

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81618087810?pwd=evSbjFEeGPY0YLNmh056rbiZmH6tgb.1>

Meeting ID: 816 1808 7810

Passcode: 229824

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

2. Approval of Agenda

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

3. Declaration of Pecuniary Interests

4. a) Minutes – May 6, 2026 Meeting

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

b) Minutes – May 21, 2026 Special Meeting

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

5. Payment of June Accounts:

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

Recommendation: 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 0 \$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)

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

8. Follow-up/New Items

8.1 2025 CAPB Audit (verbal)

Recommendation: 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.

9. Correspondence/Updates - None

10. By-Laws – None

11. Closed Session - None

12. Adjournment – Next Meeting Date: Wednesday, July 8, 2026 at 5:30 p.m.

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

Original e-mailed: May 29, 2026 Amended:

Central Almaguin Planning Board
MINUTES
Wednesday, May 6, 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: Dave McAlister, Dawn Weber

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

1. Call to order

The Chair called the meeting to order at 5:35 p.m.

2. Approval of Agenda

Resolution #1

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve the May 6, 2026 Agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. a) Minutes – March 4, 2026 Meeting

Resolution #2

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

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

CARRIED

b) Minutes – April 1, 2026 Meeting

Resolution #3

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, April 1, 2026; as written **CARRIED**

5. Payment of May Accounts:

Resolution #4

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

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

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

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

Online CRA Payments for April (\$284.70)

Online Visa Payment for April (\$201.06)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B005/26 Lount – Lot 137, Concession B – 3144 Old Nipissing Road

The meeting time for this application was approximately 5:38 p.m. to 5:47 p.m.

The Secretary-Treasurer confirmed that the required circulation was completed and that no written or electronic comments were received. The Chair confirmed if there were any questions or comments from those attending electronically or in person, there were no further comments received. Further discussion ensued on minimum distance separation (MDS) between the retained and severed lands. The Board requested that a condition be included that states a simple agreement be registered on title that the severed lot acknowledges the retained land can be used for agricultural purposes.

Resolution #5

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve File B005/26 Lount;

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

75m (+/-) Frontage on Spring Lake Road, with a depth of 118m (+/-) and an area of 0.8ha (+/-). Retained Lot will be 41ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession B, Lot 137, 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.

AND THAT a condition be included requiring the owner to enter into an agreement for the severed lot that they acknowledge the adjacent land and buildings could be lawfully used for agricultural purposes **CARRIED**

7. New/Direction Files - None

8. Follow-up/New Items

8.1 2025 CAPB Audit

Resolution #6

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss the costs associated with the 2025 Financial Audit;

AND THAT the Board direct the secretary treasurer to obtain quotes for the 2025 audit.

CARRIED

8.2 Central Almaguin Planning Board – 2026 Proposed Budget

Resolution #7

Moved by: Tim Bryson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss 2026 proposed budget;

AND THAT the budget be approved

CARRIED

8.3 Central Almaguin Planning Board – Secretary-Treasurer Remuneration

Resolution #8

Moved by: Fraser Williamson

Seconded by: Jim MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss remuneration for the Secretary-Treasurer;

AND THAT the Secretary-Treasurer remuneration be increased to be consistent with current rate received by full-time employer plus 4% vacation pay;

AND THAT the Secretary-Treasurer continue to receive a meeting rate of \$125.00;

AND FURTHER THAT the remuneration increase be effective January 1, 2026.

CARRIED

9. Correspondence/Updates

- 9.1 Township of Machar – Zoning By-law Amendment – Concession 4, Part Lots 22,23,24
- 9.2 Township of Chisholm – Open House – Changes to Official Plan
- 9.3 Village of Sundridge – Adoption of Official Plan
- 9.4 MMAH – Letter dated April 1, 2026 - Bill 98
- 9.5 MMAH – Email dated April 23 - Proposed Regulation on Complete Application Requirements – Early Municipal Alignment Encouraged

The Board requested to a copy of the regulation once completed be placed on the agenda.

10. By-Laws – None

11. Closed Session

Resolution #9

Moved by: Jim Coleman

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 6:01, as provided for by Section 239 (b) of the Municipal Act, 2001, as amended to deal with: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Resolution #10

Moved by: Jim Coleman

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:27.

CARRIED

12. Adjournment

Resolution #11

Moved by: Chris Nicholson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:30 p.m. until Wednesday June 3, 2026 or at the call of the Chair.

CARRIED

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer

DRAFT

Central Almaguin Planning Board
MINUTES – SPECIAL MEETING
Wednesday, May 20, 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

1. Call to order

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

2. Approval of Agenda

Resolution #1

Moved by: Fraser Williamson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve the May 20, 2026 Agenda.

CARRIED

3. Declaration of Pecuniary Interests - None
4. Minutes – None
5. Payment of Accounts - None
6. Public Meetings/Decisions on the following Files - None
7. New/Direction Files - None
8. Follow-up/New Items - None
9. Correspondence/Updates - None
10. By-Laws – None

11. Closed Session

Resolution #2

Moved by: Jim Coleman

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 5:35 p.m., as provided for by Section 239 (b) of the Municipal Act, 2001, as amended to deal with: Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Resolution #3

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:22 p.m. having only discussed the matters permitted.

CARRIED

12. Adjournment

Resolution #4

Moved by: Fraser Williamson

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:23p.m. until Wednesday June 3, 2026 or at the call of the Chair.

CARRIED

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer