed with proper due diligence completed.

Graydon McArthur – Concerns with the water levels, would like to ensure that the proposed development will not impact water supply on neighbouring properties.

Maurice Harapiak – Pleased to understand that decision may not be made this evening. Once an approval is made on this application there are no material conditions that can be added. The application as presented is full of holes, the required studies indicate to follow but for the Board to consider this application they can't be to follow. Submitted written comments that highlight the inconsistencies noted. If this application has been in progress for 10 years, why have the required studies not been completed.

Jennifer Harapiak – The Official Plan amendment is missing, and this is a requirement of a complete application. There should not be any further severances allowed on this property. The application states that the water is good, there is no Functional Servicing Report completed. The Map that was provided has many errors. The Report prepared by MHBC stated concerns and requirements for the proposal.

Doug Webb – Provided written comments with all of our concerns. A petition with 100 signatures requesting that the application be sent back to Strong until all of the documents are completed was submitted to the Board.

Terry Boyce – The petition is signed by 100 people, there are 1900 others that want to see the growth.

Northern Homes – Time should be given to gather more information on the proposal. Answers to the water table concerns should be addressed.

Discussion ensued on the application and the subject lands. Confirmation was provided that if granted approved, all conditions would have to be met before the Planning board can give final consent. This would include the reports listed in the resolution from the Township of Strong.

With the conclusion of the discussion, it was requested that the motion be brought forward and include the conditions noted by Township of Strong

Resolution #6

Moved by: Tim Bryson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve File S002/25 Strong

This approval applies to is to create fifteen (15) new rural residential lots and one block consisting of a private road through a plan of subdivision and common element condominium corporation for the private road (draft plan of subdivision attached).

All Lots will have frontage on the private road and each lot will have a minimum of 60 m frontage and an area of 0.41 ha.

THE SUBJECT LANDS ARE LOCATED at Concession 8, Lot 18, with a municipal address of 151 Sunny Ridge Road, Township of Strong, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Strong be met before the deeds can be stamped and final approval given.

AND THAT the Central Almaguin Planning Board be provided with a copy of all studies and applicable documents to confirm they are satisfied with the reports and that all requirements have been met

CARRIED

Member Chris Nicholson left meeting at 7:01 p.m.

A Recess was taken at 7:03 p.m. and the meeting resumed at 7:14 p.m.

7. New Files

7.1 B014/25 Laurier – Concession 1, Lot 8 – 544 Brennans Road (Originally on August 2 Agenda – Additional Information Requested)

The Secretary-Treasurer advised that they had completed the MDS calculations as best as possible, as there are no animals being proposed for the barn they were not able to make any assumptions on this item.

The Secretary Treasurer be directed to proceed with a Notice of Public Meeting

7.2 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road

The Secretary-Treasurer advised that as per the initial planning comments, this lot would have to meet the infill definition in order for planning support. At this time, it appears that there are more than 6 properties within the specified radius but not able to provide confirmation on all of the building dates.

The Board was in agreeance that the applicant could consider obtain a Planning Report from their own planner, if required.

7.3 B018/25 Lount – Concession 2, Lot 12 – Boundary Road

The Secretary Treasurer be directed to proceed with a Notice of Public Meeting.

8. Follow-up/New Items

8.i Pahaphill and Associates – 2024 Audit Re: 2024 Draft Financial Statements

Resolution #6

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the 2024 Draft Audit Documents prepared by Pahapill & Associates Professional Corp.;

AND THAT the Chair and Secretary-Treasurer be authorized to sign the required documents to complete the 2024 audit process.

CARRIED

8.2 2026 CAPB Board Meeting Dates

The Secretary-Treasurer noted that the 2026 Municipal elections may have an impact on the November and December dates, this can be further discussed at that time.

Resolution #7

Moved by: Tim Bryson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the Central Almaguin Planning Board approve the 2026 CAPB Meeting dates.

CARRIED

9. Correspondence/Updates - None

10. By-Laws - None

11. Closed Session - None

12. Adjournment

Resolution #8

Moved by: Lynda Carleton

Seconded by: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 7:29 p.m. until Wednesday December 3, 2025 or at the call of the Chair.

CARRIED

Jim Coleman, Chair

Christine Hickey, Secretary-Treasurer