

Central Almaguin Planning Board
AGENDA
Wednesday, November 5, 2025
At the Village of South River Municipal Office located at
63 Marie Street, South River

Join Zoom Meeting

<https://us02web.zoom.us/j/83635743454?pwd=Vby9C4DQBE7b4acwfJZmoS00esBFB8.1>

Meeting ID: 836 3574 3454

Passcode: 024881

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

2. Approval of Agenda

Recommendation: BE IT RESOLVED THAT this Board does hereby approve the November 5, 2025 agenda.

3. Declaration of Pecuniary Interests

4. Minutes – October 1, 2025 Meeting (to follow)

Recommendation: BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, October 1, 2025; as written

5. Payment of November Accounts:

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

Ch# 667 - Village of South River – Rent for November 2025 - \$363.78

Ch# 668 - Christine Hickey – Wages (October 1, 2025 – October 31, 2025 – 33 hours)

Ch# 669 – Municipal Planning Services – Invoices

Ch# 669 - Deposit Refund for B002/24 – Coughlin – (Amount to follow)

Online CRA Payments for October (\$189.87)

Online Visa Payment for October (\$18.65)

6. Public Meetings/Decisions on the following Files

- 6.1 B016/25 Machar – Concession 4, Part Lot 22,23,24 – 2035 Eagle Lake Road
- 6.2 B003/24 and B004/24 Lount – Concession A, Lot 148 and 149 - 977 Rye Road
- 6.3 S002/25 Strong – Concession 8, Lot 18 - 151 Sunny Ridge Road

7. New Files

- 7.1 B014/25 Laurier – Concession 1, Lot 8 – 544 Brennans Road
(Originally on August 2 Agenda – Additional Information Requested)
- 7.2 B017/25 Laurier – Concession 3, Lot 11 – 20 Fisher Road

8. Follow-up/New Items

- 8.1 Pahapill and Associates – 2024 Audit
Re: 2024 Draft Financial Statements

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board receive the 2024 Draft Audit Documents prepared by Pahapill & Associates Professional Corp.;

AND THAT the Chair and Secretary-Treasurer be authorized to sign the required documents to complete the 2024 audit process.

- 8.2 2026 CAPB Board Meeting Dates

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board approve the 2026 CAPB Meeting dates.

9. Correspondence/Updates - None

10. By-Laws - None

11. Closed Session - None

12. Adjournment – Next Meeting Date: Wednesday, December 3, 2025 at 5:30 p.m.

Recommendation: BE IT RESOLVED THAT the Central Almaguin Planning Board adjourn at _____ p.m. until Wednesday December 3, 2025 or at the call of the Chair.

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) to be notified by mail and notice posted for the Proposed Consent.

FILES – B016/25 Machar

THE PURPOSE AND EFFECT of the proposed consent is to create one (1) new lot which will have:

60m (+/-) Frontage on Eagle Lake Road, with a depth of 58.2m (+/-) and an area of 0.5ha (+/-).

Retained Lot will be 46.3ha (+/-).

THE SUBJECT LANDS ARE LOCATED at Concession 4, Part Lots 22, 23, 24, with a municipal address of 2035 Eagle Lake Road, Township of Machar, 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 a written request to the CAPB at the Address Below by **November 5, 2025** 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 person or public body has the ability to appeal the decision of the Central Almaguin Planning Board in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Central Almaguin Planning Board before it gives or refuses to give provisional consent, the 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 B016/25 Machar

DATED AT THE CAPB OFFICE THIS 10th DAY of OCTOBER 2025

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.

178509 Ontario Inc. O/A
DUKE ENGINEERING
48 King William Street - Unit 4
Huntsville, Ontario
P1H 1G3
P. 705.787.0007

[illegible]

MERADA GOLF ENTERPRISES
INC.

EAGLE LAKE GOLF COURSE
2035 EAGLE LAKE RD
TOWNSHIP OF MACHAR

Drawings: **PROPOSED SEVERANCE PLAN**



Date:	MW 2025
Project No.	25-37-01
Drawn By:	JO
Designed By:	DO
Reviewed By:	DO
Scale:	AS SHOWN
Drawing No.	

SK1



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
FILES – B003/24 Lount and B004/24 Lount

THE PURPOSE AND EFFECT of the proposed consent is to create six (6) new lots
which will have:

B003/24

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 (+/-).

B004/24 Lount

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.

If you wish to be notified of the Decision of the CAPB in respect of the Proposed
Consent, you must make a Written Request to the CAPB at the Address Below by ,
November 5, 2025 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 person or public body has the ability to appeal the decision of the Central Almaguin
Planning Board in respect of the proposed consent to the Ontario Land Tribunal but
does not make written submissions to the Central Almaguin Planning Board before it
gives or refuses to give provisional consent, the Tribunal may dismiss the appeal.

Please contact the CAPB Office for meeting information or additional information.

Please Quote File B003/24 Lount and B004/24 Lount

DATED AT THE CAPB OFFICE THIS 10th DAY of October 2025

Christine Hickey, Secretary - Treasurer

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

Phone: 1-705-386 – 2573 admin@centralapb.ca

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



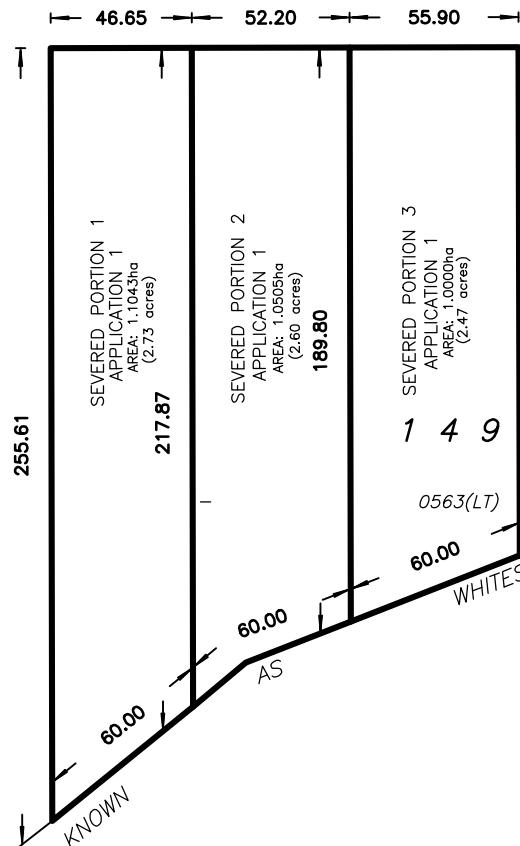
LOT

P.I.N.

52052

RETAINED PORTION 1
APPLICATION 1
AREA: 37.3120 ha
(92.20 acres)

'A'



LOT

P.I.N.

52052

RETAINED PORTION
APPLICATION 2
AREA: 37.3363 ha
(92.26 acres)

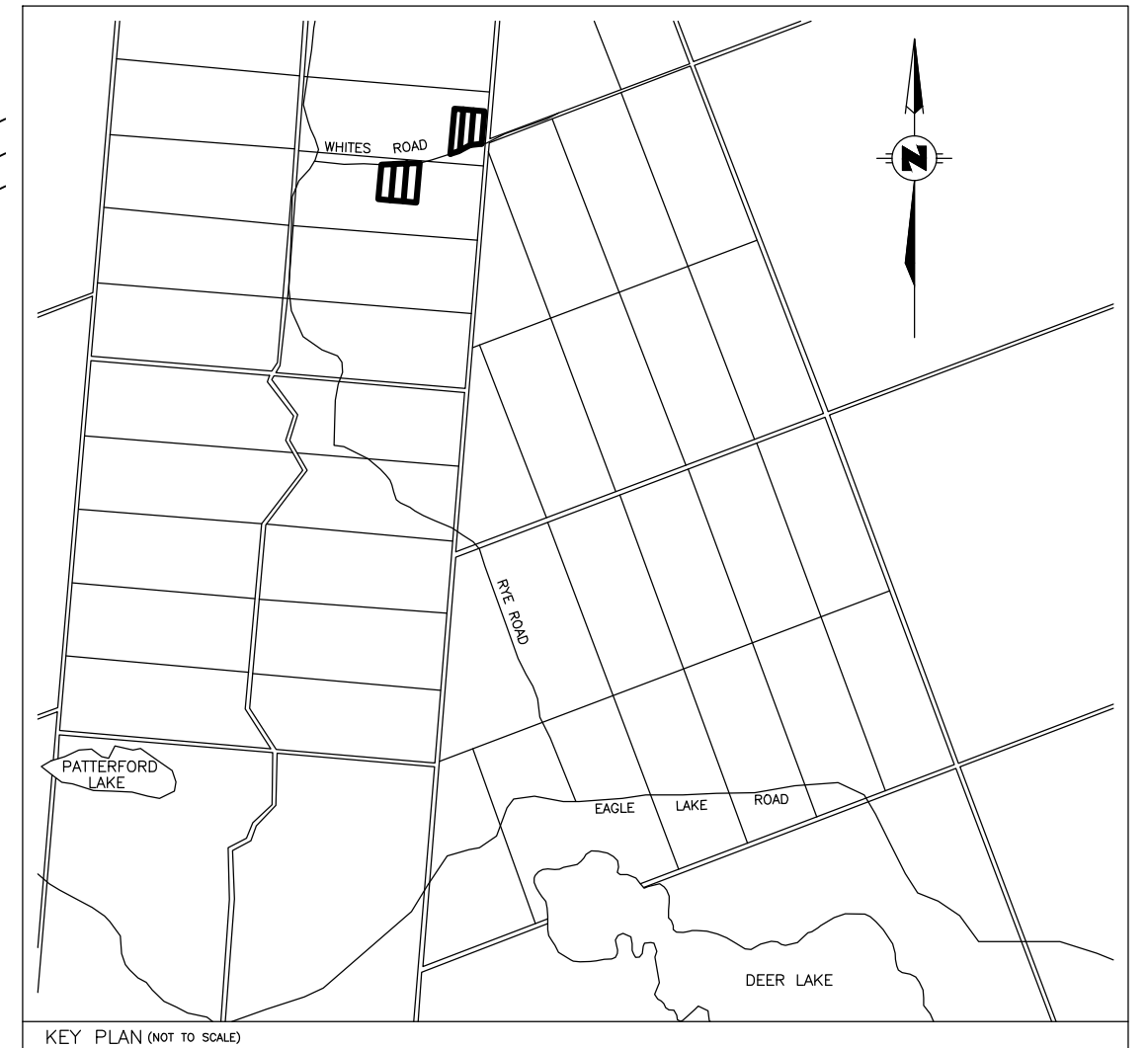
0563(LT)

148

P.I.N. 52052-0586(LT)

P.I.N. 52052-0586(LT)

SEVERANCE SKETCH
OF PART OF
LOTS 148 & 149, CONCESSION 'A'
IN THE
TOWNSHIP OF LOUNT
DISTRICT OF PARRY SOUND
M.J. SIMPSON - ONTARIO LAND SURVEYOR



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

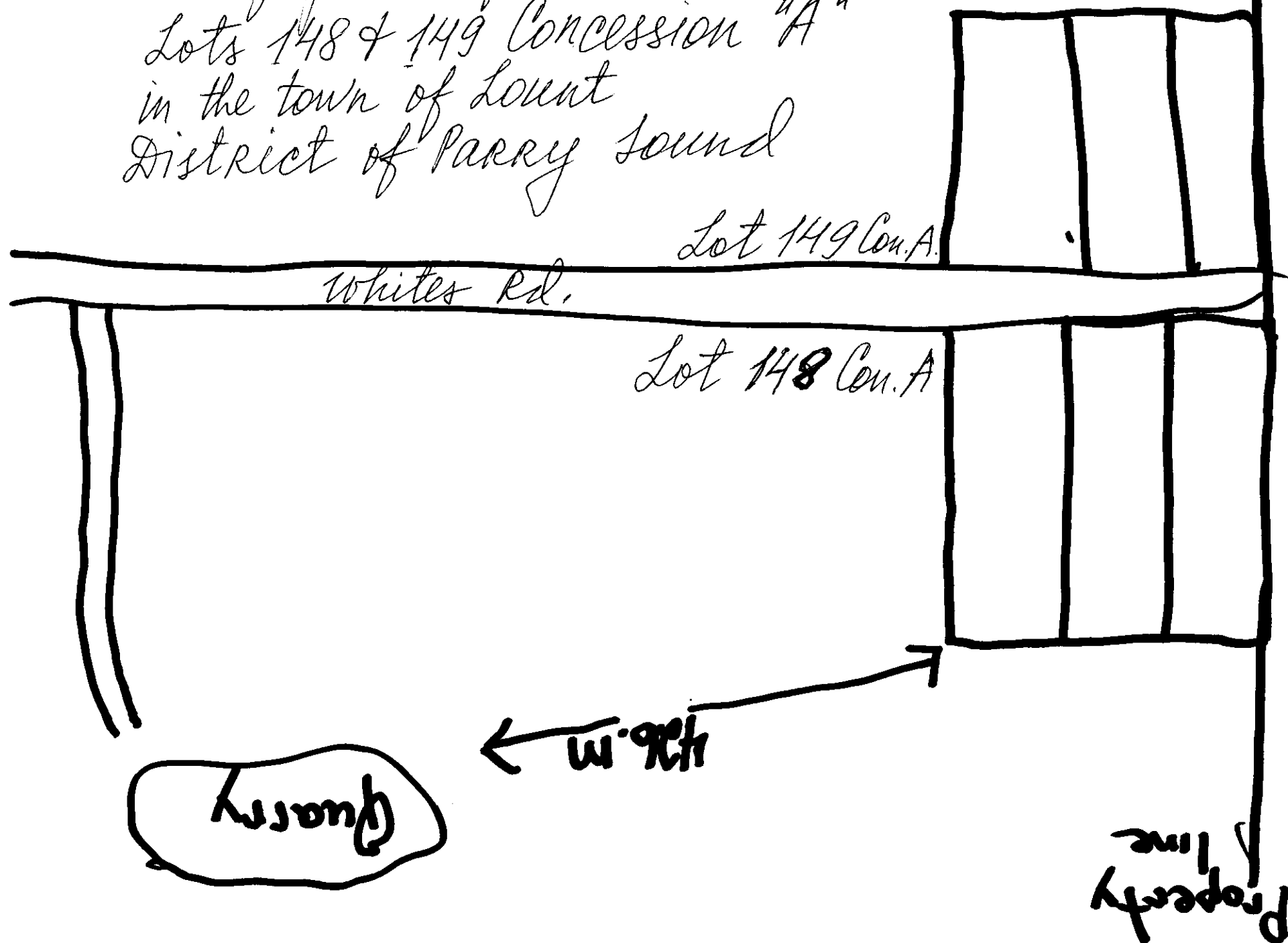
Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
callondietz.com

SURVEY BY: -- DRAWN BY: AC FILE No: -- PLAN No: --

REGISTERED
ISO 9001

Severance sketch
of part of
Lots 148 & 149 Concession "A"
in the town of Lount
District of Parry Sound



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 – S002/25 Strong

THE PURPOSE AND EFFECT of the proposed plan of Subdivision is to create fifteen (15) new rural residential lots and one block consisting of a private road through a plan of subdivision and common element condominium corporation for the private road (draft plan of subdivision attached).

All Lots will have frontage on the private road and each lot will have a minimum of 60 m frontage and an area of 0.41 ha.

THE SUBJECT LANDS ARE LOCATED at Concession 8, Lot 18, with a municipal address of 151 Sunny Ridge Road, Township of Strong, District of Parry Sound.

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 **November 5, 2025** 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 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 S002/25 Strong

DATED AT THE CAPB OFFICE THIS 10th DAY of OCTOBER 2025

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.

September 16, 2025, Revised
October 1, 2025
PLANNING JUSTIFICATION REPORT (PJR)
PART LOT 18, CONCESSION 8, TOWNSHIP of STRONG
Sunny Ridge Road

**in Support of a request for a Zoning
by-law Amendment, Official Plan
Amendment, Draft Plan of
Subdivision and Common Element
Condominium Description**

1. Proposal

The subject lands are located fronting Sunny Ridge Road in the Township of Strong. They are legally described as Part of Lot 18, Concession 8, Township of Strong. The land consists of about 37.6ha (93 acres), about 291m (954.7 feet) frontage on Sunny Ridge Road. The lands presently contain an existing dwelling, outbuildings and a hunt camp. Accompanying this report is an application for a zoning by-law and official plan amendment, and an overall concept site plan. This report is prepared in response to a resolution approved by the Township of Strong dated August 20, 2024, wherein a PJR was requested.

Of the 37.6ha (93 acres) about 7.5ha (18.5 acres) will be used for the new vacant residential building lots. The balance of the land will be retained, left in a natural state with the existing hunt camp.

The proposal is also to create fifteen new vacant rural residential building lots and one block consisting of a private road, through a plan of subdivision and common element condominium corporation for the private internal road.

The fifteen lots will be accessed via an internal common element condominium road, and the sixteenth "lot" (other lands owned by the applicant) will be accessed directly from Sunny Ridge Road. The overall project will consist of 16 lots including the parcel identified as other lands owned by the applicant. There will be fifteen lots created via draft plan of subdivision. **(Please see attached draft plan – Appendix A).** All lands would be serviced with private individual drilled wells and septic systems.

The proposed subdivision would be accessed from Sunny Ridge Road by one entrance, The single detached residential building lots are intended to consist of a minimum of 60m (197 feet) frontage and are a minimum (0.41ha – 1 acre).

The draft plans to permit the fifteen lots would require an official plan and zoning by-law amendment.

A common element condominium application for the internal road, and a draft plan of subdivision (POTL M-Plan) would be required for the proposed lots.

2. Provincial Interest

A. Section 2

Section 2 of the Planning Act states **“The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,**

- (a) the protection of ecological systems, including natural areas, features and functions;**

The total development footprint is very small compared to the large size of the parent lot.

- (b) the protection of the agricultural resources of the Province;**

Not applicable.

- (c) the conservation and management of natural resources and the mineral resource base;**

There are no mineral resources or natural resources that require protection.

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest:**

The small area that is being disturbed results in most of the land remaining natural. There are various Acts that in place to protect any findings and can be implemented at the subdivision agreement stage.

- (e) the supply, efficient use and conservation of energy and water;**

Private individual well and septic will be used. This is the most common, historical and efficient type of supply used in rural areas. The water supply already exists. There is no need for a municipal water or septic system.

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;**

The property will be serviced with hydro electric, private water, septic, and internet for connection to the world wide web.

- (g) the minimization of waste;**

There will be limited waste.

- (h) the orderly development of safe and healthy communities;**

The proposal is the comprehensive orderly development of the subject lands through the subdivision and condominium process.

- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;**

This will be addressed at the detail design stage for each dwelling.

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;**

The property will have access to recreational trails and with its proximity to Sundridge, where there are a public and elementary (just to the north) schools and other public facilities, such as a library and health services.

- (j) the adequate provision of a full range of housing, including affordable housing;**

The proposal is for single detached residential. Since there are no municipal water and sanitary sewer services multiple housing units are not permitted.

- (k) the adequate provision of employment opportunities;**

The project will employ many construction workers. It will consist of a multi million dollar build out.

- (l) the protection of the financial and economic well-being of the Province and its municipalities;**

The intended development will have no burden financially on the Township. In fact, they will be adding to the tax base for existing municipal services without them having to provide anymore than they already do.

- (m) the co-ordination of planning activities of public bodies;**

The owners will be working with the Township to implement the intended development.

(n) the resolution of planning conflicts involving public and private interests;

The owners have had pre-consultation meeting and an informal discussion at a previous severance. It is a private road, and access will be a like a gated community.

(o) the protection of public health and safety;

A clearance letter from the NBMCA will be required and the owners have produced well records indicating that the property should have safe drinking water. The internal road will be designed to accommodate emergency vehicles.

(p) the appropriate location of growth and development;

The subject lands are convenient access to the Village of Sandridge and for longer commutes to North Bay or Huntsville. There are other residential developments in the immediate area.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

There are no public transit and the use by pedestrians of the road is reasonable. The owner intends for the future residents to use the existing trails on his abutting lands.

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The housing designs will be appropriate and fit the lots and character of the area quite well. Residents through the recreational facilities provided will feel part of a community and these new facilities will be attractive and vibrant.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

It is estimated that about 75 acres of the land is to remain natural when you consider the abutting lands owned by the applicant. Moreover, given the

development footprint may only be about 10,000 sq. ft. on each lot means about $\frac{3}{4}$ of the lot could remain natural.

I have reviewed the relevant tests under Section of the Planning Act – Provincial interests and have concluded that the proposal has had regard to this section

B. 2024 Provincial Planning Statement (PPS)

The PPS is “**The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic, health and social factors in land use planning. The Provincial Planning Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas** “ and its vision is to have “**A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity....Central to this success will be the people who live and work in this province.**” It is important to note that while the PPS requires a proposal to address the social and environmental variables, it also recognizes that economic growth is as equally if important for a community to have a sound economic base necessary to sustain a healthy municipality.

From an environmental perspective the proposal should not have an adverse impact on the ecology of the area as the proposed subdivision and common element condominium design is not impacted by any natural heritage features. An ecological report was not required as part of the pre-consultation and since no features were identified that require an additional attention.

Socially the proposal will provide fifteen new dwellings accommodating a huge demand for additional housing. The new development will provide an opportunity for the construction industry and with the new residents, grow and sustain the municipality and integrating them into the community. This proposal has a residential component and in line with provincial direction to build more homes because of the extreme shortage to house the people that come to work.

The development of roughly 7.5ha (18.5 acres) of land for residential from an economical perspective will increase the tax base, promote immediate and long-

term spin-off spending, provide much needed housing, and generate long-term employment is as equally important as the environmental and social factors.

The PPS in Section 2.3.1.1 states that **“Settlement areas shall be the focus of growth and development.”** The intent of the policy is to push all large-scale development into urban settlement areas to optimize the use of existing municipal infrastructure. The subject lands are identified as Rural under the PPS, and while the subject lands are not a settlement area it does permit residential development, including lot creation.

The PPS promotes, permits and encourages development in the Rural Area. Specifically, section 2.6.1 c) states **“On rural lands located in municipalities, permitted uses are: residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services.”** Since the proposal is in a Rural area residential lot creation is permitted if lands are suitable for water and sewage. The residential component is consistent with the PPS because there are no other settlement areas in the Township of Strong, the local municipality supports the application (**Please see attached resolution – Appendix B**), it provides much needed housing, and it is compatible with the surrounding area.

The PPS further perpetuates development in the Rural areas as it states under section 2.5.1. referring to Rural Areas **“Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets;”**

The idea here is to capitalize on the rural amenities to ensure the long-term health of a community.

The Township’s official plan does not contemplate rural residential on rural lands, except via a severance. A maximum of 3 lots created via the consent process for a property consisting of 40ha (100 acres). The minimum lot frontage and area per lot is 60m (197 feet) and 1ha (2.5 acres). While the proposed lots have a minimum of 60m per lot, they are 0.4ha of lot area. The land is suitable for private individual well and septic. The owner has provided well use records and a condition can be imposed that the North Bay Mattawa Conservation Authority provide a clearance letter.

Section 2.5.3 states **“Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.”** Further, in the Township’s official plan Section A3.2 GROWTH AND SETTLEMENT under section A3.2.1 Goal states in the Township of Strong’s official plan **“Strong Township is a rural municipality with no settlement areas. Therefore, it is the goal of this Plan to direct the majority of new residential development to the areas where similar development currently exists.”** Strong Township does not have a settlement area. The subject lands are in proximity to the Village of Sundridge which has urban residential development. Therefore, it would seem logical that growth and development can be considered on these lands for residential development. As such is consistent with the PPS.

The PPS also indicates under section 2.6.2 states **“Development that can be sustained by rural service levels should be promoted.”** The key word in this section in my opinion is “promoted”. The development of this lot will be accessed via an existing year-round municipally maintained public road with an internal common element condominium road; no new municipal road is required. The development will be serviced privately. It will expand the tax base which will assist in paying for the existing road maintenance and the school buses that presently travel up and down Sunny Ridge Road. The long-term garbage pick-up and internal road maintenance will be done by the condominium corporation. The subject lands are compatible with the existing residential to the east and west and on the north side of Sunny Ridge Road is an existing golf course. In fact, having the golf course that close to the property makes this location even more attractive and compatible. The CN railway runs north/south along the back portion of the property, but with the distance, tree cover and lay of the land, higher than the railway, the proposal is compatible. As such development according to the PPS should be promoted.

As noted above the subject lands will be developed with residential. The proposed development would benefit the community through long-term spinoff spending, job creation, adding to the tax base and construction costs in the area. As such it should be promoted. In fact, because the internal roads will be privately maintained the Township would have the benefit of an increased tax base without paying for the long-term maintenance of the road. Consequently, because this is considered residential development with a clear economic opportunity it is not only consistent with the PPS it should be promoted.

While this is considered residential and appropriate lot creation, the PPS is attempting to ensure the same level of density does NOT occur in the rural area that can occur in the urban settlement area as noted in Section 2.3.2 **“Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities;”** The province envisions not having to extend or provide municipal water and sewer services or roads to remote areas because of congestion and density. The province wants high density and intensification to occur in the urban areas where the existing municipal water, sewer and road infrastructure can be optimized. Having to build new municipal water, sewer and roads to rural areas is extremely expensive and a cost that the province is trying to avoid. On this note there would be a total of 15 lots/residential lots spread over 90 acres which equates to about 6 dwellings /acre. In essence this development has a reasonably low density and with the accompanying PJR in support of the development it represents good planning.

Section 3.6 Sewage, Water and Stormwater

The proposed lots are in the rural area. The PPS states in Section 3.6.4 **“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts....”**The subject property is about 7.5ha in lot area on predominantly flat land. Soil conditions are excellent to accommodate a septic system on each lot. A condition can be imposed to obtain a clearance letter from the NBMCA.

With respect to the storm water management perspective, the soil conditions and lay of the land make it conducive for natural infiltration. The land is flat and there is sandy soil. In my experience there is no need to prepare a functional servicing report to include a storm water management component nor to address the type of servicing, The lots will be serviced with private individual drilled wells and private individual septic systems, conditional on receiving a clearance letter from the NBMCA.

Section 2.8.2.1 of the 2024 PPS indicates that **“Planning authorities shall plan for, protect and preserve employment areas for current and future uses,**

and ensure that the necessary infrastructure is provided to support current and projected needs.”

To augment the PPS the Township's official plan under A3.4 ECONOMIC DEVELOPMENT states specifically in section A3.4.1 Goal **“It is the goal of this Plan to encourage economic growth and to provide opportunities for economic development in the Township.”**

The residential lands will require an official plan and zoning by-law amendment to permit the residential draft plans, but not to the detriment of the Township as there will be construction jobs, an increase in tax base and long-term spin off spending.

Chapter 4 of the PPS is entitled the Wise Use and Management of Resources and primarily deals with the environmental health including fish habitat, deer wintering yards, wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area.

Chapter 5 of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites, and mining/petroleum operations.

There is a stratum 2 deer wintering yard as the only natural heritage feature, identified on Schedule B of the Township's official plan (**Please see attached map-Appendix C**). There was no public health safety features were identified in the Strong Township official plan nor the or the natural heritage features were required as part of the pre-consultation process. Stratum 2 deer wintering habitat generally surrounds stratum 1 habitat, which acts more as a buffer to protect the stratum 1 habitat. Regarding this only a small portion of the land is intended to be developed, retaining the balance in a natural state. Additionally only a small development envelope is anticipated for each of the lots minimizing disturbance to the lots. Additionally, to minimize disturbance on the lot the proposed internal for the most part follows an existing driveway and pathway. The other areas are flat and would require minimal large size tree removal. There is no need to do any further work.

As such it is my opinion that the proposal is consistent with the PPS.

C. Section 51(24) of the Planning Act

Section 51(24) of the Planning Act R.S.O. 1990, states: ***"In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:***

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;

The items of Provincial interest set out in Section 2 of the Planning Act have been reviewed, and it is my opinion that the proposed will not compromise any of the above noted Provincial interests.

b) whether the proposed subdivision is premature or in the public interest;

Addressed above in section D4.3 a).

c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

An official plan amendment is required to permit the intended development.

d) the suitability of the land for the purposes for which it is to be subdivided;

The intended development has mainland access and can be serviced with private individual water and septic.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Access to the proposed lots will consist of a minimum of 16m (52.4 feet) right of way and will be constructed to private road standards.. The responsibility for the long-term maintenance of the private right of way will be the responsibility of the future private users.

f) the dimensions and shapes of the proposed lots;

The dimensions and shapes are regular.

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Any mitigation measures can be included in a 51(26) subdivision agreement.

h) conservation of natural resources and flood control;

The lands are not susceptible to flooding. There are no identified natural heritage features.

i) the adequacy of utilities and municipal services;

The lands will be serviced by private road, except as otherwise indicated. They will be served with hydro.

j) the adequacy of school sites;

Addressed in item D4.3 c).

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

None.

l) the physical layout of the plan having regard to energy conservation;

The lots are reasonably located close together minimizing the length of road construction and the provision of hydro services. Minimizing the length preserves more natural area, reduces emissions from vehicular travel. The hydro will be underground, minimizing maintenance.

The proposal conforms with these criteria.

3. Township of Strong Official Plan

The Township official plan designates the lands Rural (Please see attached map – Appendix C).

Section A3.2.2 Strategic Objectives states

- “1. To maintain an adequate supply of vacant land to accommodate a range of new development.**
- 2. To ensure that new development maintains the rural character of the existing community.**
- 3. To permit a limited amount of rural residential development in appropriate locations, in the form of individual lots and through the process of infilling while ensuring adequate services and land use compatibility.”**

The proposed draft plan by creating a total of 15 vacant lots provides additional lots available for single detached dwellings that are much needed and desired in the Township of Strong. The land is in an area where there is existing single

detached residential dwellings and a golf course. Additionally, there appears to be a small 9 lot plan immediately to the east accessed via Golf Lane off Sunny Ridge Road that is zoned Rural Residential (RR). This proposal is like what already exists being accessed via a private and zoned (RR) reflecting the proposed zoning on this property. **(Please see attached map - Appendix D).** It reflects the character of the area and is appropriate for the area. The policy restricts the number of new lots for rural residential development through infilling. The draft plan exceeds what is contemplated. As such an official plan amendment is required.

Section B1.3 PERMITTED USES states; **“b) single detached dwellings and accessory dwellings units;”**

The intended use of each of these lots, being single detached dwellings conforms to the permitted uses under the Township’s official plan.

Section B1.4.1 The Creation of New Lots for Residential Purposes Future lot creation shall be guided by the following criteria: states **“a) a maximum of 3 new lots may be severed from an original Township lot having a lot area of 40 hectares;”**

The number of proposed lots exceed the maximum permitted in the Township’s official plan for new lot creation in the rural designation.

The official plan permits rural residential development but restricts the number of lots to a maximum of 3, a minimum lot frontage of 60m, and lot size of 1ha. The proposed draft plan intends 15 new vacant lots that are 0.41ha (1 acre).

The official plan amendment would change the existing designation from Rural to Rural Residential.

Section B2 RURAL RESIDENTIAL B2.1 PURPOSE states **“The purpose of the Rural Residential designation is to:**

a) Identify the existing residential areas adjacent to the Village of Sundridge Municipal Boundary.

b) To provide areas to focus and intensify new permanent residential development in the Township.

c) To provide a range and mix of housing types and densities that will meet the needs of current and future residents."

The Township's official plan identifies areas in proximity to the Village of Sundridge, where these lands are located. This is referenced in Section B2.2 LOCATION and states **"The Rural Residential designation is shown on Schedule A to this Plan and includes areas adjacent to the Village of Sundridge Municipal Boundary."**

The subject lands and the proposed residential redesignation are close to the Village of Sundridge. The proposal would be in an area where there is already rural residential development and could in the future possibly be connected to municipal sanitary sewers. The subject property is opposite/adjacent to a golf course and is therefore compatible. Given the proximity to the arena, fairgrounds, and ball diamonds, the residential would not only benefit from this recreational facility as would the existing facilities because there will be more users, and it will meet the needs for a huge demand and housing shortage. Additionally, the subject lands are conveniently accessed from Highway No. 11 where Huntsville and North Bay are only 35 minutes away for other urban, recreational amenities and employment.

Section B2.5 DEVELOPMENT POLICIES specifically section B2.5.1 states **"Single residential, semi-detached, duplex and townhouse dwellings may be permitted in the Rural Residential designation without an amendment to the zoning by-law provided;**

a) they are located on a lot or parcel that can be legally conveyed under the Planning Act;

b) new development in the Rural Residential designation east and west of the Village of Sundridge shall proceed as limited infilling or minor rounding out of existing developed areas on the basis of private sewage and water systems. Extension of municipal sewage treatment services from the Village of Sundridge shall only be considered where private sewage services would not be feasible due to environmental or physical constraints on the lands. Such development is contingent on capacity being available in the Sundridge sewage treatment plant; and

c) the lot or parcel has frontage on an existing public road-maintained year-round.

I would conclude that this policy is not applicable as this would require an official plan amendment and a zoning by-law amendment, so it will have its own special policy area.

Section D1.2 PREFERRED MEANS OF SERVICING states **"Given that no municipal sewer and water servicing capacity is available in the Township, the preferred means of servicing lands in the Township is private, individual, on-site water and sewage systems on each conveyable lot. Private communal water and septage services may be considered by Council subject to Section D.1.3. Partial services in the form of municipal sewage treatment from the Village of Sundridge will only be considered if necessary to address failed individual onsite sewage services in existing development within the Rural Residential designation to the east and west of the Village of Sundridge and shall be contingent upon available servicing capacity."**

Each lot will be serviced with private individual drilled wells and private individual septic systems, the preferred means of serving.

Section D2.2 TYPES OF ROADS D2.2.1 Provincial Highways states **"Council will encourage the continued upgrading of Highways 11 and 124 through the Municipality. Development adjacent to these roads should not reduce the effectiveness of these routes by reducing existing speed limits or creating traffic hazards. Properties must qualify for an entrance and sign permits, building and land use permits, and meet the minimum geometric and safety requirements of the Ministry of Transportation for access prior to any site development. In addition, noise feasibility completed in accordance with MOE Guideline NPC-300 OR ITS SUCCESSORS may also be required. New entrances to Highway 11 will not be permitted. New entrances to Highway 124 where an alternative access to a side road is available will not be permitted. New entrances will only be permitted where no alternative access exists and where safety and operational criteria can be met to the satisfaction of the Ministry of Transportation."**

Sunny Ridge Road provides immediate access from a year-round maintained road, with convenient access to Highway No. 124 and Highway 11. It will be a single access point for the 15 new internal rural residential building lots, one existing access point for the proposed severed lot. and one new access for the proposed lot fronting Sunny Ridge Road.

Section D4.1 PREFERRED MEANS OF LAND DIVISION states “Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,

b) the area that is proposed to be developed is not considered to be infilling or minor rounding out of a built-up area; or,

c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,

d) more than three new lots are being created.”

A new internal road is required. The proposed lots are not considered infilling. The proposed draft plan identifies the area of development, access and lot size to accommodate private servicing. More than 3 lots are being created. As such a draft plan of subdivision and common element condominium description are being submitted.

Section D4.3 SUBDIVISION/CONDOMINIUM DEVELOPMENT POLICIES states “This section is intended to contain general Plan of Subdivision/Plan of Condominium policies that are to be considered with every application for Plan of Subdivision/Plan of Condominium.

For the purposes of this Plan a unit in a vacant land condominium shall be considered a ‘lot’. Regard should also be had to the specific policies dealing with lot creation in each land use designation. Prior to the consideration of an application for Plan of Subdivision/Plan of Condominium, Council shall be satisfied that:

a) the approval of the development is not premature and is in the public interest;

The draft plan is being submitted concurrently with an OPA and OPA to facilitate the intended draft plans. There is a severe housing shortage. It is not premature.

b) the lands will be appropriately serviced with water, roads and other infrastructure, schools, parkland and open space, community facilities and other amenities;

The intended lots can be adequately serviced with private individual water and septic systems. They are accessed via an appropriate road. The number of lots proposed would not trigger a new school site.

c)there is sufficient reserve sewage system capacity, including treatment capacity of disposal capacity for hauled sewage from private communal systems and individual on-site sewage services;

A letter will be provided.

d) the density of the development is appropriate for the area;

The analysis contained herein addresses this.

e) the subdivision/condominium, when developed, will be integrated with other development in the area;

This is a small-scale draft plan, there is no need or availability on abutting lands to integrate. While there is a small enclave of lots to the east it is ideally located or suitable to integrate as the two plans and their access is private in nature. There is no public road connection.

f) the subdivision/condominium conforms with the Natural Heritage Protection and management policies of this Plan;

There is no natural heritage features identified that requires any further attention.

g) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and,

Please see section 2.C of this report for analysis and conformity.

h) where new waterfront development is proposed by Plan of Subdivision or Condominium, the lands must be designated Shoreline."

Not applicable

4. Township of Strong Comprehensive Zoning By-Law.

The existing zoning is Rural (Ru) **(Please see attached Appendix D).**

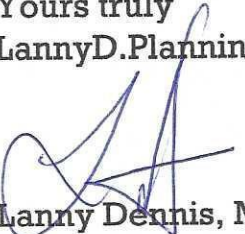
The appropriate zoning for the proposed residential lots would be rural residential. Exceptions would be required for minimum lot area (the minimum is 0.36ha is proposed).

5. Conclusion

In my opinion the proposal for an official plan amendment, zoning by-law amendment, an application for a 15-lot residential draft plan of subdivision and condominium applications is consistent with the PPS, conforms to the Township of Strong official plan, represents good planning and is in the public interest.

I trust this is the information you require. However, please do not hesitate to contact me should you have any questions and or comments.

Yours truly
LannyD.Planning



Lanny Dennis, MCIP, RPP
President

APPENDIX A

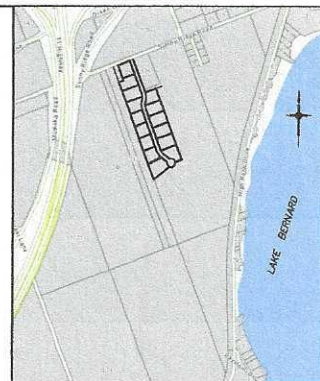
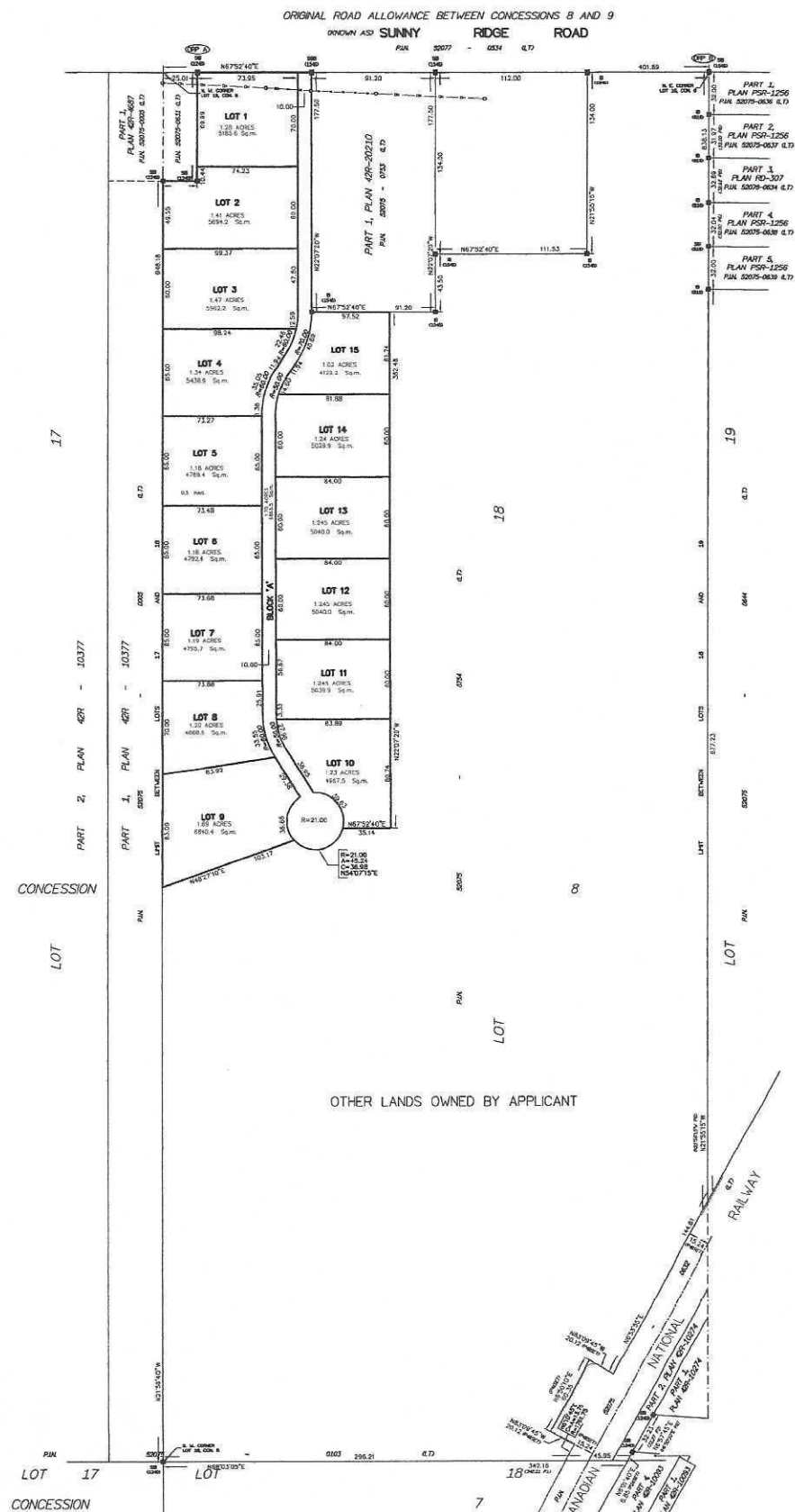
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTION SCALE FACTOR OF 0.999735.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS
USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17.
NAD 83 (CSRS) (2010 EPOCH).

POINT ID	NORTHING	EASTING
ORP A	5068029.01	623586.61
ORP B	5068170.90	623935.65

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.



SCALE 1 : 1500

RUDY MAK SURVEYING LTD.

I AUTHORIZE _____ TO PREPARE AND SUBMIT THIS PLAN FOR
DRAFT PLAN APPROVAL.

DATE _____ MARLIN COX
I HAVE THE AUTHORITY
TO END THE CORPORATION

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 16, 2025
DATE


RUDY MAK
ONTARIO LAND SURVEYOR

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN	D. AS SHOWN
E. AS SHOWN	F. AS SHOWN	G. AS SHOWN	H. INDIVIDUAL WELLS
I. SANDY LOAMS	J. AS SHOWN	K. NOT AVAILABLE	L. AS SHOWN

larry@signal.com
705-783-4807
BOX 254 NOVAR
POA 1B0

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM OBSERVED REFERENCE POINTS, HAVING A BEARING OF N67°52'40"E, UTM ZONE 17 (34° WEST LONGITUDE) MAGN. (CROSS) CROSS EPOCH.

FOR BEARING COMPARISONS, A ROTATION OF 01°04'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PG.

THE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING N↑

ALL TES SHOWN AS N, S, E AND W PROJECTING N

■ DONOTES FOUND SURVEY MONUMENT
 □ DONOTES PLANTED SURVEY MONUMENT
 58 DONOTES STANDARD IRON BAR
 538 DONOTES SHORT STANDARD IRON BAR
 DONOTES IRON BAR
 101 DONOTES FENCE
 (P1) DONOTES PLAN 42R-10377
 (P2) DONOTES PLAN 42R-10274
 (P3) DONOTES PLAN 42R-10033
 (P4) DONOTES PLAN OF SURVEY BY H.B. ELLIS, O.L.S.
 DATED MARCH 8, 1887 ATTACHED TO ST151
 (P5) DONOTES PLAN 42R-20010
 (P6) DONOTES PLAN P5R-1256
 1810 DONOTES JOHN HART, O.L.S.
 15140 DONOTES JAMES HAWKINS, O.L.S.
 15140 DONOTES RUDY MAX SURVEYING LTD.
 DONOTES OVERHEAD UTILITY LINES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISION	BY	DATE
FIRST ISSUE	RJH	JULY 22/25
ISSUED FOR COMMENTS	RJH	AUG. 6/25
STREET TO BLOCK AND AREA	RJH	AUG. 20/25
ISSUED FOR APPROVAL	RH	SEPT. 16/25



RUDY MAK
SURVEYING LTD.
ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD
BARRE, ONTARIO L4N 8M5 (705) 722-3845

DRAWN BY: R.J.H.	CHECK BY: RM	FILE No. 17019
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APPENDIX B



28 Municipal Lane,
P.O. Box 1120, Sundridge, Ontario P0A 1Z0
705-384-5819 Fax 705-384-5892
www.strongtownship.com

Township of Strong Council Resolution
August 20, 2024 Regular Meeting
8.0 Discussion Items

R2024-264

Moved By: Marianne Stickland Seconded by: Kevin Noaik

Be it resolved that the Council for the Township of Strong hereby approve the Pre-Consultation for lands located at Part Lot 18, Concession 8 (151 Sunny Ridge Road) to permit a plan of subdivision to permit 14 lots:

1. Official Plan Amendment – to permit a residential subdivision in the Rural designation;
2. Submission of a Plan of Subdivision Application to Central Almaguin Planning Board;
3. Zoning By-law Amendment – to address lot frontage, lot area, and any other areas non-compliance; and

Further that the following items be submitted to form a complete application:

1. Planning Justification Report
2. Hydrogeological and Geological Investigation
3. Functional Servicing Report
4. Confirmation of Hauled Sewage/Septage Capacity
5. Ontario Land Survey of the property boundary

Carried

APPENDIX C

Township of Strong

Official Plan

SCHEDULE 'A' Land Use

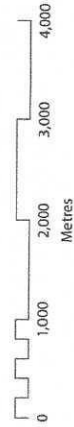
Legend

Land Use

- Crown Land
- Commercial Employment
- Natural Heritage Protection
- Rural
- Rural Residential
- Shoreline

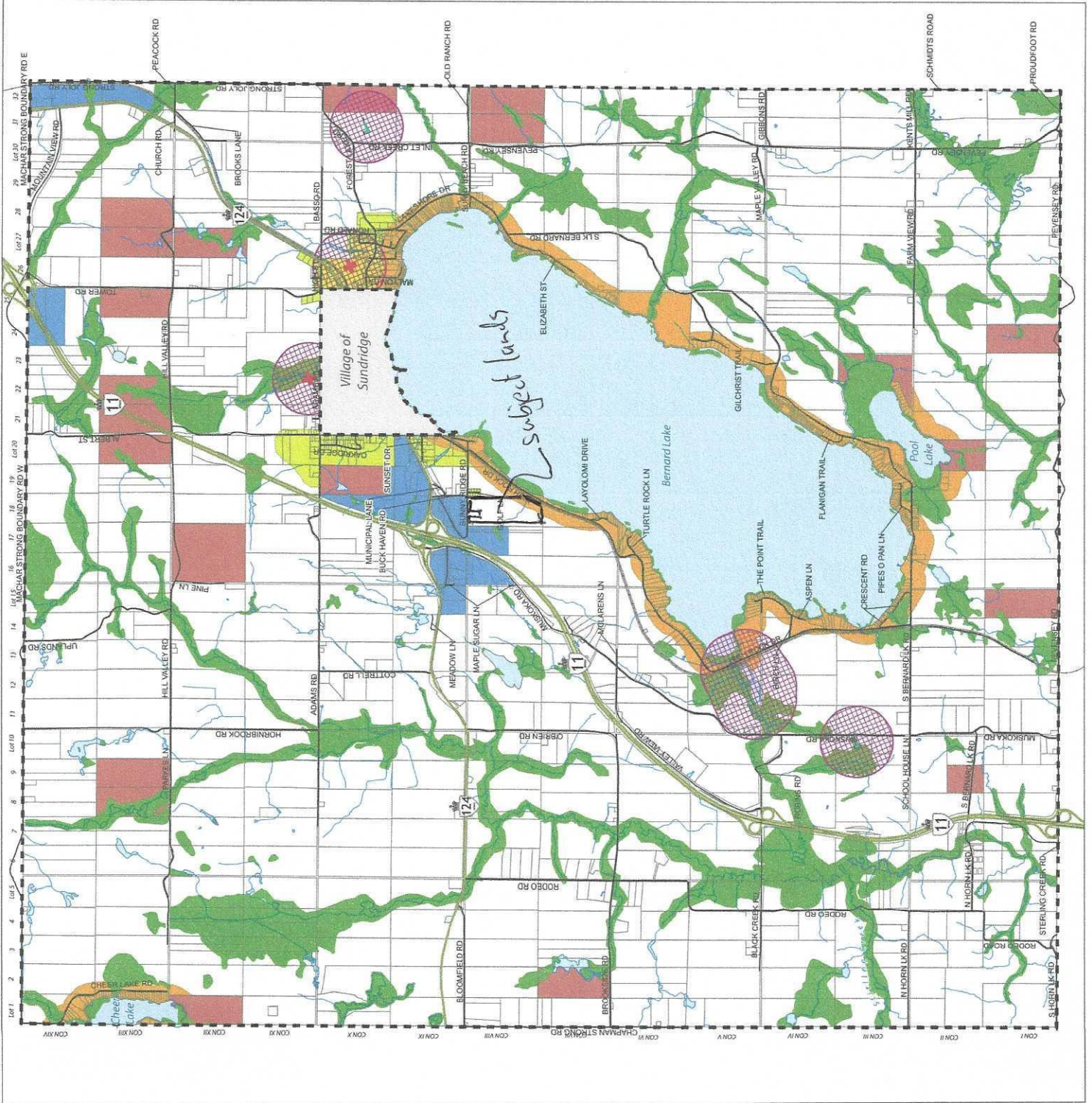
- Closed Waste Disposal Site
- Open Waste Disposal Site
- 500m Assessment Area
- Municipal Boundary

*Produced by MHBC Planning under Licence with the Ontario Ministry of Natural Resources
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**PLANNING
URBAN DESIGN
& LANDSCAPE
MHBC ARCHITECTURE**
113 COLLIER STREET, BARRIE, ON L4N 1H2
P: 705.728.0110 F: 705.728.0110 | WWW.MHBCPLAN.COM

Date: February, 2014



Township of Strong

Official Plan

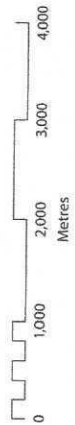
SCHEDULE 'B'

Natural Heritage Features

Legend

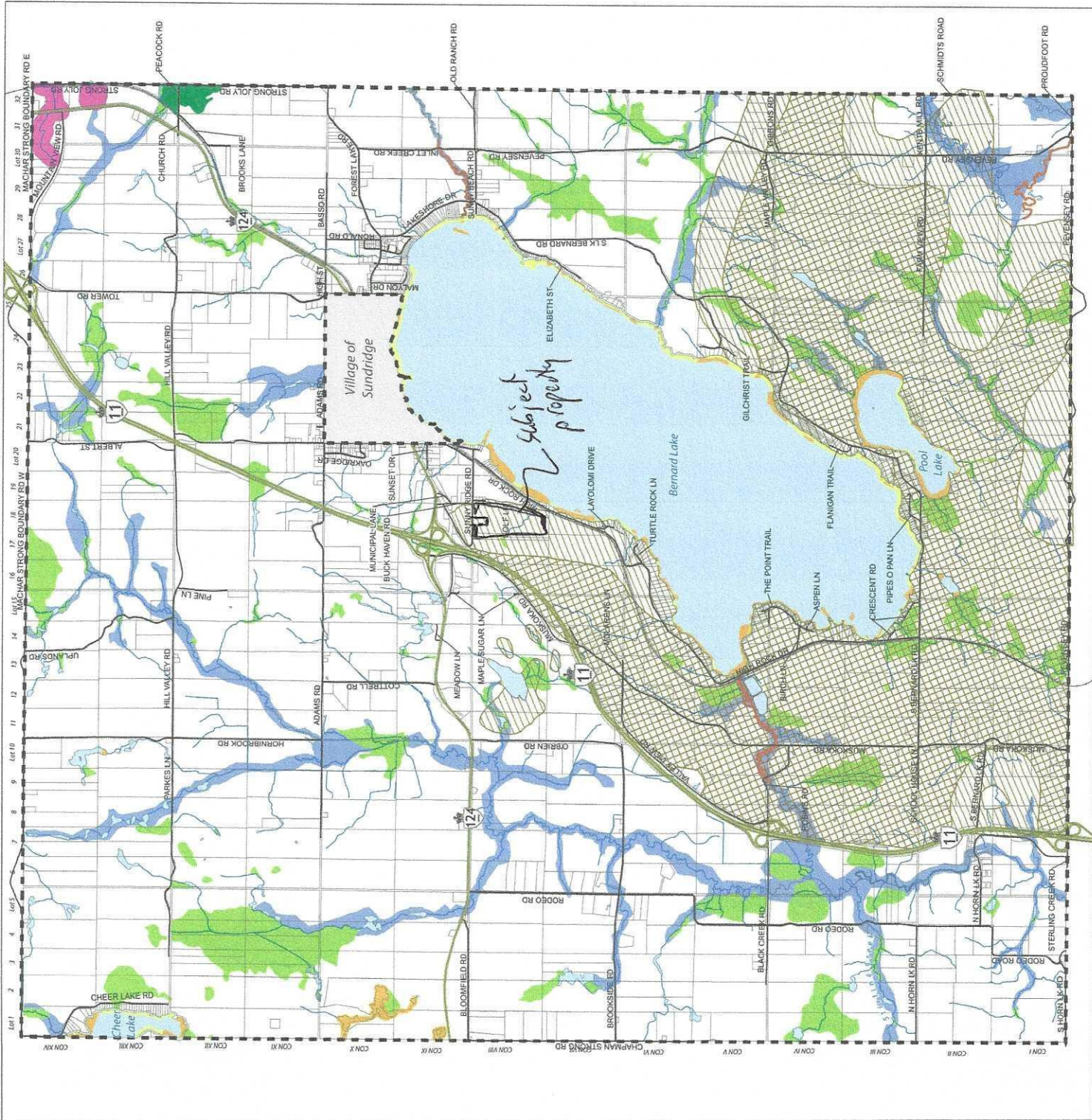
- Type One Fish Habitat
- Type Two Fish Habitat
- Deer Wintering Area (Stratum 1)
- Deer Wintering Area (Stratum 2)
- Fish Migration Route
- South River Intake Protection Zone
- Other Evaluated Wetland
- Unevaluated Wetland
- Floodplain Area
- Watercourse
- Municipal Boundary

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PLANNING
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& LANDSCAPE
MHBC ARCHITECTURE
113 COLLIER STREET, BARRIE ON L4M 1H2
P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

Date: September 6, 2013



APPENDIX D

Township of Strong


Zoning By-law

DRAFT

Legend

-  Watercourse
-  Cold Water Stream
-  Zone
-  Holding Zone

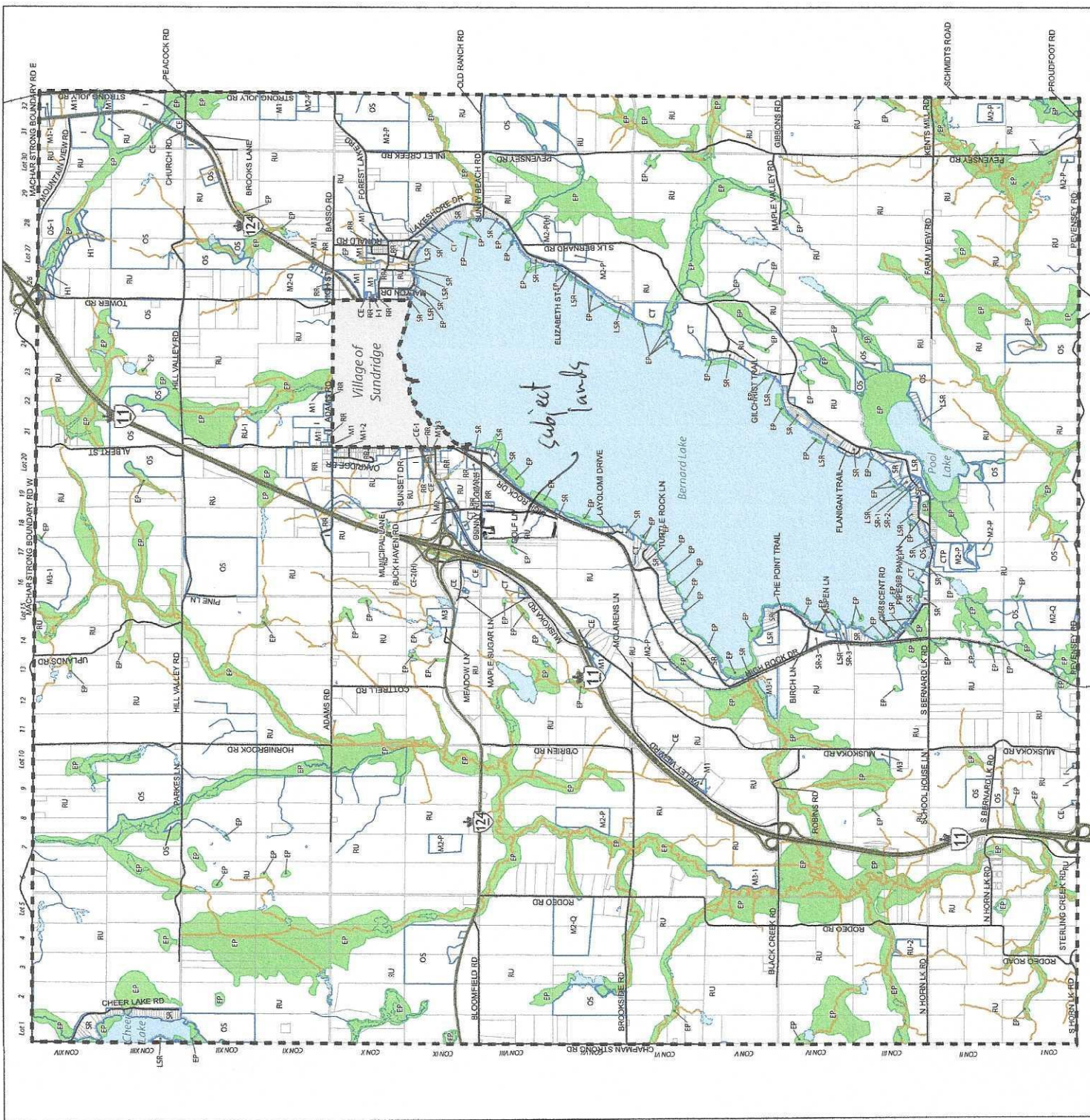
Zones

- SR Shoreline Residential
- LSR Limited Services Shoreline Residential
- RR Rural Residential
- RU Rural
- CE Commercial Employment
- CT Commercial Tourist
- CTP Commercial Tourist Park
- M1 General Industrial
- M2-P Extractive Industrial - Pit
- M2-Q Extractive Industrial - Quarry
- M3 Disposal Industrial
- I Institutional
- OS Open Space
-  EP Environmental Protection

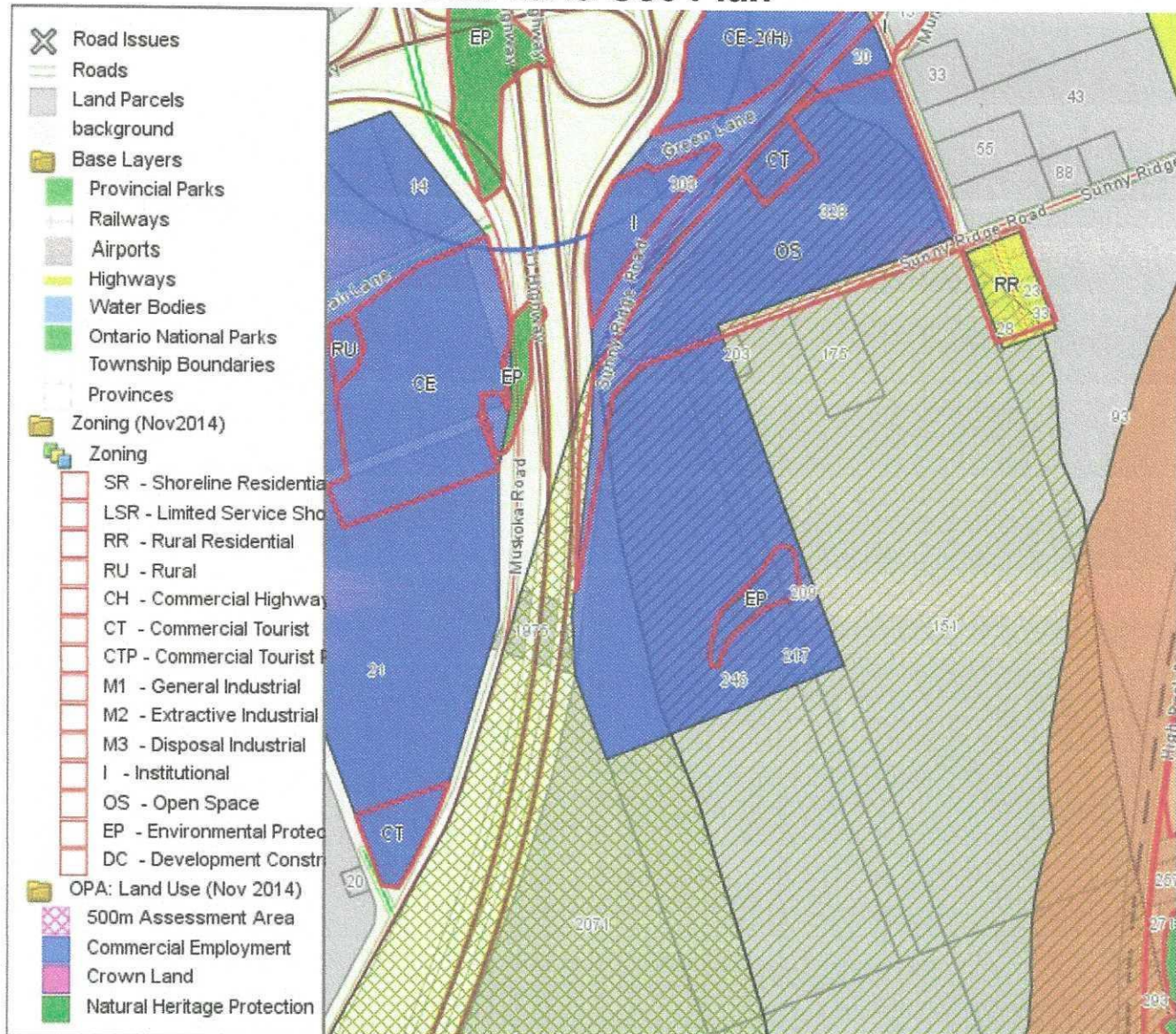


**PLANNING
URBAN DESIGN
& LANDSCAPE**
MHBC ARCHITECTURE
113 COLLIER STREET, BARRIE ON L4M 1H2
P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

Date: June 26, 2014



Cox Land Use Plan



Measurements recorded in: ☐ Metric ☒ Imperial

Page _____ of _____

Well Owner's Information

First Name Annam		Last Name/Organization Cox		E-mail Address		<input type="checkbox"/> Well Constructed by Well Owner	
Mailing Address (Street Number/Name) 175 Sunnyridge Rd			Municipality Sunnyridge	Province ON	Postal Code M1A1P2D	Telephone No. (inc. area code)	

Well Location

Address of Well Location (Street Number/Name) 175 Sunnyridge Rd			Township		Lot	Concession	
County/District/Municipality Parry Sound			City/Town/Village Sunnyridge			Province Ontario	Postal Code M1A1P2D
UTM Coordinates NAD 83		Zone 17	Easting 1123633	Northing 510681024	Municipal Plan and Sublot Number		Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
BROWN	Fill			0	4'
GREY	SAND	SILT	HARDPACKED	4	109'
GREY/PINK	GRANITE			109	405'

Annular Space		
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)
0	110	BENTONITE

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input checked="" type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To	
64	STEEL	1/8	12	112	<input checked="" type="checkbox"/> Water Supply
					<input type="checkbox"/> Replacement Well
					<input type="checkbox"/> Test Hole
					<input type="checkbox"/> Recharge Well
					<input type="checkbox"/> Dewatering Well
					<input type="checkbox"/> Observation and/or Monitoring Hole
					<input type="checkbox"/> Alteration (Construction)
					<input type="checkbox"/> Abandoned, Insufficient Supply
					<input type="checkbox"/> Abandoned, Poor Water Quality
					<input type="checkbox"/> Abandoned, other, specify _____
					<input type="checkbox"/> Other, specify _____

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From
			To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft) From	To
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0	110
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	110	405

Well Contractor and Well Technician Information			
Business Name of Well Contractor Ransome Well Drilling		Well Contractor's Licence No. 7111610	
Business Address (Street Number/Name) Box 454		Municipality Bucks Falls	
Province ON	Postal Code M1A1P2D	Business E-mail Address	
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name) Parker, Roger	
Well Technician's Licence No. 218115		Signature of Technician and/or Contractor [Signature]	
		Date Submitted 2/11/17	

Results of Well Yield Testing			
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____		Draw Down	
If pumping discontinued, give reason: _____		Time (min)	Water Level (m/ft)
		Static Level	84.2
Pump intake set at (m/ft) 200		1	40.3
Pumping rate (l/min / GPM) 5		2	40.5
Duration of pumping 8 hrs + min		3	42.8
Final water level end of pumping (m/ft) 84.2		4	43.9
If flowing give rate (l/min/GPM) 1.5		5	45
Recommended pump depth (m/ft) 350		10	49.9
Recommended pump rate (l/min/GPM) 5100		15	55
Well production (l/min/GPM) 1.5		20	59.5
Disinfected? <input type="checkbox"/> Yes <input type="checkbox"/> No		25	64.2
		30	70
		40	78
		50	82
		60	84.2

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	

Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 8/17/17	Ministry Use Only Audit No. Z404352 Received
	Date Work Completed 8/17/17	

From: Sue Kitchen
Sent: Sunday, October 26, 2025 8:48 AM
To: Christine Hickey <admin@CentralAPB.ca>
Subject: File no. S002/25

Hi Christine,

I am a homeowner in Strong as well as resident in Sundridge.

We have had several building projects in both places and needed to have all the necessary procedures and assessments.

I'm very concerned that a sub-division can be planned without necessary procedures and assessments.

Yes, we have a housing shortage, but that should not negate the proper procedures and protocols to speed things up. No matter who is trying to build this project.

Susan Kitchen

From: amy webb

Sent: Wednesday, October 29, 2025 12:27 PM

To: Christine Hickey <admin@CentralAPB.ca>

Subject: File S002/25 Strong Planning Justification Report - this needs work

Ms. Hickey,

I have some questions for you on the Planning Justification report:

- 1) The applicant states that the Septic Suitability Report supports the intended development. Where is this report?
- 2) The applicant states that the soil conditions are excellent. What is this based on and what evidence to support?
- 3) The applicant states that the development will employ many construction workers and will be a multi million dollar build. Where are the details on what is being proposed for build?
- 4) The applicant states that the development will add to the tax base. How so and by how much? There is a lot of fluff in this memo.
- 5) The owners have indicated that the property should have safe drinking water? This is rather concerning. Who has validated this claim?
- 6) The applicant says "the application is compatible with the surrounding area" The property in question is zoned as rural and not for development. The surrounding properties are also not zoned for development. On what basis is the proposed development compatible?

7) The applicant indicates that the property is relatively flat? This isn't factual. It's on the side of a rather significant hill. It's concerning when facts are misconstrued to avoid doing work. Why wouldn't a stormwater management report be done?

8) The applicant indicates minimum tree removal? How can this be factual when homes are being developed? Tree houses?

This Planning Justification Report needs some work. It is insulting to a reviewer's intelligence to think this could be an acceptable justification for Strong Township's first ever subdivision / condominium development.

I look forward to hearing from you.

Amy Webb

From: Annie M

Sent: Sunday, October 26, 2025 9:51 AM

To: Christine Hickey <admin@CentralAPB.ca>

Subject: File S002/25 Strong

After reading the statements below, I am greatly concerned about the decisions being made in our community.

I am asking the board to stop this until proper due diligence is done by the Township to pass such an extensive project!

"Is Strong Township making a rash decision that will have long-lasting detrimental impacts to our environment and Lake Bernard?

There is a small window of time for the public to comment on a huge development being pushed through the approval process by Mayor Tim Bryson and his Strong Township Council. The development is proposed on a property on Sunny Ridge Road that is designated as having Natural Heritage features with the new homes being built on top of a watercourse that feeds Lake Bernard.

In an effort to hurry things along, the applicant has not been required to complete the application or obtain reports that are typically required for such an undertaking. Examples of the missing reports include - Hydrogeological & Sewage Impact Assessment, Environmental Impact Study, Site Assessment re: Natural Heritage Features & Significant Habitat, Stormwater Management & Construction Mitigation Plan, Planning, Growth & Settlement Report and the list goes on.

The only consultant that we know has been engaged concluded "Based on our initial review, it would be difficult to support the proposed plan of subdivision on this lot." (MHBC Planning & Urban Design report dated July 2024)"

I am concerned about this application being approved without due process and I would like more information.

From: Graydon McArthur

Sent: Thursday, October 30, 2025 8:30 AM

To: Christine Hickey <admin@CentralAPB.ca>

Subject: File S002/25 Strong - new subdivision development

Attention Christine Hickey,

I received the application for a planned subdivision at 151 Sunny Ridge Rd and there are a number of reasons that I will indicate which is why I'm against this application, so I'm now replying to it.

First of all, a number of studies need to be done to determine if this is a feasible development to proceed with.

There should be an environmental study done and completed and also a study to determine what this development would do to the water table in the area. Already a neighbour of mine has a low water issue and would such a development make their water situation worse? If this development is anything like the building of subdivisions on the east side of Milton Ontario, the development of all this housing caused the water to turn brown because the water table was disturbed. Are there any assurances that this would not happen here?

Presently, this area is regarded by a number of neighbours of mine as "country living". If we wanted to live around or beside a subdivision, we would've moved into Sundridge and be assessed with much higher property taxes than we pay here rurally.

The population in this area is sparse and we like it like that with minimal traffic and a quiet environment. We don't want the area over populated with more traffic. Also with more housing, that could lead to potential parking on the streets with second vehicles per household to those visiting these new homeowners. That is not on as far as I'm concerned.

The application doesn't state the type or kind of housing that will be built there. Will it be detached, semi detached, townhouses, or multi family dwellings being built there? The lewter says there is more information available, but all this information should have been sent to the homeowners in the area long before the meeting of Wed. Nov. 5th, where no more submissions would be accepted. This was not done.

Also there was no detail about what kind of housing was to be built, whether senior housing, low income subsidy housing or family housing. If it was family housing, there didn't appear to be any playground or park for children to play or seniors to go for a walk to sit and enjoy the surroundings.

Although the application does specify the size of the lots, it doesn't specify the size of the housing to be built. Would this new subdivision be with septic or sewer systems, as well as being hooked up to the town water? Probably septic and wells would be in order here.

The noise factor with the building, the frequency of dump trucks and trucks bringing building supplies would disrupt the quiet neighbourhood in which we now live, as well as the possible extra noise from those living in their new area.

Also it appears they are building right next to the property line of the neighbours and not out the required distance from it. I'm certain this doesn't sit well with the neighbour.

The wildlife in the area would be driven out to find a new area where they have resided off and on over many years. This isn't fair to them either.

So as you can see, there is a number of factors why we are against this development. So I hope the town council and the committees involved here don't hesitate to terminate this development as a number of factors and concerns here have definitely not been met or addressed properly.

Sincerely yours

Graydon McArthur,

- presently lots of wildlife in the area and such a large new housing development would drive them out of the area.

From: rondi.penfold@rogers.com
Sent: Sunday, October 26, 2025 11:54 AM
To: Christine Hickey <admin@CentralAPB.ca>

Subject: FILE S002/25 STRONG

Copied Friends,

Here is Ms. Hickey's contact info should you wish to send a concern or question to her.

Ms. Christine Hickey

admin@centralapb.ca

705-386-2573 Ext 6

Good Morning Ms. Hickey,

I am writing in reference to number is File S002/25 Strong.

It seems that there has been very little communication in regard to the above project, and when questions arise re environmental study/planning/permits, we have been stonewalled – or there is a serious lack of information. As residents of Sundridge and Cottagers on Lake Bernard, we acknowledge that growth is inevitable and good for the town, however some transparency by developers is ESSENTIAL for us to know when /if lines are being crossed and consequences to the environment - poor construction for residents, overcrowding per the complex etc are happening.

We are concerned that possibly some stages have been “skipped” as some people do have access to insight others don’t.

There has been a photo of the site and the original had “Wetlands/Stream” flowing beneath the complex where one would normally see septic beds and drilled wells. This stream flows into Lake Bernard.

Subsequent photos have the stream “whited out”. Our concern is that something untoward could be building and with the November 5 date drawing closer – no one in town seems aware of it and we absolutely need more information on this to feel comfortable about it moving forward.

If you can please let me know what plans/studies have been executed/submitted, I would be happy to forward them to concerned residents.

Last, what exactly will be decided on November 5th and should many of us oppose this, what are our options to move to cancel the project until certain laws are respected as they relate to building near a Lake and proper paperwork and environmental studies are filed.

My thanks for your assistance with this,

Rondi Penfold

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 014 / 25 Laurier

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): RODGER T. PINKERTON

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: RUSSELL BIRIMCOMBE

Phone #: Home: _____ Mobile: _____ Business: _____

Address: _____

Postal Code _____ Email Address: _____

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

Tax Roll Number: 4999 050 004 00190 0000

Municipality / Unincorporated Township: LAURIER

Municipal Address (Civic Address): 544 BRENNANS RD SOUTH RIVER ON.

Legal Description: Concession: 81 Lot Number: 8 Registered Plan: PCL 6955 NS

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

Parcel Number: _____ 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:

RUSSELL BIRIMCOMBE

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)	450 FEET	1319 FT.
Depth (m)	2420 FEET	654 FT
Area (ha)	23 AC	75 AC
4.2 Existing Use of Property:	VACANT	FARM FIREWOOD
4.3 Existing Building or Structures and date of construction	VACANT	HOUSE 1930 ? HOUSE 2005 BARN 2004

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		
Privately owned and operated individual well		<i>DRILLED WELL</i>
Privately owned and operated communal well		
Lake or other water body		
Other means		
Does your property abut a lake?		

<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>		SEPTIC
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) ** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries)		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	YES	YES
School Bussing	YES	YES
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.

--

5. LAND USE

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

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>		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>		
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>		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (eg gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

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, RODGER PINKERTON OF THE LAURIER TOWNSHIP
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 Municipal Office.

IN THE Provence OF Ontario

THIS 5th DAY OF June, 2025

J. Mahon
A COMMISSIONER OF OATHS

Rodger T Pinkerton
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, RODGER PINKORTON, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE RUSSELL BIRIMCOMB

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton

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, RODGER PINKORTON, 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 RUSSELL BIRIMCOMB TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton

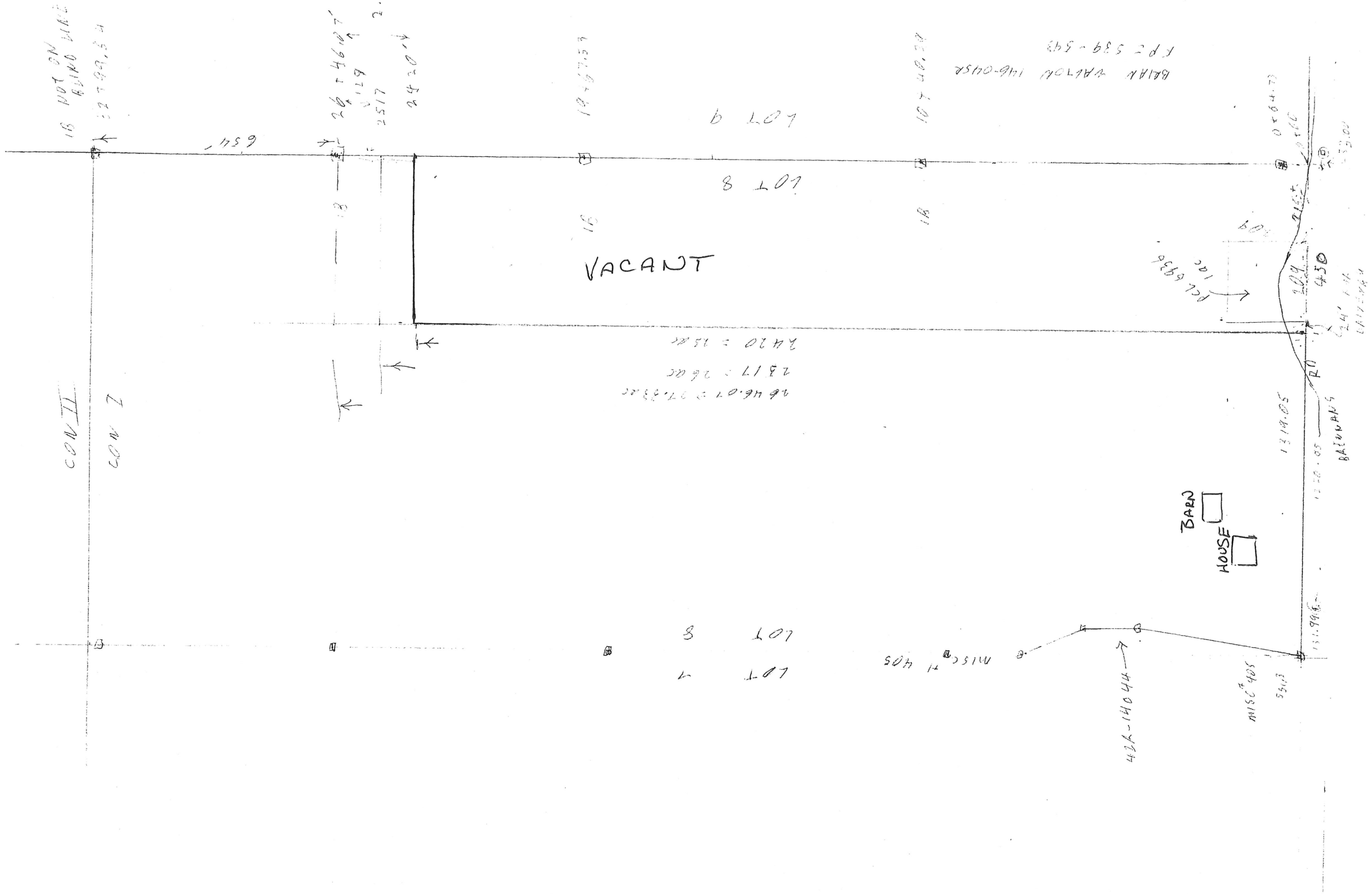
12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

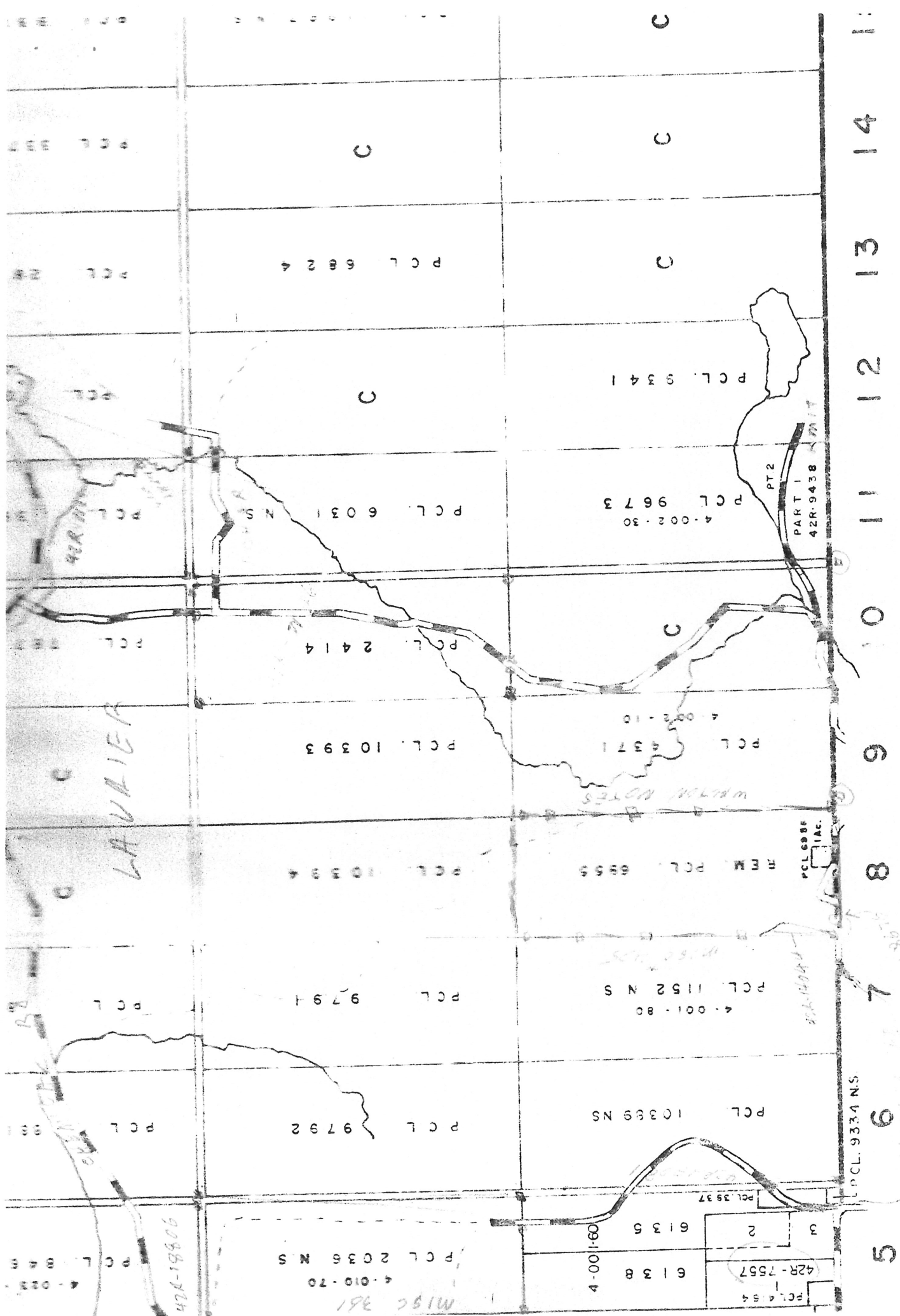
I/WE RODGER PINKORTON, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL PRIVACY ACT, I/WE AUTHORIZE AND CONSENT TO THE USE BY OR THE DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE PLANNING ACT FOR THE PURPOSES OF PROCESSING THIS APPLICATION.

DATED JUNE 4/25 SIGNATURE OF PROPERTY OWNER Rodger T Pinkerton

1 = 500'

LAVARIER
LOT 8 CON I





$$450 \times 2420 = 2500$$

$$450 \times 2517 = 2600$$

$$450 \times 2646.07 = 27.3300$$

LEAVE 5 2417 FOR LAMCWP4

$$460 \times 2367.4 = 2500$$

$$460 \times 2462.1 = 2600$$

$$460 \times 2646.07 = 27.900$$

520620212

520620211

Brennans Rd

Brennans Rd

Brennans Rd

Brennans Rd

Brenna.

Layers

☒ Parcel

Ownership

MDS I

General information

Application date
Sep 26, 2025

Municipal file number

Proposed application
Building permit for the construction of a
dwelling (farm or non-farm)

Applicant contact information
Russell Birimcombe

Location of subject lands
District of Parry Sound
District of Parry Sound
LAURIER
Concession 1 , Lot 8
Roll number: 4999050004001900000

Calculations

New farm

Farm contact information
Rusty Birimcombe

Location of existing livestock facility or
anaerobic digester
District of Parry Sound
District of Parry Sound
LAURIER
Concession 1 , Lot 8
Roll number: 499905000400190000

Total lot size
98 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1200 ft ²	5.6 NU	1200 ft ²
	- Not Specified -		0 NU	NA
	- Not Specified -		0 NU	NA



Unoccupied Barn or Unused Storage (New farm)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

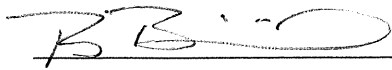
Existing manure storage	- Not Specified -		
Design capacity	5.6 NU		
Potential design capacity	11.1 NU		
Factor A (odour potential)	1	Factor B (design capacity)	170.46
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			132 m (433 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
Rusty Birimcombe

rustybirimcombe@gmail.com

Signature of preparer



Rusty Birimcombe

Sept 26 2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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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 017 / 25

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

1. APPLICANT INFORMATION

Applicant(s):

Name(s) of Property Owner(s): Paul & CATHERINE Boyd

Phone #: Home: _____ Mobile: _____ Business: _____

Mailing Address: _____

Postal Code: P0A-1X0 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: _____

Phone #: Home: _____ Mobile: _____ Business: _____

Address: _____

Postal Code: ~~4297~~ Email Address: _____

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

Tax Roll Number: 4999 050 004 02435 0000

Municipality / Unincorporated Township: LAURIER (UNORGANIZED TOWNSHIP)

Municipal Address (Civic Address): 20 FISHER ROAD

Legal Description: Concession: 3 Lot Number: 11 Registered Plan: PART 4

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

Parcel Number: _____ 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 NO

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)	70.71m (232 FT.)	134.72m (442 FT.)
Depth (m)	143.25m (470 FT.)	143.25m (470 FT.)
Area (ha)	1 ha (2.5 ACRES)	1.93 ha (4.77 ACRES)
4.2 Existing Use of Property:	VACANT	RESIDENCE
4.3 Existing Building or Structures and date of construction	VACANT	HOUSE 2003

4.4 Proposed Use of the Severed and Retained Parcels	VACANT	RESIDENCE
4.5 Road Access: Provincial highway MANDATORY: <i>Provide written comments from MTO North Bay. 705-497-5401</i>	FISHER ROAD	
Municipal road, maintained all year	YES	
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		
Privately owned and operated individual well		INDIVIDUAL WELL
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>		PRIVATELY OWNED AND OPERATED INDIVIDUAL SEPTIC TANK
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	ELECTRICITY	ELECTRICITY
School Bussing	SCHOOL BUSSING	SCHOOL BUSSING
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)

NA

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

NA

If the subject land covered by a Minister's Zoning Order, what is the Plan and registration number?

NA

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>		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>	<u>NO TO ALL</u>	
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>		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (eg gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

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) RETAINED LOT (SUBDIVED 2017/2018)

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.

SEE DRAWING ATTACHED

Boulder Road

FISHER ROAD

674'
232'
70.71m

442'
134.72m

HYDRO

GARAGE

WELL

DRIVE WAY



SEPTIC TANK

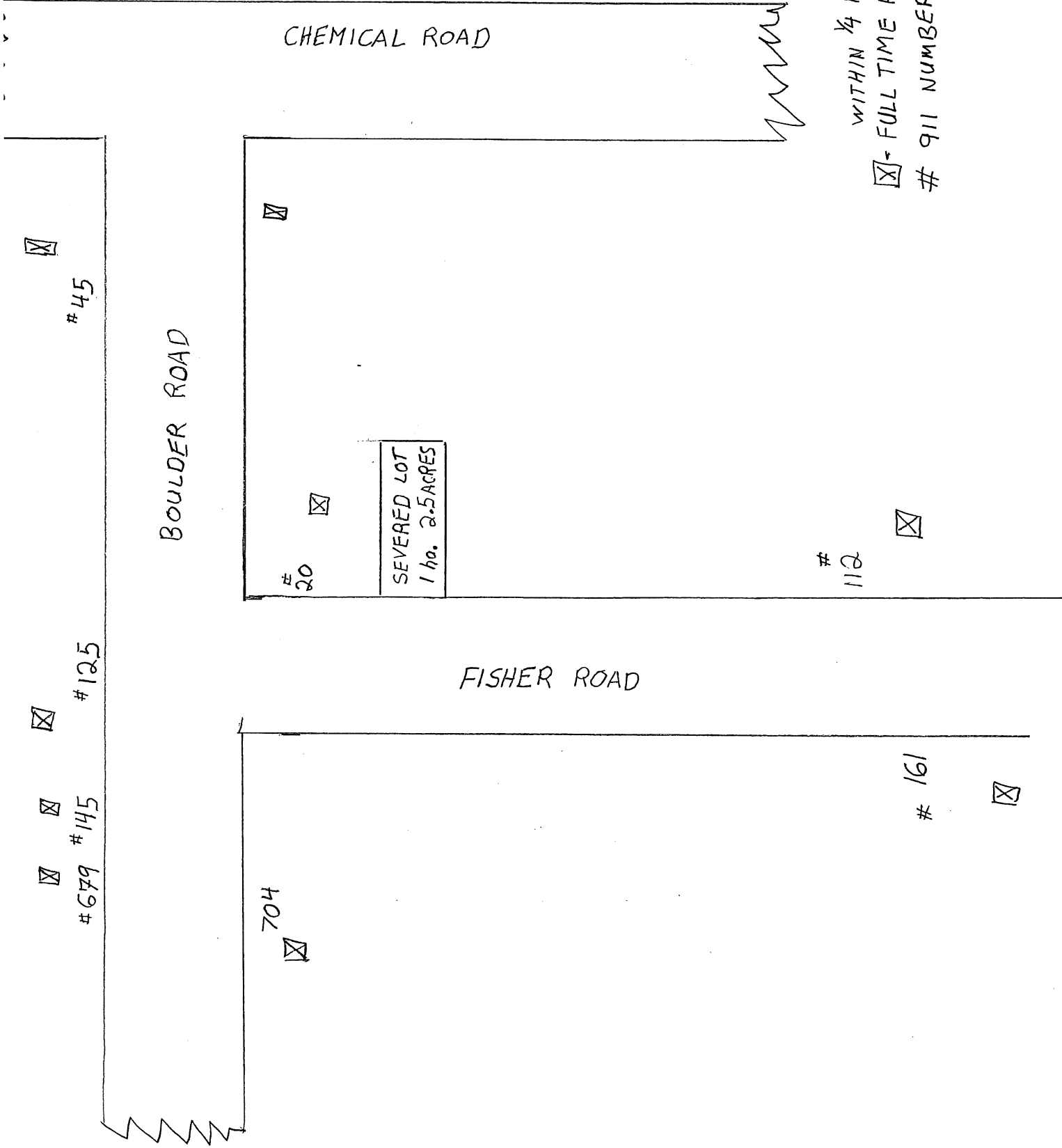
HOUSE

RETAINED LOT
1.93ha 4.77ACRES

SEVERED LOT
1ha 2.5ACRES

470'

143.25m



CHEMICAL ROAD

BOULDER ROAD

FISHER ROAD

SEVERED LOT
1 ha. 2.5 ACRES

WITHIN 1/4 MILE
[X] - FULL TIME RESIDENCES
911 NUMBERS

#45

#125

#679 #145

#20

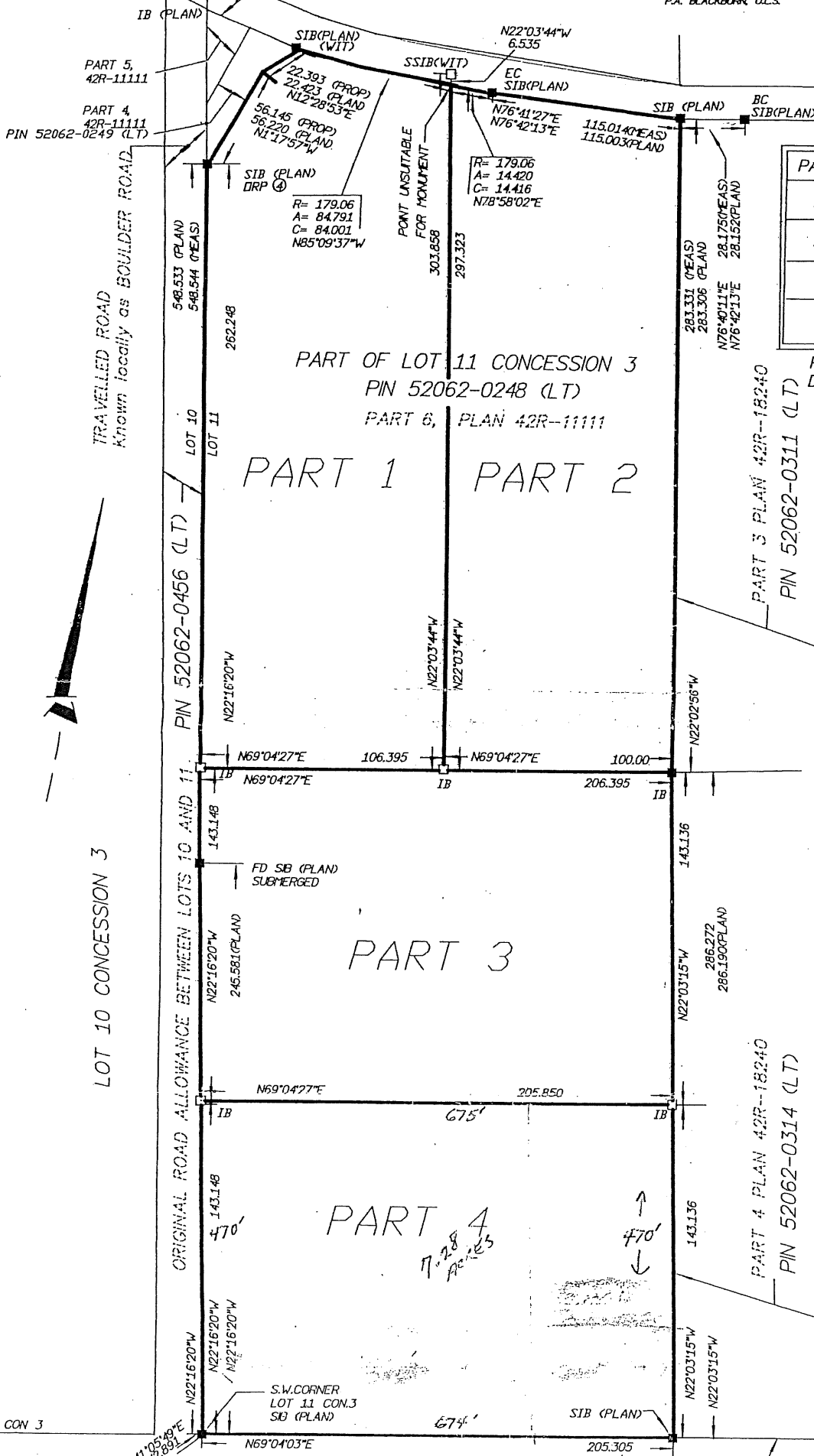
704

#112

#161

Known locally as CHEMICAL ROAD
 PIN 52062-0189 (LT)
 VIDE PLAN DATED JANUARY 15, 1908
 SIGNED BY McLAUSLAN AND ANDERSON, OLS
 ATTACHED TO TRANSFER LT9435

TOWNSHIP OF LAURIER
 DISTRICT OF PARRY SOUND
 SCALE: 1:600
 P.A. BLACKBURN, O.L.S.



PART	LOT	CONCE
1	PART OF LOT 11	CONCES
2	PART OF LOT 11	CONCES
3	PART OF LOT 11	CONCES
4	PART OF LOT 11	CONCES

PARTS 1, 2, 3 AND 4 DESCRIBED IN PIN 520

INTEGRATION DI
 COORDINATES ARE
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 (2010) AND DERIVE
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 OF O. REG 216/10.

POINT ID
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FOR BEARING COM
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LEGEND

SB	- DEI
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IB	- DEI
RPL	- DEI
WIT	- DEI
PLAN	- DEI
1240	- DEI
1104	- DEI
■	- DEI
□	- DEN
	- CLK

SURVEYOR'S CERTI

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN A THE SURVEYS ACT, THE S AND THE REGULATIONS MA
 2. THE SURVEY WAS COMPLE

NORTH BAY, ONTARIO
 MARCH 10, 2018

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

I, Paul Boyd & Catherine Boyd OF THE OF THE TOWNSHIP OF LAURIER
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 Village of South River
IN THE District OF Parry Sound
THIS 12 DAY OF August, 2025

C. Beutson

Catherine Boyd
Applicant Paul Boyd.

A COMMISSIONER OF OATHS

Candice Elizabeth Robertson.
a Commissioner, etc., Province of Ontario for
the Corporation the Village of South River.
Expires December 6, 2027

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, _____, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HEREBY AUTHORIZE _____

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: _____ SIGNATURE OF PROPERTY OWNER _____

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, _____, 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 _____ TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

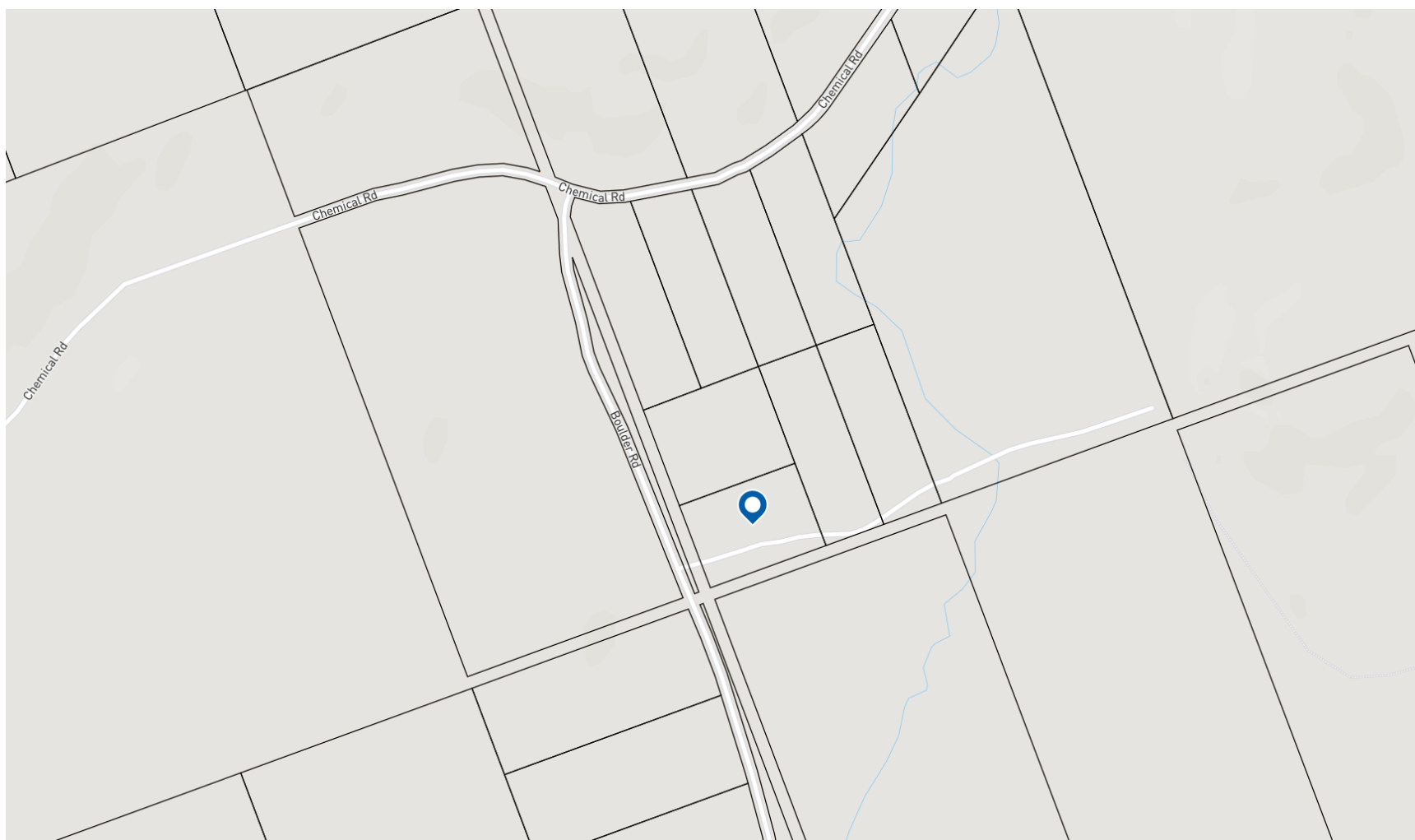
DATED _____ SIGNATURE OF PROPERTY OWNER _____

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

I/WE CATHRINE & PAUL BOYD, 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 AUG. 8TH 2025 SIGNATURE OF PROPERTY OWNER Cathrine Boyd

Paul Boyd.



Initial Comments from Planner

Under the CAPB Guidelines this would need to be an infill lot. Do you have any data on the surrounding properties that you could send me?

Also, do you know when the previous consents were approved as per the attached survey?

CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street
South River, Ontario
P0A 1X0

November 5, 2025

Pahapill and Associates Chartered Professional Accountants
75 Main Street West, Unit 2
Huntsville Ontario P1H 1W9

Dear Sir / Madam:

This representation letter is provided in connection with your audit of the financial statements of Central Almaguin Planning Board for the year ended December 31, 2024 for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

In making the representations outlined below, we took the time necessary to appropriately inform ourselves on the subject matter through inquiries of entity personnel with relevant knowledge and experience, and, where appropriate, by inspecting supporting documentation.

We confirm that (to the best of our knowledge and belief):

Financial Statements

We have fulfilled our responsibilities as set out in the terms of the audit engagement dated August 20, 2025 for:

- a) Preparing and fairly presenting the financial statements in accordance with ASNPO;
- b) Providing you with:
 - i. Access to all information of which we are aware that is relevant to the preparation of the financial statements, such as:
 - Accounting records, supporting data and other relevant documentation,
 - B. Minutes of meetings (such as shareholders, board of directors and audit committees) or summaries of actions taken for which minutes have not yet been prepared, and
 - C. Information on any other matters, of which we are aware, that is relevant to the preparation of the financial statements;
 - ii. Additional information that you have requested from us for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom you determine it necessary to obtain audit evidence.
- c. Ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements; and
- d) Designing and implementing such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We have also communicated to you any deficiencies in the design and implementation or the maintenance of internal control over financial reporting of which management is aware.

Fraud and Non Compliance

We have disclosed to you:

- a. All of our knowledge in relation to actual, alleged or suspected fraud affecting the entity's financial statements involving:
 - i. Management;
 - ii. Employees who have significant roles in internal control; or
 - iii. Others where the fraud could have a material effect on the financial statements;

(continued)

- b. All of our knowledge in relation to allegations of fraud or suspected fraud communicated by employees, former employees, analysts, regulators or others;
- c. All known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements that should be considered when preparing the financial statements;
- d. All known, actual, or possible litigation and claims that should be considered when preparing the financial statements; and
- e. The results of our risk assessments regarding possible fraud or error in the financial statements.

Related Parties

We confirm that there were no related-party relationships or transactions that occurred during the period.

Estimates

We acknowledge our responsibility for determining the accounting estimates required for the preparation of the financial statements in accordance with ASNPO. Those estimates reflect our judgment based on our knowledge and experience of past and current events, and on our assumptions about conditions we expect to exist and courses of action we expect to take. We confirm that the methods, significant assumptions and the data used by us in making accounting estimates and related financial statement disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement or disclosure that is in accordance with ASNPO.

Commitments and Contingencies

There are no commitments, contingent liabilities/assets or guarantees (written or oral) that should be disclosed in the financial statements. This includes liabilities arising from contract terms, illegal acts or possible illegal acts, and environmental matters that would have an impact on the financial statements.

Adjustments

We have reviewed, approved and recorded all of your proposed adjustments to our accounting records. This includes journal entries, changes to account coding, classification of certain transactions and preparation of, or changes to, certain accounting records.

Misstatements

The effects of uncorrected misstatements are immaterial, individually and in aggregate, to the financial statements as a whole. A list of the uncorrected misstatements, including the reasons why they were not corrected, is attached to this letter.

Accounting policies

All significant accounting policies are disclosed in the financial statements and are consistent with those used in the previous period.

Contractual compliance

We have complied with the terms and conditions of all contractual agreements that could have a material effect, in the event of non-compliance, on the financial statements.

Direct liabilities

We have recorded in the accounts all known liabilities of our organization as at December 31, 2024 except for trivial amounts.

Fair values

We confirm that the significant assumptions used in arriving at the fair values of financial instruments as measured and disclosed in the financial statements are reasonable and appropriate in the circumstances.

Financial instruments

We have properly recorded all financial assets of equity instruments quoted on an active market at fair value.

Off-balance sheet derivative financial instruments (e.g., futures, options and swaps), including outstanding commitments to purchase or sell securities, assets and/or commodities under forward placement and standby commitments, and information regarding the terms and conditions, interest rate risk, credit risk and foreign exchange risk of financial instruments held at period end have been properly recorded and, when appropriate, adequately disclosed within the financial statements. We confirm that the significant assumptions used in arriving at the fair values of financial instruments, as measured and disclosed (when required) in the financial statements, are reasonable and appropriate in the circumstances.

(continued)

We have evaluated whether there are indicators of impairment for all financial assets measured at cost or amortized cost, and where there has been a significant adverse change in the expected timing or amount of future cash flows from a financial asset or group of similar financial assets, we have assessed whether a reduction in the carrying value is necessary.

When an impairment is necessary, the carrying amount of the asset, or group of assets, has been reduced to the highest of the cash flows expected to be generated by holding the asset, the amount that could be realized by selling the asset and the amount that the entity expects to realize by exercising any right to collateral held to secure repayment of the asset net of all costs necessary to exercise those rights. The amount of the decline in fair value has been included in net income in the period incurred.

Future plans

We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities reflected in the financial statements.

Goodwill

We have reviewed goodwill for impairment whenever events or changes in circumstances indicate that the carrying amount of the reporting unit to which the goodwill is assigned may exceed the fair value of the reporting unit.

We have evaluated goodwill for impairment in accordance with the requirements of the *CPA Canada Handbook – Accounting*, Part II, Section 3064 (Goodwill and Intangible Assets), using our best estimates based on reasonable and supportable assumptions and projections. Impairment losses have been recognized in earnings when required.

Inventories

The inventories of raw material, work in progress, finished goods and supplies as at December 31, 2024 were the property of our entity and were determined by actual count, weight or measurement. They do not include any items billed to customers but not shipped, any items returned by customers for which credits have not been recorded, any items on consignment, bill-and-hold arrangements, or other arrangements either owned by us or by our suppliers.

Inventories were measured at the lower of actual cost and net realizable value.

In pricing the inventories, due allowance was made for slow-moving, obsolete, unsaleable or unusable items.

Inventories were measured on the same basis and were determined in the same manner as inventories at the end of the preceding period.

Intangible assets subject to amortization

We have recorded intangible assets that have a finite life at cost less accumulated amortization. The provision for amortization is based on the cost and expected economic useful lives of the intangible assets using the [describe method].

We have evaluated intangible assets subject to amortization for recoverability in accordance with the provisions of the *CPA Canada Handbook – Accounting*, Part II, Section 3063 (Impairment of Long-Lived Assets). Impairment losses have been recognized in earnings when required.

Intangible assets NOT subject to amortization

We have recorded intangible assets that have an indefinite life at cost.

We have evaluated intangible assets not subject to amortization whenever events or circumstances indicate that their carrying amount may exceed their fair value.

We have evaluated intangible assets for impairment in accordance with the provisions of the *CPA Canada Handbook – Accounting*, Part II, Section 3064 (Goodwill and Intangible Assets). Impairment losses have been recognized in earnings when required.

Impairment of long-lived assets

We have evaluated long-lived assets for recoverability whenever events or circumstances indicate that the carrying amount of an asset may not be recoverable. Management acknowledges that when the long-lived asset is not recoverable, an impairment loss is recognized in earnings at the amount by which the carrying amount exceeds its fair value.

(continued)

Impairment of investments in subsidiaries and affiliates

We have evaluated whether there are indicators of impairment for all investments in subsidiaries accounted for at cost or using the equity method as well as for all investments in companies subject to significant influence, and where there has been a significant adverse change in the timing or amount of future cash flows from an investment, we have reduced the carrying amount of the investment to the higher of the present value of the cash flows expected to be generated by holding the investment and the amount that could be realized by selling the asset at the balance sheet date.

Any decline in value has been recorded in net income in the period incurred.

Investments in significantly influenced entities

We have the ability to exercise significant influence over operating and financial policies.

The equity method is used to account for all entities over which we exercise significant influence. The method has been applied consistently to all companies subject to significant influence.

The cost method is used to account for all entities over which we exercise significant influence except for investments in companies that are quoted in an active market which have been recorded at fair value. These methods have been applied consistently to all companies subject to significant influence.

Journal entries

We have approved all journal entries and other adjustments proposed by you, and they have been included in our financial statements.

Liabilities and contingencies

All liabilities and contingencies, including those associated with guarantees, whether written or oral, have been disclosed to you and are appropriately reflected in the financial statements.

Long-term investments

All long-term investments owned by our organization are recorded in the accounts. The long-term investments are valued using the equity method, and an appropriate impairment loss has been recognized in earnings when a significant adverse change in the expected timing or amount of future cash flows from investments has been identified. When the extent of such an impairment has decreased, a reversal of the previously recognized impairment loss has been recognized in earnings.

All income earned for the period ended December 31, 2024 on those long-term investments has been recorded in the accounts.

Marketable securities

All marketable securities owned by us are recorded in the accounts. The marketable securities are measured at fair value.

All income earned for the period ended December 31, 2024 on these securities has been recognized in earnings along with any transaction costs incurred and changes in fair value.

Material measurement uncertainties

The nature of all material measurement uncertainties has been appropriately disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.

Pension costs, assets and obligations

All of our pension plans and provisions of each plan have been fully disclosed to you.

The source data used by the actuary is complete and accurate, and all the assumptions used by the actuary in the preparation of the accrued benefits obligation are our best estimates of the most likely set of conditions affecting future events.

All plan assets are taken into account at their fair value in determining the net pension asset or liability.

Property, plant and equipment

Property, plant and equipment are recorded at cost. We have good and valid title to all items of property and equipment reflected in the accounts relating thereto, and there are no liens or encumbrances on our assets. During the period ended December 31, 2024, no material amounts relating to additions or improvements of property, plant and equipment were charged to expense. The provision for amortization is based on the cost and expected economic useful lives of the property using the declining balance method.

(continued)

The property, leasehold improvement and equipment accounts, and the related allowances for amortization have been adjusted for all important items of such assets that were idle, obsolete, sold, dismantled, abandoned or otherwise disposed of for the period ended December 31, 2024 and for all prior periods.

We have evaluated property, plant and equipment for recoverability in accordance with the provisions of the CPA Canada Handbook – Accounting, Part II, Section 3063 (Impairment of Long-Lived Assets). Impairment losses have been recognized in earnings when required.

Receivables

The accounts receivable reflected in the accounts constitute valid claims against customers and other debtors. They do not include amounts for goods shipped on consignment, approval or under repurchase commitments, or for goods shipped after December 31, 2024.

No abnormal returns have been made by customers since December 31, 2024 or are expected in respect of merchandise shipped prior to the close of business on December 31, 2024.

Receivables known to be uncollectible have been written off, and adequate provision has been made for anticipated adjustments or losses in connection with the collection of receivables.

Regulatory compliance

We are up to date with all corporate filings and annual returns. This includes all Canada Revenue Agency and HST/GST/PST returns.

Revenue recognition

We have recorded all revenue that met the following criteria:

- a. Persuasive evidence of an arrangement exists;
- b. Delivery has occurred, or services have been rendered;
- c. Price is fixed or determinable; and
- d. Collectability is reasonably assured.

Subsequent events

There have been no events between the balance sheet date and the date of this letter that would require recognition or disclosure in the financial statements.

There have been no events subsequent to the balance sheet date of the comparative financial statements that would require adjustment or disclosure in the current financial statements.

Proceeds of Crime (Money Laundering) and Terrorist Financing Act

We hereby acknowledge that Pahapill and Associates Chartered Professional Accountants have made us aware of your legal obligations under the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. We hereby acknowledge that we are aware of potential conflict of interest that may arise as a result of your legal obligations under this Act and authorize Pahapill and Associates Chartered Professional Accountants to release and disclose information about Central Almaguin Planning Board as required by statute.

None of the members were in debt to the organization

None of the members were in debt to the organization, other than in the ordinary course of business at the period-end or at any time during the period.

Management fees, wages or bonuses paid to (or accrued on behalf of) related parties

All management fees, bonuses or other remuneration paid to or accrued on behalf of members or related parties represent the fair market value of services performed for, or goods provided to, the organization.

Acknowledged and agreed on behalf of Central Almaguin Planning Board by:

SIGN HERE

November 5, 2025

Date signed

November 5, 2025

Date signed



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

August 20, 2025

Central Almaguin Planning Board
63 Marie Street
South River Ontario P0A 1X0

Dear Members of the Board,

We are writing this letter in connection with our audit of the financial statements for the year ending December 31, 2024.

Our purpose in writing is to ensure effective two-way communication between us in our role as auditors and yourselves with the role of overseeing the financial reporting process. In this letter we will:

- a) Address our responsibilities as independent auditors and provide information about the planned scope and timing of our audit.
- b) Request a response to some audit questions and any additional information you may have that could be relevant to our audit.

Auditor Responsibilities

The respective responsibilities of ourselves and of management in relation to the audit of financial statements are set out in the engagement letter that was signed by management on August 20, 2025. This engagement letter is attached as an appendix to this letter.

Planned Scope and Timing of Our Audit

In developing our audit plan, we worked with management to understand the nature of Central Almaguin Planning Board and to identify and assess the risks of material misstatement in the financial statements, whether due to fraud or error. Our audit plan has been designed to focus on the identified areas of risk.

In developing our audit plan, we worked with management to understand the nature of Central Almaguin Planning Board and to identify and assess the risks of material misstatement in the financial statements, whether due to fraud or error. Our audit plan has been designed to focus on the identified areas of risk.

Significant Changes During Period

The significant changes that we addressed in planning the audit for the current year are set out below:

- a. organization operations and personnel;
- b. accounting and control systems;
- c. accounting and auditing standards.

Internal Control

To help identify and assess the risks of material misstatement in the financial statements, we obtain an understanding of internal control relevant to the audit. This understanding is used in the design of appropriate audit procedures. It is not used for the purpose of expressing an opinion on the effectiveness of internal control. Should we identify any significant deficiencies in the internal control and accounting systems, we will communicate them to you in our audit findings letter.

Significant Risks

To help identify and assess the risks of material misstatement in the financial statements, we obtain an understanding of internal control relevant to the audit. This understanding is used in the design of appropriate audit procedures. It is not used for the purpose of expressing an opinion on the effectiveness of internal control. Should we identify any significant deficiencies in the internal control and accounting systems, we will communicate them to you in our audit findings letter.

Significant Risks (continued)

Significant Risks	Proposed Audit Response
<i>Revenue recognition and completeness</i>	<i>Analytical procedures</i> <i>Substantive testing of revenues, including the consistent application of accounting policies</i> <i>Review of cut-off procedures</i> <i>Management override</i>
<i>Inquiries of management</i>	<i>Review of journal entries</i> <i>Review of related-party transactions and management estimates</i> <i>Accounts payable - completeness</i>
<i>Analytical procedures</i>	<i>Substantive testing or tests of control</i> <i>Inventory - valuation</i>
<i>Inquiries of management</i>	<i>Analysis of inventory movements, condition and obsolescence</i> <i>Testing of inventory amounts</i>
<i>Accounts receivable - existence</i>	<i>Confirmation of receivable balances</i>

If there are specific areas that warrant our particular attention during the audit or where you would like us to undertake some additional procedures, please let us know.

Uncorrected Misstatements

Where we identify uncorrected misstatements during our audit, we will communicate them to management and request that they be corrected. If not corrected by management, we will then request that you correct them. If not corrected by you, we will also communicate the effect that they may have individually, or in aggregate, on our audit opinion.

Engagement Team

Our engagement team for this audit will consist of the following personnel:

Name	Role	Contact Details
MaryAnne Poland, CPA, CA, LPA	Partner	705-788-0500
Rachitha Fernando	Staff Accountant	705-788-0500

Audit Findings

At the conclusion of our audit, we will prepare an audit findings letter to assist you with your review of the financial statements. This letter will include our views and comments on matters such as:

- Significant matters, if any, arising from the audit that were discussed with management;
- Significant difficulties, if any, encountered during the audit;
- Qualitative aspects of the entity's accounting practices, including accounting policies, accounting estimates and financial statement disclosures;
- Uncorrected misstatements; and

Audit Findings (continued)

- e. Any other audit matters of governance interest.

Audit Questions and Requests

Fraud

To help us in identifying and responding to the risks of fraud within the organization, we would appreciate your responses to the following questions:

1. What oversight, if any, do you provide over management's processes for identifying and responding to fraud risks? Management's processes could include policies, procedures, programs or controls that serve to prevent, detect and deter fraud.
2. Do you have any knowledge of any actual, suspected or alleged fraud, including misappropriation of assets or manipulation of the financial statements, affecting the entity? If so, please provide details and how the fraud or allegations of fraud were addressed.

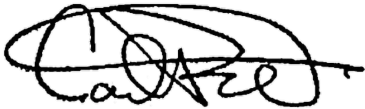
Other Matters

Would you please bring to our attention any significant matters or financial reporting risks, of which you are aware, that may not have been specifically addressed in our proposed audit plan. This could include such matters as future plans, contingencies, events, decisions, non-compliance with laws and regulations, potential litigation, specific transactions (such as with related parties or outside of the normal course of business) and any additional sources of audit evidence that might be available.

We recognize your significant role in the oversight of the audit and would welcome any observations on our audit plan.

This letter was prepared for the sole use of those charged with governance of Central Almaguin Planning Board to carry out and discharge their responsibilities. The content should not be disclosed to any third party without our prior written consent, and we assume no responsibility to any other person.

Yours truly,



Carl Pahapill, CPA, CA, LPA
Partner

Agreed to on behalf of Central Almaguin Planning Board by:

SIGN HERE

August 20, 2025
Date signed

August 20, 2025
Date signed

August 20, 2025

Central Almaguin Planning Board
63 Marie Street
South River Ontario P0A 1X0
Attention: Members of the Board

Dear Members of the Board:

The Objective and Scope of the Audit

You have requested that we audit the financial statements of Central Almaguin Planning Board (the "organization"), which comprise the statement of financial position as at December 31, 2024, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements (including a summary of significant accounting policies).

We are pleased to confirm our acceptance and our understanding of the nature, scope and terms of this audit engagement, and all services related thereto, by means of this letter (the "Engagement").

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement (whether due to fraud or error) and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The Responsibilities of the Auditor

We will conduct our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- a. Identify and assess the risks of material misstatement of the financial statements (whether due to fraud or error), design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- b. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies in internal control relevant to the audit of the financial statements that we have identified during the audit.
- c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. Conclude on the appropriateness of management's use of the going-concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- e. Evaluate the overall presentation, structure and content of the financial statements (including the disclosures) and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements may not be detected, even though the audit is properly planned and performed in accordance with Canadian generally accepted auditing standards.

Form and Content of Audit Opinion

Unless unanticipated difficulties are encountered, our report will be substantially in the following form contained in Appendix A to this letter.

The Responsibilities of Management

Our audit will be conducted on the basis that management and, where appropriate, those charged with governance / oversight acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with ASNPO.
2. For the design and implementation of such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.
3. To provide us with timely:
 - i. Access to all information of which management is aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - ii. Information about all known or suspected fraud, any allegations of fraud or suspected fraud and any known or probable instances of non-compliance with legislative or regulatory requirements;
 - iii. Additional information that we may request from management for the purpose of the audit; and
 - A. Copies of all minutes of meetings of shareholders, directors and committees of directors;
 - B. Information relating to any known or probable instances of non-compliance with legislative or regulatory requirements, including financial reporting requirements;
 - C. Information relating to any illegal or possibly illegal acts, and all facts related thereto;
 - D. A listing of all related parties and related-party transactions and information pertaining to the measurement and disclosure of transactions with those related parties;
 - E. An assessment of the reasonableness of significant assumptions underlying fair value measurements and disclosures in the financial statements;
 - F. Any plans or intentions that may affect the carrying value or classification of assets or liabilities;
 - G. An assessment of all areas of measurement uncertainty known to management that are required to be disclosed in accordance with *MEASUREMENT UNCERTAINTY, Section 1508* of the CPA Canada Handbook - Accounting, Part II;
 - H. Information relating to claims and possible claims, whether or not they have been discussed with Central Almaguin Planning Board's legal counsel;
 - I. Information relating to other liabilities and contingent gains or losses, including those associated with guarantees, whether written or oral, under which Central Almaguin Planning Board is contingently liable;
 - J. Information on whether Central Almaguin Planning Board has satisfactory title to assets, whether liens or encumbrances on assets exist, and whether assets are pledged as collateral;
 - K. Information relating to compliance with aspects of contractual agreements that may affect the financial statements; and
Information concerning subsequent events.
 - iv. Unrestricted access to persons within Central Almaguin Planning Board from whom we determine it necessary to obtain audit evidence.

As part of our audit process:

- a. We will make inquiries of management about the representations contained in the financial statements. At the conclusion of the audit, we will request from management [and, where appropriate, those charged with governance] written confirmation concerning those representations. If such representations are not provided in writing, management acknowledges and understands that we would be required to disclaim an audit opinion.

- b. We will communicate any misstatements identified during the audit other than those that are clearly trivial. We request that management correct all the misstatements communicated.

Use of Information

It is acknowledged that we will have access to all information about identified individuals ("personal information") in your custody that we require to complete our Engagement. Our services are provided on the basis that:

- a. You represent to us that management has obtained any required consents for our collection, use, disclosure, storage, transfer and process of personal information required under applicable privacy legislation and professional regulation; and
- b. We will hold all personal information in compliance with our Privacy Statement.

File Inspections

In accordance with professional regulations (and by our firm's policy), our client files may be periodically reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm standards. File reviewers are required to maintain confidentiality of client information.

Confidentiality

One of the underlying principles of the profession is a duty of confidentiality with respect to client affairs. Each professional accountant must preserve the secrecy of all confidential information that becomes known during the practice of the profession. Accordingly, we will not provide any third party with confidential information concerning the affairs of Central Almaguin Planning Board unless:

- a. We have been specifically authorized with prior consent;
- b. We have been ordered or expressly required by law or by the Ontario *Code of Professional Conduct/Code of Ethics*; or
- c. The information requested is (or enters into) public domain.

Use and Distribution of Our Report

The examination of the financial statements and the issuance of our audit report are solely for the use of Central Almaguin Planning Board and those to whom our report is specifically addressed by us. We make no representations or warranties of any kind to any third party in respect of these financial statements or our audit report, and we accept no responsibility for their use by any third party or any liability to anyone other than Central Almaguin Planning Board.

For greater clarity, our audit will not be planned or conducted for any third party or for any specific transaction. Accordingly, items of possible interest to a third party may not be addressed and matters may exist that would be assessed differently by a third party, including, without limitation, in connection with a specific transaction. Our audit report should not be circulated (beyond Central Almaguin Planning Board) or relied upon by any third party for any purpose, without our prior written consent.

You agree that our name may be used only with our prior written consent and that any information to which we have attached a communication be issued with that communication, unless otherwise agreed to by us in writing.

Reproduction of Auditor's Report

If reproduction or publication of our audit report (or reference to our report) is planned in an annual report or other document, including electronic filings or posting of the report on a website, a copy of the entire document should be submitted to us in sufficient time for our review and approval in writing before the publication or posting process begins.

Management is responsible for the accurate reproduction of the financial statements, the auditor's report and other related information contained in an annual report or other public document (electronic or paper-based). This includes any incorporation by reference to either full or summarized financial statements that we have audited.

We are not required to read the information contained in your website or to consider the consistency of other information in the electronic site with the original document.

Communications

In performing our services, we will send messages and documents electronically. As such communications can be intercepted, misdirected, infected by a virus or otherwise used or communicated by an unintended third party, we cannot guarantee or warrant that communications from us will be properly delivered only to the addressee. Therefore, we specifically disclaim, and you release us from, any liability or responsibility whatsoever for interception or unintentional disclosure of communications transmitted by us in connection with the performance of this Engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from such communications, including any that are consequential, incidental, direct, indirect, punitive, exemplary or special damages (such as loss of data, revenues, or anticipated profits).

If you do not consent to our use of electronic communications, please notify us in writing.

Ownership

The working papers, files, other materials, reports and work created, developed or performed by us during the course of the Engagement are the property of our firm, constitute our confidential information and will be retained by us in accordance with our firm's policies and procedures.

During the course of our work, we may provide, for your own use, certain software, spreadsheets and other intellectual property to assist with the provision of our services. Such software, spreadsheets and other intellectual property must not be copied, distributed or used for any other purpose. We also do not provide any warranties in relation to these items and will not be liable for any lost or corrupted data or other damage or loss suffered or incurred by you in connection with your use of them.

We retain the copyright and all intellectual property rights in any original materials provided to you.

Other Services

In addition to the audit services referred to above, we will, as allowed by the Ontario *Code of Professional Conduct/Code of Ethics*, prepare other regulatory forms required by the organization as agreed upon. Unless expressly agreed in a separate engagement letter, we will have no involvement with or responsibility for the preparation or filing of HST returns or any other (including foreign) information returns, source deductions, information returns, slips, elections, designations, certificates or reports. Management will, on a timely basis, provide the information necessary to complete the regulatory forms and will review and file them with the appropriate authorities on a timely basis.

Governing Legislation

This engagement letter is subject to, and governed by, the laws of the Province of Ontario. The Province of Ontario will have exclusive jurisdiction in relation to any claim, dispute or difference concerning this engagement letter and any matter arising from it. Each party irrevocably waives any right it may have to object to any action being brought in those courts, to claim that the action has been brought in an inappropriate forum or to claim that those courts do not have jurisdiction.

Accounting Advice

Except as outlined in this letter, this Engagement does not contemplate the provision of specific accounting advice or opinions or the issuance of a written report on the application of accounting standards to specific transactions and to the facts and circumstances of the entity. Such services, if requested, would be provided under a separate engagement letter.

Dispute Resolution

You agree that any dispute that may arise regarding the meaning, performance or enforcement of this Engagement will, prior to resorting to litigation, be submitted to mediation.

Indemnity

Central Almaguin Planning Board hereby agrees to indemnify, defend (by counsel retained and instructed by us) and hold harmless our firm (and its partners, agents and employees) from and against any and all losses, costs (including solicitors' fees), damages, expenses, claims, demands and liabilities arising out of (or in consequence of):

- a. The breach by Central Almaguin Planning Board, or its directors, officers, agents or employees, of any of the covenants or obligations of Central Almaguin Planning Board herein, including, without restricting the generality of the foregoing, the misuse of, or the unauthorized dissemination of, our engagement report or the financial statements in reference to which the engagement report is issued, or any other work product made available to you by our firm.
- b. A misrepresentation by a member of your management or the board of directors.

Limitation of Liability

Our aggregate liability for all claims, losses, liabilities and damages in connection with this Engagement, whether as a result of breach of contract, tort (including negligence), or otherwise, regardless of the theory of liability, is limited to \$2,000,000. Our liability shall be several and not joint and several. We shall only be liable for our proportionate share of any loss or damage, based on our contribution relative to the others' contributions and only if your claim is commenced within 24 months or less of the date Central Almaguin Planning Board should have been aware of the potential claim. In addition, we will not be liable in any event for consequential, incidental, indirect, punitive, exemplary, aggravated or special damages, including any amount for loss of profit, data or goodwill, whether or not the likelihood of such loss or damage was contemplated.

Time Frames

We will use all reasonable efforts to complete the Engagement as described in this letter within the agreed upon time frames.

However, we shall not be liable for failures or delays in performance that arise from causes beyond our reasonable control, including any delays in the performance by Central Almaguin Planning Board of its obligations.

Use of Auditor Experts, Specialists and Others

[Any initial audit considerations.]

You hereby authorize us to disclose information of Central Almaguin Planning Board to the above-mentioned third-party service provider(s) for the purpose of this Engagement.

Fees at Regular Billing Rate

Our professional fees will be based on our regular billing rates, plus direct out-of-pocket expenses and applicable HST, and are due when rendered. Fees for any additional services will be established separately.

Billing

Our fees and costs will be billed monthly and are payable upon receipt. Invoices unpaid 30 days past the billing date may be deemed delinquent and are subject to an interest charge of 1.50% per month. We reserve the right to suspend our services or to withdraw from this Engagement in the event that any of our invoices are deemed delinquent. In the event that any collection action is required to collect unpaid balances due to us, you agree to reimburse us for our costs of collection, including lawyers' fees.

Costs of Responding to Government or Legal Processes

1.

Termination

Management acknowledges and understands that failure to fulfill its obligations as set out in this engagement letter will result, upon written notice, in the termination of the Engagement.

Either party may terminate this agreement for any reason upon providing written notice to the other party [*not less than 30 calendar days before the effective date of termination*]. If early termination takes place, Central Almaguin Planning Board shall be responsible for all time and expenses incurred up to the termination date.

If we are unable to complete the audit or are unable to form, or have not formed, an opinion on the financial statements, we may withdraw from the audit before issuing an auditor's report, or we may disclaim an opinion on the financial statements. If this occurs, we will communicate the reasons and provide details.

Survival of Terms

This engagement letter will continue in force for subsequent audits unless terminated by either party by written notice prior to the commencement of the subsequent audit.

Consequential Loss

Our firm and its partners, officers or employees will not be responsible for any consequential loss, injury or damages suffered by the client including but not limited to loss of use, earnings and business interruption, or the unauthorized distribution of any confidential document or report prepared by or on behalf of our firm, including the partners, officers or employees of the accounting firm for the exclusive use of the client.

Relevant Parties

The client will not assert any claim for damages against our firm unless the client has concurrently or previously asserted a claim against all other persons who might reasonably be liable in relation to that claim. Any release, waiver, or covenant to otherwise not sue or enforce any remedy known to law given by the client to a third party shall be deemed to apply in favour of our firm.

Third Parties

The financial documents are prepared solely for the use of the client with whom we have entered into a contract and there are no representations of any kind made by us to any party with whom we have not entered into a written contract.

Foreign Reporting

It is understood and agreed that the organization is aware of the foreign reporting rules effective for tax years starting in 1996, and we are relying on the organization to provide us with the necessary information. The organization may be required to file information returns to comply with these rules if it has:

1. One or more controlled and not-controlled foreign affiliates (Form T1134). Form T1134 is due no later than 10 months after the end of your taxation year or fiscal period.
2. Transferred or loaned property to a non-resident/off-shore trust any time after 1990 (Form T1141). Filing deadline is 6 months after the end of the taxation year.

3. Received distributions from or is indebted to a non-resident trust (Form T1142). Filing deadline is 6 months after the end of the taxation year.
4. Foreign property with a total cost of more than Cdn \$100,000 (Form T1135). Form T1135 is not required if the foreign property (such as shares of a foreign affiliate, an interest in an offshore trust) is reported on one of the other foreign reporting forms above. The filing deadline is six months after the end of the taxation year.

Failure to comply may result in significant penalties that are not deductible for income tax purposes. There are more penalties to those persons who make or participate in the making of a false statement or omission on the new information returns. Therefore, we must impress upon you the importance of carrying out due diligence to file these returns accurately and completely.

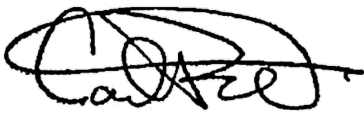
Conclusion

This engagement letter includes the relevant terms that will govern the Engagement for which it has been prepared. The terms of this letter supersede any prior oral or written representations or commitments by or between the parties. Any material changes or additions to the terms set forth in this letter will only become effective if evidenced by a written amendment to this letter, signed by all of the parties.

If you have any questions about the contents of this letter, please raise them with us. If the services outlined are in accordance with your requirements, and if the above terms are acceptable to you, please sign the attached copy of this letter in the space provided and return it to us.

We appreciate the opportunity of continuing to be of service to your organization.

Yours truly,



Carl Pahapill, CPA, CA, LPA
Partner

Acknowledged and agreed to on behalf of Central Almaguin Planning Board by:

SIGN HERE

August 20, 2025
Date signed

August 20, 2025
Date signed

INDEPENDENT AUDITOR'S REPORT

To the Members of Central Almaguin Planning Board

Opinion

We have audited the financial statements of Central Almaguin Planning Board (the "organization"), which comprise the statement of financial position as at December 31, 2024, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the organization as at December 31, 2024, and the results of its operations and cash flow for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the organization in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the organization's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Appendix A *(continued)*

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Huntsville, Ontario

Pahapill and Associates Professional Corporation
Chartered Professional Accountants
Authorized to practise public accounting by the
Chartered Professional Accountants of Ontario



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

November 5, 2025

Central Almaguin Planning Board
63 Marie Street
South River Ontario P0A 1X0

Dear Board of Directors:

This letter has been prepared to assist you with your review of the financial statements of Central Almaguin Planning Board for the year ending December 31, 2024. We look forward to meeting with you and discussing the matters outlined below.

Significant Difficulties Encountered

There were no significant difficulties encountered during our audit.

Comments on Accounting Practices

Accounting Policies

The significant accounting policies used by the entity are outlined in the financial statements.

- a. There were no significant changes in accounting policies.
- b. We did not identify any alternative accounting policies that would have been more appropriate in the circumstances.
- c. We did not identify any significant accounting policies in controversial or emerging areas.

Significant Accounting Estimates

Based on audit work performed, we are satisfied with the estimates made by management.

Significant Financial Statement Disclosures

We did not identify any financial statement disclosures that are particularly significant, sensitive or require significant judgments, that we believe should be specifically drawn to your attention.

Significant Deficiencies in Internal Control

A deficiency in internal control exists when a risk is not treated by a control or when a control is designed, implemented or operated in such a way that it is unable to prevent, or detect and correct, misstatements in the financial statements on a timely basis, or when a control necessary to prevent, or detect and correct, misstatements in the financial statements on a timely basis is missing.

A significant deficiency in internal control is defined as a deficiency or combination of deficiencies in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of TCWG.

Significant Deficiencies in Internal Control *(continued)*

To identify and assess the risks of material misstatement in the financial statements, we are required to obtain an understanding of internal control relevant to the audit. This understanding is used for the limited purpose of designing appropriate audit procedures. It is not used for the purpose of expressing an opinion on the effectiveness of internal control and, as a result, we do not express any such opinion. The limited purpose also means that there can be no assurance that all significant deficiencies in internal control, or any other control deficiencies, will be identified during our audit.

We did not identify any control deficiencies that, in our judgment, would be considered significant deficiencies.

Written Representations

In a separate communication, as attached, we have requested a number of written representations from management in respect to their responsibility for the preparation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations.

Other Audit Matters of Governance Interest

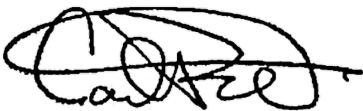
We did not identify any other matters to bring to your attention at this time.

We would like to thank management and staff for the assistance they provided to us during the audit.

We hope the information in this audit findings letter will be useful. We would be pleased to discuss them with you and respond to any questions you may have.

This letter was prepared for the sole use of TCWG of Central Almaguin Planning Board to carry out and discharge their responsibilities. The content should not be disclosed to any third party without our prior written consent, and we assume no responsibility to any other person.

Yours truly,



Carl Pahapill, CPA, CA, LPA
Partner

Agreed to on behalf of Central Almaguin Planning Board by:



SIGN HERE

November 5, 2025

Date signed

CENTRAL ALMAGUIN PLANNING BOARD

Financial Statements

Year Ended December 31, 2024

Draft for discussion purposes only

CENTRAL ALMAGUIN PLANNING BOARD

Index to Financial Statements

Year Ended December 31, 2024

	Page
INDEPENDENT AUDITOR'S REPORT	1 - 2
FINANCIAL STATEMENTS	
Statement of Financial Position	3
Statement of Revenues and Expenditures	4
Statement of Changes in Net Assets	5
Statement of Cash Flows	6
Notes to Financial Statements	7 - 9

INDEPENDENT AUDITOR'S REPORT

To the Members of Central Almaguin Planning Board

Opinion

We have audited the financial statements of Central Almaguin Planning Board (the organization), which comprise the statement of financial position as at December 31, 2024, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended December 31, 2024, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the organization as at December 31, 2024, and the results of its operations and cash flows for the year then ended December 31, 2024 in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the organization in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the organization's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

(continues)

Independent Auditor's Report to the Members of Central Almaguin Planning Board (*continued*)

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Huntsville, Ontario

Pahapill and Associates Professional Corporation
Chartered Professional Accountants
Authorized to practise public accounting by the
Chartered Professional Accountants of Ontario

CENTRAL ALMAGUIN PLANNING BOARD

Statement of Financial Position

December 31, 2024

	2024	2023
ASSETS		
CURRENT		
Cash	\$ 70,324	\$ 62,513
Short-term investments <i>(Note 3)</i>	119,932	117,263
Prepaid expenses	205	-
	<u>190,461</u>	<u>179,776</u>
CAPITAL ASSETS <i>(Note 4)</i>	<u>412</u>	<u>-</u>
	<u>\$ 190,873</u>	<u>\$ 179,776</u>
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 4,285	\$ 3,387
Deferred grants <i>(Note 5)</i>	9,549	4,204
	<u>13,834</u>	<u>7,591</u>
NET ASSETS	<u>177,039</u>	<u>172,185</u>
	<u>\$ 190,873</u>	<u>\$ 179,776</u>

ON BEHALF OF THE BOARD

Director

SIGN HERE

Director

CENTRAL ALMAGUIN PLANNING BOARD**Statement of Revenues and Expenditures****Year Ended December 31, 2024**

	2024	2023
REVENUES		
Application fees	\$ 40,917	\$ 37,175
Government grants	7,087	11,936
Interest income	2,753	2,172
	<u>50,757</u>	<u>51,283</u>
EXPENDITURES		
Salaries and wages	21,901	23,237
Professional fees	13,636	8,063
Rent	4,263	4,101
Information technology and software	3,114	2,072
Insurance	1,903	1,976
Office and general	989	1,562
Interest and bank charges	51	222
Amortization	46	-
	<u>45,903</u>	<u>41,233</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>\$ 4,854</u>	<u>\$ 10,050</u>

The accompanying notes are an integral part of these financial statements

CENTRAL ALMAGUIN PLANNING BOARD

Statement of Changes in Net Assets

Year Ended December 31, 2024

	2024	2023
NET ASSETS - BEGINNING OF YEAR	\$ 172,185	\$ 162,135
EXCESS OF REVENUES OVER EXPENDITURES	4,854	10,050
NET ASSETS - END OF YEAR	\$ 177,039	\$ 172,185

Draft for discussion purposes only

CENTRAL ALMAGUIN PLANNING BOARD**Statement of Cash Flows****Year Ended December 31, 2024**

	2024	2023
OPERATING ACTIVITIES		
Excess of revenues over expenditures	\$ 4,854	\$ 10,050
Item not affecting cash:		
Amortization of capital assets	46	-
	<u>4,900</u>	<u>10,050</u>
Changes in non-cash working capital:		
Accounts payable and accrued liabilities	898	24
Deferred grants	5,345	1,220
Prepaid expenses	(205)	-
	<u>6,038</u>	<u>1,244</u>
	<u>10,938</u>	<u>11,294</u>
INVESTING ACTIVITIES		
Purchase of capital assets	(458)	-
Purchase of short-term investments	(2,669)	(2,171)
	<u>(3,127)</u>	<u>(2,171)</u>
INCREASE IN CASH FLOW	<u>7,811</u>	<u>9,123</u>
Cash - beginning of year	<u>62,513</u>	<u>53,390</u>
CASH - END OF YEAR	<u>\$ 70,324</u>	<u>\$ 62,513</u>

The accompanying notes are an integral part of these financial statements

CENTRAL ALMAGUIN PLANNING BOARD

Notes to Financial Statements

Year Ended December 31, 2024

1. PURPOSE OF THE ORGANIZATION

Central Almaguin Planning Board (the "organization") is a not-for-profit organization under the Income Tax Act (Canada) and, as such, is exempt from income taxes.

The organization operates to administrate planning services to four unincorporated townships in the Central Almaguin planning area.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO) and, in management's opinion, with consideration of materiality and within the framework of the following accounting policies:

Basis of accounting

The organization follows the deferral method of accounting for contributions and the accrual basis of accounting. Under the accrual basis, revenues and expenses are recognized in the period in which they are earned or incurred, regardless of when cash is received or paid.

Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

Revenue recognition

Central Almaguin Planning Board follows the deferral method of accounting for contributions.

Government grants and contributions restricted for specific expenses are deferred and recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Government grants and contributions restricted for specific expenses are deferred and recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Application fees are recognized as revenue in the year to which it relates, when collection is reasonably assured.

Financial instruments

The organization initially measures its financial assets and financial liabilities originated or exchanged in arm's length transactions at fair value. Transaction costs related to financial assets that will be subsequently measured at fair value are recognized in the statement of Revenue and Expenditures in the year.

Financial assets and financial liabilities originated or exchanged in related party transactions, except for those that involve parties whose sole relationship with the organization is in the capacity of management, are initially measured at cost. The cost of a financial instrument in a related party transaction depends on whether the instrument has repayment terms.

The organization subsequently measures all its financial assets and liabilities at cost or amortized cost.

Financial assets measured at amortized cost include cash, accounts receivable, grants receivable and short-term investments.

(continues)

CENTRAL ALMAGUIN PLANNING BOARD

Notes to Financial Statements

Year Ended December 31, 2024

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Financial liabilities measured at amortized cost include the accounts payable and accrued liabilities and deferred grants.

Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives on a declining balance basis at the following rates and methods:

Computer equipment	20% straight-line method
Furniture and fixtures	10% straight-line method

The organization regularly reviews its capital assets to eliminate obsolete items. Government grants are treated as a reduction of capital assets cost. In the current year, \$1,220 of government grants were applied against the total cost of equipment purchased.

Capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

3. SHORT TERM INVESTMENT

The organization's short-term investments consist of term deposits bearing interest at 2.75% per annum, maturing on February 3, 2025.

4. CAPITAL ASSETS

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Furniture and fixtures	\$ 415	\$ 415	\$ -	\$ -
Computer equipment	2,457	2,045	412	-
	<u>\$ 2,872</u>	<u>\$ 2,460</u>	<u>\$ 412</u>	<u>\$ -</u>

5. DEFERRED GRANTS

The deferred grants is related to the funds received from the Minister of Municipal Affairs and Housing for the purpose of assisting the organization with the costs of administering planning services in the unincorporated portion of the planning area.

	2024	2023
Balance, beginning of the year	\$ 4,204	\$ 2,984
Plus: Amounts received during the year	12,431	19,036
Less: Amounts recognized as revenue in the year	(7,086)	(17,816)
Balance, end of the year	<u>\$ 9,549</u>	<u>\$ 4,204</u>

6. COMPARATIVE FIGURES

Some of the comparative figures have been reclassified to conform to the current year's presentation.

CENTRAL ALMAGUIN PLANNING BOARD

Notes to Financial Statements

Year Ended December 31, 2024

7. FINANCIAL INSTRUMENTS

The organization's financial instruments consist of cash, short-term investments, and accounts payable and accrued liabilities. The fair values of these financial instruments approximate their carrying values due to their short term nature, unless otherwise noted.

Unless otherwise noted, it is management's opinion that the organization is not exposed to significant interest, currency or credit risks arising from these financial instruments.

Draft for discussion purposes only

Central Almaguin Planning Board

Year End: December 31, 2024

Adjusting journal entries

Date: 1/1/2024 To 12/31/2024

Prepared by	Reviewed by	Reviewed by
RF 9/26/2025	MB 10/14/2025	

11

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
1	12/31/2024	CHEQUING	31-11000	TB1		10,501.52			
1	12/31/2024	TRADE A/P	36-31100	TB1		832.59			
1	12/31/2024	TRADE A/P	36-31100	TB1		195.51			
1	12/31/2024	TRADE A/P	36-31100	TB1					
1	12/31/2024	TRADE A/P	36-31100	TB1			5,452.01		
1	12/31/2024	GOV'T GRANT-UNORGANIZED	38-20010	TB1			12,431.00		
1	12/31/2024	MISCELLANEOUS	38-20030	TB1		7,718.85			
1	12/31/2024	CONSENT DEPOSITS ON FILE	38-20040	TB1			41,300.00		
1	12/31/2024	FINALIZATION FEE	38-20050	TB1			2,100.00		
1	12/31/2024	SALARIES & BENEFITS	39-15000	TB1		11,349.43			
1	12/31/2024	SALARIES & BENEFITS	39-15000	TB1		1,663.89			
1	12/31/2024	BOARD MEMBER FEES	39-30000	TB1		9,000.00			
1	12/31/2024	AUDIT FEE	39-40020	TB1		2,825.00			
1	12/31/2024	PHOTOCOPIES	39-40050	TB1		705.12			
1	12/31/2024	POSTAGE	39-40060	TB1		276.65			
1	12/31/2024	STATIONERY	39-40070	TB1		464.40			
1	12/31/2024	BANK CHARGES	39-40080	TB1		51.25			
1	12/31/2024	INSURANCE	39-40100	TB1		1,902.74			
1	12/31/2024	LEGAL FEES	39-40110	TB1		9,511.30			
1	12/31/2024	SOUTH RIVER RENT	39-40140	TB1		4,284.76			
		To record transactions as per Client's ledger							Factual
2	12/31/2024	TERM DEPOSIT	31-1100	A2		2,668.53			
2	12/31/2024	ACCOUNTS RECEIVABLE	31-1200	A2					
2	12/31/2024	INTEREST	38-20020	A2			2,668.53		
		To record interet income from January 2024 - December 2024 as per client's GL.							Factual
3	12/31/2024	TRADE A/P	36-31100	TB1		112.30			
3	12/31/2024	TRADE A/P	36-31100	TB1		1,046.43			
3	12/31/2024	MISCELLANEOUS	38-20030	TB1			322.05		
3	12/31/2024	SALARIES & BENEFITS	39-15000	TB1			112.30		
3	12/31/2024	PHOTOCOPIES	39-40050	TB1			705.12		
3	12/31/2024	SOUTH RIVER RENT	39-40140	TB1			19.26		
		To recalssify AP to expenses							Factual
4	12/31/2024	TRADE A/P	36-31100	TB1			1,300.00		
4	12/31/2024	AUDIT FEE	39-40020	TB1		1,300.00			
		Additional audit fee accrual= Py Fees = 2500, Accrual as per books = \$1200. Difference - 1300							Factual
5	12/31/2024	CHEQUING	31-11000	TB1		1,800.00			
5	12/31/2024	CONSENT DEPOSITS ON FILE	38-20040	TB1					
5	12/31/2024	FINALIZATION FEE	38-20050	TB1			1,800.00		
		To record additional cash received as per bank statements. No entries were found for these amounts in GL.							Factual
6	12/31/2024	CHEQUING	31-11000	A1			4,490.25		
6	12/31/2024	TRADE A/P	36-31100	A1		4,575.00			
6	12/31/2024	INTEREST	38-20020	A1			84.75		
		Adjust cash balance as of Dec 31, 2025							Factual
7	12/31/2024	COMPUTERS	31-1310	TB1, U1		457.64			
7	12/31/2024	STATIONERY	39-40070	TB1, U1			457.64		
		Transferred to capital assets							Factual
8	12/31/2024	COMPUTERS ACC AMORT	31-1311	U1			45.76		
8	12/31/2024	AMORTIZATION	39-40000	U1		45.76			
		To record amortisation for 2024							Factual

Central Almaguin Planning Board

Year End: December 31, 2024

Adjusting journal entries

Date: 1/1/2024 To 12/31/2024

Prepared by	Reviewed by	Reviewed by
RF 9/26/2025	MB 10/14/2025	

11-1

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
FY. Half Year.									
9	12/31/2024	DEFERRED GRANT	36-33000	HH1		4,204.31			
9	12/31/2024	GOV'T GRANT-UNORGANIZED	38-20010	HH1			4,204.31		
To recognise deferred grants to current year revenue.									Factual
10	12/31/2024	DEFERRED GRANT	36-33000				9,548.80		
10	12/31/2024	GOV'T GRANT-UNORGANIZED	38-20010			9,548.80			
To adjust 2024-2025 grant received.									Factual
12	12/31/2024	Prepaid expenses	36-2200	L1-4		204.81			
12	12/31/2024	SOUTH RIVER RENT	39-40140	L1-4			204.81		
To adjust the prepaid balance for services.									Factual
14	12/31/2024	TRADE A/P	36-31100	40-6			202.31		
14	12/31/2024	SOUTH RIVER RENT	39-40140	40-6		202.31			
Rent accrual as per calualtion.									
15	12/31/2024	TRADE A/P	36-31100				705.83		
15	12/31/2024	PHOTOCOPIES	39-40050			705.83			
To accrue the photocopy expense for 2024 paid in 2025.									Factual
						88,154.73	88,154.73		
Net Income (Loss)			4,853.68						

APPROVED

SIGN HERE

2026 Central Almaguin Planning Board Meeting Dates

Meetings are held at the South River Municipal Office – 63 Marie Street

Meetings are at 5:30 p.m. unless otherwise indicated.

December 25, 2025 - January 2, 2026 - Office Closed

January 7, 2026

February 4, 2026

March 4, 2026

April 1, 2026

May 6, 2026

June 3, 2026

July 8, 2026

August 5, 2026

September 2, 2026

October 7, 2026

November 4, 2026

December 2, 2026