

PUBLIC NOTICE

APPLICATION FOR PLAN OF SUBDIVISION

TAKE NOTICE that the Central Almaguin Planning Board (CAPB) will be Considering an Application for Plan of Subdivision under Section 51 of the Planning Act.

FILES – S001/26 Machar

THE PURPOSE AND EFFECT of the proposed plan of Subdivision is to create twenty (20) new residential lots
Proposed Lots 1-4 have lot frontage on Riding Ranch Road with no lot frontage on Bray Lake
Proposed Lots 5 and 6 have frontage on Riding Ranch Road with lot frontage on Bray Lake.
Proposed Lots 7-20 have lot frontage on Bray Lake and will be accessed by a 15 metre right-of-way. (Draft plan of subdivision attached).

THE SUBJECT LANDS ARE LOCATED at Concession 11 & 12, Part of Lots 18,19,20, Township of Machar, District of Parry Sound.

Meeting Date: Wednesday, March 4, 2026 at 5:30 p.m.
Location: 64 Marie Street, South River

If you wish to be notified of the Decision of the CAPB in respect of the Proposed Plan of Subdivision, you must make written request to the CAPB at the Address Below by **March 4, 2026 before 5:30 pm, the Public Meeting Date.**

If a specified person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Central Almaguin Planning Board in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Central Almaguin Planning Board to the Ontario Land Tribunal.

It is noted that in accordance with 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 approval to the draft plan of subdivision, 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 Board, there are reasonable grounds to do so.

Please contact the CAPB Office for meeting information.

Additional Information on the Application is available at the CAPB office.
Please Quote File S001/26 Machar

DATED AT THE CAPB OFFICE THIS 13th DAY of FEBRUARY 2026

Christine Hickey, Secretary - Treasurer
63 Marie St, P. O. Box 310 South River, ON POA 1X0
Phone: 1-705-386 – 2573 or admin@centralapb.ca
Wednesdays only: 11:30 a.m. to 4:00 p.m.

PN 52053-0306

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13

BRAY LAKE SUBDIVISION DRAFT PLAN OF SUBDIVISION

PART OF LOTS 18, 19 AND 20, CONCESSION 12
AND PART OF LOTS 19 AND 20, CONCESSION 11
TOWNSHIP OF MACHAR
DISTRICT MUNICIPALITY OF PARRY SOUND
SCALE 1:2500

KPK SURVEYING INC., O.L.S.
2023

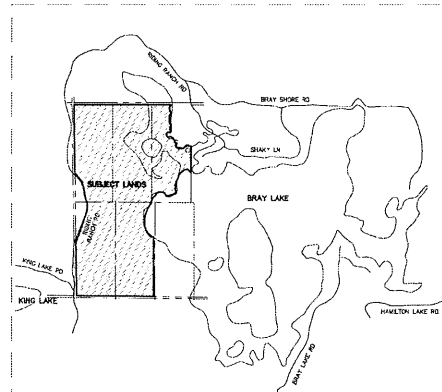
OTHER INFORMATION

- 1) ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(1)(3) OF THE PLANNING ACT:
A. LAND BOUNDARIES ARE AS SHOWN ON DRAFT PLAN.
B. EASEMENTS ARE AS SHOWN ON DRAFT PLAN AND KEY PLAN.
C. KEY PLAN IS AS SHOWN ON DRAFT PLAN.
D. PROPOSED LOTS ARE FOR 1/4 AC. NATURAL HERITAGE PROTECTION/ENVIRONMENTAL PROTECTION AND SUSTAINABLE USE, AS SHOWN ON PLAN.
E. ADJACENT 1/4 AC. CROWN, RURAL, NATURAL HERITAGE PROTECTION/ENVIRONMENTAL PROTECTION AND SUSTAINABLE USE, AS SHOWN ON PLAN.
F. LOT BOUNDARIES ARE APPROXIMATE ONLY.
G. DIMENSIONING FEATURES ARE AS SHOWN DERIVED FROM ORTHO PHOTOGRAPHIC MAPPING FROM 1991 AND 2001 DATA ONLY.
H. WATER SURVEY IS TO BE PROVIDED AND OPERATED BY REGIONAL LAND OWNERS.
I. ENVIRONMENTAL, MEDICINAL AND WILDLIFE ARE TO BE CONSIDERED IN THE DESIGN OF THE SUBDIVISION.
J. LOT BOUNDARIES ARE AS SHOWN ON DRAFT PLAN.
K. LOT 18, 19 AND 20 ARE TO BE PROVIDED AND OPERATED BY REGIONAL LAND OWNERS.
L. PROPOSED LOTS CONTAIN AREAS COVERED AS A WATERSHED, MOORE ADJACENT FLOODING AREAS, OTHER WATERSHEDS AND FLOODPLAIN AS SHOWN WILL HAVE RESTRICTIONS AFFECTING THE SUBDIVISION LANDS.

LEGEND:

- ES DENOTES ENVIRONMENTAL PROTECTION/NATURAL HERITAGE PROTECTION ZONING AREA
- FF DENOTES FLOOD PLAIN ZONING AREA
- SH DENOTES SHORELINE ZONING AREA
- BU DENOTES BUFFER ZONING AREA
- FI DENOTES FLOOD
- DENOTES TREE
- DENOTES 15M VEGETATED NATURAL SHORELINE BUFFER
- DENOTES 25M BUILDING SETBACK FROM SHORELINE
- DENOTES 30M WETLAND / WATER COARSE SETBACK
- DENOTES TYPE 1 FISH HABITAT
- DENOTES TYPE 2 FISH HABITAT

KEY PLAN



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
THE HAMILTON INC. HEREIN REGISTERED OWNERS OF THE SUBJECT LANDS
HEREBY SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

THE HAMILTON INC. IS THE REGISTERED AGENT FOR THE HAMILTON INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE BOUNDARIES AND DIMENSIONS SHOWN ON THIS PLAN
WERE MEASURED AND THEIR RELATIONSHIP TO
THE ADJACENT PROPERTY SHOWN ON THIS PLAN.

DRAFT

FOR RECORD
ONTARIO LAND SURVEYOR HAMILTON, ONTARIO



LAST PRINTED/REVISED/REVISION/DATE: 09/1/2023