

Central Almaguin Planning Board
AGENDA
Wednesday, October 7, 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/89115399524?pwd=6rAlhUQw2TJtyUtoagjh1as8XSZKUe.1>

Meeting ID: 891 1539 9524

Passcode: 323357

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

2. Approval of Agenda

Recommendation: BE IT RESOLVED THAT this Board does hereby approve the October 7, 2026 Agenda.

3. Declaration of Pecuniary Interests

4. Minutes – September 2, 2026 Meeting

Recommendation: BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, September 2, 2026; as written

5. Payment of October Accounts:

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

Recommendation: BE IT RESOLVED THAT this Board does hereby approve payment of the October accounts:

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

Christine Hickey – Wages (September 1, 2026 – September 30, 2026 – 25.5 hours) (E)

Bakertilly – Invoice SNT511482 - \$3390 (E)

Client First Web Design – Invoice 2942 - \$519.80 (E)

Online CRA Payments for September

Online Visa Payment for September (\$39.55)

6. Public Meetings/Decisions on the following Files

6.1 B010-26 Joly – Concession 11, Lot 7 – 1152 Forest Lake Road

7. New/Direction Files

7.1 B011-26 Joly – Concession 12, Lot10

7.2 B012-26 Machar – Concession 2, Lot 27

8. Follow-up/New Items - None

9. Correspondence/Updates

9.1 CAPB Office Closure – Wednesday November 11, 2026

10. By-Laws – None

11. Closed Session

- 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;
- ii) Section 239 (b), Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

12. Adjournment – Next Meeting Date: Wednesday, _____2026 at 5:30 p.m.

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

Original e-mailed: October 2, 2026

Central Almaguin Planning Board
MINUTES
Wednesday, September 2, 2026
At the Village of South River Municipal Office located at
63 Marie Street, South River

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

Provincial Member John MacLachlan
Joly Member Chris Nicholson

Regrets: Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public: Peter Benninger, Dave McAlister, Allan Wade, John Gallagher, Jessica Dion
(there may have been other public members in attendance electronically, not able to identify name)

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

The chair called the meeting to order at 5:30 p.m.

2. Approval of Agenda

Resolution #1

Moved by: Chris Nicholson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve the September 2, 2026 Agenda.

CARRIED

3. Declaration of Pecuniary Interests - None

4. Minutes

Resolution #2

Moved by: Jim Coleman

Seconded by: Fraser Williamson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, August 5, 2026; as written

CARRIED

5. Payment of September Accounts:
(Payment method will be Cheque or electronically based on payee)

Resolution #3

Moved by: Fraser Williamson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve payment of the September accounts:

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

Christine Hickey – Wages (August 1, 2026 – August 31, 2026 – 25 hours) (E)

McDougall Insurance Brokers Limited – Invoice CENTALM-01 - \$1902.74 (E)

Russell Christie LLP – Invoice 90-145-007 - \$2457.24 (E)

Online CRA Payments for August (\$470.13)

Online Visa Payment for August (\$39.55)

CARRIED

6. Public Meetings/Decisions on the following Files

6.1 B008-26 Joly – Concession 10, Lot 3 – 871 Forest Lake Road

The meeting time for this application was approximately 5:34 p.m. to 5:36 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.

Resolution #4

Moved by: Chris Nicholson

Seconded by: Jim Coleman

BE IT RESOLVED THAT this Board does hereby approve File B008/26 Joly;

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

26.5m (+/-) Frontage on Forest Lake Road, with a depth of 304.8m (+/-) and an area of 0.80ha (+/-).

Retained Lot will be 8.90ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 10, Lot 3, with a municipal address of 861 Forest Lake Road, Township of Joly, District of Parry Sound.

THE Board requires that all conditions of draft approval from the Central Almaguin Planning Board and Township of Joly be met before the deeds can be stamped and final approval given.

CARRIED

6.2 B009-26 Strong – Concession 6, Lot 11 & 12 – 385 Muskoka Road

The meeting time for this application was approximately 5:36 p.m. to 5:40 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.

Resolution #5

Moved by: Fraser Williamson

Seconded by: John MacLachlan

BE IT RESOLVED THAT this Board does hereby approve File B009/26 Strong;

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

245m (+/-) Frontage on Muskoka Road, with a depth of 153m (+/-) and an area of 1.6ha (+/-). Retained Lot will be 6.8ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 6, Lots 11 & 12, with a municipal address of 385 Muskoka Road, Township of Strong, District of Parry Sound.

THE Board requires that all conditions of draft approval from the Central Almaguin Planning Board and Township of Strong be met before the deeds can be stamped and final approval given.

CARRIED

7. New/Direction Files

7.1 B010-26 Joly – Concession 11, Lot 7 – 1152 Forest Lake Road

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

8. Follow-up/New Items

The Board agreed to move Item 8.2 prior to 8.1, as the Auditor had not joined the meeting at this time.

- 8.2 Letter to Ministry Municipal Affairs – Draft
Re: Request for Increased Funding

Resolution #6

Moved by: Fraser Williamson

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Secretary-Treasurer send the letter as presented to the Ministry of Municipal Affairs and Housing to request an increase in funding,

AND THAT a copy of the letter be sent to all municipalities of the Planning Board, North Almaguin Planning Board and the South Almaguin Planning Board **CARRIED**

- 8.1 2025 Audit – Draft Financial Statements

Jessica Dion from Bakertilly attended electronically and provided a summary to the board of the 2025 financial statements.

Resolution #7

Moved by: Jim Coleman

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the 2025 Draft Audit Documents prepared by Baker Tilly;

AND THAT the Chair and Secretary-Treasurer be authorized to sign the required documents to complete the 2025 audit process. **CARRIED**

9. Correspondence/Updates

- 9.1 Township of Strong - Draft Official Plan (MMAH File 49-OP-250136)
Re: MMAH Email dated Comments to Ministry

- 9.2 CAPB Office Closure – Wednesday September 16, 2026

Resolution #8

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board Office be closed on Wednesday September 16, 2026.

10. By-Laws – None

11. Closed Session - None

12. Adjournment – Next Meeting Date: Wednesday, October 7, 2026 at 5:30 p.m.

Resolution #9

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:07 p.m. until Wednesday October 7, 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 60m (200 feet) will be notified by mail and notice posted for the Proposed Consent.

FILE – B010/26 Joly

THE PURPOSE AND EFFECT of the proposed consent is to create three (3) new lots which will have:

Lot 1: 68.9m (+/-) Frontage on Forest Lake Road with a Depth of 1005.8m (+/-) and an area of 6.87ha (+/-).

Lot 2: 68.9m (+/-) Frontage on Forest Lake Road with a Depth of 1005.8m (+/-) and an area of 6.88ha (+/-).

Lot 3: 75.9m (+/-) Frontage on Forest Lake Road with a Depth of 1005.8m (+/-) and an area of 7.65ha (+/-).

Retained lot will be an area of 16.6ha (+/-)

THE SUBJECT LANDS ARE LOCATED at Concession 11, Lot 7, with an address of 1152 Forest Lake Road, Township of Joly, 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 **October 7, 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 B010/26 Joly

DATED AT THE CAPB OFFICE THIS 11th DAY OF SEPTEMBER 2026

Christine Hickey, Secretary - Treasurer

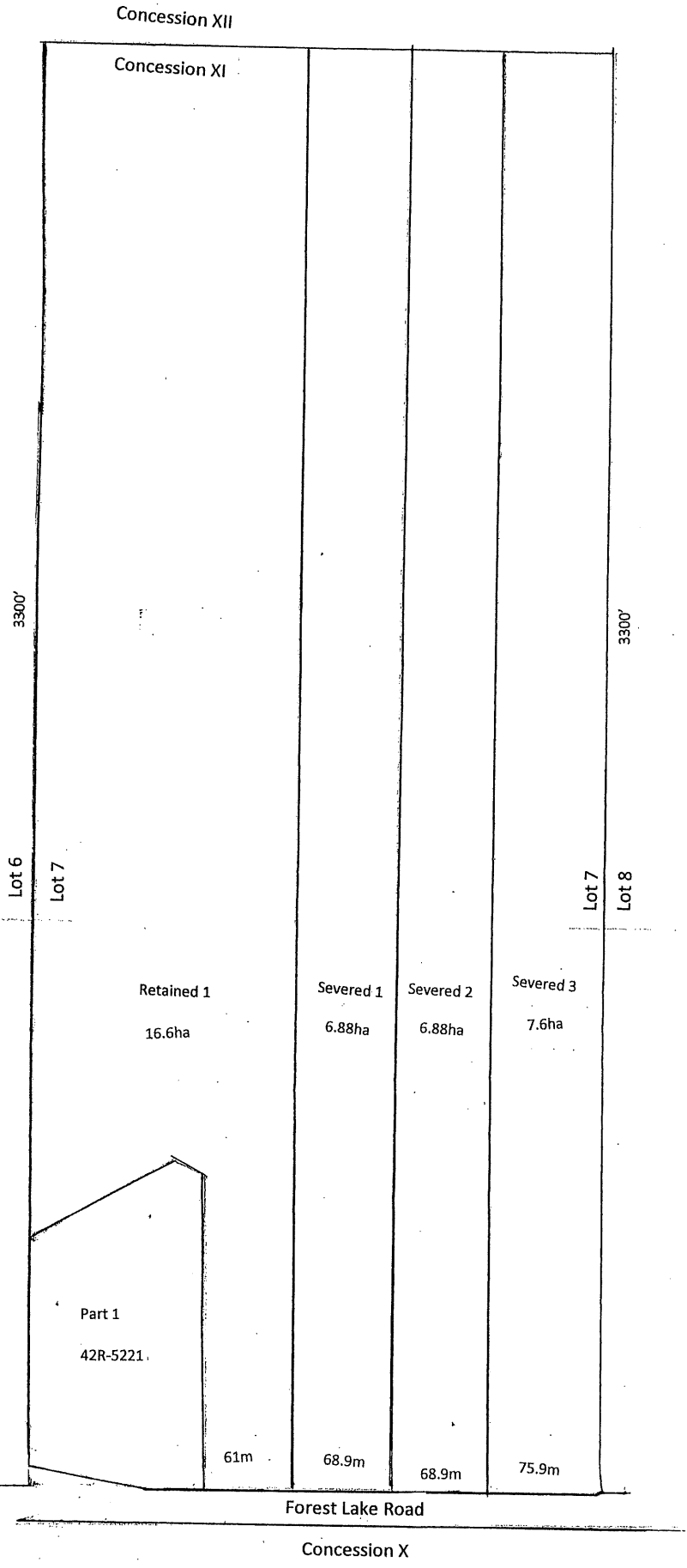
63 Marie St, P. O. Box 310 South River, ON POA 1X0

Phone: 1-705-386 – 2573

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

admin@centralapb.ca

Proposed Severance
of Part Lot 7,
Concession XI,
Township of Joly
Scale 1"-300'



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 011 / 26 Joly

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Angelo Arra

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: Lois Gilson

Phone #: Home _____ Mobile: / Business: /

Address: _____

Postal Code: _____ Email Address: /

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

Tax Roll Number: 4951 000001-46100-0000

Municipality / Unincorporated Township: Joly

Municipal Address (Civic Address): _____

Legal Description: Concession: 12 Lot Number: 10 Registered Plan: _____

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

Parcel Number: 47055 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.

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)	(2) 100.584 m ↓	Lynch Crd Peacock 304.8m 402.336m
Depth (m)	201.168 m	505.968 m
Area (ha)	2.02343 ha	16.1874 ha
4.2 Existing Use of Property:	Vacant.	Vacant
4.3 Existing Building or Structures and date of construction	/	/

4.4 Proposed Use of the Severed and Retained Parcels		
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	✓	✓
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	N/A	NA
Privately owned and operated individual well	N/A	NA
Privately owned and operated communal well	N/A	NA
Lake or other water body	N/A	NA
Other means	N/A	N/A
Does your property abut a lake?	NO	NO

<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	N/A	N/A.
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	N/A	N/A
Privately owned and operated communal septic tank	N/A	N/A
Privy	N/A	N/A
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	No	No
School Bussing	Yes	Yes
Garbage Collection	No	No

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)

Rural Vacant

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?

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) _____

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?

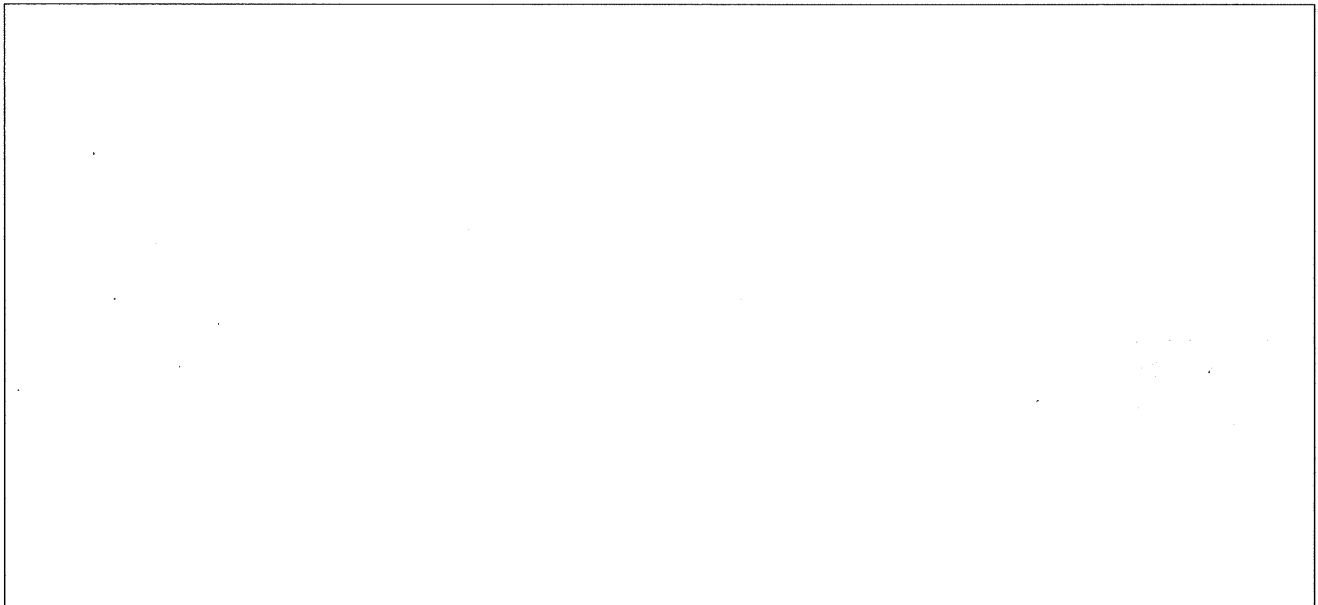
☒ NO YES UNKNOWN

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

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.

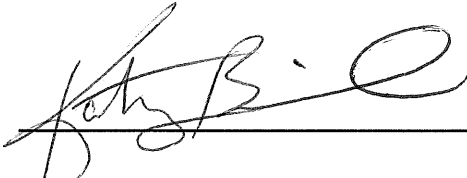


10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))

I, Angelo Acca OF THE Township of Joly
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 Township of Joly office 871 Forest Lake Road
IN THE Township OF Joly
THIS 1st DAY OF September, 2026



A COMMISSIONER OF OATHS

Angelo Acca

Applicant

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, Angelo Arra, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE Lois Gilson

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: Sept. 8 / 2026 SIGNATURE OF PROPERTY OWNER Angelo Arra

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

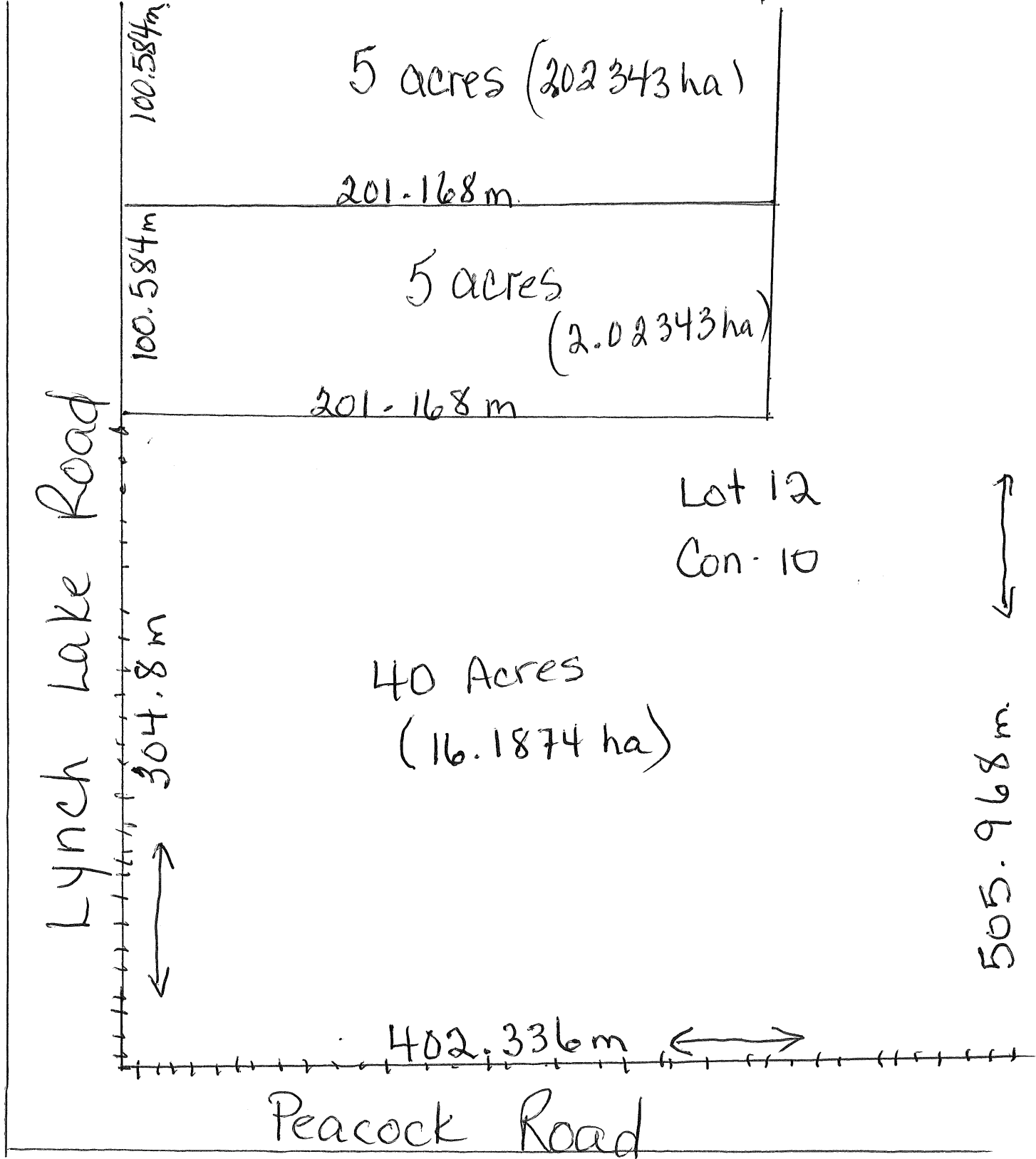
I, Angelo Arra, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE Lois Gilson TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED Sept. 8 2026 SIGNATURE OF PROPERTY OWNER Angelo Arra

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

I/WE Angelo Arra, 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 Sept. 8 2026 SIGNATURE OF PROPERTY OWNER Angelo Arra

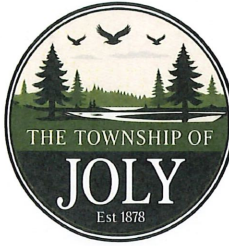


Area to
be served



Grantors
holding

P.O. Box 519
871 Forest Lake Road
Sundridge, ON P0A 1Z0



office: 705. 384. 5428
roads: 705. 495. 9486
office@townshipofjoly.com

August 25, 2026

Christine Hickey, Secretary
Central Almaguin Planning Board
63 Marie Street
PO Box 310
South River, ON P0A 1X0

Dear Christine,

Re: Joly consent Con 12 PT Lot 10

This letter is to advise the Central Almaguin planning Board that the conditions for the above – mentioned file, as indicated in Joly Council Resolution , are ready for the CAPB's review.



TOWNSHIP OF JOLY
P.O. Box 519, Sundridge, Ontario, P0A 1Z0
Tel: 705-384-5428

August 11, 2026

RESOLUTION

Agenda Item # 8.3.1 consent CON 12 LOT 10

Resolution # 2026-267

Moved By : Chris Nicholson

Seconded By : Bill Black

Now Therefore Be it resolved That:

*Council for the Corporation of the Township of Joly hereby have reviewed and accept the Pre-Consultation Report for a consent application to create two new lots with frontage on Lynch Lake Road property known as Concession 12, Lot 10, described as: Lot 1 retained- 16 hectares; severed 1, 2.02 ha with 100.5 m frontage, and severed 2 16- ha, with 100.5 m frontage.

This application is accepted with the following conditions:

1. That the applicant convey the required cash in lieu of parkland dedication in the amount of \$ 400.00 to the Township of Joly.
2. The proposed lots will be approved by the North Bay Mattawa Conservation Authority for on-site sewage systems
3. A copy of the registered plan will be given to the Office of the Township of Joly.

Carried

CENTRAL ALMAGUIN PLANNING BOARD

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

SEVERED AND RETAINED

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

FILE # B 012 / 26 Machar

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Kathryn Kamstra and Laurie Lloyd

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 (Kathy or Ted)

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: 495400000404400

Municipality / Unincorporated Township: Machar

Municipal Address (Civic Address): 481 Morris Lane, South River, ON POA 1X0

Legal Description: Concession: 2 Lot Number: 27 Registered Plan: _____

Lot(s): _____ Reference Plan: Parts 1 and 2, 42R-6208; Parts 3 & 4, 42R-6209 PIN 52055-0547(LT);
Other adjoining Lands owned by Applicants: Part of Lot 26, Concession 2, - Part 2, 42R-21513 PIN 52055-
0546(LT); Part of Broken Lot 27, Concession 2, Part 3, 42R-21513

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.

Township of Machar assigned an Easement for road drainage and right to enter, inspect, and alter
The lands to maintain road drainage as in LT121596 – this affects a portion of the retained lands.

3. PURPOSE OF THE APPLICATION:

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

X 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 Bank of Nova Scotia as in GB137608

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)	114±m SLF	741±m
Depth (m)	150m-217±m Irregular Depth	407±m Irregular
Area (ha)	1.7±ha	22.6±ha
4.2 Existing Use of Property:	Vacant	Residential
4.3 Existing Building or Structures and date of construction	None	Dwelling – 1600 sq.ft. Garage 1000 sq. ft Both constructed in 2020

4.4 Proposed Use of the Severed and Retained Parcels	Proposed Rural Residential	Rural Residential as is
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 – Morris Lane (Angus Bay Rd)	X – Morris Lane (Angus Bay 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	X
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?	No	No

<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>	X – If developed	X
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 and Shoreline

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?

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.

Planning Act Consent as in GB136295

Year the property was created? (if known) Lands created in 1979 by 42R-6208 and 42R-6209; Part 2 and 3 on 42R-21513 created in 2020 which is a lot addition to the above noted plans.

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 subsection 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))

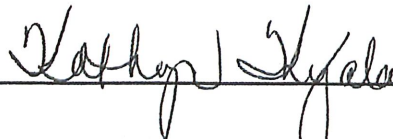
I, E.J. Williams, B.Sc., O.L.S. OF THE Town of Huntsville IN THE DISTRICT OF Parry Sound MAKE OATH AND SAY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS THAT ACCOMPANY THIS APPLICATION IS TRUE.

SWORN OR DECLARED BEFORE ME

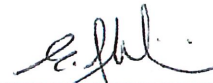
AT THE Town of Huntsville

IN THE District Municipality OF Muskoka

THIS 26th DAY OF November, 2025



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

WE, Kathryn Kamstra and Laurie Lloyd, ARE THE OWNERS 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 OUR BEHALF.

DATED: Nov 17, 2025 SIGNATURE OF PROPERTY OWNER K Kamstra
Kathryn Kamstra

DATED: 12 November 2025 SIGNATURE OF PROPERTY OWNER Laurie Lloyd
Laurie Lloyd

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

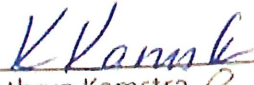
WE, Kathryn Kamstra and Laurie Lloyd, ARE THE OWNERS OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, WE AUTHORIZE E.J. Williams Surveying Limited TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

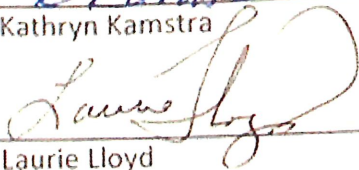
DATED: Nov 17, 2025 SIGNATURE OF PROPERTY OWNER K Kamstra
Kathryn Kamstra

DATED: 12 November 2025 SIGNATURE OF PROPERTY OWNER Laurie Lloyd
Laurie Lloyd

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

I/WE Kathryn Kamstra and Laurie Lloyd, 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: Nov 17, 2025 SIGNATURE OF PROPERTY OWNER 
Kathryn Kamstra

DATED: Nov 17, 2025 SIGNATURE OF PROPERTY OWNER 
Laurie Lloyd

TOWNSHIP OF MACHAR

Resolution Number: 130-26

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

Sep 14, 2026

THAT we receive Planning Report dated Sep 14, 2026 regarding the proposed Consent Application pertaining to 481 Morris Lane, Con 2 Pt Lots 26 & 27 RP42R6208 Parts 1 & 2 RP42R6209 Parts 3 & 4 RP42R21513 Parts 2 & 3 PCLS 3235 & 3242 (File 4-044) and that Council recommend the following to the Central Almaguin Planning Board:

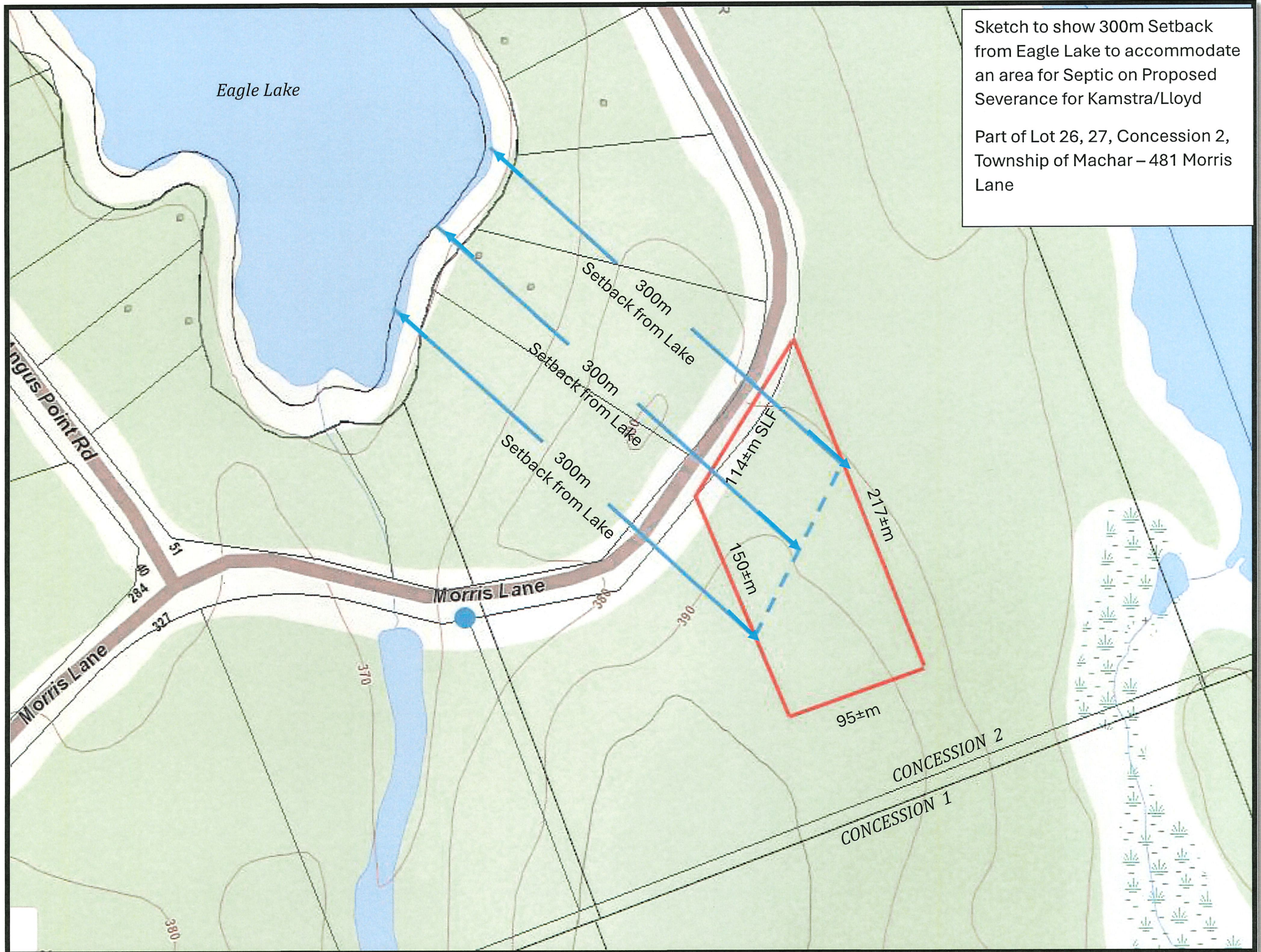
THAT the Applicant for Consent (to sever 1 new lot) on the subject lands located as described above be provisionally approved, subject to conditions listed in the report, including but not limited to:

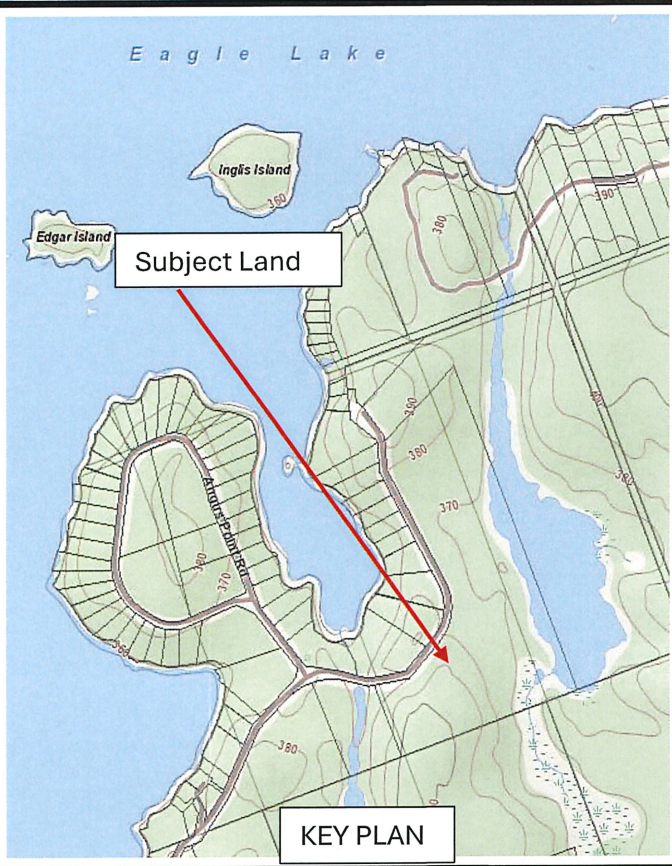
- That the applicant meets all financial requirements of the Municipality.
- That a registerable description of the Retained Lot and Severed Lot be submitted to the Municipality.
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed Lot can be adequately serviced by individual on-site septic system.
- That a draft survey of the Severed Lot be provided to the Township for review and approval.
- That the applicant obtain approval for a Zoning By-law Amendment to rezone the proposed Severed Lot to a site-specific Rural (RU) Zone to require a minimum setback for a tile field of a septic system from the shoreline of 300 metres.
- Conformation from a licenced Sewage Disposal Business that they have the ability to accommodate hauled sewage from the ~~two~~ additional lots.
- 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 Scarlett

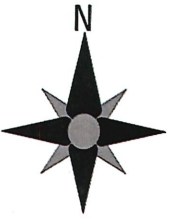
Sketch to show 300m Setback from Eagle Lake to accommodate an area for Septic on Proposed Severance for Kamstra/Lloyd

Part of Lot 26, 27, Concession 2, Township of Machar – 481 Morris Lane

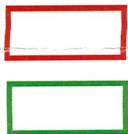




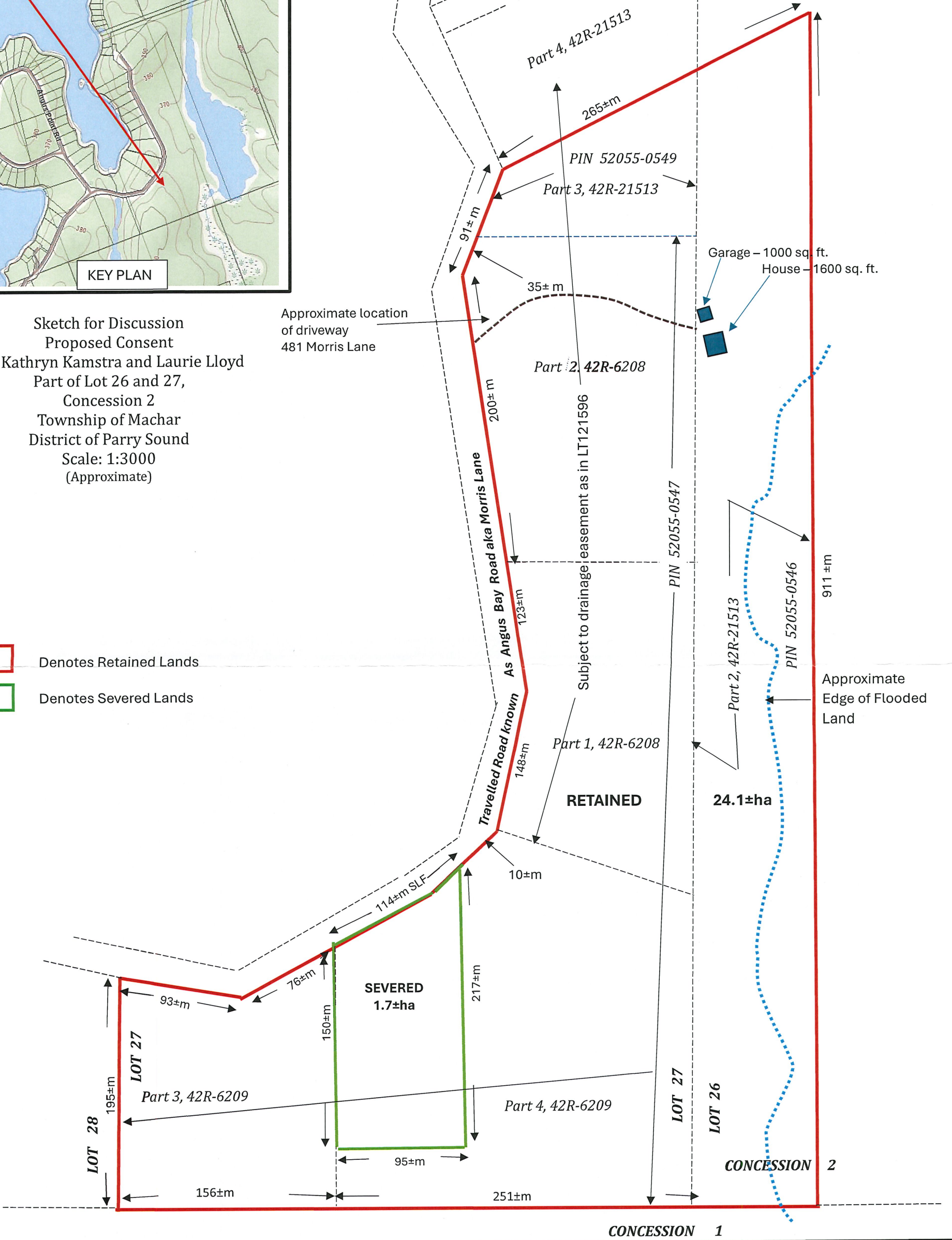
Road Allowance between Concessions 2 and 3



Sketch for Discussion
Proposed Consent
For Kathryn Kamstra and Laurie Lloyd
Part of Lot 26 and 27,
Concession 2
Township of Machar
District of Parry Sound
Scale: 1:3000
(Approximate)



Denotes Retained Lands
Denotes Severed Lands



PROPERTY DESCRIPTION: Part of Broken Lot 27, Concession 2, Township of Machar being Parts 1 and 2, 42R-6208 and Parts 3 and 4, 42R-6209 described in PIN 52055-0547(LT); Part Lot 26, Concession 2, Part 2, 42R-21513 as in PIN 52055-0546(LT); and Part Lot 27, Concession 2, Part 3, 42R-21513 as in PIN 52055-0549(LT). Municipally known as 481 Morris Lane.

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.

06-19-26 – Reviewed by Machar Planner to confirm 300m setback to lake for septic purposes; Dwg revised to accommodate

10/28/25 – Released for Comment
Approved - EJW



EJW WILLIAMS
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@ejwilliamssurveying.com

File 1056-25sr