

Central Almaguin Planning Board
MINUTES
Wednesday, September 3, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River

Attending:

Chair South River Member Jim Coleman
Provincial Member John MacLachlan
Vice Chair Machar Member Lynda Carleton
Sundridge Member Fraser Williamson
Joly Member Chris Nicholson
Strong Member Tim Bryson

Secretary-Treasurer: Christine Hickey

Public - None

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: Lynda Carleton

BE IT RESOLVED THAT this Board does hereby approve the September 3, 2025 agenda as amended to add 8.3 B006/25 and B007/25 Lount – Draft Survey Review and Direction.

CARRIED

3. Declaration of Pecuniary Interests - None
4. Minutes

Resolution #2

Moved by: John MacLachlan

Seconded by: Chris Nicholson

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, August 6, 2025; as written

CARRIED

5. Payment of September Accounts:

Resolution #3

Moved by: Lynda Carleton

Seconded by: John MacLachlan

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

Ch# 664 - Village of South River – Rent for September 2025 - \$363.78

Ch# 665 - Christine Hickey – Wages (August 1, 2025 – August 31, 2025 – 25.5 hours)

Ch# 666 – Municipal Planning Services – Invoices 7380,7381 - \$707.67

Online CRA Payments for August (\$148.69)

Online Visa Payment for August (\$18.65)

CARRIED

6. Public Meetings/Decisions on the following Files - None

7. New Files

7.1 B015/25 Strong – Concession 4, Lot 32 – 67 Gibbons Road

Discussion ensued on the size of the subject lands.

The Secretary-Treasurer was directed to proceed with a Notice of Public Meeting for October.

8. Follow-up/New Items

8.1 Procedural By-law – Draft for Discussion

Discussion ensued on the draft by-law, the board requested the Secretary-Treasurer to revise the draft to include the changes and bring the October meeting for further direction.

Resolution #4

Moved by: John MacLachlan

Seconded by: Lynda Carleton

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the draft procedural by-law.

CARRIED

8.2 Amalgamation Exploration – Update and Impact to Planning Board
(Member Tim Bryson)

Moving slowly through the stages as outlined in the work plan and are in the process of obtaining additional studies.

Item 8.2 to be moved to a future meeting

8.3 B006/25 and B007/25 Lount – Draft Survey Review and Direction

Resolution #5

Moved by: Fraser Williamson

Seconded by: Tim Bryson

BE IT RESOLVED THAT the Central Almaguin Planning Board receive the draft Plan of Survey;

AND THAT the Board approve a minor change in Frontage and Depth to ensure there is no impact to other structures on the retained lands:

Lot 1: 76.0 m (+/-) Frontage on Rye Road, with a depth of 162.1 m (+/-) and an area of 1.22 ha (+/-).

Lot 2: 85.05 m (+/-) Frontage on Rye Road, with a depth of 140 m (+/-) and an area of 1.12 ha (+/-).

AND THAT the Board approve the Plan as presented and authorize the Secretary-Treasurer to proceed with the required signatures.

CARRIED

9. Correspondence/Updates

The Secretary-Treasurer advised that a Notice of public Meeting for a Zoning By-law amendment was received from the Township of Machar.

10. Closed Session

Resolution #6

Moved by: Fraser Williamson

Seconded by: John MacLachlan

Be it resolved that the Central Almaguin Planning Board hold a Closed Session 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.

The Board moved into closed session at 5:59 p.m.

Resolution #7

Moved by: Lynda Carleton

Seconded by: John MacLachlan

BE IT RESOLVED THAT the Central Almaguin Planning Board does hereby return to open session at 6:10 p.m. **CARRIED**

11. Adjournment

Resolution #8

Moved by: Tim Bryson

Seconded by: Fraser Williamson

BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at 6:12 p.m. until Wednesday October 1, 2025 or at the call of the Chair. **CARRIED**

Jim Coleman, Chair

Christine Hickey, Secretary-Treasurer