

Central Almaguin Planning Board
AGENDA
Wednesday, July 8 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/82442328116?pwd=CjaobLuitFeNMmGZz55702W2fA5TmR.1>

Meeting ID: 824 4232 8116

Passcode: 824 4232 8116

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

2. Approval of Agenda

Recommendation: BE IT RESOLVED THAT this Board does hereby approve the July 8, 2026 Agenda.

3. Declaration of Pecuniary Interests

4. Minutes – June 3, 2026 Meeting

Recommendation: BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, June 3 2026; as written

5. Payment of July Accounts:

(Payment method will be Cheque or electronically based on payee)

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

Village of South River – Rent for July 2026 - \$371.42 (E)

Christine Hickey – Wages (June 1, 2026 – June 30, 2026 – 26 hours) (E)

SMRT Computer Solutions – Invoice 5726 - \$94.45 (E)

Russell Christie LLP – Account 90-145-005 - \$854.11 (E)

Online CRA Payments for May (\$488.33)

Online Visa Payment for May (\$39.55)

6. Public Meetings/Decisions on the following Files - None

7. New/Direction Files

7.1 B006-26 Machar – Concession 9, Lot 13 – 324 Simpson's Hill Road

7.2 B007-26 South River – Registered Plan 134, Lot 73, 74 and Pt 75 - 36 Ena Avenue

8. Follow-up/New Items

8.1 Planning Inquiry – 501 Forestry Road (Ballantyne Township)

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board receive the Planning Inquiry from Infrastructure Ontario regarding Cultural Heritage Evaluation and Archaeological Assessment, 501 Forestry Road;

AND THAT the Board has the following comments _____.

9. Correspondence/Updates

9.1 Ministry of Municipal Affairs and Housing - Planning Act Regulation
Re: Support Framework for Developer-identified Parkland Dedication

9.2 Township of Chisholm – Notice of Public Meeting
Re: Official Plan Update

9.3 Manitoulin Planning Board – Bill 119 – Amendments to Planning Act
Re: Administrative Monetary Penalty System (AMPS)

10. By-Laws – None

11. Closed Session

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at _____ p.m., as provided for by the Municipal Act, 2001 as amended to deal with:

- i) Section 239, 3 (a) request under the Municipal Freedom of Information and Protection of Privacy Act, if the council, board, commission or other body is the head of an institution for the purposes of that Act and;
- ii) Section 239 (b), Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at _____ p.m. having only discussed the matters permitted.

12. Adjournment – Next Meeting Date: Wednesday, August 5, 2026 at 5:30 p.m.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at _____ p.m. until Wednesday August 5, 2026 or at the call of the Chair.

Original e-mailed: July 4, 2026 Amended:

Central Almaguin Planning Board
MINUTES
Wednesday, June 3 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Attending:

Chair Machar Member Lynda Carleton
Vice Chair Sundridge Member Fraser Williamson
South River Member Jim Coleman

Provincial Member John MacLachlan
Joly Member Chris Nicholson
Strong Member Tim Bryson,

Secretary-Treasurer: Christine Hickey

Public:

(there were other public members in attendance electronically, not able to identify a full name)

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

The Chair called the meeting to order at 5:33 p.m.

2. Approval of Agenda

Resolution #1

Moved by: Jim Coleman

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve the June 3, 2026 Agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. a) Minutes – May 6, 2026 Meeting

Resolution #2

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, May 6, 2026; as written

CARRIED

b) Minutes – May 21, 2026 Special Meeting

Resolution #3

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, May 21, 2026 Special Meeting; as written **CARRIED**

5. Payment of June Accounts:

Resolution #4

Moved by: John MacLachlan

Seconded by: Jim Coleman

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

Village of South River – Rent for June 2026 - \$371.42 (E)

Christine Hickey – Wages (May 1, 2026 – May 31, 2026 – 25 hours) & Retro Payment from January 1 – April 30 (113 hrs) (E)

Russell Christie – File No. 90-145-007 (\$2668.83)

Return of Unused Deposit – B013/25 Cornell - \$280.19 (E)

Online CRA Payments for May (\$1211.16)

Online Visa Payment for May (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files - None

7. New/Direction Files

7.1 S002/25 Strong – Plan of Subdivision – Concession 8, Lot 18 - 151 Sunny Ridge Road
Re: Notice of Decision – Review

The Board discussed the materials that accompanied the application and the requirements of the Planning Act and determined that a notice of withdrawal is necessary until required reports are received and reviewed.

Clarification was provided that the studies being requested are the ones noted on the Township of Strong resolution and there are no additional studies required at this time. It was decided that the Board would not have an additional planning review as the reports will be reviewed by the Township's Planner.

The Board was in agreement with withdrawing approval of the Draft Plan of Subdivision And request the applicant provide the documentation required with the application. The Board will not require any additional application fees.

Resolution #5

Moved by: Tim Bryson

Seconded by: Fraser Williamson

WHEREAS The Central Almaguin Planning Board (the “Board”) granted approval with conditions of the Draft Plan of Subdivision described in application number S002-25 Strong on November 5, 2025 (the “Decision”) and provided notice thereof in accordance with the Planning Act.

AND WHEREAS the Board received an Application for Judicial Review dated March 31, 2026 wherein the Applicant has sought, among other things, an Order quashing the Board’s Decision and a declaration that the Board failed to comply with statutory requirements in rendering its Decision;

AND WHEREAS in consultation with its solicitor and further consideration of the requirements of section 51 of the Planning Act and the materials that accompanied application number S002-25 Strong, the Board has determined that application S002-25 was not capable of being granted approval at this time;

AND WHEREAS the applicant is encouraged to provide documentation necessary to satisfy the “complete application” requirements of the Planning Act and Regulation 544/06 and Township of Strong Resolution R2024-264 for the Board’s further review and consideration;

BE IT RESOLVED THAT this Board does hereby withdraw approval of the Draft Plan of Subdivision described in application number S002-25 Strong previously granted on November 5, 2025.

CARRIED

8. Follow-up/New Items

8.1 2025 CAPB Audit (verbal)

Resolution #6

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the update from the Secretary-Treasurer regarding the 2025 Financial Audit;

AND THAT the Board approve the services of Baker Tilly to complete the 2025, 2026, 2027 Financial Audit at a cost of \$3,000 plus HST each year.

CARRIED

9. Correspondence/Updates - None

10. By-Laws – None

11. Closed Session - None

12. Adjournment

Resolution #7

Moved by: Chris Nicholson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 5:51 p.m. until Wednesday July 8, 2026 or at the call of the Chair.

CARRIED

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario P0H 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE *PLANNING ACT, R.S.O. 1990 c.P.13*

FILE # B006 / 26 Machar

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Aaron Dunphy

Phone #: Home: _____ Mobile: _____ Business: _____

Mailing Address: _____

Postal Code: _____ Email Address: _____

Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent: E.J. Williams Surveying Limited

Phone #: Home: _____ Mobile: _____ Business: _____

Address: 387 Muskoka Rd 3 N., Huntsville, ON

Postal Code: P1H 1C5 Email Address: _____

2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 495400000208600 and 495400000208630

Municipality / Unincorporated Township: Machar

Municipal Address (Civic Address): 324 Simpson's Hill Road

Legal Description: Concession: 9 Lot Number: 13 Registered Plan: _____

Lot(s): _____ Reference Plan: _____ Part(s): _____

Parcel Number: Pcl14762 n/s & Pcl 18210 n/s PIN: 52057-0126 and 52057-0127

IMPORTANT: If there are **existing easements or restrictive covenants** affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.

Not Applicable

3. PURPOSE OF THE APPLICATION:

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

☒ Create a new lot (or re-establish an existing parcel) / ☐ Lot Addition / ☐ Easement

Other: Charge ☐ / Release a Mortgage ☐ Lease ☐

3.2 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:
Unknown

3.3 If a lot addition, identify the lands to which the parcel will be added _____

3.4 Mortgage, Charges or other Encumbrances: Name _____

Mailing Address _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

(Complete each Section in order that your application can be processed. Incomplete applications may be delayed.)

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	SEVERED	RETAINED
Frontage (m)	172±m	135.5±m
Depth (m)	178±m	1004±m
Area (ha)	3.5±ha	35.5±ha
4.2 Existing Use of Property:	Residential	Primarily Vacant
4.3 Existing Building or Structures and date of construction	Single Family Dwelling c. 2020	Shed – Construction date unknown

4.4 Proposed Use of the Severed and Retained Parcels	Residential	Vacant for now
4.5 Road Access: Provincial highway <i>MANDATORY:</i> <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year	X – Simpson's Hill Rd	X – Simpson's Hill Rd
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
Right of Way / Easement* (IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year round.		
MNRF Road Allowance <i>[Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</i>		
4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road. Not Applicable		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system		
Privately owned and operated individual well	X	If developed
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?		

<i>[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]</i>		
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4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	X	X – If developed
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) <i>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)</i>		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	X	X
School Bussing	X	X
Garbage Collection		

4.10 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Not Applicable

5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

Rural

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

Rural

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

Not Applicable

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within one kilometer of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use (eg gravel pit)	No	No
An active railway line	No	No
Utility corridors (Natural Gas / Hydro)	No	No
A municipal or federal airport	No	No

6. HISTORY OF SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? ☒ NO YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

Year the property was created? (if known) [PIN 52057-0126 described as Pt 1, 42R-7144 was created by LT134957 in March 25, 1983.](#)

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

No

7. CURRENT APPLICATION

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister’s Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application.

8. SKETCH: The application MUST BE ACCOMPANIED BY A *SKETCH / SITE PLAN showing the following:

- a. The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- b. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- f. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- g. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- h. The location and nature of any easement affecting the subject land

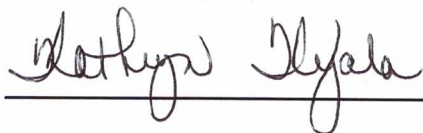
9. OTHER INFORMATION: Is there any other information that you think may be useful to the Board or other agencies reviewing the application? If so, explain below or attached on a separate page.

10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

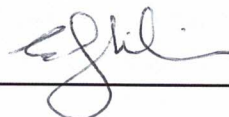
I, Edward J. Williams OF THE Town of Huntsville
IN THE DISTRICT OF Muskoka MAKE OATH AND SAY THAT THE INFORMATION
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS
THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

AT THE Town of Huntsville
IN THE District Municipality OF Muskoka
THIS 28th DAY OF April, 2026



A COMMISSIONER OF OATHS



E.J. Williams, B.Sc., O.L.S.
Agent

Kathryn Irene Kujala, a Commissioner, etc.,
Province of Ontario for E.J. Williams
Surveying Limited. Expires April 12, 2028

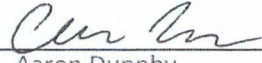
11. AUTHORIZATION OF AGENT (if applicable)

11.1 If the applicant is not the owner of the land subject in this application, written authorization of the property owner authorizing the particular person to act as their agent to make the application and represent them at the meeting when the Board considers this matter, must be submitted with this application form OR the authorization section below be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, Aaron Dunphy, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE E.J. Williams Surveying Limited

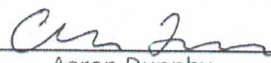
TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: 2026-04-23 SIGNATURE OF PROPERTY OWNER 
Aaron Dunphy

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

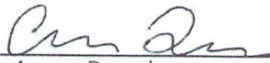
APPOINTMENT AND AUTHORIZATION OF AN AGENT AND CONSENT TO PROVIDE PERSONAL INFORMATION

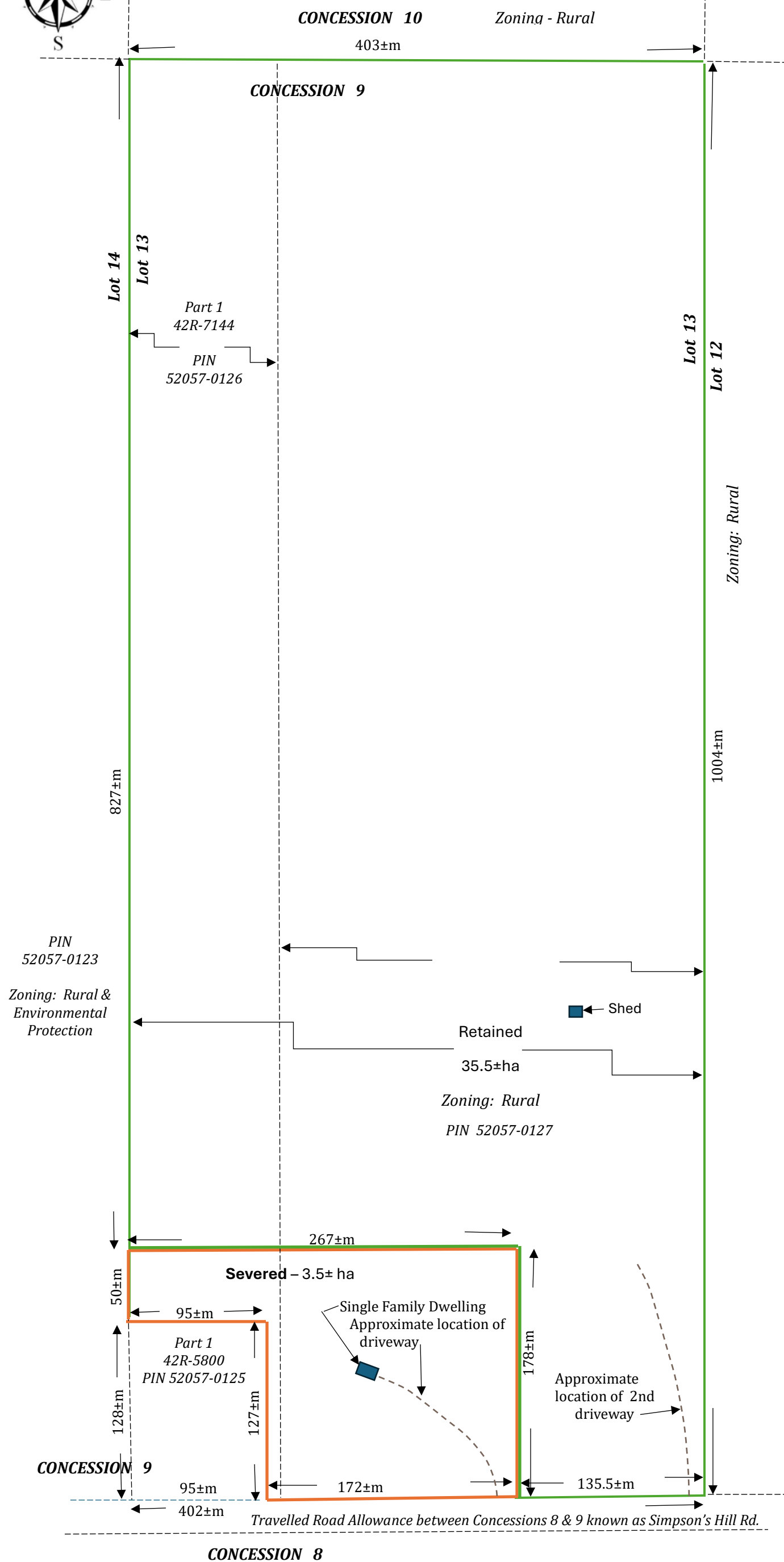
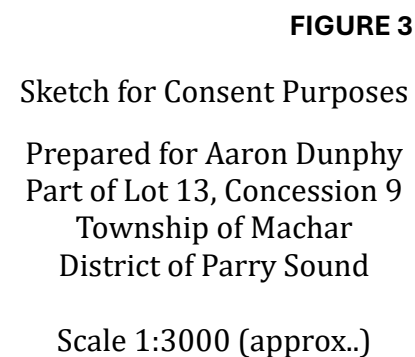
I, Aaron Dunphy, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE E.J. Williams Surveying Limited TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED 2026-04-23 SIGNATURE OF PROPERTY OWNER 
Aaron Dunphy

12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

I/WE Aaron Dunphy, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL PRIVACY ACT, I/WE AUTHORIZE AND CONSENT TO THE USE BY OR THE DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE PLANNING ACT FOR THE PURPOSES OF PROCESSING THIS APPLICATION.

DATED 2026-04-23 SIGNATURE OF PROPERTY OWNER 
Aaron Dunphy



PROPERTY DESCRIPTION: Part of Lot 13, Concession 9, being Part 1 deposited Plan 42R-7144 described in PIN 52057-0126(LT); Lot 13, Concession 9, except Part 1, 42R-5800 and Part 1, 42R-7144 described in PIN 52057-0127 (LT), Township of Machar, District of Parry Sound municipally known as 324 Simpson's Hill Road

METRIC: Distances shown on this sketch are in metres and can be converted to feet by dividing by 0.3048.

CAUTION: This is not a plan of survey and shall be used only for the purposes indicated hereon. Distances and areas shown on this plan have been derived from underlying plans of survey. NO field measurement has been completed to verify accuracy.



EJWILLIAMS
SURVEYING LIMITED

ONTARIO LAND SURVEYORS
PLANNERS
HUNTSVILLE & SOUTH RIVER
Main Office: 387 Muskoka Rd 3N P1H 1C5
Huntsville, Ontario
Phone: 705-789-4171
Fax: 705-789-1097
Email: info@ewilliamsurveying.ca

TOWNSHIP OF MACHAR

Resolution Number: 83-26

Moved by:	Ron McLaren ☒	Blair Flowers ☐	Pearl Ivens ☐	Neil Scarlett ☐
Seconded by:	Ron McLaren ☐	Blair Flowers ☐	Pearl Ivens ☐	Neil Scarlett ☒

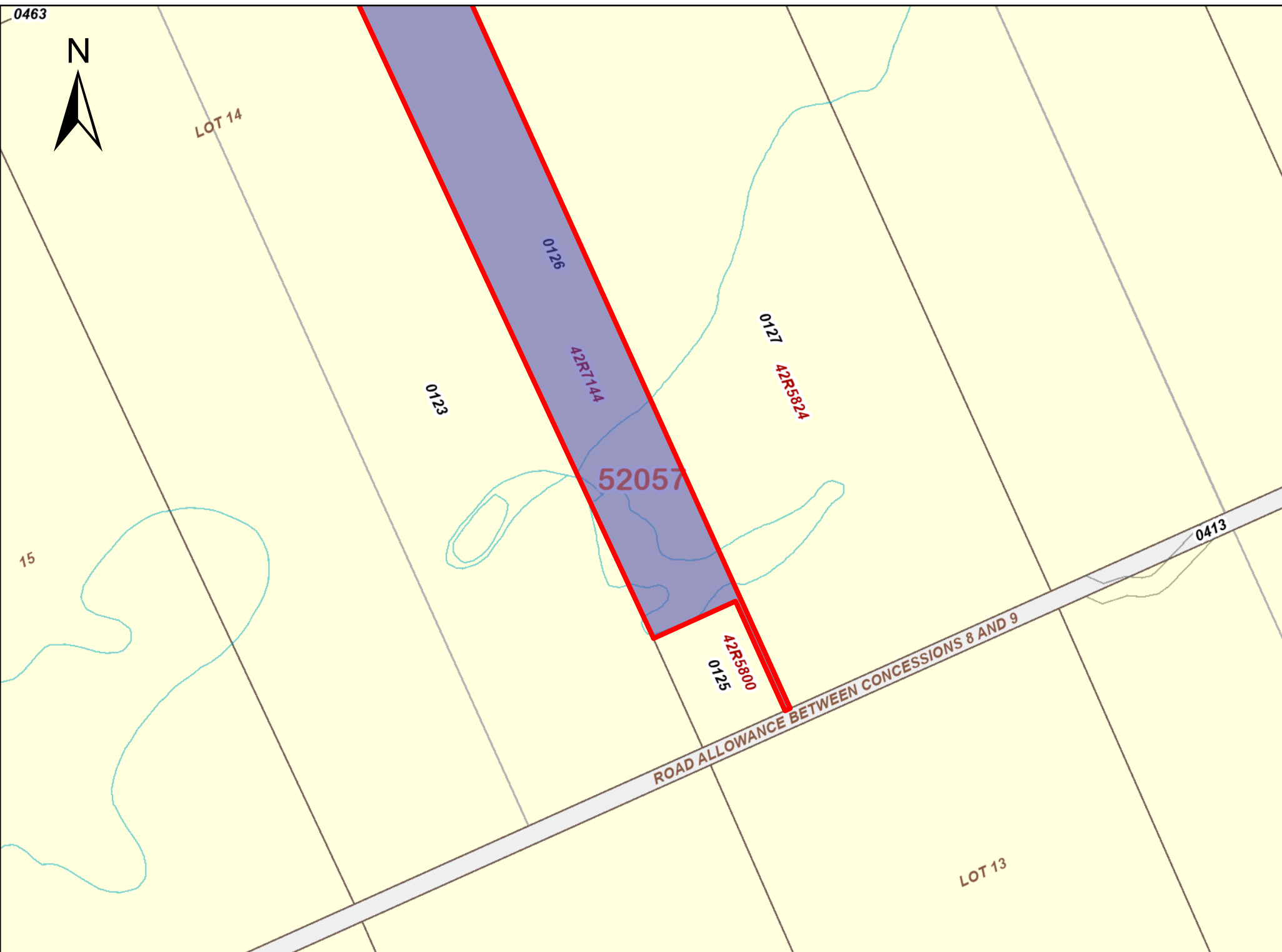
~~May 19~~
Jun 1, 2026

THAT we receive Planning Report dated Apr 27, 2026 regarding the proposed Consent Application pertaining to 324 Simpson's Hill Road, Con 9 Lot 13 RP42R5824 Part 1 & RP42R7144 Part 1 (File 2-086 & 2-086-30) and that Council recommend the following to the Central Almaguin Planning Board.

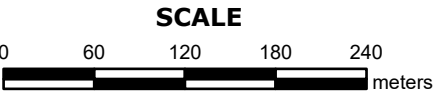
- 1) That the Applicant for Consent (to sever 1 new lot) on the subject lands located as described above be provisionally approved, subject to conditions listed in the report, including but not limited to:
 - a) That the applicant meets all financial requirements of the Municipality.
 - b) That a registrable description of the Severed Lot be submitted to the Municipality.
 - c) Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed Lot can be adequately serviced by individual on-site septic system.
 - d) Confirmation from a licensed Sewage Disposal Business that they have the ability to accommodate hauled sewage from the one additional lot.
 - e) That a draft survey of the Severed Lot be provided to the Township for review and approval.
 - f) That the applicant obtains an entrance permit from the Township for the proposed Retained Lot, if applicable.
 - g) The standard conditions of Provisional Consent be included in the decision as follows: the Township requires a copy of the decision, 2 copies of the registered survey, and a Cash-in-Lieu of Parkland payment in the amount of \$2,500 + HST per lot created = \$2,825.

Carried by: _____

Lynda Cullen



PRINTED ON 09 OCT, 2025 AT 11:33:11
FOR DIANA_01



PROPERTY INDEX MAP
PARRY SOUND(No. 42)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

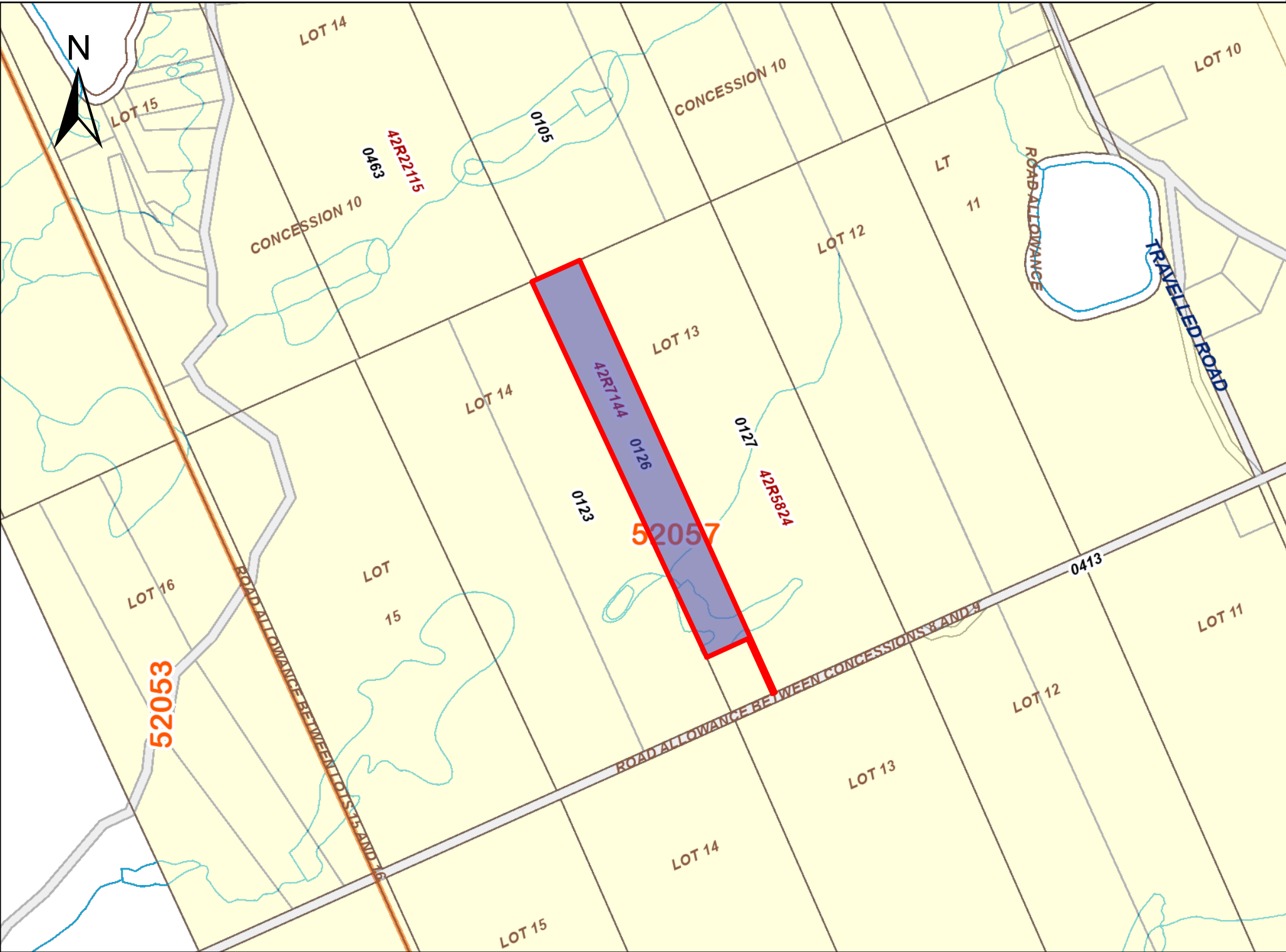
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

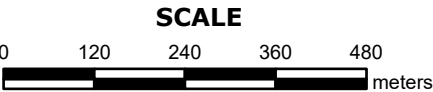
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





PRINTED ON 09 OCT, 2025 AT 11:31:57
FOR DIANA_01



PROPERTY INDEX MAP
PARRY SOUND(No. 42)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



TOWNSHIP OF MACHAR

STAFF REPORT

TO: Angela Loney,
Clerk Administrator, Township of Machar

FROM: Jamie Robinson, BES, MCIP, RPP
Patrick Townes, BA, BEd
MHBC Planning Limited

DATE: April 27, 2026

SUBJECT Consent Applicant – Aaron Dunphy
324 Simpson's Hill Road

Recommendation

That the Council for the Township of Machar provide comments to the Planning Board in regard to the proposed Consent Application pertaining to 324 Simpson's Hill Road (Dunphy) by recommending that the Consent Application for one new lot be approved, subject to the following conditions of provisional Consent:

1. That the applicant meets all financial requirements of the Municipality.
2. That a registrable description of the Severed Lot be submitted to the Municipality.
3. Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed Lot can be adequately serviced by individual on-site septic system.
4. Confirmation from a licensed Sewage Disposal Business that they have the ability to accommodate hauled sewage from the one additional lot.
5. That a draft survey of the Severed Lot be provided to the Township for review and approval.
6. That the applicant obtains an entrance permit from the Township for the proposed Retained Lot, if applicable.
7. The standard conditions of Provisional Consent be included in the decision as follows: the Township requires a copy of the decision, 2 copies of the registered survey, and a Cash-in-Lieu of Parkland payment in the amount of \$2,500 + HST per lot created = \$2,825.

Proposal / Background

The Township has received a Consent application from E.J. Williams Surveying Limited on behalf of the owner (Aaron Dunphy) for the subject lands located at 324 Simpson's Hill Road. The purpose of the Consent application is to create one (1) new lot on the subject

lands. The subject lands are generally located north of Simpson's Road and west of Hamilton Lake Road. The subject lands are outlined in red on Figure 1.

Figure 1: Subject Lands



The subject lands have a lot area of approximately 39 hectares (96 acres) and a lot frontage of approximately 307.5 metres on Simpson's Hill Road. The following includes a description of the subject lands:

- The subject lands are currently developed with a single detached dwelling and accessory building (shed).
- Simpson's Hill Road is identified as a year-round maintained road in the Official Plan.
- The subject lands are designated as Rural in the Official Plan.
- There is an identified 'other waterbody' on the southwest corner of the subject lands.
- The subject lands are located within the Rural (RU) Zone in the Zoning By-law.

The proposed lot configuration is shown on Figure 2. The proposed Severed Lot is to contain the existing single detached dwelling, and the proposed Retained Lot is to contain the existing shed.

Figure 2: Proposed Lot Configuration



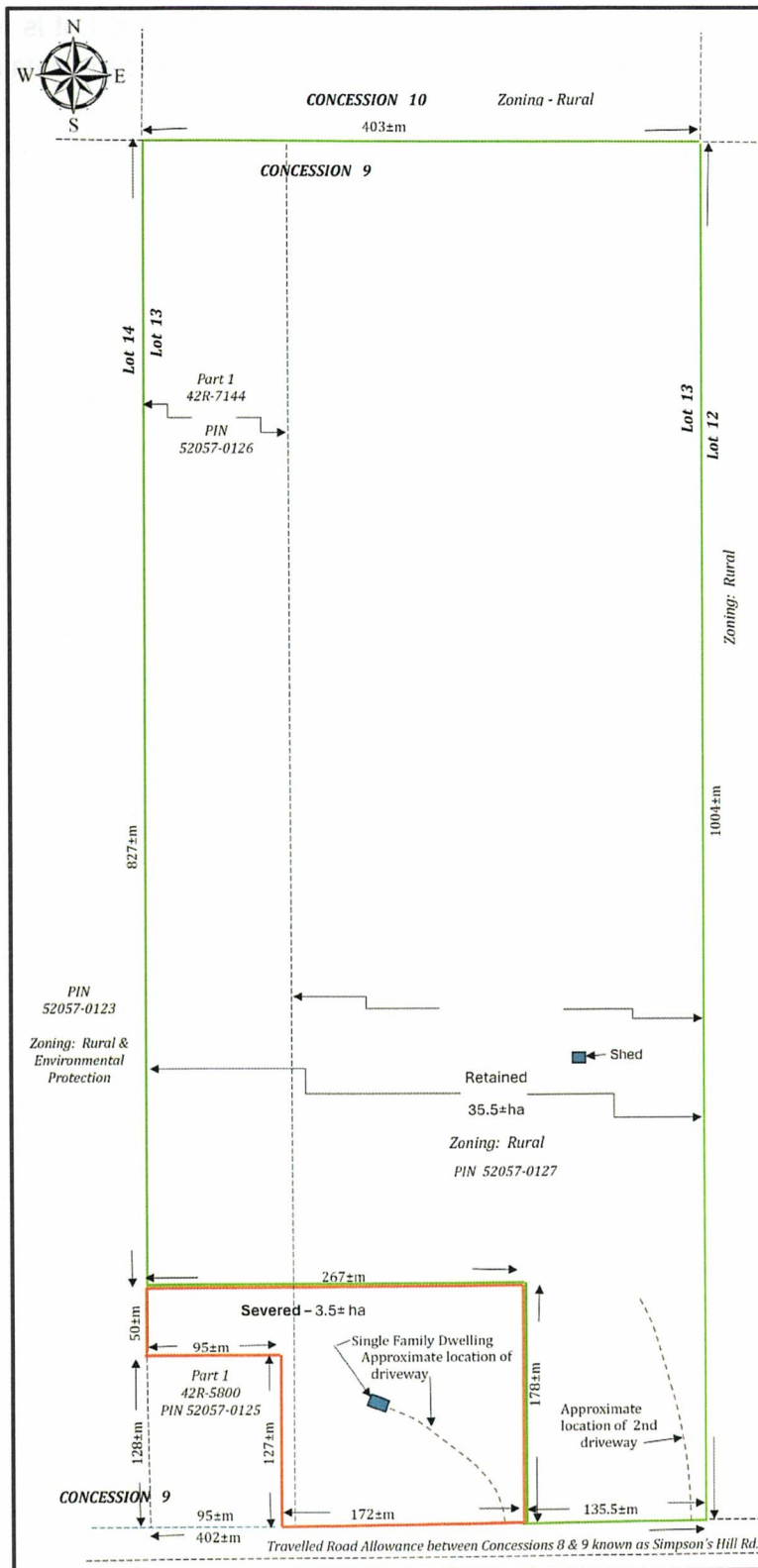


Table 1 provides a summary of the proposed lots, including the proposed lot frontages and lot area.

Table 1: Proposed Lot Statistics

Lot	Approximate Lot Area	Approximate Lot Frontage
Retained Lot	35.5 hectares	135.5 metres
Severed Lot 1	3.5 hectares	172 metres

Policy Analysis

In regard to the proposed Consent application to create one (1) new lot on the subject lands, the following is a summary and review of the relevant land use policies that are applicable to the proposal.

Provincial Planning Statement

All applications made under the *Planning Act*, must be consistent with the Provincial Planning Statement (PPS). The PPS is the statement of the government's policies on land use planning and is intended to provide policy direction on land use matters which are in the Provincial interest.

The subject lands are considered as Rural Lands in the context of the PPS. Section 2.6.1 establishes permitted uses for Rural Lands within municipalities. Section 2.6.1 c) identifies residential development, including lot creation where site conditions are suitable for the provision of appropriate sewage and water services.

Section 3.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed Severed Lot is already developed, and the proposed Retained Lot is large in lot area. Based on the proposed lot area of the Retained Lot it appears that there would be adequate space to accommodate a well and septic system in the future.

Section 4.1 of the PPS provides for the long-term protection of Ontario's natural heritage features and areas. There are no natural heritage features and area identified on the subject lands or within applicable adjacent lands.

The proposed Consent application is consistent with the PPS.

Township of Machar Official Plan

The Township of Machar Official Plan provides direction pertaining to growth within the Township. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. The subject lands are designated Rural in accordance with Schedule A – Land Use of the Official Plan.

Permitted uses within the Rural designation include residential dwellings in Section B1.3 of the Official Plan. The existing and proposed rural/rural residential land uses on the proposed lots conform to the Official Plan.

Section C2.17 of the Official Plan contains criteria that are applicable to Consent applications. Table 2 below summarizes the Consent policies.

Table 2: Official Plan Section C2.17 Summary

Policy C2.17 Severance Criteria	Does the Application Conform?
a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;	The proposed Retained Lot and the Severed Lot have lot frontage and will be directly accessed on Simpson's Hill Road, which is a public road that is maintained on a year-round basis.
b) Notwithstanding (a), a lot may be created through infilling on an existing private road, if the lot to be created is on a registered right-of way which extends 500 metres or less from an assumed municipal road or as a unit in a plan of condominium where the condominium corporation owns and maintains the road to a standard approved by the Township;	Not applicable.
c) Will not cause a traffic hazard as a result of its location on a curve or a hill;	No traffic hazards are anticipated as a result of the Consent application.
d) Shall have a minimum lot size of 1.0 ha in absence of appropriate studies demonstrating that a smaller lot size is appropriate;	The proposed Retained Lot and the Severed Lot are at least 1.0 hectare in lot area.
e) Can be serviced with an appropriate water supply and means of sewage disposal, including septage disposal;	The proposed Retained Lot appears to be sufficient size to accommodate a sewage disposal system and water supply. Approval is required from the North Bay-Mattawa Conservation Authority for the future septic system on the Retained Lot.
f) Will not have a negative impact on the drainage patterns in the area;	There are no negative impacts anticipated on the drainage patterns as a result of the proposed Consent application.

Policy C2.17 Severance Criteria	Does the Application Conform?
g) Will not affect the developability of the remainder of the lands, if they are designated for development by this Plan;	The proposed Retained Lot and Severed Lot are to be used for rural/rural residential purposes and each of the lots have lot frontage and can be developed.
h) In the Rural designation, new lots created by consent shall be limited to the following: 1. Three new lots may be severed from an original Township lot (generally 40 hectares (100 acres)); 2. One lot may be created from a parcel of land of at least 20 hectares (50 acres) in size which existed as of December 13, 1982;	The original parcel where the subject lands are located appears to be an original Township lot. On this basis, there is the ability to create one (1) additional lot on the subject lands. The proposed Consent conforms to this policy.
i) Will not have a negative impact on the features or their ecological functions of any environmentally sensitive feature in the area or as identified in Schedule B; and,	There are no natural heritage features identified on the subject lands or within 120 metres of the subject lands.
j) Considers proximity to natural and manmade hazards, and if applicable, policies found within section C1.3 of this Plan;	An 'other waterbody' is identified on the subject lands. Applicable minimum setbacks have been established in the Zoning By-law to maintain adequate setbacks from waterbodies (30 metres). The proposed Retained Lot has adequate lands for future development that is zoned Rural (RU).
k) there is sufficient reserve sewage system capacity, including treatment capacity of disposal capacity for hauled sewage from private communal systems and individual on-site sewage services;	A condition of provisional Consent should be included that there is available capacity for hauled sewage for the proposed Retained Lot.
l) a stormwater management report must be reviewed and approved by the Ministry of Transportation for those developments located adjacent to or in the vicinity of a	Not applicable.

Policy C2.17 Severance Criteria	Does the Application Conform?
provincial highway, where drainage would impact a highway downstream.	

Subject to the inclusion of the provisional conditions identified in this Report, the proposed Consent conforms to the Official Plan.

Township of Machar Zoning By-law

The subject lands are located within the Rural (RU) Zone of the Zoning By-law. The RU Zone requires a minimum lot area of 1.0 hectare and a minimum lot frontage of 90 metres for a residential use (single detached dwellings). The proposed Retained Lot and Severed Lot comply to the standards of the RU Zone.

Summary

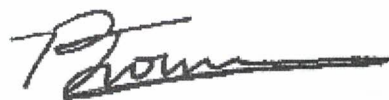
Following a review of the information provided in the application for Consent, it is recommended that Council recommend to the Planning Board that the proposed Consent be provisionally approved, subject to the conditions listed in this Report.

Based on a review of the PPS, the Official Plan and the Zoning By-law, the proposed Consent is consistent with the PPS, conforms to the Official Plan and the proposed lots will comply to the Zoning By-law.

Respectfully submitted,



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310
South River Ontario P0H 1X0
705-386.2573 Email: admin@centralapb.ca
Website: http://capb.ca

AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE *PLANNING ACT, R.S.O. 1990 c.P.13*

FILE # B 007 / 26 South River

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Nick Loney

Phone #: Home: _____ Mobile: _____ Business: _____

Mailing Address: _____

Postal Code: _____ Email Address: _____

Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent: Same as above

Phone #: Home: _____ Mobile: _____ Business: _____

Address: _____

Postal Code: _____ Email Address: _____

2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 4956-000-001-13820-0000

Municipality / Unincorporated Township: Village of South River

Municipal Address (Civic Address): 36 Ena Ave.

Legal Description: Concession: _____ Lot Number: 75 PT Registered Plan: 134
73 & 74

Lot(s): _____ Reference Plan: _____ Part(s): _____

Parcel Number: _____ PIN: _____

IMPORTANT: If there are **existing easements or restrictive covenants** affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.

No

3. PURPOSE OF THE APPLICATION:

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

☒ Create a new lot (or re-establish an existing parcel) / _____ Lot Addition / _____ Easement

Other: Charge _____ / Release a Mortgage _____ Lease _____

3.2 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:

3.3 If a lot addition, identify the lands to which the parcel will be added _____

3.4 Mortgage, Charges or other Encumbrances: Name _____

Mailing Address _____

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

(Complete each Section in order that your application can be processed. Incomplete applications may be delayed.)

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	SEVERED	RETAINED
Frontage (m)	71.03 m	20.14m
Depth (m)	40.24m	40.24m
Area (ha)	.286	.081
4.2 Existing Use of Property:	vacant Land	dwelling
4.3 Existing Building or Structures and date of construction	Ø	dwelling 2024

4.4 Proposed Use of the Severed and Retained Parcels	Vacant Land	dwelling
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year	Yes	Yes
Municipal Road, seasonally maintained	/	/
Other Public Road (e.g. Local Roads Board)	/	/
Right of Way / Easement* (IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year round.	/	/
MNRF Road Allowance <i>[Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</i>		
4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road.		

4.7 Water Supply	SEVERED	RETAINED
Publicly owned and operated piped water system	Yes	Yes
Privately owned and operated individual well	/	
Privately owned and operated communal well	/	
Lake or other water body	/	
Other means	/	
Does your property abut a lake?	/	

<i>[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]</i>			
--	--	--	--

4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>		
Privately owned and operated communal septic tank		Yes
Privy		
Other Means (e.g. Advanced Treatment System) <i>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)</i>		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	Yes	Yes
School Bussing	Yes	Yes
Garbage Collection	Yes	Yes

4.10 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

R2 residential

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>	NO	NO
A landfill	NO	NO
A sewage treatment plant or waste stabilization plant	NO	NO
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	NO	NO
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	NO	NO
Flood Plain	NO	NO
A rehabilitated mine site	NO	NO
A non-operating mine site within one kilometer of the subject land	NO	NO
An active mine site	NO	NO
An industrial or commercial use, and specify the use (eg gravel pit)	Yes (mill)	Yes (mill)
An active railway line	Yes	Yes
Utility corridors (Natural Gas / Hydro)	NO	NO
A municipal or federal airport	NO	NO

6. HISTORY OF SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act? ☒ NO YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

Year the property was created? (if known) 2023

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

7. CURRENT APPLICATION

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

☒ NO YES UNKNOWN

If yes and if known, specify the file number and status of the application

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

☒ NO YES UNKNOWN

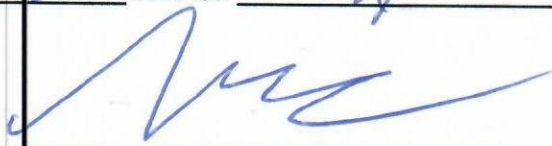
If yes and if known, specify the file number and status of the application.

10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

I, Nick Loney OF THE Village of South River
IN THE DISTRICT OF Parry Sound MAKE OATH AND SAY THAT THE INFORMATION
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS
THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

AT THE Village of South River
IN THE District OF Parry Sound
THIS 29th DAY OF May, 2026



A COMMISSIONER OF OATHS



Applicant

JANET WEDSELTOFT, a Commissioner, etc.
District of Parry Sound, while Treasurer
of the Corporation of the Village of South River

Ena Ave

Bogart St.

39 Riverside Ave.

71.03 m

40.24 m

Newly purposed lot

Ena Ave.

6.26 m

8.00 m

36 Ena Ave

11.30 m

4.93 m

02.9

132'-00"

10.9

Driveway

20.14 m

38 Ena Ave.

Driveway

Floor 1



Village of South River
36 Ena Ave Severance

Date: March 11, 2025

Motion: 87-2025

Moved By: Brian Hallam

Seconded By: Robert Brooks

BE IT RESOLVED THAT the Council of the Village of South River does hereby support in principal the severance of 36 Ena Ave as proposed.

Carried By: Dan Hanna

Lost By: _____

Name of Council Member	Yeas	Nays	Abstention	Pecuniary Interest	Recorded Vote
Mayor Coleman					
Councillor Brandt					
Councillor Brooks					
Councillor O'Hallarn					
Councillor Scott					

From: Robert Flewelling
Sent: Tuesday, June 9, 2026 11:26 AM
To: Christine Hickey <admin@CentralAPB.ca>

Subject: Cultural Heritage Evaluation and Archaeological Assessment - Infrastructure Ontario - 501 Forestry Rd

Good afternoon! I hope this finds you well.

My name is Robert Flewelling with Archaeological Services Inc. (ASI). On behalf of Infrastructure Ontario (IO), we are reaching out today about a Cultural Heritage Evaluation Report (CHER) that is being conducted for the Project DARE youth camp property at 501 Forestry Road, Ballantyne Township, Ontario. The property is managed by IO and is not currently in active use. **Please see the attached map of the property.**

The CHER will consider the cultural heritage value or interest (CHVI), including the buildings and grounds, and identify any archaeological materials or cultural features on the property.

We appreciate any information or comments you might have about this property and its history within present-day Ballantyne Township. This information will inform our application of Ontario's criteria for determining cultural heritage value or interest (***Ontario Heritage Act Regulations 9/06 and 10/06 – attached***).

In order to inform the CHER we are hoping to receive comments or information back from you by **July 7, 2026**. If you would like to provide information but the timeline poses challenges, please let us know and we'll do our best to accommodate a different schedule. We will be reaching out again with our preliminary findings and will welcome any additional comments or information at that time.

Should you have any other questions or comments, please reach out.

Thank you,

Robert Flewelling, MA (he/him)

Technical Writer & Researcher | Indigenous Engagement Administrator - Cultural Heritage



Ontario Regulation 9/06 of the *Ontario Heritage Act*

Criteria for determining cultural heritage value or interest at the local level:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Ontario Regulation 10/06 of the *Ontario Heritage Act*

Criteria for determining cultural heritage value or interest at the provincial level:

1. The property represents or demonstrates a theme or pattern in Ontario's history.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
4. The property is of aesthetic, visual or contextual importance to the province.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.
6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.
8. The property is located in unorganized territory and the Ministry determines that there is a provincial interest in the protection of the property.



**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2026-2403

June 30, 2026

Dear Head of Council,

I am writing to provide an update that the government has amended a regulation under the *Planning Act* to support a new framework for developer-identified parkland dedication.

Specifically, amendments to the regulation prescribes requirements to support:

- The identification of land
- Notice to owners
- Record to the Ontario Land Tribunal, and
- Land suitability criteria

The changes affect the following regulation:

- O. Reg. 509/20: Community Benefits Charges and Parkland

The amending regulation supports the government's plan to support increased housing supply, job creation, and economic activity in Ontario.

Please see the links below to the amending regulation: [O. Reg. 207/26: Community Benefits Charges and Parkland](#)

Updates will also be noted on the ERO posting: [Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act](#)

These changes were filed on June 26, 2026, and will come into force on July 1, 2026.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Municipal Chief Administrative Officer and/or Treasurer
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Local Government Division, Municipal Affairs and Housing

Notice of Statutory Public Meeting

Official Plan Update

Township of Chisholm

In accordance with Section 17 and 26 of the *Planning Act*, R.S.O., 1990, c.P. 13, as amended, the Township of Chisholm invites you to attend a Statutory Public Meeting to adopt the updated Official Plan.

Background: An Official Plan is a statement of goals, objectives and policies intended to guide future land use, development and growth. The current Official Plan has been in-effect since 2013. The Planning Act requires municipalities to conduct an Official Plan Review to ensure it conforms with or does not conflict with provincial goals and objectives including the Planning Act, Growth Plan for Northern Ontario and Provincial Planning Statement.

How can I participate?

Attend in-person or virtually through a Zoom link (see Township website for instructions)

<https://chisholm.ca/en/your-government/meetings-agendas>

Tuesday July 14, 2026

6:00 pm

Township Office

2847 Chiswick Line

Powassan ON P0H 1Z0

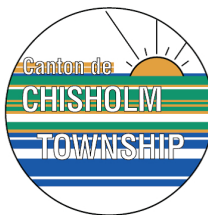


Purpose and Effect: The Official Plan has been comprehensively reviewed and updated to include current provincial legislation and policies. Public input included Council presentations in 2024 and 2025 and an Open House in 2026. The Draft Official Plan is available on the Township website for review and comments. Provincial Review included additional comments that have been addressed in the Final Draft Official Plan to be considered for adoption by Council.

These changes apply to the entire municipality.

If you cannot attend the Statutory Public Meeting, written comments by mail or in person may be sent to:

Lesley Marshall, CAO Clerk-Treasurer
Township of Chisholm
2847 Chiswick Line
Powassan ON P0H 1Z0
By email: l.marshall@chisholm.ca
By telephone: 705-724-3526



Under the authority of the *Municipal Act, 2001* and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process is considered part of the public record, including resident deputations. This information may be posted on the Township of Chisholm's website and/or made available to the public upon request.



Where can I find information regarding the Official Plan Project?

The Township's current and Draft Official Plans are available online at:
<https://chisholm.ca/en/your-government/official-plan-review-2024-2025-1>

This information is also available to the public at the Township Office between the hours of 9:00 a.m. and 4:30 p.m., Monday to Friday.



Questions? Want more information? Want to be notified?

If you wish to be notified of the decision of the Township of Chisholm on the proposed Official Plan, you must make a written request to the Township of Chisholm at the contact listed.

NOTE:

If a person or public body would otherwise have an ability to appeal the decision of the Township of Chisholm to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Chisholm before the proposed official plan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Chisholm before the proposed official plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated **this 24th day of June 2026.**

From: Theresa Carlisle

Sent: Monday, June 8, 2026 4:39 PM

Subject: URGENT - Bill 119 - comments before June 25-2026

Good afternoon Fellow Planning Boards,

As you may be aware, the Government of Ontario has recently introduced Bill 119, which proposes to amend the Planning Act. The amendment proposes to extend the existing Administrative Monetary Penalty System (AMPS) to local municipalities. Currently, this

The proposed bill is open for comments on the Environmental Registry of Ontario (ERO) until June 25th, 2026. ERO Link: <https://ero.ontario.ca/notice/026-0558>

We at the Manitoulin Planning Board have found that our options for enforcing the Zoning Bylaw in our unincorporated areas to be very limited. A 'Set Fine' schedule is an available option used by municipalities to set fixed fines for certain violations. We investigated and have been advised by the Ministry of Municipal Affairs and Housing (MMAH) that a 'Set Fines' schedule, cannot be put in place for a Planning Board.

Our only option for laying fines is to lay an information before a Justice of the Peace, obtain a summons, and proceed with court action in Provincial Offences court. This process is costly and time consuming. It is also not appropriate for minor (but persistent) violations. People who are in violation of the zoning bylaw, have little incentive to comply when fines are likely to be low and be cost prohibitive to authorities. The process and cost of enforcement in our Unincorporated Townships of Robinson and Dawson is a major concern to the Manitoulin Planning Board, especially when provincial funding for administration of our unincorporated area has remained unchanged for more than 15 years.

If the province were to provide access to the AMP system (or adopt a similar system) for the unincorporated areas, it would offer a new avenue of enforcement for Planning Boards and make enforcement efforts more viable.

We have commented on the ERO requesting the system be expanded to include Planning Boards and our unincorporated areas.

We are sending this information your way, **hoping you will also review the proposed bill and provide comments**, to encourage the Province to extend this system to include Planning Boards, or adopt a similar system, to streamline the enforcement of Zoning bylaws for the unincorporated areas under Planning Board administrations.

Thank you.

Theresa

Theresa Carlisle,

Secretary Treasurer

Manitoulin Planning Board