

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: Jennifer Harapiak, Catherine Webb, Dave McAlister, Sarah Cooke, David Briggs, Rick Rantz, Maurice Harapiak, Matt Green

(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