

Central Almaguin Planning Board
MINUTES
Wednesday, July 2, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River (705-386-2573)

Attending:

Chair South River Member Jim Coleman
Provincial Member John MacLachlan
Vice Chair Machar Member Lynda Carleton
Sundridge Member Fraser Williamson (electronically)
Joly Member Chris Nicholson
Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public: George Allen, Laura Lebel-Pantazopoulous, Dave McAllister
(other public members may have been in attendance)

1. Call to order

The Chair called the meeting to order at 5:34 p.m.

2. Approval of Agenda

Resolution #1

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby approve the July 2, 2025 agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes – June 4, 2025

Resolution #2

Moved by: Lynda Carleton

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, June 4, 2025; as written

CARRIED

5. Payment of July Accounts:

Resolution #3

Moved by: Chris Nicholson

Seconded by: John MacLachlan

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

Ch# 658 - Village of South River – Rent for July 2025 - \$363.78

Ch# 659 - Christine Hickey – Wages (June 1, 2025 – June 30, 2025 – 25.5 hours)

Online CRA Payments for June (\$148.67)

Online CRA Payments – Paper Filing Penalty (\$127.65)

Online Visa Payment for June (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B012/25 Lount – Concession 5, Part of Broken Lot 6 – 92 Pike Road

The meeting time for this application was approximately 5:38 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.

Resolution #4

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby approve File B012/25 Lount

That this approval shall:

Re-establish existing lots through a Lot Line Adjustment that will separate Part 2 from Part 3 and Part 1 from Part 2 (as identified on the sketch). Part 2 will have:

218 m (+/-) Shoreline Frontage, with a depth of 55 m (+/-) and an area of 0.76 ha (+/-).
Property Access from Pike Road (Private Road)

The retained lot will be Part 3 which will have: 314m (+/-) Frontage on Sherwood Acres Road (Private Road), with a depth of 494 m (+/-) and an area of 11.78ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 5, Part of Broken Lot 6, Township of Lount, 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 Files

7.1 B013/25 Lount – Concession 2, Lot 6 – Boundary Road

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

8. Follow-up/New Items

8.1 Planning Fees by Application

Resolution #5

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the report regarding Planning Fees by Application dated July 2, 2025. **CARRIED**

8.2 Insurance Renewal – August 2025 – August 2026

Resolution #6

Moved by: Fraser Williamson

Seconded by: Lynda Carleton

BE IT RESOLVED THAT the Central Almaguin Planning Board approve the insurance quote from MIS Insurance/ Knox Hutchison Insurance in the amount of \$1,761.80 (plus HST). **CARRIED**

8.3 B010/25 Strong – Comments regarding Appeal

Resolution #7

Moved by: Fraser Williamson

Seconded by: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the letter regarding appealing application B010/25;

AND THAT the Secretary-Treasurer be directed to send a letter to Mr. Bonnett to confirm receipt of his comments and the restrictions to third party appeals. **CARRIED**

Note that the process was not followed.

9. Correspondence/Updates - None

10. Closed Session - None

11. Adjournment

Resolution #8

Moved by: Tim Bryson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 5:57 p.m. until
Wednesday August 6, 2025 or at the call of the Chair.

CARRIED

Jim Coleman, Chair

Christine Hickey, Secretary-Treasurer