The Corporation of the Municipality of Whitestone

Agenda of Regular Council Meeting
Tuesday, November 18, 2025

Dunchurch Community Centre

and

Join Zoom Meeting **(Video)**
https://us02web.zoom.us/j/87268832806

(Phone Call Only)
Dial +1 780 666 0144 then Enter Meeting ID: 872 6883 2806#

Every effort is made to record meetings with the exception of the Closed Session matters.
Both the audio and video are posted on the Municipal Website.
The written minutes are the official record of the meeting.

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1. Call to Order and Roll Call **10:00 a.m.**

National Anthem

Indigenous Land Acknowledgement Statement

The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.

We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.

This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.

2. Disclosure of Pecuniary Interest

3. Approval of Agenda ®

4. Presentations and Delegations

4.1 Ellen Walker, Executive Director
Ontario Health Team

4.2 Keith Barrick and Tom DeBoer
Whitestone Woods - Information

Matters Arising from Presentations and Delegations ®

Move into Committee of the Whole ®

5. Committee of the Whole

5.1 **Planning Matters**

5.1.1 Application to Purchase and Close Shore Road Allowance, SMITH, David ®

- Report from MHBC Planning Limited for the Agenda of November 18, 2025

5.1.2 Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer ®

- Report from MHBC Planning Limited for the Agenda of November 18, 2025

Reconvene into Regular Meeting ®

Matters Arising from Committee of the Whole ®

Move into Public Meeting ®

6. Public Meeting

6.1 SAMOTIK, Zdzislaw (Proposed Zoning By-law amendment)

- Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025

6.2 SMITH, Bryan and HILLCOAT, Lindsay (Proposed Zoning By-law amendment)

- Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025

Matters Arising from Public Meeting

7. Consent Agenda ®

Items listed under the Consent Agenda are considered routine and will be enacted in one motion. A Member of Council may request one or more items to be removed from the Consent Agenda for separate discussion and/or action.

7.1 Council Meeting Minutes
7.1.1 Regular Council Meeting Minutes - October 21, 2025

7.2 Council Committee and Board Minutes
7.2.1 Parry Sound Area Planning Board - August 25, 2025
7.2.2 EMS Advisory Committee - October 23, 2025
7.2.3 Parry Sound District Social Services Board - September 11, 2025

7.3 Unfinished Business (listed on page 5 of the agenda)

Matters Arising from Consent Agenda ®

8. Accounts Payable
8.1 Accounts Payable ®

9. Staff Reports
9.1 Report BLDG-2025-04
Building Services, Q3 ®

9.2 Report PLN-2025-04
Planning Services, Q3 ®

9.3 Report FIRE-2025-05
Fire and Rescue Services, Q3 ®

10. By-laws

10.1 By-law No. 38-2025, being a By-law for a Zoning By-law amendment – SAMOTIK, Zdzislaw and Danuta ®

10.2 By-law No. 39-2025, being a By-law for a Zoning By-law amendment – SMITH, Bryan and HILLCOAT, Lindsay ®

10.3 By-law No. 40-2025, being a By-law to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 (SMALL) ®
- Memorandum from Paula Macri, Planning Assistant

10.4 By-law No. 41-2025. being a By-law that Lots 20, 21, and 22, Plan 42M-260, be deemed not to be lots on a registered Plan of Subdivision – McRae, Rodney and Ruthanne ®
- Memorandum from Paula Macri, Planning Assistant

11. Business Matters
11.1 Memorandum from Nigel Black, CAO/Clerk – proposed 2026 Regular Council Meeting Schedule ®

11.2 Memorandum from Nigel Black, CAO/Clerk – City of Dryden - Resolution of Support – Swim-to-Survive training ®

12. Correspondence ®

Matters Arising from Correspondence

13. Councillor Items

14. Questions from the Public

Move into Closed Session ®

15. Closed Session

15.1 Closed session minutes Regular Closed Session Council Meeting of Tuesday October 21, 2025 ®

15.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to *Ontario Municipal Act*, Section 239. (2) (b)

- Volunteer Appointment to Whitestone Fire and Rescue ®

15.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, subject to the *Municipal Act*, Section 239(2)(e):

- Legal matter – Court decision

Reconvene to Regular meeting ®

Matters arising from Closed Session

16. Confirming By-law ®

17. Adjournment ®

Unfinished Business

DATE	ITEM AND DESCRIPTION	ASSIGNED TO	STATUS
March 15, 2021	**Review of By-law 20-2014** (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	Administration Staff	Public meeting for Public input: March 19, 2024. DRAFT By-law presented at the May 21, 2024 Council to submit comments by June 7, 2024 to Staff Memo to Council meeting August 20, 2024 – Policy direction provided for future iteration of By-law Revised Draft to Council submitted November 19, 2024 Staff to seek legal review and provide to Council at a future Council meeting To Council April 15 2025 – deferred To Council May 20 2025 May 20 – staff to review and provide update
July 4, 2023	**Strategic Plan, By-law Initiatives THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from CAO/Clerk Hendry, Strategic Plan – moving forward with 2023 priorities	Assigned to various staff	In progress
October 21, 2025	**Blue Green Algae –** arrange in-person meeting with agencies responsible; continue to provide information to residents	Administration Staff	October 31 MECP suggests Health Unit has jurisdiction

Correspondence

A	Bradford	Remove HST/GST from new home prices
B	Town of Parry Sound	Request that Near North District School Board provide timelines and transparency
B1	Archipelago	Support resolution to Town of Parry Sound
C	Edwardsburgh	Call to extend and improve OCIF envelope
C1	South Huron	Support for call to extend and improve OCIF envelope
D	East Gwillimbury	Opposition to Protect Ontario by Unleashing our Economy Act 2025
E	Halton Region	Public Safety Requirements to Protect Our Communities
E1	Wasaga Beach	Support for Public Safety Requirements to Protect Our Communities
F	McQuay, Donna	Concern about algae blooms on Whitestone Lake
G	Parents for Parry Sound	Request for provincial leadership and accountability regarding construction of new school
H	West Parry Sound Health Centre	Estate Planning Session invitation – November 26
I	Ministry of the Environment, Conservation and Parks	Response to request to attend Council meeting
J	McNamara, Agnes	Request for a Public Information Session on the Causes and Effects of Blue-Green Algae
J1	Tijanic, Sonja	Urgent Community Concerns Regarding Blue-Green Algae Blooms in Whitestone Area Lakes

PRESENTATIONS AND DELEGATIONS

4. Presentations and Delegations

4.1 Ellen Walker, Executive Director
Ontario Health Team

4.2 Keith Barrick and Tom DeBoer
Whitestone Woods - Information

COMMITTEE OF THE WHOLE

MUNICIPALITY OF WHITESTONE – COUNCIL			
Report Prepared For:	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	**Owner Name:**	David Smith and Pamela Lamont
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	**Applicant Name:**	David Smith and Pamela Lamont
Location:	30601 Wahwashkesh Lake	**Application:**	Shore Road Allowance Purchase
Roll Number:	4939 050 005 02965	**Report Date:**	November 18, 2025

A. RECOMMENDATION

THAT the Council of the Municipality of Whitestone agree to the closure and transfer of the shore road allowance as applied for by David Smith and Pamela Lamont subject to the following:

1. Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

B. PROPOSAL/BACKGROUND

An application to purchase the Shore Road Allowance has been submitted by David Smith and Pamela Lamont for the subject property located at 30601 Wahwashkesh Lake. The subject property is legally described as Concession 7, Part Lot 30, Parcel 42R10432 Part 2, Parcel 16053NS in the geographic Township of McKenzie, now in the Municipality of Whitestone, in the District of Parry Sound.

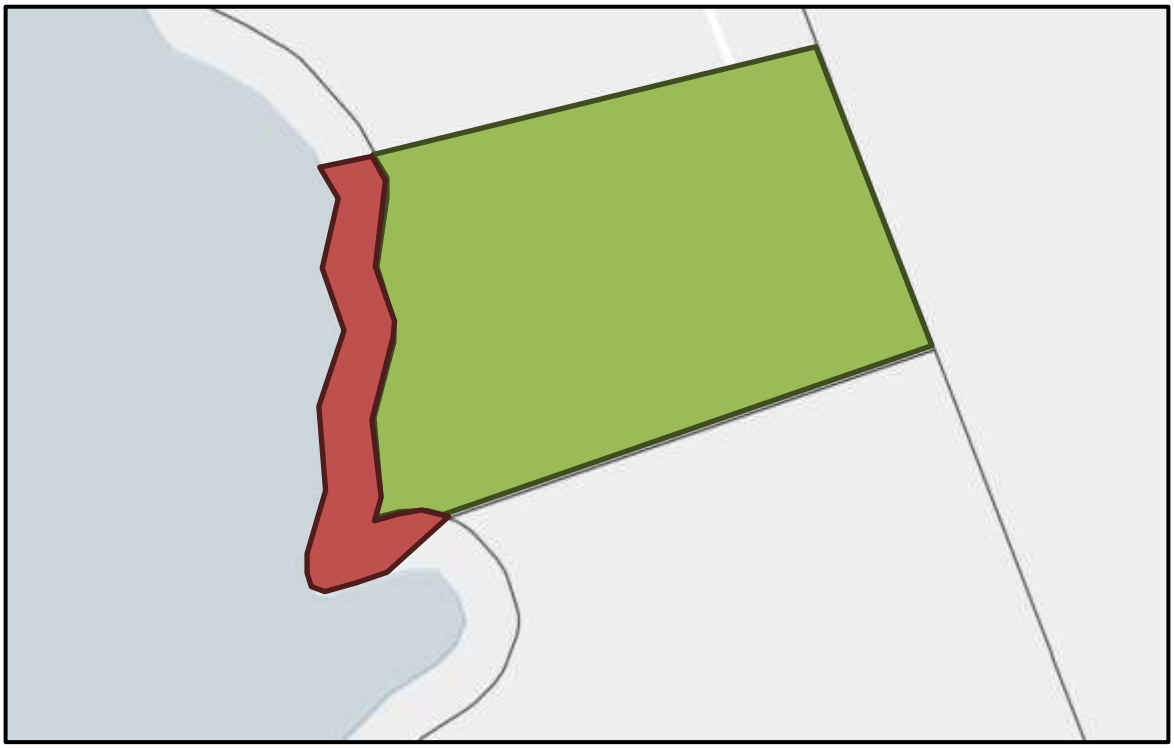
The subject property is located on Wahwashkesh Lake and is designated as Waterfront in the Official Plan. The location of the subject property is shown in Figure 1 and the location of the Shore Road Allowance to be closed and purchased is shown in Figure 2.

The subject property has a lot area of 2.4 hectares (6 acres) and a lot frontage of approxiamtely 137 metres on Wahwashkesh Lake. The subject property is accessed by Galls Road which is identified as a private road. There is an existing dwelling currently under construction on the subject property.

The Shore Road Allowance is approximately 0.4 hectares (0.9 acres) in size and would increase the lot area owned by the property owners.

Figure 1: Subject Property

Figure 2: Proposed Shore Road Allowance Closure and Purchase



C. OFFICIAL PLAN

The subject property is located on Wahwashkesh Lake and is located within the Waterfront designation in the Official Plan. Section 9.08 of the Official Plan includes policies regarding shore road allowances and states that:

> *9.08.1 Shore road allowances are present on a number of lakes in the Municipality. The Municipality is prepared to stop and sell these shore road allowances to the riparian land owners.*
>
> *9.08.2 That part of the shore road allowance below the controlled high water mark will be retained by the Municipality.*
>
> *9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality.*
>
> *9.08.4 No shore road allowance will be stopped up and sold to the riparian land owner where it is used for access by an adjoining property owner or where the sale will have a negative impact on an adjoining property owner.*

In accordance with the Official Plan, there are no natural heritage features and areas identified on the subject property, the shoreline or on the Shore Road Allowance. There are also no features identified on adjacent lands.

The request conforms to Section 9.08 of the Official Plan.

D. ZONING BY-LAW

The subject property is zoned Waterfront Residential 2 – Limited Services (WF2-LS) in the Municipality of Whitestone Zoning By-law. The request will not result in any zoning issues on the subject property.

E. SUMMARY

The application and request to close and purchase the Shore Road Allowance conforms with the Municipality of Whitestone's Official Plan and does not result in any compliance issues in terms of the Zoning By-law. This application is recommended for approval subject to the recommended conditions in Section A of this report.

MUNICIPALITY OF WHITESTONE – COUNCIL			
Report Prepared For:	The Council of the Municipality of Whitestone	**Owner Name:**	Scott and Jennifer Nash
Report Prepared By:	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd MHBC Planning Consultants	**Applicant Name:**	Scott and Jennifer Nash
Location:	Lot 35, Concession 1and 2 (McKenzie), and Lot 1, Concession 1 and 2 (Burton)	**Application:**	Municipal Unopened Road Allowance Purchase
Roll Number:	4939 050 004 03600	**Report Date:**	November 18, 2025 Deferred from October 21, 2025

A. RECOMMENDATION

That the Council of the Municipality of Whitestone stop-up, close, and sell a portion of the unopened municipal road allowance north of Highway 520 between Lot 35, Concession 1 and 2 (McKenzie), and Lot 1, Concession 1 and 2 (Burton), subject to being satisfied that the application meets the following:

1. That the application conforms to Section 10.01 of the Official Plan and the Crown Land to the west of the unopened municipal road allowance is an appropriate alternative access to the other unopened municipal road allowance near the shoreline of Gooseneck Lake and access to the recreational waterbody;

2. That the unopened municipal road allowance does not become a separately conveyable lot and that it be merged with the applicant's property by whatever means determined to be appropriate by the municipal solicitor.

3. That legal access across the applicant's property (and the municipal unopened road allowance) to the lots that are accessed by McGee Lake Road is maintained. This may involve the registering of an easement over the potion of McGee Lake Road that travels over the municipal road allowance.

4. That any costs associated with the sale and transfer of the municipal unopened road allowance be borne by the applicant.

If approved, it is recommended that the practices, procedures and fees of the Municipality for closing of Municipal Road Allowances be followed, including declaring the road allowance to be surplus in accordance with Section 9.04.1 of the Official Plan.

B. PROPOSAL/BACKGROUND

An application to purchase an unopened municipal road allowance (the subject lands) has been submitted by Scott and Jennifer Nash, adjacent to their property at Lot 35, Concession 1 and 2 (Roll Nos. 493905000401800 and 493905000403600). A Report was

prepared and presented to Council at the meeting held on October 21, 2025. A copy of the Report that was prepared is included as Attachment #1 and includes all the background information on the application.

Council made the decision to defer a decision on the application at the October 21, 2025 Council meeting until such time that a site visit was completed.

Municipal Staff conducted a site visit to assess whether the Municipal Road Allowance could be used for a municipal road in the future. Based on the site visit, it was Municipal Staff's opinion that this Municipal Road Allowance is not likely to be used for a municipal road due to the topography and rock outcropping. Photos from the site visit have been included below for reference. Planning Staff did not attend the site visit.

C. ANALYSIS AND SUMMARY

Based on the site visit and review conducted by Municipal Staff, it is recommended that the original recommendation contained in the October 21, 2025 Report to Council be maintained, on the basis that it is Municipal Staff's opinion that this Municipal Road Allowance is not likely to be used for a municipal road due to the topography and rock outcropping.

MUNICIPALITY OF WHITESTONE – COUNCIL			
Report Prepared For:	The Council of the Municipality of Whitestone	**Owner Name:**	Scott and Jennifer Nash
Report Prepared By:	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd MHBC Planning Consultants	**Applicant Name:**	Scott and Jennifer Nash
Location:	Lot 35, Concession 1and 2 (McKenzie), and Lot 1, Concession 1 and 2 (Burton)	**Application:**	Municipal Unopened Road Allowance Purchase
Application Number:	4939 050 004 03600	**Report Date:**	October 21, 2025

A. RECOMMENDATION

That the Council of the Municipality of Whitestone stop-up, close, and sell a portion of the unopened municipal road allowance north of Highway 520 between Lot 35, Concession 1 and 2 (McKenzie), and Lot 1, Concession 1 and 2 (Burton), subject to being satisfied that the application meets the following:

1. That the application conforms to Section 10.01 of the Official Plan and the Crown Land to the west of the unopened municipal road allowance is an appropriate alternative access to the other unopened municipal road allowance near the shoreline of Gooseneck Lake and access to the recreational waterbody;

2. That the unopened municipal road allowance does not become a separately conveyable lot and that it be merged with the applicant's property by whatever means determined to be appropriate by the municipal solicitor.

3. That legal access across the applicant's property (and the municipal unopened road allowance) to the lots that are accessed by McGee Lake Road is maintained. This may involve the registering of an easement over the potion of McGee Lake Road that travels over the municipal road allowance.

4. That any costs associated with the sale and transfer of the municipal unopened road allowance be borne by the applicant.

If approved, it is recommended that the practices, procedures and fees of the Municipality for closing of Municipal Road Allowances be followed, including declaring the road allowance to be surplus in accordance with Section 9.04.1 of the Official Plan.

B. PROPOSAL/BACKGROUND

An application to purchase an unopened municipal road allowance (the subject lands) has been submitted by Scott and Jennifer Nash, adjacent to their property at Lot 35, Concession 1 and 2 (Roll Nos. 493905000401800 and 493905000403600). The subject lands are legally described as the road allowance between the Township of Burton and the Township of McKenzie east of centre line, south of Gooseneck Lake, Whitestone. The

subject lands are located on the boundary between the Ardberg Neighbourhood and the Wahwashkesh/Whitestone Neighbourhood, and abut lands designated Waterfront, Rural, and Crown Land in the Official Plan. The location of the applicant's property is shown in **Figure 1**, and the unopened municipal road allowance that is proposed to be closed is shown in **Figure 2**.

The applicant's property has a lot area of approximately 55 hectares (135 acres) and does not have lot frontage on Highway 520. The unopened municipal road allowance is approximately 2.7 hectares (6.6 acres) with approximately 20 metres of frontage on Highway 520. The applicants state in the application that by purchasing the unopened municipal road allowance it will allow for better access to their property for a driveway/seasonal road to areas of the property that are currently not accessible unless the road allowance is used. No drawing was provided to show the location of a conceptual driveway/seasonal road location.

The applicant's property does not have lot frontage on Highway 520 currently and the proposal, if approved, would result on the property having lot frontage on Highway 520. The applicant's property is accessed via McKee Lake Road, and it is understood that there is legal access over the applicant's property in favour of the other properties on Gooseneck Lake. The unopened municipal road allowance abuts the property to the south of the applicant's property which currently does have lot frontage on Highway 520.

Figure 1: Applicant's Property

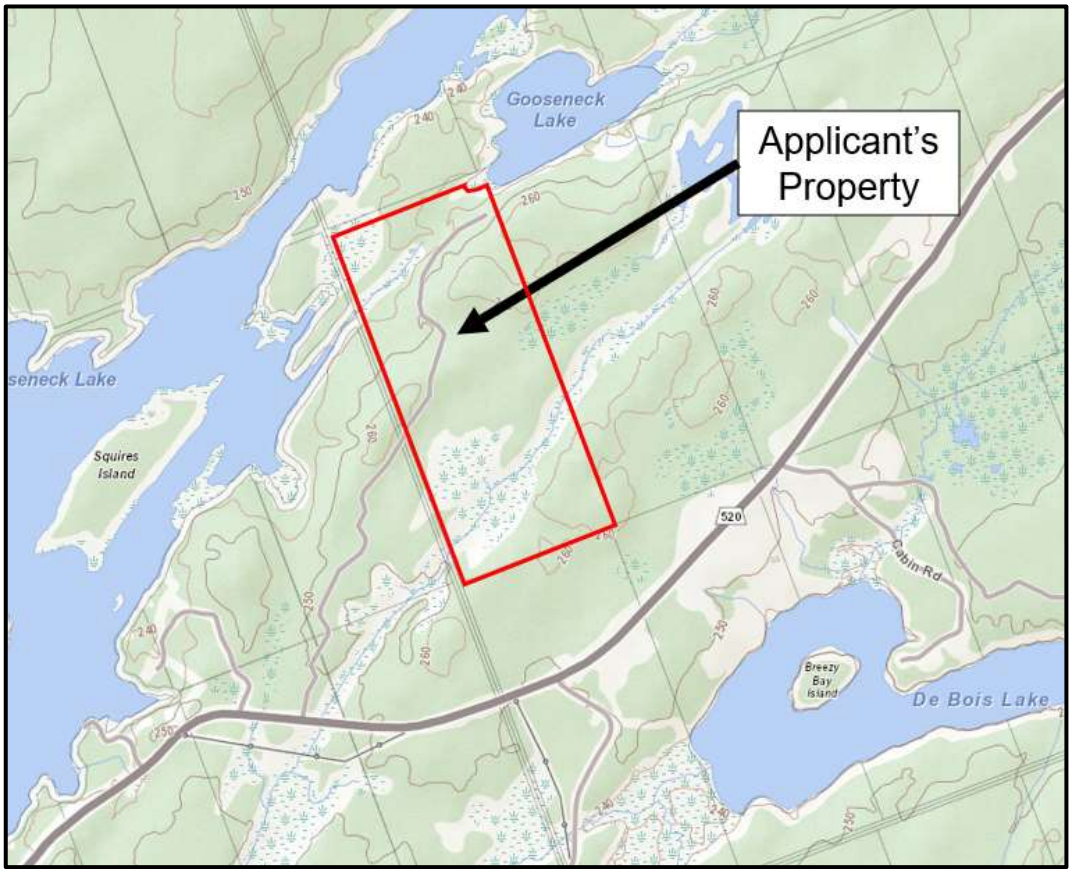
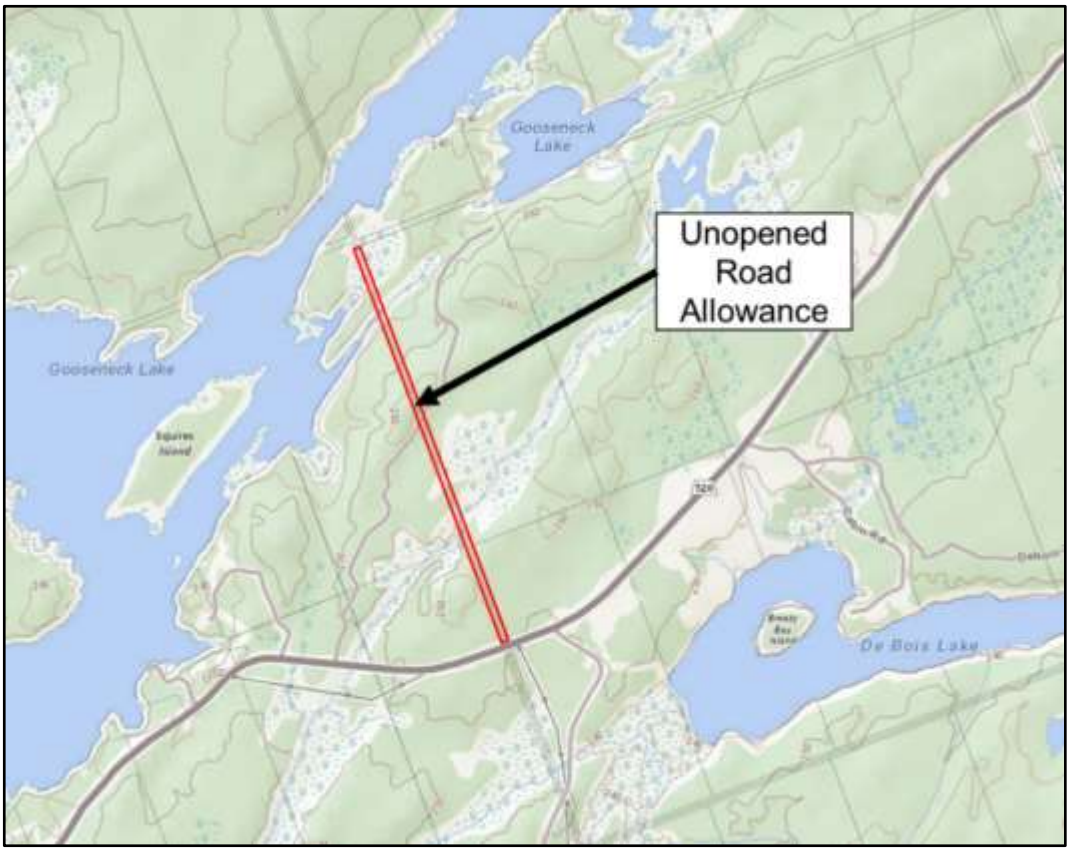


Figure 2: Unopened Road Allowance



C. OFFICIAL PLAN

Section 9.04 of the Official Plan includes polices regarding municipal road allowances and states that:

> *Improvements to municipal road allowances that are not maintained are not permitted unless the following occurs:*
>
> > *9.04.1 the Municipality declares the road allowance surplus and the municipal road allowance is stopped up and sold in accordance with the provisions of the Municipal Act;*

In order to conform to section 9.04.1 of the Official Plan, in order to sell the road allowance, the Municipality would have to declare the road allowance surplus.

Section 10.01 of the Official Plan includes policies regarding parkland and states that:

> *Council will generally discourage the stopping up and transferring of road allowances that lead to a recreational waterbody unless the use of the road allowance, either now or in the future could not feasibly serve as a public access. Alternatively, an applicant interested in acquiring a particular road allowance leading to water, could provide an alternative access to replace the road allowance.*

Section 10.01 of the Official Plan contains a three-part test for considering the sale of a road allowance that leads to a recreational waterbody.

1) Does the road allowance lead to a recreational waterbody?

2) Would it not be feasible now or in the future to for the road allowance to serve as a public access?

   can the applicant provide an alternative access to replace the road allowance?

Analysis of these three tests includes the following:

1) Does the road allowance lead to a recreational waterbody?

The road allowance connects to other road allowances that connect to a recreational waterbody.

2) Would it not be feasible now or in the future for the road allowance to serve as a public access?

Based on the material provided with the application submission, the applicant indicates that the road allowance is the best location to provide better access to his property for areas that are not presently accessible unless the road allowance is used. Based on this information, the road allowance could also facilitate access to Gooseneck Lake. However, a site visit has not been completed to confirm if it would be feasible now, or in the future, for the road allowance to serve as a public access. We are unable to comment on the feasibility of the road allowance to serve as a public access at this time.

3) Or, can the applicant provide an alternative access to replace the road allowance?

The applicant has suggested that an alternative access to replace the road allowance is the Crown Land to the west of the road allowance. Prior to making a decision on the application, Council must be satisfied that that the request conforms to Section 10.01 of the Official Plan, in terms of confirming that the Crown Land to the west is an appropriate alternative to providing access to the recreational waterbody.

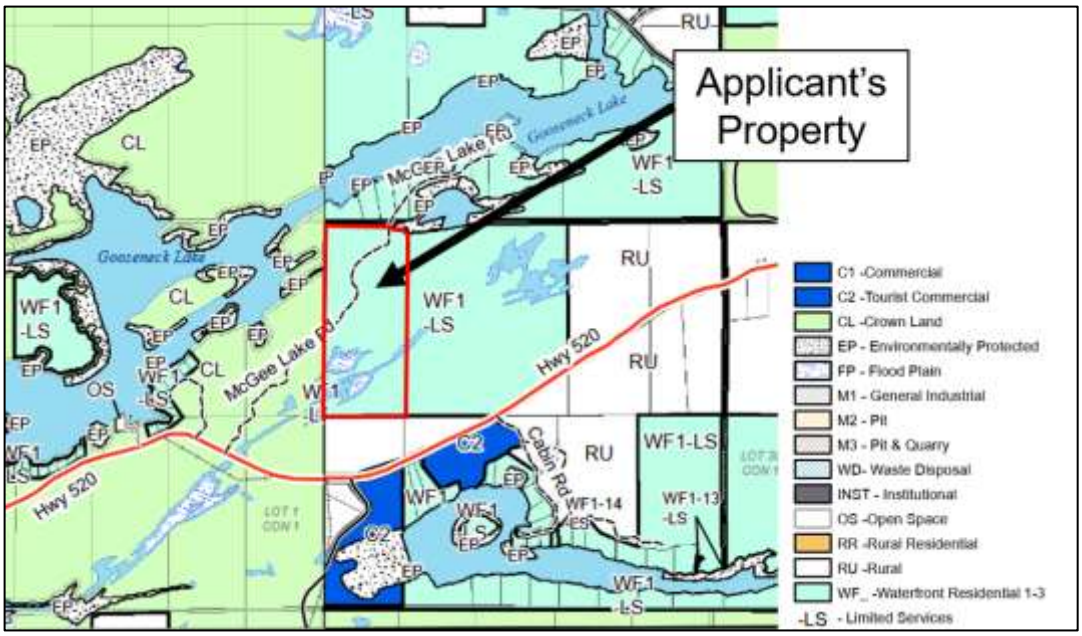
According to Schedule B – Natural Heritage, there are no natural heritage features on or adjacent to the subject lands.

Further, it is recommended that the adjacent landowner to the south of the applicant's property and to the east of a portion of the unopened municipal road allowance through the required process under the Municipal Act to determine if they have any comments or also wish to purchase a section of the unopened municipal road allowance.

D. <u>ZONING BY-LAW</u>

The applicant's property is zoned Waterfront Residential 1 – Limited Services (WF1-LS) in the Municipality of Whitestone Zoning By-law, as shown in **Figure 3**.

Figure 3: Zoning By-law Schedule A



The applicant's property is currently subject to Section 3.26 of the Zoning By-law because the property does not have lot frontage on an open public highway maintained year-round by the Municipality or public authority. The property also does not have lot frontage on the shoreline of Gooseneck Lake.

Following a review of the provisions of Section 3.26 of the Zoning By-law, a dwelling or a seasonal dwelling would **not** be permitted on the applicant's property under the exceptions listed in Section 3.26.

Section 3.26 of the Zoning By-law and the exceptions are included below:

3.26 Frontage on Public Road or Street No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an open public highway maintained year-round by the Municipality or public authority, except in:

a) A Waterfront Zone, a seasonal dwelling unit may front on a navigable waterway subject to the Limited Services provisions of this By-law and any applicable private road agreements and further provided that the right-of-way does not exceed one kilometre in length;

b) A Rural (RU) zone, a hunting camp provided there is legal access to the subject lands;

c) A commercial or industrial zone, the lot may front upon a private road or right-of-way having a minimum width of 20 metres;

d) In a Rural (RU), Rural Industrial (RUI) or Rural Residential (RR) Zone, a dwelling may front upon a private road, registered right-of-way or unassumed road allowance subject to the Limited Services

provisions of this by-law and provided that the access is adequate for year round access and there are agreements in place to indemnify the Municipality from any responsibility or liability for the maintenance of the road.

If Council approves the application to sell the road allowance, the effect of the application would result in the applicant's property having lot frontage on Highway 520. If the applicant's property has lot frontage, then the permitted uses of the WF1 Zone listed under Section 7.01 would apply, including permissions for a single detached dwelling. The Limited Services categorization in the zoning would technical not be applicable.

In summary, the application would provide direct access to Highway 520 and would enable the property to be eligible for a building permit for a dwelling in accordance with Section 3.26 of the Zoning By-law.

E. ANALYSIS AND SUMMARY

The purpose of the application is to request the sale of an unopened road allowance that would facilitate better access to the applicant's property for a driveway/seasonal road to areas that are not accessible without using the road allowance. The application would also enable the lot to comply to the requirements of Section 3.26 of the Zoning By-law and be eligible for a building permit for a dwelling.

In reviewing the application, it is noted that the applicant's property has a private road (McGee Lake Road) that traverses the lot and provides access to lots on Gooseneck Lake. Prior to the sale of the road allowance, it is recommended that the applicant provide a property transcript of the lot to demonstrate that there is a legal right-of-way registered in favour of access to the other properties on Gooseneck Lake. If the existing private road does not provide legal access to the lots on Gooseneck Lake, it may be appropriate to delay the sale of the road allowance until legal access is provided to these lot owners as the road allowance that is requested for sale, could assist in providing access to these property owners.

Further, as part of any sale of the road allowance any easements registered over the applicant's property for access associated with McGee Lake Road, must be extended to cover the area of the road allowance that is occupied by McGee Lake Road.

Following a review of the application and prior to a decision, Council needs to be satisfied of the following item:

1. That the application conforms to Section 10.01 of the Official Plan and the Crown Land to the west of the unopened municipal road allowance satisfies the intent of the alternative access considerations of Section 10.01 of the Official Plan.

Further, it is recommended that the adjacent landowner to the south of the applicant's property and to the east of a portion of the unopened municipal road allowance be contacted through the required process under the Municipal Act to determine if they have any comments or also wish to purchase a section of the unopened municipal road allowance.

PUBLIC MEETING

MUNICIPALITY OF WHITESTONE – COUNCIL			
Report Prepared For:	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	**Owner Name:**	Zdzislaw and Danuta Samotik
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	**Applicant Name:**	Ben Prichard Professional Corporation (c/o Ben Prichard)
Location:	15 Sams Lane	**Application:**	Zoning By-law Amendment
Roll Number:	4939 050 001 05600	**Report Date:**	November 18, 2025

A. RECOMMENDATION

THAT Council receives the Planning Report dated November 18, 2025, respecting the Zoning By-law Amendment for the property located at 15 Sams Lane; and,

THAT Council authorizes the passing of By-law No. 38-2025 being a By-law to amend Zoning By-law 07-2018, as amended.

B. PROPOSAL/BACKGROUND

A Zoning By-law Amendment application has been submitted by Ben Prichard Professional Corporation (c/o Ben Prichard on behalf of the property owners, Zdzislaw and Danuta Samotik). The subject lands are known muncipally as 15 Sams Lane. The subject lands are primarily forested however there is an existing dwelling located near the shoreline. The surrounding land uses generally include rural residential and shoreline residential uses.

The purpose and effect of the Zoning By-law Amendment is to satisfy a condition of provisional Consent that was approved by the Parry Sound Area Planning Board (File No. B01/2025(W)). The Consent application was provisionally approved to create three new lots on the subject lands. The conditions that are required to be satisfied included the following:

> *3) That the newly created lot(s) be rezoned from the Rural (RU) Zone to the Rural (RU) – Limited Services Zone; and,*
>
> *5) That a 30 metre setback be required from any wetland on the severed property.*

The subject lands are shown on Figure 1 and the lot configuration that was provisionally approved by the Planning Board is included in Figure 2.

Figure 1: Subject Property

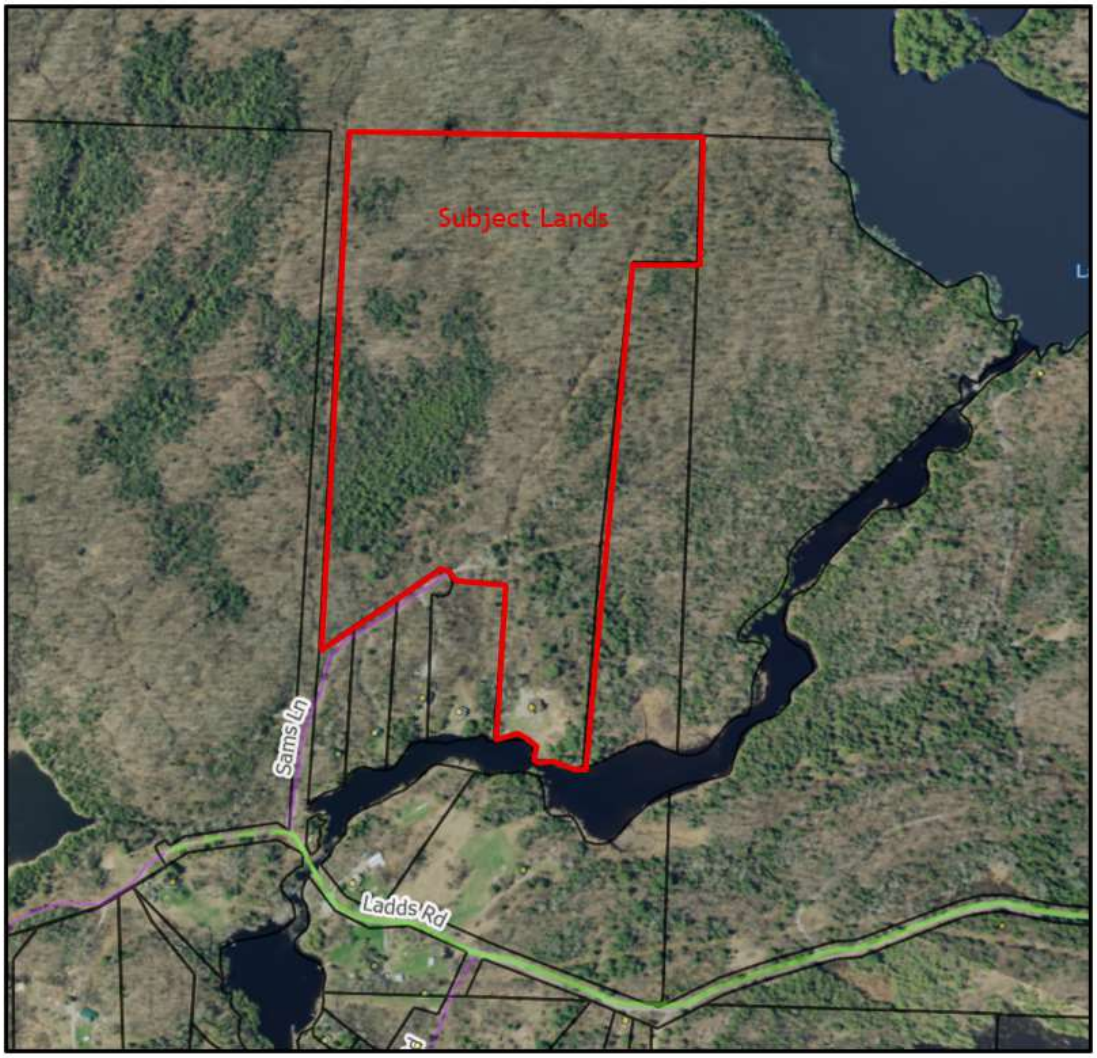
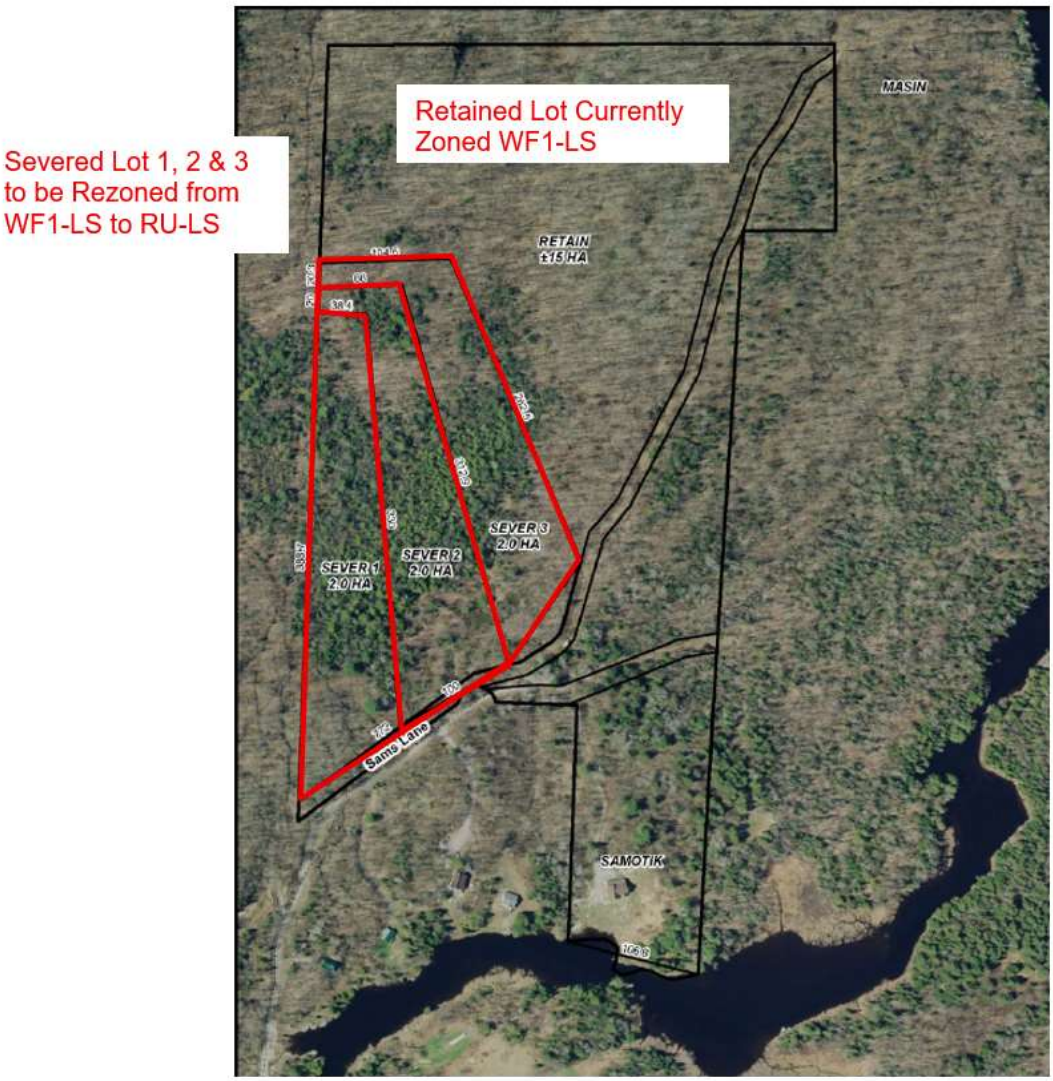


Figure 2: Proposed Lots and Lands to be Rezoned



The subject lands are designated as Waterfront in the Official Plan and are located within the Waterfront Residential 1 – Limited Services (WF1-LS) Zone in the Zoning By-law.

In order to satisfy Condition #3 of the provisional Consent approval, the proposed lots being Severed Lot 1, Severed Lot 2 and Severed Lot 3 are proposed to be rezoned to the Rural – Limited Services (RU-LS) Zone. The location of these lands are shown on Figure 2. As a result of the Consent application, the severed lots are no longer connected to the shoreline and therefore the zoning change is required.

It is difficult for staff to determine an appropriate mechanism in order to satisfy Condition #5 of the provisional Consent approval. There are no wetlands shown in the Official Plan and Planning Staff are not aware of any wetland features in the location of the proposed severed lots. In this case, Planning Staff are of the opinion that there is nothing required from a zoning perspective in order to satisfy Condition #5.

C. COMMENTS RECEIVED

No comments were received at the time this Report was written.

D. POLICY AND REGULATORY CONSIDERATIONS

The following is a review of the relevant policy and regulatory considerations that pertain to the proposed Zoning By-law Amendment application.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is a document that provides policy direction on matters of Provincial interest concerning land use planning. Ontario has a policy-led planning system, and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that all planning decisions are consistent with the PPS.

The subject property is located outside of a Settlement Area and are considered Rural Lands in the context of the PPS. Section 2.6 of the PPS outlines policies for Rural Lands, which includes resource-based recreational uses (including recreational dwellings not intended as permanent residences) and residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water service. The proposed uses are permitted in the context of the PPS. The Rural – Limited Services (RU-LS) Zone is appropriate for the severed lots as they are no longer connected to the shoreline.

Section 3.6.4 of the PPS states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The severed lots are proposed to be serviced by a well and septic system.

Section 4.1 of the PPS contains policies related to natural heritage. Section 4.1.8 of the PPS contains policies regarding development adjacent to natural heritage features and areas. Despite a condition of provisional Consent to require a 30 metre setback from any wetland on the severed property, there is no wetland identified on these lands and therefore Planning Staff are of the opinion that there is nothing required from a zoning perspective in order to satisfy Condition #5.

The proposed Zoning By-law Amendment is consistent with the PPS.

Municipality of Whitestone Official Plan

The Municipality's Official Plan provides policy direction on growth and development within Whitestone. The policies in the Official Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. The subject lands are located within the Waterfront designation.

Section 13 of the Official Plan contains policies regarding the Waterfront, which permits low density, single detached residential development. The uses on the severed lots are permitted in the context of the PPS and the Rural zoning is appropriate because the lots are no longer connected to the shoreline.

Despite a condition of provisional Consent to require a 30 metre setback from any wetland on the severed property, there is no wetland identified on these lands and therefore Planning Staff are of the opinion that there is nothing required from a zoning perspective in order to satisfy Condition #5.

The proposed Zoning By-law Amendment conforms to the Official Plan.

Municipality of Whitestone Zoning By-law

The subject lands are currently located within the Waterfront Residential 1 – Limited Services (WF1-LS) Zone in the Zoning By-law. The new severed lots are not connected to the shoreline, unlike the retained lot, and therefore the Rural – Limited Services (RU-LS) Zone is appropriate to apply to the severed lots.

The minimum lot area for the Rural (RU) Zone is 2 hectares and the minimum lot frontage is 100 metres. The proposed severed lots meet the minimum requirements of the RU Zone.

E. SUMMARY

The Zoning By-law Amendment has been submitted to satisfy a condition of provisional Consent that has been approved by the Planning Board. Following a review of the application and the material that has been submitted, the proposed Zoning By-law Amendment is consistent with the PPS and conforms to the Official Plan.

The Rural – Limited Services (RU-LS) Zone is appropriate for the severed lots because they are no longer connected to the shoreline. Because there are no wetlands identified in the Official Plan there is no reason to implement a 30 metre setback as indicated in the condition of provisional Consent.

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 38-2025

Being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for the property located on Part Lot 5, Concession 4, Part 2, 42R-14763, Part 2, 42R-17010, geographic Township of McKenzie, and municipally known as 15 Sams Lane (Samotik)

WHEREAS the Council of the Municipality of Whitestone has the authority to enact Zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

AND WHEREAS the applicants have applied for and received a provisional Consent to permit the creation of three new lots from the Parry Sound Area Planning Board, under consent application B01/2025(W) subject to a site specific rezoning to implement the Consent;

AND WHEREAS the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject lands;

AND WHEREAS the Council of the Municipality of Whitestone has determined that no further notice is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE the Council of the Municipality of Whitestone hereby enacts as follows:

1. That Schedule 'A', Sheet No. 8 of 22, of By-law No. 07-2018 as amended is hereby further amended by rezoning Part of Lot 5, Concession 4, Part 2, Registered Plan 42R-14763, Part 2, Registered Plan 42R-17010, geographic Township of McKenzie, and municipally known as 15 Sams Lane, from the Waterfront Residential 1 – Limited Services (WF1-LS) Zone to the Rural – Limited Services (RU-LS) Zone, as shown on Schedule A attached to this By-law.

2. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.

3. **THAT** By-law No. 38-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) is hereby passed this 18th day of November, 2025.

DRAFT

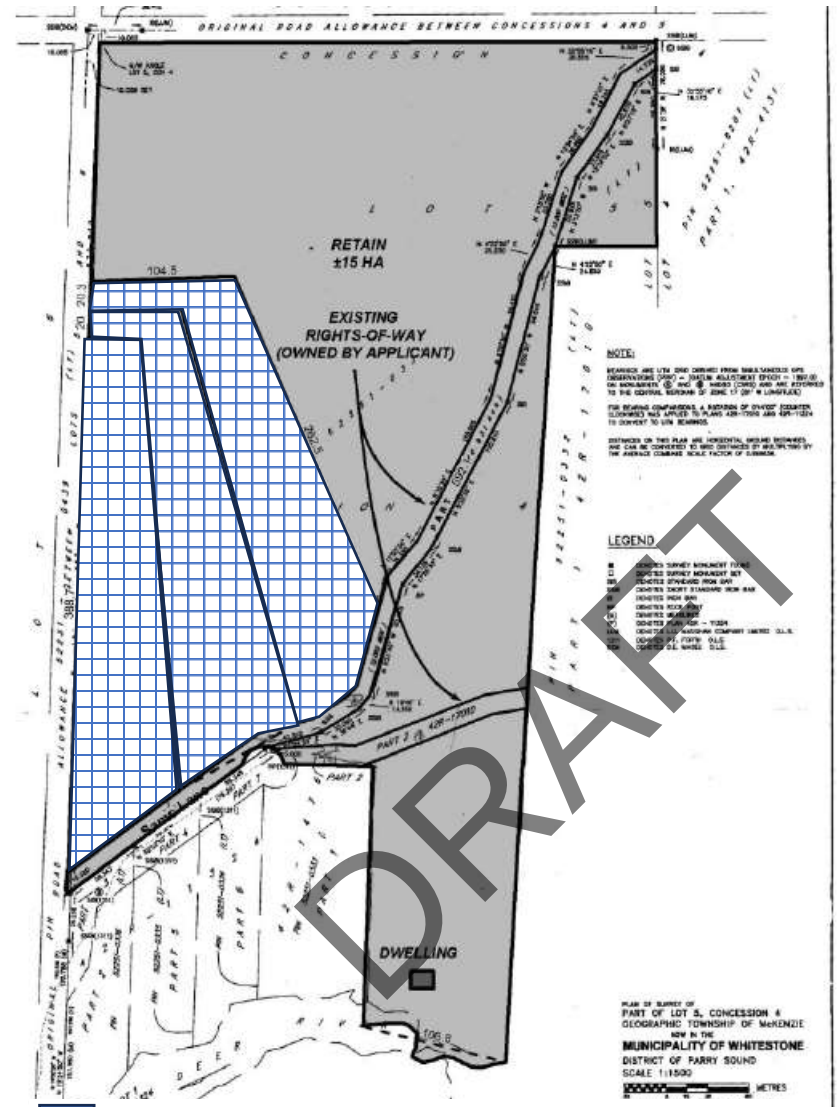
_____

Mayor George Comrie

_____

CAO/Clerk Nigel Black

Schedule A to By-law 38-2025



Lands to be rezoned to the RU-LS Zone

MUNICIPALITY OF WHITESTONE – COUNCIL			
Report Prepared For:	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	**Owner Name:**	Bryan Smith and Lindsay Hillcoat
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	**Applicant Name:**	John Jackson Planner Inc.
Location:	21241 Wahwashkesh Lake	**Application:**	Zoning By-law Amendment
Legal Description:	Lot 8 on Registered Plan 42M-627	**Report Date:**	November 18, 2025

A. RECOMMENDATION

THAT Council receives the Planning Report dated November 18, 2025, respecting the Zoning By-law Amendment for the property located at 21241 Wahwashkesh Lake; and,

THAT Council authorizes the passing of By-law No. 39-2025 being a By-law to amend Zoning By-law 07-2018, as amended.

B. PROPOSAL/BACKGROUND

A Zoning By-law Amendment application has been submitted for the subject property located at 21241 Wahwashkesh Lake that is owned by Bryan Smith and Lindsay Hillcoat. The location of the subject property is shown in Figure 1 and an aerial image of the subject property is shown in Figure 2.

Figure 1: Location of Subject Property

Figure 2: Aerial of Subject Property

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject property from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 – Limited Services Exception XX (WF2-XX-LS) Zone to permit the following:

- A sleeping cabin that exceeds the maximum size that is permitted in Section 3.65 of the Zoning By-law and the maximum height of an accessory building in Section 7.02 (k). The maximum ground floor size of a sleeping cabin is 50 square metres and the maximum height is 5 metres.

The proposed sleeping cabin consists of the following:

- Ground Floor Area = 55.1 square metres
- Storage Loft Area = 15.8 square metres
- Screened in Porch Area = 55 square metres
- Attached Deck = 44.8 square metres
- Height = 5.6 metres

The proposed size of the sleeping cabin is 110.1 square metres inclusive of the ground floor area and the screened in porch area. The proposed location of the sleeping cabin on the subject property is shown on Figure 3 and the construction drawings are included in this Report as Attachment 1.

Figure 3: Proposed Location of Sleeping Cabin

The subject property is designated as Waterfront in the Official Plan and there are no natural heritage features identified on the subject property or on adjacent lands. The subject property is located within the Waterfront Residential 2 – Limited Services (WF2-LS) Zone. The surrounding land uses include other shoreline residential properties. There is an existing dwelling on the subject property that was constructed in 2022 and is serviced by a septic system and lake water.

The subject property has a lot area of approximately 1.8 hectares (4.4 acres) and a lot frontage of 95.1 metres. The owners do not appear to own the shore road allowance.

C. COMMENTS RECEIVED

No comments have been received prior to the preparation of this Report.

D. POLICY AND REGULATORY CONSIDERATIONS

The following is a review of the relevant policy and regulatory considerations that pertain to the proposed Zoning By-law Amendment application.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS is the statement of the government's policies on land use planning and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

In the context of the PPS, the subject property is located on Rural Lands. Resource-based recreational uses including recreational dwellings that are not intended as permanent

residences and residential development are permitted on Rural Lands. These permitted uses include accessory buildings and structures, such as sleeping cabins on shoreline properties.

Section 3.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The existing dwelling and the proposed sleeping cabin is proposed to be serviced by the existing septic system and lake water.

In regard to Section 4.1 of the PPS, the subject property and adjacent lands do not contain any natural heritages features or areas.

In accordance with Section 5.2 of the PPS, the subject property is located on the shoreline of Wahwashkesh Lake however the proposed sleeping cabin is setback from the shoreline and respects the minimum setbacks in the Zoning By-law.

The proposed Zoning By-law Amendment is consistent with the PPS.

Municipality of Whitestone Official Plan

The Municipality's Official Plan provides policy direction on growth and development within Whitestone. The policies in the Official Plan address the environment, cultural and built heritage, natural resources and servicing and transportation.

The subject property is designated as Waterfront in the Official Plan and there are no natural heritage features identified on the subject property or on adjacent lands.

Low density, single detached residential development is included in Section 13.02.1 as a permitted use within the Waterfront designation. One of the principles of this area within the Municipality is to preserve the character of the waterfront communities. The location of the proposed sleeping cabin provides an opportunity to preserve vegetation between the sleeping cabin and the shoreline. The size of the subject property is also larger than the existing shoreline properties in the general area, providing additional space to adequately site the proposed sleeping cabin in terms of location and the increase in permitted size in the Zoning By-law. The size of the proposed sleeping cabin does not result in the overdevelopment of the subject property and does not impact the character of the shoreline area.

Section 22.05 of the Official Plan includes policies regarding sleeping cabins. Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are: subordinate in size to any residential use; retained as an accessory function (i.e. no cooking facilities); and restricted in number so as to preserve the principal residential use. The proposed use of the sleeping cabin is accessory to the existing dwelling, and is to only include washroom facilities. The existing dwelling has a ground floor area of 116 square metres and the proposed ground floor area of the sleeping cabin, together with the screened in porch, is less than the size of the existing dwelling.

In accordance with Section 17.10.5 and Section 12.06.1 [12.05.1] of the Official Plan, it is policy within the Official Plan that the openings of any habitable buildings must be above

the theoretical flood elevation of 229.57 metres above Canadian Geodetic Datum. The location of the proposed sleeping cabin is setback from the shoreline and appears to be elevated above the shoreline and current water level. If required, this elevation could be confirmed prior to a building permit being obtained as Section 3.25 of the Zoning By-law also requires openings of habitable buildings to be above the 229.57 contour.

The proposed Zoning By-law Amendment conforms to the Official Plan.

Municipality of Whitestone Zoning By-law

The subject property is located within the Waterfront Residential 2 – Limited Services (WF2-LS) Zone. The Limited Services "LS" symbol attached to any WF zoned lands means that the lands do not have direct frontage or access to a publicly maintained, year round road. The "LS" zoning symbol indicates that the provision of full municipal road services and access to the affected property by emergency vehicles may not be available. The minimum lot area for the WF2 Zone is 0.6 hectares and the minimum lot frontage is 100 metres. The minimum front yard is 15 metres.

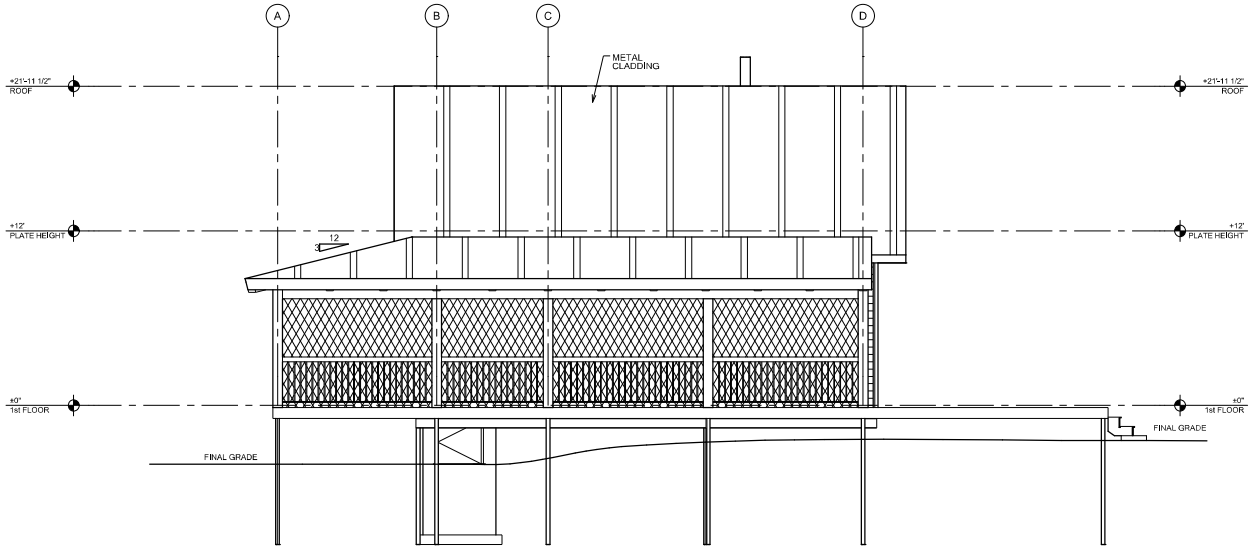
Section 3.65 of the Zoning By-law includes provisions regarding sleeping cabins. Subject to the provisions of this By-law, sleeping cabins are a permitted accessory use, on any lot zoned for residential use, provided that the maximum gross floor area does not exceed 50 square metres or does not exceed the ground floor area of the principal dwelling on the lot, whichever is the lesser. The permitted height for an accessory building within the WF2 Zone is 5 metres.

Together with the size of the ground floor area and the screened in porch, the total size of the sleeping cabin is 110.1 square metres. The proposal includes a loft in the sleeping cabin and an attached deck. The draft By-law Amendment is attached to this Report and references the individual components of the proposed sleeping cabin, including the maximum ground floor area, maximum size of the screened in porch, attached deck and loft. Because an amendment is required, it is recommended that these items be included to ensure compliance with the Zoning By-law in the future and to ultimately control what is constructed on the subject property. The proposed height is 5.6 metres which is required to accommodate the storage loft.

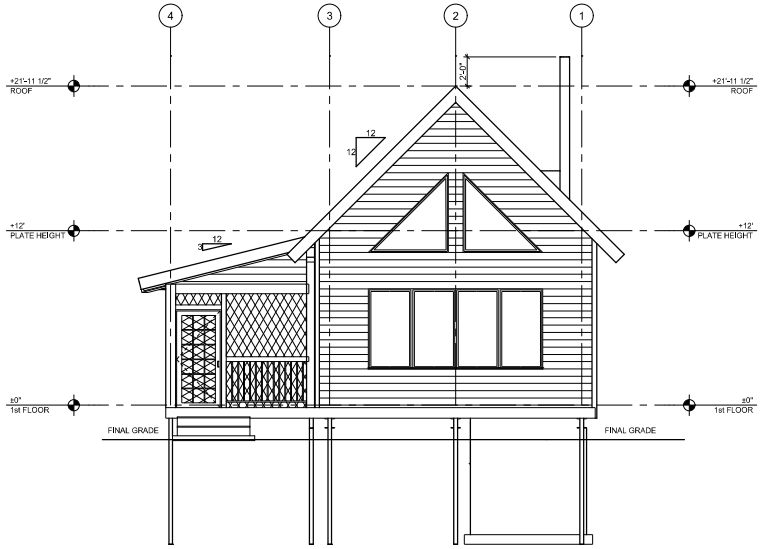
The proposed size of the sleeping cabin is less than the existing dwelling on the subject property, and is appropriate when measured against the lot area of the subject property. The lot area exceeds the minimum lot area of the WF2 Zone and therefore there is adequate space on the subject property to site an oversized sleeping cabin that is accessory to the principal dwelling, that maintains a setback from the shoreline in order to provide sufficient area for the maintenance of vegetation between the shoreline and the dwelling.

E. SUMMARY

Following a review of the application, the proposed Zoning By-law Amendment is consistent with the PPS and conforms to the policies in the Municipality's Official Plan. The proposed sleeping cabin exceeds the maximum size and height outlined in the Zoning By-law, however the proposed use is accessory to the existing dwelling on the subject property and can be accommodated on the subject property while maintaining vegetation between the building and the shoreline. The size of the proposed sleeping cabin does not result in the overdevelopment of the subject property and does not impact the character of the shoreline area.



FRONT ELEVATION



RIGHT ELEVATION

LICENSED PROFESSIONAL ENGINEER
R. B. PENG
100656608
2025-05-12
PROVINCE OF ONTARIO

Timber, Steel Beam and Screw Pile Design Only
SMP-Services Corp.
PEO CoA#: 100520034
Contact: Roger@SMPwork.com

- ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR
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- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO OF PLANS BEFORE STARTING CONSTRUCTION
- ALL CONSTRUCTION MUST BE REVIEWED AND STAMPED BY A BUILDER RESPONSIBLE FOR COMPLYING WITH ALL
- LOCAL BUILDING CODES AND PRACTICES

R.C.M. Cad Design Drafting Ltd.

RCM CAD DESIGN
www.rcmcaddesign.com
rcmcad@bigfoorndesign.ca

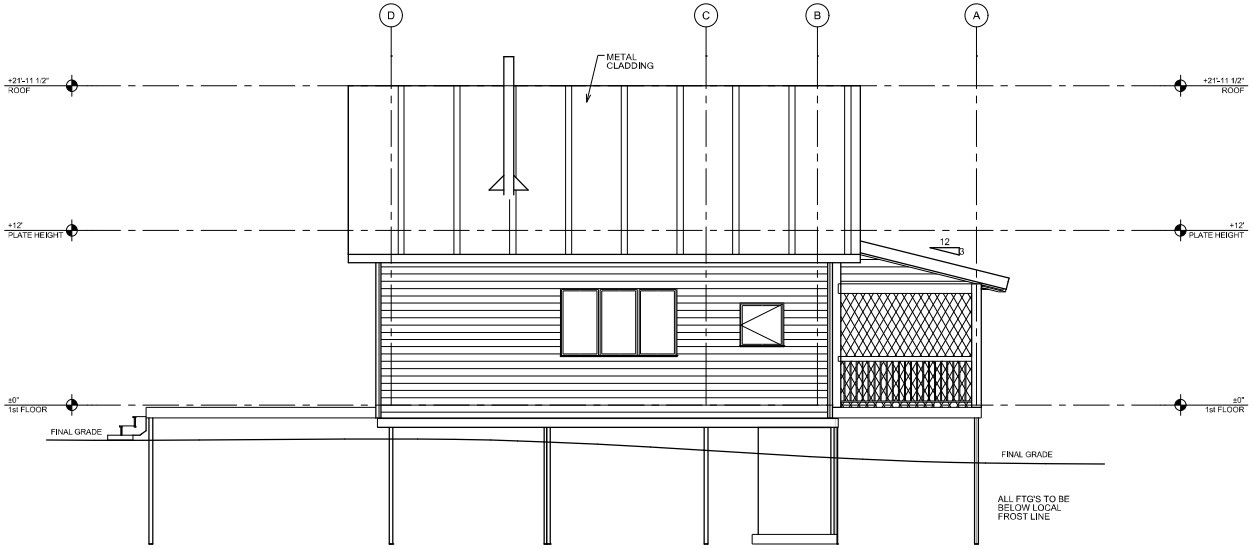
DATE:	DESCRIPTION:
2025-05-12	ENG. REDLINES

REVISION:
REV. 1
REV. 2
REV. 3

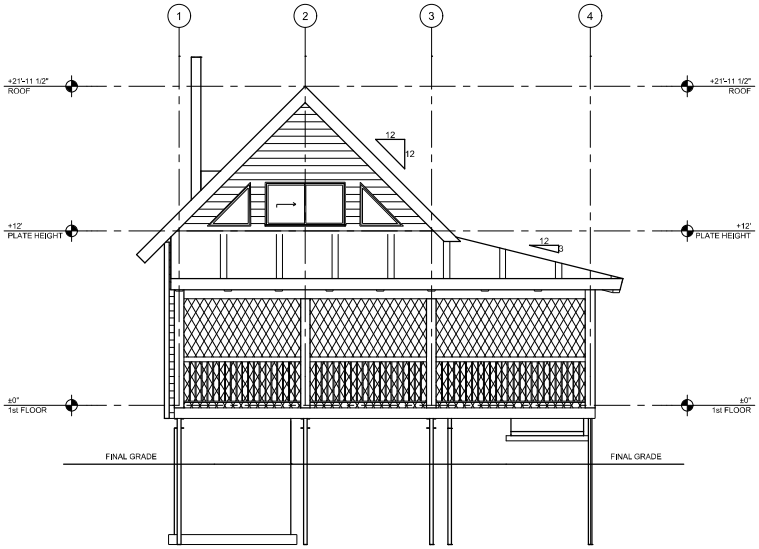
SCALE: 1/4" = 1'-0"
DATE: APR. 25, 2025
DRAWN BY: T.E.
CHECKED BY: C.C.

LOG BUILDER: ALGONQUIN TIMBER FRAMES
CLIENT: SMITH
TITLE: ELEVATIONS

A-2
14



BACK ELEVATION



LEFT ELEVATION

LICENSED PROFESSIONAL ENGINEER
R. B. PENG
100656608
2025-05-12
PROVINCE OF ONTARIO

Timber, Steel Beam and Screw Pile Design Only
SMP Services Corp.
PEO CoA#: 100523034
Contact: Roger@SMPwork.com

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- ALL DRAWINGS ARE CONSTRUCTION READY WITH ENGINEERED DESIGN
- IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ENGINEERED DESIGN PRIOR TO CONSTRUCTION OF PLANS BEFORE STARTING CONSTRUCTION
- ALL COLUMN SIZES TO BE ENGINEERED WITH BEAM SPAN
- BUILDER RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTICES

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www.rcmcaddesign.com
rcmcad@bigpondesign.ca

DESCRIPTION:	DATE:	REVISION:
ENG. REDLINES	2025-05-12	REV. 1
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		REV. 3

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DATE: APR. 25, 2025
DRAWN BY: T.E.
CHECKED BY: C.C.

LOG BUILDER: ALGONQUIN TIMBER FRAMES
CLIENT: SMITH
TITLE: ELEVATIONS

A-3
14

CONSTRUCTION MATERIALS

W1 **TYPICAL EXTERIOR WALLS**
BLACK HORIZ. SIDING
ON SIGA MAJVEST MEMBRANE OR EQUIVALENT
ON THERMAPAN 6 1/2" SIP PANEL
6 MIL POLY V.B.
INT. FINISH TO OWNERS SPECS.

W2 **TYPICAL INTERIOR FRAME WALL**
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X4 @ 16" O.C FRAME WALL

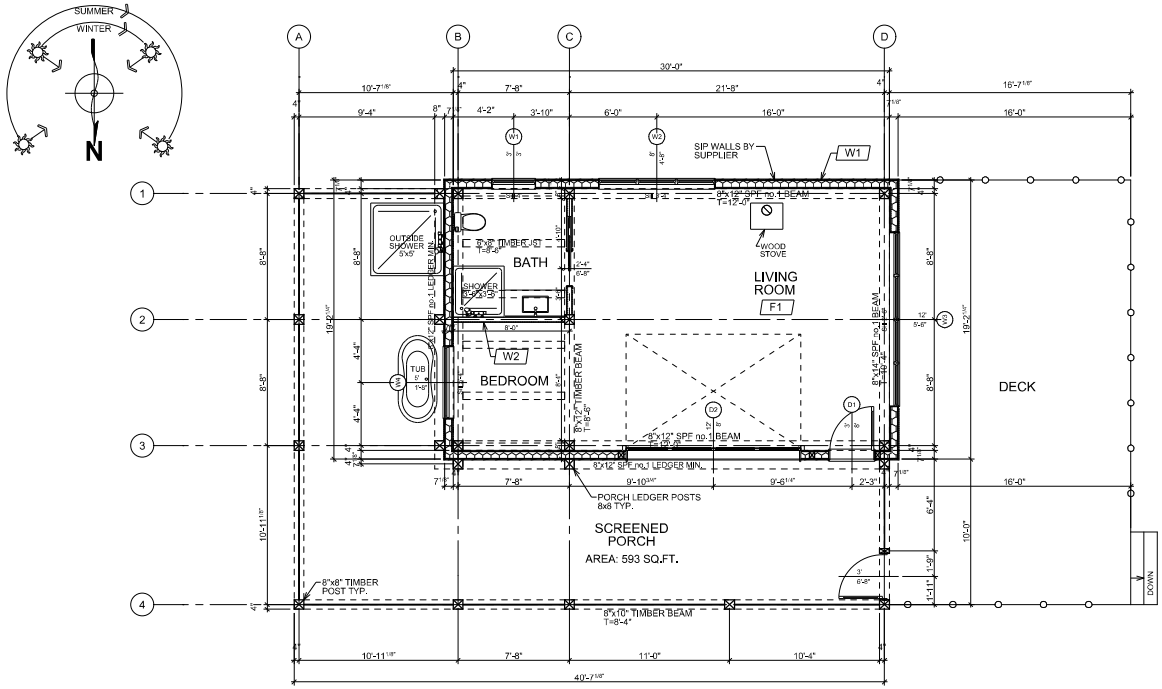
FTG1 **TYPICAL FOOTING**
POSTECH SCREW PILES
3.5" DIA. - PIN TO BEDROCK

F1 **TYPICAL FIRST FLOOR FRAMING**
10" THERMAPAN SIP PANEL

F2 **TYPICAL SECOND FLOOR FRAMING**
2X6 T&G DECKING
ON 6"x8" TIMBER JOISTS

R1 **TYPICAL ROOF TO BE:**
STANDING SEAM METAL CLADDING
ON 1x4 @ 2' O.C. HORIZ. STRAPPING
ON ICE & WATER SHIELD
THERMAPAN & 1/4" SIP PANELS
1x6 T&G CLG. FINISH
ON 6"x8" TIMBER RAFTER

R2 **TYPICAL ROOF TO BE:**
STANDING SEAM METAL CLADDING
ON 1x4 @ 2' O.C. HORIZ. STRAPPING
ON ICE & WATER SHIELD
2x6 T&G DECKING
ON 6"x8" TIMBER RAFTER



FIRST FLOOR PLAN
AREA: 535 SQ.FT.

LICENSED PROFESSIONAL ENGINEER
R. B. PENG
100656608
2025-05-12
PROVINCE OF ONTARIO

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PEO CoA#: 100523034
Contact: Roger@SMPwork.com

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- THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION
- BUILDER IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES AND PRACTISES

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www.rcmcaddesign.com
contact@rcmcaddesign.com

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REV. 3

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DATE: APR. 25, 2025
DRAWN BY: T.E.
CHECKED BY: C.C.

LOG BUILDER: ALGONQUIN TIMBER FRAMES
CLIENT: SMITH
TITLE: FIRST FLOOR PLAN

A-5
14

CONSTRUCTION MATERIALS

W1 TYPICAL EXTERIOR WALLS
BLACK HORIZ. SIDING
ON SIGA MAJVEST MEMBRANE OR EQUIVALENT
ON THERMAPAN 6 1/2" SIP PANEL
6 MIL POLY V.B.
INT. FINISH TO OWNERS SPECS.

W2 TYPICAL INTERIOR FRAME WALL
INT. PARTITION WALLS TO BE:
WALL FINISH TO OWNER'S SPECS BOTH SIDES
2X4 @ 16" O.C FRAME WALL

FTG1 TYPICAL FOOTING
POSTECH SCREW PILES
3.5" DIA. - PIN TO BEDROCK

F1 TYPICAL FIRST FLOOR FRAMING
10" THERMAPAN SIP PANEL

F2 TYPICAL SECOND FLOOR FRAMING
2X6 T&G DECKING
ON 6"x8" TIMBER JOISTS

R1 TYPICAL ROOF TO BE:
STANDING SEAM METAL CLADDING
ON 1x4 @ 2' O.C. HORIZ. STRAPPING
ON ICE & WATER SHIELD
THERMAPAN & 1/4" SIP PANELS
1x6 T&G CLG. FINISH
ON 6"x8" TIMBER RAFTER

R2 TYPICAL ROOF TO BE:
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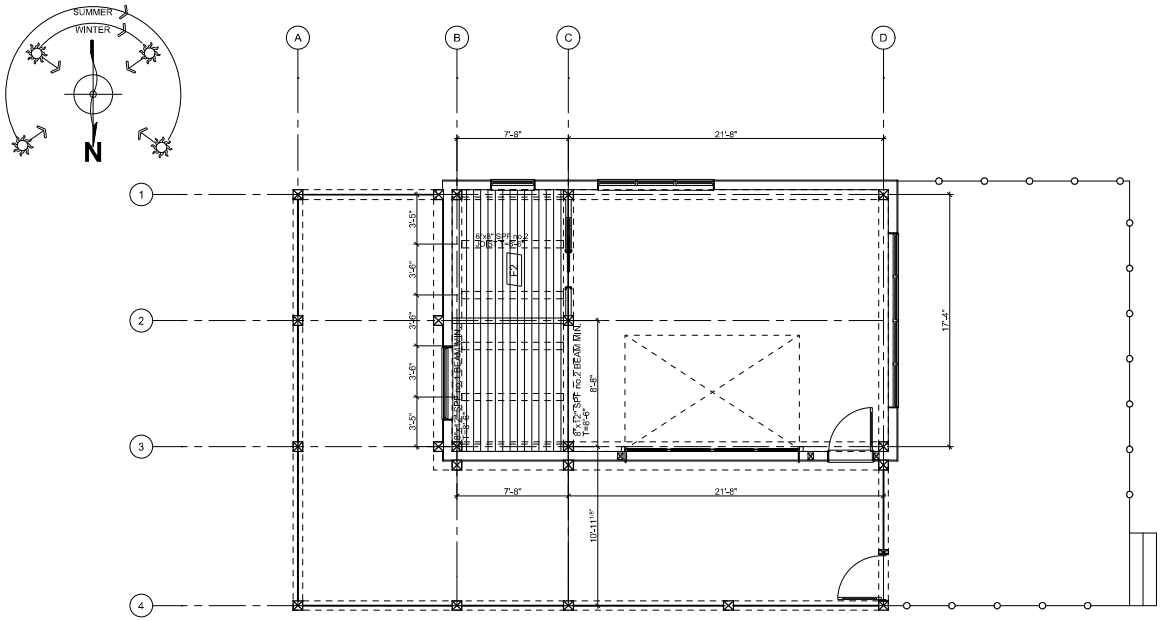
2x6 T&G DECKING
ON 6"x8" TIMBER RAFTER



SECOND FLOOR FRAMING PLAN

LICENSED PROFESSIONAL ENGINEER
R. B. PENG
100556608
2025-05-12
PROVINCE OF ONTARIO

Timber, Steel Beam and Screw Pile Design Only
SMP-Services Corp.
PEO CoA#: 1005230034
Contact: Roger@SMPwork.com

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DATE: APR. 25, 2025
DRAWN BY: T.E.
CHECKED BY: C.C.

LOG BUILDER: ALGONQUIN TIMBER FRAMES
CLIENT: SMITH
TITLE: SECOND FLOOR FRAMING PLAN

A-6
14

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 39-2025

Being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for the property located on Lot 8, Registered Plan 42M-627, geographic Township of McKenzie, and municipally known as 21241 Wah-Wash-Kesh Lake (Smith and Hillcoat)

WHEREAS the Council of the Municipality of Whitestone has the authority to enact Zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

AND WHEREAS the applicants have applied for a Zoning By-law Amendment to permit a sleeping cabin that exceeds the maximum size and height;

AND WHEREAS the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject lands;

AND WHEREAS the Council of the Municipality of Whitestone has determined that no further notice is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE the Council of the Municipality of Whitestone hereby enacts as follows:

1. That Schedule 'A', Sheet No. 5 of 22, of By-law No. 07-2018 as amended is hereby further amended by rezoning Lot 8, Registered Plan 42M-627, geographic Township of McKenzie, and municipally known as 21241 Wah-Wash-Kesh Lake, from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 – Limited Services Exception 9 (WF2-7-LS) Zone, as shown on Schedule A attached to this By-law.

2. That Section 7.04.2.7 be added to By-law No. 07-2018, including the following text:

   "Waterfront Residential 2 – Limited Services Exception 9 (WF2-9-LS) Zone

   Notwithstanding the permitted uses and provisions of the WF2 Zone, the following shall be permitted within the WF2-9-LS Zone:

   - *A sleeping cabin with a maximum size of 111 square metres, inclusive of the ground floor area and the area of a screened in porch;*
   - *A sleeping cabin with an attached deck with a maximum size of 45 square metres;*
   - *A sleeping cabin with a storage loft with a maximum size of 16 square metres; and,*
   - *A sleeping cabin with a maximum height of 5.6 metres."*

3. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.

4. **THAT** By-law No. 39-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) is hereby passed this 18th day of November, 2025.

DRAFT

_____

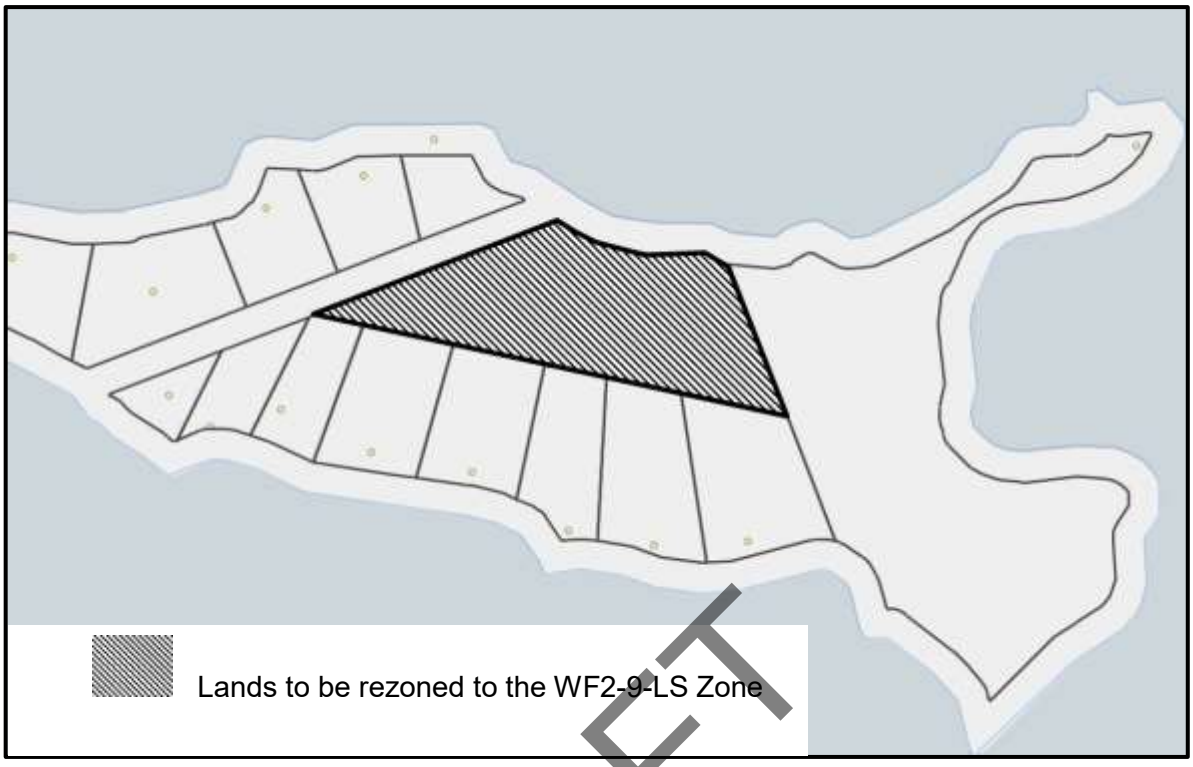
Mayor George Comrie

_____

CAO/Clerk Nigel Black

DRAFT

Schedule A to By-law 39-2025



DRAFT

CONSENT AGENDA

MUNICIPALITY OF Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 ~ Fax: 705-389-1855
www.whitestone.ca
E-mail: info@whitestone.ca

DRAFT Regular Council Meeting Minutes
Tuesday October 21, 2025, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing

Present: Mayor George Comrie
Councillor Janice Bray
Deputy Mayor Joe Lamb
Councillor Scott Nash (to 4:30 p.m.)
Councillor Brian Woods

Staff: Nigel Black, CAO/Clerk
Mike Huggins, Manager of Public Works
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer / Tax Collector
Bob Whitman, Fire Chief

Invited Guests: Patrick Christie, Parry Sound Area Planning Board
Jamie Robinson, MHBC

Other Guests: 2 in person
4 via audio/videoconferencing

1. Roll Call and Call to Order 10:05 a.m.

2. Disclosure of Pecuniary Interest

Mayor Comrie requested that any pecuniary interest be declared for the record.

Councillor Nash declared a pecuniary interest with Item 5.1.2 - Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer

3. Approval of the Agenda

Resolution No. 2025-313
Moved by: Councillor Lamb
Seconded by: Councillor Bray

WHEREAS the Members of Council have been presented with an Agenda for the October 21, 2025 Regular Council meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented.

PROPOSED AMENDEMENT to Resolution 2025-313:

Resolution No. 2025-314
Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone amend the Agenda to add the following Item to Business Matters:
11.7 – Whitestone Woods
Carried.

PROPOSED AMENDEMENT to Resolution 2025-313:

Resolution No. 2025-315
Moved by: Councillor Nash
Seconded by: Councillor Woods

THAT Item 15.2 be removed from the Agenda and brought back to the November 18, 2025 meeting.
Carried

3. Approval of the Agenda

Resolution No. 2025-313
Moved by: Councillor Lamb
Seconded by: Councillor Bray

WHEREAS the Members of Council have been presented with an Agenda for the October 21, 2025 Regular Council meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented, and amended.
Carried

4. Presentations and Delegations

Resolution No. 2025-316
Moved by: Councillor Woods
Seconded by: Councillor Bray

4.1 Jim Shedden – Update on Regional Baseball

THAT the Council of the Municipality of Whitestone receives with thanks the update from Jim Shedden regarding regional baseball.
Carried

Move into Committee of the Whole

Resolution No. 2025-317
Moved by: Councillor Woods
Seconded by: Councillor Lamb

DRAFT

THAT the Council of the Municipality of Whitestone move into Committee of the Whole at 10:37 a.m.
Carried

5. Committee of the Whole

Planning Matters

5.1.1 Consent Application No. B21/2025(W) – QUINN, Andrew and Cynthia

- Memorandum from Parry Sound Area Planning Board dated September 25, 2025

5.1.2 Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer

- Memorandum from MHBC, Planners dated October 21, 2025

Reconvene into Regular Meeting

Resolution No. 2025-318
Moved by: Councillor Lamb
Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 11:16 a.m.
Carried

Matters Arising from Committee of the Whole

Resolution No. 2025-319
Moved by: Councillor Woods
Seconded by: Councillor Lamb

5.1.1 Consent Application No. B21/2025(W) – QUINN, Andrew and Cynthia

WHEREAS Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application No. B21/2025(W) – **QUINN, Andrew and Cynthia**, and has provided a copy to the Municipality of Whitestone.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone receives this report as information; and

THAT the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. **THAT** payment of a parkland dedication fee be made in accordance with the current Municipal Fees and Charges By-law;

2. **THAT** the new lot receive 911 addressing from the Municipality;

3. **THAT** the owners update the agreement to improve and cross the municipal road

allowance with the Municipality of Whitestone and the Township of McKellar to include the retained lot;

4. **THAT** all applicable Planning Board fees be paid to the Parry Sound Area Planning Board; and

5. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
1	Councillor Bray	X		
2	Deputy Mayor Lamb	X		
3	Councillor Nash			X
4	Councillor Woods	X		
5	Mayor Comrie	X		

Carried

Pecuniary interest was declared by Councillor Scott Nash regarding Resolution No. 2025-320, Agenda item 5.1.2, Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer. Councillor Nash did not participate in the discussion.

Resolution No. 2025-320
Moved by: Councillor Woods
Seconded by: Councillor Lamb

5.1.2 Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer

WHEREAS MHBC Planning Consultants have prepared and provided a report to the Council of the Municipality of Whitestone regarding an application submitted by Scott and Jennifer Nash for the closing and acquisition of a portion of the municipal road allowance legally described as the Road Allowance between the Township of Burton and the Township of McKenzie, east of the centre line and south of Gooseneck Lake (Teranet PIN 52250-0540), as shown in the report dated October 21, 2025;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone approves, in principle, the closure and acquisition of a portion of the municipal road allowance as applied for by Scott and Jennifer Nash, legally described as the Road Allowance between the Township of Burton and the Township of McKenzie, east of the centre line and south of Gooseneck Lake (Teranet PIN 52250-0540), as shown in the report dated October 21, 2025, and that such approval be subject to the following:

1. **THAT** closure of the part of the municipal road allowance requested does not remove access from any adjoining lands;

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2. **THAT** the unopened municipal road allowance shall not become a separately conveyable lot, and that it be merged with the applicants' property in a manner to be deemed appropriate by the Municipal Solicitor;

3. **THAT** legal access across the applicants' property (and the municipal unopened road allowance) to the lots currently accessed by McGee Lake Road be maintained, which may involve the registration of an easement over the portion of McGee Lake Road that traverses the municipal road allowance;

4. **THAT** notification be provided to the adjacent landowner to the south of the applicants' property and to the east of a portion of the unopened municipal road allowance, to determine whether they have any comments or if they also wish to purchase a section of the unopened municipal road allowance.

5. **THAT** the applicants pay all associated costs and fees; and

6. **THAT** all practices, policies and procedures of the Municipality be followed for closing of Municipal Road Allowances.

Deferred

Resolution No. 2025-321
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone defer Item 5.1.2 until a site visit is completed and a report is provided to Council.

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
3	Councillor Bray	X		
1	Deputy Mayor Lamb	X		
	Councillor Nash	Not present		
2	Councillor Woods	X		
4	Mayor Comrie	X		

Carried

Move into Public Meeting

Resolution No. 2025-322
Moved by: Councillor Woods
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone moves into the Public Meeting at 11:55 a.m.

6. Public Meeting

6.1 Naming of Private Road, "Merritt Lane"
Memorandum from Paula Macri, Planning Assistant, dated October 3, 2025

Public Meeting Agenda

1. **Call to Order**
   - Introductions are made by the Chairperson - Council and Staff
2. **Disclosure of Pecuniary Interest and General Nature Thereof**
3. **Meeting Protocol**
   - The Chairperson will state that the Zoom record will reflect those in attendance. Participants identified only by phone number are asked to provide their name for the record.
   - The Chairperson will state that all comments are to be directed through the Chairperson. Individuals wishing to speak are asked to state their name prior to providing comments.
4. **Notice**
   - The Chairperson will ask the Clerk how the Notice was delivered and if any correspondence were received.
5. **Discussion**
   Naming of Private Road, "Merritt Lane"
   - Memorandum from Paula Macri, Planning Assistant dated October 3, 2025
   - The Applicant will be asked to speak should they wish to do so, if in attendance
   - Questions and/or comments from the public
6. **Adjournment**

Reconvene into Regular Meeting

Resolution No. 2025-323
Moved by: Councillor Woods
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 12:14 p.m.

Matters Arising from Public Meeting

Resolution No. 2025-324
Moved by: Councillor Bray
Seconded by: Councillor Woods

6.1 Naming of Private Road, "Merritt Lane"

THAT Council of the Municipality of Whitestone receives for information the Memorandum from Paula Macri, Planning Assistant dated October 3, 2025.
Carried

RECESS 11:35 a.m. to 11:55 a.m.

DRAFT

7. Consent Agenda

Resolution No. 2025-325
Moved by: Councillor Lamb
Seconded by: Councillor Woods

WHEREAS the Council of the Municipality of Whitestone has reviewed the Consent Agenda consisting of:

7.1 Council Meeting Minutes
- 7.1.1 Regular Council Meeting Minutes – September 16, 2025
- 7.1.2 Special Council Meeting Minutes – October 2, 2025

7.2 Council Committee and Board Minutes
- 7.2.1 Belvedere Heights Board of Management Meeting – June 25, 2025
- 7.2.2 District of Parry Sound Social Services Administration Board – June 17, 2025
- 7.2.3 North Bay Parry Sound District Health Unit – June 25, 2025

7.3 Unfinished Business (listed on page 5 of the Agenda)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone hereby approves the following Council Meeting Minutes:

7.1 Council and Committee Meeting Minutes
- 7.1.1 Regular Council Meeting Minutes of September 16, 2025
- 7.1.2 Special Council Meeting Minutes – October 2, 2025

THAT the Council of the Municipality of Whitestone receives for information:

7.2 Council Committee and Board Minutes
- 7.2.1 Belvedere Heights Board of Management Meeting – June 25, 2025
- 7.2.2 District of Parry Sound Social Services Administration Board – June 17, 2025
- 7.2.3 North Bay Parry Sound District Health Unit – June 25, 2025

7.3 Unfinished Business (listed on page 5 of the Agenda)

Carried

8. Accounts Payable

Resolution No. 2025-326
Moved by: Councillor Woods
Seconded by: Councillor Lamb

8.1 Accounts Payable

DRAFT

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of $666,536.01 for the period ending September 30, 2025.

Carried

RECESS 12:45 p.m. to 1:26 p.m.

9. Staff Reports

Resolution No. 2025-327
Moved by: Councillor Bray
Seconded by: Councillor Woods

9.1 Report PW-2025-01
Tender 2025-02, Supply, Deliver, Mix and Stockpile 2,400 tonnes of Screened Winter Sand

THAT the Council of the Municipality of Whitestone receives Report PW-2025-01 (Tender 2025-02, Supply, Deliver, Mix and Stockpile 2,400 tonnes of Screened Winter Sand) for information; and

THAT the Council of the Municipality of Whitestone awards a two-year contract for the Supply, Deliver, Mix and Stockpile 2,400 tonnes of Screened Winter Sand to **A. Miron Topsoil Ltd.** as follows:

Year	Cost per year (excluding HST)
2025	$43,680.00
2026	$43,680.00

Recorded vote requested by Councillor Nash

		YEAS	NAYS	ABSTAIN
3	Councillor Bray	X		
4	Deputy Mayor Lamb	X		
1	Councillor Nash			X
2	Councillor Woods	X		
5	Mayor Comrie	X		

Carried

Resolution No. 2025-328
Moved by: Councillor Woods
Seconded by: Councillor Lamb

9.2 Report PW-2025-02
Tender 2025-03, Mixed Scrap Metal and Freon Removal Services

THAT the Council of the Municipality of Whitestone receives Report PW-2025-02 (Tender 2025-03, Mixed Scrap Metal and Freon Removal Services) for information; and

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THAT the Council of the Municipality of Whitestone does hereby receive Report PW-2025-02 (Tender 2025-03, Mixed Scrap Metal and Freon Removal Services) for information; and

THAT staff be directed to research options for Mixed Scrap Metal and Freon Removal Services.

Carried

10. By-laws

Resolution No. 2025-329
Moved by: Councillor Woods
Seconded by: Councillor Nash

10.1 **THAT** By-law 36-2025, being a By-law to name a Private Road within the Municipality of Whitestone and to amend By-law No. 37-2024 is hereby passed this 21st day of October, 2025.

11. Business Matters

Resolution No. 2025-330
Moved by: Councillor Lamb
Seconded by: Councillor Woods

11.1 Resolution of Support: Town of Parry Sound Request to Province to Complete four-laning of Highway 400

WHEREAS on August 12, 2025 Council of the Town of Parry Sound passed Resolution 2025-099 requesting the province complete the four-laning of Highway 400 from Parry Sound to Sudbury;

BE IT RESOLVED THAT the Council of the Municipality of Whitestone declares their support for the Town of Parry Sound's resolution, urging the province to complete the remaining 68 km of four-lanes of Highway 400 north of Parry Sound to Sudbury; and

THAT this resolution be forwarded to:
MPP Graydon Smith
Premier Doug Ford
Minister of Transportation Prabmeet Sarkaria.

Carried

Resolution No. 2025-331
Moved by: Councillor Bray
Seconded by: Councillor Woods

11.2 Resolution of Support: West Nipissing request to suspend spraying of Glyphosate

DRAFT

WHEREAS on August 12, 2025 Council of the Municipality of West Nipissing passed Resolution 2025-263 requesting reconsideration of the planned use of glyphosate-based herbicides;

BE IT RESOLVED THAT the Council of the Municipality of Whitestone declares their support for the Municipality of West Nipissing, urging the province to reconsider the planned use of glyphosate-based herbicides and suspend aerial spraying until research is completed and reviewed; and

THAT this resolution be forwarded to:
Premier Doug Ford
The Honourable Mike Harris Jr., Minister of Natural Resources and Forestry
The Honourable Sylvia Jones, Minister of Health
MPP Graydon Smith

Carried

Resolution No. 2025-332
Moved by: Councillor Bray
Seconded by: Councillor Woods

11.3 Resolution of Support – Township of Armour – implement a province-wide mandatory governance model for Family Health Team boards

WHEREAS on August 12, 2025 Council of the Township of Armour passed Resolution No. 248 requesting the province implement a standard and mandatory governance model for Family Health Team boards;

BE IT RESOLVED THAT the Council of the Municipality of Whitestone declares their support for the Township of Armour, urging the province to implement a standard and mandatory governance model for Family Health Team boards across the province; and

THAT this resolution be forwarded to:
Premier Doug Ford
The Honourable Sylvia Jones, Minister of Health
MPP Graydon Smith

Carried

Resolution No. 2025-333
Moved by: Councillor Lamb
Seconded by: Councillor Woods

11.4 Memorandum – Municipal Office and Landfill Sites Holiday Schedule 2025

THAT the Council of the Municipality of Whitestone receives for information Memorandum - Municipal Office and Landfill Sites, Holiday Schedule 2025.

Amendment to Resolution 2025-333 - Memorandum – Municipal Office and Landfill Sites Holiday Schedule 2025

Resolution No. 2025-334
Moved by: Councillor Lamb
Seconded by: Councillor Nash
THAT the Council of the Municipality of Whitestone amends the Municipal Office and Landfill Sites Holiday Schedule 2025 to be:

December 24 – open ½ day
January 2 – open

Recorded vote requested by Councillor Nash

		YEAS	NAYS	ABSTAIN
2	Councillor Bray	X		
3	Deputy Mayor Lamb	X		
4	Councillor Nash	X		
1	Councillor Woods	X		
5	Mayor Comrie	X		

Carried

Amendment proposed by Councillor Nash:

Resolution No. - NONE -
Moved by: Councillor Nash
Seconded by:

THAT Item 11.4 – Municipal Office and Landfill Sites Holiday Schedule 2025, be amended to:
December 29 – open
December 30 – open
December 31 - open
The motion died due to the absence of a seconder.

Resolution No. 2025-333
Moved by: Councillor Lamb
Seconded by: Councillor Woods

11.4 Memorandum – Municipal Office and Landfill Sites Holiday Schedule 2025

THAT the Council of the Municipality of Whitestone receives for information Memorandum - Municipal Office and Landfill Sites, Holiday Schedule 2025, as amended.

Recorded vote requested by Councillor Nash

		YEAS	NAYS	ABSTAIN
1	Councillor Bray	X		
2	Deputy Mayor Lamb	X		
3	Councillor Nash	X		
4	Councillor Woods	X		

DRAFT

5	Mayor Comrie	X

Carried

Resolution No. 2025-335
Moved by: Councillor Woods
Seconded by: Councillor Lamb

11.5 ROMA Conference 2026

THAT the Council of the Municipality of Whitestone authorizes the following members of Council and Staff to attend the 2026 ROMA Conference:

Councillor Bray
Mayor Comrie, Councillor Lamb, CAO / Clerk Black – if a delegation is being made.

Recorded vote requested by Councillor Nash

		YEAS	NAYS	ABSTAIN
4	Councillor Bray	X		
1	Deputy Mayor Lamb	X		
2	Councillor Nash		X	
3	Councillor Woods	X		
5	Mayor Comrie	X		

Carried

Mayor Comrie ruled Councillor Nash out of order. Pursuant to Procedural By-law 80-2023, Section 3.17, Councillor Nash appealed the ruling to Council. A vote on the appeal was called. No members raised their hand to uphold the Chair's ruling. As a result, the appeal was successful and the ruling was overturned.

Resolution No. 2025-336
Moved by: Councillor Bray
Seconded by: Councillor Woods

11.6 Landfill Compaction plans

THAT the Council of the Municipality of Whitestone receives for information the Memorandum of Mike Huggins, Manager of Public Works, dated October 3, 2025.

Carried

ITEM 11.7 – Whitestone Woods – added as per Resolution No. 2025-314

Resolution No. 2025-337
Moved by: Councillor Woods
Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives for information the verbal update from Councillor Lamb, regarding "Whitestone Woods"; and

DRAFT

THAT staff arrange a special meeting with the property owner and our planner, to find more information
Carried

12. Correspondence

Resolution No. 2025-338
Moved by: Councillor Woods
Seconded by: Councillor Bray

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the October 21, 2025 Council Meeting agenda,

NOW THEREFORE BE IT RESOLVED THAT Council receives the correspondence items for information, with the following extracted for further discussion / action:

Item	Author	Issue	Discussion / action
B	Dryden	Mandatory water safety and Swim-to-Survive training in elementary schools	Support resolution to be brought back to the November 18 meeting
I	Brysin	Speeding on Farley's Road	Staff to look into speed sign purchase Staff to look into letters that the Grade 4 class are purported to have sent to Council
G	Elliott Fine	Concern regarding Nesbitt Trail	Report to Council
H	Parry Sound High School	Thank you note	Staff to look into whether this note is to thank Council or the Whitestone Conservation Association

Carried

Councillor Nash left the meeting at 4:30 p.m.

13. Councillor Items

Councillor Bray
Read the following information about the Whitestone Nurse-Led Clinic (NLPC):
"… To align with Ontario's Primary Care Act, the Whitestone NLPC is changing how patient visits are booked. Individuals are encouraged to:
- first contact their own primary care provider for appointments
- If that provider cannot see them in a timely way, patients can consider local pharmacies for minor ailments, or use the North East Virtual Care Clinic for non-urgent needs. Please see the West Parry Sound Health Centre website for local health care options.
- As a last resort, non-rostered patients may contact the clinic to see if an appointment is available. Appointments for non-rostered patients will become more limited as we work to fulfil the provincial attachment mandate.

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If you do not have a primary care provider, please call the clinic at 705-389-1951 to inquire about rostering with our clinic."

The clinic is does not accept walk-in patients, appointments must be made. More information about the clinic can be found at Nurse Practitioner-Led Clinic - West Parry Sound Health Centre
November 7 is the Annual Hunter's Dinner at the Ardbeg Community Hall

November 11 the Legion is having a Remembrance Day service

Councillor Lamb
Asked staff if the next Official Plan review meeting has been scheduled; staff advised we are coordinating a date with MHBC Planners

Councillor Woods
Responding to Councillor Bray, said that once the NLPC's roster is full they will not be taking any more clients; if residents cannot see a nurse the clinic is not helping the community; the area needs a walk-in clinic

14. Questions from the Public
Agnes McNamara asked about the compacting of the landfill – asked staff to look at the environmental impact – i.e. capacity, proximity to lake; asked about the environmental impact of Whitestone Woods on and around the property.
Mike Huggins, Manager of Public Works said a new environmental report can be done since compacting will change its conditions.

15. Closed Session

Move into Closed Session

Resolution No. 2025-339
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT this meeting be adjourned into a Closed Session meeting at 5:15 p.m. for the following matters:

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday, September 16, 2025

15.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to the Municipal Act, Section 239(2)(c);
- Memorandum from Paula Macri, Planning Assistant dated October 3, 2025

15.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, subject to the Municipal Act, Section 239(2)(e)
- Report CLOSED-2025-07 – legal matter update
- Report CLOSED-2025-08 – legal matter update

15.4 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2) (b)

- Report ADMIN-2025-09 – 2025 Order of the Municipality of Whitestone Nominations

Carried

RECORDING PAUSED

Reconvene into Regular Meeting

Resolution No. 2025-340
Moved by: Councillor Bray
Seconded by: Councillor Lamb

THAT this meeting be reconvened to a Regular Meeting at 5:37 p.m.
Carried

RECORDING RESUMED

Matters arising from Closed Session

Resolution No. 2025-341
Moved by: Councillor Woods
Seconded by: Councillor Lamb

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday September 16, 2025

THAT the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday September 16, 2025.
Carried

15.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to the Municipal Act, Section 239(2)(c);

As per Resolution No. 2025-313, Item 15.2 was removed from the Agenda and will be brought back at the November 18, 2025 Regular Council Meeting.

Resolution No. 2025-342
Moved by: Councillor Woods
Seconded by: Councillor Lamb

15.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, subject to the Municipal Act, Section 239(2)(e)

THAT Council of the Municipality of Whitestone receive for information reports CLOSED-2025-07 and CLOSED-2025-08, legal matters updates.
Carried

DRAFT

15.4 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)

This matter was addressed in Closed Session

16. Confirming By-law

Resolution No. 2025-343
Moved by: Councillor Woods
Seconded by: Councillor Bray

THAT By-law No. 37-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on October 21, 2025 is hereby enacted this 21st day of October, 2025.
Carried

Resolution No. 2025-344
Moved by: Councillor Woods
Seconded by: Councillor Bray

17. Adjournment

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 5:39 p.m. until the Regular Council Meeting of Tuesday November 18, 2025 at 10:00 a.m. or at the call of the chair.
Carried

DRAFT

George Comrie **Mayor**

Nigel Black **CAO / Clerk**

Committee and Board Minutes

Parry Sound Area Planning Board

Meeting Minutes

Monday August 25, 2025 6:30 p.m. Zoom Electronic Web Meeting

Members Present: Dale Robinson, JJ Blower, Joe Lamb, Scott Nash, Morley Haskim, David Moore, Lisa Cook, pam Wing

Regrets:

1.1. Additions to Agenda

1.1.1 Appointments

1.2. Prioritization of Agenda

1.3. Disclosure of Pecuniary Interest and the General Nature Thereof.

2. Adoption of Minutes

Resolution: 2025-45
Moved By: David Moore
Seconded By: Dale Robinson

That the minutes of a meetings held June 28, 2025 be adopted

"Carried"

3. S01/2023(McD) – Granite Valley

Resolution: 2025-46
Moved By: JJ Blower
Seconded By: Dale Robinson

That application S01/2023(McD) – Granite Valley be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby grant the approval of a plan of subdivision consisting of sixty one (61) residential estate lots, three (3) limited commercial lots, and seven (7) large open space blocks at 290 McDougall Road (former Deer Run Golf Course) in the Municipality of McDougall as applied for by Hidden Lakes Development Ltd. in Application No. S01/2023 (McD) be approved subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) That this approval applies to the Draft Plan of Subdivision prepared by KPK Surveying Inc., dated March 27, 2025, detailing a plan for sixty one (61) lots for estate residential use, three (3) lots for limited commercial use, seven (7) blocks for open space use, and a road network including various reserves and/or easements adjacent thereto;

2) That this approval also applies to such easements as may be required to accommodate access, drainage, and utilities, amongst other matters, and that such easements be conveyed to the appropriate authority including, amongst others, the Municipality of McDougall;

3) That the lands be subject to a site specific policy amendment to the Official Plan of the Municipality of McDougall designating the lands for the intended uses and that such amendment be approved;

4) That the lands be subject to a site specific zoning amendment to the Comprehensive Zoning Bylaw of the Municipality of McDougall, being Bylaw 2017-05, and that such bylaw comes into effect;

5) That the Owner convey land included in the Draft Plan to the Municipality of McDougall for park purposes, or, alternatively, the Municipality of McDougall may require cash-in-lieu of a parkland dedication;

6) That the Owner agrees in writing to satisfy all requirements, financial and otherwise of the Municipality of McDougall and that such provision be included in a Subdivision Agreement authorized under Section 51 (26) of the Planning Act;

7) That the Subdivision Agreement between the Owner and the Municipality of McDougall shall be registered by the Owner against the lands to which it applies prior to or at the time of the Plan of Subdivision being registered, and the Owner shall provide copies of the Registered Plan and documents to the Parry Sound Area Planning Board and the Municipality of McDougall;

8) That the Subdivision Agreement reference the recommendations of:

    a. The Environmental Impact Study (EIS) prepared by Azimuth Environmental Consulting Inc. as set out in its report from June, 2023 in conjunction with the GHD Technical Review Comments from May 2025;
    b. The Water Quality assessment prepared by Azimuth Environmental Consulting Inc. as set out in its report from June, 2023 in conjunction with the GHD Technical Review Comments from May 2025;
    c. The Hydrogeology and Site Servicing Assessment prepared by Azimuth Environmental Consulting Inc. as set out in its report from June, 2023 in conjunction with the addendum letter from December 2023;
    d. The Traffic Report Letter prepared by Tatham Engineering as set out in its report from July, 2023;
    e. The Site Assessment prepared by Soil Engineers Ltd. as set out in its report from July, 2024;

f. The above reports (a.-e.) are maintained and available in the office of the Municipality of McDougall.

9) That the Subdivision Agreement and any Agreement of Purchase and Sale includes the following clauses:

a. That a pit license under The Aggregate Resources Act is located within 300 metres of Lot Nos. 26, 63 & 64 and that there may be occasional disturbances related to noise, dust and vibration.

b. That the lands are to be serviced by private individual wells and private individual septic systems.

c. Domestic water supplies whether drawn from surface waters o wells should be disinfected and treated prior to human consumption.

10) That the Subdivision Agreement details to the satisfaction of the Municipality the storm water management plan for the Subdivision including construction mitigation; In addition, the agreement shall recognize that individual grading and drainage plans be provided for each lot prior to the issuance of a building permit;

11) That the proposed roads be designed, engineered and constructed, to accommodate the intended uses including street lighting and other services to the satisfaction of the Municipality and that the intersection to the subdivision and all individual lot access ways meet the requirements of the Municipality of McDougall and that such Agreement set out the maintenance responsibilities for the services in the Subdivision, amongst other matters;

12) That the Subdivision Agreement contains a clause requiring all outside fixtures or other lighting devices to be dark sky compliant, utilizing cut-off or full cut-off fixtures or devices;

13) That an easement in favour of the Municipality of McDougall be provided to adequately accommodate a school bus stop and that such easement be to the satisfaction of the Municipality if such stop is confirmed as being required by the School Board(s);

14) That 911 addressing be confirmed for each lot in the Plan of Subdivision to the satisfaction of the Municipality of McDougall;

15) That payment of any applicable planning fees be made to the satisfaction of the Municipality of McDougall;

16) That prior to final approval and registration of the Plan of Subdivision, the Parry Sound;

17) Area Planning Board obtain clearance from the Municipality of McDougall with respect to conditions 1 to 15.

"Carried"

4. B13/2025(McD) – Stevenson

Resolution: 2025-47
Moved By: Pam Wing
Seconded By: Lisa Cook

That application B13/2025(McD) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in section 51 (24) of the Planning Act, Planning Board hereby grant the creation of One (1) new residential lot on 70 Haines Lake Road in the Municipality of McDougall as applied for by William Stevenson in application No. B13/2025(McD) be approved subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) That the subject lands be rezoned to the Residential (RR) Zone;
2) That the applicant enters into a 51(26) agreement to include requirements;
   a) To recognize the private road status of the access road and that the Municipality is to be indemnified for any responsibility or liability for the repair or maintenance of the private road, as well as limitations for emergency services;
3) That the hydro easement is identified on a reference plan and is subject to requirements imposed by the hydro company, if necessary
4) That the applicant conveys to the Municipality any portion of Haines Lake Road the severed and retained lands, 10 metres from the centre line of the travelled road;
5) That the private driveway providing access to four (4) parcel is named;
6) Payment of a fee in lieu of Parkland in accordance with the Municipality's fee By-Law;
7) Acquiring adequate 911 addressing; and
8) Payment of any applicable planning fees

"Carried"

5. B14/2025(McK) – Ward

Resolution: 2025-48
Moved By: David Moore
Seconded By: Morley Haskim

That application B14/2025(McK) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby grant the creation of one (1) new residential lot fronting on Lakeshore Road in the Township of McKellar as applied for by Joan and Cameron Ward in Application No. B14/2025(McK) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) Payment of a fee in lieu of parkland as required in the Township of McKellar Fees and Charges By-Law;
2) 911 Addressing for the proposed new lot;
3) That the applicant conveys any portion of Lakeshore Road, for severed and retained properties, 10 metres from the centre line to the Township of McKellar;
4) That written confirmation be received from the Public Works Superintendent that an entrance permit can be approved;
5) That the retained lot frontage is to be confirmed.

"Carried"

6. B15/2025(McD) – Tomlins

Resolution: 2025-49
Moved By: Dale Robinson
Seconded By: Lisa Cook

That application B15/2025(McD) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby grant one new residential lot fronting on Lorimer Lake in the Municipality of McDougall as applied for by Carl Tomlins in Application No. B15/2025(McD) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) a) the original executed transfer (deed), a duplicate original and one photocopy. The deed shall including a right-of-way over Part 9 & Part of Part 10 on plan 42R-6489 in favour of the retained lands;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) That the severed lot be rezoned to the Residential (RR) Zone;
2) That any easements related to the existing hydro lines are identified on a reference plan and are subject to requirements imposed by the hydro company, if necessary;
3) That the applicant enters into a 51(26) Consent agreement to include requirements;

a) That significant, healthy tree vegetation shall be maintained within the 10m setback area along the southern lot line;
b) That any proposed construction in the future be substantially and proportionally in conformity with the dimensions set out on the future building permit application and is in compliance with the Zoning By-law;

4) That the applicant conveys to the Municipality any portion of Lorimer Lake Road along the severed lands, 10 metres from the centre line of the travelled road;
5) Payment of a fee in lieu of Parkland in accordance with the Municipality's fee By-Law;
6) Acquiring adequate 911 addressing; and
7) Payment of any applicable planning fees.

"Carried"

7. B16/2025(W) – McRae

Resolution: 2025-50
Moved By: Scott Nash
Seconded By: Pam Wing

That application B16/2025(W) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby allow a lot addition from #11C to #11D Bears Paw and a lot addition from #11D to #19 Bears Paw to reconfigure the lots in Plan M-260 in the Municipality of Whitestone as applied for by Rodney and Ruthanne McRae in Application No. B16/2025(W) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;

b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) That the applicant apply to the Municipality of Whitestone to have Lots 20-22 Plan M-260 deemed not to be lots in a plan of Subdivision;
2) That written confirmation be received from the applicants' solicitor confirming that the lot additions will merge with the benefitting lots; and
3) That payment of all Municipal planning consulting fees and all other fees associated with the processing of this application be paid.

"Carried"

8. B17/2025(W) – Dailey-Plouffe

Resolution: 2025-51
Moved By: Dale Robinson
Seconded By: Lisa Cook

That application B17/2025(W) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby re-approve the creation of two (2) new waterfront lots and grant access over an existing road (Margarets Way) to lots on Whitestone Lake in the Municipality of Whitestone as applied for by Margaret Dailey-Plouffe in Application No. B17/2025(W) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) That the right-of-way be extended to the adjoining lots being Parts 1 to 3, on Plan 42R-14175;
2) That the former right-of-way, being Parts 4 and 5 on Plan 42R-14175 be quit claimed in favour of the registered right-of-way, being Parts 1 to 7, Plan 42R-21763 over the new road; and

3) That payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

"Carried"

9. Reports & Enquiries

Update Re: B35/2024 – JTJAF Holdings appeal to OLT

10. Correspondence

a) Notice from MMAH Regarding the removal of the Township of Carling and the Municipality of McDougall.
b) McDougall Zoning By-Law Amendment Application No. Z04-2025 (King)
c) McDougall Zoning By-Law Amendment Application No. Z05-2025 (Campbell)

10.1. Enquiries

10.2. Accounts Payable

Resolution: 2025-52
Moved By: JJ Blower
Seconded By: Pam Wing

That the accounts for July 2025 be paid in the amount of ***$21,848.19***

"Carried"

10.3. Accounts

10.4. Administration

11. Closed Session

12. Adjournment

Resolution: 2025-53
Moved By: David Moore
Seconded By: Lisa Cook

That we do now adjourn at 7:22 pm.

"Carried"

Town of Parry Sound EMS Advisory Committee

Open Minutes

Date:

October 23, 2025

Time:

7:00pm

Location:

Dunchurch Community Centre, 2199 Hwy 124, Dunchurch, ON

Members Present:

Jamie McGarvey - chairperson, Scott Sheard, Ann MacDiarmid, Joel Constable, Dan Robertson, Pearl Ivens

Regrets:

Shelly Foote

Present:

Dave Thompson, Director of Development and Protective Services

Recording:

Sheri Skinner, Administrative Assistant

Guests:

Matt Thomas, EMS Manager

Land Acknowledgment

Town of Parry Sound EMS Advisory Committee

Open Minutes

1. Agenda

1.1 Additions to Agenda

5.1 Discussion prompted by Councillor Scott Sheard about the AED Foundation Ontario with Matt Thomas to give a summary to the Committee.

1.2 Prioritization of Agenda

1.3 Adoption of Agenda

Moved by Ann MacDiarmid

Seconded by Scott Sheard

That the October 23, 2025 Parry Sound District Emergency Medical Services Committee meeting agenda be approved.

carried

1.4 Disclosure of Pecuniary Interest and the General Nature Thereof

2. Minutes and Matters Arising from Minutes

2.1 Adoption of Minutes

Moved by Pearl Ivens

Seconded by Joel Constable

That the Minutes of the May 22, 2025 meeting of the Parry Sound District Emergency Medical Services Committee be approved as circulated.

Carried

3. Correspondence

4. Deputations

5. Emergency Services Director's Report

Moved by Scott Sheard

Seconded by Dan Robertson

That the Emergency Services Director’s Report dated October 23, 2025 be accepted as submitted.

Carried

5.1 AED Foundation Ontario

Matt Thomas provided a description on the AED Foundation Ontario which is a province wide nonprofit organization network to make AED's visible and accessible to the general public. Discussions on what the AED Foundation Ontario hopes to achieve as well as registering personal/private AEDs thru the website aedfoundationontario.ca. The website and database is still being developed but should be live in early 2026.

6. Reports

6.1 EMS Statistical Report - August 2025

6.2 EMS Night Call Statistics - August 2025

6.3 EMS Vehicle Inventory - August 2025

Dave Thompson provided a descriptive overview of the various reports attached.

Resolution

EMS Committee members have received reports 6.1, 6.2, 6.3 as listed above.

Moved by Ann MacDiarmid

Second by Scott Sheard

Carried

7. Ratification of Matters from Closed Agenda

8. Other Business

8.1 DT RR 2026 Land Ambulance Budget-2025

8.1.1 DT ATT#1 2026 Land Ambulance Budget-2025

Resolution

Moved by Joel Constable

Seconded by Dan Robertson

That the EMS Advisory Committee recommends Town of Parry Sound Council approve the 2026 District Land Ambulance Budget in the total amount of $13,687,699.00 including capital expenditures of $595,000 from the EMS Capital Reserve.

Carried

8.2 DT RR South River Brewery - 2025

Resolution

Moved by Pearl Ivens

Seconded by Joel Constable

That the EMS Advisory Committee recommends that staff further discuss with South River about the possible relocation of the EMS Base to the former South River Brewery property.

Carried

9. Adjournment @ 7:54pm

Moved by Scott Sheard

Seconded by Dan Robertson

Carried

MEETING MINUTES

Thursday, September 11, 2025 at 6:30 PM

District of Parry Sound Social Services Administration Board

Board Meeting Location: 1 Beechwood Drive, Parry Sound, Ontario (In-Person)

Board Members Present:

Joel Constable
Gail Finnson
Sharon Smith
Tom Lundy
Irene Smit
Janice Bray
Jerry Brandt
Ted Collins
Teri Brandt
Jamie McGarvey
Rick Zanussi
Teresa Hunt
Peter McIsaac

Board Members Absent:
Sean Cotton

Staff:

Tammy MacKenzie, CAO
JJ Blower, Communications Officer
Sylvia Roy, Director of Finance
Sharon Davis, Director of Housing Operations and Service Management
Pam Nelson, Director of Child Care Service Management

1. CALL MEETING TO ORDER:

The meeting was called to order by Rick Zanussi at 6:30 PM.

2. TRADITIONAL LAND ACKNOWLEDGMENT.

3. DISCLOSURE OF PECUNIARY INTEREST.

4. APPROVAL OF AGENDA

Resolution 25 09 01 **CARRIED**

Moved by Gail Finnson
Seconded by Ted Collins

"THAT the agenda of the Regular Meeting of the Board held on September 11, 2025 be accepted as presented."

5. APPROVAL OF MINUTES:

5.1 August 14, 2025

Resolution 25 09 02 **CARRIED**

Moved by Jamie McGarvey
Seconded by Tom Lundy

"THAT the Board meeting minutes of Thursday, August 14, 2025 be approved as presented."

6. DEPUTATIONS & PRESENTATIONS.

7. REPORTS:

7.1 Chair

The Chair thanked Ted Knight for his years of service on the Board.
Ted Knight, attending as a member of the public, shared that it had been an honour to serve, noted he would miss the friendships built over the years, and expressed his gratitude to staff. Regarding Mr. Knight's resignation, staff will bring forward a report to the Board in October outlining next steps to find a replacement for his area (TWOMO).
Sean Cotton has been appointed as a new Board member. He was unable to attend this meeting but will join at the next one.

Jerry Brandt joined the meeting at 6:38pm

7.2 Chief Administrative Officer

A written report was provided. Ms. MacKenzie was available to answer any questions regarding the CAO report. She expressed appreciation for the opportunity to meet in person in August, noting how valuable the discussion had been.
Ms. MacKenzie reported progress on housing initiatives, including engaging an owner's representative for upcoming projects. She confirmed that the work will not impact the levy, as it is included in the 2025 budget. Updates will be brought forward to the Board in smaller segments to ensure continued alignment and feedback.
The December meeting will serve as the Budget meeting, with the budget package to be distributed to the Board on November 27th so members have time to review and submit questions in advance.

7.3 Director of Finance

Ms. Roy provided an update on Finance activities, noting that work on the 2025 budget is well underway. The consolidated capital and operating budget will be delivered to the Board on November 27th for review ahead of the December meeting.
Over the next five weeks, Sylvia will meet with each supervisor and director to capture all budget requirements and identify any opportunities to eliminate unnecessary costs. Once this process is complete, Tammy will review the consolidated budget. Sylvia noted that this is the second year using this process, and it is becoming more streamlined and effective.
Finance is also reviewing 2025 actuals versus the budget to ensure expenditures are recorded accurately, year-end preparation stays on track, and all available ministry funding is fully utilized without the need for repayment.
In response to Ted's question about municipal levies, Sylvia confirmed that the December 11th meeting will be the target date for budget approval. If approved, levy information will be sent to all municipalities for January 2026, which will also enable staff to initiate any tendering processes promptly.

8. OUTSTANDING ISSUES.

9. NEW BUSINESS:

9.1 Child Care Service Plan

A written report was presented by Ms. Nelson. Mr. Smit complimented staff on the quality of the plan and emphasized the importance of addressing unconventional initiatives, noting this was identified as a priority within the plan. Ms. Bray inquired whether the Whitestone School Age programs, operated by the Municipality, were considered in this report.

Resolution 25 09 03 **CARRIED**
Moved by Teri Brandt
Seconded by Sharon Smith

"THAT the board approve the Early Years and Child Care Service System Plan 2025-2030."

9.2 OPHI COCHI Investment Plan

A written report was presented by Ms. Davis, who also provided a brief summary of the Housing Service Management program (Sharon has detailed notes).
Mr. Collins inquired about rent collection and arrears, referencing North Bay's reported $2.5 million in back rent and asking whether the DSSAB was operating at a surplus or deficit with its own rent collections. Ms. Davis and Ms. MacKenzie explained that the DSSAB takes a proactive approach and that staff currently have no concerns in this regard.

Resolution 25 09 04 **CARRIED**
Moved by Peter McIsaac
Seconded by Irene Smit

"THAT the Board approves the attached 2025-2026 Investment Plan for the Canada-Ontario Community Housing Initiative (COCHI), the Ontario Priorities Housing Initiative (OPHI), and the Rent-Assisted Forecast Report as presented."

9.3 Food Security Programs

A written report was presented by Ms. MacKenzie.

Resolution 25 09 05 **CARRIED**
Moved by Teresa Hunt
Seconded by Gail Finnson

"THAT the Board approve funding to community food security programs in 2026 at the same level and to the same recipients as in 2025, pending approval of the 2026 budget."

10. IN-CAMERA: 0

11. CORRESPONDENCE.

11.1 Parry Sound District Age Friendly Community Needs Assessment
11.2 Economic Study: The Impact of Community Housing on Productivity
11.3 NBPSDHU Overdose Report
11.4 Letter of Support – West Parry Sound Community Support Services

11. ADJOURNMENT.

Resolution 25 09 06 **CARRIED**
Moved by Janice Bray
Seconded by Joel Constable

"THAT the Board meeting now be adjourned at _____ PM, and that the next Regular meeting be held Thursday, October 9, 2025 at the hour of 6:30 PM via Zoom Video Conference."

ACCOUNTS PAYABLE

Municipality of Whitestone
List of Accounts for Approval
Batch: 2025-00275 to 2025-00284

Date Printed
10/30/2025 8:29 PM

Bank Code - AP - AP-GENERAL OPER

COMPUTER CHEQUE

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
37751	**10/09/2025**	**Grant Craig**				
2025RG		16-440-4 - Roads Grant Prograr	Creaig Lane 2025 Road Gra	566.76		566.76
37752	**10/09/2025**	**Erin Lane Road Association**				
2025RG		16-440-4 - Roads Grant Prograr	Erin Lane 2025 Road Grant	1,311.00		1,311.00
37753	**10/09/2025**	**Gibson Bay Road Association**				
2025RG		16-440-4 - Roads Grant Prograr	Gibson Bay Road 2025 Roa	4,104.04		4,104.04
37754	**10/09/2025**	**Jeff Flanagan**				
Oct 2025		16-302 - Roads-Office-Wages/B	Medical	100.00		100.00
37755	**10/09/2025**	**Jim Anderson**				
2025RG		16-440-4 - Roads Grant Prograr	Bear Hug Lane 2025 Road	744.24		
		11-511-1 - Taxes Prepaid	Lochanside Drive 2025 Roa	372.12		1,116.36
37756	**10/09/2025**	**Langford Drive Association**				
2025RG		16-440-4 - Roads Grant Prograr	Langford Drive 2025 Road (	625.92		625.92
37757	**10/09/2025**	**Margaret Dailey-Plouffe**				
2025RG		16-440-4 - Roads Grant Prograr	Golden Horseshoe Lane 20	980.89		980.89
37758	**10/09/2025**	**Matthew Tomkin**				
2025RG		16-440-4 - Roads Grant Prograr	Bestwick Crescent 2025 Ro	2,223.29		2,223.29
37759	**10/09/2025**	**Snakeskin Trail Association**				
2025RG		16-440-4 - Roads Grant Prograr	Snakeskin Trail 2025 Road	566.76		566.76
37760	**10/09/2025**	**REV - Ted Greenwood**				
37761	**10/09/2025**	**Troy Fizzard**				
2025RG		16-440-4 - Roads Grant Prograr	Chur Lee Road 2025 Road	1,158.38		1,158.38
37762	**10/14/2025**	**Yvonne Mason**				
2025RG		16-440-4 - Roads Grant Prograr	Blackfly Lane 2025 Road G	1,057.20		1,057.20
37763	**10/29/2025**	**Troy Burgess**				
2025RG		16-440-4 - Roads Grant Prograr	Clear Lake Road 2025 Roa	565.21		565.21
37764	**10/29/2025**	**TKO Custom Construction**				
326		19-714-3 - Community Centre V	Repairs to community centr	2,201.85		
		11-210-2 - A/R HST Receivable	HST Tax Code	243.20		
		99-999-1 - HST (Statistical) Non	HST Tax Code	281.29	NL	2,445.05
323		19-714-3 - Community Centre V	Siding-community centre	9,005.27		
		11-210-2 - A/R HST Receivable	HST Tax Code	994.67		
		99-999-1 - HST (Statistical) Non	HST Tax Code	1,150.44	NL	9,999.94
325		19-719 - Admin Building Exterio	Caulk-community centre	254.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10		
		99-999-1 - HST (Statistical) Non	HST Tax Code	32.50	NL	282.50
324		16-334 - Garage - Building Main	Repair damage corner	559.68		
		11-210-2 - A/R HST Receivable	HST Tax Code	61.82		
		99-999-1 - HST (Statistical) Non	HST Tax Code	71.50	NL	621.50
				Payment Total:		13,348.99
37765	**10/29/2025**	**Ted Greenwood**				
2025RG		16-440-4 - Roads Grant Prograr	Karbehuwe Lane 2025 Roa	607.23		607.23

COMPUTER CHEQUE

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
37766	**10/29/2025**	**Ted Greenwood**				
2025RG		16-440-4 - Roads Grant Prograr	Greenwood Way 2025 Roa	352.66		352.66
37767	**10/29/2025**	**Susan Jessup**				
2025RG		16-440-4 - Roads Grant Prograr	Canning Road 2025 Road (	862.57		
		16-440-4 - Roads Grant Prograr	Fox Lair 2025 Road Grant	845.42		
		16-440-4 - Roads Grant Prograr	Owl's Nest 2025 Road Grar	1,158.38		
		16-440-4 - Roads Grant Prograr	Wolf Den 2025 Road Grant	431.28		3,297.65
37768	**10/29/2025**	**Realtax Inc.**				
109838		16-120 - Admin - Legal Expense	TAC Registration - 010 009	585.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	64.63		
		99-999-1 - HST (Statistical) Non	HST Tax Code	74.75	NL	649.75
109837		16-120 - Admin - Legal Expense	TAC Registration - 010 006	585.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	64.63		
		99-999-1 - HST (Statistical) Non	HST Tax Code	74.75	NL	649.75
109836		16-120 - Admin - Legal Expense	TAC Registration - 010 005	585.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	64.63		
		99-999-1 - HST (Statistical) Non	HST Tax Code	74.75	NL	649.75
109835		16-120 - Admin - Legal Expense	TAC Registration - 050 001	585.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	64.63		
		99-999-1 - HST (Statistical) Non	HST Tax Code	74.75	NL	649.75
				Payment Total:		2,599.00
37769	**10/29/2025**	**Parry Sound Industrial Park Board**				
3349		16-458 - Parry Sound Industrial	Municipal Levy-PSA	15,182.76		15,182.76
37770	**10/29/2025**	**OFAH**				
IN392		16-790 - Recreation Cmttee-Pro	LH Mini-Genesis bows	256.18		
		16-790 - Recreation Cmttee-Pro	RH Mini-Genesis bows	512.37		
		16-790 - Recreation Cmttee-Pro	Shipping	50.88		
		11-210-2 - A/R HST Receivable	HST Tax Code	90.50		
		99-999-1 - HST (Statistical) Non	HST Tax Code	104.68	NL	909.93
37771	**10/29/2025**	**North of Muskoka Embroidery**				
8789		16-222 - Fire - Bunker/Safety/Ur	Embroidery - Hats	381.60		
		11-210-2 - A/R HST Receivable	HST Tax Code	42.15		
		99-999-1 - HST (Statistical) Non	HST Tax Code	48.75	NL	423.75
37772	**10/29/2025**	**Morrow's Plumbing & Heating**				
24390		19-211 - Replace Oil Furnace St	Artbeg repairs-mechanical c	5,749.45		
		11-210-2 - A/R HST Receivable	HST Tax Code	635.05		
		99-999-1 - HST (Statistical) Non	HST Tax Code	734.50	NL	6,384.50
37773	**10/29/2025**	**Magnetawan Watershed Land Trust**				
20251029-01		11-511 - Taxes Receivable - Cu	Refund for Customer #3965	160.41		160.41
37774	**10/29/2025**	**Twp. Leeds And The Thousand Islands**				
2025-88		16-202 - Fire - Training	NFPA 1021 Fire Officer Jun	340.00		340.00
37775	**10/29/2025**	**J&L Concepts**				
2062		16-303 - Roads-Office-Supplies/	Hooded Sweatshirts-T-shirt	360.50		
		11-210-2 - A/R HST Receivable	HST Tax Code	39.82		
		99-999-1 - HST (Statistical) Non	HST Tax Code	46.06	NL	400.32
37776	**10/29/2025**	**Minister of Finance-Policing**				
4225092509071		16-274 - Policing Levy	August policing serives	35,087.00		35,087.00

COMPUTER CHEQUE

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
37777	**10/29/2025**	**Edward Bennett**				
2025RG		16-440-4 - Roads Grant Prograr	Macey Drive 2025 Road Gr	1,471.33		1,471.33
37778	**10/29/2025**	**Ian Dunbar**				
2025RG		16-440-4 - Roads Grant Prograr	Sykes Lane 2025 Road Gra	1,429.32		1,429.32
37779	**10/29/2025**	**Canadian Tire**				
Sept 2025		16-210 - Fire - Miscellaneous	Equipment-Earmuffs	113.93		
		11-210-2 - A/R HST Receivable	HST Tax Code	12.58		
		99-999-1 - HST (Statistical) Non	HST Tax Code	14.55	NL	126.51
37780	**10/29/2025**	**Bell Canada - Public Access**				
176414		16-787 - Recreation - Public Pay	Pay Telephone	50.88		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62		
		99-999-1 - HST (Statistical) Non	HST Tax Code	6.50	NL	56.50
37781	**10/30/2025**	**Kassondra Keck**				
Oct 2025		11-225 - Due to Municipality Of	Cash Adv - Volunteer Appreciation	500.00		500.00
				Total Computer Cheque:		97,053.67

ONLINE BANKING

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
OB-193	**02/20/2025**	**Quadient Canada Ltd.**				
Feb 2025		16-106 - Admin - Postage Exper	Postage Top Up	3,602.13		
		11-210-2 - A/R HST Receivable	HST Tax Code	397.87		
		99-999-1 - HST (Statistical) Non	HST Tax Code	460.18	NL	4,000.00
				Total Online Banking:		4,000.00

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
3291	**10/14/2025**	**Air Automotive Tracking**				
WS2510		16-310 - Roads-Supplies GPS M	Sept Wireless	254.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10		
		99-999-1 - HST (Statistical) Non	HST Tax Code	32.50	NL	282.50
3292	**10/14/2025**	**Adams Bros Construction Ltd**				
185756		16-459 - York Landfill - Bulk Wa	Empty & Return Bins	488.45		
		16-471 - Auld Landfill - Bulk Wa	Empty & Return Bins	488.45		
		11-210-2 - A/R HST Receivable	HST Tax Code	107.90		
		99-999-1 - HST (Statistical) Non	HST Tax Code	124.80	NL	1,084.80
3293	**10/14/2025**	**Eli Lane Cottage Assoc.**				
2025RG		16-440-4 - Roads Grant Prograr	Eli Lane 2025 Road Grant	1,074.35		1,074.35
3294	**10/14/2025**	**Nigel Black**				
Oct 2025		16-102 - Admin - Travel Expens	Mileage - PSDMA Meeting	61.92		61.92
3295	**10/14/2025**	**Bob Whitman**				
Oct 2025		16-269 - Cell Phone	Cell Phone Allowance	400.00		400.00
3296	**10/14/2025**	**Bourgeois Ford North Inc.**				
749760		16-250 - Station 1 - Truck #10	Service	380.58		
		11-210-2 - A/R HST Receivable	HST Tax Code	42.04		

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		99-999-1 - HST (Statistical) Non-	HST Tax Code	48.62	NL	422.62
3297	**10/14/2025**	**Terry Brear**				
Oct 2025		16-501-1 - Staking Fees	L Ladd D Knechtel Staking	60.00		
		16-501-1 - Staking Fees	L Ladd D Knechtel Open/Cl	132.00		192.00
Nov 2024		16-501-1 - Staking Fees	Stafking for Fielding Monum	55.00		55.00
				Payment Total:		247.00
3298	**10/14/2025**	**Canadian National Non Freight**				
91811665		16-414 - Bunny Trail RR Crossir	Bunny Trail CTA Signal with	403.50		403.50
3299	**10/14/2025**	**Da-Lee Dust Control**				
INV0005213		16-360 - Hard Top Patch-Goods	Pothole Repair	2,513.48		
		11-210-2 - A/R HST Receivable	HST Tax Code	277.62		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	321.10	NL	2,791.10
3300	**10/14/2025**	**Glen Martin Limited**				
424028		16-153 - Office - Janitorial Suppl	Supplies	47.41		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.24		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.06	NL	52.65
423906		16-110 - Admin - Office Supplies	Supplies	209.52		
		16-303 - Roads-Office-Supplies/	Supplies	209.53		
		16-702 - Dunchurch Hall - Suppl	Supplies	209.52		
		16-741 - Pavilion - Supplies	Supplies	209.52		
		11-210-2 - A/R HST Receivable	HST Tax Code	92.57		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	107.07	NL	930.66
				Payment Total:		983.31
3301	**10/14/2025**	**Ideal Supply Company Ltd.**				
6036716		16-784 - Mower Expense	Parts	10.34		
		11-210-2 - A/R HST Receivable	HST Tax Code	1.14		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	1.32	NL	11.48
6007051		16-403 - 2015 Freightliner Tand	DEF	178.94		
		16-404-1 - 2017 Freightliner Sin	DEF	178.93		
		16-404-2 - 2020 Freightliner - Sr	DEF	178.94		
		16-411 - 2007 International - Fu	DEF	178.93		
		16-427-1 - 2022 Backhoe -Fuel	DEF	178.94		
		16-439-1 - Hyundai Exacavator	DEF	178.93		
		11-210-2 - A/R HST Receivable	HST Tax Code	118.59		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	137.16	NL	1,192.20
				Payment Total:		1,203.68
3302	**10/14/2025**	**Iron Mountain Canada**				
KTGC420		16-110 - Admin - Office Supplies	Shredding	95.06		
		11-210-2 - A/R HST Receivable	HST Tax Code	10.50		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	12.14	NL	105.56
3303	**10/14/2025**	**Janet Jackson**				
Sep 30-Oct 2		16-798 - After School Program	ASP Sep 30-Oct 2	231.40		231.40
Sep 23 2025		16-798 - After School Program	Sep 3 ASP	57.85		57.85
Sep 16-18		16-798 - After School Program	Sep 16-18 ASP	173.55		173.55
				Payment Total:		462.80
3304	**10/14/2025**	**Jonathan Ruiter**				
2025RG		16-440-4 - Roads Grant Prograr	Amorak Trail 2025 Road Gr	1,784.29		
		16-440-4 - Roads Grant Prograr	Makwa Point 2025 Road Gr	862.57		
		16-440-4 - Roads Grant Prograr	Ommadawn Lane Point 202	1,057.20		3,704.06

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
3305	**10/14/2025**	**Jessica Sinkowski**				
Oct 2025		16-102 - Admin - Travel Expens	Mileage May-Oct	451.58		451.58
3306	**10/14/2025**	**Kidd's Home Hardware**				
2976188		16-303 - Roads-Office-Supplies/	Paint	24.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	2.70		
		99-999-1 - HST (Statistical) Non	HST Tax Code	3.12	NL	27.10
3307	**10/14/2025**	**Joseph Lamb**				
Sept 2025		16-091 - Council - Travel	Mileage - District Meeting	93.60		93.60
3308	**10/14/2025**	**Local Authority Services Ltd.**				
MGBP00002746		16-110 - Admin - Office Supplies	Office Supplies	123.10		
		11-210-2 - A/R HST Receivable	HST Tax Code	13.60		
		99-999-1 - HST (Statistical) Non	HST Tax Code	15.73	NL	136.70
3309	**10/14/2025**	**Mac Lang (Sundridge) Limited**				
214084		16-407-1 - 2022 Dodge 2500 Pl	Service	799.78		
		11-210-2 - A/R HST Receivable	HST Tax Code	88.34		
		99-999-1 - HST (Statistical) Non	HST Tax Code	102.17	NL	888.12
3310	**10/14/2025**	**Magnetawan Building Centre Ltd**				
101-171814		16-702 - Dunchurch Hall - Suppl	Supplies	29.96		29.96
103-153498		16-742 - Pavilion - Building Mtce	Parts	55.96		
		11-210-2 - A/R HST Receivable	HST Tax Code	6.18		
		99-999-1 - HST (Statistical) Non	HST Tax Code	7.15	NL	62.14
104-124099		16-778 - Water Maintenance	Parts	33.57		
		11-210-2 - A/R HST Receivable	HST Tax Code	3.71		
		99-999-1 - HST (Statistical) Non	HST Tax Code	4.29	NL	37.28
102-76048		16-731-1 - 2125 HWY 124 - Buil	Grass Seed	152.63		
		16-742 - Pavilion - Building Mtce	Parts	28.47		
		11-210-2 - A/R HST Receivable	HST Tax Code	20.01		
		99-999-1 - HST (Statistical) Non	HST Tax Code	23.14	NL	201.11
104-123717		16-259 - Station 2 - Building Mtc	Parts	15.76		
		11-210-2 - A/R HST Receivable	HST Tax Code	1.74		
		99-999-1 - HST (Statistical) Non	HST Tax Code	2.01	NL	17.50
				Payment Total:		347.99
3311	**10/14/2025**	**McDougall Energy**				
ARI00331476		16-404-1 - 2017 Freightliner Sin	Diesel Clear	496.42		
		16-404-2 - 2020 Freightliner - Sr	Diesel Clear	496.41		
		16-411 - 2007 International - Fu	Diesel Clear	496.42		
		16-403 - 2015 Freightliner Tand	Diesel Clear	496.42		
		11-210-2 - A/R HST Receivable	HST Tax Code	219.32		
		99-999-1 - HST (Statistical) Non	HST Tax Code	253.67	NL	2,204.99
ARI00331477		16-439-2 - Hyundai Excavator F	Diesel Dyed	306.54		
		16-439-1 - Hyundai Exacavator	Diesel Dyed	306.54		
		16-423 - 2010 Grader - Fuel	Diesel Dyed	306.54		
		11-210-2 - A/R HST Receivable	HST Tax Code	101.57		
		99-999-1 - HST (Statistical) Non	HST Tax Code	117.48	NL	1,021.19
ARI00331478		16-408-1 - 2022 Dodge 2500 Fu	Regular Gas	357.39		
		16-394-2 - 2018 Dodge Ram 20	Regular Gas	357.39		
		16-776 - 2016 Facilities Truck -	Regular Gas	357.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	118.42		
		99-999-1 - HST (Statistical) Non	HST Tax Code	136.97	NL	1,190.60

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
ARI00352478		16-439-2 - Hyundai Excavator F	Diesel Dyed	229.84		
		16-427-1 - 2022 Backhoe -Fuel	Diesel Dyed	229.83		
		16-423 - 2010 Grader - Fuel	Diesel Dyed	229.85		
		11-210-2 - A/R HST Receivable	HST Tax Code	76.16		
		99-999-1 - HST (Statistical) Non	HST Tax Code	88.09	NL	765.68
				Payment Total:		5,182.46
3312	**10/14/2025**	**MHBC Planning LTD**				
5037841		16-120 - Admin - Legal Expense	Review of Legal File	254.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10		
		99-999-1 - HST (Statistical) Non	HST Tax Code	32.50	NL	282.50
3313	**10/14/2025**	**Municipal Property Assessment Corp**				
1800039049		16-119 - Admin - MPAC Fees	Q4 MPAC Levy	20,412.91		20,412.91
3314	**10/14/2025**	**My-Tech Information Technology**				
Sep 30 2025		16-115 - Admin - Computer Sup	IT Support	1,169.43		
		11-210-2 - A/R HST Receivable	HST Tax Code	129.17		
		99-999-1 - HST (Statistical) Non	HST Tax Code	149.40	NL	1,298.60
3315	**10/14/2025**	**Patricia Xerri**				
Oct 2 2025		16-092 - Council - Miscellaneous	Council lunch	144.00		144.00
3316	**10/14/2025**	**Ricoh Canada Inc.**				
SCO95024186		16-113 - Admin - Office Equipme	Copier usage	427.50		
		11-210-2 - A/R HST Receivable	HST Tax Code	47.22		
		99-999-1 - HST (Statistical) Non	HST Tax Code	54.61	NL	474.72
3317	**10/14/2025**	**Shawanaga Lake Property Owners Assoc.**				
2025RG		16-440-4 - Roads Grant Prograr	West View Road 2025 Roa	1,843.46		
		16-440-4 - Roads Grant Prograr	Island View Road 2025 Roa	904.58		2,748.04
3318	**10/14/2025**	**Michael Skof, Prosecutor**				
July 31 2025		16-120 - Admin - Legal Expense	Legal Services July	1,096.47		
		11-210-2 - A/R HST Receivable	HST Tax Code	121.11		
		99-999-1 - HST (Statistical) Non	HST Tax Code	140.08	NL	1,217.58
Aug 31 2025		16-120 - Admin - Legal Expense	Legal Services August	1,717.20		
		11-210-2 - A/R HST Receivable	HST Tax Code	189.68		
		99-999-1 - HST (Statistical) Non	HST Tax Code	219.38	NL	1,906.88
				Payment Total:		3,124.46
3319	**10/14/2025**	**Sun Life Assurance Company of Canada**				
00257026		16-101 - Admin- Benefits	EAP	35.62		
		11-210-2 - A/R HST Receivable	HST Tax Code	3.93		
		99-999-1 - HST (Statistical) Non	HST Tax Code	4.55	NL	39.55
00260607		16-101 - Admin- Benefits	EAP	35.62		
		11-210-2 - A/R HST Receivable	HST Tax Code	3.93		
		99-999-1 - HST (Statistical) Non	HST Tax Code	4.55	NL	39.55
				Payment Total:		79.10
3320	**10/14/2025**	**Tim Tilson**				
Oct 2025		16-302 - Roads-Office-Wages/B	Work Boots	190.28		
		11-210-2 - A/R HST Receivable	HST Tax Code	21.02		
		99-999-1 - HST (Statistical) Non	HST Tax Code	24.31	NL	211.30
3321	**10/14/2025**	**Tom Mathews**				
Oct 2025		16-302 - Roads-Office-Wages/B	Work Clothing	399.98		399.98
3322	**10/14/2025**	**Paul Trudeau**				

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
Sep 2025		16-302 - Roads-Office-Wages/B	Winter Clothing	203.46		
		11-210-2 - A/R HST Receivable	HST Tax Code	22.47		
		99-999-1 - HST (Statistical) Non	HST Tax Code	25.99	NL	225.93
3323	**10/14/2025**	**Vianet**				
Oct 1 2025		16-321 - Garage - High Speed Ir	Internet	106.80		
		16-720 - Maple Is. Hall - Telepho	Internet	106.80		
		16-457-1 - York Landfill - Interne	Internet	160.72		
		11-210-2 - A/R HST Receivable	HST Tax Code	41.35		
		99-999-1 - HST (Statistical) Non	HST Tax Code	47.82	NL	415.67
3324	**10/14/2025**	**Whitmell, Ron**				
Oct 2025		16-501-1 - Staking Fees	Butch Crump Marker Stakin	60.00		
		16-506 - Fairholme Cemetery - I	Concrete Mix Headstone Su	7.11		
		16-501-1 - Staking Fees	Murray Moore Burial Stakin	60.00		
		16-501-1 - Staking Fees	Murray Moore Open/Close I	132.00		
		11-210-2 - A/R HST Receivable	HST Tax Code	0.79		
		99-999-1 - HST (Statistical) Non	HST Tax Code	0.91	NL	259.90
3325	**10/14/2025**	**William Baker**				
2025RG		16-440-4 - Roads Grant Prograr	Chimo Cove Road 2025 Ro	1,234.69		1,234.69
3326	**10/14/2025**	**Windsor Salt Ltd**				
5300749710		16-386 - Sanding/Salting-Goods	Salt	4,490.42		
		11-210-2 - A/R HST Receivable	HST Tax Code	495.99		
		99-999-1 - HST (Statistical) Non	HST Tax Code	573.66	NL	4,986.41
5300749489		16-386 - Sanding/Salting-Goods	Salt	4,092.54		
		11-210-2 - A/R HST Receivable	HST Tax Code	452.04		
		99-999-1 - HST (Statistical) Non	HST Tax Code	522.83	NL	4,544.58
				Payment Total:		9,530.99
3327	**10/14/2025**	**Xplore (Aulds)**				
INV57538051		16-479-1 - Aulds Landfill - Intern	Internet	92.59		
		11-210-2 - A/R HST Receivable	HST Tax Code	10.23		
		99-999-1 - HST (Statistical) Non	HST Tax Code	11.83	NL	102.82
3328	**10/16/2025**	**Alroy Brouwer**				
2025RG		16-440-4 - Roads Grant Prograr	Ladds Road West 2025 Roa	490.44		490.44
3329	**10/16/2025**	**Canadian Union of Public**				
Sep 2025		12-338 - CUPE-Union Dues	September Union Dues	1,173.47		1,173.47
3330	**10/16/2025**	**Deborah Comrie**				
Sep 30/25		16-790 - Recreation Cmttee-Pro	STLFLIX Subscription	255.64		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies	176.59		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies	50.18		
		16-790 - Recreation Cmttee-Pro	Temu - Credit	-5.00		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies D&D	96.19		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies D&D	56.30		
		16-790 - Recreation Cmttee-Pro	Temu - Credit	-25.00		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies	84.59		
		16-790 - Recreation Cmttee-Pro	Temu - Craft Supplies	79.30		
		11-210-2 - A/R HST Receivable	HST Tax Code	59.99		
		99-999-1 - HST (Statistical) Non	HST Tax Code	69.39	NL	828.78
3331	**10/16/2025**	**Magnatawan Pioneer Association**				
2025RG		16-440-4 - Roads Grant Prograr	Wagon Trail 2025 Road Gra	5,559.86		

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		16-440-4 - Roads Grant Prograr	Semikoka Trail 2025 Road (	544.98		
		16-440-4 - Roads Grant Prograr	Hydro Road 2025 Road Gra	1,868.49		7,973.33
3332	**10/16/2025**	**Steve Deuchars**				
2025RG		16-440-4 - Roads Grant Prograr	Shakers Lane 2025 Road G	1,707.98		1,707.98
3333	**10/16/2025**	**Thomas Windebank**				
2025RG		16-440-4 - Roads Grant Prograr	Running Bear Trail 2025 Rc	1,522.78		1,522.78
3334	**10/31/2025**	**AGO Industries Inc.**				
1197880		16-202-1 - Fire-New Recruits		463.31		
		11-210-2 - A/R HST Receivable	HST Tax Code	51.18		
		99-999-1 - HST (Statistical) Non	HST Tax Code	59.19	NL	514.49
3335	**10/31/2025**	**A.J. Stone Company Ltd.**				
0000195213		16-202-1 - Fire-New Recruits	Boot, Viking Fire Boot	226.92		
		11-210-2 - A/R HST Receivable	HST Tax Code	25.06		
		99-999-1 - HST (Statistical) Non	HST Tax Code	28.99	NL	251.98
10 081277-0		16-252 - Station 2 - Minor Purch	Supplies-Hose	1,066.45		
		16-222 - Fire - Bunker/Safety/Ur	Equipment-Helmet	491.50		
		16-218 - Fire - Stand Pipe	Supplies-Hose	533.22		
		16-222 - Fire - Bunker/Safety/Ur	Equipment-Helmet	491.50		
		16-233 - Station 1 - Minor Purch	Equipment-Helmet	533.23		
		11-210-2 - A/R HST Receivable	HST Tax Code	344.16		
		99-999-1 - HST (Statistical) Non	HST Tax Code	398.06	NL	3,460.06
10082639-0		16-248 - Stat 1 - Pumper #1 Insp	supplies	521.01		
		11-210-2 - A/R HST Receivable	HST Tax Code	57.55		
		99-999-1 - HST (Statistical) Non	HST Tax Code	66.56	NL	578.56
10082640-0		16-248-1 - Station 1 - Pumper #2	parts	1,070.11		1,070.11
				Payment Total:		5,360.71
3336	**10/31/2025**	**Alaina Barry**				
Oct 7		16-790 - Recreation Cmttee-Pro	Halloween Candy	10.17		
		16-790 - Recreation Cmttee-Pro	Halloween Candy	10.16		
		16-790 - Recreation Cmttee-Pro	Floor Hockey Equipment	58.95		
		16-790 - Recreation Cmttee-Pro	Floor Hockey Equipment	8.64		
		16-790 - Recreation Cmttee-Pro	Floor Hockey Equipment	60.99		
		16-790 - Recreation Cmttee-Pro	Floor Hockey Equipment	138.38		
		11-210-2 - A/R HST Receivable	HST Tax Code	31.73		
		99-999-1 - HST (Statistical) Non	HST Tax Code	36.70	NL	319.02
3337	**10/31/2025**	**Bay Area Electrical Co Lt**				
75228		16-778 - Water Maintenance	Nursing Stn leak repair	1,714.55		
		11-210-2 - A/R HST Receivable	HST Tax Code	189.38		
		99-999-1 - HST (Statistical) Non	HST Tax Code	219.04	NL	1,903.93
3338	**10/31/2025**	**BERRN Consulting Ltd.**				
202504628		16-271 - Defibrillator Expense	AED-INFANT/CHILD	262.23		
		11-210-2 - A/R HST Receivable	HST Tax Code	28.96		
		99-999-1 - HST (Statistical) Non	HST Tax Code	33.50	NL	291.19
202504615		16-271 - Defibrillator Expense	AED Package	1,692.11		
		11-210-2 - A/R HST Receivable	HST Tax Code	186.90		
		99-999-1 - HST (Statistical) Non	HST Tax Code	216.17	NL	1,879.01
				Payment Total:		2,170.20
3339	**10/31/2025**	**Carrier Emergency Vehicles**				
02098		16-248 - Stat 1 - Pumper #1 Insp	Pump & ladder testing 2025	1,134.40		

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Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		16-248-1 - Station 1 - Pumper #:	Pump & ladder testing 2025	1,134.39		
		11-210-2 - A/R HST Receivable	HST Tax Code	250.60		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	289.84	NL	2,519.39
02169		16-258 - Station 2 - Supplies	Repair VAC leak	601.66		
		16-248 - Stat 1 - Pumper #1 Insp	Shop supplies	174.30		
		11-210-2 - A/R HST Receivable	HST Tax Code	85.71		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	99.13	NL	861.67
				Payment Total:		3,381.06
3340	**10/31/2025**	**Chris Kasulke**				
W202508		16-275 - By-Law Enforcement	By-Law Enforcement	2,350.96		2,350.96
3341	**10/31/2025**	**Canadian Union of Public**				
Oct 24		12-338 - CUPE-Union Dues	October 2025 Remittance	1,040.48		1,040.48
3342	**10/31/2025**	**Darcy St. Jean**				
Sept 22		16-303 - Roads-Office-Supplies/	Boot Allowance	302.21		
		11-210-2 - A/R HST Receivable	HST Tax Code	33.38		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	38.61	NL	335.59
3343	**10/31/2025**	**Don Small**				
2025RG		16-440-4 - Roads Grant Prograr	Fairholme Lake Rd 2025 Rc	1,885.47		1,885.47
3344	**10/31/2025**	**Fire Marshal's Public Fire**				
IN169945		16-202-1 - Fire-New Recruits	Exam Prep	508.29		
		16-202-1 - Fire-New Recruits	Exam Prep	-34.85		
		16-202-1 - Fire-New Recruits	Exam Prep- shipping	25.44		
		11-210-2 - A/R HST Receivable	HST Tax Code	55.10		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	63.73	NL	553.98
3345	**10/31/2025**	**Fowler Construction Co Ltd**				
90335		16-375 - Gravel-Summer Mainte	7/8 granite crusher run	442.74		
		11-210-2 - A/R HST Receivable	HST Tax Code	48.90		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	56.56	NL	491.64
3346	**10/31/2025**	**Groeneveld-Beka Canada Inc.**				
0510101800		16-320 - Garage - Mtc/Supplies/	Grease	232.72		
		16-402 - 2015 Freightliner Tand	Coupling	101.46		
		16-402 - 2015 Freightliner Tand	Freight	58.70		
		16-320 - Garage - Mtc/Supplies/	Freight	58.69		
		11-210-2 - A/R HST Receivable	HST Tax Code	49.88		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	57.69	NL	501.45
3347	**10/31/2025**	**Janet Jackson**				
Oct 23		16-798 - After School Program	Oct 14-16 ASP	173.55		173.55
OCT 2025		16-798 - After School Program	Oct 7-9 ASP	173.55		173.55
Oct 29		16-798 - After School Program	Oct 21 ASP Supplies	51.25		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.66		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.55	NL	56.91
Oct 29 2025		16-798 - After School Program	OCT 21-OCT 23 ASP	173.55		173.55
				Payment Total:		577.56
3348	**10/31/2025**	**Local Authority Services Ltd.**				
MGBP00003141		16-110 - Admin - Office Supplies	Office supplies	196.64		
		11-210-2 - A/R HST Receivable	HST Tax Code	21.72		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	25.12	NL	218.36
MGBP00003141		16-110 - Admin - Office Supplies	Office supplies	154.46		

EFT

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	17.06		
		99-999-1 - HST (Statistical) Non	HST Tax Code	19.73	NL	171.52
MGBP00000315		16-110 - Admin - Office Supplies	Supplies	81.39		
		11-210-2 - A/R HST Receivable	HST Tax Code	8.99		
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.40	NL	90.38
MGBP00003154		16-110 - Admin - Office Supplies	Supplies	10.19		
		11-210-2 - A/R HST Receivable	HST Tax Code	1.12		
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.30	NL	11.31
				Payment Total:		491.57
3349	**10/31/2025**	**Magnetawan Building Centre Ltd**				
103-154037		16-446 - York Landfill - Supplies	Mask- Respirator/Pesticide	71.21		
		11-210-2 - A/R HST Receivable	HST Tax Code	7.87		
		99-999-1 - HST (Statistical) Non	HST Tax Code	9.10	NL	79.08
3350	**10/31/2025**	**Moore Propane Limited**				
9019294		16-256 - Station 2 - Heating	Liquid propane-21 Church	798.45		
		11-210-2 - A/R HST Receivable	HST Tax Code	88.19		
		99-999-1 - HST (Statistical) Non	HST Tax Code	102.00	NL	886.64
9019289		16-457 - York Landfill - Heating	York LF	115.69		
		11-210-2 - A/R HST Receivable	HST Tax Code	12.78		
		99-999-1 - HST (Statistical) Non	HST Tax Code	14.78	NL	128.47
WO-38731		16-704 - Dunchurch Hall - Heati	Liquid Propane - community	83.95		
		11-210-2 - A/R HST Receivable	HST Tax Code	9.28		
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.73	NL	93.23
S-40472		19-211 - Replace Oil Furnace St	Liquid propane-Ardbeg Fire	83.95		
		19-211 - Replace Oil Furnace St	Parts for propane -Ardbeg F	101.76		
		11-210-2 - A/R HST Receivable	HST Tax Code	20.52		
		99-999-1 - HST (Statistical) Non	HST Tax Code	23.73	NL	206.23
				Payment Total:		1,314.57
3351	**10/31/2025**	**Near North Laboratories Inc.**				
111766		16-779 - Water Testing	Water testing	69.91		
		11-210-2 - A/R HST Receivable	HST Tax Code	7.72		
		99-999-1 - HST (Statistical) Non	HST Tax Code	8.93	NL	77.63
3352	**10/31/2025**	**OMERS**				
OCT 2025		12-339 - OMERS	October remittance	18,014.04		18,014.04
3353	**10/31/2025**	**Pamela Shaw/Hargrave**				
OCT25		16-202 - Fire - Training	Audio Book	50.87		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62		
		99-999-1 - HST (Statistical) Non	HST Tax Code	6.50	NL	56.49
3354	**10/31/2025**	**Patricia Xerri**				
22		16-092 - Council - Miscellaneous	Council lunch	144.00		144.00
3355	**10/31/2025**	**Quadbridge Inc.**				
INQ42964		16-115 - Admin - Computer Sup	UniFi U6+-Wireless access	229.95		
		16-115 - Admin - Computer Sup	UniFi U6+-Wireless access	0.00		229.95
3356	**10/31/2025**	**RTP Mechanical Limited**				
11883		16-703 - Dunchurch Hall - Bld M	Repair leak -community cer	700.32		
		11-210-2 - A/R HST Receivable	HST Tax Code	77.36		
		99-999-1 - HST (Statistical) Non	HST Tax Code	89.47	NL	777.68
3357	**10/31/2025**	**SDB Truck & Equipment Repairs**				

EFT

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
13986		16-235 - Station 1 - Boat 1	Safety inspection-repairs	203.52		
		11-210-2 - A/R HST Receivable	HST Tax Code	22.48		
		99-999-1 - HST (Statistical) Non	HST Tax Code	26.00	NL	226.00
13983		16-235 - Station 1 - Boat 1	Safety inspection	203.52		
		11-210-2 - A/R HST Receivable	HST Tax Code	22.48		
		99-999-1 - HST (Statistical) Non	HST Tax Code	26.00	NL	226.00
13985		16-269-1 - Argo/Trailer	Safety inspection - repair	305.28		
		11-210-2 - A/R HST Receivable	HST Tax Code	33.72		
		99-999-1 - HST (Statistical) Non	HST Tax Code	39.00	NL	339.00
				Payment Total:		791.00
3358	**10/31/2025**	**Township of Seguin**				
2025-316		11-300 - Prepaid	WPS Joint Election Compli	342.86		342.86
2025-304		19-210 - Replace Radio	Radio Installation	8,640.43		8,640.43
				Payment Total:		8,983.29
3359	**10/31/2025**	**SignCraft Canada Inc.**				
3442		16-252 - Station 2 - Minor Purch	Unit number for boat	10.18		
		11-210-2 - A/R HST Receivable	HST Tax Code	1.12		
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.30	NL	11.30
3360	**10/31/2025**	**Metroland Media Group Ltd.**				
7759376		16-108 - Admin - Advertising	Advertising	80.39		
		11-210-2 - A/R HST Receivable	HST Tax Code	8.88		
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.27	NL	89.27
3361	**10/31/2025**	**Sun Life Assurance Company of Canada**				
00264103		16-101 - Admin- Benefits	EAP	39.18		
		11-210-2 - A/R HST Receivable	HST Tax Code	4.33		
		99-999-1 - HST (Statistical) Non	HST Tax Code	5.01	NL	43.51
3362	**10/31/2025**	**Telizon Inc.**				
0631912025091		16-109 - Admin - Telephone	long distance	6.24		
		16-237 - Station 1 - Telephone	long distance	1.36		
		16-803 - Library - Expenses		0.53		
		11-210-2 - A/R HST Receivable	HST Tax Code	0.90		
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.04	NL	9.03
0631912025101		16-109 - Admin - Telephone	Long distance	6.76		
		16-237 - Station 1 - Telephone	Long distance	1.55		
		16-803 - Library - Expenses	Long distance	0.45		
		16-109 - Admin - Telephone	Long distance	0.15		
		16-109 - Admin - Telephone	Long distance	0.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	0.99		
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.15	NL	10.02
				Payment Total:		19.05
3363	**10/31/2025**	**Canadian TODS Limited**				
117527722		16-845 - Tourisium Orientation D	Signage (TODS) Program	1,200.77		
		11-210-2 - A/R HST Receivable	HST Tax Code	132.63		
		99-999-1 - HST (Statistical) Non	HST Tax Code	153.40	NL	1,333.40
117527718		11-300 - Prepaid	Tourism signage	1,221.12		
		11-210-2 - A/R HST Receivable	HST Tax Code	134.88		
		99-999-1 - HST (Statistical) Non	HST Tax Code	156.00	NL	1,356.00
				Payment Total:		2,689.40
3364	**10/31/2025**	**Valley Blades Limited**				
SV108604		16-439-1 - Hyundai Exacavator	Parts -plow	575.76		

EFT

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	63.59		
		99-999-1 - HST (Statistical) Non	HST Tax Code	73.55	NL	639.35
3365	**10/31/2025**	**Whitmell, Ron**				
OCT 19		16-501-1 - Staking Fees	Theadore Craig-burial staki	60.00		
		16-501-1 - Staking Fees	Alexander Percival-burial st	60.00		
		16-501-1 - Staking Fees	Theadore Craid-open/close	132.00		
		16-501-1 - Staking Fees	Alexander Percival-open/clc	132.00		384.00
				Total EFT:		131,218.86
				Total AP:		232,272.53

Report prepared for Council October 30, 2025

Jessica Sinkowski

Jessica Sinkowski, Treasurer/Tax Collector

STAFF REPORTS

Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Building

Agenda Date: November 18, 2025

Report No: BLDG-2025-04

Subject:
Building Services update and Building Permit activity – July 1 to September 30, 2025.

Recommendation:
THAT the Council of the Municipality of Whitestone does hereby receive report BLDG-2025-04 (Building Services update and Building Permit activity – July 1 to September 30, 2025) for information.

Background:
The purpose of this report is to update Council on matters such as:

- Building Permit activity within the Municipality (July 1 to September 30, 2025),
- The general activities of the Building Department.

Analysis:
From July 1st to September 30th, 2025, the Municipality received a total of thirty-four (34) building permit applications which is down six (6) for the same period last year. The total number of building permit applications received from January 1st to September 30th is one hundred and two (102) which is up eight (8) from the same period last year

The number of permits for new construction issued from July 1st to September 30th is twenty-eight (28) which is down nine (9) from the same period last year. Additionally, four (4) demolition permits were issued. The total number of building permits for new construction issued from January 1st to September 30th is eighty-five (85) which is down one (1) from the same period last year. Additionally, eleven (11) demolition permits were issued. See Schedule "A" for Q3 month-to-month statistics.

General Building Department activities included:

- Monthly updates to Tarion, MPAC, Statistics Canada.
- Civic Address numbers assigned; data base updated.
- Building Permit applications reviewed.
- Researched and responded to general inquiries concerning zoning and building related questions, met with members of the public to discuss questions involving current and potential projects.

- Minor Variance & Re-Zoning reports and pre-consultations.
- Conducted inspections, prepared reports and researched findings
- Continued to work on non-complying projects; issued orders and followed up on orders.
- Records management – creating digital property roll files indicating all Building Permit activity/history.

Since January 1st three hundred and thirty-five (335) building permit files have been closed. Additionally, twenty-four (24) occupancy permits were issued and twenty-two (22) permits were revoked.

As of November 1st seventy-six (76) open permit letters have been drafted. Of those, seventy-one (71) inspections have been conducted and thirty-seven (37) permits were closed. Additional open permit letters will be drafted and provided to property owners prior to December 31st, 2025.

Of the three hundred and thirty-five (335) closed building permit files,

- Eighty-seven (87) pre-date 2010
- One hundred and seventy-six (176) are from 2010-2021
- Seventy-two (72) are from 2022-2025

Financial Considerations

Construction value to date (January 1 – September 30) is $9,310,887.00

Link to Strategic Plan:

In support of the high- level objectives of the Strategic Plan: Communication, Fiscal responsibility.

Respectfully submitted by:

Jamie Osborne
CBO

Reviewed by:

Nigel Black
CAO/Clerk

Attachments:

Schedule A: Month to month statistics, Q3.

SCHEDULE A

2025 Month to Month Statistical Review	# of Permits	Construction Value	# of Permits	Construction Value	# of Permits	Construction Value	
Residential: [redacted]	JULY		AUGUST		SEPTEMBER		
Single Family Dwelling (SFD)	1	$600,000.00	1	$425,000.00	1	$600,000.00	
Seasonal Dwelling (Cottage)	3	$1,022,540.00	1	$148,555.00			
Renovation/Addition			1	$75,000.00	3	$499,250.00	
Garage/Shed	1	$16,800.00	1	$21,495.00	1	$50,000.00	
Deck/Porch	4	$16,475.00	5	$62,150.00	2	$16,450.00	
Docks			1	$6,000.00	2	$8,000.00	
Demolition	2	N/A			2	N/A	
Commercial							
TOTAL	**11**	**$1,655,815.00**	**10**	**$738,200.00**	**11**	**$1,173,700.00**	**$3,567,715.00**

Comparable Statistics 2025-2022

End of Q1, Q2 & Q3 Combined Totals:	# of Permits	Construction Value	
2025	**96**	**$9,310,887.00**	**as of September 30, 2025**
2024	**93**	**$10,552,485.00**	
2023	**91**	**$9,027,120.00**	
2022	**107**	**$10,328,683.00**	

Municipality of Whitestone
Report to Council

Prepared for: Council

Department: Planning

Report Date: November 4, 2025

Report No: PLN-2025-04

Council Agenda Date: November 18, 2025

Subject:
Planning Services Statistic Q3, 2025

Recommendation:
THAT the Council the Municipality of Whitestone receive Report PLN-2025-04 (Planning Services Statistic Q3, 2025) for information.

Analysis:
Applications received and in progress:

	Q3	TOTAL January 1st to September 30th, 2025
PARRY SOUND AREA PLANNING BOARD		
Consent applications	2	7
Subdivision applications	0	0

MUNICIPALITY OF WHITESTONE		
Zoning By-law Amendment	2	5
Official Plan Amendment	0	0
Deeming By-law	0	0
Shore Road Allowance	0	1
Concession Road Allowance	0	0
Minor Variance	0	2

Financial Considerations:
Municipal Planner (MHBC) invoices paid from July 1, 2025 to September 30, 2025.

File Name	Recoverable	Non Recoverable
Carr Aggregates – Zoning By-law amendment	$4,429.36	
Nash – purchase of Concession Road Allowance	$ 897.02	
Miscellaneous – title searches		$25.36
TOTAL	**$5,326.38**	**$25.36**

Total Planning revenue (July 1, 2025 to September 30, 2025)
$5,673.80, which includes application fees and payment of outstanding receivable invoices.

Total Planning revenue from January 1 to September 30, 2025
$16,167.28

Link to Strategic Plan:
Fiscal Responsibility and Accountability

Submitted by:

Paula Macri
Planning Assistant

Reviewed by:

Nigel Black
CAO/Clerk

Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Fire and Rescue

Report Date: November 4, 2025

Report No: FIRE-2025-05

Council Agenda Date: November 18, 2025

Subject:
Fire and Rescue Services activity – July 1, 2025 to September 30, 2025

Recommendation:
THAT the Council of the Municipality of Whitestone receive for information Report FIRE-2025-05 (Fire and Rescue Service activity – July 1, 2025 to September 30, 2025) for information.

Background:
The purpose of this report is to report to Council on various activities and matters related to the Fire and Rescue Services for the third quarter of 2025.

Calls for Service:
The Fire Department responded to 57 calls for service during the reporting period.

Medical Calls: 31

3 - fractures
1 - possible drowning, patient located and safe
3 - pediatric assists
7 - chest pain
6 - shortness of breath (SOB)
3 - transonic attack (TIA) (mini stroke)
2 - alcohol and drug related
1 - patient accidentally sprayed bear spray in eye
1 - patient headache, no signs of stroke
3 - lift assist
1 - patient bitten by raccoon, patient already being treated for rabies

Fire Calls: 7
3 - Calls for trees on hydro lines with fire

1 - Generator running in the basement of a house while power was out - two patients with carbon monoxide poisoning. Patients treated on scene by the Fire Department and transported to WPSHC by EMS.

1 - Smoke alarm call

1 - Tree fell onto house and propane tank.

1 - Bush fire (100 x 200)

Mutual Aid calls: 1
1 - Whitestone Tanker assisted Magnetawan for a structure fire

Motor Vehicle Accident (MVC): 5
3 - ATV accidents

2 - Vehicle accidents, invoiced to MTO Highway Claims: $5,134.50.

Overdose: 1

Ornge transport: 2

Enforcement: 4
1 - Attended Clear Lake area on five separate occasions to check for fire permits

1 - 5 campfires were checked: one had no permit (a permit was obtained online at the scene); one camper had a 2024 fire permit and was unaware that a new permit is required each year, this camper also obtained a fire permit online at the scene.

2 - Attended a camp near Nesbitt Trail, where a fire was left unattended while the person went for a side-by-side ride. Issued two offence tickets (POA): *Unlawfully start a fire without a permit* and *Fail to tend fire until extinguished* — $235.00 each.

Training:
Four Whitestone firefighters attended a rail safety course in McDougall, hosted by CPKC. The program combined classroom learning with hands-on exercises in hazmat suits, practicing valve operation, leak control, and scene size-up directly on rail equipment.

Regular bi-weekly training and vehicle checks at Station #1.

Regular bi-weekly vehicle checks at Station #2.

Public outreach and Education: 3

1 - Canada Day: open house and fire work standby.
1 - Two firefighters attended Parry Sound Cruiser night to show appreciation to first responders.
1 - Fall Fair: Provided traffic control and hosted an open house. At the end of the fair, the fire truck sprayed water over the beach for children and adults.

Fire Prevention initiatives: 11

8 - Rental unit Fire inspections
3 - Black Lake and Clear Lake: Checked for fire permits and provided education
2 - After School fire drills

Financial Considerations

Additional costs beyond approved budget: None

Link to Strategic Plan:

In support of the high-level objectives of the Strategic Plan: Communication, Fiscal responsibility.

Respectfully submitted by:

Bob Whitman, Fire Chief

BY-LAWS

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 38-2025

Being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for the property located on Part Lot 5, Concession 4, Part 2, 42R-14763, Part 2, 42R-17010, geographic Township of McKenzie, and municipally known as 15 Sams Lane (Samotik)

WHEREAS the Council of the Municipality of Whitestone has the authority to enact Zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

AND WHEREAS the applicants have applied for and received a provisional Consent to permit the creation of three new lots from the Parry Sound Area Planning Board, under consent application B01/2025(W) subject to a site specific rezoning to implement the Consent;

AND WHEREAS the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject lands;

AND WHEREAS the Council of the Municipality of Whitestone has determined that no further notice is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE the Council of the Municipality of Whitestone hereby enacts as follows:

1. That Schedule 'A', Sheet No. 8 of 22, of By-law No. 07-2018 as amended is hereby further amended by rezoning Part of Lot 5, Concession 4, Part 2, Registered Plan 42R-14763, Part 2, Registered Plan 42R-17010, geographic Township of McKenzie, and municipally known as 15 Sams Lane, from the Waterfront Residential 1 – Limited Services (WF1-LS) Zone to the Rural – Limited Services (RU-LS) Zone, as shown on Schedule A attached to this By-law.

2. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.

3. **THAT** By-law No. 38-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) is hereby passed this 18th day of November, 2025.

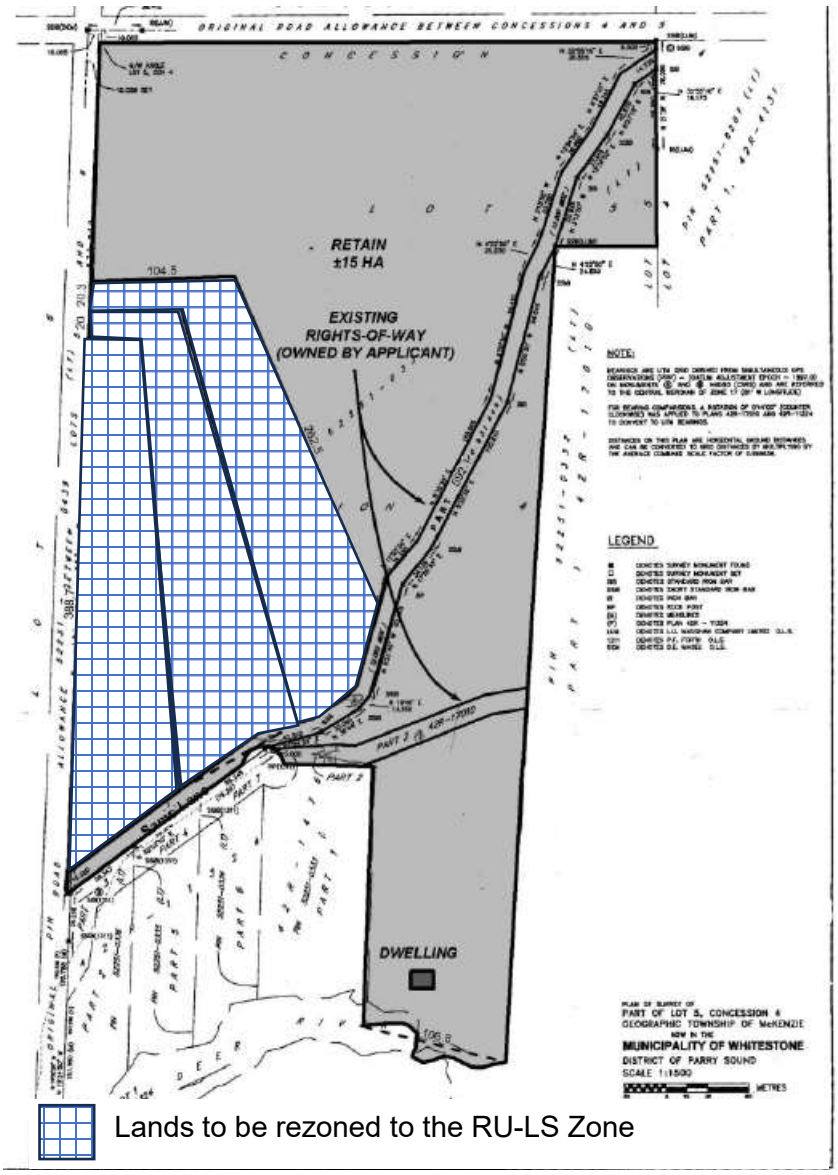
_____

Mayor George Comrie

_____

CAO/Clerk Nigel Black

Schedule A to By-law 38-2025



THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 39-2025

Being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for the property located on Lot 8, Registered Plan 42M-627, geographic Township of McKenzie, and municipally known as 21241 Wah-Wash-Kesh Lake (Smith and Hillcoat)

WHEREAS the Council of the Municipality of Whitestone has the authority to enact Zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

AND WHEREAS the applicants have applied for a Zoning By-law Amendment to permit a sleeping cabin that exceeds the maximum size and height;

AND WHEREAS the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject lands;

AND WHEREAS the Council of the Municipality of Whitestone has determined that no further notice is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

NOW THEREFORE the Council of the Municipality of Whitestone hereby enacts as follows:

1. That Schedule 'A', Sheet No. 5 of 22, of By-law No. 07-2018 as amended is hereby further amended by rezoning Lot 8, Registered Plan 42M-627, geographic Township of McKenzie, and municipally known as 21241 Wah-Wash-Kesh Lake, from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 – Limited Services Exception 9 (WF2-7-LS) Zone, as shown on Schedule A attached to this By-law.

2. That Section 7.04.2.7 be added to By-law No. 07-2018, including the following text:

   "Waterfront Residential 2 – Limited Services Exception 9 (WF2-9-LS) Zone

   Notwithstanding the permitted uses and provisions of the WF2 Zone, the following shall be permitted within the WF2-9-LS Zone:

   - *A sleeping cabin with a maximum size of 111 square metres, inclusive of the ground floor area and the area of a screened in porch;*
   - *A sleeping cabin with an attached deck with a maximum size of 45 square metres;*
   - *A sleeping cabin with a storage loft with a maximum size of 16 square metres; and,*
   - *A sleeping cabin with a maximum height of 5.6 metres."*

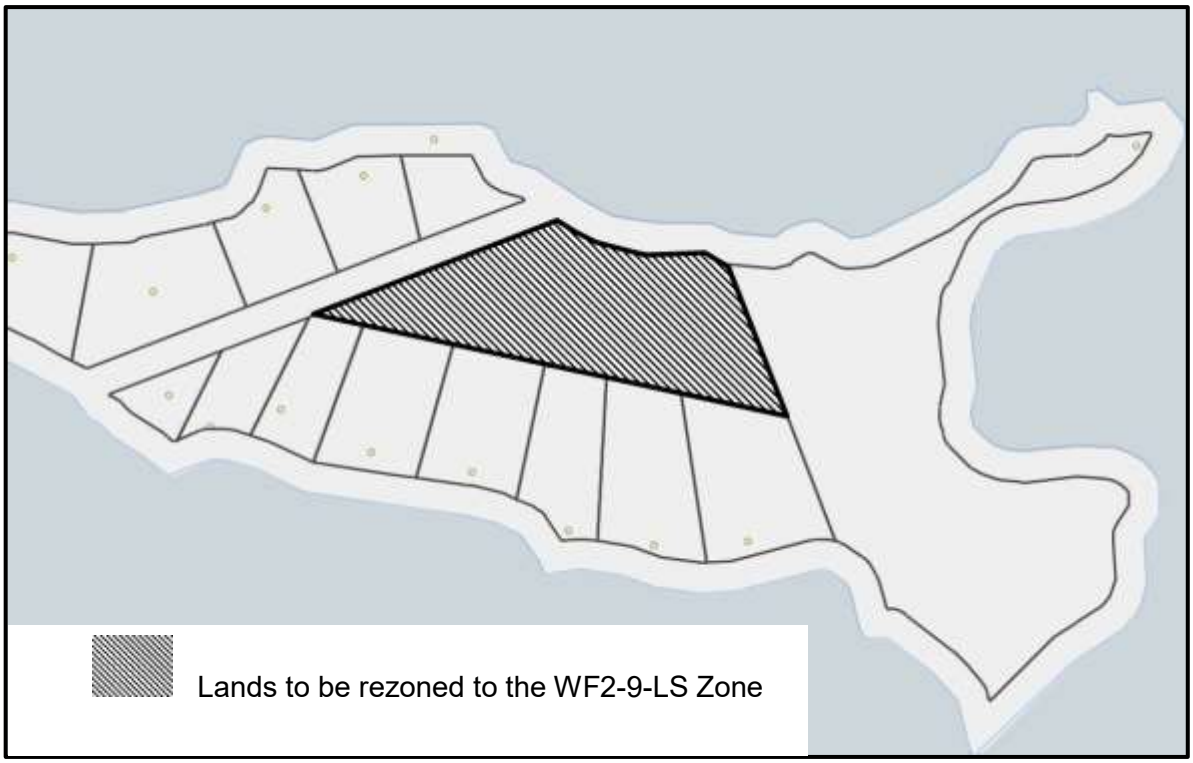
3. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.

4. **THAT** By-law No. 39-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) is hereby passed this 18th day of November, 2025.

Mayor George Comrie

CAO/Clerk Nigel Black

Schedule A to By-law 39-2025



21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 Fax: 705-389-1855

www.whitestone.ca
E-mail: info@whitestone.ca

MEMORANDUM

To: Mayor and Council

From: Paula Macri, Planning Assistant

Report Date: November 3, 2025

Council Agenda: November 18, 2025

Re: SMALL, Anna
Purchase of Shore Road Allowance

Background:

At the Council meeting of June 17, 2025, the following resolution was passed:

Resolution No. 2025-190
Moved by: Councillor Lamb
Seconded by: Councillor Bray

1.1.1 Application Application to Purchase and Close Shore Road Allowance - SMALL, Anna

- Memorandum from Parry Sound Consultant Report dated June 5, 2025

WHEREAS an application has been submitted by Anna Small for the closing and acquisition of the shore road allowance fronting Part Lots 31 and 32, Concession 4 in the geographic Township of McKenzie; and

WHEREAS Parry Sound Area Property Consulting have provided a report dated June 5, 2025; and

WHEREAS there are no Official Plan conflicts, environmental concerns or planning issues with respect to this application;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowance fronting Part Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, as applied for by Anna Small, subject to:

1) Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

Amendment proposed by Councillor Nash:

Resolution No. 2025-191
Moved by: Councillor Nash
Seconded by: Councillor Woods

THAT the following conditions be added:
2) Completion of a Type 1 fish habitat assessment
3) Confirmation that the septic leaching bed is outside of the 30-metre setback

Recorded vote requested by Councillor Woods

		YEAS	NAYS	ABSTAIN
2	Councillor Bray		X	
3	Councillor Lamb		X	
4	Councillor Nash	X		
1	Councillor Woods	X		
5	Mayor Comrie		X	

Defeated

Amendment proposed by Councillor Lamb:

Resolution No. 2025-192
Moved by: Councillor Lamb
Seconded by: Councillor Woods

THAT the following condition be added:
2) Verification that a septic permit has been filed with the North Bay Mattawa Conservation Association or at the municipal office.

Recorded vote requested by Councillor Lamb

		YEAS	NAYS	ABSTAIN
1	Councillor Bray	X		
2	Councillor Lamb	X		
3	Councillor Nash		X	
4	Councillor Woods	X		
5	Mayor Comrie	X		

Carried

With respect to Resolution No. 2025-192, staff confirms that a septic permit was issued from the North Bay Mattawa Conservation Association and filed in the applicant's property file.

June 20, 2025
A letter along with relevant material for processing and the above noted Resolutions, was sent to Ben Prichard, Municipal lawyer.

September 3, 2025
The Municipality received a copy of the deposited Reference Plan No. 42R- 22838.

September 29, 2025
The Municipality received a Notice, draft By-law, and Statutory Declaration from Ben Prichard's office. The Notice was posted on the Municipal website and the public bulletin board at the

Municipal Office on October 1, 2025. The notice was also published with the Parry Sound North Star online October 15, 2025.

October 8, 2025
The applicant submitted payment in regards to the cost of the Shore Road Allowance.

Next Steps:

That the By-law to close and stop up those parts of the original shore road allowance be passed on November 18, 2025 at the Council meeting.

ATTACHMENTS

Attachment 1
Report from Parry Sound Area Property Consulting dated June 5, 2025.

Attachment 2
42R-22838

PARRY SOUND AREA PROPERTY CONSULTING
HELPING YOU NAVIGATE THE PROCESS
Phone: 705-774-3860 E-mail: PSAPC@Cogeco.ca

SHORE ROAD ALLOWANCE APPLICATION

Part of Lots 31 and 32, Concession 4

Geographic Township of McKenzie

10 Lochanside Drive

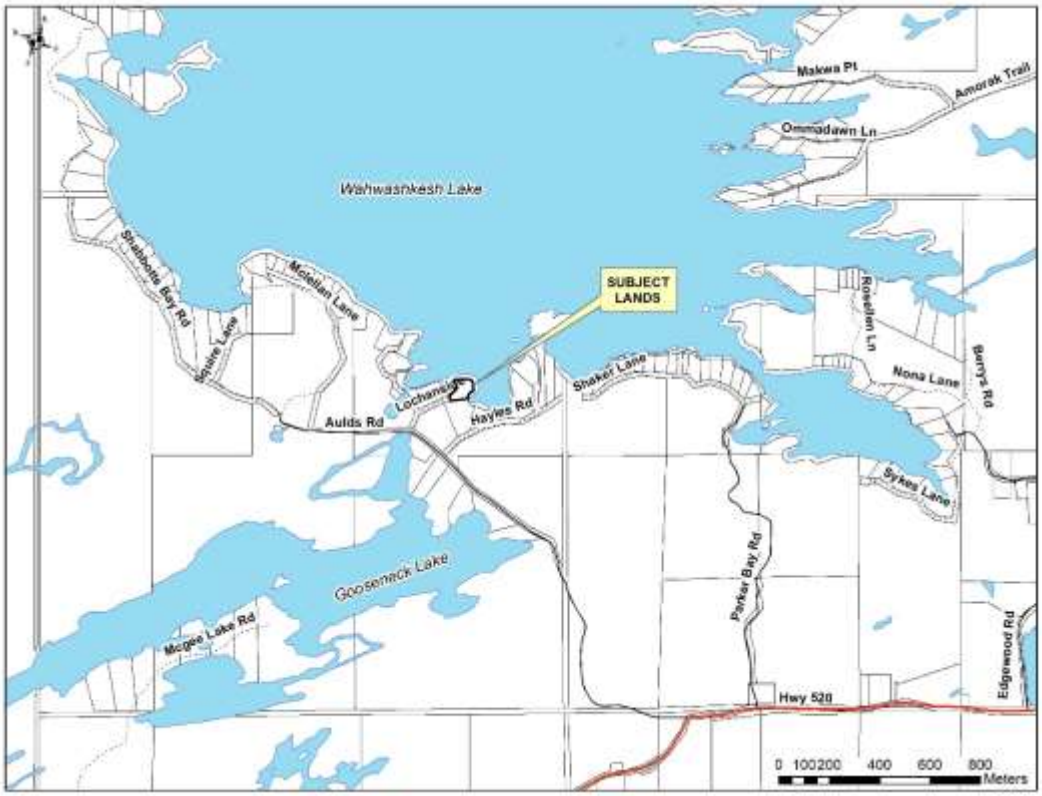
Applicant: Anna Small

Roll # 493905000406910 PIN # 52250-0144

June 5, 2025

BACKGROUND

Anna Small has a waterfront property at 10 Lochanside Drive on the south basin of Wahwashkesh Lake.



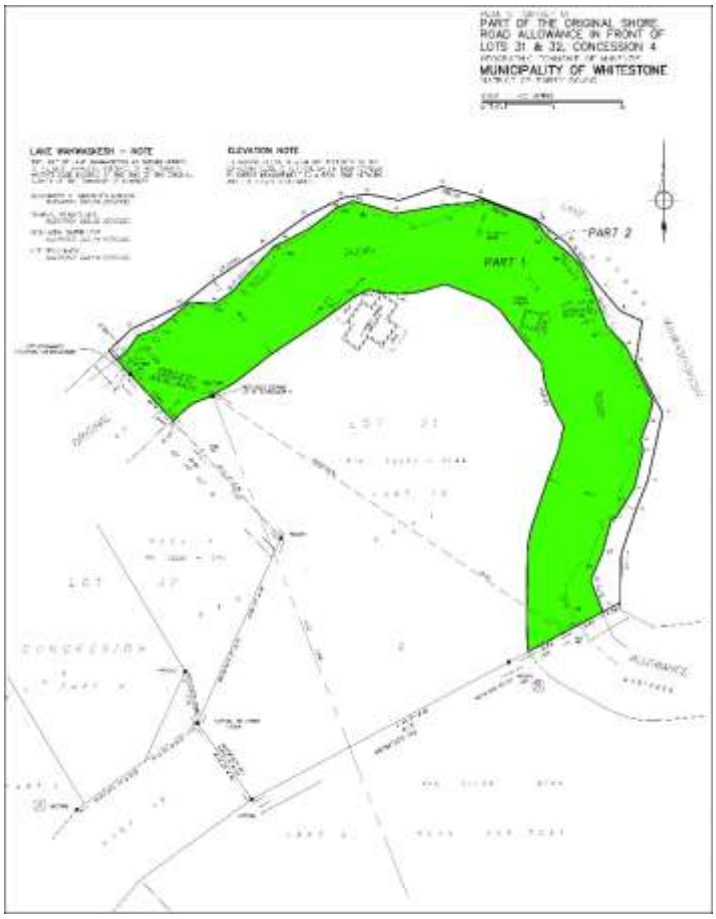
Ms. Small has indicated that she would like to purchase the shore-road-allowance to protect access to her property and to correct the encroachment of an existing deck and bunkie on these lands.

OFFICIAL PLAN

The Municipality's official plan supports the closure and sale of original shore road allowances.

> ***" 9.08 Shore Road Allowances***
>
> ***9.08.1 Shore road allowances are present on a number of lakes in the Municipality.***
>
> ***The Municipality is prepared to stop and sell these shore road allowances to the riparian land owners.***
>
> ***9.08.2 That part of the shore road allowance below the controlled high water mark will be retained by the Municipality.***
>
> ***9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality.***
>
> ***9.08.4 No shore road allowance will be stopped up and sold to the riparian land owner where it is used for access by an adjoining property owner or where the sale will have a negative impact on an adjoining property owner."***

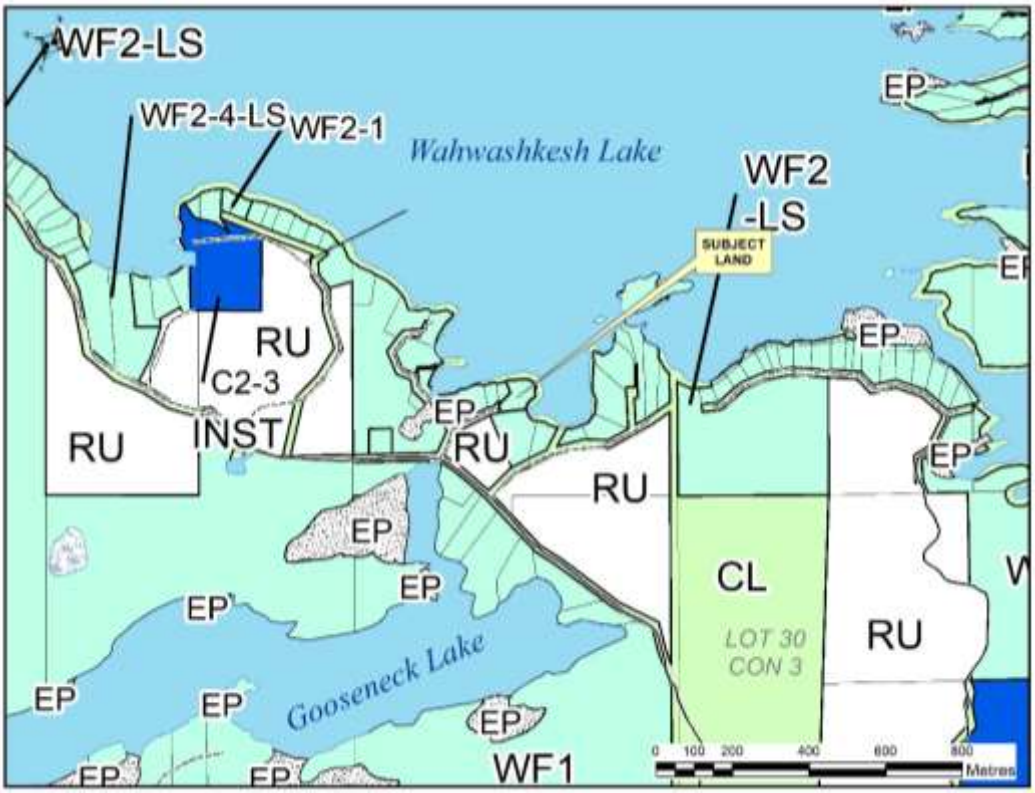
A draft survey has been prepared showing the existing encroachments as well as the original and controlled high water mark. The lands shown in green are available to be stopped up and sold to the applicant.



ZONING

The subject lands are zoned Waterfront Residential 2 – Limited Services (WF2-LS).

There are no Type 1 Fish Habitat (EP) areas identified on the zoning map. This allows for the sale of the entire shore-road-allowance in front of the applicants' lands.



CONCLUSIONS / RECOMMENDATION

That the Municipality agree to the closure and sale of the shore-road-allowance in front of 10 Lochanside Drive as shown on the draft survey plan prepared by IBW Surveyors.

Respectfully,

Patrick Christie, C.P.T.

Attachment 2

ORIGINAL WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
1	5059034.5	575576.6
2	5059043.3	575576.8
3	5059053.2	575580.1
4	5059059.4	575582.6
5	5059073.7	575585.7
6	5059084.7	575579.9
7	5059093.5	575581.3
8	5059095.5	575576.6
9	5059100.6	575572.3
10	5059109.9	575565.3
11	5059115.3	575558.4
12	5059120.2	575546.0
13	5059122.3	575538.2
14	5059119.4	575529.1
15	5059120.7	575522.2
16	5059119.9	575517.0
17	5059116.0	575509.1
18	5059109.6	575500.3
19	5059102.4	575489.5
20	5059096.9	575482.5
21	5059091.8	575471.7

REGULATED WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
22	5059037.7	575570.2
23	5059043.9	575572.9
24	5059050.9	575574.7
25	5059051.3	575575.7
26	5059057.6	575579.6
27	5059065.8	575581.6
28	5059067.9	575580.9
29	5059072.0	575582.6
30	5059076.3	575583.7
31	5059088.0	575577.8
32	5059092.5	575573.6
33	5059100.9	575570.4
36	5059112.0	575560.5
38	5059115.0	575558.4
39	5059119.6	575546.7
40	5059118.8	575544.6
41	5059118.3	575538.7
42	5059116.5	575528.4
43	5059119.2	575519.2
44	5059117.8	575515.7
45	5059113.5	575510.2
46	5059110.7	575504.8
47	5059109.6	575502.4
48	5059100.0	575493.4
49	5059097.1	575489.5
50	5059097.5	575484.0
51	5059094.4	575480.5
52	5059091.7	575476.7
53	5059090.4	575473.0
54	5059086.9	575470.5

PRESENT WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
30	5059076.3	575583.7
34	5059105.6	575567.9
35	5059107.9	575565.6
37	5059113.7	575559.5
39	5059119.6	575546.7
40	5059118.8	575544.6
48	5059100.0	575493.4
50	5059097.5	575484.0
51	5059094.4	575480.5
54	5059086.9	575470.5
55	5059030.8	575566.4
56	5059034.5	575564.8
57	5059036.6	575564.9
58	5059038.7	575566.0
59	5059041.6	575568.3
60	5059041.4	575569.7
61	5059046.6	575571.7
62	5059049.4	575573.0
63	5059050.3	575572.4
64	5059051.6	575573.9
65	5059051.3	575575.1
66	5059055.0	575577.3
67	5059056.5	575576.9
68	5059057.1	575576.4
69	5059065.2	575580.7
70	5059066.5	575580.3
71	5059067.2	575578.9
72	5059068.8	575579.2
73	5059070.2	575580.9
74	5059072.6	575581.5
75	5059079.5	575581.2
76	5059086.5	575576.5
77	5059088.0	575577.0
78	5059089.5	575576.2
79	5059090.6	575573.1
80	5059091.0	575571.7
81	5059095.3	575569.8
82	5059098.8	575571.0
83	5059100.4	575570.3
84	5059101.6	575568.9
85	5059102.3	575569.0
86	5059104.4	575567.2
88	5059106.6	575565.3
90	5059111.0	575559.9
92	5059114.9	575558.4
93	5059116.1	575539.1
94	5059114.1	575535.4
95	5059113.8	575532.0
96	5059114.2	575531.7
97	5059115.4	575529.3
98	5059116.6	575521.3
99	5059118.3	575519.1
100	5059118.0	575516.8
101	5059113.4	575513.0
102	5059109.8	575504.9
103	5059108.0	575504.2
105	5059105.5	575502.4
106	5059102.9	575498.6
107	5059100.0	575495.6
108	5059097.2	575491.8
109	5059097.0	575490.4
110	5059096.4	575490.1
111	5059095.3	575482.8
112	5059091.7	575477.6
113	5059090.4	575477.2
114	5059089.7	575476.1
115	5059089.5	575473.3
116	5059087.1	575473.5
117	5059086.0	575470.2
118	5059085.8	575471.3
119	5059084.6	575471.0

LAKE WAHWASKESH – NOTE

THE LIMIT OF LAKE WAHWASKESH AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF McKENZIE.

BENCHMARK AT BENNETT'S LANDING
ELEVATION 225.28 (CGVD28)

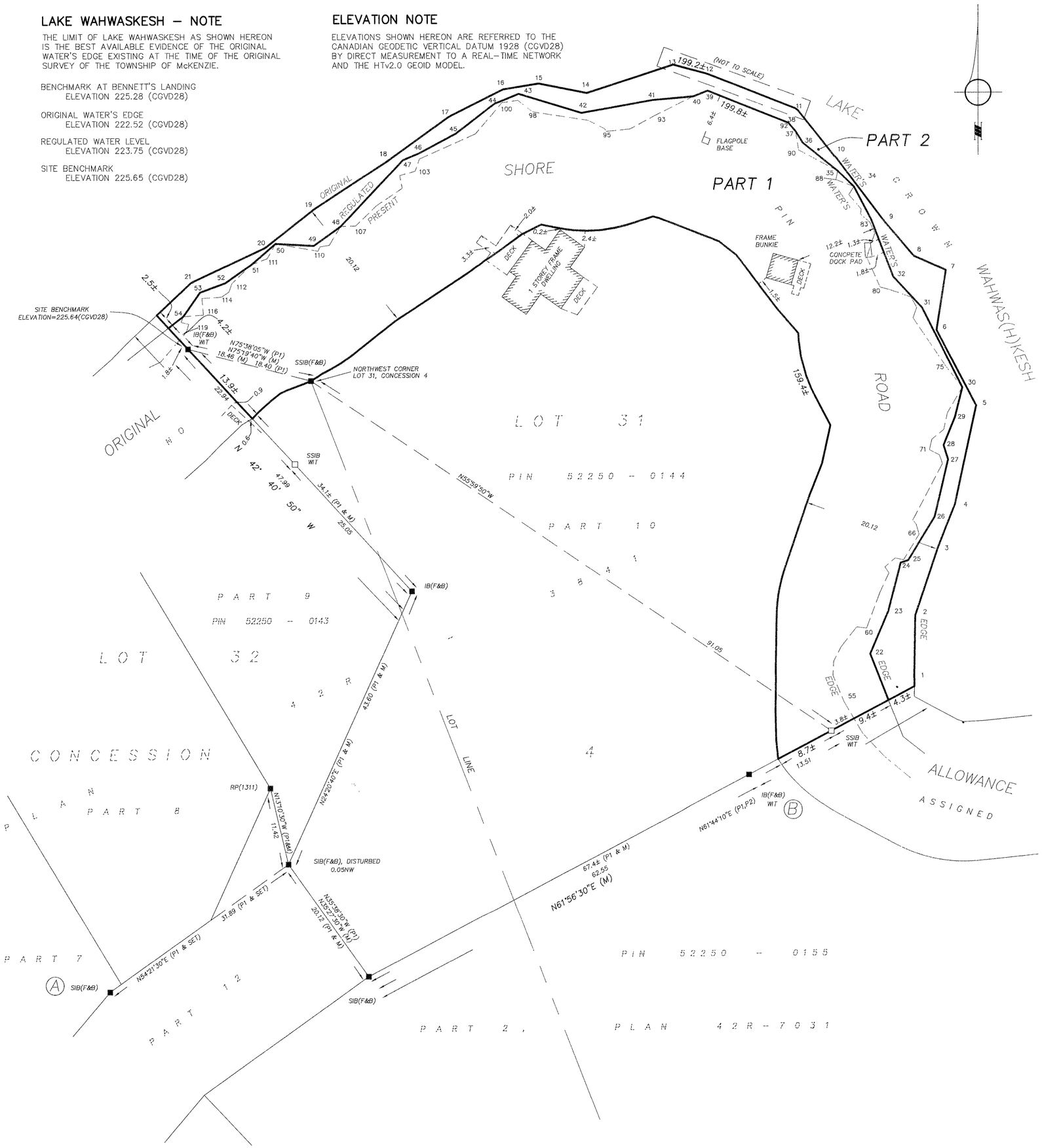
ORIGINAL WATER'S EDGE
ELEVATION 222.52 (CGVD28)

REGULATED WATER LEVEL
ELEVATION 223.75 (CGVD28)

SITE BENCHMARK
ELEVATION 225.65 (CGVD28)

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928 (CGVD28) BY DIRECT MEASUREMENT TO A REAL-TIME NETWORK AND THE HTv2.0 GEOID MODEL.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE August 27, 2025

J.A. MONAHAN
ONTARIO LAND SURVEYOR

PLAN 42R-22838
RECEIVED AND DEPOSITED

DATE September 2, 2025

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (No. 42)

SCHEDULE

PART	LOT	CONCESSION	PIN
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 31 & 32, CONCESSION 4		NO PIN ASSIGNED
2			

PLAN OF SURVEY OF

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 31 & 32, CONCESSION 4

GEOGRAPHIC TOWNSHIP OF McKENZIE

MUNICIPALITY OF WHITESTONE

DISTRICT OF PARRY SOUND

SCALE 1 : 400 METRES
0 1 2 3 4 5 15 30

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)v7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1,P2 – 0°41'30" COUNTER-CLOCKWISE

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999640.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
RP	DENOTES ROCK POST
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P1	DENOTES PLAN 42R-3841
P2	DENOTES PLAN 42R-7031
F&B	DENOTES FITZMAURICE AND BOYER, O.L.S.
1311	DENOTES P.F. FORTH, O.L.S.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN IN ACCORDANCE WITH SECTION 11 (4) OF O. REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON OCTOBER 31, 2024.

AUGUST 17, 2025
DATE

J.A. MONAHAN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-91449

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)v7(2010).

RURAL ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	5058988.56	575459.83
B	5059020.20	575552.62

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696
copies available at ProtectYourBoundaries.ca

PARTY CHIEF: TW | DRAWN: BG | CHECKED: JAM | PLOT DATE: AUG. 15, 2025 | A-049727
FILE: A-049727-RPLAN-v5

MEMORANDUM

To: Mayor and Council

From: Paula, Planning Assistant

Report Date: November 3, 2025

Council Agenda: November 18, 2025

Re: Rodney and Ruthanne McRae – Deeming By-law

The applicants, Rodney and Ruthanne McRae, submitted an application to the Municipality to have Lots 20, 21 and 22 on Plan 42M-260 municipally known as 11C, 11D & 19 Bears Paw, deemed not to be a lot in a Registered Plan of Subdivision. This application was accompanied by the required fee.

To fulfill a condition (to reconfigure the lots) of the Parry Sound Area Planning Board Consent No. B16/2025 for Rodney and Ruthanne McRae, the lots will need to be deemed not to be lots in a Registered Plan of Subdivision.

Attachments:

ATTACHMENT 1 – Parry Sound Area Planning Board Report dated August 8, 2025.

♀

PARRY SOUND AREA PLANNING BOARD

1 Mall Drive, Unit 2, Parry Sound, Ontario P2A 3A9

CONSENT APPLICATION NO. B16 2025 W - McRae
LOTS 20-22, PLAN M-260
GEOGRAPHIC TOWNSHIP OF HAGERMAN
MUNICIPALITY OF WHITESTONE

Roll # 493901001001950 PIN: 520880864
493901001002000 PIN: 520880863
493901001002200 PIN: 520880862

11C, 11D & 19 Bears Paw

Applicants: Rodney and Ruthanne McRae

August 8, 2025

BACKGROUND / PURPOSE

Rodney and Ruthanne McRae own 11C, 11D & 19 Bears Paw off of Canning Road in the Municipality of Whitestone.

The owners wish to reconfigure their lots to include existing features (lawns, waterfront views etc.) to more suite the use of the properties.

PROPERTY DESCRIPTION

The lands are described as:

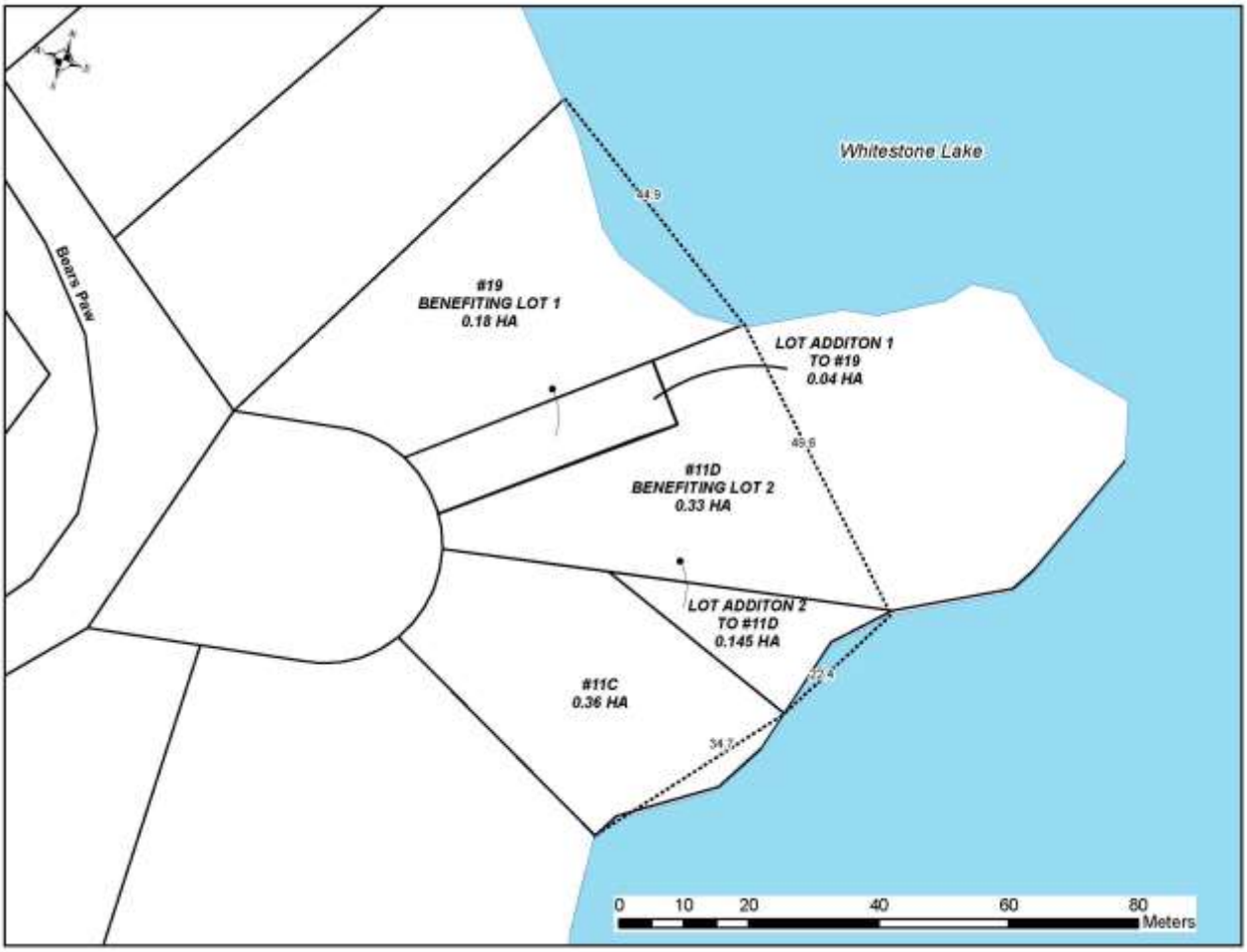
PIN: 520880864 (Rodney McRae)
LT 20 PL 260; WHITESTONE

PIN: 520880863 (Rodney McRae)
LT 21 PL 260; WHITESTONE

PIN: 520880863 (Rodney McRae, Ruthanne McRae)
LT 22 PL 260; WHITESTONE

PROPOSED CONSENT

The proposed consent would allow a lot addition from #11C to #11D Bears Paw and a lot addition from #11D to #19 Bears Paw as shown below.



	Frontage (m)		Area (ha)	
	Existing	Proposed	Existing	Proposed
(11C Bears Paw)	57.1	34.7	±0.5	±0.36
(11D Bears Paw)	49.6	61.2	±0.37	±0.47
(19 Bears Paw)	44.9	44.9	±0.18	±0.22

EXISITNG AND PROPOSED LOT CONDITIONS

The air photo above best illustrates the motivation for the proposed lot additions.

The owners have constructed a new dwelling at #19 Bears Paw. From the dwelling it would appear that the lawn on the north side of the driveway belongs to the lot. The owners wish to add this section to #19.

Similarly, a triangular section of #11C Bears Paw is directly in the view from the dwellings on #11D. Therefore, the owners would like to add this section of shoreline to the lot.

#11C is the only lot that is losing both water frontage and area. The Zoning By-law allows this reduced lot size as the result will be greater than the prescribed minimum lot size.

OFFICIAL PLAN

The subject lands are designated Waterfront in the Municipality's Official Plan.

There are no new lots being created as a result of this application and no conflicts with official plan policies.

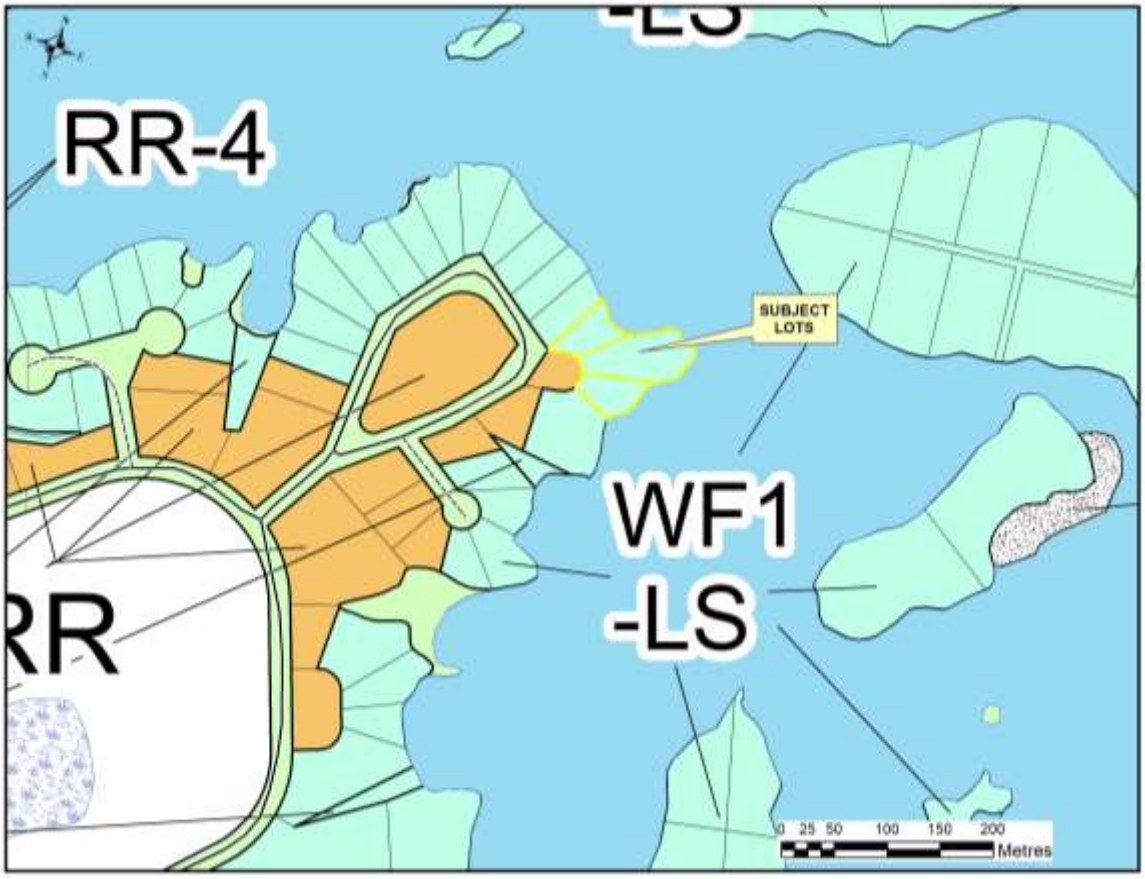
PROVINCIAL POLICY STATEMENTS (P.P.S)

These lands are considered Rural lands in the Provincial Policy Statement. There are no conflicts with the P.P.S and no new lots are being created as a result of this application.

ZONING BY-LAW

The subject lands are zoned Waterfront Residential 1 (WF1) in the Municipality's Zoning By-law.

There is no EP (Type 1 fish habitat) identified on the shoreline in front of these lands, and no new lots are being created.



The Zoning By-law includes the following policies in support of this type of application:

" 3.41 Lot Additions and Encroachments A lot that is reduced in size by the granting of a consent for the purpose of facilitating an addition of land to an abutting parcel shall be deemed to conform to the frontage, depth, and area provision of this By-law subject to the provisions of this By-law.

3.42 Lots Having Less Area, Frontage or Depth Than Required Where a lot having a lesser frontage, area or depth than is required by this By-law is:

a) held under distinct and separate ownership from abutting lots on or before the date of passing of this By-law; or,

b) a lot on a registered plan of subdivision; or

c) a lot created as a result of a consent granted by the Minister under the provisions of the Planning Act; or,

d) created as a result of an expropriation or other land acquisition by any authority having statutory powers of expropriation; or,

e) a lot created as a result of the granting of a consent by the land division authority prior to the passage of this By-law;

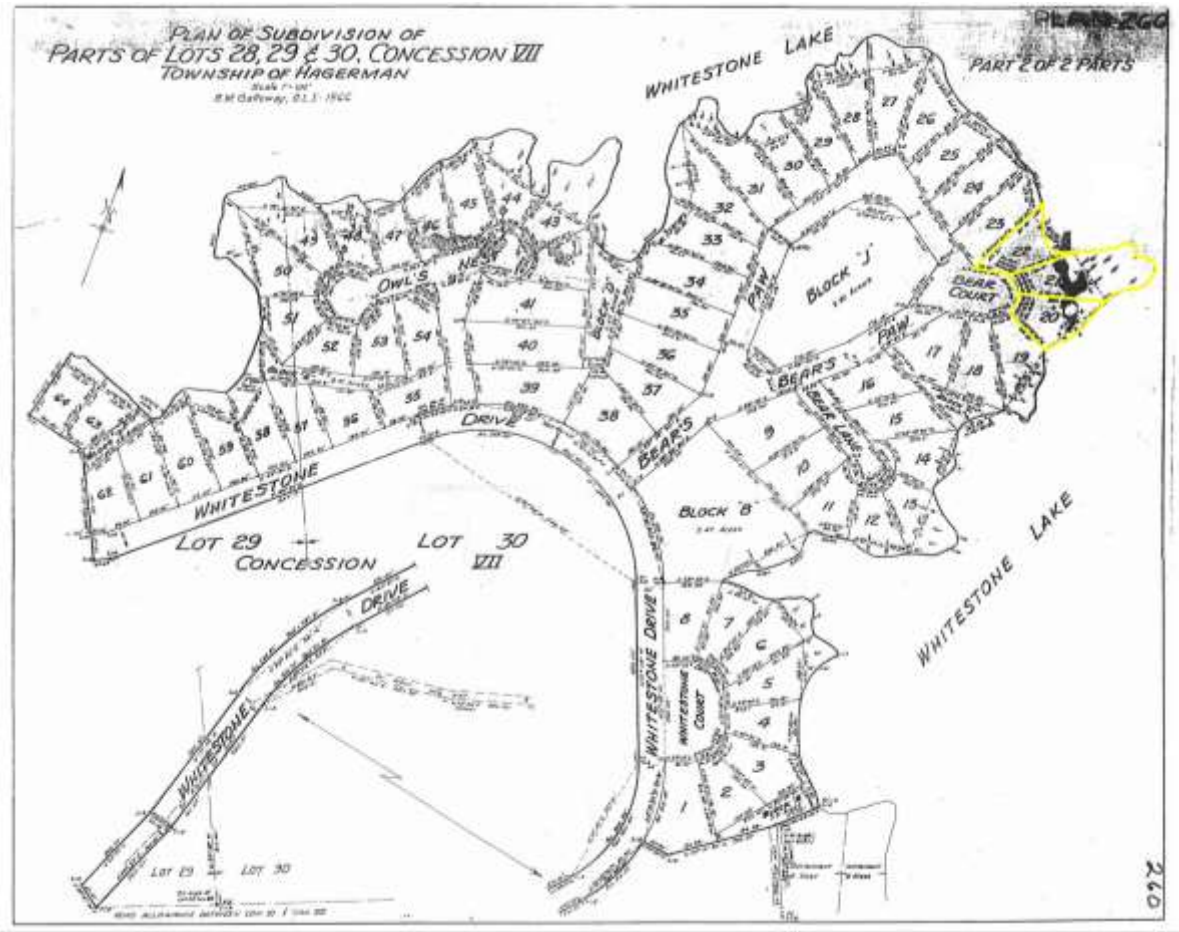
and where such a lot has a frontage of at least 30 metres, and a depth of at least 60 metres, or an area of at least 1,600 square metres, such lot shall be deemed to conform to the area, frontage and depth requirements of this By-law. "

The plan of subdivision (Plan 260) was registered in 1966, prior to the incorporation of the Municipality of Whitestone.

The resulting lots would exceed the 0.16 ha minimum lot area.

DEEMING OF SUBDIVISION LOTS

The subject lands are Lots 20-22 of Plan M-260.



The Municipality of Whitestone will need deem these lots not to be lots in a plan of subdivision in order for the lot boundaries to be adjusted.

RECOMMENDATIONS

That the proposed consent to allow a lot addition from #11C to #11D Bears Paw and a lot addition from #11D to #19 Bears Paw as applied for by Rodney and Ruthanne McRae in Application No. B16/2025(W) be approved subject to the following conditions:

1. That the applicant apply to the municipality to have Lots 20-22 in Plan M-260 deemed not to be lots in a plan of subdivision;

2. That the applicant's solicitor confirm that the lot additions will merge with the benefiting lots and

3. Payment of all applicable planning board fees.

Respectfully,

Patrick Christie, C.P.T.
Secretary-Treasurer
Parry Sound Area Planning Board

BUSINESS MATTERS

21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 Fax: 705-389-1855

www.whitestone.ca
E-mail: info@whitestone.ca

MEMORANDUM

To: Mayor and Council

From: Nigel Black CAO/Clerk

Report Date: November 4, 2025

Council Agenda Date: November 18, 2025

Re: **Proposed 2026 Regular Council Meeting Schedule**

Background

Per By-law 2023-80 Procedural By-law:

5. Notice of Meetings

5.1 Annual Schedule of Meetings

5.1.1 The Clerk will, no later than November 30th of each calendar year, submit a schedule of the upcoming Regular Meetings for the next calendar year for consideration and adoption by Council.

5.1.2 The Clerk will post on the municipal website the above referenced Council approved meeting schedule. This posting will constitute notice to the public of the Meetings.

5.1.3 The Clerk may amend the schedule from time to time with the direction of Council to reflect scheduling conflicts, holidays and other considerations. The amendments will be posted on the municipal website after the amendments are made and the amended schedule will be considered to constitute the notice of meetings noted therein.

Proposed Regular Council meeting schedule

The proposed 2026 Regular Council meeting schedule aligns with the previous 2025 Regular Council meeting schedule:

- One (1) meeting per month (third Tuesday of the month)
- 10:00 am start time
- The Meeting schedule will allow for a ½ lunch break and will then continue through the afternoon. Curfew per the Procedural By-law will allow for an extension of time beyond 7.0 hours as deemed necessary.

Budget Schedule:

The 2026 Budget Schedule proposes a new schedule that will start earlier and follow a more compressed timeline, allowing for the final budget to be adopted in March rather than May/June. The new schedule includes a new style of meeting to be held in 2025, which will allow for upfront discussion and direction on budget priorities and parameters before the actual budget numbers are presented.

We propose this meeting to help set the direction and provide guidance to staff. The Budget Schedule being proposed is as follows:

December 2, 2025	Initial Pre-Budget Meeting
January 13, 2026	Review of Capital Budgets (all Departments)
February 10, 2026	Review of Operating Budgets
February 11, 2026	Review of Operating Budgets (continued)
March 3, 2026	Review of Final Draft

Budget proposed for adoption at the Regular Council Meeting on March 17, 2026.

If during this process, it is determined that additional meetings are required, Special Council Meetings can be scheduled and advertised as per protocol.

Attachments:
Attachment A - Draft Regular Council meeting Schedule for 2026

Municipality of Whitestone

2026 Schedule of Regular Council Meetings

MEETING	DATE	TIME
Regular Council (Budget)	Tuesday, January 13	**10:00 a.m.**
Regular Council	Tuesday, January 20	**10:00 a.m.**
Regular Council (Budget)	Tuesday, February 10	**10:00 a.m.**
Regular Council (Budget)	Wednesday, February 11	**10:00 a.m.**
Regular Council	Tuesday, February 17	**10:00 a.m.**
Regular Council (Budget)	Tuesday, March 3	**10:00 a.m.**
Regular Council	Tuesday, March 17	**10:00 a.m.**
.		
Regular Council	Tuesday, April 21	**10:00 a.m.**
Regular Council	Tuesday, May 19	**10:00 a.m.**
Regular Council	Tuesday, June 16	**10:00 a.m.**
Regular Council	Tuesday, July 21	**10:00 a.m.**
Regular Council	Tuesday, August 18	**10:00 a.m.**
Regular Council	Tuesday, September 15	**10:00 a.m.**
Regular Council	Tuesday, October 20	**10:00 a.m.**
Regular Council	Tuesday, November 17	**10:00 a.m.**
Inaugural Meeting of Council for the 2026-2030 Term of Council		
Regular Council	Tuesday, December 15	**10:00 a.m.**

Regular Council meetings are held in person at the Dunchurch Community, with an option to join the meeting via Zoom Video Conferencing.

Special Council meetings may be called from time to time and these will be advertised as per the Municipality of Whitestone Procedure By-law.

Special Council meetings may be held in person at the Dunchurch Community, with the option to join the meeting via Zoom Video Conferencing **or** they may be held Zoom Video Conferencing only.

Proposed as of November 18, 2025

DRAFT

21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 Fax: 705-389-1855

www.whitestone.ca
E-mail: info@whitestone.ca

MEMORANDUM

To: Mayor and Council

From: Nigel Black CAO/Clerk

Date: November 18, 2024

Re: **City of Dryden – Resolution of Support – to incorporate mandatory water safety and Swim-to- Survive training**

Background

At the October 21, 2025 Council meeting, a resolution of support from the City of Dryden was to be brought back to the November 18 Council meeting with a recommendation to support the incorporation of mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario students.

Attachments:

Attachment A – City of Dryden Resolution No. 14

Attachment A

THE CORPORATION OF THE CITY OF DRYDEN

MOVED BY:	Price	**DATE:**	22-Sep-25
SECONDED BY:	Kiewning	**RESOLUTION NO.:**	14

Whereas drowning is one of the leading causes of preventable deaths among children in Ontario and research by the Lifesaving Society of Ontario shows that most children who drown never intended to be in the water; and

Whereas evidence demonstrates that even basic swimming and water survival skills significantly reduce the risk of drowning; and

Whereas many children in Ontario do not have equitable access to swimming lessons outside of school due to financial, cultural or geographic barriers; and

Whereas several municipalities across Ontario have expressed strong interest in improving water safety education for children; and

Whereas the Ministry of Education has the authority to incorporate water safety and survival training into the regular elementary school curriculum as a universal, life-saving skill comparable to fire safety and road safety instruction;

Therefore, be it resolved that the Council of The Corporation of The City of Dryden respectfully urges the Government of Ontario, through the Ministry of Education, to incorporate mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario students; and

Be if further resolved that a copy of this resolution be forwarded to The Honourable Minister of Education of Ontario, local Members of Provincial Parliament, the Association of Municipalities of Ontario and all Ontario municipalities, with a request for their endorsement.

RECORDED VOTE			**DECLARATION UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT** Councillors who have declared an interest, abstained from discussion and did not vote on this question.	
Council	**Yes**	**No**		
Councillor C. Kiewning				
Councillor B. Latham				
Councillor M. MacKinnon				
Councillor R. Noel				
Councillor M. Price			**Disposition of Resolution** (Check One)	
Councillor B. Tardiff				
Mayor J. Harrison				
TOTALS			**Carried X**	**Defeated**

MAYOR: Harrison

CORRESPONDENCE

Town of Bradford West Gwillimbury
100 Dissette St., Unit 7&8
P.O. Box 100, Bradford, Ontario, L3Z 2A7
Telephone: 905-775-5366
Fax: 905-775-0153
www.townofbwg.com

A

October 27, 2025 VIA EMAIL

Re: Removing HST/GST from New Homes to Support Housing Affordability

At its Regular Meeting of Council held on Tuesday, October 21, 2025, the Town of Bradford West Gwillimbury Council approved the following resolution:

Resolution 2025-343
Moved by: Councillor Scott
Seconded by: Councillor Duhaney

WHEREAS housing affordability is one of the most pressing issues facing Ontario families;

WHEREAS the federal government recently announced GST relief for first-time homebuyers on new homes, and the Province of Ontario removed the provincial share of HST on new purpose-built rental housing; and

WHEREAS the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home, e.g. about $117,000 on a $900,000 home in Bradford before any existing rebates;

THEREFORE, BE IT RESOLVED that the Council of the Town of Bradford West Gwillimbury calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well; and

BE IT FURTHER RESOLVED that this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities; and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

CARRIED

Please find enclosed a letter from Mayor James Leduc and Ward 2 Councillor Jonathan Scott.

Thank you for your consideration of this request.

Regards,

Tara Reynolds
Clerk, Town of Bradford West Gwillimbury
(905) 775-5366 Ext 1104
treynolds@townofbwg.com

CC: Hon. Mark Carney, Prime Minister of Canada
Hon. François-Philippe Champagne, Minister of Finance
Hon. Gregor Robertson, Minister of Housing, Infrastructure and Communities
Hon. Doug Ford, Premier of Ontario
Hon. Peter Bethenfalvy, Minister of Finance, Ontario
Hon. Rob Flack, Minister of Municipal Affairs and Housing, Ontario
Scot Davidson, MP New Tecumseth-Gwillimbury
Hon. Caroline Mulroney, MPP York-Simcoe
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Municipalities in Ontario

Town of Bradford West Gwillimbury
100 Dissette St., Unit 4
P.O. Box 100, Bradford, Ontario, L3Z 2A7
Telephone: 905-775-5366 ext. 1200
jleduc@townofbwg.com
www.townofbwg.com

October 27, 2025

The Right Honourable Mark Carney P.C., O.C., M.P.
Office of the Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Doug Ford MPP
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Prime Minister Carney and Premier Ford:

Re: **Removing HST/GST from New Homes to Support Housing Affordability**

At its meeting of October 21, 2025, the Council of the Town of Bradford West Gwillimbury adopted the enclosed motion calling on the Governments of Canada and Ontario to remove the federal and provincial portions of the HST from new homes purchased as primary residences.

This measure would extend the relief already provided for purpose-built rental housing to families seeking to buy their first home. It represents a practical, immediate step toward improving affordability and supporting new housing supply.

For an average new home in our community, the 13 percent HST adds tens of thousands of dollars to the purchase price, a burden that directly undermines our shared goal of making homeownership affordable for working families and seniors. Removing that tax would provide meaningful relief.

Bradford West Gwillimbury is one of Ontario's fastest-growing municipalities, investing heavily in growth-related infrastructure while working to keep housing within reach. We urge both levels of government to work together on this change as part of a broader strategy to make homeownership attainable again for young Canadians. Simply put, cutting taxes in this way will help make life more affordable.

We would welcome the opportunity to contribute to any federal–provincial review of housing-related taxation and policy tools that can help deliver more affordable homes.

Sincerely,

Mayor James Leduc
Town of Bradford West Gwillimbury

Jonathan Scott
Councillor, Ward 2

encl.
cc:
Hon. François-Phillipe Champagne PC MP
Hon Peter Bethlenfavly MPP
Hon. Caroline Mulroney MPP
Federation of Canadian Municipalities (FCM)
All Ontario Municipalities
Hon. Gregor Robertson PC MP
Hon. Rob Flack MPP
Scot Davidson MP
Association of Municipalities of Ontario (AMO)

B

TOWN OF Parry Sound

THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2025 – 139

DIVISION LIST	YES	NO
Councillor **G. ASHFORD**	____	____
Councillor **J. BELESKEY**	____	____
Councillor **P. BORNEMAN**	____	____
Councillor **B. KEITH**	____	____
Councillor **D. McCANN**	____	____
Councillor **C. McDONALD**	____	____
Mayor **J. McGARVEY**	____	____

DATE: October 21, 2025

MOVED BY: _____

SECONDED BY: _____

CARRIED: ✓ **DEFEATED:** _____ **Postponed to:** _____

That the Council of the Corporation of the Town of Parry Sound does hereby endorse the Township of the Archipelago's Resolution 25-163 which supports the request from the Parents for Parry Sound and calls upon the Minister of Education and the Near North District School Board to:

1. Provide a confirmed timeline and benchmark dates for the completion and occupancy of the new JK-12 Parry Sound school;
2. Share public updates and findings from any investigations or reviews related to the project; and
3. Ensure transparency, communication, and accountability in all remaining stages of construction and school readiness.

FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the Honourable Paul Calandra, Minister of Education; Near North District School Board; Parents for Parry Sound; Parry Sound-Muskoka MPP, Graydon Smith; Parry Sound-Muskoka MP, Scott Aitchison, and all West Parry Sound area municipalities.

_____
Mayor Jamie McGarvey

The Corporation of The Township of The Archipelago
Council Meeting

Agenda Number: 15.6.

Resolution Number 25-163

Title: Parents for Parry Sound. Request for Municipal Support - Urgent Need for School Completion Timeline and Accountability

Date: Friday, October 17, 2025

Moved by: Councillor Frost

Seconded by: Councillor Cade Fraser

WHEREAS parents, students, and staff in the West Parry Sound area have been awaiting the completion of the new JK–12 school, which has experienced ongoing delays and a lack of clear communication regarding its progress and completion timeline; and

WHEREAS the community has not received a response from the Minister of Education or Deputy Minister regarding requests for clear timelines and benchmark dates for the completion and occupancy of the new school; and

WHEREAS the uncertainty surrounding the school's completion has created anxiety and frustration among parents, students, and staff who are seeking a safe and stable learning environment; and

WHEREAS Parents for Parry Sound have requested the collective support of all West Parry Sound municipalities in advocating for greater transparency and accountability from the Near North District School Board (NNDSB) and the Ministry of Education.

NOW THEREFORE BE IT RESOLVED that Council of the Township of The Archipelago hereby supports the request from Parents for Parry Sound and calls upon the Minister of Education and the Near North District School Board to:

1. Provide a confirmed timeline and benchmark dates for the completion and occupancy of the new JK–12 Parry Sound school;
2. Share public updates and findings from any investigations or reviews related to the project; and

3. Ensure transparency, communication, and accountability in all remaining stages of construction and school readiness.

FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the Honourable Paul Calandra, Minister of Education; Near North District School Board; Parents for Parry Sound; Parry Sound-Muskoka MPP, Graydon Smith; Parry Sound-Muskoka MP, Scott Aitchison, and all West Parry Sound area municipalities.

Carried

TWP EC .ca
EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

P.O. Box 129,
18 Centre St.
Spencerville, Ontario
K0E 1X0

VIA EMAIL

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario
The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Francois-Phillipe Champagne, Minister of Finance
Association of Municipalities of Ontario (AMO)
Ontario Small Urban Municipalities (OSUM)
Federation of Canadian Municipalities (FCM)
The United Counites of Leeds and Grenville
All Upper- and Lower-Tier Municipalities in Ontario

Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

RESOLUTION: Ontario Community Infrastructure Fund (OCIF)

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;

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Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

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Spencerville, Ontario
K0E 1X0

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from $100 million to $400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the $400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

NOW THEREFORE BE IT RESOLVED THAT

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than $400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.

2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.

3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.

4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.

5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.

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Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

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18 Centre St.
Spencerville, Ontario
K0E 1X0

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.

7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:

    - The Honourable Doug Ford, Premier of Ontario
    - The Honourable Kinga Surma, Minister of Infrastructure
    - The Honourable Rob Flack, Minister of Municipal Affairs and Housing
    - The Honourable Francois-Phillipe Champagne, Minister of Finance
    - Association of Municipalities of Ontario (AMO)
    - Ontario Small Urban Municipalities (OSUM)
    - Federation of Canadian Municipalities (FCM)
    - The United Counties of Leeds and Grenville
    - All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,

Natalie Charette
Interim Clerk
clerk@twpec.ca

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
322 Main Street South P.O. Box 759
Exeter Ontario
N0M 1S6
Phone: 519-235-0310 Fax: 519-235-3304
Toll Free: 1-877-204-0747
www.southhuron.ca

October 23, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Ontario Community Infrastructure Fund

Please be advised that South Huron Council passed the following resolution at their October 20, 2025, Regular Council Meeting:

418-2025
Moved By: Aaron Neeb
Seconded by: Jim Dietrich

That South Huron Council supports the Township of Edwardsburgh Cardinal September 29, 2025, Resolution regarding Ontario Community Infrastructure Fund (OCIF); and

That this supporting resolution and originating correspondence be circulated to the Premier, Minister of Infrastructure, Minister of Municipal Affairs and Housing, Minister of Finance, MPP Thompson, AMO, OSUM, FCM, all Ontario municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Infrastructure Hon. Kinga Surma, kinga.surma@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Rob Flack, rob.flack@pc.ola.org; Minister of Finance, Hon. Peter Bethlenfalvy, peter.bethlenfalvy@pc.ola.org; MPP Lisa Thompson, lisa.thompson@pc.ola.org; AMO, resolutions@amo.on.ca; OSUM, osum@osum.ca; FCM, resolutions@fcm.ca; and all Ontario Municipalities

Legal and Legislative Services
Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator
905-478-4282 ext. 1256
amcneil@eastgwillimbury.ca

D

October 28, 2025

SENT VIA EMAIL

The Honourable Doug Ford
Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Premier Ford,

Re: East Gwillimbury's Opposition to the *Protect Ontario by Unleashing Our Economy Act, 2025*.

For your information and records, at its meeting of Municipal Council held on October 21, 2025, the Council of the Town of East Gwillimbury enacted as follows:

> *WHEREAS on April 17, 2025, the Government of Ontario brought forth Bill 5: "Protect Ontario by Unleashing Our Economy", a broad omnibus legislation that introduces sweeping changes to multiple environmental and planning statutes, including the Environmental Assessment Act, Endangered Species Act, Ontario Heritage Act, and others; and*
>
> *WHEREAS this legislation was passed through the legislature in 49 days, thus limiting opportunities to provide feedback; and*
>
> *WHEREAS Bill 5 received Royal Assent on June 5, 2025; and*
>
> *WHEREAS the "Protect Ontario by Unleashing Our Economy" Act, 2025 enables the creation of Special Economic Zones (SEZs), which allow the provincial cabinet to exempt projects from compliance with municipal bylaws, environmental protections, and Indigenous consultation obligations; and*
>
> *WHEREAS lands under protection through various provisions, such as the Oak Ridges Moraine and the Greenbelt Protected Countryside, constitute 83% of the total EG area, which makes EG relevant in environmental stewardship for the Region and the Province; and*
>
> *WHEREAS the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are foundational to protecting the ecological and hydrological integrity of the region, and the provisions in the Protect Ontario by Unleashing Our Economy Act, 2025 directly conflict with the objectives of these plans; and*

Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator
905-478-4282 ext. 1256
amcneil@eastgwillimbury.ca

WHEREAS in alignment with the 2022 – 2024 Strategic Plan, EG Council declared a Climate Emergency in 2023 and approved the EG's Thinking Green Environmental Strategy in 2024, highlighting EG's commitments and efforts to preserve and restore the environment as EG grows; and

WHEREAS the Town of East Gwillimbury achieved 92% of its 2024 housing target, regardless of current environmental provisions, demonstrating that promoting sustainable growth is not only responsible but necessary;

THEREFORE BE IT RESOLVED THAT Council acknowledges the stated goals of economic growth and development in the Protect Ontario by Unleashing Our Economy Act, 2025, but expresses serious concerns with the Act as it interferes with local planning, limits public consultation, is inconsistent with the principles of free, prior and informed consent in consultation processes with Indigenous communities, and weakens protections to heritage and species, and formally opposes the Protect Ontario by Unleashing Our Economy Act, 2025 in its current form; and

THAT Council endorses the position of the Association of Municipalities of Ontario (AMO) in requesting that municipalities be included in the development of any regulatory frameworks related to Special Economic Zones; and

THAT Council directs staff to submit this resolution to:

- *The Honourable Doug Ford, Premier of Ontario*
- *The Honourable Rob Flack, Minister of Municipal Affairs and Housing*
- *The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks*
- *The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the Treasury Board, and MPP for York-Simcoe*
- *The Association of Municipalities of Ontario (AMO)*
- *All Ontario municipalities for their awareness and consideration*
- *The Rural Ontario Municipal Association (ROMA)*
- *Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation*
- *Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario; and*

THAT Council encourages residents to contact their MPPs to express concerns about the impacts of the Protect Ontario by Unleashing Our Economy Act, 2025, on local governance, environmental protection, and Indigenous rights..

Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator
905-478-4282 ext. 1256
amcneil@eastgwillimbury.ca

If you have any further questions, feel free to contact the undersigned.

Yours truly,

Amanda McNeil, Hon. B.A., M.M.St.
Legislative Coordinator

CC:

The Honourable Rob Flack, Minister of Municipal Affairs and Housing
The Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks
The Honourable Caroline Mulroney, Minister of Francophone Affairs, President of the Treasury Board, and MPP for York–Simcoe
The Association of Municipalities of Ontario (AMO)
All Ontario municipalities
The Rural Ontario Municipal Association (ROMA)
Donna Big Canoe, Chief of the Chippewas of Georgina Island First Nation
Abram Benedict, Ontario Regional Chief (ORC) for the Chiefs of Ontario

E

VIA EMAIL

Friday, October 3, 2025

Corporate Services Department
Legal Services
Office of the Regional Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

Please be advised that at its meeting held on Wednesday, September 17, 2025, the Council of The Regional Municipality of Halton unanimously adopted the following resolution:

RESOLUTION: Public Safety Requirements to Protect Our Communities

WHEREAS community safety is the foremost responsibility of all levels of government, including federal, provincial/territorial, and municipal authorities; AND WHEREAS recent violent home invasions in Halton Region and across Canada highlight the ongoing need to evaluate and strengthen bail laws and the administration of justice to better protect communities;

AND WHEREAS repeat violent offenders continue to be granted bail in some instances, placing victims, families, and first responders at risk, and public confidence in the justice system is undermined when such offenders are quickly returned to the community;

AND WHEREAS the federal government passed Bill C-48, which came into force in January 2024, introducing key reforms to the Criminal Code, including:

- A new reverse onus provision targeting repeat violent offending involving weapons,
- An expanded list of firearms offences triggering reverse onus,

- Requirements for courts to consider an accused's violent history and state on the record their consideration of community safety;

AND WHEREAS the federal government has committed to tabling additional legislation during the Fall 2025 session of Parliament to further strengthen community safety, including reforms related to bail and sentencing;

AND WHEREAS the provinces and territories are responsible for the administration of justice, including:

- Appointing justices of the peace and judges,
- Managing court operations and bail monitoring,
- Hiring and managing Crown Attorneys,
- Funding and overseeing provincial police services and detention centres;

AND WHEREAS on November 13, 2024, the Police Association of Ontario (PAO), the Ontario Provincial Police Association (OPPA), and the Toronto Police Association (TPA), representing 35,000 police members in Ontario, called for urgent action to ensure violent and repeat offenders are not released pending trial, and similar calls have been echoed by the Canadian Association of Chiefs of Police and Canada's Premiers;

AND WHEREAS strengthening bail provisions and the broader justice system requires ongoing collaboration across all levels of government, and doing so would reduce pressures on local police services, the courts, and municipalities;

NOW THEREFORE IT BE RESOLVED:

THAT Halton Regional Council:

1. Recognizes the steps already taken by the federal government through Bill C-48 and acknowledges the commitment to introduce further legislation in Fall 2025;
2. Calls on the Government of Canada to prioritize and expedite the introduction of its promised bail and sentencing reforms in the upcoming session of Parliament;
3. Calls on the Province of Ontario to invest in and strengthen the administration of justice, including:
    - Enhancing bail enforcement and monitoring,

    - Increasing resources for Crown prosecutors and court operations, including the previously announced courthouse for Halton
    - Expanding judicial capacity and detention infrastructure;
4. Encourages a national, coordinated approach involving all levels of government to ensure community safety is not compromised by gaps in bail or sentencing systems.

AND BE IT FURTHER RESOLVED:

- THAT Halton Regional Council calls for the following policy considerations in future reforms:
    - Expanding reverse onus provisions for repeat violent offenders,
    - Establishing stronger mandatory bail conditions, including firearm prohibitions, curfews, electronic monitoring, and no-contact orders,
    - Limiting multiple bail releases for individuals with histories of serious violent offences,
    - Improving inter-agency information sharing among police, Crown prosecutors, and corrections,
    - Prioritizing victim and community impact in bail decisions;

- THAT Halton Regional Council calls on the federal and provincial governments to review Criminal Code time limits and rules for stay of proceedings in cases involving serious and violent offences;

- THAT this motion be forwarded to:
    - The Prime Minister of Canada, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Secretary of State (Combatting Crime),
    - The Premier of Ontario, Attorney General of Ontario, the Solicitor General of Ontario,
    - All federal and provincial parties in the House of Commons and Ontario Legislature;
    - Halton's Members of Parliament and Members of Provincial Parliament,
    - The Canadian Association of Chiefs of Police, the Ontario Association of Chiefs of Police, the Police Association of Ontario, and the Ontario Provincial Police Association;
    - Ontario Association of Police Service Boards (OAPSB) and Canadian Association of Police Governance (CAPG);

- Halton's Local Municipalities;

- THAT this motion be shared with the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), and all municipalities across Ontario and Canada, encouraging them to pass similar motions in a spirit of collaborative, cross-jurisdictional reform.

If you have any questions, please contact me at the email address below.

Sincerely,

Graham Milne
Regional Clerk
Graham.Milne@halton.ca

c.
The Honourable Pierre Poilievre, Leader of Official Opposition
Yves-François Blanchet, Leader of Bloc Québécois
Don Davies, Interim Leader of NDP
Elizabeth May, Leader of Green Party
Halton MPs
Halton MPPs
Canadian Association of Chiefs of Police
Ontario Association of Chiefs of Police
Police Association of Ontario
Ontario Provincial Police Association
Ontario Association of Police Boards
Canadian Association of Police Governance
City Clerk's Office, City of Burlington
Valerie Petryniak, Town Clerk & Director, Legislative Services, Town of Halton Hills
Meaghen Reid, Director, Legislative & Legal Services/Town Clerk, Town of Milton
William Short, Town Clerk, Town of Oakville
Association of Municipalities of Ontario (AMO)
Federation of Canadian Municipalities (FCM)
all municipalities across Ontario and Canada

TOWN OF WASGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

October 29, 2025

The Right Honourable Mark Carney, Prime Minister of Canada
The Honourable Sean Fraser, Minister of Justice and Attorney General
The Honourable Gary Anandasangaree, Minister of Safety
The Honourable Ruby Sahota, Secretary of State
The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General
The Honourable Michael Kerzner, Solicitor General

BY EMAIL ONLY

RE: Resolution from the Town of Wasaga Beach – Public Safety Requirements to Protect Our Communities

Please be advised that the Council of the Town of Wasaga Beach, during their October 23, 2025 Council meeting, and at the request of the Regional Municipality of Halton, passed the following resolution regarding Public Safety Requirements to Protect Our Communities.

Whereas community safety is a top priority for all levels of government;

And whereas, Council of the Town of Wasaga Beach supports the motion passed by the Regional Municipality of Halton, enclosed herewith;

Now therefore be it resolved that the Town of Wasaga Beach:

1. Supports Halton Region's motion and the steps already taken by the federal government, including Bill C-48;
2. Urges the Government of Canada to move quickly on its promise to further strengthen bail and sentencing laws;
3. Calls on the Province of Ontario to invest more in the justice system, including:
    a. Better bail enforcement and monitoring,
    b. More resources for prosecutors and courts,
    c. More judges and detention facilities;
4. Supports a coordinated national approach involving all levels of government to improve community safety and fix gaps in bail and sentencing;

And be it further resolved that the Town of Wasaga Beach supports these future reforms:

- Expanding reverse onus for repeat violent offenders,
- Stronger mandatory bail conditions (e.g., firearm bans, curfews, electronic monitoring),
- Limits on multiple bail releases for serious violent offenders,
- Better information-sharing between police, prosecutors, and correctional services,
- Making community and victim impact a key part of bail decisions;

The longest freshwater beach in the world

TOWN OF WASGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

And further that the Town supports reviewing time limits and rules in the Criminal Code that could lead to serious cases being thrown out;

And that this motion be shared with:

- Federal and provincial government leaders and relevant ministers,
- Local MPs and MPPs,
- Police and justice associations,
- Municipal associations like AMO and FCM,
- Regional Municipality of Halton
- All municipalities within the Province of Ontario

Should you have any questions, please contact me at mayor@wasagabeach.com or (705) 429-3844 ext. 2225.

Sincerely,

Brian Smith
Mayor, Town of Wasaga Beach

/mps

cc: Federal and provincial government leaders and relevant ministers,
Local MPs and MPPs,
Police and justice associations,
Municipal associations like AMO and FCM,
Regional Municipality of Halton
All municipalities within the Province of Ontario

The longest freshwater beach in the world

-----Original Message-----
From:
Sent: October 28, 2025 12:41 PM
To: info@whitestone.ca
Subject: Algae blooms on Whitestone Lake

I'm wondering if anyone from council or the municipal office follows the Facebook page " I have a cottage on Whitestone Lake"? If so, they would be aware of the ongoing level 2 or 3 algae bloom near Hudson's bay. Home owners are without a safe water source. This bloom can continue to grow and with winds and movement of the water columns contaminate the entire lake.

Has the municipality taken any action in investigating if it's due to failed septic beds or organic run offs in this area?

This has been an ongoing concern since the end of August and appears to be getting worse and should be monitored.

For all the homes that draw water from the lake, it is a significant health risk if there are toxins present and they get into our water filtration systems.

This issue needs to be an agenda item at council meeting to show that the municipality acknowledges the risk and is addressing it. At this point due to the longevity of the bloom immediate consultation and intervention from the MOE is necessary.

I'm eager to hear back on how the municipality plans to address this very unfortunate situation.

Donna McQuay

Sent from my iPhone

G

October 22, 2025

To: The Honourable Doug Ford, Premier of Ontario

CC: Hon. Paul Calandra, Minister of Education; MPP Graydon Smith; West Parry Sound Municipal Leaders

Subject Urgent Request for Provincial Leadership and Accountability – Parry Sound JK–12 School Project and NNDSB Mismanagement

Parents for Parry Sound
STRONG SCHOOLS START WITH AN INFORMED COMMUNITY

Dear Premier Ford,

We are writing as **Parents for Parry Sound**; a grassroots advocacy group formed in August 2025 by parents deeply concerned about the ongoing mismanagement of the **Near North District School Board (NNDSB)** and the disastrous delay of the **Parry Sound JK-12 "super school"** project.

Our mission is simple: to demand transparency, accountability, and a safe, equitable education for every student in West Parry Sound.

Over the past two months, our group has worked tirelessly—meeting with **MPP Graydon Smith**, engaging directly with **Minister Paul Calandra**, securing widespread **media coverage** across CBC, CTV, Global News, and local radio, and partnering with **municipal leaders** from across West Parry Sound who have passed resolutions supporting an investigation into the NNDSB and demanding timelines for completion of the new school. Despite these efforts, families, teachers, and students still have no clear information, no published timelines, and no sense of stability.

While we understand the Ministry's governance review is complete and under consideration, the absence of communication or tangible action has only deepened the frustration and harm being experienced by students and staff.

Even though we have copied your office on much of our correspondence, this letter marks our first direct appeal for your leadership.

What is happening in Parry Sound reflects a deeper problem in education governance — where local accountability breaks down, and families are left in the dark.

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1. Breakdown in Governance and Communication

The **Near North District School Board's senior administration**, led by Director of Education **Craig Myles**, has repeatedly failed to provide accurate information or leadership throughout this crisis. Trustees, staff, and families remain in the dark while students learn in a **partially demolished school.** Morale has plummeted, and misinformation continues to fill the void left by silence from senior officials.

For over a decade, **municipal leaders have warned** the Board about outdated planning data, flawed enrolment projections, and premature school closures — warnings that were ignored. As a result, the

new **$60-million facility** will open already **over capacity by roughly 300 students**, using 2013 data that did not account for West Parry Sound's rapid growth.

When staff attempted to raise these and other concerns in a detailed letter, senior administration failed to address legitimate staff concerns, claiming they went beyond the scope of staff responsibilities. This dismissive response reflects a persistent **culture of avoidance and disregard** for accountability.

Parents, educators, and municipal officials have spent over a decade trying to engage constructively, only to be ignored by those in charge.

The consequences are clear:

- The new school will open **over capacity by approximately 300 students**.
- West Parry Sound continues to grow rapidly **with no plan to accommodate future enrolment.**
- **Before opening,** the facility already **fails to meet current needs**.
- The **closure of Nobel and McDougall Schools** has caused ongoing logistical, academic, and social hardship for families.

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2. Current Learning Conditions and Mental Health Impacts

While we are relieved that students have returned to in-person learning, the current conditions at **Parry Sound High School** are **inadequate, disheartening, and unsustainable**.

- Students are learning in **makeshift spaces**, including the cafeteria, library, and repurposed technical classrooms.
- **Hands-on programs** such as Tech and Food Services are unable to operate effectively.
- The **cafeteria is too small**, forcing students to eat in hallways and classrooms, leading to restlessness and the risk of increasing incidents of vandalism and behavioural issues.
- The removal of the **HUB space** means there is **no quiet or designated area** for students with Individual Education Plans (IEPs) or special accommodations to complete tests or receive support.
- There is **no functioning PA system or sound setup for assemblies**, severely impacting school spirit and the social, emotional, and mental well-being of students. Assemblies help foster belonging, connection, and pride — their absence has a left a noticeable void.
- **Extracurricular programs** are being reduced due to inadequate administrative support.

Concerns have also been raised about school-level leadership and the lack of meaningful consultation with stakeholders, including staff, parents, and students. These challenges compound the dysfunction seen at the Board level and directly affect student outcomes. Educators describe an atmosphere of low morale, poor communication, and limited support — all of which harm engagement and well-being.

Meanwhile, families have received **no clear timeline** for the transition to the new school. Teachers cannot plan effectively, and students have **nothing concrete to look forward to**, further compounding stress and disengagement.

The situation has become a **serious mental health issue** for educators and students alike. Everyone in our community wants to fix this — yet board-level politics and administrative gridlock continue to stall progress.

We are asking you to step in and **show these students that their government has their back** — that they deserve better than these conditions, and that they are **not an afterthought.**

---

3. Systemic Failure Across All Grades and Provincial Responsibility

The ongoing crisis within the Near North District School Board extends far beyond Parry Sound High School. Every school in West Parry Sound — from JK through Grade 12 — is being affected by the Board's chronic mismanagement:

- **Busing shortages** continue to disrupt families and student attendance.
- **Resource gaps** have left teachers and students without the tools they need to succeed.
- **Overcrowding and understaffing** persist due to poor planning and outdated enrolment projections.
- The prolonged **lack of transparency** has eroded public trust across the entire region.

Under **Section 169.1 of the Education Act**, school boards are legally responsible for promoting student achievement, ensuring well-being, and managing resources effectively. NNDSB senior administration has failed in all three areas — undermining the quality of education and the mental health of both staff and students.

We also urge your government to consider the **inequity in funding distribution.** Parry Sound pays **over $10 million more per year** in education tax contributions than North Bay, yet we consistently receive **fewer programs, fewer resources, and substandard facilities.**

The false narrative of declining enrolment across the NNDSB is being used to justify decisions that do not reflect the reality in West Parry Sound — where population and student numbers are steadily increasing.

Premier Ford, we recognize that Minister Calandra has expressed intent to reform the trustee system and strengthen oversight of Ontario's school boards. The NNDSB is a prime example of why such reform is urgently needed. However, this is not a call for abolition — it is a call **for leadership, accountability, and immediate action.**

Your government has the power and responsibility to ensure that families in West Parry Sound receive the same quality of education, facilities, and support as any other region in Ontario. That is not the reality today.

The NNDSB has proven it **cannot self-govern**. It has disregarded community input, withheld information, and placed students in unsafe and inadequate learning conditions. We ask that you and the Ministry of Education ensure this ongoing review leads to **clear, public, and actionable outcomes**, restoring confidence and ensuring transparency for all families moving forward.

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4. What We Are Asking For

To begin rebuilding trust and restoring confidence in local education, we respectfully request the following actions:

1. **Immediate communication of timelines** and **benchmark dates** for the completion and opening of the Parry Sound JK–12 school, along with **clear direction to families and staff** regarding where students will learn for the 2025-26 school year.
2. **Accountability and transparency for Director Craig Myles and NNDSB senior administration** for their repeated mismanagement, misinformation, and failure to respond to community and trustee concerns.
3. **A public update from the Minister of Education** outlining the results of the ongoing governance investigation and a commitment to corrective action within a set timeline.
4. **A review of school capacity planning across West Parry Sound**, including funding for an additional elementary school in McDougall Township to address current and future growth. Or, provide funding for a **new elementary school in McDougall Township** to meet long-term regional growth needs.
5. **Acknowledgment and an apology** from the NNDSB to the students, staff, and families affected by these failures.

Premier Ford, as you have stated before, Ontario students deserve the best education in the country — yet in West Parry Sound, they are being left behind. This is no longer a local board failure; it is a provincial one that demands your attention.

We ask that you uphold your government's commitment to transparency, student well-being, and educational equity by intervening now.

We would welcome the opportunity to meet with you to discuss this in greater detail. The **bottom line** is this:

The **Near North District School Board has failed the students of West Parry Sound**. From JK to Grade 12, every child has been affected by mismanagement, lack of resources, and eroded trust. They deserve answers, a plan, and a public acknowledgment of the harm done.

Thank you for your attention and leadership on this urgent matter.

Sincerely,

Vicki Christie, Shane Reynolds & Amy Black
On behalf of **Parents for Parry Sound**

WEST PARRY SOUND
HEALTH CENTRE
FOUNDATION

6 Albert Street, Parry Sound, ON P2A 3A4
T 705.746.4540 x3346 · 1.888.262.0436 F 705.773.4059
www.wpshcf.com

THE
NORTHERN
ANGEL
COUNCIL

October 16, 2025

Dear Ms. Woehl, Maple Island Thrift Shop,

Your generous support of the West Parry Sound Health Centre Foundation has helped shape the future of health care in our community—and for that, we are truly grateful. Your commitment means more than words can express, and we are honoured to count you among our most valued supporters.

As a special thank you, and in recognition of **Make A Will Month** in Canada, we are pleased to invite you and your family to an exclusive **Estate & Inheritance Planning Seminar** designed especially for donors like you.

Event Details

Topic: Estate & Inheritance Planning Seminar
Date: Nov 26th 2025
Time: 5:30pm – 6:30pm
Location: Lakeland Celebration Room, Lakeland LTC Entrance, West Parry Sound Health Centre
To RSVP: 705-746-4540 ext 3347; foundation@wpshc.com

Space is limited, please RSVP now to reserve your seat. Parking will be available at no charge.

Led by a Barb Kerr, IG Wealth Management Inc. and Joyce W. Faria, Oldham Law Firm, the seminar will cover key considerations for creating or updating your will, how to protect your loved ones, and how you can leave a legacy that reflects your values.

This is a great opportunity for families to learn about options for estates and inheritances and to start planning together. There will also be time for Q&A, and light refreshments will be served.

Whether you've already made a will or are just starting to think about it, we hope this seminar will be a helpful and informative resource.

Please know this is a complimentary event with **no expectation or request to make a legacy gift**. It's simply our way of saying thank you and offering expert information during this important awareness month.

If you have any questions, feel free to contact us at 705-746-4540 ext 3347; foundation@wpshc.com.

We hope to see you there—and once again, thank you for your continued generosity and trust in the WPSHC Foundation.

With gratitude,

Deborah

Deborah M. Loosemore CEO
705-774-6571
dloosemore@wpshc.com

WEST PARRY SOUND HEALTH CENTRE FOUNDATION

IG WEALTH MANAGEMENT

The West Parry Sound Health Centre Foundation
Warmly Extends an Invitation to You for an

Estate & Inheritance Planning Information Session

Wednesday, November 26th
5:30 PM – 6:30 PM

Lakeland Celebration Room
Lakeland Entrance
West Parry Sound Health Centre
6 Albert Street

Free Parking Available

Speakers Presenting

Estate & Inheritance Planning
Barb Kerr, CFP®, TEP, CFDS, RRC®
CERTIFIED FINANCIAL PLANNER®
IG Wealth Management Inc., Mutual Fund Division

Wills, Estate Planning & Inheritance Precautions
Joyce W. Faria, B.A., J.D.
Oldham Law Firm
A Professional Corporation

Topics we'll be covering:

- Should Assets Be Changed to Joint Ownership?
- Tax Planning vs Probate Planning
- Tax Savings with Charitable Giving
- Pitfalls to Avoid

Contact the Foundation Office to reserve your spot.
705-746-4540 ext 3347
foundation@wpshc.com

Seating is limited. There is no cost.

Trademarks, including IG Wealth Management, are owned by IGM Financial Inc. and licensed to its subsidiary corporations.
Views of guest speakers may not be shared by IG Wealth Management.

Good Afternoon Wendy,

Thank you for your email, and request for someone to join a council or lake association meeting.

The North Bay Parry Sound Public Health Unit has jurisdiction over coordinating notifications to members of the public and may be more suited to speaking about how information could be disseminated to the residents.

We will review your request and get back to you.

Kind Regards

Anthony Boucher, Environmental Compliance Officer, Badge # 2122
Northern Region - Timmins District- North Bay Office | Ministry of the Environment, Conservation and Parks
Unit 16 & 17, 191 Booth Rd, North Bay, Ontario, P1A 4K3
Cellular: (705) 492-1305 | Email: Anthony.Boucher@Ontario.ca
Spills Action Centre: 1-800-268-6060
Ontario

From: Wendy Schroeder <deputy.clerk@whitestone.ca>
Sent: October 23, 2025 4:21 PM
To: Bonell, Noah (MECP) <Noah.Bonell@ontario.ca>; Boucher, Anthony (MECP) <Anthony.Boucher@ontario.ca>
Cc: Nigel Black <nigel.black@whitestone.ca>
Subject: suspected blue green algae, Whitestone Lake

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Noah, Anthony,

I'm wondering if I could get your direction about the blue green algae situation on one of the lakes in our municipality. Our Council is quite concerned about it, and about how information could be disseminated to the residents. Many know about it, but Council would be interested in having someone attend a Council meeting to talk to them about it.

Is there anyone who you know of who would either come to a Council meeting, or go to a lake association meeting, to address residents directly?

We have provided the information and links that were sent to us, and thank you for everything, but we are wondering if there is some more we can do.

Thanks in advance,

Wendy Schroeder
Deputy Clerk

21 Church Street - Dunchurch, Ontario - P0A 1G0
705-389-2466 - Ext. 127

Agnes and James McNamara
[redacted]

Monday November 3rd, 2025

Mayor George Comrie,
Members of Council, and
Chief Administrative Officer

Municipality of Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0

Subject Request for a Public Information Session on the Causes and Effects of Blue-Green Algae

Dear Mayor, Members of Council, Chief Administrative Officer,

I am writing as a concerned resident and taxpayer to respectfully request that the Municipality of Whitestone host a public information session regarding the causes and effects of Blue-Green Algae (cyanobacteria) in Whitestone Lake and waterways.

On Tuesday, October 21st, 2025, during the Regular Council Meeting, the Mayor and all members of Council agreed on the need to be educated on the issue. They requested that the Chief Administrative Officer organize a presentation from experts on the subject.

As you are aware, the presence of Blue-Green Algae poses serious environmental, health, and economic concerns for residents, visitors, and property owners. With increasing reports of algae blooms in our region, it is important that accurate, science-based information be shared with the public and not just members of Council, how these blooms develop, the potential risks to human and animal health, and what measures can be taken collectively to mitigate and prevent them.

I respectfully ask that Council arrange for this session to be held as a public meeting outside of regular business hours. Available by zoom to ensure that working residents and concerned taxpayers are able to attend and participate. The session could include presentations by representatives from the Ministry of the Environment, Conservation and Parks, the North Bay Parry Sound District Health Unit, and/or the North Bay–Mattawa Conservation Authority.

Providing such an opportunity for public education and discussion would demonstrate the Municipality's commitment to transparency, environmental stewardship, and community engagement on this important issue.

Thank you for your consideration of this request. I look forward to Council's response and to the opportunity for our community to become better informed about this matter of shared concern.

Yours sincerely,

Agnes McNamara
[redacted]

James McNamara
[redacted]

Paula Macri

From: George Comrie <g.r.comrie@sympatico.ca> on behalf of George Comrie
Sent: November 9, 2025 10:37 PM
To: Sonja T
Subject: Re: Re: Urgent Community Concerns Regarding Blue-Green Algae Blooms in Whitestone Area Lakes

Thanks for your thoughtful note and suggested actions, Sonja. I will be sharing it with the rest of Council.

Council shares your concerns about the potential for algae blooms on our lakes in the Municipality.

Because of the recent occurrences of toxic algae blooms on Whitestone Lake, our staff are consulting with local and Provincial authorities with the goal of providing more detailed information to the community on the causes of the blooms and on possible measures we can take to prevent or minimize them in the future. We agree that clear communication and education will be important components in addressing this situation.

Council will be assessing the development capacity of our populated lakes like Whitestone Lake as part of our review of the Municipality's Official Plan and Zoning By-Law. In the process, we will be considering introducing measures such as enhanced water quality testing, septic system inspections, and shoreline buffer requirements.

With respect to your comment regarding assessment of dump sites potential runoff impacts, I can assure you that leachate from our two municipal landfill sites is continuously monitored via samples taken from test wells in accordance with MECP standards, and we are confident that no pollutants from these sites are reaching any waterbody.

I look forward to being able to share more on this subject in the days ahead.

Thanks again for your input.

George

Mayor George Comrie

Municipality of Whitestone

Mobile: 705-773-8211

E-mail: mayor.comrie@whitestone.ca

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------ Original Message ------
From: [redacted]
2

To: mayor.comrie@whitestone.ca
Sent: Wednesday, November 5th 2025, 08:00
Subject: Re: Urgent Community Concerns Regarding Blue-Green Algae Blooms in Whitestone Area Lakes

Good morning,

I'm following up on my email from last week regarding the ongoing blue-green algae blooms on Whitestone Lake. I haven't received a response and would like to know who in your office is responsible for addressing this matter.

If this should be directed elsewhere, I'd appreciate guidance on the correct contact. Any update on actions being taken, or even a brief direction would be very appreciated.

Thank you for your attention. I look forward to your reply.

Best, Sonja

On Wed, Oct 29, 2025 at 8:00 AM Sonja T
<[redacted]> wrote:

> Good morning,
>
> I am writing as concerned cottagers on Whitestone Lake to express deep concern about the increasing occurrence of blue-green algae blooms in our lakes. These blooms have become more frequent and severe in recent years, raising serious concerns about water quality, ecosystem health, and public safety.

As many of us draw our household water directly from the lake, this issue poses a real and immediate risk. Many of us have reached a point where for the past few months the lake can no longer be safely used as a water source without introducing toxins into filtration systems for bathing, showering, and other daily uses.

My understanding is that the main causes of blue-green algae blooms include excess nutrients (phosphorus and nitrogen). These nutrients often originate from fertilizers, aging or overloaded septic systems, and runoff from farms or residential areas. Warmer summer temperatures are also making the problem worse, but we are now almost in November and still seeing blooms.

While the community recognizes that we all share responsibility, we also believe the Municipality and Conservation Authorities have an essential role to play. Specifically, we urge that the following actions be taken:

1. **Inspection, monitoring, and responsible development oversight** : Conduct regular inspections of septic systems, particularly older systems or those near the lake, to ensure they are functioning properly and not contributing excess nutrients. In addition, I would urge the Municipality to carefully evaluate and limit further development, including the approval of new cottages or intensification around the lake, until clear safeguards are in place to protect water quality.
2. **Regular inspections of farms** and other properties near the lake to assess and manage potential runoff.
3. **Assessment of the dump sites and potential runoff impacts**:The Municipality should review existing open-air waste disposal sites to ensure they are not contributing nutrients or contaminants to local waterways. Leachate from these sites can be a hidden but significant source

of phosphorus and nitrogen entering the lake system, particularly during rainfall and spring thaw.

4. **Clear communication and education** for all residents and cottagers about best practices for septic maintenance, fertilizer alternatives, and algae prevention. This communication cannot rely solely on residents and cottagers informing one another through social media or informal channels. Many community members are not on Facebook or do not follow local discussions online, and therefore remain unaware of the seriousness of the issue or what actions they should take. The Municipality and Conservation Authorities must take the lead in distributing reliable information through direct mail, email notices, public signage at lake access points, and community meetings, to ensure <u>everyone</u> receives the same clear, consistent message.
5. **Enforcement measures** to ensure compliance with environmental standards and protect the shared water supply. Without official communication and enforcement, there is a real risk that many people will remain uninformed or unmotivated to make the necessary changes.

This is not just an environmental issue, it's a public health and community well-being issue. Without action, we risk losing the ability to swim in, fish from, or even safely use water from our lakes. Not to mention that for those of us with water-access cottages, finding alternative water sources would be an immense and costly undertaking.

I urge the Municipality and conservation bodies to take informed and decisive action, to communicate a clear remediation plan, and to demonstrate visible concern for the health of residents, the local fish populations, and the long-term sustainability of our lakes.

Thank you for your attention to this urgent matter. We look forward to hearing what specific steps will be taken to protect Whitestone's waterways for current and future generations.

Sincerely,
Sonja Tijanic