

MUNICIPALITY OF WHITESTONE – COUNCIL			
STAFF REPORT FOR OFFICIAL PLAN REVIEW			
Report Prepared For:	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	File:	Official Plan Review Draft #1.2 for Council Review and Submission to Ministry
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	Report Date:	August 19, 2025

A. RECOMMENDATION

THAT Council receives the Report associated with the Official Plan Review, dated August 19, 2025; and,

THAT Council directs staff/planning staff to submit Draft #1.2 of the Official Plan to the Ministry of Municipal Affairs and Housing for the purposes of completing the 90-day review period of the draft Official Plan.

B. OVERVIEW

The Municipality of Whitestone is in the process of undertaking an Official Plan Review. The current Official Plan was approved by the Ministry of Municipal Affairs and Housing in 2015 and is scheduled for an update in accordance with the requirements with the Planning Act.

The purpose and intent of this Report is to provide an overview of the status of the Official Plan Review process and to provide Council with a copy of the updated Draft #1.2 for review and consideration. Based on the project schedule and further opportunity to review and refinements, it is recommended that Draft #1.2 of the Official Plan be formally submitted to the Ministry of Municipal Affairs and Housing for the mandatory review of the draft Official Plan.

The Ministry of Municipal Affairs and Housing has a mandatory 90 day review period where the member Ministries prepare and forward formal comments on a draft of the Official Plan. The Municipality cannot host the mandatory and legislative Open House Meeting and Statutory Public Meeting until at least 90 days following the submission of the draft Official Plan to the Ministry for comment.

Following the presentation provided at the First Open House meeting, it is recognized that the community, staff and Council have an important role in helping form the policy basis for the Municipality from a land use planning perspective. Additional comments have been received

by the Municipality and those comments have been reviewed and considered through the Official Plan Review.

It is important to highlight that even if Council makes the decision to forward Draft #1.2 of the Official Plan to the Ministry following the Council meeting on August 19, 2025, the Draft version of the Plan to the Ministry is not the position of Council, it is a Draft, that is being provided for comment only. There remains substantial opportunity to provide input and refine the document in advance of future meetings which are proposed to be held at the end of 2025/early 2026 depending on the timeliness of the Ministry's review and written comments.

C. SUMMARY OF PROCESS AND PUBLIC COMMENTS

An Official Plan Review process is required to following the legislative requirements of the Planning Act. The following is a summary of the main items that have taken place to date:

- 1) Required meeting under Section 26(3) of the *Planning Act* was held on March 18, 2025.
- 2) Pre-consultation meeting "Core Team Meeting" was held on June 6, 2025, with representatives from various Provincial Ministries and Municipal Staff.
- 3) MHBC has collected background information regarding Provincial legislation, Provincial Planning Statement and mapping data.
- 4) Draft Background Study presented to Council on July 15, 2025.
- 5) Public Open House held on July 29, 2025, and presentation of Draft #1 of the Official Plan.

Following the presentation of Draft #1 of the Official Plan at the Public Open House on July 29, 2025, all the comments received to date have been reviewed in order to update the document for the purposes of submitting the updated draft, Draft #1.2, to the Ministry of Municipal Affairs and Housing.

The public comments that have been received prior to the preparation of this Report have been summarized in the Comment Summary Table, which is included as Attachment #1 to this Report. The comments have been reviewed and responded to, and where appropriate, refinements to the Draft #1.2 of the Official Plan have been incorporated.

D. SUMMARY

Based on the work that has been completed to date, Draft #1.2 is in a position to send to the Ministry of Municipal Affairs and Housing for the 90-day review period of the Official Plan. Again, the submission of the draft Official Plan to the Ministry does not mean that review and input from the local and community perspective needs to stop. It is anticipated that comments will continue to be submitted, and planning staff will be working towards a Draft #2 in late 2025/early 2026 for the purposes of conducting the legislative Public Open House and Statutory Public Meeting.

The Comment Summary Table is included as Attachment #1 to this Report.

The following versions of the Draft #1.2 of the Official Plan have been prepared:

- 1) Clean Version of Draft #1.2 of the Official Plan.
- 2) Overall Track Changes Version - illustrates the differences between the current Official Plan that is in effect and the Draft #1.2 Official Plan, dated August 19, 2025.
- 3) Post Open House Track Changes Version – illustrates the differences between the Draft #1 Official Plan, dated July 29, 2025 and the Draft #1.2 Official Plan, dated August 19, 2025.

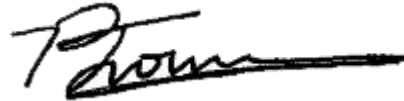
Please note that sections in the draft Official Plan that have been updated based on the Provincial Planning Statement have been highlighted in yellow.

Respectively submitted,

MHBC PLANNING



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

Attachment #1 – Comment Summary Table

Meghan Lutz, 53 Captain Estates Road		
#	Comment	Comment Response
1.	<p>I am writing to respectfully request that the Municipality of Whitestone consider revisiting its policy regarding the sale of road allowances that extend to water.</p> <p>Many of these road allowances have not been used for decades and, in many cases, are not realistically accessible or functional for public use. While they may have held long-term strategic value in the past, today they represent an untapped source of revenue that could help address the financial challenges facing small municipalities.</p>	<p>9.04.6 – Proposed policies are not to sell municipal road allowances leading to water, unless other accesses to the water exist.</p>
2.	<p>Small communities like Whitestone often face funding gaps in essential areas. Income from the sale of selected, unused road allowances could be reinvested into:</p> <ul style="list-style-type: none"> • Emergency services and fire infrastructure, particularly given increasing wildfire risk due to climate change. • Maintenance and upgrades to rural roads and culverts, many of which are aging and costly to repair. • Recreation and community spaces, such as public docks, trails, or community halls Affordable housing or seniors’ support programs, which are growing concerns in rural Ontario. • Broadband and connectivity improvements, which are essential for education, business, and emergency communication. 	<p>Acknowledged.</p>
3.	<p>I understand the importance of protecting public access to waterfront and green space, but there is room for a more flexible, case-by-case policy, especially for allowances that are landlocked, inaccessible, or unused. With clear criteria, transparency, and community input, this policy change could offer long-term benefits without compromising our natural heritage.</p>	<p>The policies provide instances where the sale of a road allowance may be appropriate.</p>

Ed Bennett
March 18, 2025

#	Comment	Comment Response
4.	<p>Impact on Local Businesses and Jobs: For over a century, our family-run business has contributed to the local economy by providing jobs to residents and offering services that cater to both locals and visitors. The WWKCA's stringent recommendations—such as requiring environmental engineering reports, septic re-inspections, and the potential halting or hindering of development—could stifle growth and create an environment where businesses like ours struggle to expand or improve. We are fully committed to environmental stewardship, but we also believe in the need for a balanced approach that supports both preservation and local economic sustainability.</p>	Acknowledged.
5.	<p>Barriers to Responsible Development: The proposals to impose extensive regulations on new development, including costly environmental impact assessments and strict setbacks, will not only affect individual property owners but also the local businesses that rely on a steady influx of residents, cottagers, and tourists. Our family business, which has seen this community evolve, has always supported responsible growth. However, the over-regulation proposed by the WWKCA risks deterring new investment and limiting opportunities for local enterprises to adapt to the growing needs of the community.</p>	Acknowledged.
6.	<p>Water Quality Improvements and Current Regulatory Effectiveness: One of the arguments made by the WWKCA is the need for stricter environmental controls, yet this seems to overlook the fact that water quality on Wah-Wash-Kesh Lake has remained consistent over the years under the current regulations. These standards, which are compliant with the Ontario Building Code (OBC), have been effective in protecting the lake. No concrete evidence or scientific data supports the need for the increased regulatory burdens suggested by the WWKCA. Our community has worked hard to maintain the balance between environmental protection and</p>	Acknowledged.

Ed Bennett March 18, 2025		
#	Comment	Comment Response
	development, and the progress we have made should not be disregarded without compelling justification.	
7.	<p>Community Collaboration Over Restriction:</p> <p>We have always worked with our neighbors and local authorities to ensure that the lake and its surroundings are treated with respect. However, the WWKCA’s approach feels exclusionary, especially considering the limited membership and unverified survey data. Our business, and others like it, have thrived by collaborating with the community—not by imposing restrictive measures that could potentially alienate residents and new investors. Instead of introducing regulations that could stifle development, why not focus on community education and voluntary environmental initiatives that encourage property owners and businesses to adopt sustainable practices without undue financial burden?</p>	Acknowledged.
8.	<p>Sustaining Our Legacy and Future Generations:</p> <p>My family has been part of this community for over a century, and we want to ensure that Lake Wah-Wash-Kesh remains a place where future generations can live, work, and enjoy the natural beauty we have cherished for so long. The restrictive proposals set forth by the WWKCA seem to prioritize halting development rather than addressing the real environmental challenges, such as water level management and shoreline preservation due to the dam’s effects. If we are serious about preserving the lake for future generations, let us focus on solutions that address the root causes of environmental issues without undermining the livelihoods of the very people who have built this community.</p>	Acknowledged.
9.	<p>Conclusion:</p> <p>While I fully support environmental protection, it must be achieved through balanced, inclusive, and practical measures that support local families, businesses, and residents. A</p>	Acknowledged.

Ed Bennett March 18, 2025		
#	Comment	Comment Response
	thriving, sustainable community is one that values both its natural environment and its economic growth. We need to work together to create solutions that protect our lake while ensuring that long-standing businesses and local jobs are not sacrificed in the process.	

Tony Poxleitner March 18, 2025		
#	Comment	Comment Response
10.	<p>I asked whether the Official Plan would cover policies associated with Crown land on Municipality of Whitestone boundaries. I was told in a nutshell, that although the MNR controls the land, some policies could be incorporated into the official plan. I would like to suggest some possible inclusions to the process:</p> <p>a) On Clear lake Road and Beyond to Black Lake, new unofficial campgrounds are popping up by non-residents and trees are being cleared for trailers and firewood destroying the environment. There are large trailers being accessed to these spots on the sides of the road. Fire Pits are also being made which risk creating Forest Fires due to lack of any controls. I would guess that they do not pay much attention to fire restrictions. Bylaws and signage would be useful. This of course will need to be done in conjunction with the MNR but please consider if we can add some policies to controlling crown land.</p>	This comment relates to the use and occupation of Crown Land. This is not within the jurisdiction of the OP.
11.	b) Similar to a) above, Black Lake camping and lack of any control is also a detriment to the environment at that location. The area has become a free for all with no controls or oversight that we are aware of. This policy could be in conjunction with a) above.	See response to previous comment.
12.	c) Nesbitt Trail was placed on Crown Land by the Municipality many years ago and has now been destroyed by off road vehicles and basically is an un-walkable trail. Can we include in the official plan the requirements to	See new 9.10.3.

Tony Poxleitner March 18, 2025		
#	Comment	Comment Response
	fully block all municipal trails from Off Road Vehicles, and place proper signage and possible put bylaws in place including fines.	

Graham Keene March 28, 2025		
#	Comment	Comment Response
13.	To subdivide water access property on Wahwashkesh one needs a conveyance of a mainland parking spot less than 1/2 km from a dock. This bylaw is not practical as few lots if any are available. Many water access lots can be divided wrt size and water frontage to meet WF 2 zoning. Families are looking to split their property to pass on to their children but are unable to do so due to lack of mainland parking. I would like to see municipal parking on lake expanded and funded by a surcharge to those wishing to subdivide. In my case i was required to pay 50k for 10 private parking spots that was approved by the municipality. These funds would have been better spent on expanding parking and conveying a parking spot to the property. It is a win/win. The further development of this very low density lake would result in larger tax base and economic development.	<p>New section 22.15 proposed, that provides details on waterfront landings.</p> <p>Proposed Section 8.03 d) & e) recognizes the requirement for mainland access prior to water access lot creation.</p> <p>Refer to 17.10.3.</p> <p>Plan does not propose the creation of a municipal parking areas. There are marinas that provide docking and parking services on the lake and the policies of the OP protect these commercial uses.</p>
14.	The Whitestone bylaw 3.59 for zoning refers to OBC. Residents are required to maintain their septic systems in good order and ensure the sludge level is below a prescribed level. i believe Whitestone residents for the good of our environment should be required by law to have their septic system inspected ensuring conformance with OBC. I see the inspection being every 3 or 4 years. Many residences I have been told by an unnamed pumping company only deal with their septic when it has backed up and too late. There are very few proactive initiatives.	This comment is outside of the scope of the OP Review. A request could be made to Council in this regard.
15.	Also a Bylaw wrt septic bed elevation needs to be created. The regulation Wrt tank elevation is also unclear and unreasonable. The theoretical flood level is just that as it is	13.04.3 requires a setback for the filter bed of 30 metres. This would need to be implemented in the ZBL. Tanks and piping are

Graham Keene March 28, 2025		
#	Comment	Comment Response
	assumed based on loose information. There is not a clear understanding of what is logical and real.	a closed system and are not generally subject to setbacks.

John Hertel, Lorimer Lake Association May 12, 2025		
#	Comment	Comment Response
16.	<p>We have reviewed the parts of the existing plan that deal with Lake Trout Lakes in various aspects. These are found in Sections 12, 13 and 17 of the Official Plan. We find the existing guidelines need to be strengthened for future protection of Lake Trout Lakes (Cold Water Lakes) and suggest that Council increase the protection for these lakes in recognition of the unique conditions required for Lake Trout to survive. Lake Trout Lakes make up only 1% of the lakes in Ontario but are responsible for 20% of the world's Lake Trout population.</p> <p>We have investigated how other municipalities in Ontario that have Lake Trout Lakes (Cold Water Lakes) have protected and managed these lakes within their Official Plans and By-laws. Specifically, Watersheds Canada has published a document "At-Capacity Cold Water Lakes - Lake Trout Fact Sheet" that details the unique aspects of these lakes and references 7 cold water lakes that are at capacity. These 7 "at-capacity" lakes are in the Municipality of Hastings, and we undertook to investigate these municipalities Official Plans and By-Laws. As part of this investigation, we also reviewed the Official Plans of Seguin and the Archipelago, as they also have Lake Trout Lakes (Cold Water Lakes) and are located close to the Municipality of Whitestone. Both municipalities have specific references to Lake Trout Lakes in their Official Plans and By-Laws.</p> <p>In our research we found that the Municipality of Hastings has the most comprehensive and strongest guidelines for Lake Trout Lakes (Cold Water Lakes) and would suggest that the</p>	Acknowledged.

**John Hertel, Lorimer Lake Association
May 12, 2025**

#	Comment	Comment Response
	<p>Municipality of Whitestone incorporate these guidelines in the New Official Plan and By-Laws, currently under review. Some of the key Sections from the Official Plan of the Municipality of Hastings are below as examples:</p>	
17.	<p>4.2.5.1 The County acknowledges the importance of cold water bodies in sustaining salmonoid fish species, such as lake trout, and the sensitivity to physical, thermal and chemical changes to such waterbodies. Cold water bodies are less common than other water habitats and are relatively reliant on groundwater discharge/recharge, undisturbed shoreline areas and other naturally occurring dynamics that maintain water quality, base flows and temperatures. Lake trout have two basic water quality requirements, low water temperatures and high levels of dissolved oxygen. Phosphorus loading that tends to promote growth of plants and algae is the key pollutant that can most jeopardize the two key noted water quality requirements.</p>	Acknowledged
18.	<p>4.2.5.4 Lakes Managed for Lake Trout denoted with the symbol 'LTL-AC' on Table A4.2 are considered to be at capacity and future development upon such lakes is generally prohibited except in accordance with the policies of this Plan.</p>	Acknowledged.
19.	<p>4.2.5.7 New planning approvals will not be granted by the County and/or a Member Municipality for new development within 300 metres of lake trout lakes designated 'LTL-AC'. Development of existing lots of record may occur in accordance with existing zoning. Lands within 300 metres of at capacity lake trout lakes shall be zoned such that the permitted minimum lot frontage and area represents the current existing lot frontage and area of those lands.</p>	Acknowledged.
20.	<p>4.2.5.8 Notwithstanding Part A - Section 4.2.5.7 above, the following exceptions for new development may be made for development which would not result in decreased water quality: a) All new residential,</p>	<p>Acknowledged. Setback for development is proposed to be 300 metres on at capacity lakes which is consistent with the LCAH.</p>

**John Hertel, Lorimer Lake Association
May 12, 2025**

#	Comment	Comment Response
	<p>commercial or industrial development that is connected to a municipal sewage treatment facility; b) All new tile fields are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake; c) All new tile fields are located such that they would drain into the drainage basin of another waterbody, which is not at capacity; or, d) To separate existing habitable dwellings, each having a separate septic system, provided that the land use would not change. In these exceptional circumstances, the following conditions to development shall be imposed as appropriate within the comprehensive zoning by-law, a site plan agreement and/or development agreement which implements the County’s Water Quality Impact Assessment Guidelines: e) Restrict the removal of vegetation within 30 metres of the lake, except to accommodate a limited number of paths, water lines, docking facilities and removal of trees posing a hazard; f) Require a minimum 30 metre setback for all buildings and structures, save and except docking facilities; and, g) Prohibit the use of fertilizers on lawns and gardens within 300 metres of the lake .</p>	
21.	<p>4.2.5.9 Notwithstanding Part A - Section 4.2.5.7, an exception for limited development such as one consent for a new lot may be considered where it is demonstrated through an approved site evaluation report pursuant to Section 7.8.8 of this Plan that there are deep soils native to the site, undisturbed and over 3m in depth, meeting a specified chemical composition and hydrologic conditions. Conditions to development may be imposed as appropriate consistent with Section 4.2.5.8 of this Plan in consultation with the MNR and the MOECC.</p>	Acknowledged.
22.	<p>4.2.5.10 In considering any development, including an amendment to the Official Plan and/or Zoning By-law and any consent or subdivision application, within 300 metres of a Lake Managed for Lake Trout identified with an</p>	Acknowledged. The OP requires Lake Capacity Studies prior to development on an at Capacity Lake.

John Hertel, Lorimer Lake Association May 12, 2025		
#	Comment	Comment Response
	<p>'LTL-C' designation on Schedule OP-B, the County and Member Municipalities may require a cold water lake capacity study and/or a site evaluation report prepared by a qualified person and submitted by the proponent(s) in accordance with Part A - Sections 7.8.7 and 7.8.8 of this Plan. The same requirement may apply to those lakes identified in Part A – Section 4.2.5.5 or to major development proposals on warm water lakes (those that involve more than two new residential building envelopes or non-residential developments of a similar impact from an original holding). Acceptance Hastings County Official Plan – December 2017 Prepared by the Hastings County Planning Department 83 of an adequate Lake Capacity Study does not guarantee that the proposed development will be approved.</p>	

Margie Szilagyi May 28, 2025		
#	Comment	Comment Response
23.	<p>Roads. Year-round care and maintenance of Municipal roads should be highly prioritized in the official plan. If one can't reasonably and safely get to their home in Whitestone, all other municipal services, while wonderful and abundant, lack value. Rate payers pay year round taxes and it is a reasonable extension, that year round care of municipal roads/assets should be provided. There are approx 115 km of municipal roads, 15 or so are seasonal and of those 15, 6.5 is Shawanaga Lake Road. It appears to me that SLR is a significant municipal asset which is unfairly under serviced. As a seasonal road, maintenance gravel, dust control etc is not provided and care is only given for 1/3 of the year. June 15-Oct 15. SLR does not meet even the seasonal road standard due to width, rock outcrops and gravel base. There should be a plan to deal with these deficits and ongoing safety issues.</p>	<p>The Official Plan scope does not include maintenance standards, but it could include policies related to right of way width and seasonal vs. year round maintenance requirements. These are found in Section 9.05 and in a table at the conclusion of the OP.</p>

Margie Szilagyi
May 28, 2025

#	Comment	Comment Response
24.	Specific lake policy in the 2003 official plan, there was a section in which improving SLR deficiencies was specifically committed to, along with a mechanism to do so. This commitment was removed in the 2016 version. Given the tax base, ongoing development along SLR and continued safety issues, it is my suggestion that this commitment be reinstated.	Comment will be provided to Council for consideration.
25.	Assets until such a time as all current assets (ie roads) are brought up to documented standards and are cared for adequately, new assets should be limited and acquired only in a fiscally prudent manner with public consultation. According to the recent asset management discussions, two new properties, one shed and seven boat launches have been added in the past two-three years. The purchased properties remain under utilized without a clear plan of use and in fact structures on same now require demolition.	Acknowledged.
26.	Equity All areas of municipality and rate payers in those areas should receive similar services for similar tax dollars paid. SLR rate payers remain disadvantaged due to our limited seasonal property access. Despite a 20 million property valuation for homes accessed via SLR (similar to lorimer and greater than swords, crown retreats etc) and hence tax base, other roads are maintained year round..ie plowed..and SLR is not. The resultant burden to do this winter maintenance ourselves is unfair, when rate payers on other municipal roads do not have the cost, liability and expectation of same. This is despite other roads also failing to meet year round standard.	Comment to be provided to Council for consideration.

Gooseneck Lake Property Owners Association
June 1, 2021

#	Comment	Comment Response
Section 4.0 Basis of the Plan		
27.	4.14 The conversion of cottages to year round use is encouraged by this Official Plan. However,	4.16 – The OP recognizes that there may be servicing limitations. The planning documents do not require planning act approval to convert

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June 1, 2021**

#	Comment	Comment Response
	policies need to be carefully prepared that recognize the servicing limitations that may apply to some converted properties.	a dwelling from seasonal to permanent occupancy.
28.	4.18 The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters while responding to the inevitable demand for additional waterfront recreational land. There are a variety of lake and river conditions that may require lake or river specific policies to properly respond to neighbourhood policy needs.	Acknowledged.
Section 5 – Objectives		
29.	5.01 Maintaining, protecting and improving the natural environment within the Municipality and region;	Official Plan updated includes a number of policies pertaining to the protection of natural heritage features.
30.	5.03 Promoting additional growth in the recreational and residential areas that is sustainable, responsible and appropriate to meet a growing demand for such development in the Municipality;	Acknowledged.
31.	5.06 Requiring new development to be responsible for all costs directly associated with that development so that the Municipality does not assume any costs beyond normal maintenance and service;	Acknowledged.
32.	5.18 P reserving and enhancing the wilderness or semi wilderness character of the numerous recreational waterbodies in the Municipality;	Acknowledged.
Section 6 – Growth and Settlement		
33.	6.02 Year Round Population ... As a relatively new municipality that is small in population spread over a large region, it is difficult to qualify any emerging growth issues. In the interim, Whitestone residents have indicated that they are not opposed to growth so long as the character, heritage, and the natural landscapes of the Municipality are preserved.	Modifications provided to Section 6.02.

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#	Comment	Comment Response
	<p>Year round population growth is likely to occur in the communities, along the waterfront and in the rural areas in accordance with the performance standards for each of these land use areas. The council of the municipality will encourage year round population growth in each of these sectors in accordance with the policies of this Plan.</p>	
34.	<p>6.03 Seasonal Population The Municipality encourages new waterfront development. Any new growth along the waterfront will be required to be sustainable in terms of minimizing its impacts on the social, physical and financial environments of the Municipality. There are a number of general and lake specific policies contained in this Plan that recognize the ability of some waterbodies to withstand additional development. These policies should be reviewed in conjunction with provincial policies when assessing lake carrying capacities.</p>	Acknowledged.
35.	<p>8.02 New Lot Standards New lot standards will be set out in the implementing zoning by-law based upon the policy provisions for the various waterfront, rural and community neighbourhoods.</p>	Acknowledged.
36.	<p>9.02 Municipal Roads New development must front upon a year round road or a year round cottage road. The road must be publicly maintained except in the following circumstances:</p>	Acknowledged.
37.	<p>9.02.2 water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;</p>	Acknowledged.
38.	<p>9.13 Navigational Impacts 9.13.1 The Council of the Municipality is aware of a number of nuisances that are created by watercrafts that generate damaging wakes in terms of the environmental, noise, safety and enjoyment to others. The municipality may take whatever steps are necessary and</p>	Not included; beyond the jurisdiction of the municipality.

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#	Comment	Comment Response
	reasonably available to preserve the quiet enjoyment, safety and aesthetics of its waterfront neighbourhoods.	
39.	11.08 Residential Conversions 11.08.1 There is a substantial proportion of the population of the Municipality of Whitestone that is identified as seasonal given that their principal residence is located elsewhere. While these second home owners generally continue to use their Whitestone dwellings in a part-time basis and principally in the summer season, there are a small number interested in locating in the Municipality at their part-time residence on a full-time basis (June 2001 survey). While it is anticipated that the number of actual seasonal residential conversions to year round use will be low, there may be some land use implications that arise as a result of this action.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
40.	11.08.2 Seasonal residential conversions will be supported by the Municipality.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
41.	11.08.04 Any consideration of the conversion of seasonal dwellings to year round dwellings and the relative change in nutrient loading on the water quality of a recreational waterbody will be assessed in accord with the Lakeshore Capacity Assessment Handbook.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
42.	12.01 Fish Habitat 12.01.1 The Municipality recognizes the importance and value of the sports fishery including the protection of fish habitats. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all of the recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.	See Section 12.01.
43.	12.01.1.1 (a) L and Division on Shoreline with Type 1 Fish Habitat All severed and retained lots must have a minimum of 15 metres of	See updates to Section 12.01.

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#	Comment	Comment Response
	<p>their respective shorelines free of Type 1 Fish Habitat; (i) where a severed or retained lot does not include a minimum of 15 metres of non-Type 1 Fish Habitat, it may be re-inspected for errors or omissions respecting the mapping; (ii) if the re-inspection reveals an accuracy issue, a revised Type 1 Fish Habitat mapping is to be confirmed by the Ministry of Natural Resources and Forestry, or</p>	
44.	<p>(b) the Parry Sound Area Planning Board may obtain a report by a qualified biologist to indicate how the development can comply with the Provincial Policy Statements. The costs of such a study will be at the expense of the proponent; or</p>	See Section 21.16.3.
45.	<p>(c) authorization for a dock and/or boathouse must be received from the Department of Fisheries and Oceans.</p>	Not included.
46.	<p>Section 13.0 Waterfront Policies 13.02 Form of Development 13.02.1 The general form of development includes:</p> <ul style="list-style-type: none"> • low density, single detached residential development; • open space uses; • tourist commercial uses; and • access facilities. 	Acknowledged, only existing tourist commercial uses proposed to be permitted.
47.	<p>13.03 Principles of Waterfront Development 13.03.2 These principles include maintaining the low density residential shoreline density together with occasional tourist commercial uses.</p>	Occasional modified to existing.
48.	<p>13.03.3 The municipality is interested in preserving the character of its waterfront communities.</p>	Acknowledged.
49.	<p>13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.</p>	Acknowledged.
50.	<p>13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage values. The municipality will require the assessment of impacts and in</p>	Acknowledged.

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#	Comment	Comment Response
	particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.	
51.	An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.	Acknowledged.
52.	<p>13.04 Water Quality Protection</p> <p>It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.</p>	Acknowledged.
53.	<p>13.04.6 The area between the shoreline and any development on the lot including the cottage and septic system ben maintained in its natural state in order to preserve a buffer of natural vegetation. The restrictions would require that the setback be altered or disturbed as little as possible, and trees should not be cut, nor vegetation cleared within it so that ti functions as a natural shoreline buffer, except for access (a reasonable wide pathway to the shoreline), safety, or selective cutting or limbing for the reasonable provision of views from dwelling or cabins (bunkies). The width of the buffer should be required front yard set out in the zoning by-law or larger should dwellings exceed the minimum required yard.</p>	Acknowledged.
54.	<p>Recreational Capacity</p> <p>The Municipality of Whitestone is aware that inland waterbodies may have limited capacity t o accommodate additional waterfront activities like boating, fishing, swimming and other i n water recreation. While it is recognized that this aspect of a waterbody use is an extremely subjective analysis, the municipality may</p>	Acknowledged.

**Gooseneck Lake Property Owners Association
June 1, 2021**

#	Comment	Comment Response
	require an assessment of the development on the present users of the lake.	
55.	New Waterfront Commercial Development This Plan recognizes that there are a variety but limited number of commercial land uses along the shores of recreational waterbodies. These include marinas, cottage rentals, campgrounds and isolated historical businesses.	Acknowledged.
56.	13.06.2 Given the fact that most shoreline areas on the municipality's recreational waterbodies have been developed as low density residential or cottage area, any new commercial development proposed in these areas will have a potential to be incompatible with these existing uses.	Acknowledged.
57.	13.06.3 Rather than prohibit new commercial uses along the waterfront, the municipality will require a number of studies to ensure that a proposed development is appropriate in terms of need, impacts and any mitigative measures. A zoning by-law amendment would also be required.	Revised approach included, that permits existing commercial uses and requires an OPA for new uses with policies to be satisfied.
58.	13.07 Shoreline Structures and Modifications 13.07.1 The principle objectives of the policies for development in the waterfront area of the Municipality of Whitestone are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.	Acknowledged.
59.	13.07.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing zoning bylaw, and the applicable policies of this Plan, operation statements or any other applicable approvals of government agencies.	Acknowledged.
60.	13.07.3 Boathouses are waterfront structures that have significant impacts on the natural landscape of the shorelines along the recreational waterbodies. It is the policy of this	See revised policies in plan.

**Gooseneck Lake Property Owners Association
June 1, 2021**

#	Comment	Comment Response
	Plan not to permit boathouses except through a site specific zoning amendment.	
61.	13.07.4 Marinas, boat access facilities, docks, boathouses, boatports and other shoreline structures will not be permitted where they would front onto Type 1 Fish Habitat.	See revised policies in plan.
SECTION 16.0 Land Use Policy Areas		
	16.02 Waterfront 16.02.1 Lands that are physically and functionally located adjacent to recreational waterbodies have been designated in the Waterfront policy designation. A broad band around each lake has been identified on the Land Use Schedule intending to apply to a single depth of properties. Second tier or back lot development is not permitted in these areas.	Acknowledged.
62.	16.02.2 The Waterfront policy category will include single residential dwellings and associated uses, seasonal residential dwellings and tourist commercial uses in accordance with all other policies of this Plan.	Acknowledged and modified.
63.	16.02.3 The base standard for new development in the Waterfront designation are set out in the Specific Lake Policies set out below.	Acknowledged.
64.	16.02.4 The standard for new or expanding tourist commercial facilities on the Municipality's lakes will be set out in the implementing zoning by-law. These standards will include a maximum density and minimum waterfront requirements.	Acknowledged.
65.	16.02.12 The Council of the Municipality of Whitestone recognizes the interest of a number of lake neighbourhoods to undertake planning programs for lakes. The results of these lake planning studies may form the basis for additional lake specific planning policies as set out in Section 17.0 below.	Acknowledged.
66.	Specific Lake Policies Gooseneck Lake 17.02.1 Gooseneck Lake is located partly in Burton and partly in McKenzie Townships and empties into the south basin of Lake	Acknowledged.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	Wahwashkesh. Although the lake is small (217 ha) it has over 22.8 kilometres of shoreline.	
67.	17.02.2 Much of the lake is water access. There is a historical public access on the lake that the Municipality supports maintaining using proceeds of any cash-in lieu of parkland collected as a condition of development or the sale of shore road allowances.	Acknowledged.
68.	17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish Habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.	Acknowledged, reference to "Type 1" removed as per ministry approach.
69.	17.02.4 The water quality of Gooseneck is relatively good. However, there are a number of significant constraints to any new lot creation along the shoreline. When new lot creation is proposed, the approval authority will carefully consider impacts and appropriateness based upon the character of the lake and applying best management practices for new development.	See draft Official Plan for modified policy.
70.	Section 22.0 Special Policies 22.14 Narrow Waterbodies Development on narrow waterbodies and channels will be discouraged, where the width of the channel or waterbody is less than 100 metres. Rather than prohibiting development in such instances, Council and Planning Board will apply a formula designed to increase minimum frontages for new development as the width of the waterbody decreases.	See Official Plan for modified policy.

Harry Missal July 13, 2025		
#	Comment	Comment Response
71.	my name is Harry Missal and I live at 410 Shawanaga Lake Rd. My wife has health issues and last fall we called the ambulance twice to take her to the Parry Sound Hospital. Because of her health issues and because Shawanaga Lake road is not ploughed in the winter, we can not live in our home during this period.	Comment will be passed to Council.

**Harry Missal
July 13, 2025**

#	Comment	Comment Response
	Therefore, during your official plan review, I like to stress that a key focus at this meeting is road infrastructure so that all residents have access to their homes all year long.	

**Whitestone Lake Property Owner's
July 25, 2025**

#	Comment	Comment Response
72.	<p>In revising the Official Plan, and updating the By-laws, we, WL property's owners, would like the Municipality to apply the following key principles:</p> <ul style="list-style-type: none"> • Make decisions based on best available evidence and scientific research – current, accurate, transparent and trusted • Apply a watershed approach, which includes creeks, wetlands and surrounding natural habitat and features, to reflect shared responsibility to the linked natural environment • Maintain or enhance - rather than dismantle - environmental protections in the Official Plan and associated By-laws 	Acknowledged.
Areas of concern and suggested actions:		
73.	<p>Water Quality Management In the last 4 years, WL had at least two algae blooms with potential toxic cyanobacteria, identified by the North Bay/Parry Sound District Health Unit and the laboratory of the Ministry of the Environment, Conservation and Parks. This year, there has been a sudden and elevated rise in lake water levels, raising the concerns about potentially harmful stormwater runoff.</p>	Acknowledged.
74.	<p>Whitestone's Official Plan needs to recognize the interconnectedness of all elements of the lake as a whole, and where indicated, to implement preventive and proactive actions to reduce nutrient input (phosphorus and nitrogen in particular). Climate change is a reality and a proactive approach is needed to anticipate its impact on warming of lake waters and on the development of algae, bacteria and harmful levels of chemical elements.</p>	The OP establishes development setbacks, vegetation requirements and requires various supporting studies to support development applications.

**Whitestone Lake Property Owner's
July 25, 2025**

#	Comment	Comment Response
75.	<p>We encourage the Municipal Council to set in place</p> <ul style="list-style-type: none"> ● Regular monitoring of Whitestone lake and associated elements of our local biome in various sections of the lake; 	<p>Section 13.04.11 added to the OP to enable the Municipality to undertake lake monitoring.</p>
76.	<ul style="list-style-type: none"> ● A strict, guided and impartial capacity assessment of WL before authorizing further development on its shoreline for potential impact on water quality, taking in account the specificities of Whitestone Lake and its various sections; 	<p>Section 13.04.10 added to the OP to enable the Municipality undertake lake capacity studies.</p>
77.	<ul style="list-style-type: none"> ● A review of septic setback regulations using current best practice; and strict implementation of any recommendations arising from the review. This will help to ensure that septic systems will be above the high water mark, protecting the lake as a source of drinking water and aquatic habitat for those who rely on it. 	<p>Section 17.02.7 requires septic systems to be 30 metres from the lake.</p>
78.	<p>Habitat Protection and Restoration: The draft Official Plan has the opportunity to provide crucial clarity of vision, of process and associated enforcement for any projects governed by permits that will be undertaken within its borders. For the health and wellbeing of the lake and its current and future inhabitants, we urge the inclusion of the following elements:</p> <ul style="list-style-type: none"> ● Protection, maintenance and restoration of natural shoreline vegetation, wetlands, and other habitats, including: <ul style="list-style-type: none"> ○ Educating property owners on vegetative shorelands and their importance to the local biome ○ Promoting use of native plants and shoreline transitions to reduce nutrient runoff into the lake 	<p>See section 13.04, including 13.04.6.</p>
79.	<ul style="list-style-type: none"> ● Discouraging or prohibiting practices that threaten the fragile eco-system of WL. This extends to: <ul style="list-style-type: none"> ○ clearing the natural vegetative barrier along shorelines and within properties, ○ hardscaping the shoreline, ○ creating artificial shoreline beaches by importing sand, 	<p>See Section 13.04, including 13.04.6.</p>

**Whitestone Lake Property Owner's
July 25, 2025**

#	Comment	Comment Response
	<ul style="list-style-type: none"> ○ neglecting to access appropriate permits for docking systems, ○ temporary and longer-term trailer parking, 	
80.	<ul style="list-style-type: none"> ● Intrusive shoreline lighting. 	Section 22.16.1 added.
81.	<p>In addition, we advocate for</p> <ul style="list-style-type: none"> ● Discouraging or prohibiting the use of MOW docks at the landings as semi-permanent mooring locations 	Acknowledged.
82.	<ul style="list-style-type: none"> ● Educating motorized boaters on best and safe practices when navigating the lake and ensuring enforcement of boat speeds when transiting any narrow areas or bays/arms of the lake or navigating close to the shore (within 100 feet) which together are all a risk to safety of swimmers and users of non-motorized vessels, habitat destruction and shoreline erosion issues (i.e signage). 	Beyond the scope of the Official Plan.
83.	<p>Invasive Species Management: We recommend that the new Official Plan incorporates a recognition of the threats posed by the introduction and spread of non-native plant and animal species, and also includes mechanisms to discourage their introduction, and where necessary, to instigate remedial action.</p>	Beyond the scope of the Official Plan.
84.	<p>This recognition may include by laws or municipal guidelines that:</p> <ul style="list-style-type: none"> ● Promote safe and appropriate boating practices (Wash, Clean, Dry) at boat launches and among boaters (being motorized or non-motorized floating equipment) and re-enforce best practices. 	Beyond the scope of the Official Plan.
85.	<ul style="list-style-type: none"> ● Monitor invasive species and inform constituents of best practices taking account of the watershed flows between lakes and adjacent communities also at risk by invasive species 	Beyond the scope of the Official Plan.
86.	<ul style="list-style-type: none"> ● Educate constituents and municipal employees of proper identification and disposal of invasive species 	Beyond the scope of the Official Plan.
87.	<p>Climate Change Adaptation: We recommend that the new Official Plan includes a recognition of the shared responsibility of the property owner and the</p>	Section 22.20 added.

**Whitestone Lake Property Owner's
July 25, 2025**

#	Comment	Comment Response
	<p>municipality to safeguard the environmental assets of this region for this and for future generations.</p> <p>We recommend that the Official Plan include a commitment to assess and where possible, mitigate the local impacts of climate change from such trends as increased water temperatures and altered precipitation patterns, and human-based threats to the ability of the local biome to absorb the effects of habitat destruction. This will involve identifying risks, and implementing strategies to lessen these impacts and enhance the resilience of both the watershed and the lake.</p>	
88.	<p>Community Engagement: Public awareness and participation is essential for successful lake protection efforts. Encourage responsible practices for proper waste disposal on site/property and at landfills, as well as those for water conservation. It is also important to consider that nearly half of the septic systems in the municipality are at least 30 years old and some do not have a record of their waste management system.</p>	Acknowledged.
89.	<p>We recommend:</p> <ul style="list-style-type: none"> ● Close the York street landfill, which has been identified as being at capacity and could pose an issue due to its close proximity to Whitestone Lake (Reference: Azimuth Environmental Consulting, Inc. Landfill Sites Overview presentation dated November 7, 2023. The site should move towards a Progressive Closure which no longer has capacity to accept new wastes. Future use of the site following closure could be as a waste transfer station.) 	Beyond the scope of the Official Plan review.
90.	<ul style="list-style-type: none"> ● Implement a discretionary septic maintenance inspection program similar to those of other municipalities in Ontario that are not protected by the Clear Water Act, working in collaboration with North Bay Matawa Conservation Authority (NBMCA). Neither Whitestone Municipality nor NBMCA are ensuring property owners follow the Ontario Building Code (OBC) guidelines under 	Section 8.04.1.9 provides the opportunity for a reinspection program.

**Whitestone Lake Property Owner's
July 25, 2025**

#	Comment	Comment Response
	<p>The Ontario Building Code Section 8.9. Operation and Maintenance, January 2025. At this time, there is no enforcement of these regulations; by-laws and OBC requirements must have viable enforcement processes to be effective and must include site inspections. In addition, a report on Whitestone Lake, by the Cottage Pollution Program, found that sewer systems problems were in older developments. (MacDonald and Barrs, 1997).</p>	

**Sherri Aldis
July 26, 2025**

#	Comment	Comment Response
91.	<p>Recommend that new development on private roads be subject to public hearings with the property owners on the private road, to ensure proper guarantees are in place for road maintenance and equitable use, rights of way etc. as well as to ensure there is capacity for new development.</p>	<p>See section 9.06.</p>
92.	<p>Severances and new development on private roads should be limited to one per property.</p>	<p>Acknowledged, Section 9.06 provides lot creation policies for private roads.</p>
93.	<p>Recommend there be site planning control on waterfront sites regarding alteration or removal of natural characteristics, including vegetation. Ensure that the vegetation and shorelines are protected, with a particular focus on fish habitat.</p>	<p>See Section 12.03.4.</p>
94.	<p>The maximum number of 3 new lots + 1 retained should be formally indicated in the Plan, for development on publicly maintained roads. For private roads this should be limited to 1 new lot and 1 retained.</p>	<p>Official Plan not proposed to create lot maximums. No direction was given from Council to establish a limit.</p>
95.	<p>Include the protection of "unclassified wetlands" in addition to Significant Wetlands.</p>	<p>Wetlands identified in MNR mapping are designated Environmental Protection.</p>
96.	<p>Include recommendations for the required conditions for roads, including private roads, in the Plan. This should include language on obligations for property owners building on private roads to maintain the roads and repair any damage, and set out the conditions and</p>	<p>Road requirements are provided in appendix to the plan. Private road maintenance is beyond the scope of an Official Plan.</p>

Sherri Aldis
July 26, 2025

#	Comment	Comment Response
	mechanism for new owners to maintain any private road.	
97.	Maintain and enforce the lake specific recommendations for development. It is of note that Lorimer Lake was considered "at capacity" in the current plan and there has been recent intense development on the Whitestone portion of the lake.	Acknowledged.
98.	Support the recommendations from the Lorimer Lake Association regarding that the unique Lake Trout lakes (Cold Water Lakes) be properly protected and managed in the new Official Plan.	Acknowledged.
99.	Ensure the people are informed when there are changes to the Official Plan such as amendments.	Notification of OPA's is provided in accordance with the Planning Act.
100.	Ensure the MPAC mailing list is kept up to date more regularly and also consider email notifications in addition to regular mail. In a recent instance none of the direct neighbours of a significant development project on Lorimer Lake received notifications and no physical on-site notification was done.	Acknowledged.

Stanley Family – Green Lane
July 27, 2025

#	Comment	Comment Response
101.	Private road development needs to be subject to public hearings with the participation of impacted land owners which extends past the current 60 meter notification required, and should include all owners on shared access roads. New development should be site specific with "boots on the ground" assessment of impact from use, capacity for development, environmental impacts and managed by capping the limits of severances and development by single land owners.	Acknowledged. No change proposed for notification requirements. Official Plan requires various supporting studies as part of the complete application.
102.	Update development, severance and rezoning notification policy to include not only current MPAC rate payers contact information but to change the requirements of informed consent to requiring an actual agree/oppose response, not the current "no response equals consent"	Notification provided in accordance with the Planning Act; no modifications proposed.

**Stanley Family – Green Lane
July 27, 2025**

#	Comment	Comment Response
	<p>approach, and again should go out to ALL land owners or their proxies on private use roads because it has an immediate financial impact to all who share that private road. It can also impact use and enjoyment, safe access, and changes to natural vegetation that may be unforeseen without local resident input.</p>	
103.	<p>Maintain and govern lake specific recommendations including a clear understanding of "at capacity" and to support and adopt the recommendations from the Lorimer Lake Association that our unique cold water trout lake be properly protected and managed in a forward thinking, conservation focused manner. This lack of clear understanding has created confusion, and in some cases animosity because of the historical interpretation of "at capacity" and what appears to be a changing definition of the same term.</p>	<p>Acknowledged.</p>
104.	<p>Clear language, information and resources for private access road associations to adopt municipal road condition requirements of repair and maintenance. This should outline obligations for all property owners to share costs, maintain safe access for all property owners and emergency services, repair damage (both natural impact and land owner caused) and to contribute equitably to avoid issues around "unjust enrichment". This should also include public information for owners (current and new) on potential road association membership fees, accessing road grant funds, implementing road levies, road easements and right of way fees on private roads. By having the municipality set forth robust guidelines the expectations have more credibility, create consistency in private road conditions and provide a universal framework to build from.</p>	<p>It is beyond the scope of the Official Plan to provide direction on private road maintenance commitments.</p>
105.	<p>Develop a plan to address short term rentals, RV parking, camping, bunkies and tiny homes with a mindset of meeting the moment of changing times that can accomplish all of these initiatives well with some careful</p>	<p>Updated Trailer policies in Section 11.03. STR policies in Section 22.19.</p>

**Stanley Family – Green Lane
July 27, 2025**

#	Comment	Comment Response
	<p>planning. Many cottage country land owners have a unique opportunity to use their property to generate income and to ensure their family cottages stay in the family by having multiple generations contribute to the costs and labour involved. Building bunkies, or allowing tiny homes that fits with the character and spirit consistent with environmental stewardship can be a boost to the community. Promoting cottage country tourism with short term rentals can also boost the local economy. There are lots of stories of how this goes wrong, so now is the opportunity to plan for successful, consistent and beneficial ways to get this right.</p> <p>Having a planning committee to research, develop and put forward recommendations on how other areas do this well in collaborative ways that benefit land owners, tourists and the municipality would be a good first step.</p>	

**Edward Bennett
July 28, 2025**

#	Comment	Comment Response
106.	<p>Limited Business Consultation To date, there has been minimal direct engagement with marina operators, resort owners, and major waterfront landholders on Wah-Wash-Kesh Lake. Broader consultation is essential to ensure the Plan reflects the needs and realities of those who contribute to the municipality's economic and social fabric.</p>	<p>Acknowledged.</p>
107.	<p>Rezoning Restrictions on Marinas – Section 17.10.4 Restricting the ability to rezone marina properties for residential purposes limits long-term business flexibility, impedes succession planning, and closes the door to adaptive reuse options.</p>	<p>The approach of the Official Plan is to protect existing commercial zoning on waterbodies as the proposed policies of the Official Plan do not permit the establishment of new commercial uses.</p> <p>Accessory residential uses are permitted on marina properties. Additional residential uses could be supported through an OPA provided that it is demonstrated that the commercial function of the marina is maintained.</p>

Edward Bennett
July 28, 2025

#	Comment	Comment Response
108.	Prohibition of New Waterfront Commercial Developments – Section 13.06.3 An outright ban on new waterfront commercial development contradicts the Plan’s stated commitment to supporting tourism and limits opportunities for future economic growth.	The policy approach with respect to commercial uses on waterbodies recognizes the predominate use of the waterfront area for residential purposes and ensures careful consideration prior to the introduction of any new commercial uses in the waterfront area.
109.	Discretionary and Costly Environmental Impact Study (EIS) Requirements – Section 17.10.8 Vague thresholds for triggering EIS requirements create uncertainty, add costs, and delay projects, placing a disproportionate burden on small, family-run businesses.	Acknowledged.
110.	Blanket Site Plan Control on Wah-Wash-Kesh Lake – Section 17.10.6 Applying blanket site plan control across the lake introduces additional regulatory and financial hurdles for longstanding landowners, even for modest improvements.	Acknowledged.
111.	Regulatory Barriers to Resort Expansion – Various Waterfront Designation Sections Layered requirements for design studies and environmental assessments for minor upgrades discourage reinvestment and limit business development potential.	Unclear what regulatory barriers exist for minor upgrades.
112.	New Water Access Requirements for Lots – Sections 17.10.3 and 8.03(d) Mandating that all water-access lots secure dedicated mainland parking and docking may unintentionally undermine the role of marinas and pose logistical and financial challenges for future development.	These policies preserve the role of marina in providing mainland parking and docking. Please refer to 8.03(e).
113.	Lack of Transparency in Future Plan Amendments – Section 21.11 Allowing future changes without public notification and input conflicts with principles of transparency and open governance.	Amendments proposed in Section 21.11 are generally clerical/technical in nature.
114.	The current draft presents significant challenges for waterfront businesses and landowners, particularly given the absence of targeted stakeholder engagement and a robust economic impact assessment. The proposed policies have the potential to impact property values, business continuity, and local employment—outcomes that warrant careful consideration.	Acknowledged.

Edward Bennett
July 28, 2025

#	Comment	Comment Response
	I respectfully encourage Council to engage collaboratively with small business owners and landholders across the Municipality before finalizing the Plan. Given the long-term implications, the perspectives of those who support Whitestone’s economic stability and community well-being must be meaningfully incorporated into the planning process.	

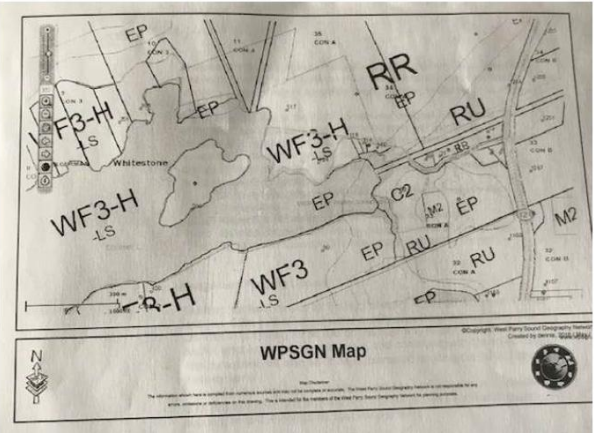
Barb Blasutti
July 28, 2025

#	Comment	Comment Response
115.	With respect to this particular issue (the adoption of the Official Plan by Council and the vote on the Official Plan by Council) would there be a set of circumstances and/or criteria that would (should) necessitate the declaration of a conflict of interest by a Council member? If so, could you outline what these criteria would be?	Conflict of interest determined in accordance with the Municipal Conflict of Interest Act, and it would be the responsibility of the Council members to declare such conflict if any.

Lorimer Lake Association
July 28, 2025

#	Comment	Comment Response
116.	We at the Lorimer Lake Association agree with the following changes (in blue) that you have made to the official plan regarding Lorimer Lake: 17.06 Lorimer Lake 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation may shall only be considered permitted in accordance with the LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake.	Acknowledged.
117.	17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.	Acknowledged.
118.	17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are	Acknowledged.

**Lorimer Lake Association
July 28, 2025**

#	Comment	Comment Response
	<p>native and undisturbed soils to a depth of over 3 metres meeting specified chemical composition and hydrologic conditions.</p>	
<p>119.</p>	<p>Lorimer Lake is a trout lake at capacity, and was zoned as WF3, requiring 150 metres of frontage, on the 2016 MPSGN map. In 2018 it was changed to WF1, without council’s knowledge and without any input from the public or consultation with the MNR. Therefore, we feel it is very important that the following (in red) be added to the official plan, under the heading “Lorimer Lake”, in section 17.06.1: 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be considered permitted in accordance with the LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. Furthermore, all new lots, which may be approved, only after an environmental impact study is conducted, must be a minimum of 150 metres of frontage.</p>	<p>See Section 17.06.1; lot frontage increased to 150 metres.</p>
<p>120.</p>	<p>Please find below a picture of the WPSGN map from 2016, which shows Lorimer Lake as WF3. In addition, please note that in the Municipality of McDougal’s official plan, it specifies that a minimum 150 meters of frontage is required for Lorimer Lake.</p> 	<p>Acknowledged, see Section 17.06.1.</p>
<p>121.</p>	<p>As you are aware, it is very important to give the public adequate time to look over the draft of the official plan, and to make changes. After</p>	<p>Adoption of the Official Plan is not expected until the new year. There are a number of opportunities to provide additional comment.</p>

Lorimer Lake Association
July 28, 2025

#	Comment	Comment Response
	speaking to a number of Whitestone residents, we feel strongly that you should allow at least a month after the open house for the public to give you adequate feedback and make changes as appropriate to the draft version of the official plan.	

Robert Duda
July 29, 2025

#	Comment	Comment Response
122.	All of our comments are based on consideration of people, landowners and Whitestone as a whole having a balance of growth, development, environmental protection, natural features etc. The proposed changes in the Official Plan are not minor adjustments but a significant change in overall policy and direction for Whitestone. Why is this needed? The changes represent more of a conservation approach and will result in meaningful negative impacts to development and the other goals noted by Whitestone and will not support the Provincial Policy requirements. We cannot have a balance of all societal factors when the changes to the official plan are more focused on conservation and layers of barriers to developing and improving land. Many council members ran elections based on Whitestone having growth and being open for business... these changes go too far and generally against these goals and provincial goals on development.	Acknowledged.
123.	We all want clean lake, environmental protection, heritage, etc. but we also have to have growth, investment, jobs and prosperity. The proposed changes may be good for a closed society that only values conservation... they are too burdensome for Whitestone that has broader societal objectives for all people - they may be okay for other areas but are too onerous for a balanced Whitestone. These changes need a lot of hard review to ensure the implications are understood and there is actual merit to having them. Lets make the Official Plan something that includes all stakeholders	Acknowledged.

Robert Duda
July 29, 2025

#	Comment	Comment Response
	needs and not just a conservation approach. This is what makes a good society.	
124.	Basis for Official Plan Changes. Changes to the official plan must be made based on a need and not wide open discretion. Did the town define a scoping revision document to ensure all revisions were needed, justified etc. before changes are made? Otherwise the revisions are just additional regulation with potentially no benefit to the people and landowners. Have we not learned from the housing crisis what happens when regulations are layered excessively and the government gets involved? A justification document is needed that demonstrates Whitestone needs the specific regulation and examples of where development have caused damage. Then, and only then, a specific regulation can be made to target the issue. Otherwise adding regulation is just layering burden on the town for enforcement and unneeded bureaucracy.	Acknowledged. The OP Background Study and PPS provide the basis for many of the updates provided within the OP.
125.	Item 5.02 "promote growth". Based on the changes in the document we fail to see where promotion is growth is adequately addressed, in fact, the additional requirements for growth are so excessive that growth/developed would be seriously negatively impacted by additional consent requirements, environmental protection zones, species at risk etc.	The OP has a permission lot creation approach found within the Lot Creation Section of the OP.
126.	Item 6.03 Municipality encourages new waterfront development". This is in contradiction with the excessive requirements for new lots having 15m of non fish habitat frontage, no commercial development, excessive definition of fish habitat and environmental protection etc.	The lot creation policies of the OP permit new lot creation where development standards can be met. Fish habitat policies reflect the provincial approach to fish habitat.
127.	Section 8 General Development Policy. The language throughout the entire official plan needs to be consistent with Lot Creation, land division, new lots. Its confusing. Additionally, additional information on Lot Creation is included in the Road Section. Suggest be cleaned up and made consistent.	Acknowledged.
128.	Section 8.02 New Lot Standards. What are "new" lot standards. Needs different wording.	Acknowledged.

Robert Duda
July 29, 2025

#	Comment	Comment Response
129.	<p>Section 8.03. This section needs to be removed entirely as it starts to reach into other regulations and development that are not needed for lot creation. The role of council when creating new lots is to determine if the proposed new lot conforms to the proposed zoning and use requirements. There are other numerous regulations that address all these requirements when an owner goes to actually develop, build the land and/or use it.</p> <ul style="list-style-type: none"> • A to C Remove all requirements related to private roads.... restricting use of land is against a growth policy. • F. This can be a burdensome requirement for simple lot creation / severance /division. • H. These requirements are excessive. What is an "appropriate" water supply. Remove. <ul style="list-style-type: none"> ○ Drainage patterns are not related to land division. When developing land there are other regulations that address this. • L. Impact on other heritage features is addressed in other regulation. 	Acknowledged.
130.	Section 9.02 Municipal roads. Remove this section as it conflicts other sections and adds confusion.	Acknowledged.
131.	Section 11.02.5 Additional. Remove E, conflicts with other requirements.	Modified to reflect legal access.
132.	Section 12.01.1 15m fish habitat. Remove. Based on the loose definition and the Schedule provided, does this not stop all development on lakes, water bodies, wet areas? This is massive impact on Whitestone.	Modified reflect that zoning by-law to contain regulations.
133.	Section 12.03 Significant Wildlife Habitat, 12.04 Natural interest, 12.05 Species. Remove, existing regulations address this.	Included to ensure conformity with PPS.
134.	Section 12.06. Mineral. Remove, existing regulations address this.	No modification proposed.
135.	Section 13.06. New Waterfront Commercial. Remove the additions. The existing requirements were adequate. These changes close Whitestone to jobs, prosperity etc. A commercial property can have less impact that some waterfront owners.	No changes proposed. Approach is to require an OPA for new commercial uses in the shoreline to ensure that they are compatible with the predominantly residential character of waterfront areas.

Robert Duda July 29, 2025		
#	Comment	Comment Response
136.	Section 15 Cultural Heritage and 15.03 Archaeological Resources. Remove all additions. Existing requirements were adequate.	No change proposed. Implements Section 4.6 of the PPS.
137.	Section 16.04 Environmental Protection Designation. Remove. The provincial and federal regulations on environment, species at risk etc. adequately address protection areas. A proper study by professionals would be required to define an area as significant as is used in Federal and Provincial relations. Having wide open requirements for env. Protection will result in a burden to land owners to use, develop and transact their properties.	Implements the PPS. Approach recognizes that rural areas and lots are generally large, and the approach directs development away from features.
138.	Schedules and attachments are excessive in the definition of environmental protection and result in extremely burdensome requirements for landowners to use their lands. The province specifically defines significant wetlands in their regulations to ensure the right level of regulation. These definitions of environmental protection, fish habitat results in a complete shutdown of any development. In essence, all projects in Whitestone need to stop for cottagers. Future potential buyers of land and waterfront will stop as they will not want to have the burden on development activities and this will result in lower property value and lower tax base... negative growth.	<p>Prior to development proceeding, if it is proposed in an area identified as EP or containing a feature on Schedule B, a study will be required, if determined to be required at pre-consultation prior to development proceeding.</p> <p>The policies apply equally for seasonal and permanent residents.</p>

Vasco Rodrigues July 29, 2025		
#	Comment	Comment Response
139.	Upon reading of the Draft Official Plan proposed updates, I am amazed that Council and Staff would have made these proposed changes. You have totally abandoned the fulltime residents and many other people and instead fully catered and pandered to NIBYISM and I can't say how disappointed, I am in you as a Municipality and Council Members. The only member of council whom I have heard many of these crazy proposed changes coming from is Mayor Comrie, but most people know that this is	Acknowledged.

Vasco Rodrigues
July 29, 2025

#	Comment	Comment Response
	<p>because the mayor is pandering to the Lake Associations as he has always done, I am just sad that the rest of Council and staff has followed him.</p> <p>Some of the proposed updates that are problematic are as follows;</p>	
140.	8.01.3 requiring Plans of Subdivisions for many things instead of Consent applications	It is common to require plan of subdivision where multiple lot creation is proposed.
141.	8.03 (D) Limiting Island lots only to existing right-of-way's for access, and (H) requiring water supply for lot creation , M Lot shape dimension restrictions. Read A to P sections	This section requires mainland access prior to the creation of water access lots. It is to ensure that water access lots can continue to be accessed in perpetuity.
142.	8.04.1.2 requiring Hydrological Studies for lots under 2.5 acres. Almost any rural lot	MECP requirement.
143.	8.04. (i) Lot creation will not have impact on lake or waterbody and biological recreation capacity	Acknowledged.
144.	11.02.5 Additional Residential Units are only allowed on public road or condominium road.	Acknowledged. Amendment could be proposed where it is demonstrated that infrastructure could support additional units.
145.	11.03 Trailer restrictions, even though Council voted to eliminate the Trailer By-Law	Proposed OP policies generally permit trailers.
146.	11.06. C -No home occupations or at least very limited	Home occupation policies are permissive.
147.	11.07.1/11.07.2 Home Industries not allowed on waterfront and limited in many other areas	Home industries generally have nuisances associated with them. They have been directed away from locations where they may not be compatible with adjacent residential uses.
148.	11.09.1-(C) Garden or Granny Suites must be connected to the existing dwelling	Permitted in separate building.
149.	12.03.1 Not allowing site alterations or new lots adjacent to significant wildlife habitat. That would we every lot in the entire municipality we are in the wilderness and wildlife could be all around at any time	This is a requirement in Section 4.1.5 (d) and 4.1.8 of Provincial Planning Statement.
150.	12.0.5 120 Setbacks from unclassified wetlands (This would be lost of the Municipality)	Consistent with the Provincial Planning Statement approach.
151.	12.01.1 Removed the work Type 1 fish habitat and now you need to say away from fish habitat is general. How is that possible on a lake	Consistent with the Provincial Planning Statement- approach to fish habitat.
152.	13.02 a adding the word EXISTING to tourist commercial uses. An attempt to stop commercial growth on Lakes	Approach insure compatibility with predominantly residential uses.

Vasco Rodrigues
July 29, 2025

#	Comment	Comment Response
153.	13.06.3 Not allowing new commercial development of Lake Front	Approach insure compatibility with predominantly residential uses.
154.	13.07.3 Not allowing Boat Houses / Boatports	Consistent with current approach.
155.	17.02 Increasing Lot size to 150m or 500 feet, increased septic set back	Measures to protect water quality.
156.	17.06 Increased set back, 3 meters of native undisturbed soil depth, 300 M set back for septic's	Provincial Approach outlined in Lakeshore Capacity Assessment Handbook.
157.	17.10.4 Existing Marines held for ransom	Policy preserves function of existing commercial properties.
158.	22.14 Narrow Waterbodies, stopping development and improvements on lakes or portions under 100m in width	Policies are included to ensure navigational safety and preserve natural character.
159.	22.16.1 Dark Sky Lighting limitations	Policies included to preserve night sky.

Cathy Bennett
July 30, 2025

#	Comment	Comment Response
160.	As discussed, the released Draft #1 does not include a comprehensive list of public comments or written submissions that were considered in its development. I would like to formally request access to all written submissions and comments that were received and utilized in the preparation of Draft #1. To be clear, I am only requesting those submissions that informed the current draft, and I fully understand that any feedback received after the release of Draft #1 may not yet be compiled or available at this time.	Acknowledged.

Tony & Marie Poxleitner
July 31, 2025

#	Comment	Comment Response
161.	I see that there is no change in regards to Crown Land use within the boundaries of the Municipality of Whitestone. I am not sure what legal steps council can take, but I would have assumed that there would be a statement that the Council will work in conjunction with Ontario agencies to ensure recreational land use environmentally responsible in regards to trail use and damage, deforestation and	See Section 16.03.6 added to the Official Plan.

Tony & Marie Poxleitner
July 31, 2025

#	Comment	Comment Response
	garbage. I hate to see the municipality sticking their heads in the sand and not taking any action to protect our crown land forest and lakes. It is a Jewel within our boundaries	
162.	I am very happy to see the updated Lake description and the four new sections added to the Official Plan for Gooseneck Lake based on the professional study completed for the lake on Behalf of the GLPOA. The lake is a unique Riverine style lake. The lot sizes and septic set-backs will certainly help us control use of this lake and protect the water way for all to enjoy. I just hope that council will leave these in place, and not oppose these changes to serve possible special interests.	Acknowledged.

Derrick Weyrauch
July 31, 2025

#	Comment	Comment Response
163.	<p>I am in agreement and support the Lorimer Lake Association's comments with regard to the draft official plan regarding the trout lake named Lorimer Lake. Specifically, the following changes (in blue) which were presented in the blacklined version of the draft plan</p> <p>17.06 Lorimer Lake</p> <p>17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation may shall only be considered permitted in accordance with the <i>LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake.</i></p> <p><i>17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.</i></p> <p><i>17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are native and undisturbed soils to a depth of</i></p>	Acknowledged.

Derrick Weyrauch
July 31, 2025

#	Comment	Comment Response
	<p><i>over 3 metres meeting specified chemical composition and hydrologic conditions.</i></p>	
164.	<p>Lorimer Lake is a trout lake that was previously designated as being at capacity and was zoned as WF3 accordingly, thereby requiring a minimum 150 metres of frontage, on the 2016 MPSGN map. In 2018, the designation was administratively changed to WF1 without an approval process, that is, without council's knowledge and without any input from the public or consultation with the MNR and impacted First Nations. Therefore, to correct the administrative 'error/change', I feel it is appropriate and important that the following (in red) be added to the official plan, under the heading "Lorimer Lake", in section 17.06.1:</p> <p>17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be considered permitted in accordance with the <i>LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. Furthermore, any new lots, can only be created provided a minimum of: Environmental Impact Assessment, Species at Risk, Flora and Fauna and Fish Habitat studies are conducted and which demonstrate NO adverse impact. New lots must be a minimum of 150 metres of shoreline frontage."</i></p> <p><i>By correcting the unauthorized change, the Council and Major would demonstrate their compliance to the core values of Nature Preservation and Natural History Preservation and regulatory propriety.</i></p>	<p>Updated to require 150 metres shoreline frontage. Fish habitat and EP policies require supporting studies where appropriate.</p>
165.	<p>The draft official plan appears to be silent with regard to reclamation requirements where unapproved disturbances were made. For example, clear cutting / harvesting forests, the building of a roads, establishing quarries, blasting of outcrop, blasting of bedrock, extraction of sand and gravel, ect. It seems appropriate that just as is required in the</p>	<p>Policies within the OP can be used to direct enforcement and remediation.</p>

**Derrick Weyrauch
July 31, 2025**

#	Comment	Comment Response
	<p>extractive industries, patented landowners and lease holders ought to be held accountable and be required to correct such disturbances by way of mandated reclamation activities. Having such a policy would be aligned with core principles of Nature and Natural Preservation.</p> <p>Without a reclamation policy/mandate in place, property owners would be able to undertake unauthorized activities, that could harm the natural environment, affect species at risk, impact surface / ground waters and impair flora and fauna without consequence. The reason being, that following an unauthorized / unevaluated disturbance, it could be argued that "the damage is done therefore no need to fix".</p> <p>The township should have a policy to hold bad actors to account. We know from the requirements in the extractive industries, reclamation and site restoration are standard requirements. Why not apply those same concepts to bad actors in Whitestone?</p>	

**Rourke Tapp – 20 WA Gooseneck Lake
August 3, 2025**

#	Comment	Comment Response
166.	<p>I am interested in the purchase of the road access part of my property. Therefore I support that section of the plan.</p>	Acknowledged.
167.	<p>Secondly , I am very interested in the section concerning water access properties. My property is one of those. We currently use the public boat launch to access our land. The present by-law restricts the number of days we can park on the lot adjacent to the boat launch. I would request an amendment allowing water access property owners to park for longer duration. Our property has deeded access to water from a private road, however the owner of the land over which the deeded access runs is uncooperative in accommodating this access. I would suggest</p>	Deeded access concerns are a civil matter. The Official Plan does not contain any limitations with respect to parking at municipal launch locations.

**Rourke Tapp – 20 WA Gooseneck Lake
August 3, 2025**

#	Comment	Comment Response
	the plan clarify the rights and responsibilities of the property owners over which the right of way runs. Without this, the right of way exists only on paper and water access development properties are left without a clear way of getting to their property. this seriously reduces the viability of future water access property development.	

**Donald R. Hall – Dubois Lake
August 6, 2025**

#	Comment	Comment Response
168.	More specific to the right of way, myself (as well as three (3) other property owners that I am working with) are trying to understand what obligation the land developer (in this case Mr. Leibur) have (if any) to develop the right of way, and ensure its use as access to the properties for the intent described in the Transfer/Deed of Land noted above. i.e. "with a right of way for vehicular and pedestrian traffic including the right to park vehicles and boat trailers in, along and upon".	This is a site specific situation and can be considered outside of the OP review.
169.	Can the municipality provide direction as to how I am supposed to develop the "development responsibilities"? I do not know who all of the landowners are, I do not have access to the individual owners names, their contact information, and so on. Can the Municipality provide this information to me so that I can contact the individuals In order to develop the "development responsibilities"? As a follow up note; I would like to state that the Municipality approved this land subdivision/development. I believe it an inherent responsibility on the Municipality's part to facilitate the subsequent development of the lands that they were responsible for approving. I'm not sure that simply stating that "the Municipality does not get involved" is an appropriate position for the Municipality to take.	This is a site specific situation and can be considered outside of the OP review.
170.	This is a huge gap in what I would consider a Municipal obligation. The Municipality approves	This is a site specific situation and can be considered outside of the OP review.

**Donald R. Hall – Dubois Lake
August 6, 2025**

#	Comment	Comment Response
	the land subdivisions, then allows for their sale, then collects taxes from the resultant 9 separate landowners, yet provides no support or guidance as to how the lands are to be accessed? Does this sound reasonable?	
171.	if the Planning Board and the Municipalities approve these developments, should that not also include some form of agreement with the developers to develop the right of way, OR, at minimum, provide an agreement between mutual landowners of what the requirements of the property ownership include – including the rights and obligations for the right-of-way – i.e. a condominium agreement of sorts? This seems so simple, why would this not have been done?	This is a site specific situation and can be considered outside of the OP review.

**Steve Bros
August 6, 2025**

#	Comment	Comment Response
172.	I have a cottage on 7901 Portage Bay Kashagaba Lake and have one comment on the draft land use plan: Section 17.01.1 states <i>However, the inhabitants of these lakes understand the isolation and difficulty of access, often preferring float plane access.</i> Please note Inhabitants of these lakes prefer road access to their properties. Float plane access to properties is extremely expensive and rarely used.	Reference to float plane removed.

**Lake Wah-Wash-Kesh Conservation Association
August 7, 2025**

#	Comment	Comment Response
173.	Environment: Maintaining Water Quality: Over 90% of survey respondents considered water quality of "High Importance". Lake Wah-Wash-Kesh is subject to wide fluctuations in water levels included the spring freshet, due to having many inlets, and only one outlet, as	Acknowledged.

**Lake Wah-Wash-Kesh Conservation Association
August 7, 2025**

#	Comment	Comment Response
	well as being downstream of many large lakes in the Magnetawan River system, with water levels tightly controlled by log dams. Survey respondents mentioned the difficulties this presents in shoreline management and preservation.	
174.	The MOW should work with the watershed community and the Ministry of Natural Resources (MNR) to mitigate the spring freshet or other periods of high water by the undue release of water to Lake Wah-Wash-Kesh	Beyond the scope of the Official Plan.
175.	Institute a septic reinspection program, particularly given the general thin layer of till and exposed rock on Canadian shield lakes such as Lake Wah-Wash-Kesh.	Section 8.04.19 supports the establishment of a septic reinspection program.
176.	Enforce existing regulations and augment guidance on the maintenance of shoreline vegetative buffers	Official Plan supports vegetative buffers and enforcement is completed through By-law and site plan agreements.
177.	Support development of a Lake Wah-Wash-Kesh-specific Lake Plan, including a capacity assessment of Lake Wah-Wash-Kesh based on best practices	No lake specific plan is proposed. Community could request a lake specific plan from council.
178.	<p>Development:</p> <p>The vast majority of the Lake Plan survey respondents indicated that future development is an area of significant concern, with 62.7% and 24.7% rating their concerns either "High" or "Moderate" respectively. Respondents identified concerns related to impacts on water quality, the natural environment, including sensitive habitats and shoreline degradation, as well as increasing density that will change the overall character of the lake. In addition, lake access continues to be a concern for Lake Wah-Wash-Kesh many water access lots due to overcrowding. Lake Wah-Wash-Kesh is served by two public launch and parking areas managed and maintained by the MOW.</p>	Acknowledged.
179.	<p>Suggested Action:</p> <p>The MOW should work with the watershed community and the Ministry of Natural Resources (MNR) to mitigate the spring freshet or other periods of high water by the undue release of water to Lake Wah-Wash-Kesh</p>	Acknowledged. Not within the scope of the Official Plan review.

**Lake Wah-Wash-Kesh Conservation Association
August 7, 2025**

#	Comment	Comment Response
180.	Continue and enforce site plan control for Lake Wah-Wash-Kesh	Acknowledged. Not within the scope of the Official Plan review.
181.	Update, utilizing best evidence and input from the MNR, the Lake Wah-Wash- Kesh flood elevation (currently a 1:100 flood level - for Lake Wah-Wash-Kesh this is set as 229.57 metres above Canadian Geodetic Datum). Review this at appropriate time points (e.g. every 5 years) to reflect changing climate conditions	MNR responsibility. Municipal policies to be updated based on MNR review.
182.	Clarify, using best evidence as above, the septic system setback in relation to the flood elevation	Septic system minimum elevation to be above flood level. See Section 12.08.1.
183.	Institute development charges for lot severance or subdivision and utilize them to enhance public parking and launches. It is noted that the current practice of having any new lots have a dedicated new and private mainland parking space, while well intentioned, is not regulated in terms of whether these are used, and it is difficult to find land for such lots close to public docking facilities. The result is increasing pressure on public parking	New Section 21.15 has been included to enable the municipality to consider development charges in the future.
184.	Use of Lake Resources: Survey respondents expressed many concerns related to the impact of various uses of lake resources. This includes clearing the natural vegetative barrier, sand dumping, neglecting to access appropriate permits for docking systems, using the MOW docks at the landings as semi-permanent mooring locations, temporary and longer-term trailer parking, and intrusive shoreline lighting to name a few. In addition, concerns were expressed about boat speeds when transiting any number of the narrows on the lake or approaching the shore, which together are all becoming safety, habitat and erosion issues.	Some of these items are beyond the scope of the Official Plan, others would require site specific studies before implementation.
185.	Suggested Action: Clarify the MOW vision regarding the safe use of the areas they control (parking and docking) that are enforceable through well-constructed By-laws	Beyond the scope of the Official Plan.

Lake Wah-Wash-Kesh Conservation Association August 7, 2025		
#	Comment	Comment Response
186.	Provide crucial clarity of vision and process as well as enforcement for any application-based projects, particularly for lot severances or subdivisions. This would include dockage, shoreline alterations, as well as septic and wastewater management. Unquestionably this needs to be covered in a robust site plan application for any development. The application should cover all costs to guarantee the identified process has been followed.	Official Plan establishes policies to guide development including lot creation to address this comment.
187.	The MOW has many tools to encourage appropriate actions by its residents and visitors. The MOW should prioritize providing education and promoting awareness of appropriate actions. The MOW must also have and apply, when other means fail, viable enforcement processes.	Acknowledged.

Will Rootham-Roberts August 8, 2025		
#	Comment	Comment Response
188.	This revised official plan represents an exceptional framework for stalling economic growth and curbing investment in the Whitestone region. With a significant increase in mechanisms for the NIMBY people to add to their anti development arsenals, why would anyone want to invest here?	Acknowledged.
189.	Where do the ideas in the new plan come from? I am not able to find any information or justification for these ideas.	PPS, OP background report, approaches used in other municipalities.
190.	More red tape regulation on all development projects, increased setbacks, restrictions on shorelines, wetland restrictions.	Acknowledged.
191.	New septic regulations that could be challenging for any property owner to meet given land requirements.	Variances could be accommodated based on site specific circumstances. Septic regulations are intended to protect water quality.
192.	I see phases like "carrying capacity and heritage sites" loosely defined wording which is an easy way to build a resistance and stall unwanted change or development.	Acknowledged.
193.	Bolger lake plan: where did this come from? Bolgers "heritage" includes a commercial fishing lodge located on the river that was	Carry over from existing OP, if there is history that you would like considered for inclusion please provide details.

**Will Rootham-Roberts
August 8, 2025**

#	Comment	Comment Response
	originally used for tourism for many decades. People accessed it using the railway as well as their residences. Why are we choosing to recognize some heritage and forget about others?	
194.	Bolger is presently accessed by many through a marina facility and a municipality managed launch which is surrounded by tiny aluminum boats pulled up on shore. Recently we had our MPA AGM and the OP was not addressed or voted on. When I contacted the new president regarding the MPA position on the revised OP he directed me to submit my comments directly. I am that we update the Bolger lake plan to reflect reality of our both past and present situation.	Acknowledged.
195.	We all want clean lakes, privacy and a healthy ecosystem balanced with prosperity for all residents. Let's not kid ourselves the new OP plan protects private NIMBY interests on the lakes and arms them with ways to curb development in the Whitestone area. Businesses are becoming more hawkish with capital investments this OP could risk being lost in the periphery due to over regulation. All you have to do is look at what over regulation and red tape did to Canadas housing market. The current plan represents RISK to all of Whitestone residents, economic downturn, increased taxes, and the potential amalgamation of a dysfunctional municipality.	Acknowledged.

**Susan Jennings
August 9, 2025**

#	Comment	Comment Response
196.	Sorry for the late email, hopefully I'm included in the discussion on the OP. I have expressed my concern via phone with Brian Woods a few days ago while house painting (very busy). I've had some opportunity to read parts and do not agree with the plan in its current form, as it incompletely handcuffs local businesses whether they are tourist oriented or otherwise.	Acknowledged.
197.	Having witnessed what TXM Motorsports was put through trying to open a business, and	Acknowledged.

Susan Jennings
August 9, 2025

#	Comment	Comment Response
	<p>being in support of all the great local independent businesses and infrastructure projects that are helping to advance prosperity locally, this wording is very anti business. In fact I was a bit puzzled and read it several times. Still puzzled. And I don't expect it would pass Provincial approval. Thanks for your attention, and I welcome all discussions.</p>	

Garth Nash
August 10, 2025

#	Comment	Comment Response
198.	<p>We have the opportunity to live, play, and work here because of the policies that guided prior job creation, development, and establishment of a tax base. I fear that under proposed revisions to the Official Plan, Whitestone will become a harder place to work and a more expensive place to live.</p>	<p>Acknowledged.</p>
199.	<p>Restrictions put in place on the creation of commercial endeavours and where businesses may operate will take jobs away. Restrictions on "granny flats" will make housing more expensive. Policies that discourage development will make it harder to grow the tax base, making tax increases more likely.</p>	<p>Acknowledged.</p>
200.	<p>In addition to these broader issues, I wanted to address one more focused item. The proposed revisions to the Official Plan introduce a large number of lake specific policies for Gooseneck Lake. Gooseneck Lake is a nice lake, as are many, many water bodies within Whitestone. Gooseneck is neither the largest nor smallest lake in the Municipality. Nor is Gooseneck the most developed nor least developed lake within Whitestone. Despite being a typical lake, the proposed treatment of Gooseneck in the Official Plan is atypical: I believe it is proposed to be subject to more lake specific policies than contemplated for any other lake in Whitestone. I object to Gooseneck being treated in a significantly different manner than are other lakes.</p>	<p>Acknowledged.</p>
201.	<p>My understanding is that many of the policies proposed for Gooseneck Lake are taken from a</p>	<p>Acknowledged.</p>

Garth Nash
August 10, 2025

#	Comment	Comment Response
	<p>limited scope (“to assess the development capacity”) study that has been submitted to the Municipality. To the best of my knowledge, the Municipality had no role in the scoping the report, setting terms of reference, or selection of the consultant. Further, it is my understanding that this limited scope study was entirely funded by individual(s) and a lake association. I question relying solely on a document upon which the Municipality had no hand to set official policy that affects current and future tax payers on Gooseneck Lake. I believe that the level of detail prescribed for Gooseneck should be in keeping with that for other lakes and that similar standards should apply.</p>	
202.	<p>Several observations of specific items which I feel should be removed are: - Gooseneck being the only lake in the proposed Official Plan as a “semi-wilderness” lake. I would first note that this is not a defined term. It should be removed from the draft report. If the decision is made to include the term “semi-wilderness” in the document, it must be defined and applied equally to each and every lake within Whitestone, not just one. When applying that definition, it should be acknowledged that cottagers have been on Gooseneck Lake for the best part of a century and many have lawns down to the water’s edge.</p>	Reference to “semi-wilderness” removed.
203.	<p>Under Section 17.02.1, the reference to “undeveloped character” is inaccurate. (An undeveloped lake would not, by definition, have a property owners association.) Again, It is a lake with a long history of cottagers and being used for recreation by the local community and day-trippers. More broadly, the level of detail proposed to be added to this section is inappropriate vis a vis other lakes and should be stricken.</p>	“undeveloped” removed.
204.	<p>Sections 17.02.5, 17.02.6, and 17.02.7 should be stricken unless Council decides to adopt them for all lakes across the Municipality (which it should not).</p>	No modification proposed in this draft.

Garth Nash August 10, 2025		
#	Comment	Comment Response
205.	17.02.8 There is no need to increase the minimum frontage to 150 m. There are several cottages that have been developed and built over the past 20 or so years that serve of what can be done under the existing plan. If one didn't see the dock, they would pass right by not knowing a dwelling was there. There is no justifiable reason for increasing frontage by 50%. I would also note that such an increase in frontage will inevitably create an even higher financial barrier for those wanting to enjoy a waterfront lot.	No modification proposed in this draft.
206.	Finally, under section 17.02.2, and elsewhere, the usage of a defined term (Type 1) for fish habitant should be maintained.	Province has moved away from the term "Type 1".

Larry Watkinson August 10		
#	Comment	Comment Response
207.	I would like the municipality and council to know that I oppose the official plan draft in its current state there are a lot of items in it that will make growth in the municipality very difficult	Acknowledged.

	<ul style="list-style-type: none"> • Ashley Lindsay, 234 Chur-Lee Road, Dunchurch • Janet Mosher, 234 Chur-Lee Road, Dunchurch • Margaret May, 28 Owls Nest, Dunchurch • Sandy Southon, 19 Creek Trail, Dunchurch • Joe Southon, 19 Creek Trail, Dunchurch • Agnès and James McNamara, 241 Dunchurch Estates Road • Peter Derrick 23 Owl's Nest <p>August 11, 2025</p>	
#	Comment	Comment Response
208.	13.04 Water Quality Protection 13.04.01 The preservation of water quality of recreational waterbodies is paramount to the	Acknowledged.

	<ul style="list-style-type: none"> • Ashley Lindsay, 234 Chur-Lee Road, Dunchurch • Janet Mosher, 234 Chur-Lee Road, Dunchurch • Margaret May, 28 Owls Nest, Dunchurch • Sandy Southon, 19 Creek Trail, Dunchurch • Joe Southon, 19 Creek Trail, Dunchurch • Agnès and James McNamara, 241 Dunchurch Estates Road • Peter Derrick 23 Owl's Nest <p>August 11, 2025</p>	
#	Comment	Comment Response
	<p>municipality. Municipality. The municipality Municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook as well as the former provincial water quality objectives.</p>	
209.	<p>TO BE ADDED <i>The Municipality will request an assessment for all Municipal lakes that have an interest of concern and publish the results to be accessible.</i></p>	See Section 21.17 and 13.04.10.
Proposed Other Sections to be added		
210.	<p>13.04.10 Lake Monitoring, Lake Partner Protection Program, MOE <i>The Municipality will enroll and publish results for all lakes of concern in the program or that have septic systems within 200 feet of the shoreline.</i></p>	No change proposed.
211.	<p>13.04.11 Solid Waste Management The Municipality of Whitestone shall prepare a waste management strategy to address issues related to the disposal of solid waste. The strategy will include the development of plans and adequate financial reserves for long-term sustainability of waste management systems. Design of any buildings and sites should accommodate the separation and collection of organic waste for compost, dry recyclables such as plastic bags, paper and waste.</p>	Added to Section 21.17.
212.	<p>13.04.12 Operating and Maintaining Your Septic System The Municipality of Whitestone will follow the guidelines set out by the Ontario Ministry of</p>	No change proposed; this is a building code matter.

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#	Comment	Comment Response
	Municipal Affairs & Housing as well as the Ontario Building Code	
213.	<p>17.09 Whitestone Lake 17.09.1 Whitestone Lake is the second largest lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. The water quality of Whitestone Lake is good (1), and Council will take whatever measures (2) are necessary and appropriate to protect this water quality</p> <p>- (1) Good is the term used in the 2016 Official Plan. Has the Municipality of Whitestone done Lakeshore Capacity Assessment as per the Lakeshore Capacity Assessment Handbook prepared by the Ministry of the Environment in partnership with the ministries of Natural Resources and Municipal Affairs and Housing?</p> <p>- (2) Whatever measures, will it include new by-laws and enforcements?</p>	Section modified, please see modification.
214.	<p><i>As the second largest Lake in the Municipality and part of the Magnetewan Watershed, Whitestone Lake is a spring-fed and surface runoff lake bounded by 65 kilometers of shoreline, of which only 10% is designated as crown lands, and protected from development. With over 900 dwellings (most of which were built in the sixties and have been or are being replaced by bigger</i></p>	Acknowledged.

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#	Comment	Comment Response
	<p><i>four-season homes), Whitestone Lake (WL) development is at or beyond capacity. The lake is divided into 3 distinct sections. The south section is about 1.6 kms long and contains several large islands and Hudson's Bay. Moving north through the narrows, there is Middle Reach, the mid-lake, a long, thin stretch just over 2 1/2 kms long. The north section of the lake, beyond Dunchurch/Hwy 124, is the largest section with an irregular shape and many arms.</i></p> <p><i>Whitestone Lake flows north west and its only outlet feeds the Whitestone River flowing eventually into Lake Wahwashkesh. Because of the unusual shape of the lake - many long narrow bays - it is prone to higher risks from unsafe boating practices and speeding boats routinely come close to shore and endanger swimmers and smaller non-motorized watercraft. Large wake from speeding and/or tow boats, such as "wake" boats further stresses costly floating dock infrastructure in populated areas, in addition to eroding natural shoreline and wildlife habitat. Although the lake is, as of 2025, considered for the most part, healthy, its ecosystem is under many pressures affecting its water quality, aquatic, vegetation and animal life, as well the enjoyment, health and safety of all of its users.</i></p> <p>Also Council will establish baseline measurements according to best scientific practices, to define a "healthy" lake, supportive</p>	

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	<p>of aquatic life and human use in consultation with the regulated community, non-governmental organizations, the public and the scientific/technical community. Council will set aside funds for a best practice schedule for water quality testing on the lakes identified in this plan within Section 17. Council will publish the results along with all historical data on its website for the benefit of all community members.</p>	
215.	<p><i>17.09.2 The Municipality of Whitestone will ensure and support best practices to preserve the natural shoreline to minimize potential harmful water runoff.</i></p> <p><i>Since 2021 WL has had at least two algae blooms - with the potential for toxic cyanobacteria poisoning - identified by the North Bay/Parry Sound District Health Unit and the laboratory of the Ministry of the Environment, Conservation and Parks.</i></p> <p>In summer 2025, there has been a sudden and elevated rise in lake water levels due to severe rainstorms, raising concerns about potentially harmful stormwater runoff. Such weather occurrences are likely to occur more frequently due to climate change. Furthermore, there appears to be an increase in the number of property owners who have removed or reduced the shoreline’s natural vegetative</p>	Acknowledged.

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	<p>buffer 'exacerbating the risks of extreme weather runoff to the water quality of the lake. Council will implement bylaws and education programs to reduce existing shoreline 'clearing 'and restore the <i>natural shoreline to preserve and protect not only the water quality of the lake but also its beauty and functionality as a 'wilderness' lake for all to enjoy.</i></p>	
216.	<p><i>17.09.3 17.09.2 New development may occur on Whitestone Lake at a standard not less than 90 150 metres of water frontage subject to all other policies of this Plan.</i></p> <p><i>Possibly the geological features of the lots should be considered.</i></p> <p><i>17.09.3 There is only one good public access located on Whitestone Lake in the village Village of Dunchurch. Council will attempt to secure additional access points for the public on Whitestone Lake.</i></p> <p><i>Increasing boat traffic also increases the occurrence of invasive species and it would threaten the health of Whitestone Lake. Further studies need to be made before considering adding a new public launch on the lake in the Village of Dunchurch. Also</i></p>	<p>Modified to 150 metres in the draft Official Plan.</p> <p>Acknowledged.</p>

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	<i>depending on the level of the water, boat traffic may be limited to the south part which has many narrow areas.</i>	
217.	<p>17.09.4 Council is becoming increasingly aware of Whitestone Lake residents concerns over congestion on the lake and unsafe boating conditions. Council will undertake measures to impose speed limits and promote safety on Whitestone and other lakes in the Municipality. Lake</p> <p>PROPOSED WORDING: Council is becoming increasingly aware of Whitestone Lake residents 'concerns over congestion on the Lake and unsafe boating conditions. Council will undertake measures to impose and enforce speed limits and shoreline distances to promote greater safety on Whitestone Lake. This is especially important on its many arms or smaller bays where speeding boats pose risks to the many swimmers and nonmotorized watercraft such as paddleboards, canoes, and kayaks etc. Because of the many narrow 'arms and legs 'that characterize the shape of the lake, noise and wake from high speed boatcraft within 100 feet of the shoreline is common and has an outsized downside impact. Therefore a 15 km/hr speed limit and 'no wake' zones should be created in the populated bays to ensure a safe water environment for all.</p>	<p>Navigation is not the responsibility of the Municipality it is the responsibility of Transport Canada. Enforcement is the responsibility of OPP.</p> <p>These concerns can be relayed to your local MP and MPP respectively.</p>
Proposed other sections to be added		

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218.	17.09.6 Residents are concerned about the increasing amount of light pollution. Council will set aside funds to educate residents on the existing bylaws supporting the 'Dark Sky' policies of the municipality.	See Section 22.16
219.	17.09.7 Residents are concerned about the status of the York Street Landfill site given its proximity to Whitestone Lake and the risk that site runoff or groundwater reaches and contaminates the lake. Residents note the 2023 Azimuth Environmental Consulting report recommending this site transition to a transfer station and call on Council to fulfill that recommendation. Further, Council will publish on the website - at a minimum annually – reports on the water quality from the 10 sites of regular and ongoing water monitoring it performs at the landfill site.	Not within the scope of the Official Plan. See Section 21.17.1(g).

Recommendations for Specific Lake Policies for Gooseneck Lane

#	Comment	Comment Response
220.	Specific Lake Policy should be considered that proactively defines the desired character of Gooseneck Lake and provides policies to guide new land use so that development rights are shared equitably over time around the lake instead of on a first come, first serve, basis.	No clear what policies to be included.

Recommendations for Specific Lake Policies for Gooseneck Lane

#	Comment	Comment Response
221.	Specific Lake Policy should be considered that prohibits new commercial development in order to protect the current low density residential character of Gooseneck Lake.	Only existing tourist commercial permitted. All new commercial to require OPA – Township wide.
222.	Specific Lake Policy should be considered to discourage the disposition of Crown shoreline, except to correct encroachments. Specific Lake Policy should also be considered to discourage new commercial or industrial development on Crown land within 300 m of the lake to protect the undeveloped wilderness nature of Gooseneck Lake.	Policy added Section 17.02; All new commercial/industrial development would require an OPA.
223.	Specific Lake Policy should be considered that restricts the size of shoreline activity areas to 25% of the shoreline frontage.	New Section added to 17.02 (New Section: 17.02.06).
224.	Specific Lake Policy should be considered and the Zoning By-law 07-2018 should be amended to require all new septic systems on Gooseneck Lake to be located a minimum of 30 m from the high water mark to protect the water quality of the lake.	New Section added to 17.02 (New Section 17.02.07).
225.	Specific Lake Policy should be considered that requires 150 m of lot frontage for new lots on Gooseneck Lake in order to protect its low density semi wilderness residential character.	New Section added to 17.02 (New Section 17.02.08).
226.	Specific Lake Policy should be considered to recognize that the size and narrow shape of Gooseneck Lake contributes to its character and limits development.	Addressed through increased lot frontage requirements.
227.	Specific Lake Policy should be considered that prohibits the long-term private use of public docking facilities to allow all ratepayers unencumbered use of public lands and implements a policy similar to that for Wahwashkesh Lake.	Updated consent policies require demonstration of suitable access.
228.	Specific Lake Policy should be considered that defines a minimum size and frontage of private access landings to ensure there is adequate access to the lake and sufficient mainland parking.	Waterfront landing policies included (Section 22.02).

Recommendations for Specific Lake Policies for Gooseneck Lane

#	Comment	Comment Response
229.	Specific Lake Policy should be considered that prohibits boathouses to be constructed in the water on Gooseneck Lake.	22.11 does not permit in water boathouses.
230.	Specific Lake Policy should be considered to encourage all development to incorporate proper design and placement of artificial light to enhance the semi wilderness character of the lake.	New Section added to 22 (New Section 22.15).
231.	<p>The Municipality should retain the current Specific Lake Policy regarding Type 1 Fish Habitat:</p> <ul style="list-style-type: none"> • 17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan. 	Section maintained reference to Type 1 Fish Habitat.
232.	Specific Lake Policy should be considered that increases the minimum lot frontage requirement from 90 m to 150 m to limit the total number of lots on the lake.	Lot frontage proposed to be increased.
233.	<p>Recommendation - Consider adopting Specific Lake Policies for Gooseneck Lake that:</p> <p>Defines the desired character of Gooseneck Lake, such as:</p> <p>Gooseneck Lake is a medium sized, semi wilderness lake comprised of low density residential lots and Crown land. It has a long "riverine" shape that consists of narrow "gooseneck like" channels and bays which limits the lake surface for use and recreational boating. The landscape is typical Canadian Shield, and the rocky shorelines have a rugged and natural appearance that contributes to its undeveloped character. Thirty percent of its shorelines are Crown land and this contributes to its natural wilderness character.</p>	Added to Section 17.02.
234.	Recognizes that the size and shape of Gooseneck Lake restricts recreational boating activity and development, such as:	Waterfront Landing Section Added, Lot frontage limits lot creation.

Recommendations for Specific Lake Policies for Gooseneck Lane

#	Comment	Comment Response
	<p>Gooseneck Lake is located partly in Burton and partly in McKenzie Townships and empties into the south basin of Lake Wahwashkesh. Although the lake is small (217 ha) it has over 22.8 kilometres of shoreline. In consideration of the long, narrow shape of Gooseneck Lake, and to prevent it from being heavily impacted by recreational boats, the creation of new lots will be limited. Mainland water access points (for water access properties) shall be of a sufficient size and configuration to provide for adequate docking and parking without impacting abutting properties.</p>	
235.	<p>Ensures Water Access is Maintained for Public Use, such as:</p> <p>Access to most of the developed shoreline properties is provided by limited service private roads. However, a portion of the undeveloped shoreline is water access. New water access lots will be required to provide a mainland access that is legally conveyed with the water access property in order not to put further pressures to over crowd the public landing. Variances to this water access policy will be discouraged.</p>	Requirement for mainland parking added to lot creation section 8.0.2.2.d).
236.	<p>Retains existing policy that recognizes the importance of Type 1 Fish Habitat:</p> <p>A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.</p>	Fish Habitat policies apply.
237.	<p>Applies Development Standards to Maintain Lake Character, such as:</p> <p>The water quality of Gooseneck and its semi wilderness character is protected by its current low residential density and relatively undisturbed shorelines and extent of Crown land. In order to protect the water quality and character of Gooseneck Lake:</p> <ul style="list-style-type: none"> • new commercial development shall not be permitted; • 36 	All items addressed in previous references.

Recommendations for Specific Lake Policies for Gooseneck Lane

#	Comment	Comment Response
	<ul style="list-style-type: none"> • new residential lots shall have minimum lot frontages of 150 m; • all development should maintain 75% of its shoreline as a natural buffer, focusing shoreline activities (docks, swimming areas, pumphouses etc.) to 25% of the shoreline; • all sewage systems to be located 30 m from the high water mark; • the disposition of Crown land (including all islands) along the shoreline shall be discouraged. An exception may be made to correct existing encroachments on Crown land; • the disposition of Crown land for industrial or commercial purposes within 300 m of the high water mark shall be discouraged; and • all development should incorporate proper design and placement of artificial light to enhance the semi wilderness character of the lake. 	