

Central Almaguin Planning Board
AGENDA
Wednesday, May 6, 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/83884510155?pwd=84tHpmmMDfm1ELHqBVlx3HLLbw1tV2.1>

Meeting ID: 838 8451 0155

Passcode: 389790

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

2. Approval of Agenda

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

3. Declaration of Pecuniary Interests

4. a) Minutes – March 4, 2026 Meeting

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

b) Minutes – April 1, 2026 Meeting

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

5. Payment of May Accounts:

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

Recommendation: 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 (\$161.51)

6. Public Meetings/Decisions on the following Files

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

Recommendation: BE IT RESOLVED THAT this Board does hereby _____ File B005/26 Lount;

THAT this _____ 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.

7. New/Direction Files - None

8. Follow-up/New Items

8.1 2025 CAPB Audit

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

AND THAT the Board _____.

8.2 Central Almaguin Planning Board – 2026 Proposed Budget

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

AND THAT _____;

8.3 Central Almaguin Planning Board – Secretary-Treasurer Remuneration

Recommendation: 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.

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

10. By-Laws – None

11. Closed Session

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at _____, 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.

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

12. Adjournment – Next Meeting Date: Wednesday, June 3, 2026 at 5:30 p.m.

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

Original e-mailed: April 24, 2026 Amended:

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

Central Almaguin Planning Board
MINUTES - DRAFT
Wednesday, April 1, 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Attending:

Chair **Chair** Machar Member Lynda Carleton
Vice Chair Sundridge Member Fraser Williamson
Provincial Member John MacLachlan
South River Member Jim Coleman

Regrets: Strong Member Tim Bryson, Joly Member Chris Nicholson

Secretary-Treasurer: Christine Hickey

Karen Hoadley, Dave McAllister, Paul Boyd, Joe Hill, Brenda Rantz, Ted Williams, Brian Harrick, Andrew Neivelle, Terry Fagan, Dawn Weber, Julie Keller, Rick Sorgini
(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 5:31 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 April 1, 2026 Agenda as amended (Item 5 Accounts – revised hours for Secretary Treasurer and to remove Item 4 A – March 4, 2026 Minutes. **CARRIED**

3. Declaration of Pecuniary Interests

4. a) Minutes – March 4, 2026 Meeting

The March minutes will be brought to a future meeting for approval.

5. Payment of April Accounts:

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

Resolution #2

Moved by: John MacLachlan

Seconded by: Jim Coleman

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

Village of South River – Rent for April 2026 - \$371.42

Christine Hickey – Wages (March 1, 2026 – March 31, 2026 – 29.5 hours)

Russell Christie – Invoice - 90-145-004 - \$1390.39

Russell Christie – Invoice - 90-145-005 - \$127.64

Municipal Planning Services – Invoices - 7524, 7525, 7526, 7527 - \$1635.68

Online CRA Payments for March (\$169.99)

Online Visa Payment for March (\$830.55)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road

The meeting time for this application was approximately 5:33 p.m. to 5:37 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. Clarification was provided that the application was renumbered from B017/24 for B004/26. Further discussion ensued on the lands surrounding the property and the criteria for infill. The Board requested that a condition be included that states no further severances be permitted on the lands.

Resolution #3

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve File B004/26 Laurier;

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

70.7m (+/-) Frontage on Fisher Road, with a depth of 143.25m (+/-) and an area of 1ha (+/-).

Retained Lot will be 1.93ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 3, Lot 11, 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**

Decision Files Only

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

Discussion ensued on the operation of the quarry. Terry Fagan was in attendance and requested to respond to this on behalf of the applicant. Mr. Fagan noted that the quarry is not active in the winter season but operates all other times of the year.

Mr. Fagan also questioned why there would be a condition of a registered agreement indicating no winter maintenance, this should be the responsibility of the buyer, feel this is not necessary and that future applications won't have this condition. Discussion ensued on the necessity of including this condition as the legal review process would relay these details.

Rick Sorgini, Public member in attendance stated that it should be a condition so that that potential purchasers are aware that the road is not maintained and do not have this expectation.

The applicant, Galina Askmadeeva stated that there are families that live down the road that currently clear the snow in the winter and the condition of the agreement is not desirable as it will impact selling the lands and housing is needed at this time.

The Board decided the condition regarding a subdivision agreement satisfactory to the Planning Board, that identifies Whites Road as seasonally maintained road, with no winter maintenance be registered on title will not be a condition of consent.

Resolution #4

Moved by: John MacLachlan

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve File B003/24 Lount;

THAT this approval applies to create three (3) new lots which will have:

Lot 1: 60m (+/-) Frontage on Whites Road, with a depth of 217.87m (+/-) and an area of 1.104ha (+/-).

Lot 2: 60m (+/-) Frontage on Whites Road, with a depth of 189.80m (+/-) and an area of 1.055ha (+/-).

Lot 3: 60m (+/-) Frontage on Whites Road, with a depth of 168.00m (+/-) and an area of 1.000ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession A, Lots 148, 149, 150, Township of Lount, District of Parry Sound.

THAT in addition to the standard conditions the following condition be included:

- Confirmation from a land surveyor that the quarry site meets the legislated setbacks to the proposed lots

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

Resolution #5

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve File B004/24 Lount;

THAT this approval applies to create three (3) new lots which will have:

Lot 1: 60m (+/-) Frontage on Whites Road, with a depth of 171.76m (+/-) and an area of 1.000ha (+/-).

Lot 2: 60m (+/-) Frontage on Whites Road, with a depth of 179.29m (+/-) and an area of 1.04ha (+/-).

Lot 3: 60m (+/-) Frontage on Whites Road, with a depth of 186.83m (+/-) and an area of 1.08ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession A, Lots 148, 149, 150, Township of Lount, District of Parry Sound.

THAT in addition to the standard conditions the following conditions be included:

- Confirmation from a land surveyor that the quarry site meets the legislated setbacks to the proposed lots

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

Don Weber, applicant Summarized the application and reason for resubmission. The Board was satisfied with the planning report from the previous application, a new report will not be requested.

7.1 B005/26 Lount – Lot 137, Concession B – 3144 Old Nipissing Road
(Was previously B006/23 Lount – Application Lapsed)

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

8. Follow-up/New Items

8.1 Proposal Discussion– Concession 8, Part Lot 9 and 10 – Rye Road E.J. Williams Surveying – Summary of Proposal

Ted Williams provided a summary of a proposal to create two lots at Concession 8, Part Lot 9 and 10 on Rye Road. The lots would be accessed by a deeded right-of-way and would not have public road frontage.

Discussion ensued on the ownership of the surrounding lands, the proposed right-of way and previous severances on the lands. It was confirmed that the applicant does own all of the lands and that recently two lots were approved. The right-of-way would be shown in more detail if the application proceeds. The Board would require the application to be submitted and a planning opinion before the Board can provide further comment.

Resolution #6

Moved by: John MacLachlan

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the applicant would need to submit an application which would require a planning opinion before the Board can provide further comment. **CARRIED**

8.2 S001/26 Machar – Concession 11,12, Lot 18,19,20 – Machar – Plan of Subdivision (Update – Decision has been deferred until additional review is completed) - Verbal

An update was provided to the Board to advise that the Township of Machar has requested the applicant complete spring sampling further review of the reports. This will occur in the spring with the review to follow.

Resolution #7

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the update from the Secretary Treasurer;

AND THAT a decision on S001/26 Machar be further deferred to allow for sampling and review of reports. **CARRIED**

8.3 Central Almaguin Planning Board – Meeting Remuneration (Moved to April Meeting for Discussion)

The Secretary-Treasurer provided an update of neighbouring boards and the current remuneration details, discussion ensued on rates and it was noted that board members have not had an increase for many years. The Board agreed to increase remuneration rates to \$150.00 per meeting starting in 2026.

Resolution #8

Moved by: Jim Coleman

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss the meeting remuneration for Board members;

AND THAT the Board Honourarium be increased to \$150.00 per meeting attended effective January 2026 **CARRIED**

8.4 Notice of Motion – Request from Member Fraser Williamson

Member Fraser Williamson noted that planning boards are in need of increased funding. Member Williamson is requesting that as part of the letter the Board is working on include support and collaboration from other boards.

Resolution #9

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board discuss having a special meeting with the North Almaguin Planning Board to work collaboratively to secure more funding from the province of Ontario for unincorporated townships and any other issues we can work on together. **CARRIED**

9. Correspondence/Updates

The Secretary-Treasurer requested that the Office to be closed April 29, 2026. The Board was in agreeance with this request.

10. By-Laws – None

11. Closed Session

The Secretary Treasurer advised that the Closed Session was only to deal with Labour Relations and employee negotiations.

Resolution #10

Moved by:

Seconded by:

BE IT RESOLVED THAT the Central Almaguin Planning Board hold a Closed Session at 6:37 p.m. as provided for by Section 239 of the Municipal Act, 2001, as amended to deal with: Labour relations or employee negotiations. **CARRIED**

Resolution #11

Moved by: Jim Coleman

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:48 p.m. **CARRIED**

12. Adjournment

Resolution #12

Moved by: Fraser Williamson

Seconded by: Jim Coleman

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:49 p.m. until Wednesday May 6, 2026 or at the call of the Chair. **CARRIED**

Lynda Carleton, Chair

Christine Hickey, Secretary-Treasurer

PUBLIC NOTICE
APPLICATION FOR CONSENT

Pursuant to Ontario Regulation 197/96
As amended by O.Reg 547/06

TAKE NOTICE that the Central Almaguin Planning Board (CAPB) will be Considering an Application for Consent under Section 53 of the Planning Act and adjacent property owners (within 200 feet) will be notified by mail and notice posted for the Proposed Consent.

FILE – B005/26 Lount

THE PURPOSE AND EFFECT of the proposed consent is to create one (1) lot which will have:
75m (+/-) Frontage on Spring Lake Road with a Depth of 118m (+/-) and an area of 0.8 ha (+/-).
Retained lot will be an area of 41ha (+/-)

THE SUBJECT LANDS ARE LOCATED at Concession B, Lot 137, with an address of 3144 Old Nipissing Road, Township of Lount, District of Parry Sound.

If you wish to be notified of the Decision of the CAPB in respect of the Proposed Consent, you must make Written Request to the CAPB at the Address Below by **May 6, 2026** before 5:30 pm, the Public Meeting Date.

It is noted that in accordance with Section 53 (19) of the Planning Act, an appeal may only be submitted by the applicant, the Minister, a specified person or public body. If a specified person or public body that files an appeal of the decision of the Central Almaguin Planning Board in respect of the proposed consent does not make an oral or written submissions to the Planning Board before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Please contact the CAPB Office for meeting information.

Additional Information on the Application is available at the CAPB office.

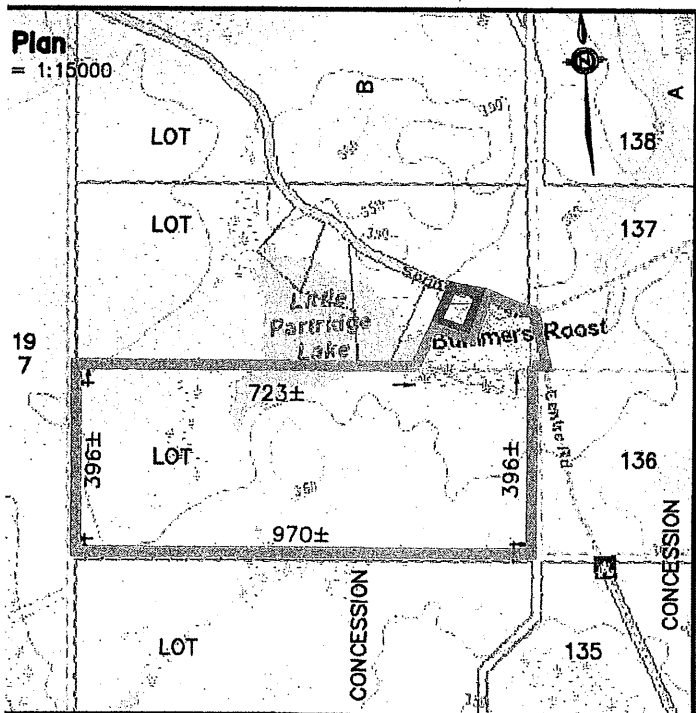
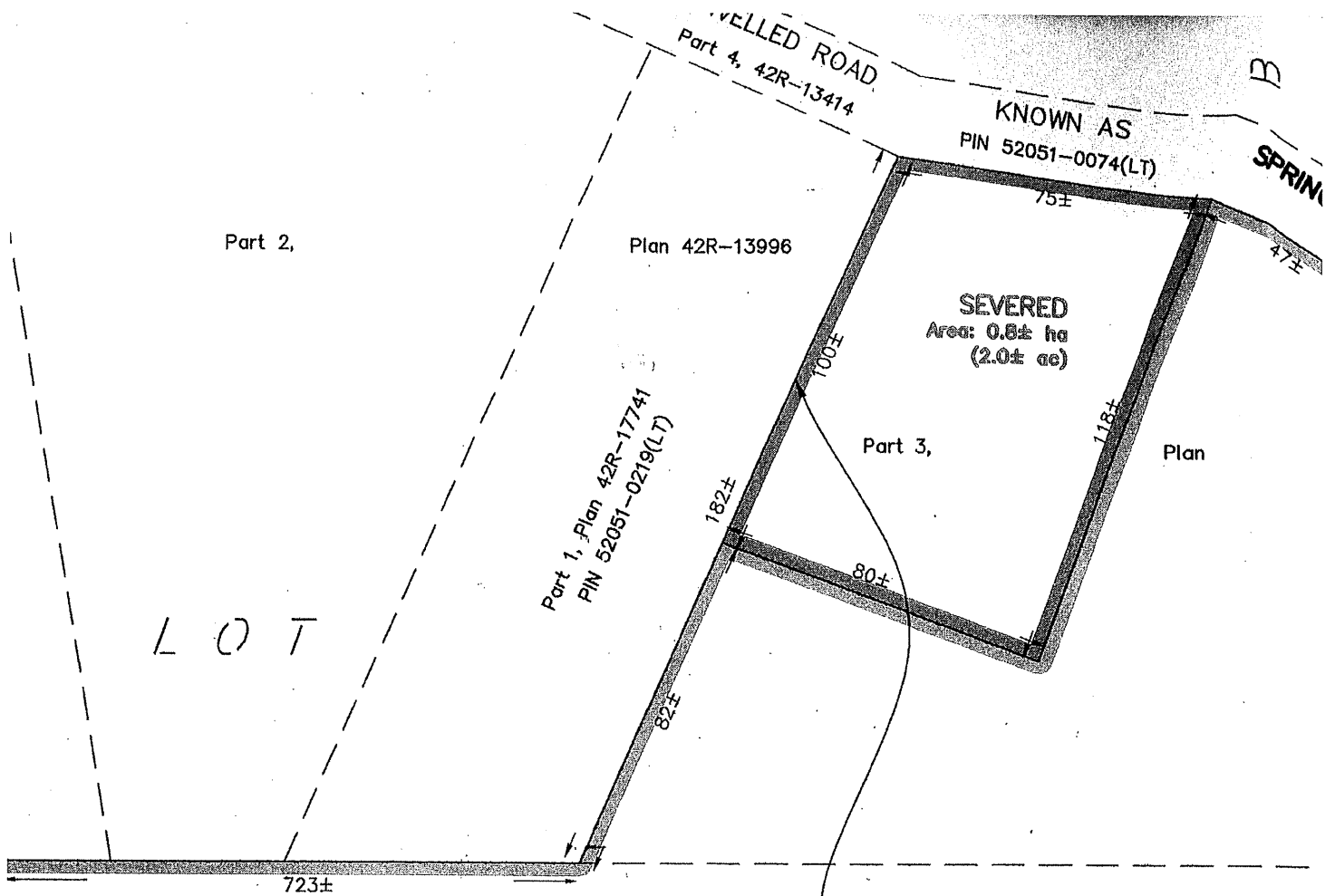
Please Quote File B005/26 Lount

DATED AT THE CAPB OFFICE THIS 10th DAY OF April 2026

Christine Hickey, Secretary - Treasurer
63 Marie St, P. O. Box 310
South River, ON POA 1X0
Phone:1-705-386 – 2573

Wednesdays only: 11:30 a.m. to 4:00 p.m.

admin@centralapb.ca



PIN 52051-0083(LT)
 Owned by Applicant

RETAINED
 Area: 41± ha
 (101± ac)

LOT

CONCESSION



75 Main St W, Suite 2
Huntsville ON
P1H 1W9
(705) 788-0500 **office**
(705) 788-2503 **fax**
pahapill.ca

April 2, 2026

Central Almaguin Planning Board
63 Marie St.
South River, ON
P0A 1X0

Dear Board Members,

We would like to thank you for the opportunity for our firm to submit our quote for your organization.

Our firm, Pahapill and Associates Professional Corporation, Chartered Professional Accountants, is a Muskoka based public accounting firm. Our office is located in Huntsville, Ontario. Established in 2006, we have successfully grown and now provide audit, tax and financial advisory services to approximately 300 commercial/corporate clients. In addition to our statutory compliance services, our firm provides financial advisory support services on a broad range of client requirements including banking/finance, strategic operating plans and performance measurement.

With regards to the audit services, our fee to complete the annual audit would be \$5,000 (excluding HST). Further fees may be charged for additional filings or additional staff time for complex situations not quoted upon.

We have prepared this quote based upon the presumption that the organization maintains accurate books and records that appropriately reflect allocations of revenues and expenditures. We would not bill any additional out of pocket or travel costs.

Our approach to client service is to provide exceptional hands-on partner involvement, at professional rates that do not include the overheads of larger professional firms.

We look forward to the opportunity of working with your organization for your audit service requirements and our hands-on partner/client services approach will be the bases for a mutually beneficial long-term relationship.

Regards,

A handwritten signature in black ink that reads "Pahapill and Associates". The script is cursive and fluid.

Pahapill and Associates Professional Corporation
Chartered Professional Accountants

2026 Proposed Budget	2025 Budget	2025 Unaudited	2026 Proposed Budget	Notes
Revenue				
Provincial Grant	11,936.00	11,936.00	11,936.00	
Special Case Business Funding	495.00	0.00	0.00	
Consent Admin Fees	30,000.00	20,500.00	25,000.00	
Consent Deposit Fee	8,000.00	5,000.00	8,000.00	
Finalization Fees	2,500.00	900.00	2,000.00	
From Account		9,641.38	4,421.00	Use only required if any
	\$52,931.00	\$47,977.38	\$51,357.00	
Expenses				
Wages and CRA Fees	14,000.00	14,792.00	20,000.00	
Board Members	10,000.00	8,500.00	10,800.00	
Audit	3,960.00	3,955.00	5,000.00	
Copies/postage/Stationary	1,400.00	827.26	550.00	
Rent	4,365.00	4,365.36	4,457.00	
Insurance	1,902.00	1,902.74	2,000.00	
Bank Fees	55.00	100.00	50.00	
Training	0.00	0.00		
Professional Fees	9,500.00	9,200.00	6,000.00	(Planning and Legal)
Miscellaneous	7,749.00	4,335.02	2,500.00	Includes extra projects and deposit returns, website and IT
	\$52,931.00	\$47,977.38	\$51,357.00	

NOTICE OF A PUBLIC MEETING AND COMPLETE APPLICATION FOR A ZONING BY-LAW AMENDMENT APPLICATION

TAKE NOTICE that the Township of Machar has received Zoning By-law Amendment application, submitted by Tulloch Engineering (c/o Steve McArthur) on behalf of the owner Merada Golf Enterprises Inc. (c/o David St. Onge). The application affects the subject lands legally known as Concession 4, Part Lots 22, 23, 24, and located at 2035 Eagle Lake Road in the Township of Machar.

AND PURSUANT to Section 34 (10) of the Planning Act, the application file is available for review upon request. Please contact the Administrative Assistant – Planning, in order to obtain a copy of the application file.

NOTICE OF PUBLIC MEETING WITH COUNCIL

TAKE NOTICE that the Council for The Corporation of the Township of Machar will be holding a Public Meeting under Section 34 of the Planning Act, R.S.O. 1990, Chapter 13 as amended, to inform the public of a proposed Zoning By-law Amendment application. The Public Meeting will be held at the Township Municipal Office.

DATE AND LOCATION OF PUBLIC MEETING

Date: April 27, 2026
Time: 6:30 pm
Location: Township Municipal Office
73 Municipal Road North, South River, Ontario, P0A 1X0

DETAILS OF THE ZONING BY-LAW APPLICATION

The purpose of the application is to fulfill a condition of provisional Consent that was granted to create one new residential lot (Central Almaguin Planning Board, File No. B016/25). The rezoning is required to rezone the new residential lot from the Open Space (OS1) to a Rural Exception Fifteen (RU-15) Zone to recognize the proposed lot area of 0.5 hectares and lot frontage of 60 metres which do not meet the minimum requirements in the Zoning By-law.

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A key map showing the subject property is provided in this notice.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment application. Any person who wishes to provide comments or participate in the meeting shall be afforded an opportunity to make representations in respect of the application. Council will then use the information collected at this meeting to make a decision on the Zoning By-law Amendment. If you wish to provide comments on the application, please do so in writing to the Township of Machar in advance of the Public Meeting.

If you wish to be notified of the decision of the Council for the Township of Machar in respect to the proposed Zoning By-law Amendment application, you must submit a written request (with forwarding addresses) to Teresa Coombs, Deputy Clerk, 73 Municipal Road North, Box 70, South River, Ontario, P0A 1X0 or E-Mail: adminmachar@vianet.ca

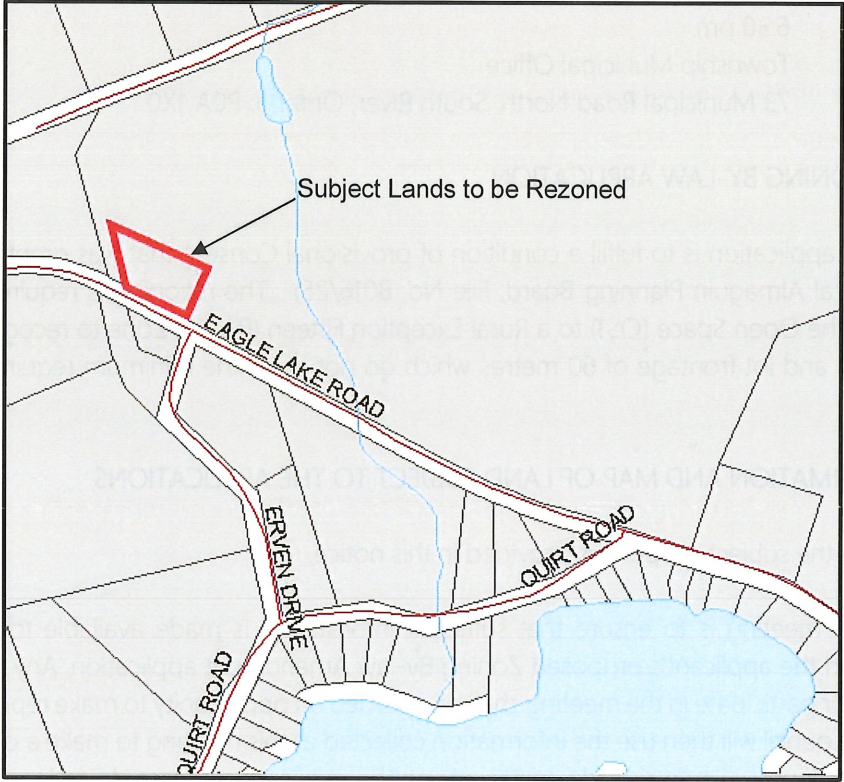
If a person or public body would otherwise have an ability to appeal the decision of the Township of Machar in respect of the proposed Zoning By-law Amendment to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Machar before the by-law is passed, 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 in respect of the proposed Zoning By-law Amendment before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Township of Machar this 7th day of April, 2026

Teresa Coombs
Deputy Clerk

KEY MAP
LANDS SUBJECT TO ZONING BY-LAW AMENDMENT APPLICATION



Notice of Open House

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 an Open House to discuss the proposed updates to the Official Plan.

The Official Plan is a statement of goals, objectives and policies to guide future growth within the Township for a 20-30 year horizon.

The current Official Plan has been in-effect since 2013. The purpose of this Official Plan Update project is to review the document to make sure it is up to date with local and provincial goals and objectives including the Planning Act, Growth Plan for Northern Ontario and Provincial Planning Statement.

How can I participate?

Attend the drop-in style **Open House**. There will be a brief introductory project presentation beginning at 5 pm!



Tuesday April 21, 2026
between **5-7 pm**
Township Office
2847 Chiswick Line
Powassan ON P0H 1Z0

The purpose of the Open House is for the community to provide input into the Township's draft changes to the Official Plan to ensure it up to date with local and provincial objectives. These changes apply to the entire municipality. The feedback from the Open House will be used to inform further changes to the Official Plan.

Members of the public are also encouraged to provide written comments by mail or in person at any time by contacting:

Lesley Marshall, CAO Clerk-Treasurer
Township of Chisholm
2847 Chiswick Line
Powassan ON P0H 1Z0
By email: info@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.

THE VILLAGE OF SUNDRIDGE
NOTICE OF ADOPTION OF OFFICIAL PLAN

Please be advised that the Village of Sundridge has adopted its first Official Plan in accordance with Section 17 (22) of the Planning Act R.S.O c.P 13. The Official Plan was adopted on March 25, 2026 by By-law No. 2026-016.

The Official Plan establishes a Vision and Goals to guide land use planning over the next 20 years. The Plan also provides a detailed and comprehensive set of land use policies intended to address local planning issues in a manner consistent with the Section 3 of the Planning Act and the Provincial Planning Statement of the Province of Ontario. The Official Plan applies to the entire Village and represents the first Official Plan for the Village.

The Official Plan was the subject of open house public meetings on June 8, 2022 and June 22, 2022 as well as formal public meetings of Council held on September 28, 2022 and February 25, 2026. Copies of the adopted Official Plan and its associated mapping are available for review at the Village Office and on the Village's website.

The Sundridge Official Plan requires the approval of the Ministry of Municipal Affairs and Housing (Sudbury). Any person or public body who wishes to receive a Notice of Decision of the Ministry of Municipal Affairs and Housing with respect to the Official Plan may request notice by writing to the Ministry at the following address:

Ministry of Municipal Affairs and Housing
c/o Mr. Christopher Brown
Northeastern Municipal Services Office
159 Cedar Street, Suite 401
Sudbury, ON P3E 6A5

Phone: (705) 564-0120
Toll Free: (800) 461-1193
Fax: 705) 564-6863

Dated this 26th day of March, 2026

Nancy Millar

Nancy Millar, Clerk Administrator

**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



234-2026-1123

April 1, 2026

On March 30, 2026, our government introduced the *Building Homes and Improving Transportation Infrastructure Act, 2026*, (Bill 98). Through this legislation and accompanying measures, we are creating the conditions for Ontario to build the housing and infrastructure it needs to grow and remain competitive. These changes will help get shovels in the ground faster for much-needed housing, and housing enabling-infrastructure projects, while improving the way people and goods move across Ontario.

A brief description of the proposals in this bill are included in this letter below. You are also invited to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided with this letter and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca

I look forward to our continued collaboration with our municipal partners as we build a more prosperous, resilient and competitive economy that will enhance affordability and the quality of life for Ontario residents and families.

Sincerely,

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

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Prabmeet Sarkaria, Minister of Transportation
Todd McCarthy, Minister of the Environment, Conservation and Parks
Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

Development Charges Act, 1997 – Ministry of Municipal Affairs and Housing

Schedule 3 of the Bill would make amendments to the *Development Charges Act, 1997*.

New section 4.5 would provide that non-profit retirement home developments are exempt from development charges.

The Schedule would also make technical amendments to address out-of-date cross-references in provisions related to front-ending agreements.

You may provide your comments on the proposed changes to the *Development Charges Act, 1997* through the Ontario Regulatory Registry

<https://www.regulatoryregistry.gov.on.ca/proposal/52054>

Municipal Act, 2001 – Ministry of Municipal Affairs and Housing

The Schedule repeals and remakes section 93 of the *Municipal Act, 2001*, to address barriers to the development of communal water and wastewater systems and increase housing supply across Ontario.

New subsection 93 (1) of the Act provides that no person shall construct, maintain or operate a non-municipal water or sewage public utility without first applying for and obtaining the consent of the municipality. Under new subsection 93 (2) of the Act, a municipality that receives an application for one of these utilities must review that application and either provide consent subject to conditions and limits that are agreed upon, or, in the case of a regulation having been made setting out criteria or conditions that must be met, and the municipality is of the opinion that regulated requirements have been met, the municipality must provide consent to the application. Regulation-making authority would be made to establish the criteria or conditions related to applications for consent and for the proposed public utility.

You may provide your comments on the proposed changes to the *Municipal Act, 2001* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([ERO 026-0302](#)) from March 30, 2026 to April 29, 2026.

Planning Act – Ministry of Municipal Affairs and Housing

Schedule 7 of the Bill proposes the following amendments to the *Planning Act* that would help create the conditions necessary to support housing and community development. If passed, the proposed changes would:

- Specify a standardized structure and a standardized set of land use designations for local official plans (i.e., lower- and single-tier municipalities and planning boards).
- Provide a two-phased implementation approach for the new official plan framework which focuses on the 29 large and fast-growing municipalities in the first phase,
- Remove redundant requirement for municipalities to include climate change policies in their official plans,
- Provide the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate voluntary early implementation of the proposed official plan framework,

- Provide that for an already approved Protected Major Transit Station Area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval,
- Remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs),
- Provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness, and
- Facilitate the implementation of provisions from Bill 23, the *More Homes Built Faster Act, 2022*, that provide for a new framework for developer-identified land, including encumbered land and privately owned public spaces (POPS) arrangements, to count toward municipal parkland dedication requirements.
- Remove references to "sustainable design" from site plan control and restrict municipalities from requiring an owner of land to provide electric vehicle supply equipment in connection with off-street vehicular parking facilities, so that municipalities may not impose 'enhanced' development standards at the lot level that are not required for health, safety, or environmental performance (e.g., stormwater).
- Provide the Minister with authority to establish a minimum lot size through regulation.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario and the Ontario Regulatory Registry from March 30, 2026, to April 29, 2026:

- [ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026).

We are also interested in receiving any comments you may have on other associated proposals:

- [ERO 026-0315](#): Consultation on upper-tier official plans, secondary plans, and site and area-specific policies
- [ERO 026-0310](#): Consultation on site plan control reform under the *Planning Act* and the *City of Toronto Act, 2006*
- [ERO 026-0305](#): Proposed Changes to Various Regulations Under the *Planning Act* to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province
- [ERO 026-0314](#): Proposed Changes to Various Regulations Under the *Planning Act* and the *City of Toronto Act, 2006* to Specify Additional "Prescribed Professions" for the Purposes of a Complete Application
- [ERO 026-0313](#): Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application
- [ERO 026-0309](#): Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals
- [ERO 026-0311](#): Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas
- [ERO 026-0304](#): Draft Projection Methodology Guideline to support the implementation of the Provincial Planning Statement, 2024
- [ERO 026-0312](#): Proposed Changes to Support Standardizing of Parkland Requirements Under the *Planning Act*

The Environmental Registry postings provide additional details regarding the proposed changes.

Building Code Act, 1992 – Ministry of Municipal Affairs and Housing

Schedule 1 amends the *Building Code Act, 1992* to clarify that standards for the protection or conservation of the environment are included in the meaning of municipal by-laws respecting the construction or demolition of buildings for the purposes of section 35 of the Act.

[ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026.

City of Toronto Act, 2006 – Ministry of Municipal Affairs and Housing

The proposed change would, through various amendments to section 114 of the *City of Toronto Act, 2006*, remove references to “sustainable design” in site plan control. Changes would also be made to allow the Minister to establish a minimum lot size through regulation under the *Planning Act*.

[ERO 026-0300](#): Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 7, 2 and 1 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026

Water and Wastewater Public Corporations Act, 2025 – Ministry of Municipal Affairs and Housing

The ministry is proposing legislative amendments to the *Water and Wastewater Public Corporations Act, 2025*. These include:

- Explicitly prohibiting private ownership in any new Water and Wastewater Public Corporation (WWPC) to align with the government’s intent to maintain 100% public sector ownership and respond to the strong feedback we have heard on the issue from the public, unions, associations and municipalities regarding privatization.
- Supporting the continuation of services and existing contracts – so that transferred contracts and agreements are not affected by a transfer to a new WWPC. This includes contracts such as employment or insurance, permits, licenses or a collective agreement, helping to support an efficient transfer and continuity of service during the transfer process.
- Supporting labour and employment continuity by clarifying that certain rights (such as successor, employment, and pay equity rights) are carried forward to a new WWPC.
- This would include regulation-making authority to help ensure continuity of services related to contracts and employees that are transferred to a new WWPC.
- Prohibiting the transfer of long-term municipal water and wastewater debt to a WWPC to provide clarity and reduce lender uncertainty, while creating new regulation-making authority to enable future regulations to address other matters related to municipal debt.

You may provide your comments on the proposed changes to the *Water and Wastewater Public Corporations Act, 2025* through the Environmental Registry of Ontario (ERO) notice and the Ontario Regulatory Registry ([026-0301](https://ero.ontario.ca/notice/026-0301)) from March 30, 2026 to April 29, 2026.
<https://ero.ontario.ca/notice/026-0301>

Safe Drinking Water Act, 2002 – Ministry of the Environment, Conservation and Parks

Schedule 8 of the Bill proposes a change to the *Safe Drinking Water Act, 2002 (SDWA)* to clarify that a drinking water system owned by a WWPC would be considered a municipal drinking water system under the SDWA. This change would ensure that WWPCs are subject to the same public health and safety requirements under the SDWA that apply to all municipal drinking water systems.

The Bill also proposes changes to the *Safe Drinking Water Act* that would deem municipal consent to have been provided under the *Safe Drinking Water Act* for a proposed non-municipal drinking water system if consent has been provided by a municipality under the *Municipal Act* and regulated requirements under that Act were met. This avoids duplication of the municipal consent and helps to remove a barrier to development on communal systems.

You may provide your comments on the proposed changes to the *Safe Drinking Water Act, 2002* through the Environmental Registry of Ontario (ERO) notices related to the *Municipal Act, 2001*, [026-0302](https://ero.ontario.ca/notice/026-0302), and the *Water and Wastewater Public Corporations Act, 2025*, [026-0301](https://ero.ontario.ca/notice/026-0301) from March 30, 2026 to April 29, 2026.
<https://ero.ontario.ca/notice/026-0301>
<https://ero.ontario.ca/notice/026-0302>

Fare Alignment and Seamless Transit Act, 2026 – Ministry of Transportation

Schedule 4 of the bill enacts the *Fare Alignment and Seamless Transit Act, 2026*. The proposed legislation would authorize the Minister of Transportation to make regulations:

1. **Prescribing local transit systems** in the GTHA that are subject to the Act.
2. **Establishing One Fare 2.0**, including: setting fare prices and categories; defining eligibility and fare discount policies; establishing fare and transfer policies between prescribed transit systems (e.g., free transfers); requiring participation in a unified fare payment system approved by the Minister (e.g., PRESTO); and determining how fares shall be apportioned among prescribed transit systems in a geographic zone, which could result in the reallocation of fare revenue collected in one prescribed transit system to another prescribed transit system in a different municipality.
3. **Improving service to key regional destinations** by designating new and existing routes as “priority routes”, including routes that may cross municipal boundaries; setting service standards for priority routes; and prescribing requirements for service integration between prescribed transit systems, including requiring a prescribed transit system to provide services outside of its primary service area (i.e., in other municipalities).

4. **Improving specialized transit service**, including requiring prescribed specialized transit systems to: participate in a unified trip booking system approved by the Minister; and provide transportation a prescribed distance outside of its primary service area (i.e., in another municipality) without requiring a person with a disability to transfer to a different passenger transportation system.
5. **Creating exemptions** from the Act or regulations.

Metrolinx Act, 2006 – Ministry of Transportation

Schedule 5 amends *the Metrolinx Act, 2006* to create a voluntary, streamlined compliance reporting process for Metrolinx which will be more scoped than the traditional building permit process. The proposed compliance reporting process does not override the existing building permit process. Instead, it allows for more flexibility for Metrolinx by creating a streamlined process to get building science expertise from municipalities.

The proposed legislative amendments require municipalities, upon receiving a proposed construction or demolition notice from Metrolinx, to provide Metrolinx with a report that includes:

- An assessment of whether the proposal would contravene the Building Code.
 - Municipalities would not include a review of certain *Planning Act* requirements such as municipal zoning bylaw and site plan approvals.
- An assessment of the applicability of the Architects Act or the Professional Engineers Act.
- An assessment of whether every person who prepared the relevant building documents had the correct qualifications under the Building Code.
- Any other prescribed information.

The proposed legislation also enables the Minister of Transportation, through regulation, to prescribe additional exemptions to applicable law and specific timelines for municipal inspections and conveyance of occupancy reports, among other items.

From: MSONorth (MMAH)

Sent: Thursday, April 23, 2026 1:47 PM

Subject: Proposed Regulation on Complete Application Requirements – Early Municipal Alignment Encouraged

Good afternoon,

Further to correspondence shared by our Minister (emailed to you on April 15, 2026), we are writing to draw your attention to the Province's proposed regulation under the *Planning Act* respecting complete application requirements, currently posted on the Environmental Registry of Ontario for public comment (ERO No. 026-0313): <https://ero.ontario.ca/notice/026-0313> .

As you are aware, this proposal is intended to establish a standardized provincial list of information and material that planning authorities may require for a development application to be considered complete. Once finalized, the regulation is expected to prevail over any inconsistent municipal policies, including those set out in any existing official plans.

While we are still seeking feedback on the proposal, if you are in the process of developing a new official plan for adoption, we would encourage you to consider aligning your official plan's complete application requirements with the regulatory proposal.

We also wish to take this opportunity to remind planning authorities that subsection 17(21.1) of the *Planning Act* currently requires written approval from the Minister of Municipal Affairs and Housing before a municipality or planning board can adopt an amendment to an official plan that would add, amend, or revoke provisions relating to complete application requirements. This requirement was introduced through Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, and applies to amendments adopted on or after May 12, 2025.

I strongly encourage you and your teams to reach out to me or my colleagues in our branch if you have any questions or wish to better understand the ministry's objectives in streamlining complete application requirements.

The Ministry appreciates the important role planning authorities play in implementing these changes and welcomes continued collaboration as this proposal moves toward finalization. Should you have feedback about the proposed regulation, we invite you to share it [via the ERO posting](#) which closes May 14, 2026.

Sincerely,

Bridget Schulte-Hostedde
Regional Director