

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, February 4, 2026; as written

CARRIED

5. Payment of March Accounts:
(Payment method will be Cheque or electronically based on payee)

Resolution #3

Moved by: John MacLachlan

Seconded by: Fraser Williamson

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

Village of South River – Rent for March 2026 - \$371.42
Christine Hickey – Wages (February 1, 2026 – February 28, 2026 – 26.5 hours)
Russell Christie – Invoice - 90-145-004 - \$102.38

Online CRA Payments for February (\$153.30)
Online Visa Payment for February (\$32.77)

CARRIED

6. Public Meetings/Decisions on the following Files

The Chair provided advised those attending in person or electronically that if they wish to speak to an application to raise their hand and once acknowledged they may provide comments. Requested to keep comments to less than 5 minutes.

- 6.1 B002/26 Joly – Lot 4, Concession 11 – Sand Hill/Forest Lake Road

The meeting time for this application was approximately 5:34 p.m. to 5:37 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that 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: Jim Coleman

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby Approve File B002/26 Joly;

THAT this approval applies to create three (3) new lots which will have:
Lot 1: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Lot 2: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Lot 3: 120m (+/-) Frontage on Sand Hill Road, with a depth of 380m (+/-) and an area of 4.1ha (+/-).

Retained Lot will be 20ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 11, Part Lot 4, Township of Joly, District of Parry Sound.

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

6.2 B003/26 South River – Concession 3, Lot 6 – 6491 Eagle Lake Road

The meeting time for this application was approximately 5:37 p.m. to 5:40 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that 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 #5

Moved by: Fraser Williamson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby Approve File B003/26 South River;

THAT this approval applies to create two (2) new lots which will have:

Lot 1: 68.25m (+/-) Frontage on Poplar Street, with a depth of 53.4m (+/-) and an area of 0.364ha (+/-).

Lot 2: 74.18m (+/-) Frontage on Poplar Street, with a depth of 49.26m (+/-) and an area of 0.365ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 3, Part Lot 6, Village of South River, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Village of South River be met before the deeds can be stamped and final approval given. **CARRIED**

6.3 S001/26 Machar – Concession 11,12, Lot 18,19,20 – Machar – Plan of Subdivision
(Copy of the studies and application can be found in the February Agenda Package)

The meeting time for this application was approximately 5:40 p.m. to 6:37 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and advised that written comments were received. Comments were circulated to Board Members and applicant/Agent. The Comments were also included in 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:

Floyd Simpkins – Bray Lake Road

Recent Growth in past few years with prominent change to clusters of weeds. Samples were taken to the university and the watershed and it was noted that the weeds are Bladder Wart (this type of weed is invasive in growth and spreads). Algae has also been found on this lake.

There are signs at the public boat launch to wash your boat, but there is no means to do this, which could be contributing to bringing in weeds.

Proposed growth may underscore the health of the lake, fish and bird population. In the Environmental Impact Study and the Lake Impact Study there are many concerning details. These studies need to be further examined before a decision is made.

Brenda Rantz – Riding Ranch Road

(Written comments submitted and included as part of agenda package)

Not opposed to the proposal, need to look at conservation and long term lake health.

They have had a professional review the studies and it was found that they need to be further reviewed before a decision is made.

Concerns with the timing of the traffic report, completed during the pandemic and on a Tuesday which is not an accurate representation

Eli Singer – Riding Ranch Road

In reviewing the studies completed, was able to identify unresolved issues including shoreline buffer and access to subject lands, request that a decision be deferred until further review can be completed.

The water quality testing that was completed used 2007/2008 data for phosphorus levels, there has been development growth since this data which will have an impact to the phosphorus levels.

Further review of the Environmental Impact Study should be completed to determine if the lake is exceeding permitted phosphorus levels due to the increased growth and for clarification on the capacity.

Requested a written response from the developer on long term lake impact studies, to date no response has been received.

John Gallagher, (Agent and Planner for applicant)

Mr. Gallagher reviewed the proposed draft Plan of Subdivision and outlined the studies that were completed:

- Traffic studies completed which did not note any concerns
- Tulloch was contracted to complete the Stormwater Management Plan and Sewage System Assessment
- The Environmental Impact Study was completed by Riverstone Environmental Solutions with a peer review completed by Hutchinson Environmental Solutions
- From the studies and findings changes were made to the original proposal and the number of waterfront lots was reduced to 20
- Subdivision agreement will set the limitations and requirements
- Required setbacks from the lake will be met
- The Township of Machar has supported to the proposal in principle
- Process started in 2021 and the applicant has completed the requested studies and documents

Al Shaw (Riverstone Environmental Solutions)

- The shoreline buffer standard is 30 metres but there are places that set this at 15 or 20 metres
- Wetland areas, in many cases, do not have a mandated setback. This is dependent on what the lands contain.
- The lake capacity model is based on a spreadsheet with several factors, these factors suggest what the phosphorus levels should be. There is no requirement to complete water sampling.
- Even with the changes in the development from the study date, the proposed plan of subdivision would still be permitted based on the modelling template.
- If the model is redone to make current, there is still no measured data that goes into it, the rules state that if the phosphorus levels are under 10 micrograms per litre you can develop until 10 and if over 10 micrograms per litre you can develop until the levels reach 20.

Christine Zimmer – Riding Ranch Road

Need to look at Spring data, in 2007 this was done in later in the spring. Discrepancy on the lots used, according the model lots with trailers and homes should be considered not just vacant lots. The review by Hutchinson Environmental suggested that more recent data should be completed.

We do not know what the phosphorus levels are today and if algae is a concern. Protection of lake health is a concern. A professional review was completed; we have same goals as the Township and want the same outcome.

Discussion ensued on the proposal and the studies completed. The Machar Township Member noted that Machar Council will be reviewing the memo received from their Planner at the March 9th meeting and would like to defer the decision to a later date. The Board was in agreeance with this.

Resolution #6

Moved by: Jim Coleman

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby defer a decision on S001/26 Machar Concession 11,12, Lot 18,19,20 – Machar draft plan of Subdivision to allow Township of Machar to further review and respond to comments received as part of the public meeting process. **CARRIED**

Decision File Only

- 6.4 B002/26 Joly – Lot 4, Concession 11 – Pinkerton
(Public Meeting held December 2025)

The Secretary Treasurer advised that the applicant was able to submit a deed for what appears to be the previous severed lot. It was also noted that the previously severed lot has a separate Roll Number. The owner of that lot was included on the circulation and there were no comments received in regards to this application.

Resolution #7

Moved by: John MacLachlan

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve File B014/25 Laurier;

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

137.1m (+/-) Frontage on Brennans Road, with a depth of 737.6m (+/-) and an area of 9.3ha (+/-).

Retained Lot will be 30.35ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 1, Lot 8, with a municipal address of 544 Brennans Road, Township of Laurier, District of Parry Sound.

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

CARRIED

7. New/Direction Files

- 7.1 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road
(originally on November 2025 Agenda)

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

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

The Secretary Treasurer provided an overview of the application to date, as a follow-up to a previous meeting, confirmation was received that the Board can include a condition that a Subdivision Agreement specifically for the acknowledgement of a seasonally maintained road be registered on title. As well, the applicant has provided confirmation that the quarry site meets the regulated setbacks to the proposed lots, the request is to have this formalized, if approval is given as a condition of Consent.

The Board was in support of the application with the draft conditions to be brought to the April meeting for consideration.

Resolution #8

Moved by: John MacLachlan

Seconded by: Chris Nicholson

THAT the Board supports the application and authorizes the Secretary Treasurer to prepare a decision for the April meeting for further consideration.

CARRIED

8. Follow-up/New Items

All of the members of the Board were in favour to discuss Item 8.2 before Item 8.1.

- 8.2 S001/25 South River – Minor Amendment to Draft Plan of Subdivision

The Secretary Treasurer provided a summary of the minor amendment, a portion of a structure is encroaching onto Lot 2 from neighbouring lands, a revision is requested to convey a small area separately. The original draft plan of subdivision referred to the area but it was not setup to allow for the area to be conveyed separately. The amendment creates Block 12 which can then be conveyed separately to neighbouring property owner.

The applicant Mr. Loney requested to speak and questioned the necessity of the Planning Board and suggested that that the Board should be dissolved. It was South River that determined which reports they required for the application. Frustration with studies required and the associated costs.

Resolution #9

Moved by: Chris Nicholson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss the minor amendment to the draft Plan of Subdivision for S001/25 South River;

AND THAT due to a portion of a structure encroaching onto Lot 2 from neighbouring lands, a revision is requested to convey a small area separately;

AND THAT pursuant to Section 51 (46) of the Planning Act, the Board considers the revision to be minor and approves the addition of Block 12 to allow for a 14 square meter (+/-) area to be taken from Lot 2 and conveyed separately to neighbouring property owner.

AND FURTHER THAT the draft plan be updated to reference the date and nature of the change.

CARRIED

8.1 Central Almaguin Planning Board – Meeting Remuneration (verbal)

All of the members of the Board were in favour to defer Item 8.1 to a future meeting.

9. Correspondence/Updates

9.1 Village of Sundridge - Notice of Public Meeting – Official Plan

9.2 Member Fraser Williamson will bring forward a future motion to discuss working with other Planning Boards on requesting additional funding from the Ministry.

10. By-Laws – None

11. Closed Session

Resolution #10

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 7:08 p.m. as provided for by Section 239 of the Municipal Act, 2001, as amended to deal with: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose and Labour relations or employee negotiations

CARRIED

Resolution #11

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 7:22 p.m.

CARRIED

12. Adjournment

Resolution #12

Moved by: Jim Coleman

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 7:24 p.m. until Wednesday April 1, 2026 or at the call of the Chair.

CARRIED

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer