



The Corporation of the Municipality of Whitestone

**Agenda of Regular Council Meeting
Tuesday, July 18, 2023**

Dunchurch Community Centre

and

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/81375870688>

(Phone Call Only)

Dial [+1 647 558 0588](tel:+16475580588) then Enter Meeting ID: 813 7587 0688#

Meetings are recorded. Both the audio and video are posted on the Municipal Website

1. Call to Order and Roll Call

6:30 p.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 Integrity Commissioner Report on Code of Conduct complaints and Municipal Conflict of Interest applications – Mayor George Comrie
Aird & Berlis LLP, Integrity Commissioner
Meaghan Barrett

Matters Arising from Presentations and Delegations ®

Move into Committee of the Whole ®

5. Committee of the Whole

Planning Matters

- 5.1 Consent Application B16/2023(W), MARGESON, Barbara ®
Memorandum from John Jackson, Planner dated July 7, 2023
- 5.2 Consent Application B53/2022(W) – 1569329 ONTARIO INC. (Duda) ®
- Memorandum from Paula Macri, Planning Assistant dated July 18, 2023, Status of Conditions of Approval

Reconvene into Regular Meeting ®

Matters Arising from Committee of the Whole ®

Move into Public Meeting ®

6. Public Meeting

- 6.1 MASIN, James - Proposed Zoning By-Law amendment is to rezone Part Lot 4, Concession 4 McKenzie being Part 1, 42R4131 geographic Township of McKenzie now in the Municipality of Whitestone from the Waterfront 3-Limited Services (WF-3 LS) Zone to the Waterfront 3-Limited Services (WF-3 LS) Exception Zone
- Report from John Jackson, Planner dated May 10, 2023

Reconvene into Regular Meeting ®

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 and Committee Meeting Minutes
- 7.1.1 Regular Council Meeting revised Minutes for Tuesday, June 6, 2023
 - 7.1.2 Regular Council Meeting Minutes for Tuesday, July 4, 2023
 - 7.1.3 Regular Closed Session Council Meeting Minutes for Thursday, July 6, 2023.

- 7.2 Unfinished Business (listed on page 4)

Matters Arising from Consent Agenda

8. Accounts Payable

8.1 Accounts Payable ®

9. Staff Reports

9.1 Report PLN-2023-01
Q1 and Q2 Statistics ®

9.2 Report FIN-2023-06
Budgetary Control Report for the six months ending June 30, 2023 ®

9.3 Report BLDG-2023-03
Building Services update and Building Permit activity – April 1 to June 30, 2023 ®

9.4 Report ADMIN-2023-07
Shawanaga Lake Road – request to have the Municipality provide year-round maintenance beyond the current turn-around, for a further 2.0 km ®

10. By-Laws

10.1 By-law No. 49-2023, being a By-law to enter into an Agreement for Conditions of Approval of Consent B53/2022(W) – 1569329 ONTARIO INC. (Duda) ®

10.2 By-Law No. 50-2023, being a By-law for a Zoning By-law amendment to rezone Part Lot 4, Concession 4 McKenzie being Part 1, 42R4131 geographic Township of McKenzie now in the Municipality of Whitestone from the Waterfront 3-Limited Services (WF-3 LS) Zone to the Waterfront 3-Limited Services (WF-3 LS) Exception Zone – MASIN ®

11. Business Matters

11.1 Memorandum
Farley's Road Boat Launch, General Public Use ®

11.2 Request for letter of support for Community Support Services, application for funding ®

11.3 Memorandum
New Pumper Fire Apparatus, Consultant proposal ®

12. Correspondence

Matters Arising from Correspondence

13. Councillor Items

14. Questions from the Public

15. Confirming By-law ®

16. 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)	Ad Hoc Committee	A revised By-law for the licensing, regulating / governing of rental units and protocol is in process. Further work on this issue to be done in 2023.
March 15, 2022	By-law 16-2022, being a By-law for a Zoning By-law amendment to rezone Part of Lot 39, Concession A, geographic Township of McKenzie, now in the Municipality of Whitestone from the Rural (RU) Zone to a Rural (RU) Exception Zone – ANDERSON/PATTERSON	Planning Staff and CBO	To be reviewed with the Applicant January 2024
October 4, 2022	Animal and Bird Control DRAFT By-law – presented to Council THAT the Draft Animal By-law be received for information	Agricultural Committee / Council	. For discussion by Council in 2023
March 21, 2023	Audio-Visual upgrades at the Dunchurch Community Centre THAT the Municipality engage an Audio/Visual consultant to produce a specification for purposes of tendering for the required equipment and installation to complete the Community Centre Audio/Visual system	TBD	Development of RFP in progress
June 6, 2023	Shawanaga Lake Road THAT staff be requested to review the year-round maintenance request and documentation presented, and report back to Council on the process to assume a road at a future date.	Staff	Report to Council July 18, 2023
	Strategic Plan THAT the Council of the Municipality of Whitestone request Staff update the Strategic Plan and Action Items / Priorities as discussed; and THAT the updated Strategic Plan and the Action Items/Priorities be posted on Social Media and the Municipal	Staff	In progress; posting date to align with Newsletter mailing. Public Comments to be received until August 31, 2023

	Website for thirty (30 days) seeking public input and comment		
	<p>Removal of all 'No Camping Signs' currently at all Lake Access points</p> <p>Develop a By-law that prohibits and allows for enforcement of No-parking in the parking areas at Lake Access points. Align with the Public Lands Act and with any Terms and Conditions of Land Use Permits in place</p>	<p>Staff</p> <p>Staff</p>	<p>Timing to be determined subject to other 2023 priorities</p>
	<p>THAT the Council of the Municipality of Whitestone does hereby agree to the following conditions in regards to "Boat Launch and Lake Access Points' within the Municipality that are municipally owned or in which the Municipality has a Land Use permit with MNRF for:</p> <ol style="list-style-type: none"> 1. THAT no private docks be allowed on the municipal controlled lands without a permit 2. THAT no 'Rail Systems / Shore Dockers' for watercraft be allowed on municipal controlled lands without a permit 3. THAT winches / winch systems can be used to assist, however no winches / winch systems can be stored on municipal controlled lands 4. THAT no trailers be allowed to be parked or stored at boat launch / lake access parking areas, unless the trailer is attached to a vehicle. If attached to a vehicle, the trailer can remain for no more that fourteen (14) days per year 5. THAT no private storage containers be allowed on municipal controlled lands without a permit 6. THAT the Council of the Municipality of Whitestone direct staff to remove any private docks, private rail / shore docker systems, private storage containers that are on municipal controlled lands within boat launch and lake access areas after August 1, 2023 should 	<p>Staff</p> <p>Staff</p>	<p>Bolger Lake, Kashegaba and Whites Lake residents notified by letter as well as Magnatawan Pioneer Association</p> <p>WahWashKesh Conservation Association notified.</p>

	<p>the owner/s not remove prior to this date; and</p> <p>7. THAT the Council of the Municipality of Whitestone direct staff to prepare a By-law for the conditions within this resolution and bring back to Council.</p>	Staff	Timing of By-law development subject to Strategic Plan priorities and timelines
June 20, 2023	<p>New Pumper Fire Apparatus</p> <p>THAT the Council of the Municipality of Whitestone provides the following direction:</p> <p>Staff to seek external assistance in procuring a new pumper truck.</p>	Fire Chief Whitman with assistance from CAO/Clerk Hendry	Memorandum to Council July 18, 2023
July 4, 2023	<p>THAT the Council of the Municipality of Whitestone hereby directs Public Works staff to replace the “No Camping” signs at Municipally owned lands and lands that are under the authority of MNRF where a land use permit is in place with the Municipality of Whitestone with signage that reads:</p> <p>“No overnight camping in the parking and boat launch area”</p>	Public Works Staff	In progress.
	<p>THAT the Council of the Municipality of Whitestone ask staff to report on personal use of vehicles by staff and financial implications.</p>	Administration staff	TBD
	<p>THAT the Council of the Municipality of Whitestone receive for information the Memorandum from CAO/Clerk Hendry, Strategic Plan – moving forward with 2023 priorities</p> <p>THAT the recommendations in the above referenced Memorandum are hereby accepted in respect of bringing forward to Council a draft updated Rental Unit By-law, Trailer By-law, Parking By-law and the draft Animal and Bird By-law.</p>	Assigned to various staff	In progress

END

Correspondence

(listed in the order they were received by the Clerks Department)

- A. Township of Selwyn resolution regarding Short Term Rentals
- B. Township of Carling email dated July 10, 2023
 - i. Town of Carling resolution of December 8, 2020 regarding its removal from the Parry Sound Area Planning Board
 - ii. Town of Carling resolution of June 13, 2023 regarding its removal from the Parry Sound Area Planning Board
- C. Ministry of Agriculture, Food and Rural Affairs regarding implementing Provincial Policy and Guidance on Permitted Uses in Prime Agricultural Areas
- D. Letter submitted by email on July 6 from Lake Wah-Wash-Kesh Conservation Association

PRESENTATIONS AND DELEGATIONS



Meaghan T. Barrett
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E-mail: mbarrett@airdberlis.com

**INTEGRITY COMMISSIONER REPORT ON
CODE OF CONDUCT COMPLAINTS AND MUNICIPAL
CONFLICT OF INTEREST APPLICATIONS –
GEORGE COMRIE, MAYOR**

**THE CORPORATION OF THE MUNICIPALITY OF
WHITESTONE**

Aird & Berlis LLP

Meaghan Barrett

July 7, 2023

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INTEGRITY COMMISSIONER REPORT ON CODE OF CONDUCT COMPLAINTS AND MUNICIPAL CONFLICT OF INTEREST APPLICATIONS – GEORGE COMRIE, MAYOR

I. INTRODUCTION

1. Our office received four (4) formal complaints (the “**Complaints**”), dated March 27, 2023, April 30, 2023, May 16, 2023 and June 23, 2023 regarding the conduct of Mayor George Comrie (the “**Respondent**”), pursuant to the *Code of Conduct Policy* (the “**Code**”).

2. Pursuant to section 223.4.1 of the *Municipal Act, 2001*,¹ our office received four (4) related formal applications, also dated March 27, 2023, April 30, 2023, May 16, 2023 and June 23, 2023 alleging contraventions of sections 5, 5.1, 5.2 and 5.3 of the *Municipal Conflict of Interest Act*² (the “**Applications**”).

3. The Complaints and Applications, brought by the Complainants/Applicants (the “**Complainants**”), relate to Council’s consideration of the 2023 Draft Operating Capital Budget (the “**Budget**”), and specifically the Road Grant Program (the “**Road Grant Program**”).

4. The Road Grant Program is a program that provides funding to residents for private and unassumed roads in the Municipality, in accordance with By-law No. 30-2017 (the “**Road Grant Protocol By-law**”).

5. At a Special Council Meetings held on March 22, 2023, April 11, 2023 and the Council Meeting held on May 16, 2023, Council considered the Budget, including the Road Grant Program.

6. The Respondent, his spouse, Ms. Joan Evans, and his family trust, the Comrie Family Trust, own land that includes a private or unassumed road known as Red Gate Lane. The Respondent, his spouse and the Comrie Family Trust are members of the Red Gate Lane Association. The Red Gate Lane Association received a grant through the Road Grant Program in 2022.

7. The Respondent did not recuse himself nor declare pecuniary interests at any of the Special Council Meetings, presided over the meetings as Chair and participated and voted on the Budget, including the Road Grant Program.

8. Following our initial review of Complaints and Applications, we concluded an inquiry was appropriate. Following an inquiry, we have concluded that the Respondent did not breach the Code or the MCIA.

¹ *Municipal Act, 2001*, S.O. 2001, c. 25.

² *Municipal Conflict of Interest Act*, R.S.O. 1990, c. M.50 (the “**MCIA**”).

II. AUTHORITY

9. Aird & Berlis LLP was appointed the Integrity Commissioner for The Corporation of the Municipality of Whitestone (the “**Municipality**”) pursuant to subsection 223.3(1) of the *Municipal Act, 2001* on October 4, 2022. The appointment was extended by Council by Resolution No. 2023-090 on February 21, 2023.

10. The Code was adopted by the Municipality on March 4, 2019.

11. As Integrity Commissioner, we are appointed to act independently on the application and enforcement of the Code as well as sections 5, 5.1 and 5.2 (and, where applicable, section 5.3) of the MCIA.

12. We are required to preserve secrecy in all matters that come to our knowledge as Integrity Commissioner during the course of our duties. At the same time, the Municipality is required to ensure that reports received from the Integrity Commissioner are made available to the public.

13. The Complaints and the Applications were properly filed pursuant to the Code and subsections 223.4(1) and 223.4.1 of the *Municipal Act, 2001*.

14. The allegations raised in the Complaints and the Applications arise from the same set of circumstances and are set out in greater detail below.

III. REVIEW OF MATERIALS & INQUIRY

15. In order to undertake our inquiry and make a determination on the alleged contraventions of the Code and the MCIA, we took the following steps:

- Review of the Code;
- Review of the filed Complaints and Applications;
- Correspondence with the Respondent;
- Review of the following materials:
 - the Minutes, Agenda and all relevant attachments for the Special Council Meetings held on March 22, 2023, April 11, 2023 and the Council Meeting held on May 16, 2023;
 - By-law 30-2017, the Municipality’s Road Grant Protocol; and
 - the advice given to the Respondent on May 16, 2023 by our office in respect of this matter.

IV. MCIA PROVISIONS

16. The MCIA concerns itself with pecuniary interests, both direct and indirect. The term “pecuniary” is not defined within the legislation. It is understood to relate to a monetary, economic or other benefit that can be valued in monetary terms.

17. The Complainant alleges a contravention of the following provisions of the MCIA:

Duty of the Member

When present at meeting at which matter considered

5 (1) Where a member, either on his or her own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter and is present at a meeting of the council or local board at which the matter is the subject of consideration, the member,

- (a) shall, prior to any consideration of the matter at the meeting, disclose the interest and the general nature thereof;
- (b) shall not take part in the discussion of, or vote on any question in respect of the matter; and
- (c) shall not attempt in any way whether before, during or after the meeting to influence the voting on any such question.

...

Written statement re disclosure

5.1 At a meeting at which a member discloses an interest under section 5, or as soon as possible afterwards, the member shall file a written statement of the interest and its general nature with the clerk of the municipality or the secretary of the committee or local board, as the case may be.

Influence

5.2 (1) Where a member, either on his or her own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter that is being considered by an officer or employee of the municipality or local board, or by a person or body to which the municipality or local board has delegated a power or duty, the member shall not use his or her office in any way to attempt to influence any decision or recommendation that results from consideration of the matter.

Head of council

5.3 (1) Where a head of council of a municipality either on their own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter of the municipality and has a power or duty listed in subsection (2) with respect to the matter, the head of council,

- (a) shall, upon becoming aware of the interest in the matter, disclose the interest by filing a written statement of the interest and its general nature with the clerk of the municipality;
- (b) shall not use the power or exercise the duty with respect to the matter; and
- (c) shall not use their office in any way to attempt to influence any decision or recommendation of the municipality that results from consideration of the matter.

Same

(2) For the purposes of subsection (1), the powers and duties are the powers and duties of a head of council in Part VI.1 of the *Municipal Act, 2001* and Part VI.1 of the *City of Toronto Act, 2006* but do not include the power to delegate in section 284.13 of the *Municipal Act, 2001* and section 226.11 of the *City of Toronto Act, 2006*.

V. CODE PROVISIONS

18. The Complainants allege that the Respondent's conduct contravened the following provisions of the Code:

11. No Improper Use of Influence

11.1 No Member shall use the influence of their office for any purpose other than for the lawful exercise of their official duties and for municipal purposes

11.2 No Member shall use their office or position to influence or attempt to influence the decision of any other person, for the Member's private advantage, the private advantage of the Member's parent, child, spouse, staff member, friend or associate, business or otherwise or the disadvantage of others. No Member shall attempt to secure preferential treatment beyond activities in which Members normally engage on behalf of their constituents as part of their official duties. No Member shall hold out the prospect or promise of future advantage through the Member's supposed influence within Council in return for any action or inaction.

11.3 For the purposes of this provision "private advantage" does not include a matter:

- a) that is an interest in common with electors generally as defined in the *Municipal Conflict of Interest Act*;
- b) that affects the Member, their parents/children or spouse, staff, friends or associates, business or otherwise, as one of a broad class of persons; or
- c) that concerns the remuneration or benefits of a Member.

11.4 This provision does not prevent a Member from requesting that Council grant a lawful exemption from a policy.

VI. BACKGROUND FACTS

(a) *The Road Grant Program and Budget Discussions*

19. The Applications and Complaints specifically allege that the Respondent, his spouse, Ms. Joan Evans, and his family trust, the Comrie Family Trust, own land that includes a private or unassumed road known as Red Gate Lane. The Respondent, his spouse and the Comrie Family Trust are members of the Red Gate Lane Association.³

20. At a Special Council Meeting held on March 22, 2023, Council considered the Budget. One of the items in the Budget is the Road Grant Program (item 16-440-4).

³ This fact was verified by the Municipality's former Integrity Commissioner in a Report dated January 11, 2022.

21. The Road Grant Program is a program that provides funding to residents for private and unassumed roads in the Municipality, in accordance with By-law No. 30-2017 (the “**Road Grant Protocol By-law**”). The Red Gate Lane Association received a road grant under the Road Grant Program in 2022.
22. At the meeting on March 22, 2023, the Respondent made specific statements in respect of the Road Grant Program, suggesting that the amount allocated for this item should be increased.
23. The minutes of the aforementioned meeting of Council indicate that the Respondent did not declare a pecuniary interest in the matter of the Road Grant Program.
24. At the Special Council Meeting held on April 11, 2023, Council considered a further draft of the Budget, including the Road Grant Program. The Respondent is once again alleged to have made specific comments about the Road Grant Program at this meeting.
25. The minutes of the April 11, 2023 meeting of Council indicate that the Respondent did not declare a pecuniary interest in the matter of the Road Grant Program.
26. At the meeting held on May 16, 2023, Council considered a further draft of the Budget and voted to approve Resolution 2023-244, which provides for an increase in amount of the Budget to be allocated to the Road Grant Program and sets the dollars per kilometre and dollars per household rates that would apply to all recipients of the 2023 Road Grant Program.
27. The minutes of the May 16, 2023 meeting of Council indicate that the Respondent did not declare a pecuniary interest in the matter of the Road Grant Program or Resolution 2023-244.

(b) *The Position of the Parties*

28. The Applications and Complaints allege that the Respondent has a direct and indirect pecuniary interest in the Road Grant Program arising from his ownership of a portion of Red Gate Lane, as well as portions owned by his wife and the Comrie Family Trust, and/or the Respondent's membership in the Red Gate Lane Association.
29. The Applications allege that the Respondent contravened sections 5 and 5.1 of the MCIA by failing to declare a pecuniary interest, refrain from discussion and refrain from voting on the Budget as it relates to the Road Grant Program. The Applications also allege that the Respondent contravened sections 5.2 and 5.3 of the MCIA by improperly attempting to influence a decision on the Budget as it relates to the Road Grant Program.
30. The Complaints allege that the Respondent contravened section 11 of the Code by attempting to use his office to influence the decision of Council for his private advantage, the private advantage of his spouse and the private advantage of the Comrie Family Trust.
31. As part of our standard investigative process, we provided redacted copies of the Applications and Complaints to the Respondent and requested his response, which he provided on May 26, 2023 (the “Response”). The Response provides the following:

I conferred with John Mascarin in regard to the subject of these complaints (they are all on the same subject) on May 16th prior to our Council meeting, and obtained his advice in writing that I was not in a conflict of interest and was not required to declare a conflict or refrain from participating in debate or voting.

32. On this basis, the Respondent contends that he should be entitled to rely on the written advice provided by the Integrity Commissioner. We have reviewed and further considered the written advice provided to the Respondent in light of the allegations contained in the Applications and the Complaints.

VII. FINDINGS

(a) *Municipal Conflict of Interest Act Application*

33. The MCIA concerns itself with the narrow question of conflicts of interest that are pecuniary in nature, i.e., that involve a direct or indirect (as defined in the MCIA) financial or economic interest.

34. To have a conflict under section 5 of the MCIA, there must be a pecuniary interest existing at the time of the vote; the pecuniary interest must be definable and real, rather than hypothetical.⁴ A pecuniary interest cannot be hypothetical and the pecuniary gain cannot be the subject of any contingency.⁵

35. *In Ferri v. Ontario (Ministry of Attorney General)*,⁶ the Court of Appeal considered the scope of what constitutes a "pecuniary interest" within the context of the MCIA and wrote:

Turning first to the appellant's argument that the application judge erred by applying an overly broad definition of "pecuniary interest" under the MCIA, I note that "pecuniary interest" is not a defined term in the MCIA. The case law establishes that a "pecuniary interest" under the MCIA is restricted to a financial, monetary, or economic interest...

This court has held that, given the purpose of the MCIA, "what constitutes a pecuniary interest sufficient to trigger the provisions of the MCIA is not to be narrowly confined": *Orangeville (Town) v. Dufferin (County)*, 2010 ONCA 83, 266 O.A.C. 207, at para. 22. The competing policy imperative is that "pecuniary interest" must not be construed so broadly that it captures almost any financial or economic interest such that it risks needlessly disqualifying municipal councillors, and others captured under the ambit of the MCIA, from participating in local matters of importance to their constituents. Section 4(k) of the MCIA operates to respond to this concern and ameliorate the potentially harsh effects of a broad definition of pecuniary interest by ensuring that pecuniary interests that are truly remote or insignificant are not caught under s. 5.

36. The Road Grant Protocol By-law sets out the framework for eligibility, quantum and disbursement of road grants in the Municipality, which includes provisions:

- Stipulating that any property owner fronting on and/or utilizing one or more opened private or unassumed road(s) must form a duly constituted "road group" whose membership must include or represent at least two-thirds of the households serviced by the road;

⁴ *Lorello v. Meffe*, 2010 ONSC 1976, 99 M.P.L.R. (4th) (Ont. S.C.J.) at para. 59.

⁵ *Darnley v. Thompson*, 2016 ONSC 7466, 60 M.P.L.R. (5th) 325 (Ont. S.C.J.) at para. 63.

⁶ *Ferri v. Ontario (Ministry of Attorney General)*, 2015 ONCA 683, 40 M.P.L.R. (5th) 223 (Ont. C.A.) at paras. 9-10.

- The quantum of the grant to be provided shall be determined by Council during the yearly budget process, based on a calculation of x factor and y factor where x factor represents dollars per kilometer and y factor represents dollars per household;
- Approved grants will be given in one draw, with a grant application deadline of September 30th;
- Grants are not guaranteed and due to budgeting constraints may be curtailed at any time by resolution of Council.

37. Accordingly, while the Road Grant Program as set out in the Road Grant Protocol By-law sets the parameters for the road grant funding, it does not allocate the road grants. The receipt of a road grant is not a certainty to any applicant. In fact, the Road Grant Protocol By-law specifically provides that “grants are not guaranteed”, and are only approved following a grant application process, which will not conclude until September 30th.

38. There is no evidence that the Respondent had a pecuniary interest in the Road Grant Program that was present and real at the time of any impugned votes, including Council’s determination of the “x and y factor” at the Special Council Meeting held on March 16, 2023. While there was a possibility that the Red Gate Lane Association would apply for and be granted a road grant in the future, the case law is clear that a potential or speculative pecuniary interest is not sufficient to crystallize a pecuniary interest.

39. On this basis, we cannot find that the Respondent had a pecuniary interest in the Road Grant Program when he voted and participated in the discussion regarding this matter at the Special Council Meetings held on March 22, 2023, April 11, 2023 or March 16, 2023. Accordingly, we find that the respondent has not contravened sections 5 or 5.2 of the MCIA.

40. Section 5.3 is not applicable to this matter as it only applies to the head of council that has been designated as a “strong mayor” as provided by subsection 5.3(2). To date, the only heads of council that have been bestowed “strong mayor” powers and authorities are the Cities of Ottawa and Toronto and, as of July, 1, 2023, 26 other municipalities.⁷ These powers have not been assigned to the Respondent and, accordingly, the provisions of section 5.3 of the MCIA are not at all applicable in this matter.

41. Finally, it must be noted that the Respondent made a request for advice from the Integrity Commissioner pursuant to section 4 of the *Integrity Commissioner Protocol* on May 16, 2023. Our office responded in writing on the same day and confirmed that Council’s consideration of the Road Grant Program did not give rise to a pecuniary interest for the Respondent. While this advice was provided after the incidents that formed the basis of the first two Applications and, therefore, the Respondent does not technically have the same ability to rely on our written advice in respect of the Special Council Meetings of March 22, 2023 and April 11, 2023, we would have provided the same advice if the request had been made two months earlier.⁸

⁷ See <https://news.ontario.ca/en/backgrounder/1003166/strong-mayor-powers-expanded-to-mayors-in-26-municipalities>. We note that as of the date of writing, s. 2 of O. Reg. 530/22 had not yet been updated to formally designate the 26 additional “large and fast-growing municipalities”.

⁸ While written advice to a member is ordinarily subject to confidentiality, s. 223.5(2.3)(c) of the *Municipal Act, 2001* expressly permits an Integrity Commissioner to disclose such information for the purposes of written reasons for its decision on an application pursuant to s. 223.4.1(17).

(b) Code of Conduct

42. As noted above, the Respondent does not have a pecuniary interest in the Road Grant Program. The Respondent also does not have a private interest in the Road Grant Program under of section 11.3 of the Code, which provides that a private advantage does not include a matter that affects a member, their spouse, friends or associates as one of a broad class of persons.

43. The Respondent's interest in the Road Grant Program must be considered in the context of all property owners in the Municipality that own property fronting on and/or utilizing one or more opened private unassumed roads. These owners are entitled (and, arguably, by virtue of the Road Grant Protocol By-law, encouraged) to enter into road groups as the Respondent has done with the Red Gate Lane Association.

44. The Respondent has the same interest in the Road Grant Program as any other owner of a property fronting on and/or using an opened private unassumed road. Accordingly, we find that the Respondent is exempt from section 11.2 in respect of Council's consideration of the Road Grant Program in the context of budget allocations as set out in the Road Grant Protocol By-law.

45. We note that this exemption would not extend to a decision in respect of the specific allocation of a road grant to the Red Gate Lane Association, as that decision would specifically affect the Respondent and other members of the Red Gate Lane Association, thereby giving rise to a private advantage (and, for the purposes of the MCIA, a pecuniary interest).

VIII. CONCLUSIONS

46. The Respondent did not breach his obligations under the MCIA regarding pecuniary interests. We will accordingly not be making an application to a judge pursuant to section 8 of the MCIA. We provided notice of our decision to the Complainants on July 7, 2023.

47. We also find that the Respondent did not improperly use his influence in contravention of section 11 of the Code.

48. Given that there has been no finding of a contravention under the Code, we do not recommend that Council impose any penalty or remedial measure.

49. This Report has been prepared for and is forwarded to Council for its consideration pursuant to section 9.2 of the *Integrity Commissioner Protocol*.

50. Subsections 223.4.1(17) and 223.6(2) of the *Municipal Act, 2001* provide that this Report is to be made public.

Respectfully submitted,

AIRD & BERLIS LLP

Meaghan Barrett
Integrity Commissioner for The Corporation of the Municipality of Whitestone

Dated this 7th day of July, 2023

PLANNING ITEMS



Planner, Inc.

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

Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B16/2023(W)

PART LOT 30, CONCESSION A

MUNICIPALITY OF WHITESTONE

35 Shakell Road

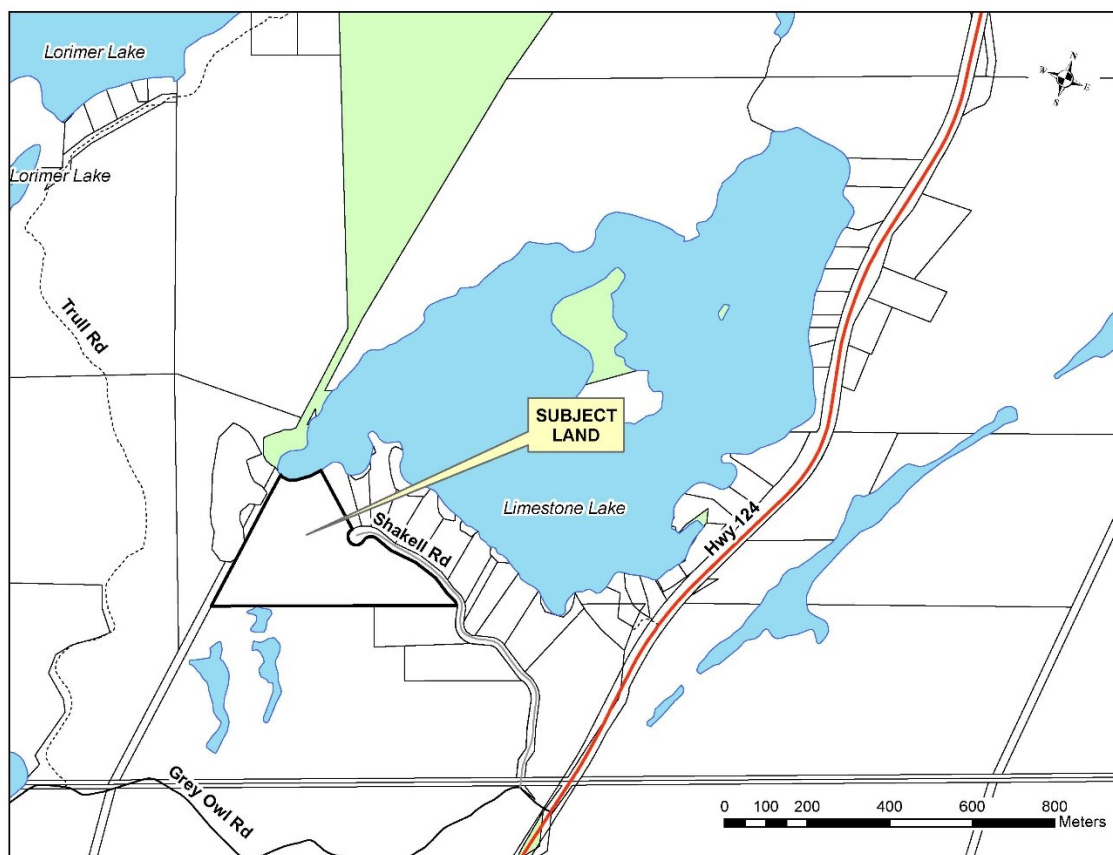
Roll # 493901000700290

Applicant: Barbara Margeson

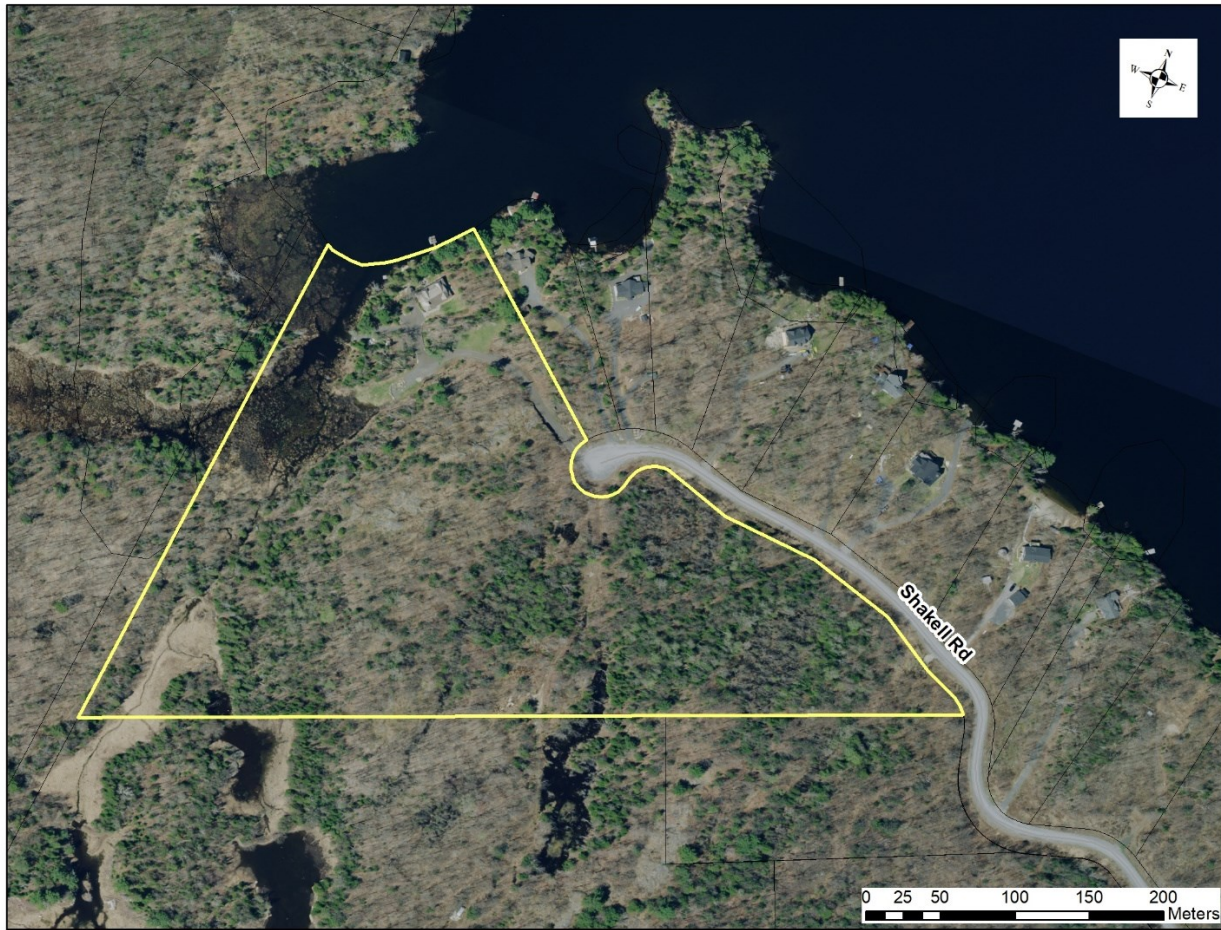
July 7, 2023

APPLICATION PURPOSE

Mrs. Barbara Margeson owns a large Waterfront parcel on Shakell Road in Lot 30, Concession A with 318 metres of road frontage and 109 metres on Limestone Lake. She is proposing to create two new rural lots having frontage on Shakell Road.



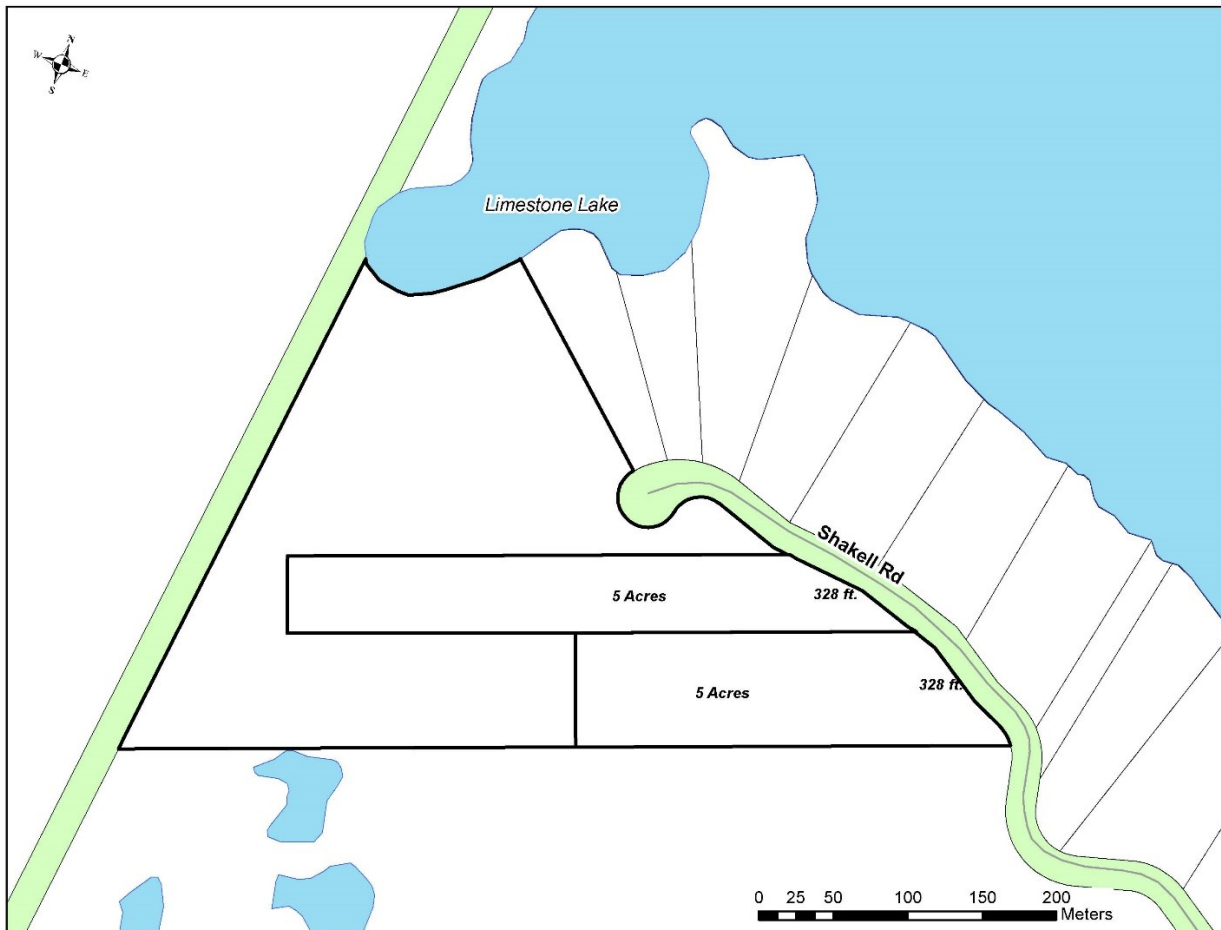
The lands are heavily forested with mixed deciduous/conifers species.



PROPOSED CONSENT

The two proposed rural lots are shown on the consent sketch below.

	FRONTAGE	AREA
RETAIN	112 m (367 ft)	6.0 ha (14.8 acres)
SEVER 1	100m (328 ft)	2.0 ha (5 acres)
SEVER 2	100m (328 ft)	2.0 ha (5 acres)



Each of the lots will have a minimum of 100 metres of frontage and 2 hectares (5 acres) of area.

The lots will need to have driveway locations approved by the Manager of Public Works.

A Section 51(26) consent agreement is not required for this application.

OFFICIAL PLAN

The subject lands are designated Rural in the official plan.

There are no conflicts with the Rural policies.

There are no known natural heritage features on the lands proposed to be severed.

The original assessment for the previous consents considered the impacts or potential impacts on Lorimer Lake. The previous M-Plan sketch illustrates the setback line of 300 metres from the shoreline of the lake (the theoretical distance beyond which there are no impacts from development). Because Limestone Lake is not a lake trout lake the 300 metre setback for septic's need not apply and further, it has become evident that

phosphorous generated by septic's, does not migrate to the lake in the heavily mineralized sorts of the Canadian Shield.

No special clearances for these properties are required.

PROVINCIAL POLICY STATEMENTS (P.P.S)

The lands are subject to the 2020 provincial policies.

These lands are considered Rural lands and are subject to section 1.1.5

"1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;***
- b) resource-based recreational uses (including recreational dwellings);***
- c) residential development, including lot creation, that is locally appropriate;***
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;***
- e) home occupations and home industries;***
- f) cemeteries; and***
- g) other rural land uses.***

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

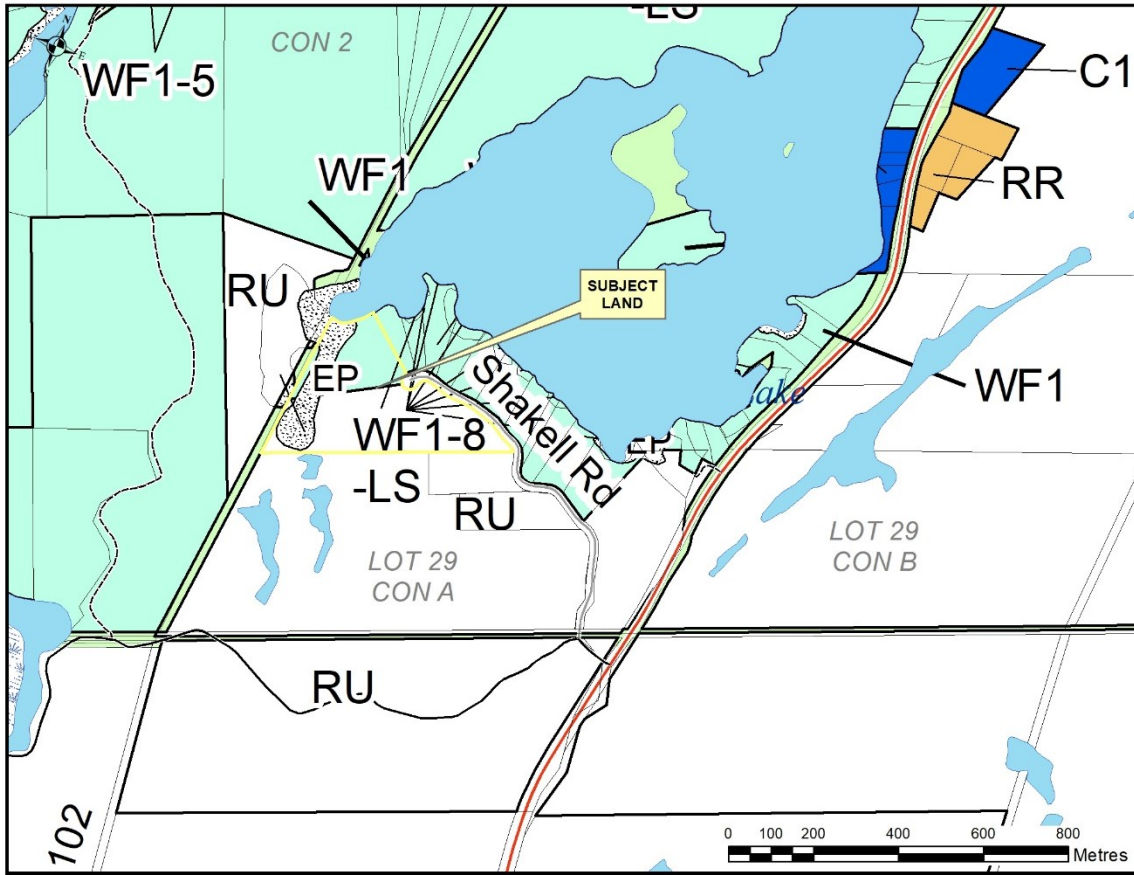
1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

There are no inconsistencies with these policies.

ZONING By-Law

The lands are split-zoned Rural (RU) , Waterfront Residential 1 (WF1) and environmental protection (EP) in the Municipality's zoning By-Law.

The proposed lots are within the Rural (RU) zone.



The proposed lots will meet the 2.0 hectare lot area and 100 metre lot frontage requirement for the RU Zone.

RECOMMENDATION

That the Municipality support the proposed consent as applied for by Barbara Margeson in Application No. B16/2023(W) subject to the following:

- 1) Payment of Parkland fees;
- 2) Obtaining 911 addressing;
- 3) Identifying location for entrance on the newly create lots; and
- 4) Payment of any applicable fees.

Respectfully,

John Jackson M.C.I.P., R.P.P.
JJ;jc



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
Date: July 18, 2023
Re: 1569329 ONTARIO INC. (Duda)
Consent Application B53/2022(W)
Status of Conditions of Approval

Background

At the Council meeting of October 18, 2022, the following resolution was passed:

Resolution No. 2022-359

Moved by: Councillor Joe McEwen

Seconded by: Councillor Joe Lamb

- 5.1 Consent Application B53/2022(W)– DUDA
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning John Jackson, Planner dated October 10, 2022

WHEREAS John Jackson, Planner Inc., has prepared a Memorandum for the Parry Sound Area Planning Board regarding Consent Application B53/2022(W) – DUDA and provided a copy to the Municipality of Whitestone;

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

AND THAT the Council of the Municipality of Whitestone recommends this Consent Application, 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 lots receive 911 addressing from the Municipality;
3. That the newly created lots be rezoned to the Rural Use (RU-LS) Zone to recognize the configuration of the newly created lots;
4. That the applicant enters into a Section 51.26 Consent Agreement with the Municipality of Whitestone to be registered on title by the applicant to include the recognition of the private access road for the new lots

- and to indemnify the Municipality for any responsibility or liability for the access or maintenance of the road; and
5. That payment of all applicable planning fees be made to the Municipality of Whitestone.

Carried

Status of Conditions of approval:

1. That payment of a parkland dedication fee be made in accordance with the current Municipal fees and charges By-law
 - waiting for information from MPAC in respect of assessed value of land without a building
2. That the new lots receive 911 addressing from the Municipality
 - Complete
3. That the newly created lots be rezoned to the Rural Use (RU-LS) Zone to recognize the configuration of the newly created lots
 - The Parry Sound Area Planning Board decision made on January 30, 2023 amended condition 3 as follows:

That the newly configured lots receive the limited services (-LS) Designation.

4. That the applicant enters into a Section 51.26 Consent Agreement with the Municipality of Whitestone to be registered on title by the applicant to include the recognition of the private access road for the new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance of the road
 - The Parry Sound Area Planning Board decision made on January 30, 2023 amended condition 4 to include:

b. To recognize the building envelopes identified in the Azimuth environmental report dated October 2022 and ensure the easements from the municipality maintained road are adequate in terms of access to those building envelopes.

With respect to the easements, that part of the condition has been fulfilled as the applicant has a legal right of way that would give him legal road access to the severed lots.

- July 18, 2023 Regular Council meeting. By-law 49-2023
5. That payment of all applicable planning fees be made to the Municipality of Whitestone.
 - Subject to final invoicing from John Jackson, Planner

ATTACHMENTS:

Attachment 1

- Report from John Jackson, Planner dated October 10, 2022

Attachment 2

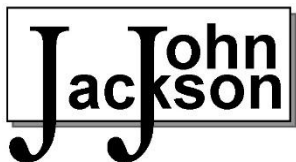
- 42R-22196

Attachment 3

- Consent Agreement

Attachment 4

- Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated October 2022



Planner, Inc.

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

Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B53/2022(W)

PART LOT 35, CONCESSION 13

AMENDED

GEOGRAPHIC TOWNSHIP OF HAGERMAN

GIBSON BAY ROAD

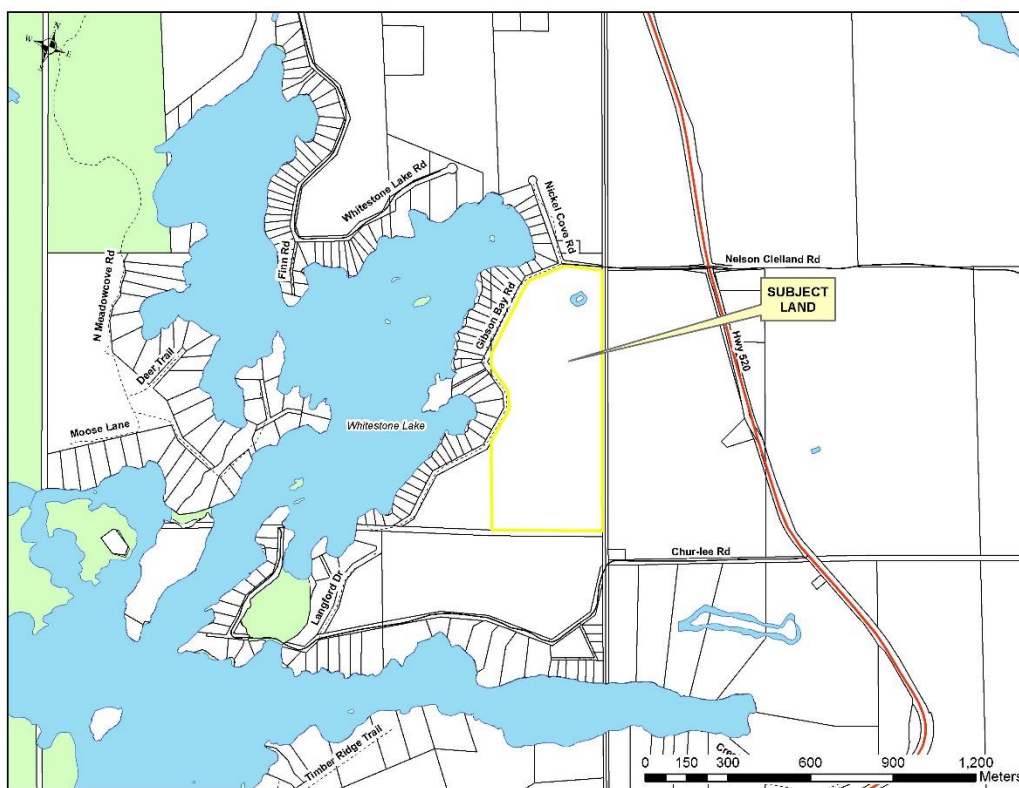
Roll # 4939 0100 0604 750

Applicant: 1569329 Ontario Inc. (Robert Duda)

October 10, 2022

BACKGROUND/PURPOSE

Robert Duda owns an 83.71 acre site on the east side of Gibson Bay Road.



The owner has provided an overview ([Link to overview](#))

He has also retained an environmental consultant to support an application to create 3 new rural lots with access off Gibson Bay Road. Gibson Bay Road is a private road that provides access to approximately 30 cottages.

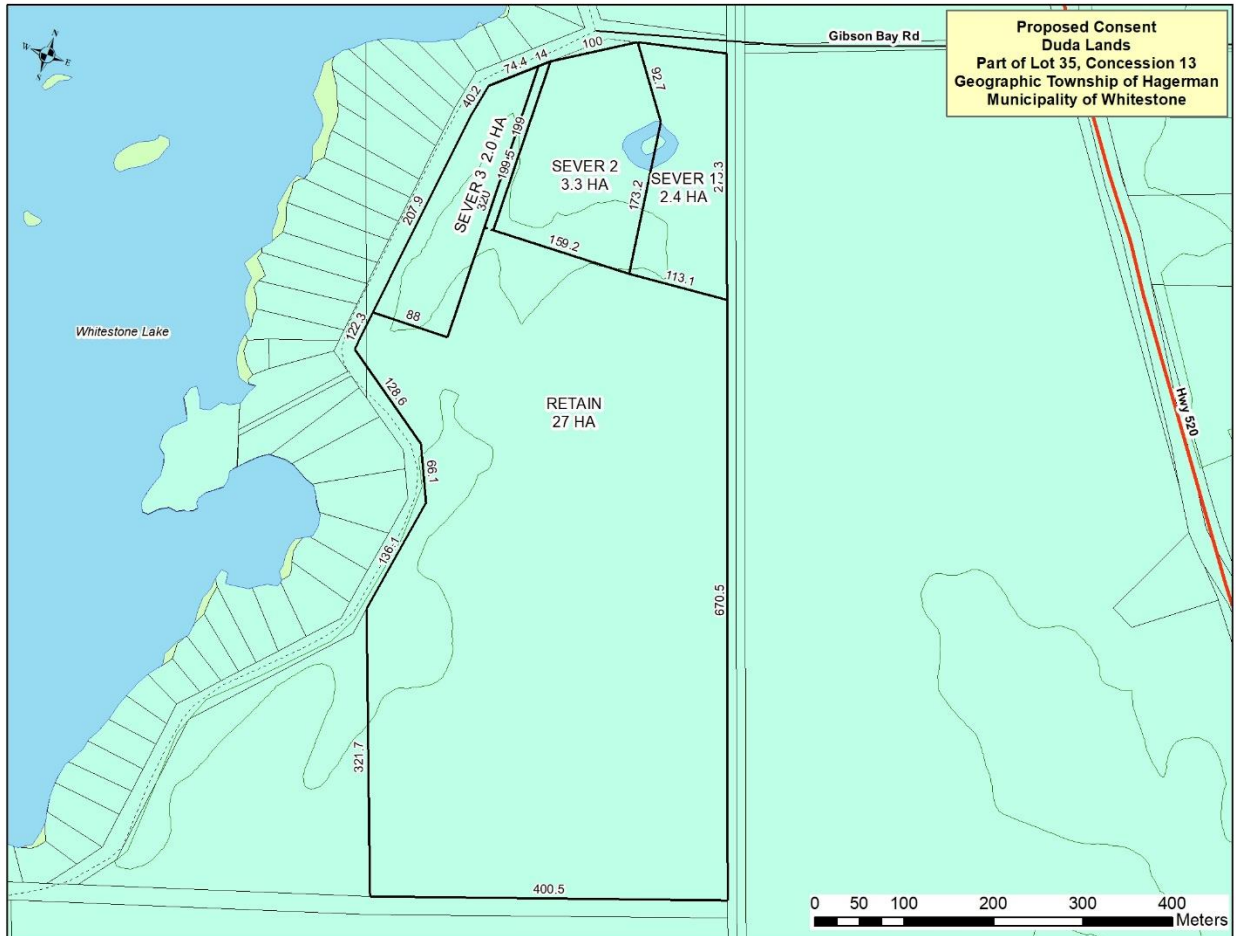
PROPERTY DESCRIPTION

The subject lands are described in detail in the environmental report. ([Link to report](#))

There would appear to be no constraints for the development of the lands.

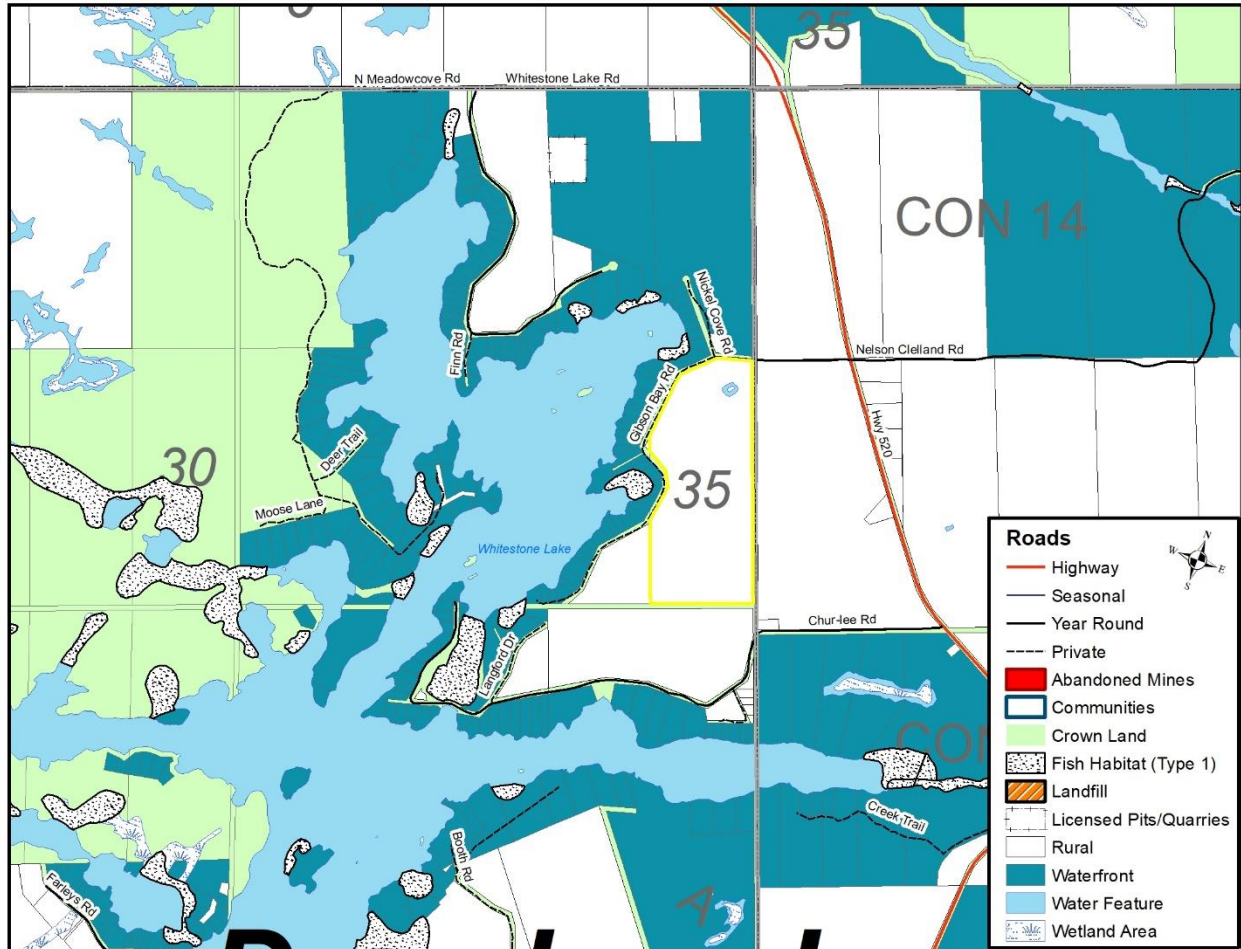
PROPOSED CONSENT

Mr. Duda is proposing to create three (3) new rural lots with frontage on Gibson Bay Road.



OFFICIAL PLAN

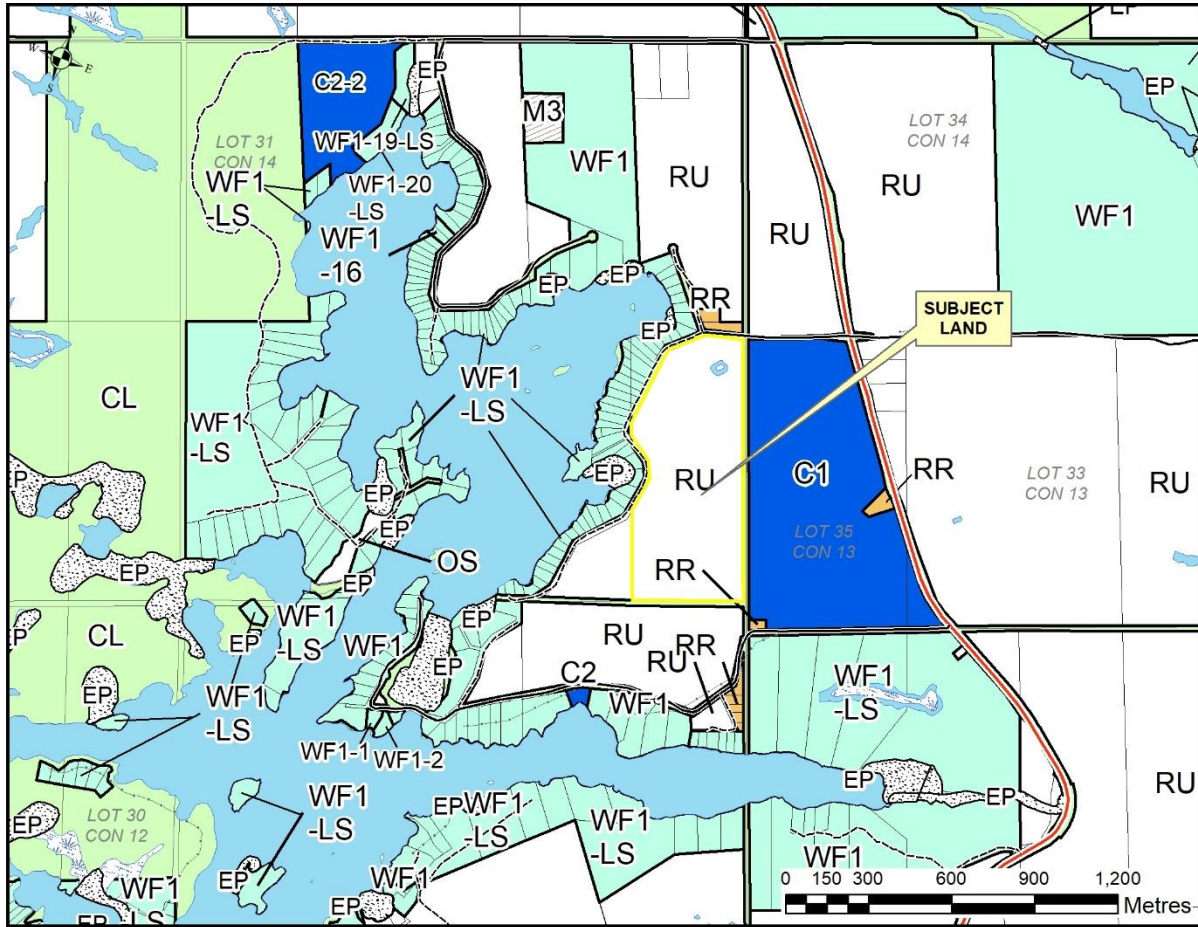
The subject lands are designated Rural in Whitestone's official plan.



Prior to Official Plan Amendment No. 2, development could not be considered on private roads. This new policy will allow existing parcels currently considered to be land locked to be eligible for building permits as well as the creation of additional lots on private roads.

ZONING BY-LAW

The subject lands are zoned Rural (RU).



The current zoning will allow new “backlots” in accord with the provisions of section 3.26

“3.26 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.”

New parcels proposed to be located on private roads, not on water, are to be assessed for adequacy in terms of access, physical suitability, environmental impacts and limited zoning.

Based upon the information submitted, it would appear that the proposal to create 3 new lots on Gibson Bay Road subject to basic conditions.

RECOMMENDATIONS

That the consent application for the creation of three (3) Rural lots on Gibson Bay Road be Robert Duda in Consent Application No B53/2022(W) be approved subject to the following conditions.

1. Rezoning the severed lands to recognize the configuration of the lots including a Limited Service (LS) designation;
2. Entering in to a 51(26) Consent Agreement to recognize the private road access limit the liability and responsibility of the Municipality for its maintenance and to indemnify the Municipality;
3. Payment of a fee in lieu of parkland dedication;
4. 911 Addressing; and
5. Payment of all applicable planning fees.

Respectfully submitted



John Jackson M.C.I.P., R.P.P.
JJ;jc

PLAN 42R-22196

I require this plan to be deposited under the Land Titles Act.

RECEIVED AND DEPOSITED
Date May 29th 2023

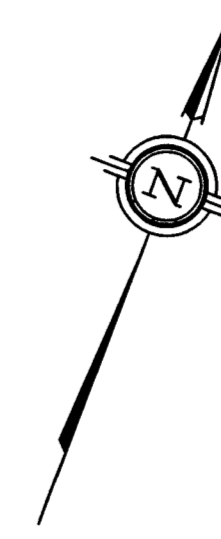
Date MAY 09, 2023

S. Kosmichuk
STEPHEN KOSMACHUK
ONTARIO LAND SURVEYOR

S. Blais
Representative for Land Registrar
for the Land Titles Division of
PARRY SOUND (No. 42)

SCHEDULE

PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA (m ²)
1				296214
2	35	13	52088-0700	24609
3				29353
4				20092



PLAN OF SURVEY OF
PART OF LOT 35
CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF HAGERMAN)
MUNICIPALITY OF WHITESTONE
DISTRICT OF PARRY SOUND

SCALE 1 : 2000
0 50 100 150 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819890453, AND 00820180158 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83. (CSRS:CBNV6-2010.0)

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996614.

POINT ID	EASTING	NORTHING
SCP 00819890453	587795.993	5054209.455
SCP 00820180158	589181.716	5059727.680
301	588801.547	5058544.905
350	588843.684	5059598.132

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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

NOTES

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RP DENOTES ROCK POST
 - DEM DENOTES DOUGLAS E. MAGEE, O.L.S.
 - LUM DENOTES L. U. MAUGHAN COMPANY LIMITED, O.L.S.
 - MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - P1 DENOTES PLAN 42R-17527
- ALL MONUMENTS FOUND ARE MARKED (LUM) UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

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

2. THE SURVEY WAS COMPLETED ON MAY 09, 2023.

MAY 09, 2023
DATE

S. Kosmichuk
STEPHEN KOSMACHUK
ONTARIO LAND SURVEYOR

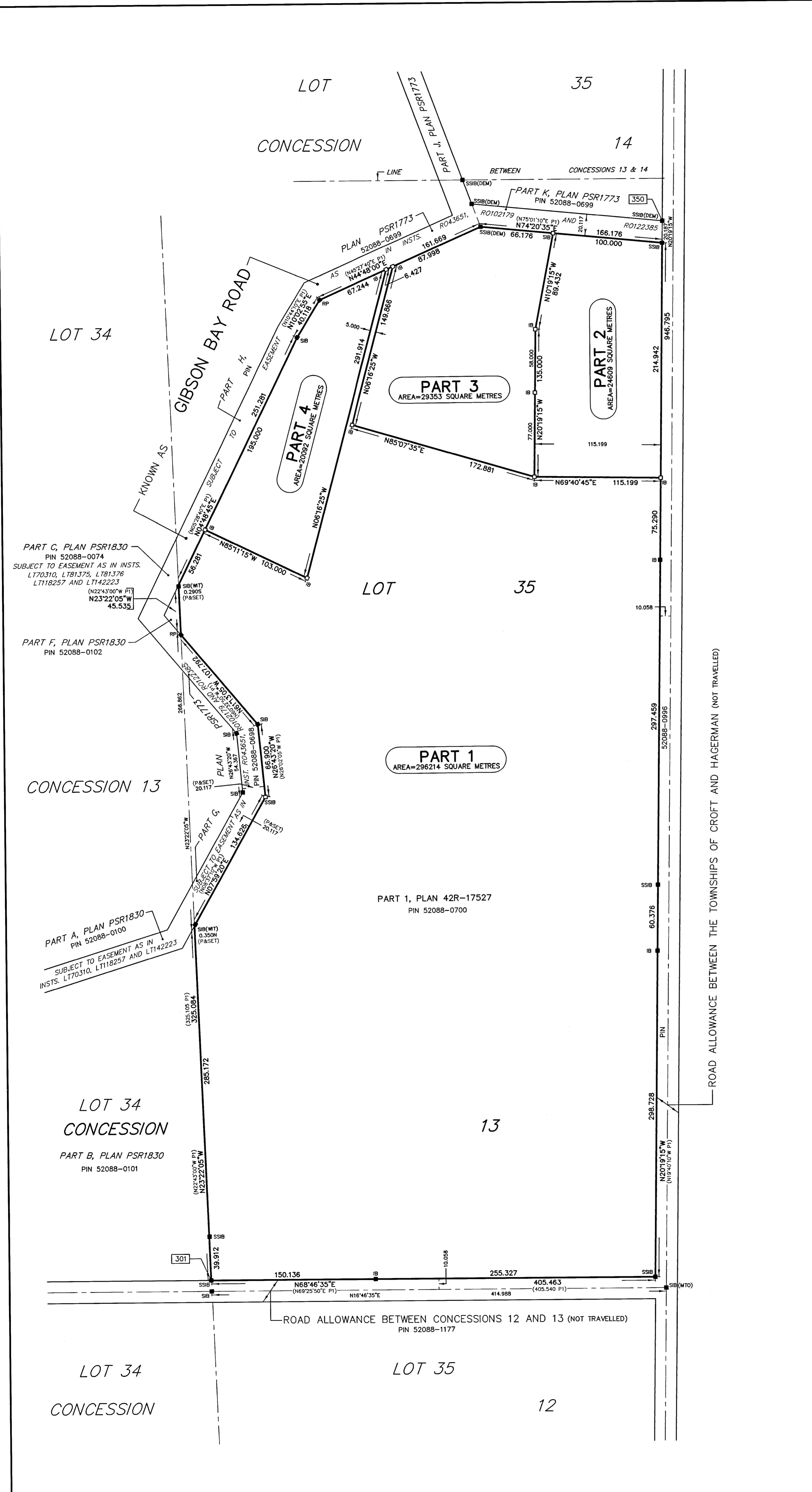
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-35570.



HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, EMAIL: hjv@planeteeer.com

SCALE: 1:2000 DRAWN BY: B.U. CHKD. BY: S.K. JOB NO: 22-3079-REF 1



ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF CROFT AND HAGERMAN (NOT TRAVELLED)

PART 1, PLAN 42R-17527
PIN 52088-0700

ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13 (NOT TRAVELLED)
PIN 52088-1177

CONSENT AGREEMENT

THIS AGREEMENT made in duplicate this day of July, 2023.

BETWEEN:

1569329 ONTARIO INC.

hereinafter called the "Owner"
of the First Part

-and-

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

hereinafter called the "Municipality"
of the Second Part

WHEREAS the lands affected by this Agreement are the subject lands described in Schedule "A" hereto annexed;

AND WHEREAS the Owner obtained, from the Parry Sound Area Planning Board (File B53/2022(W) approval of a consent to sever the subject lands, the purpose of which is to provide for the creation of three (3) new rural lots accessed off Gibson Bay Road;

AND WHEREAS the conditions to approval require the Owner to enter into this Agreement pursuant to section 53(12) of the *Planning Act*, and to register such Agreement on title to the subject lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT, in consideration of other good and valuable consideration and the sum of One Dollar CDN (\$1.00 CDN) now paid by the Municipality to the Owner, the receipt whereof is hereby acknowledged, the parties hereto covenant and agree as follows:

PART A – GENERAL

1. The lands to be bound by the terms and conditions of this Agreement referred to as the "subject lands" are located in the Municipality and more particularly described in Schedule 'A' hereto.
2. The Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated October 2022 (the "EIS"), was relied upon by the Parry Sound Area Planning Board (File B53/2022) in approving the consent applications. A copy of the EIS is available at the Municipality offices located at 21 Church Street, Dunchurch, ON P0A 1G0, Monday to Friday during regular business hours.
3. The subject lands describing the severed and retained lands is Reference Plan No. 42R-22196.

4. This Agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended, at the expense of the Owner.
5. This Agreement will not be amended or removed from the title of the subject lands except where agreed upon by the Municipality and the Owner.

PART B – PURPOSE OF THE DEVELOPMENT

6. The Owner has applied for and received approval by the Parry Sound Area Planning Board under File No. B53/2022(W) for the creation of three (3) new rural lots accessed off Gibson Bay Road.

PART C – ACCESS

7. The Owner hereby acknowledges and recognizes that the right-of-way over Part Lot 35, Concessions 13 and 14, geographic Township of Hagerman, being Parts G, H, J, and K on Plan PSR-1773, and provides access to Parts 1 to Part 4 on 42R-22196, is privately owned and not maintained year-round by the Municipality.
8. The Owner hereby recognizes and agrees that the Municipality is not responsible or liable for the non-repair of the private road identified in paragraph 7 above.
9. The Owner hereby acknowledges and understands that the Municipality may not be able to provide emergency services to the subject lands accessed by the private road.

PART D – BUILDING/DWELLING ENVELOPES

10. All suitable proposed building/dwelling envelopes and setbacks from natural features are identified in the EIS.
11. All setbacks shall comply with the requirements of the Municipality's Zoning By-law.

PART E - EXPENSES TO BE PAID BY THE OWNER

12. Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner" unless the context otherwise requires.
13. The Owner shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.

PART F – INDEMNIFICATION FROM LIABILITY AND RELEASE

14. The Owner covenants and agrees with the Municipality, on behalf of itself, its successors and assigns, to indemnify and save harmless the Municipality, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise

either directly or indirectly by reason of the negligent or unlawful performance of or failure to perform any work by the Owner or on his behalf in connection with the carrying out of the provisions of this Agreement provided that such default, failure or neglect was not caused as a result of negligence, unlawful performance or breach of this Agreement on the part of the Municipality its servants or agents.

15. The Owner further covenants and agrees to release and forever discharge the Municipality from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Municipality to carry out any of its obligations under this Agreement, or, as a result of the Municipality performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Owner, provided that such default, failure or neglect was not caused as a result of negligence, unlawful performance or breach of this Agreement on the part of the Municipality, its servants or agents.

PART G – ADMINISTRATION

16. The Owner acknowledges that this Agreement is entered into under the provisions of Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended and that any expense of the Municipality arising out of the administration and enforcement of this Agreement may be recovered as taxes under Section 398 of the *Municipal Act*, 2001 as amended and further that the terms and conditions of this Agreement may be enforced under conditional building permits under the *Building Code Act* and regulations thereunder.
17. This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
18. This agreement shall come into effect on the date of execution by the Municipality and the Owner.

IN WITNESSETH WHEREOF the Municipality has caused their Corporate seal to be affixed over the signature of the respecting signing officers.

By the Municipality on this ____ day of July, 2023.

**THE CORPORATION OF THE
MUNICIPALITY OF WHITESTONE**

Per: _____
George Comrie, Mayor

Michelle Hendy, CAO/Clerk

By the Owner on this _____ day of July, 2023.

1569329 ONTARIO INC.

Witness Name

Signature of Signing Officer

Witness Signature

Name and position of Signing Officer

I have the authority to bind the Corporation

Schedule “A”

**THIS IS SCHEDULE "A" TO THE CONSENT AGREEMENT BETWEEN
THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
AND
1569329 ONTARIO INC.**

The “subject lands” are described as Part of Lot 35, Concession 13 geographic Township of Hagerman, now in the Municipality of Whitestone being Parts 1 to 4 on 42R-22196.



**Environmental Impact Study
Proposed Lot Severance
CON 13 PT LOT 35 INST 111482
Municipality - Whitestone
Parry Sound District**

Prepared for:
Robert Duda

Prepared by:
Azimuth Environmental
Consulting, Inc.

October 2022

AEC 22-306



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List of Appendices

Appendix A:	Severance Sketch
Appendix B:	Background Mapping
Appendix C:	Wetland Mapping
Appendix D:	SAR Assessment
Appendix E:	Proposed Lots & Building Envelopes
Appendix E:	Site Photos (July 15, 2022)



1.0 INTRODUCTION

Azimuth Environmental Consulting Inc. (Azimuth) was retained to complete an Environmental Impact Study (EIS) related to a proposal to create 3 new lots and a retained lot from the approx. 34ha property located south and east of Gibson Bay Road in the Township of Whitestone as per the attached severance sketch (Appendix A).

The objective of the EIS was to identify areas of natural heritage constraint to avoid and to delineate potential dwelling and septic envelopes on the 3 created lots outside of areas of natural heritage constraint.

2.0 STUDY APPROACH

An environmental constraints assessment was completed based on a compilation of background natural heritage information for the subject and adjacent lands in combination with field data collected during a site visit completed on July 15, 2022.

Background information revealed unevaluated wetlands mapped on the property by the province (Appendix B) as well as several drainage features. A wetland delineation was completed on July 15, 2022 by J. Broadfoot (provincially certified wetland evaluator). A wetland boundary was established applying the “50% rule” of the Ontario Wetland Evaluation System ([OWES] MNR 2014) to “judge where plant species cover consists mostly of wetland plants”. Wetland vegetation forms were identified for lands within areas proposed as new lots based on OWES criteria (Appendix C).

Drainage features were mapped based on air photo coverage of the subject and adjacent lands in combination with site inspection on July 15, 2022 under dry summer conditions.

A Species at Risk (SAR) assessment was completed following provincial protocol as per the MECP’s Client’s Guide to Preliminary Screening for Species at Risk (MECP 2019).

3.0 EXISTING CONDITIONS

3.1 Land Use

The subject lands are vacant.

Past farm use was evident owing to presence of successional field habitat and a pond likely constructed as a livestock watering pond.



Portions of the property are tree covered, notably to the south. Much of the tree cover is relatively young having succeeded in on historically farmed land.

The property contains a number of access laneways.

Adjacent lands to the north and west contain numerous cottage lots aligned along Gibson Bay (Whitestone Lake). Cottages are accessed by Gibson Bay Road. Adjacent lands to the east and south are for the most part naturally vegetated – mature tree cover.

3.2 Wetlands

The property contains approx. 8ha of wetland habitat as per mapping in Appendix C. Wetlands are composed primarily of Swamp with vegetation forms Tall Shrub (ts) – woody vegetation 1-6m tall composed mainly of alder with some willow and Trees – mainly deciduous (d), poplar and Black Ash (Photo 1). Marsh habitat was composed of Narrow-leaved Emergents (ne) – Reed Canary Grass dominant with lesser abundance of sedges and forbs (Photos 2, 3 and 4).

Wetlands on north end of the property are associated with lowlands and occur in the vicinity of a constructed farm pond and old farm drainage ditches. Aside from the farm pond, no surface water was evident in the wetlands located on proposed lots mid-summer (i.e., July 15, 2022). Therefore, wetland hydrology appears related to surface water inputs primarily.

3.3 Drainage Features

Drainage features on the north end of the property are relatively strait and hence have characteristics of farm drains. Drainage features were dry during the July 15, 2022 site visit and showed high levels of vegetation cover indicative of periodic, relatively low volume of flow. Drainage features were culverted under property access laneways. Drainage from wetlands of the north end of the site is conveyed to Whitestone Lake to the west.

3.4 SAR Assessment

Appendix D provides a SAR assessment table and SAR records for the area.

The province (MNR, NHIC) reports no rare species records for 1kmX1km assessment squares covering the property or adjacent lands (those within approx. 120m). The list of SAR (extirpated, endangered and threatened species) assessed was compiled based on NHIC data reported for approx. 60km² of surrounding landscape and included data reported for the 10km X 10km (100km²) Ontario Breeding Bird Atlas and Ontario



Reptile and Amphibian Atlas square 17TNL85 covering the subject and adjacent lands. Fisheries and Oceans Canada (DFO) SAR mapping was accessed to identify aquatic SAR associated with Whitestone Lake and nearby waterways. Species recently listed as endangered in Ontario (Black Ash) and others generally not reported in SAR data sets (i.e., endangered bats, Butternut) were included in the assessment.

4.0 PROPOSED DEVELOPMENT

As per the severance sketch (Appendix A) and shown on natural heritage features mapping (Appendix C), 3 new lots are proposed to be created on the north end of the property with the southern portion (approx. 75%) to be retained.

Lots 1, 2 and 3 measure approx. 2ha, 4ha and 3ha respectively.

Access to the new lots would be from Gibson Bay Road. Lot 2 would be accessed via the existing driveway entrance.

Building envelopes are identified on each new lot as shown on mapping in Appendix C. Building envelopes were configured to maintain a setback from wetlands and drainage features of 15m minimum¹. The resulting buildings envelopes for each proposed new lot are irregularly shaped with dimensions as per the table below.

New Lot #	Lot Area (ha)	Building Envelope Area (ha)	Building Envelope Length (max. m)	Building Envelope Width (max. m)
1	2	0.35	140	40
2	4	0.92	140	150
3	3	0.5	125	70

¹Note: Lot 2 Building Envelope configured to also retain a poplar woodland abutting wetland habitat.

The proposed 3 new lots would be developed in the future with a privately serviced (well and septic) single-detached dwelling with accessory structures and amenity spaces.



5.0 IMPACT ASSESSMENT

5.1 Wetlands

Building envelopes proposed for each new lot were configured to maintain a minimum 15m setback to wetlands. Therefore, development within the recommended building envelopes will not result in a direct impact to wetlands.

Wetland hydrology appears governed primarily by surface water inputs. The proposed building envelopes are situated on high ground away from drainage features. Surface water shed by impervious surfaces introduced to the building envelopes will follow existing topography which directs to wetlands in the lowlands of the central section of the property. Therefore, future development does not interfere with existing patterns of surface water flow and hence will not impact hydrology of adjacent wetlands.

The proposed building envelopes are located more than 15m from drainage features and the farm pond and hence septic systems can be placed more than 15m from aquatic habitat features as generally required by the province and local planning authorities.

5.2 Drainage Features

There are no drainage features located within the proposed building envelopes and hence future development requires no watercourse/drainage feature re-alignments or crossings.

5.3 Species at Risk

The results of the SAR assessment indicate that the subject and/or adjacent lands have the potential to function as habitat of the following extirpated, endangered and threatened species: endangered bats; snakes (Massasauga, Eastern Hog-nosed Snake); Blanding's Turtle; and plants (Black Ash). The potential for impact to each of these species/species groups is considered below.

5.3.1 Endangered Bats

Bats utilize trees as roost habitat between April 1 and September 30 – i.e., the bat active season. Mature trees (i.e., those having dbh > approx. 25cm) within woodland communities that provide cracks, holes, loose bark and other structures providing hiding cover - have potential to be utilized by endangered bats during this season. Building envelopes proposed for Lots 2 and 3 lack mature woodland cover and hence do not provide potential habitat for endangered bats. The building envelope proposed for Lot 1 contains woodland cover with some trees having potential to function as habitat for endangered bats. Mature woodland cover is abundant in the surrounding landscape and hence loss of a few trees to facilitate development on Lot 1 does not represent a negative



impact to habitat of endangered bats as bats will continue to utilize woodlands retained on the subject lands and woodland cover of adjacent lands - i.e., no impairment or loss of bat habitat function consistent with Section 10 of Ontario's ESA. As is common practice, to avoid potential impact to bats (kill, harm, harassment) consistent with Section 9 of the ESA - tree removals should be completed between October 1 and March 31, outside of the bat active season.

5.3.2 Snakes (Massasauga, Eastern Hog-nosed Snake)

Both species identified in background data for the area have affinities for wetlands, woodlands, open lands and other habitat elements that occur on and adjacent to the property. The proposed building envelopes occur outside of wetlands and are aligned with Gibson Bay Road adjacent to areas of existing human activity. The building envelope configured for Lot 2 excludes a popular woodland located adjacent to wetland recognizing its value as wildlife habitat including for snakes. Woodland loss associated with future development on Lot 1 is minor relative to the availability of woodland retained on the subject lands and the amount of woodland available throughout adjacent lands. Development within the proposed building envelopes does not impact habitat connectivity through the subject lands within woodlands, wetlands and along drainage features linking Gibson Bay (Whitestone Lake) to natural habitat (woodlands, wetlands) of adjacent lands to the east. The proposed severance and configuration of building envelopes is sensitive to the ecological needs of these snake species and avoids key habitat elements. Therefore, the proposed severance and future development does not damage or destroy habitat of Massasauga or Eastern Hog-nosed Snake, consistent with Section 10 of Ontario's ESA. Direct impact (kill, harm, harassment) of threatened snake species and other wildlife can be avoided consistent with Section 9 of the ESA through careful operations during construction to ensure wildlife is unharmed.

5.3.3 Blanding's Turtle

There are no observations of Blanding's Turtles reported within 2km of the subject lands. Regardless, we assess the potential for impact to Blanding's Turtle as follows.

Blanding's Turtle have a requirement for permanent water to satisfy most life history requirements though they are known to move overland. The property and adjacent lands contains ponds as shown on mapping in Appendix C. The retained lands contain a pond covering approx. 0.8ha that occurs partly on adjacent lands to the east. Proposed Lots 2 and 3 contain the farm pond that covers approx. 0.2ha. Both ponds are embedded in a continuous area of wetland cover spanning the central section of the property. The wetlands contain drainage features linking the ponds to one another and wetlands on adjacent lands to the east as well as to Gibson Bay (Whitestone Lake) to the west. Based



on the juxtaposition of these habitat elements it is expected that if Blanding's Turtle occur on the subject and adjacent lands, their activity would be restricted to the two ponds and adjacent wetlands that offer a diversity of vegetation forms (thicket, treed swamp, marsh) connected by a series of drainage features. The proposed building envelopes are located outside of wetland habitat and on high ground in proximity to Gibson Bay Road and areas of existing development. Therefore, the building envelopes are configured to avoid habitat of value to Blanding's Turtle and in locations not impactful to potential movement corridors for the species. The functional assessment of potential habitat use indicates that the proposed severance and future development with proposed buildings envelopes does not impact habitat of value to Blanding's Turtle consistent with requirements of Section 10 of Ontario's ESA. Direct impact (kill, harm, harassment) of Blanding's Turtle can be avoided consistent with Section 9 of the ESA through careful operations during construction to ensure turtles and other wildlife is unharmed.

5.3.4 Black Ash

Black Ash was designated endangered in Ontario in January 2022 but it receives no individual or habitat protection under Ontario's ESA until January 2024. The species was observed in wetlands of the property consistent with its affinity for moist growing conditions. All building envelopes are located outside of wetland habitat and hence outside of habitat of Black Ash. Therefore, future development within the identified buildings envelopes will not impact Black Ash.

6.0 CONCLUSIONS

Future development within building envelopes recommended for the 3 new lots proposed to be created can be achieved with no direct or indirect impacts to wetlands, watercourses/drainage features or individuals or habitat of endangered and threatened species identified in the general area. The proposed development does not impact habitat connectivity/wildlife movement corridors.



APPENDICES

- Appendix A: Severance Sketch**
 - Appendix B: Background Mapping**
 - Appendix C: Wetland Mapping**
 - Appendix D: SAR Assessment**
 - Appendix E: Proposed Lots & Building Envelopes**
 - Appendix E: Site Photos (July 15, 2022)**
-
-



APPENDIX A

Severance Sketch



Proposed Severance (sketch) – Lots 1, 2, 3 + Retained

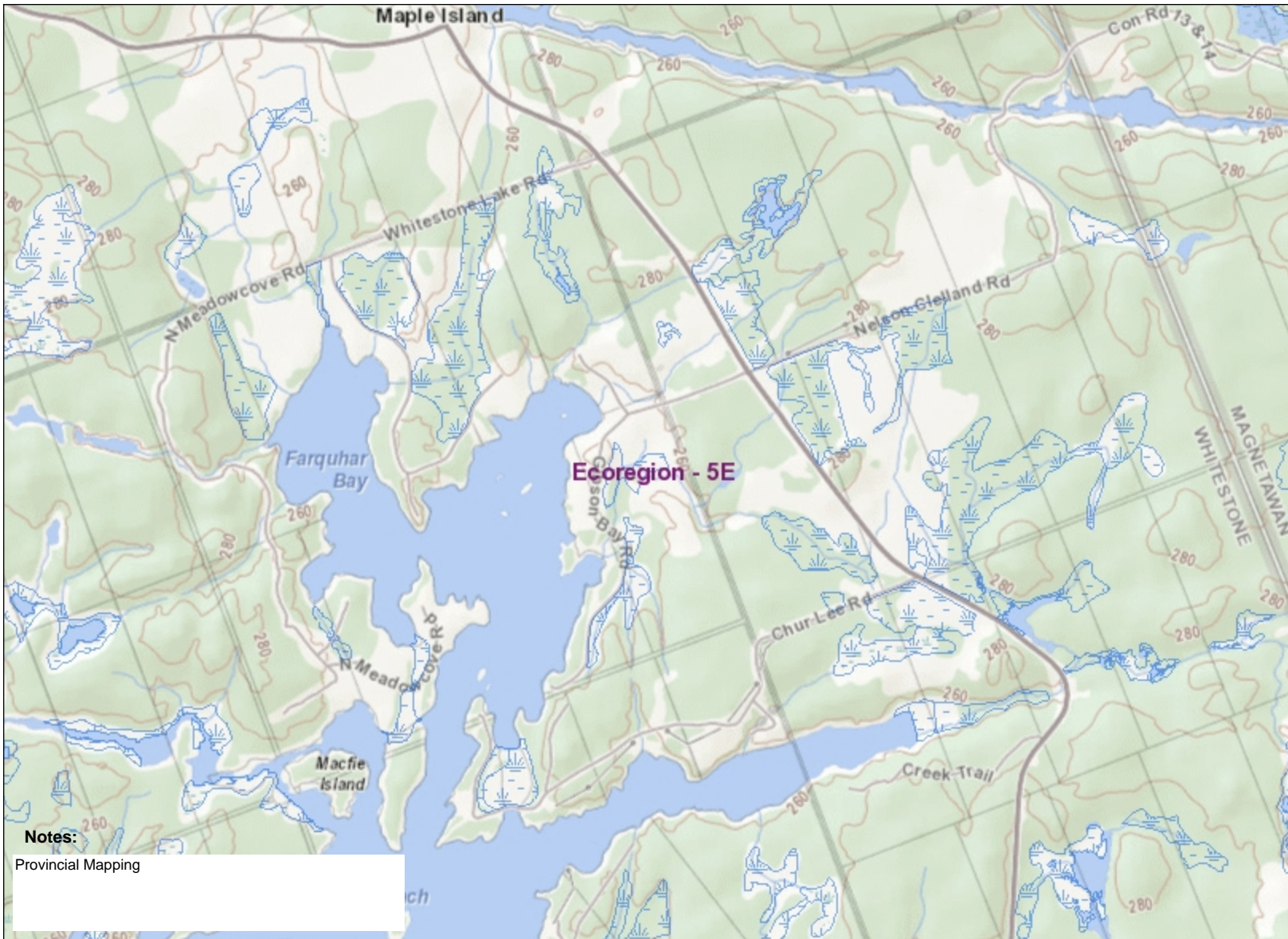


APPENDIX B

Background Mapping

Legend

-  Ecoregion
-  ANSI
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
-  Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
-  Unevaluated Wetland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Notes:
Provincial Mapping



Absence of a feature in the map does not mean they do not exist in this area.

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APPENDIX C

Wetland Mapping



Wetland (dark blue line with light blue fill) – Azimuth July 2022
Drainage features - light blue lines



- Wetland (dark blue line with light blue fill)
- Vegetation Forms: Tall Shrub (ts); Narrow-leaved Emergents (ne); Trees – deciduous (d)
- Farm Pond - P
- Drainage features - light blue lines



APPENDIX D

SAR Assessment

Species at Risk Assessment - Gibson Bay Road (Whitestone), 2022.

Taxa	Common Name	ESA Status	Habitat Requirements	Habitat on Subject Lands?	Habitat in Area of Proposed Development?	Habitat on Adjacent Lands?	Issue Related to Proposed Development?
Bird	Bank Swallow	THR	Nest in burrows it constructs in sand banks associated with valleylands and in fill piles/gravel pits having near vertical faces.	No	No	No	No
Bird	Barn Swallow	THR	Build nests in manmade structures like sheds, barns, etc. and under bridges/in culverts, etc.	No, Barn Swallow nests observed on buildings	No	Possible, cottages	No
Bird	Bobolink	THR	Large grasslands	No, no adults or fledglings observed on July 15, 2022	No	No	No
Bird	Chimney Swift	THR	Build nests in chimneys and/or on walls of built structures (barns, houses, churches, etc.)	No	No	Possible, cottages	No
Bird	Eastern Meadowlark	THR	large grasslands	No, no adults or fledglings observed on July 15, 2022	No	No	No
Fish	Lake Sturgeon	THR	Georgian Bay and accessible reaches of large connecting rivers (spawning) - reported by NHIC in area but not by DFO	No	No	No	No
Mammal	Eastern Small-footed Bat	END	Cliffs, caves, mines, talus slopes, hollow trees, buildings, bridges	Possible - mature trees	Possible - Lot 1 only, mature trees	Possible - mature trees, buildings	No, see discussion in Section 5
Mammal	Little Brown Myotis	END	Mature woodlands (snag/cavity trees) and buildings (churches, older homes with attics, etc.)	Possible - mature trees	Possible - Lot 1 only, mature trees	Possible - mature trees, buildings	No, see discussion in Section 5
Mammal	Northern Myotis	END	Mature woodlands (snag/cavity trees)	Possible - mature trees	Possible - Lot 1 only, mature trees	Possible - mature trees	No, see discussion in Section 5
Mammal	Tri-coloured Bat	END	Mature woodlands (snag/cavity trees) and occasionally in barns or other buildings	Possible - mature trees and buildings	Possible - Lot 1 only, mature trees	Possible - mature trees, buildings	No, see discussion in Section 5
Plant	Black Ash	END	Swamp wetlands/riparian woodlands	Yes, species observed in swamp wetland on west side of subject lands , species not observed	No, species not observed	Possible - adjacent swamp wetlands	No, see discussion in Section 5
Plant	Butternut	END	Forests, woodlands, fencerows, open lands	No, species not observed	No, species not observed	Possible but none observed within 50m of proposed development.	No
Reptile	Blanding's Turtle	THR	Wetlands with standing water - nearest observation reported for NHIC grid square 17NK9457 approx. 4km to the southeast	Yes, ponds on subject lands	No	Possible, within adjacent wetlands	No, see discussion in Section 5

Taxa	Common Name	ESA Status	Habitat Requirements	Habitat on Subject Lands?	Habitat in Area of Proposed Development?	Habitat on Adjacent Lands?	Issue Related to Proposed Development?
Reptile	Eastern Hog-nosed Snake	THR	Forests, woodlands, fencerows, open lands with sandy soils and wetlands providing an abundance of breeding amphibians (particularly American Toad)	Yes, subject lands provide a mix of forest, open land with wetlands	No, proposed building envelopes located away from wetlands	Possible, within adjacent forests, open lands and wetlands	No, see discussion in Section 5
Reptile	Massasaga	THR	Various habitat including tall grass prairie, bogs, marshes, shorelines, forests and alvars/rock barrens. Forest opening/rock barrens are important for basking. Species hibernates underground in crevices in bedrock, sphagnum swamps, tree root cavities and animal burrows.	Yes, subject lands provide a mix of forest, open land with wetlands	No, proposed building envelopes located away from wetlands	Possible, within adjacent forests, open lands and wetlands	No, see discussion in Section 5

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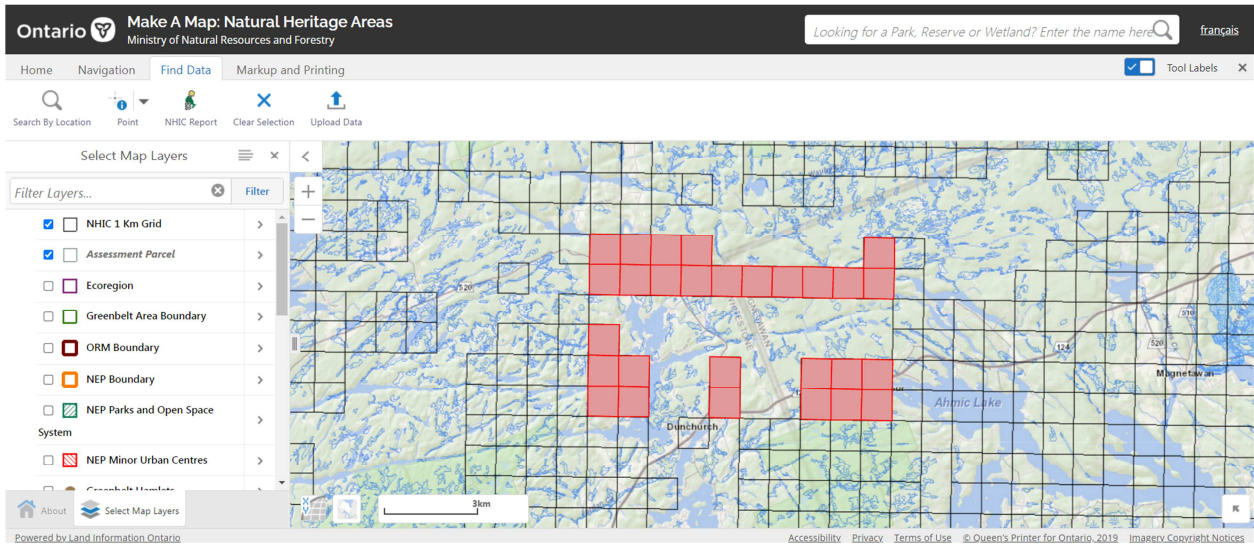
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- NHIC 1 Km Grid
- Assessment Parcel
- Ecoregion
- Greenbelt Area Boundary
- ORM Boundary
- NEP Boundary
- NEP Parks and Open Space System
- NEP Minor Urban Centres

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Blue star – subject lands



NHIC Grid Squares Selected

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
989695	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8661	
989695	SPECIES	Barn Swallow	<i>Hirundo rustica</i>		THR	THR	17NL8661	
989695	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17NL8661	
989695	SPECIES	Massasauga (Great Lakes / St. Lawrence population)	<i>Sistrurus catenatus pop. 1</i>		THR	THR	17NL8661	
989694	SPECIES	Barn Swallow	<i>Hirundo rustica</i>		THR	THR	17NL8660	
989694	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17NL8660	
989705	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8761	
989705	SPECIES	Barn Swallow	<i>Hirundo rustica</i>		THR	THR	17NL8761	
989705	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17NL8761	
989704	SPECIES	Barn Swallow	<i>Hirundo rustica</i>		THR	THR	17NL8760	
989704	SPECIES	Bobolink	<i>Dolichonyx oryzivorus</i>		THR	THR	17NL8760	
989715	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8861	
989714	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8860	
989724	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8960	
999654	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9260	
989725	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL8961	
999634	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9060	
999540	SPECIES	Eastern Milksnake	<i>Lampropeltis triangulum</i>		NAR	SC	17NL9056	
999644	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9160	
999664	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9360	
999571	SPECIES	Blanding's Turtle	<i>Emydoidea blandingii</i>		THR	END	17NL9357	
999570	SPECIES	Snapping Turtle	<i>Chelydra serpentina</i>		SC	SC	17NL9356	
999674	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9460	
999581	SPECIES	Blanding's Turtle	<i>Emydoidea blandingii</i>		THR	END	17NL9457	
999685	SPECIES	Canada Warbler	<i>Cardellina canadensis</i>		SC	THR	17NL9561	
999684	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9560	

999591	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9557	
999590	SPECIES	Lake Sturgeon (Great Lakes - Upper St. Lawrence River population)	<i>Acipenser fulvescens pop. 3</i>		THR	THR	17NL9556	
989611	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL8757	
989610	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL8756	
989602	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL8658	
989601	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL8657	
989600	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL8656	
999541	RESTRICTED SPECIES	Restricted Species	Restricted Species				17NL9057	
999541	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES		THR	THR	17NL9057	



Square Summary (17TNL85) [change]

	#species				#hours			#pc done	
	poss	prob	conf	total	total	peak	road	offrd	
Curr.	22	0	3	25	0.5	0.5	0	0	
Prev.	41	16	40	97	26.8	—	0	0	

Region summary (#28: Parry Sound, ON)

#squares	#sq with data	#species	#squares (pc) target	#squares (pc) compl.
85	70	143	85	5
85	85	182	0	64

Target number of point counts in this square: 25 in total: 20 road side, 5 off road (Broadleaf Forest in 1, Coniferous Forest in 1, Mixed Forest in 3). Please try to ensure that each off-road station is located such that the entire 100m radius circle is within the prescribed habitat.

SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%	
Canada Goose		FY	60	Common Gallinule §			0	Long-eared Owl ‡			1	
Mute Swan ‡			0	American Coot §			0	Northern Saw-whet Owl			7	
Trumpeter Swan ‡			0	<u>Sandhill Crane</u>			55	Belted Kingfisher	AE	S	41	
Wood Duck			41	Killdeer §		P	22	<u>Yellow-bellied Sapsucker</u>	S		67	
Blue-winged Teal ‡			0	Upland Sandpiper †			0	Red-headed Woodpecker †			2	
Northern Shoveler ‡			0	American Woodcock			12	Red-bellied Woodpecker ‡			1	
Gadwall ‡			0	Wilson's Snipe			28	Black-backed Woodpecker			0	
American Wigeon ‡			0	Spotted Sandpiper		H	17	Downy Woodpecker	FY		41	
Mallard		P	41	Ring-billed Gull §			8	<u>Hairy Woodpecker</u>	FY		60	
American Black Duck			7	Herring Gull §		FY	21	<u>Pileated Woodpecker</u>	H		51	
Northern Pintail ‡			0	Great Black-backed Gull †			0	<u>Northern Flicker</u>	FY		67	
Green-winged Teal			1	Caspian Tern ‡			1	American Kestrel §	H	H	27	
Ring-necked Duck			10	Black Tern †			0	Merlin			17	
Lesser Scaup ‡			0	Common Tern §			7	Olive-sided Flycatcher §			5	
Common Goldeneye ‡			0	Common Loon		P	45	Eastern Wood-Pewee §			48	
Hooded Merganser			20	Double-crested Cormorant §			12	Yellow-bellied Flycatcher	S		10	
Common Merganser		FY	21	American Bittern		H	34	<u>Alder Flycatcher</u>	CF		60	
Red-breasted Merganser ‡			2	Least Bittern †			1	Willow Flycatcher ‡			0	
Ruddy Duck ‡			0	Great Blue Heron §		H	37	<u>Least Flycatcher</u>	S		62	
Wild Turkey			22	Green Heron ‡			2	<u>Eastern Phoebe</u>	NY		58	
Ruffed Grouse		FY	55	Black-crowned Night-Heron †			1	<u>Great Crested Flycatcher</u>	S		57	
Spruce Grouse ‡			0	Turkey Vulture		P	47	Eastern Kingbird	P		41	
Pied-billed Grebe			1	Osprey		H	11	Yellow-throated Vireo ‡			5	
Rock Pigeon (Feral Pigeon)		FY	25	Northern Harrier		H	8	<u>Blue-headed Vireo</u>	S		60	
Mourning Dove		H	41	Sharp-shinned Hawk		H	7	Philadelphia Vireo ‡			0	
Yellow-billed Cuckoo ‡		A	5	Cooper's Hawk ‡			0	Warbling Vireo	S		24	
Black-billed Cuckoo		S	38	Northern Goshawk §			0	Red-eyed Vireo	D	S	90	
Common Nighthawk §			2	Bald Eagle §			8	Canada Jay			1	
Eastern Whip-poor-will §			14	Red-shouldered Hawk			7	Blue Jay	FY	H	85	
Chimney Swift §		H	10	Broad-winged Hawk		CF	H	57	<u>American Crow</u>	FY		67
Ruby-throated Hummingbird	AE	H	52	Red-tailed Hawk			12	Common Raven	FY	H	65	
Virginia Rail			7	Great Horned Owl			2	<u>Black-capped Chickadee</u>	FY		74	
Sora			8	Barred Owl		P	31	Boreal Chickadee ‡			0	

Breeding Bird Atlas - Summary Sheet for Square 17TNL85 (page 2 of 2)

SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%	SPECIES	Prev.	Code	%
Horned Lark ‡			0	Pine Siskin §			7	<u>Magnolia Warbler</u>	S		55
Northern Rough-winged Swallow ‡	H		0	<u>American Goldfinch</u>	D		67	Bay-breasted Warbler ‡			0
Purple Martin ‡	FY		0	<u>Chipping Sparrow</u>	FY		72	Blackburnian Warbler	S	S	64
Tree Swallow	AE	H	58	Clay-colored Sparrow ‡			0	Yellow Warbler	CF	S	71
Bank Swallow §	AE		4	Field Sparrow ‡			0	<u>Chestnut-sided Warbler</u>	S		77
Barn Swallow §	AE		44	Dark-eyed Junco	S		8	<u>Black-throated Blue Warbler</u>	S		61
Cliff Swallow §	AE		4	<u>White-throated Sparrow</u>	P		80	<u>Pine Warbler</u>	S		57
Ruby-crowned Kinglet			7	Vesper Sparrow	D		0	<u>Yellow-rumped Warbler</u>	S		75
Golden-crowned Kinglet	S		31	LeConte's Sparrow ‡			0	Prairie Warbler †			5
<u>Red-breasted Nuthatch</u>	FY		68	Savannah Sparrow	D		40	Black-throated Green Warbler	S	S	67
White-breasted Nuthatch	FY		37	Song Sparrow	CF	S	87	Canada Warbler §	S		38
Brown Creeper	S		32	Lincoln's Sparrow			0	Wilson's Warbler ‡			0
House Wren	NU		42	<u>Swamp Sparrow</u>	CF		71	<u>Scarlet Tanager</u>	S		51
Winter Wren	S	S	72	Eastern Towhee §	S		11	Northern Cardinal ‡			0
Sedge Wren ‡			0	Bobolink §	CF		34	Rose-breasted Grosbeak	A	S	60
Marsh Wren ‡			2	Eastern Meadowlark §	A		21	<u>Indigo Bunting</u>	A		51
European Starling	CF		45	Baltimore Oriole			20				
Gray Catbird	FY		47	Red-winged Blackbird	FY	CF	81				
Brown Thrasher	CF		44	Brown-headed Cowbird	P		20				
Northern Mockingbird ‡			0	Rusty Blackbird ‡			0				
Eastern Bluebird	AE	AE	15	Brewer's Blackbird ‡			0				
Veery	S	S	75	<u>Common Grackle</u>	FY		71				
Swainson's Thrush	S		12	Ovenbird	S	S	82				
Hermit Thrush		S	61	Northern Waterthrush	S		38				
Wood Thrush §	S		41	Golden-winged Warbler †			0				
American Robin	CF	NB	85	Black-and-white Warbler	S	S	78				
Cedar Waxwing	H	H	78	Tennessee Warbler ‡			1				
House Sparrow			5	Nashville Warbler	FY	S	64				
Evening Grosbeak §			1	Mourning Warbler	S		35				
House Finch ‡			0	Common Yellowthroat	DD	S	87				
<u>Purple Finch</u>	CF		57	American Redstart	S	S	82				
Red Crossbill §			10	Cape May Warbler			2				
White-winged Crossbill			2	Northern Parula			34				

This list includes all breeding species expected in the region #28 (Parry Sound). Underlined species are those that you should try to add to this square (17TNL85). They have not yet been reported in this square, but have been reported in more than 50% of the squares in this region so far. "Prev." is the code for the highest breeding evidence for that species in square 17TNL85 in the previous atlas. "Code" is the code for the highest breeding evidence for that species in square 17TNL85 over the last 5 years. The % columns give the percentage of squares in that region where that species was reported (this gives an idea of the expected chance of finding that species in region #28). Rare/Colonial Species Report Forms should be completed for species marked: § (Species of interest), ‡ (regionally rare), † (provincially rare). An up-to-date version of this sheet is available from <https://naturecounts.ca/nc/atlas/summary/form.jsp?squareID=17TNL85&lang=EN> Data current as of 29/08/2022

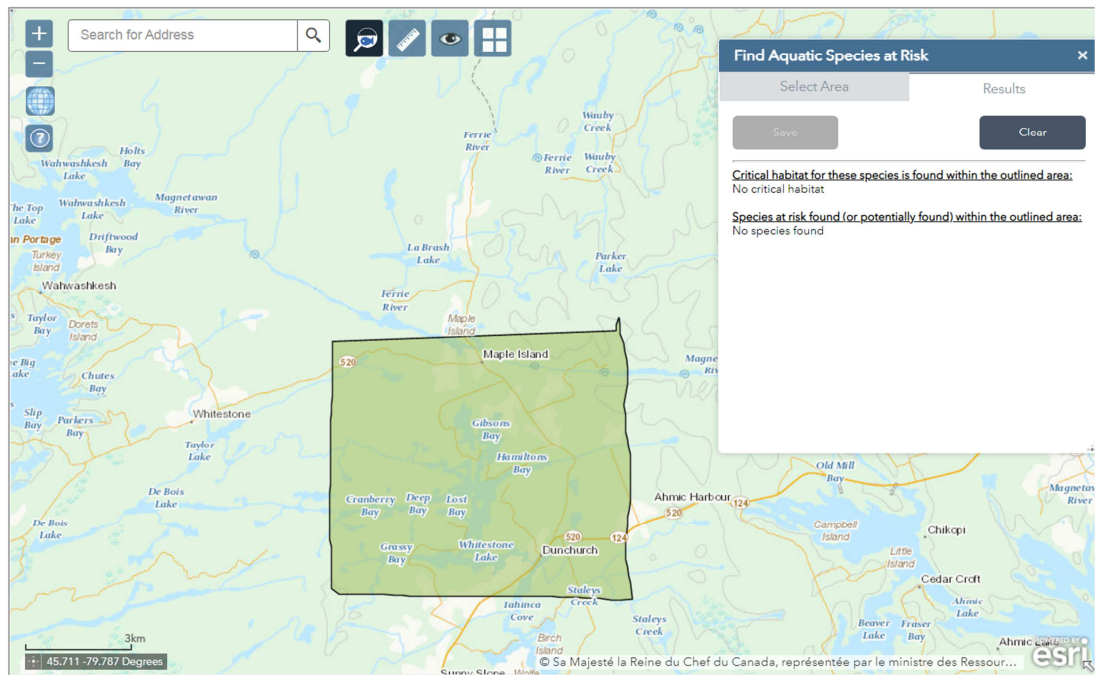


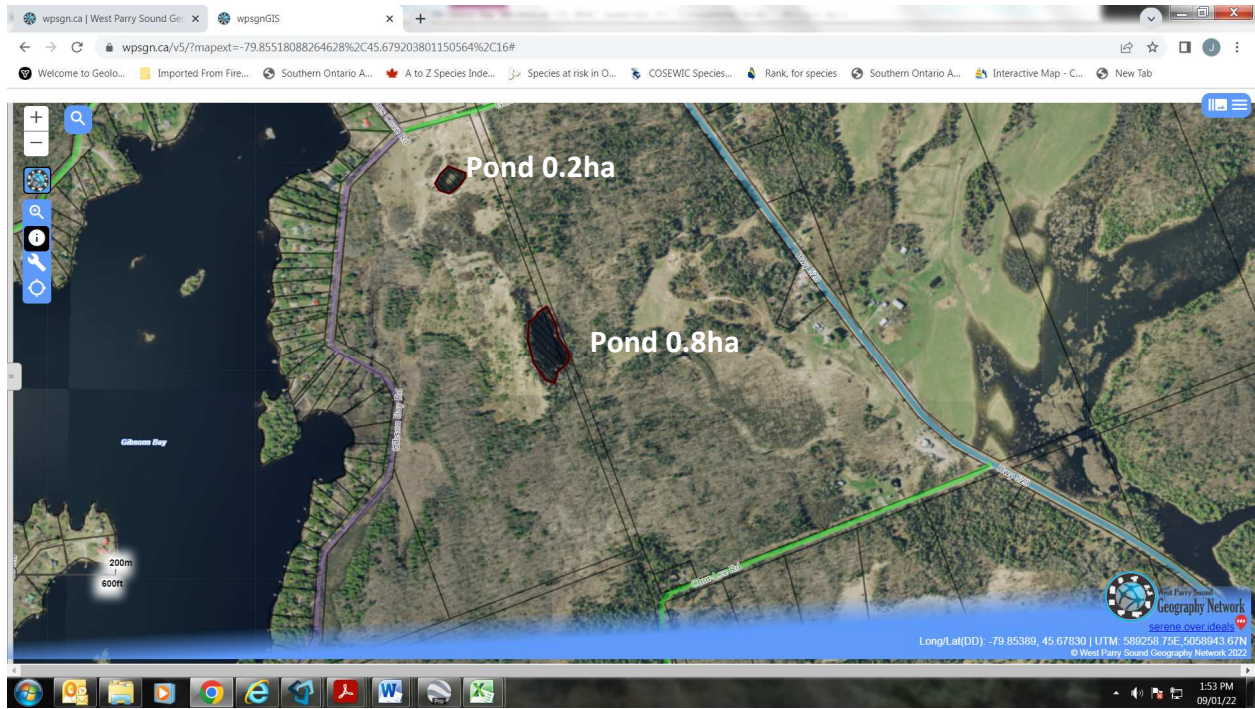
Species list, starting with the species with the fewest records, for square 17NL85

All species

Number of rows of data displayed below: 18.

Species #	Common Name	# of Records	Earliest Yr _____	Latest Yr
28	Green Frog	1	1971	1971
25	American Bullfrog	1	1971	1971
30	Northern Leopard Frog	1	1971	1971
33	Western Chorus Frog	1	1974	1974
24	Smooth Greensnake	1	1987	1987
12	Eastern Gartersnake	1	2011	2011
21	Red-bellied Snake	1	2018	2018
27	Gray Treefrog	1	2018	2018
35	American Toad	1	2018	2018
29	Mink Frog	2	1971	1971
40	Red-spotted Newt	2	2013	2013
1	Blanding's Turtle	2	2011	2016
19	Northern Watersnake	3	1985	2013
6	Snapping Turtle	4	2013	2017
46	Northern Two-lined Salamander	6	1969	1972
13	Eastern Hog-nosed Snake	7	2010	2018
49	Five-lined Skink	7	1987	2018
32	Spring Peeper	12	1974	2019



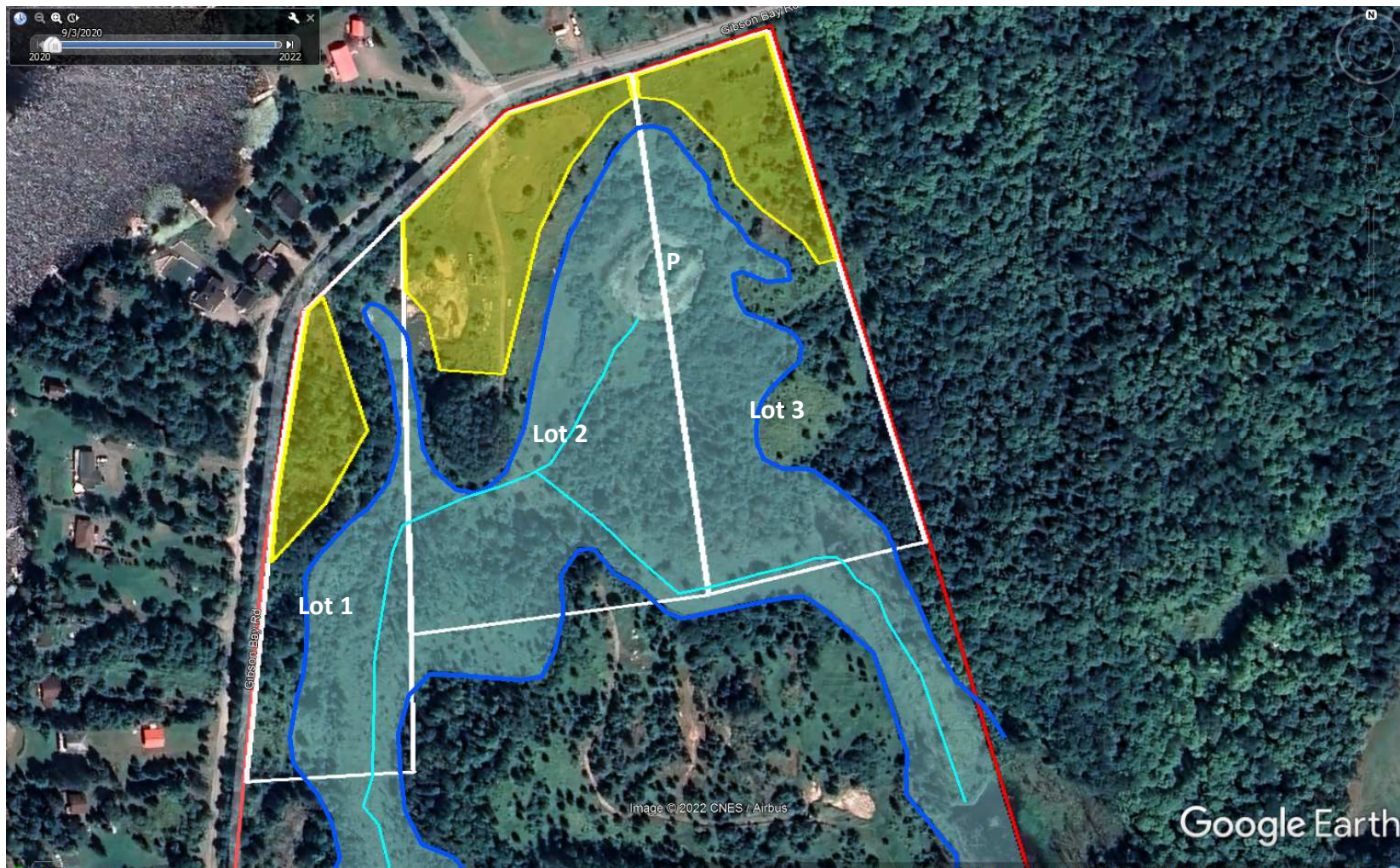


Ponds



APPENDIX E

Proposed Lots & Building Envelopes



Proposed Lots and Dwelling Envelopes (Yellow polygons)

Dark Blue Lines/Light Blue Fill – wetland; Light Blue Lines – drainage features; P - pond



APPENDIX F

Site Photos (July 15, 2022)



Photo 1. View of Deciduous Swamp (vegetation form d) containing Black Ash (south end of proposed Lot 1)



Photo 2. View of View of farm pond with surrounding Thicket Swamp (vegetation form ts) and Meadow Marsh (vegetation form ne) (pond shared by proposed Lots 2 and 3)



Photo 3. View of Meadow Marsh (vegetation form ne, Reed Canary Grass dominant) – foreground with Thicket Swamp (vegetation form ts) - background) (looking east from proposed Retained Lot)



Photo 4. View of Meadow Marsh (vegetation form ne, sedge dominant) – foreground with Thicket Swamp (vegetation form ts) – background (south end of proposed Lot 3).

PUBLIC MEETING

REPORT TO COUNCIL

PROPOSED REZONING (Temporary)

PART LOT 14, CONCESSION 4

**Geographic Township of McKenzie
Being Part 1, 42R-20605
14 Sam's Lane**

Roll # 4939 0500 0105 500

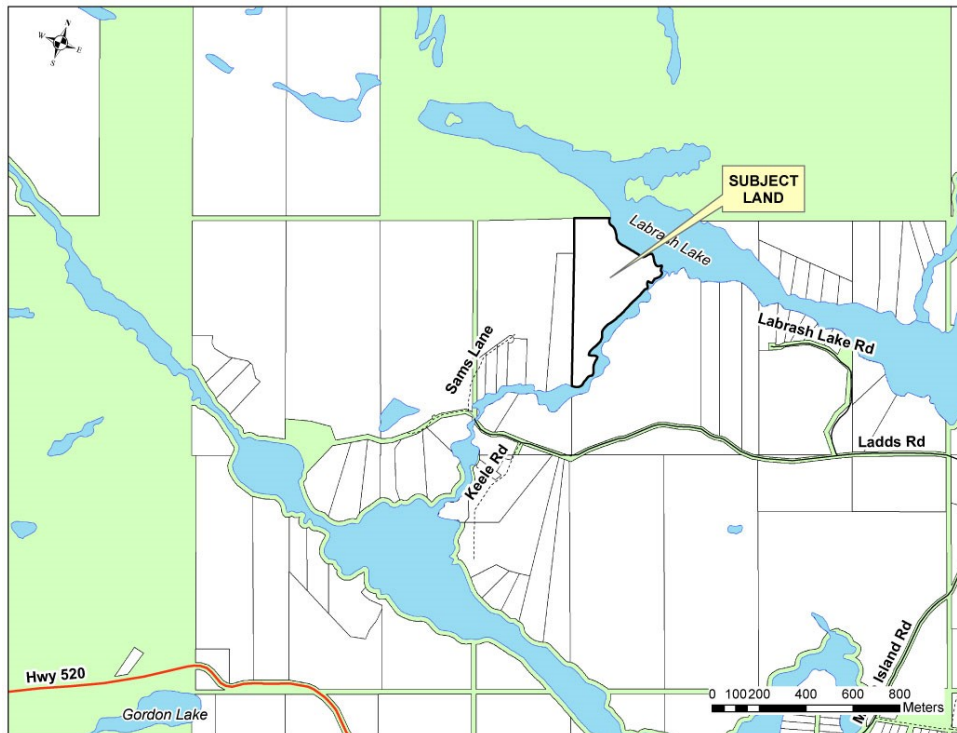
LaBrash Lake

Applicant: James Masin

May 10, 2023

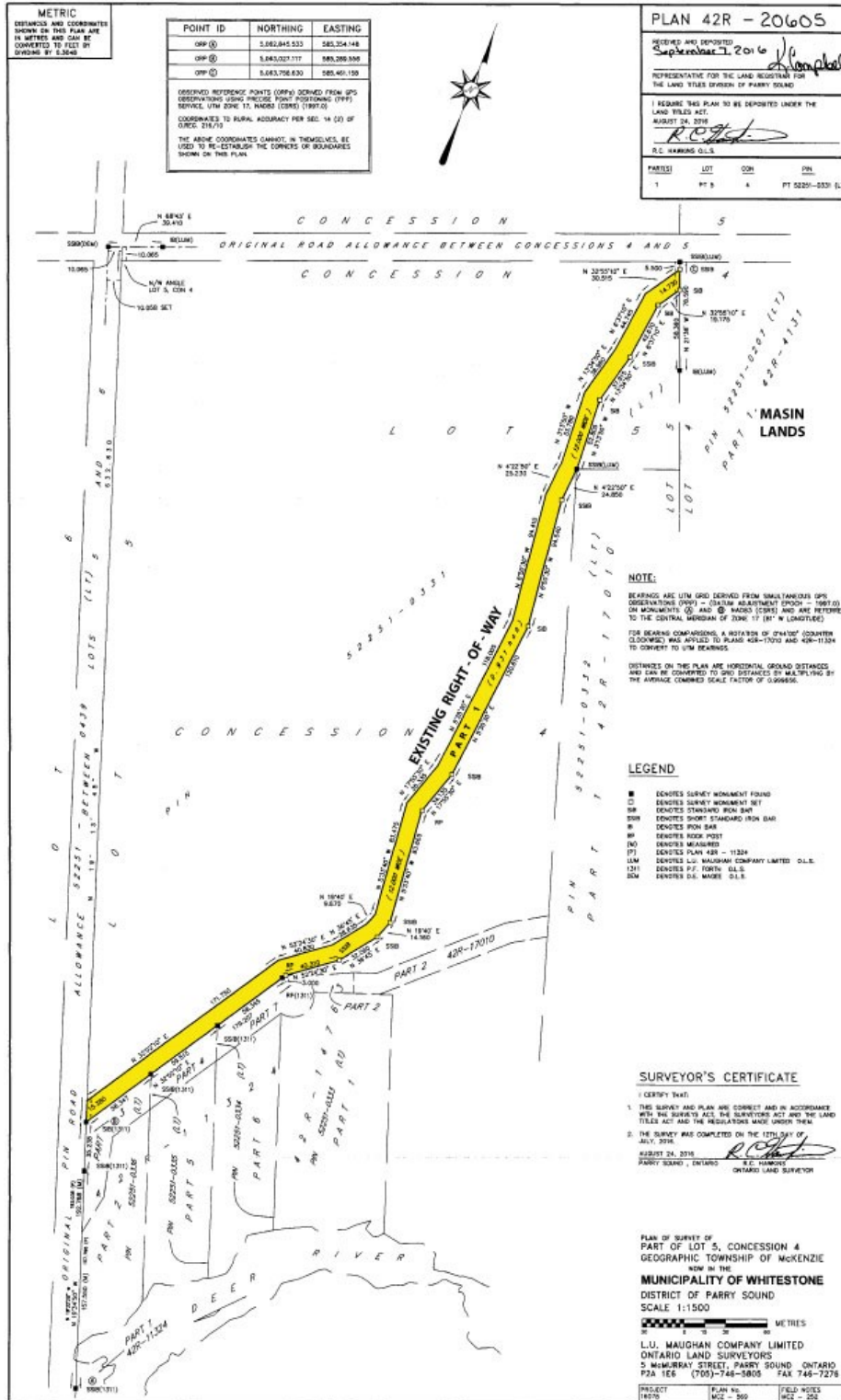
BACKGROUND/PURPOSE

Mr. Masin owns 31.86 acres with 3570 feet of shoreline on LaBrash Lake and along the LaBrash River.

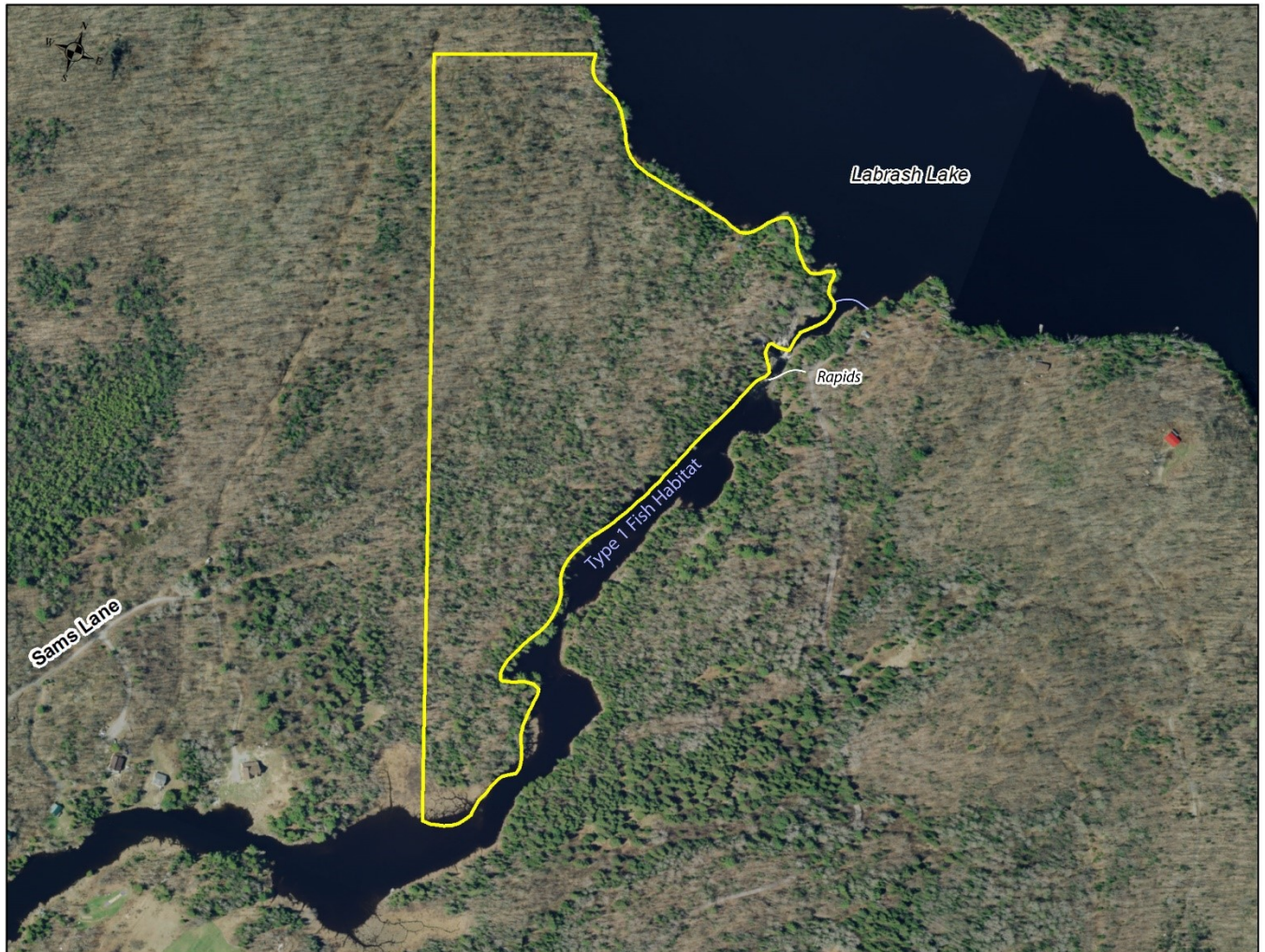


The lands are currently vacant and obtain access off a private road, Sam's Lane.

Access is available by registered right-of-way.



The lands are heavily forested with mixed deciduous and coniferous trees.



The frontage on LaBrash Lake is clear of any Type 1 Habitat while the river frontage below the rapids are listed as critical habitat.

PROPOSED GARAGE

The proposed garage is to be located at the north end of the property adjacent to the concession road allowance.

SECTION 39 OF THE PLANNING ACT

“Temporary use provisions

39 (1) The council of a local Municipality may, in a By-Law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the By-Law. R.S.O. 1990, c. P 13, s. 39 (1).

Area and time in effect

(2) A By-Law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the By-Law. 2002, c. 17, Sched. B, s, 11 (12).

Extension

(3) Despite subsection (2), the council may by By-Law grant further periods of not more than three years each during which the temporary use is authorized. R.S.O. 1990, c. P.13, s. 39 (3).

Non-application of cl. 34 (9) (a)

(4) Upon the expiry of the period or periods of time mentioned in subsections (2) and (3), clause 34 (9) (a) does not apply so as to permit the continued use of land, buildings or structures for the purpose temporarily authorized. R. S. O. 1990, c. P. 13, s. 39 (4).

Section 39 is a tool available for allowing a temporary use for up to three (3) years after which, the use must disappear or be legitimized in terms of complying with the zoning By-Law as if the temporary use never existed. This is an extremely enforceable provision in the legislation.

Respectfully submitted,



John Jackson M.C.I.P., R.P.P.



**NOTICE OF COMPLETE APPLICATION AND
NOTICE OF A PUBLIC MEETING CONCERNING
A PROPOSED ZONING BY-LAW AMENDMENT
(MASIN, James and Sandra)**

Take Notice that the Municipality of Whitestone has received a complete application to amend the Municipality's Zoning By-law No. 07-2018, as amended, pursuant to Section 34 of the *Planning Act*.

And Take Notice that the Council for the Corporation of the Municipality of Whitestone will be holding a public meeting under Section 34 of the *Planning Act* as amended, to allow the public to comment on an application for a proposed Zoning By-law amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the proposed Zoning By-law amendment.

Date and Location of Public Meeting

Date: Tuesday, July 18, 2023
Time: 6:30 p.m.
Location: Dunchurch Community Centre
2199 Hwy 124, Dunchurch, ON P0A 1G0

Participants will also be able to join the meeting by Zoom video conferencing with an option for 'call in' only. The Public is welcome to access the meeting and instructions will be placed on the Council agenda and the agenda will be posted on the Municipal website.

Details of the Zoning By-law Amendment

THE PURPOSE of the proposed zoning is to rezone Part of Lot 4, Concession 4 in the geographic Township of McKenzie, now in the Municipality of Whitestone, being PIN No. 52251-0207 (14 Sam's Lane) fronting on Labrash Lake from the WF3-LS Zone to a WF3 LS Exception Zone.

THE EFFECT of the proposed Zoning By-Law amendment is to permit the construction of a detached 1.5 storey garage up to 9.14 metres by 7.31 metres consisting of garage storage and a workshop prior to constructing a main dwelling. A main dwelling must be constructed within three years of allowing this exception.

Additional Information and Map of Land Subject to the Application

Any person may attend the Public meeting and make written and/or verbal representation either in support of or against the proposed Zoning By-law amendment.

If you wish to be notified of the decision of the Municipality of Whitestone on the proposed Zoning By-law amendment, you must make a written request to Municipality of Whitestone, 21 Church Street, Dunchurch, ON P0A 1G0.

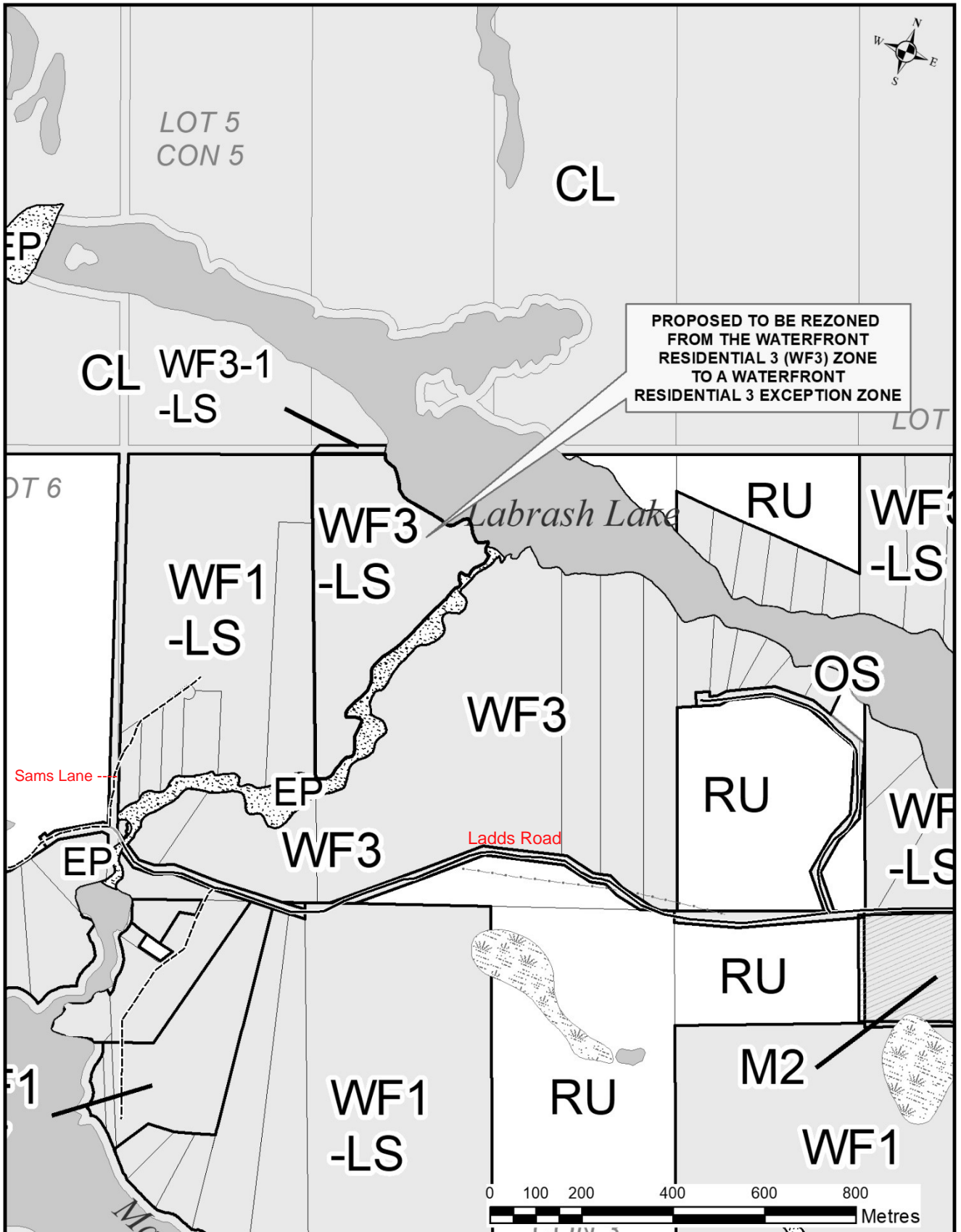
If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Whitestone to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A key map showing the subject lands to which the proposed Zoning By-law amendment applies to is shown below. Any other additional material(s) can be provided electronically. Please contact Paula Macri, Planning Assistant, at 705-389-2466, ext. 122 or at paula.macri@whitestone.ca during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

DATED at the Whitestone Municipal Office this 6th day of June, 2023.

Michelle Hendry, CAO-Clerk
Municipality of Whitestone
21 Church Street Dunchurch, Ontario P0A 1G0
Phone: (705) 389-2466 Fax: (705) 389-1855



CONSENT AGENDA



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

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

DRAFT revised Council Meeting Minutes
Tuesday, June 6, 2023, 4:00 p.m.
Dunchurch Community Centre and Zoom Video Conferencing

- Present:** Mayor, George Comrie (in person)
 Janice Bray, Councillor (in person)
 Joe Lamb, Councillor (in person)
 Scott Nash, Councillor (in person)
 Brian Woods, Councillor (in person)
- Staff:** Michelle Hendry, CAO/Clerk (in person)
 David Creasor, Manager Public Works (video conferencing)
 Bob Whitman, Fire Chief (in person)
 Paula Macri, Planning Assistant (in person)
- Guests:** 1 - In person
 5 - via Zoom video or telephone

1. Roll Call and Call to Order

The Chair commenced roll call and called the meeting to order at 4:02 p.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

Mayor Comrie requested that any pecuniary interest be declared for the record. None was declared

3. Approval of the Agenda

Resolution No. 2023-270

Moved by: Councillor Janice Bray

Seconded by: Councillor Brian Woods

WHEREAS the Members of Council have been presented with an Agenda for this meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented with the addition of the following item under Business Matters:

- 11.5 AMO Conference, August 20-23, 2023, London Ontario
Delegation request deadline – June 9, 2023

Carried

4. Presentations and Delegations

4.1 Margie Szilagyi

Shawanaga Lake Road – request to have the Municipality provide year-round maintenance beyond the current turn-around, for a further 2.0 km.

Resolution No. 2023-271

Moved by: Councillor Janice Bray

Seconded by: Councillor Joe Lamb

THAT the Council of the Municipality of Whitestone receives for information the presentation from Margie Szilagyi in regard to Shawanaga Lake Road; and

THAT staff be requested to review the year-round maintenance request and documentation presented, and report back to Council on the process to assume a road at a future date.

Carried

Move into Committee of the Whole

Resolution No. 2023-272

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

THAT the Council of the Municipality of Whitestone move into Committee of the Whole at 4:41 p.m.

Carried

5. Committee of the Whole

5.1 Planning Matter

Application for Lifting 0.3m Reserve – WORBOYS

- Memorandum from Paula Macri, Planning Assistant dated June 6, 2023

5.2 Strategic Plan

Municipality of Whitestone Strategic Plan and Action Items / Priorities

- Memorandum from Michelle Hendry, CAO/Clerk dated June 6, 2023
- Strategic Plan – Updated per April 24, 2023 Council discussions
- Action Plans / Priorities – Update per April 24, 2023 Council discussions

Reconvene into Regular Meeting

Resolution No. 2023-273

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

THAT the Council of the Municipality of Whitestone reconvene into Regular Meeting at 5:38 p.m.

Carried

Matters Arising from Committee of the Whole

Resolution No. 2023-274

Moved by: Councillor Scott Nash

Seconded by: Councillor Janice Bray

5.2 Strategic Plan

5.2.1 Municipality of Whitestone Strategic Plan and Action Items / Priorities

- Memorandum from Michelle Hendry, CAO/Clerk dated June 6, 2023
- Strategic Plan – Updated per April 24, 2023 Council discussions
- Action Plans / Priorities – Update per April 24, 2023 Council discussions

THAT the Council of the Municipality of Whitestone request Staff update the Strategic Plan and Action Items / Priorities as discussed; and

THAT the updated Strategic Plan and the Action Items/Priorities be posted on Social Media and the Municipal Website for thirty (30 days) seeking public input and comment

Carried

PUBLIC MEETING

Resolution No. 2023-275

Moved by: Councillor Janice Bray

Seconded by: Councillor Joe Lamb

Adjourn to Public Meeting

THAT the Council of the Municipality of Whitestone adjourns to a Public Meeting At 5:40 p.m.

6.1 Memorandum from Michelle Hendry, CAO/Clerk dated June 6, 2023
Update to Fees and Charges By-law

6.2 Memorandum from Paula Macri, dated June 6, 2023
Naming of private road “Greenwood Way”

Carried

1. Call to Order

- Chairperson, Mayor Comrie called the Public Meeting to order and introduced Council and Staff

2. Disclosure of Pecuniary Interest and General Nature Thereof

- The Chairperson asked members of Council if they had any pecuniary interest to declare. None declared.

3. Meeting protocol

- The Chairperson asked that all comments be addressed through the Chairperson and that the person making comments state their name before speaking

4. Discussion

6.1 Update to Fees and Charges By-law

CAO/Clerk Hendry spoke to the matter.

The Chairperson asked the Clerk if any letters or related correspondence have been received.

- The Clerk advised that no correspondence had been received

The Chairperson invited questions and comments from the public

- None

6.2 Naming of private road “Greenwood Way”

Planning Assistant Macri spoke to the matter.

The Chairperson asked the Clerk if any letters or related correspondence have been received.

- The Clerk advised that no correspondence had been received

The Chairperson asked if the applicant was present and if he would like to speak to the matter

- The applicant was not present

The Chairperson invited questions and comments from the public

- None

5. Adjournment

Resolution No. 2023-276

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

Reconvene into Regular Meeting

THAT the Council of the Municipality of Whitestone reconvene into Regular Meeting at 6:02 p.m.

Carried

7. Consent Agenda

Resolution No. 2023-277

Moved by: Councillor Scott Nash

Seconded by: Councillor Brian Woods

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

- 7.1 Council and Committee Meeting Minutes
 - 7.1.1 Regular Council Meeting Minutes for Tuesday May 16, 2023
 - 7.1.2 Special Council Meeting Minutes for Friday May 19, 2023

7.2 Unfinished Business (listed on page 4)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby approve the following:

The Regular Council Meeting Minutes of May 16, 2023 and the Special Council Meeting Minutes of May 19, 2023; and

THAT the Council of the Municipality of Whitestone receives for information the Unfinished Business listing contained in the Consent Agenda dated June 6, 2023.

Carried

Recess

8. Accounts Payable

Resolution No. 2023-278

Moved by: Councillor Joe Lamb

Seconded by: Councillor Janice Bray

8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$297,856.35 for the period ending May 31, 2023.

Deferred

9. Staff Reports

Resolution No. 2023-279

Moved by: Councillor Scott Nash

Seconded by: Councillor Brian Woods

9.1 Memorandum

Use of Bolger Landing Shore Road Allowance

THAT the Council of the Municipality of Whitestone receives the Memorandum, Use of Bolger landing Shore Road Allowance for information; and

THAT Staff continue to work with the Magnatewan Pioneer Association with respect to the removal of the existing docks, the removal of the storage boxes and the clean up of derelict boats.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb		X	
Councillor, Scott Nash		X	
Councillor, Brian Woods		X	
Mayor, George Comrie	X		

Defeated

Resolution No. 2023-280

(Resolution written and submitted by Councillor Nash at the meeting)

Moved by: Councillor Scott Nash

Seconded by: Councillor Brian Woods

THAT the Council of the Municipality of Whitestone receives the Memorandum, Use of Bolger landing Shore Road Allowance for information; and

THAT the Council of the Municipality of Whitestone does hereby agree to the following conditions in regards to “Boat Launch and Lake Access Points’ within the Municipality that are municipally owned or in which the Municipality has a Land Use permit with MNRF for:

1. **THAT** no private docks be allowed on the municipal controlled lands without a permit
2. **THAT** no ‘Rail Systems / Shore Dockers’ for watercraft be allowed on municipal controlled lands without a permit
3. **THAT** winches / winch systems can be used to assist, however no winches / winch systems can be stored on municipal controlled lands
4. **THAT** no trailers be allowed to be parked or stored at boat launch / lake access parking areas, unless the trailer is attached to a vehicle. If attached to a vehicle, the trailer can remain for no more that fourteen (14) days per year
5. **THAT** no private storage containers be allowed on municipal controlled lands without a permit

THAT the Council of the Municipality of Whitestone direct staff to remove any private docks, private rail / shore docker systems, private storage containers that are on municipal controlled lands within boat launch and lake access areas after August 1, 2023 should the owner/s not remove prior to this date; and

THAT the Council of the Municipality of Whitestone direct staff to prepare a By-law for the conditions within this resolution and bring back to Council.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie		X	

Carried

Curfew

Resolution No. 2023-281

Moved by: Councillor Scott Nash

Seconded by: Councillor Janice Bray

THAT the Council of the Municipality of Whitestone suspend the procedural By-law and continue until business is completed.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie		X	

Carried

10. By-Laws

Resolution No. 2023-282

Moved by: Councillor Brian Woods

Seconded by: Mayor Janice Bray

- 10.1 By-law 38-2023, Being a By-law to lift the 0.3m reserve along the south side of Shakell Road as part of the road allowance

THAT By-law No. 38-2023, Being a By-law to lift the 0.3m reserve along the south side of Shakell Road described as Block 14, Plan 42M-639 (PIN 52089-0120) as part of the road allowance, be Read a First and Second time this 6th day of June, 2023;

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 6th day of June, 2023 and numbered 38-2023.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2023-283

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

- 10.2 By-law 39-2023, Being a By-law to name a Private Road within the Municipality of Whitestone and to Amend By-law No. 34-2002

THAT By-law No. 39-2023, Being a By-law to name a Private Road “Greenwood Way” be Read a First and Second time this 6th day of June, 2023;

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 6th day of June, 2023 and numbered 39-2023.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2023-284

Moved by: Councillor Brian Woods

Seconded by: Councillor Janice Bray

- 10.3 By-law 40-2023, Being a By-law to Amend By-law No. 09-2022, being a By-law to Establish Fees and Charges for Services provided by the Municipality of Whitestone

THAT By-law No. 40-2023, Being a By-law to Amend By-law No. 09-2022, being a By-law to Establish Fees and Charges for Services provided by the Municipality of Whitestone be Read a First and Second time this 6th day of June, 2023;

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 6th day of June, 2023 and numbered 40-2023.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

11. Business Matters

Resolution No. 2023-285

Moved by: Councillor Janice Bray

Seconded by: Councillor Brian Woods

11.1 Request for Support – Parry Sound Area Family Health Team

THAT the Council of the Municipality of Whitestone requests staff provide a letter of the support on behalf of Council, for the Parry Sound Family Health Team (PSFHT) OPC EOI Application, substantially in the form requested by Peter Istvan Executive Director, Parry Sound Family Health Team, to Ontario Health, North East Region, by June 9, 2023.

Carried

Resolution No. 2023-286

Moved by: Councillor Scott Nash

Seconded by: Councillor Brian Woods

11.2 MuniSoft protocols for Electronic Funds Transfer

THAT the Council of the Municipality of Whitestone approves the following protocols for payments made through the Electronic Funds Transfer (EFT) process:

Payments made by the Municipality of Whitestone through the MuniSoft Electronic Funds Transfer (EFT) process, shall be made utilizing two-member login authentication which shall include two (2) of the following Senior staff:

- CAO/Clerk
- Treasurer
- Deputy Treasurer

Carried

11.3 2023 Swim Program update

CAO/Clerk Hendry advised that the Municipality has been unable to recruit for the Swim Instructor and Swim Program Supervisor positions. The 2023 Swim Program will be cancelled.

11.4 Volunteer, Staff and Council Appreciation Event

The 2023 Appreciation Event will be scheduled for Saturday, December 2, 2023

Resolution No. 2023-287

Moved by: Councillor Janice Bray
Seconded by: Mayor George Comrie

11.5 AMO Conference, August 20-23, 2023, London Ontario
Delegation request deadline – June 9, 2023

THAT the following members of Council and Staff be approved to attend the AMO Conference on August 20-23, 2023:

Mayor Comrie

AND THAT the following delegations be requested:

None determined

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb		X	
Councillor, Scott Nash		X	
Councillor, Brian Woods		X	
Mayor, George Comrie	X		

Defeated

12. Correspondence (listed on page 6 of the Agenda)

Resolution No. 2023-288

Moved by: Councillor Brian Woods
Seconded by: Councillor Joe Lamb

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the May 16, 2023 Council agenda;

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

None

Carried

13. Councillor Items

Councillor Joe Lamb

- Requested a report from the Public Works Manager in regard to the boat launches, once all the planned work is complete for 2023
- A dunk tank for the August 1st weekend has been approved, booked, and has confirmation that it is covered by insurance, for the Library book sale.
- Asked if Belvedere Heights will be coming to the June 20th council meeting. CAO Hendry confirmed
- Requested the Belvedere Heights information for Council on life leases and their presentation/remarks be provided to Council as soon as possible.

- Noted he is pleased that Council has come a long way on the Strategic Plan.
- Noted the next major initiative is to address the Procedural By-law which came to council early in the term
- Noted he has been involved with a controversy involving the Nursing Station in regard to a published blog posting.
In the blog it discusses that if you are a local person you have to go to Parry Sound instead of the Nursing Station. However, if you're a seasonal person and your doctor is elsewhere you can attend the Dunchurch Nursing Station.
Councillor Lamb expressed that if this is true, Council should be concerned and has asked the Nursing Station to communicate the facts from their perspective.
- Councillor Lamb thanked the Mayor for allowing him to chair a couple of meetings in the Mayor's absence.
- Councillor Lamb respectfully asked that the Mayor acknowledge the Councillors who are present at all public functions.
- Noted that the Parry Sound Planning Board has been having discussions in regard to succession planning for John Jackson. It is likely that Patrick Christie will take over as Secretary and an RFP for Professional Planning services will be required.
- Noted that Carling Township wishes to withdraw from the Parry Sound Area Planning Board however when this request was made previously they were denied. The Mayor has expressed interest in the past about leaving the Planning Board and Councillor Lamb asks that he bring this matter forward as soon as possible for Council to debate.

Councillor Woods

- Noted that on the long weekend he spent time looking at boat launches. He reported he was surprised at how clean they were and how well people were following rules for the most part.
- Requested that staff remove all no camping signs. He is more than willing to take them down himself. Councillor Woods agrees we should put up signs for no parking or overnight camping instead.
- Councillor Woods suggested an update to the WahWashKesh permit/parking signs as parking permits are no longer required.

Councillor Nash

- Noted that he appreciated Council extending curfew to allow for the completion of the Agenda items.
- Inquired about the removal of the "No Camping" sign at the Indian Narrows Landing and asked if the Municipality is able to enforce "No Camping" as the landing is subject to a Land Use Permit and the Public Lands Act.
- Noted he has been talking to the CAO about the sign at WahWashKesh (Indian Narrows) that indicates 'parking permit must be obtained by contacting www.wahwashkesh.ca'. Suggested this information to be removed.
- Councillor Nash thanked the Works Department for trying out the speed sign on the Bunny Trail and for staff for updating information on the Bunny Trail information sign.
- Councillor Nash asked if staff looked into speaking to the logging operation to ensure logging trucks will not be disruptive to the planned municipal operations on the Bunny Trail.
- Noted that the Fire truck RFP closed and inquired why the Memo from the Fire Chief has not been on a Council Agenda yet.
(Note: Mayor Comrie noted that the Fire Chief hasn't yet completed the information for Council.)

- Councillor Nash noted that there are no invoices for the part time / occasional treasury role.

(Note: CAO/Clerk Hendry advised that these employment costs are managed through payroll and are not an accounts payable expense)

14. Questions from the Public

15. Confirming By-law

Resolution No. 2023-289

Moved by: Councillor Brian Woods

Seconded by: Councillor Janice Bray

THAT By-law 41-2023 Being the Confirmatory By-law for the Council meeting of Tuesday, June 6, 2023, be given a First, Second, Third and final reading and is passed as of this date.

Carried

16. Adjournment

Resolution No. 2023-290

Moved by: Councillor Joe Lamb

Seconded by: Councillor Janice Bray

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 9:10 p.m. until the Regular Closed Session Council meeting of Thursday, June 8, 2023 at 4:00 p.m. or at the call of the chair.

Carried

George Comrie

Mayor

Michelle Hendry

CAO/Clerk

DRAFT Regular Council Meeting Minutes
Tuesday, July 4, 2023, 4:00 p.m.
Dunchurch Community Centre and Zoom Video Conferencing

Present: Mayor, George Comrie (in person)
Janice Bray, Councillor (in person)
Joe Lamb, Councillor (in person)
Scott Nash, Councillor (in person)
Brian Woods, Councillor (in person)

Staff: Michelle Hendry, CAO/Clerk (in person)
Bob Whitman, Fire Chief (in person)

Guests: 18 - In person
7 - via Zoom video or telephone

1. Roll Call and Call to Order

The Chair commenced roll call and called the meeting to order at 4:00 p.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.

Resolution No. 2023-319

Moved by: Councillor Joe Lamb

Seconded by: Councillor Janice Bray

WHEREAS the Municipality of Whitestone Procedural By-law 40-2012 as amended provides for the following:

- 11.5 The agenda will be available to the public including staff generated reports, applications and/or other imperative information regarding topics to be discussed

during the scheduled Council meeting at any time after 12 noon two (2) business days preceding the meeting

AND WHEREAS the Agenda package for the July 4, 2023 Council meeting was posted on the Municipal website on Thursday June 29, 2023 at approximately 4:00 p.m., and

AND WHEREAS the normal Municipal website link did not provide access to the website from approximately early evening Friday June 30 to early morning July 3, 2023 due to technical issues with the website provider;

AND WHEREAS an alternate link was posted on the Municipal Facebook page on Saturday July 1, 2023;

AND WHEREAS the Municipality of Whitestone Procedural By-law 40-2012 as amended provides for the following:

21. Suspension of Rules:

21.1 A procedure required by this by-law may be suspended with consent of a majority of the members present.

NOW THEREFORE BE IT RESOLVED THAT Section 11.5 of the Municipality of Whitestone Procedural By-law 40-2012 as amended be suspended for the purpose of proceeding with the July 4, 2023 Regularly Scheduled Council meeting.

Carried

2. Disclosure of Pecuniary Interest

Mayor Comrie requested that any pecuniary interest be declared for the record. None was declared

3. Approval of the Agenda

Resolution No. 2023-320

Moved by: Councillor Janice Bray

Seconded by: Councillor Brian Woods

WHEREAS the Members of Council have been presented with an Agenda for the July 4, 2023 Regular Council meeting;

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

Carried

4. Presentations and Delegations

4.1 Kelvin Williamson, Magnatawan Pioneer Association
Boat Storage, Shore Road Allowance, Bolger Landing

Resolution No. 2023-321

Moved by: Councillor Brian Woods

Seconded by: Councillor Janice Bray

Matters Arising from Presentations and Delegations

THAT the Council of the Municipality of Whitestone receives for information the presentation from Kelvin Williamson, Magnatawan Pioneer Association regarding Boat Storage, Shore Road Allowance, Bolger Landing

Carried

5. **Committee of the Whole** – None

6. **Public Meeting** – None

7. **Consent Agenda**

Resolution No. 2023-322

Moved by: Councillor

Seconded by: Councillor

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

7.1 Council and Committee Meeting Minutes

7.1.1 *Item removed*

7.1.2 Regular Council Meeting, Minutes for June 20, 2023

7.2 Unfinished Business (listed on page 3)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby approve the following:

The Regular Council Meeting Minutes for June 20, 2023; and

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

- Unfinished Business listing contained in the Consent Agenda dated July 4, 2023

Carried

Matters Arising from Consent Agenda

8. **Accounts Payable**

Resolution No. 2023-323

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$213,442.03 for the period ending June 30, 2023.

Carried

9. Staff Reports – None

10. By-laws – None

11. Business Matters

Resolution No. 2023-324

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

Matter from June 20, 2023 Council meeting

- 11.1 Memorandum
“No Camping” signs at Boat Launches and Water Access points

THAT the Council of the Municipality of Whitestone receives for information the Memorandum from CAO/Clerk Hendry, “No Camping” signs at Boat Launches and Water Access points dated June 20, 2023; and

THAT the Council of the Municipality of Whitestone hereby directs Public Works staff to replace the “No Camping” signs at Municipally owned lands and lands that are under the authority of MNRF where a land use permit is in place with the Municipality of Whitestone with signage that reads:

“No overnight camping in the parking and boat launch area”

Carried

Matter from June 20, 2023 Council meeting

Resolution No. 2023-325

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

- 11.2 Equipment list discussion – Councillor Woods

THAT the Council of the Municipality of Whitestone receives for information the Public Works and Building Department Vehicle Equipment List.

Carried

Matter from June 20, 2023 Council meeting

Resolution No. 2023-326

Moved by: Councillor Scott Nash

Seconded by: Councillor Brian Woods

THAT the Council of the Municipality of Whitestone ask staff to report on personal use of vehicles by staff and financial implications.

Carried

Resolution No. 2023-327

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

- 11.3 West Parry Sound Recreation and Cultural Centre, Whitestone agreement conditions – Councillor Lamb

WHEREAS the Municipality of Whitestone remains committed to supporting the West Parry Sound Recreation and Cultural Centre per the funding agreement signed October, 2022; and

WHEREAS the funding agreement required a review of the operating model, projected operating costs, and reserve requirements for the Facility by independent management consultants with expertise in such reviews, to be completed prior to final design of the Facility, at the Boards' cost; and

WHEREAS the Municipality of Whitestone understands that BDO has been engaged to undertake this review;

NOW THEREFORE, BE IT RESOLVED THAT the Municipality of Whitestone requests a copy of the terms of reference and engagement letter for BDO; and

THAT Whitestone would like to caution the Board that this appears to be a cursory review, which may not meet the conditions set out in our agreement; and

THAT the review the Municipality of Whitestone is requesting is a new, independent review and not a review of previous studies thus requiring a new, independent review of the cost, revenue, and reserves.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray		X	
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie		X	

Carried

Resolution No. 2023-328

Moved by: Councillor Scott Nash

Seconded by: Councillor Joe Lamb

11.4 Memorandum – August 1, 2023 Council meeting, Ardbeg Community Club

THAT the Council of the Municipality of Whitestone receives for information the Memorandum from CAO/Clerk Hendry regarding the August 1, 2023, Regularly Scheduled Council meeting, Ardbeg Community Club, dated July 4, 2023; and

THAT the Council of the Municipality of Whitestone hereby amends the current 2023 Schedule of Council meetings as follows:

Regular Council meeting
August 1, 2023

Revised Location: Dunchurch Community Centre

Resolution No. 2023-329

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

Memorandum – Strategic Priorities

11.5 **THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from CAO/Clerk Hendry, Strategic Plan – moving forward with 2023 priorities, Update from June 20, 2023 Council meeting, dated July 4, 2023; and

THAT the recommendations in the above referenced Memorandum are hereby accepted in respect of bringing forward to Council a draft updated Rental Unit By-law, Trailer By-law, Parking By-law and the draft Animal and Bird By-law.

Carried

Resolution No. 2023-330

Moved by: Councillor Scott Nash

Seconded by: Councillor Janice Bray

11.6 2023 Benthic Monitoring program – Councillor Nash

THAT the Council of the Municipality of Whitestone acknowledges and supports the 2023 Benthic monitoring program being undertaken by Georgian Bay Biosphere for the following lakes:

Lake WahWashKesh
Lorimer Lake and
Whitestone Lake

AND THAT the Benthic Monitoring cycle for 2024 and going forward be reviewed in concert with a professional environmental consultant and the Georgian Bay Biosphere staff.

Carried

12. Correspondence (listed on page 6 of the Agenda)

Resolution No. 2023-331

Moved by: Councillor

Seconded by: Councillor

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the July 4, 2023 Council agenda;

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

- New Correspondence
 - Item A(h): Dale Duffy re Bolger
 - Item E: MNRF re Public Lands Act

Matters Arising from Correspondence - None

13. Councillor Items

Councillor Lamb

- At the Parry Sound Area Planning Board (PSAPB) there were twenty cases in two months
- The PSAPB will be releasing an RFP to replace the planning services John Jackson currently provides for the planning board
- The Municipality of McDougall recommends a tender for the support staff positions as well, so that is also underway
- Carling Township is seeking support to opt out of the PSAPB
- Saturday July 1 was a really good event. The Recreation Committee should be congratulated

Councillor Woods

- The July 1 event was successful, especially the cardboard boat races
- Recent compliments from ratepayers include the upgraded Farley's Road boat launch (increased space) and Maple Island Commons improvements. Staff are to be congratulated

Councillor Lamb

- There is a misunderstanding that the Farley's Road boat launch is now open to the public, sharing with the deeded access property owners. It was suggested that this could be resolved at the next available Council meeting

Councillor Nash

- Asked about the possibility of shared Star Link service between the Library and the Community Centre
- Mentioned the Road Grant application and the required protocol in respect of documentation
- Asked about enforcement at the landings, in particular WahWahKesh regarding vehicles in handicap parking spaces
- Noted a concern that a non-member of a Task Force was copied on Task Force meeting information

Councillor Bray

- Advised that she attended the Whitestone Public School graduation and gave out the 2023 Citizenship Award to Charlotte Matthews. There were twelve (12) graduates this year

Councillor Nash

- Noted that the Bunny Trail radar is working as people are noticing

Councillor Lamb

- Attended the York Landfill site and the bottle shed was so clean and impeccable
- The Lions Service Club sign has now been moved to York Street and is very visible coming out of the York Street Landfill

14. Questions from the Public

15. Confirming By-law

Resolution No. 2023-332

Moved by: Councillor Brian Woods

Seconded by: Councillor Janice Bray

THAT By-law 46-2023 Being the Confirmatory By-law for the Council meeting of Tuesday, July 4, 2023, be given a First, Second, Third and final reading and is passed as of this date.

Carried

16. Adjournment

Resolution No. 2023-333

Moved by: Councillor Brian Woods

Seconded by: Councillor Janice Bray

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 7:29 p.m. until the Regular Closed Session Council meeting of Thursday, July 6, 2023 at 4:00 p.m. or at the call of the chair.

Carried

George Comrie

Mayor

Michelle Hendry

CAO/Clerk

DRAFT



DRAFT Regular Closed Session Council Meeting Minutes
Thursday, July 6, 2023, 4:00 p.m.
Zoom Video Conferencing

Present: Mayor, George Comrie
Janice Bray, Councillor
Joe Lamb, Councillor
Scott Nash, Councillor (left meeting a 5:15 p.m.)
Brian Woods, Councillor

Staff: Michelle Hendry, CAO/Clerk

Guest: Paul Rossiter, By-law Enforcement Officer (in Closed Session regarding item 4.4.1)

Guests: 0

1. **Roll Call and Call to Order** 4:01 p.m.
2. **Disclosure of Pecuniary Interest**
Mayor Comrie requested that any pecuniary interest be declared for the record. None was declared.
3. **Approval of the Agenda**

Resolution No. 2023-334

Moved by: Councillor Janice Bray

Seconded by: Councillor Scott Nash

WHEREAS the Members of Council have been presented with an Agenda for the July 6, 2023 Regular Closed Session Council meeting;

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

THAT the Chairperson shall be authorized to alter the order of business.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

4. Closed Session

Resolution No. 2023-335

Moved by: Councillor Joe Lamb

Seconded by: Councillor Scott Nash

Adjourn to Closed Session

- 4.1 Closed Session Meeting Minutes for the Regular Closed Session Council meeting June 8, 2023
- 4.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to *Ontario Municipal Act*, Section 239(2)(b)
 - 4.2.1 Maple Island Thrift Shop Committee Volunteer Application
 - 4.2.2 Whitestone Environmental Stewardship Committee Volunteer Application
 - 4.2.3 Staffing matter (verbal update)
 - 4.2.4 Staffing matter (verbal update)
 - 4.2.5 Personal matter (verbal update)
- 4.3 Labour relations or employee negotiations pursuant to *Ontario Municipal Act*, Section 239 (2) (d)
 - 4.3.1 Collective Bargaining (verbal update)
- 4.4 Litigation or potential litigation, including matters before administrative tribunals affecting the Municipality or local board pursuant to *Ontario Municipal Act*, Section 239 (2) (e)
 - 4.4.1 Legal matter before the court (verbal update)
 - 4.4.2 Insurance Claim (verbal update)

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Reconvene into Regular Meeting

Resolution No. 2023-336

Moved by: Councillor Janice Bray

Seconded by: Councillor Brian Woods

THAT this meeting be reconvened to a Regular Meeting at 5:33 p.m.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Matters Arising from Closed Session

Resolution No. 2023-337

Moved by: Councillor Joe Lamb

Seconded by: Councillor Janice Bray

- 4.1 Closed Session Meeting Minutes for the Regular Closed Session Council meeting June 8, 2023

THAT the Council of the Municipality of Whitestone does hereby approve the Closed Session Meeting Minutes for the Regular Closed Session Council meeting of June 8, 2023.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2023-338

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

- 4.2.1 Maple Island Thrift Shop Committee Volunteer Application

THAT the Council of the Municipality of Whitestone does hereby approve the following appointment to the Maple Island Thrift Shop Committee:
Christine Walker

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2023-339

Moved by: Councillor Janice Bray

Seconded by: Councillor Joe Lamb

4.2.2 Whitestone Environment Stewardship Committee Volunteer Application

THAT the Council of the Municipality of Whitestone does hereby approve the following appointment to the Whitestone Environmental Stewardship Committee:
Anne Wright

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

5. Confirming By-law

Resolution No. 2023-340

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

THAT By-law 47-2023 Being the Confirmatory By-law for the Council meeting of Thursday July 6, 2023, be given a First, Second, Third and final reading and is passed as of this date.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

6. Adjournment

Resolution No. 2023-341

Moved by: Councillor Janice Bray

Seconded by: Councillor Brian Woods

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 5:58 p.m. until the Special Council meeting of Tuesday, July 11, 2023 at 4:00 p.m. or at the call of the chair.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	(had left the meeting)		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

George Comrie

Mayor

Michelle Hendry

CAO/Clerk

ACCOUNTS PAYABLE

Date Printed
2023-07-12 9:25 AM

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Page 1

Bank Code - AP - AP-GENERAL OPER

COMPUTER CHEQUE

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
37024	2023-07-11	Bell Canada - Public Access			
171567		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
37025	2023-07-11	Bell Mobility			
Jul 2023		16-212 - Fire - Radio Tower & Ai	Fire Tower	119.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.23	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	15.30	NL 133.00
37026	2023-07-11	Brandt Sudbury			
52 7224552		16-421 - 2010 Grader - Mainten:	Retainer and freight	353.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.09	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	45.21	NL 393.01
37027	2023-07-11	Carlton Road Association			
Road Grant 23		16-440-4 - Roads Grant Program	2023 Road Grant	1,166.97	1,166.97
37028	2023-07-11	Coopers Lane Association			
Road Grant 23		16-440-4 - Roads Grant Program	Cooper Lane	667.89	667.89
37029	2023-07-11	Canadian Tire			
15374		16-252 - Station 2 - Minor Purch.	Water	26.94	26.94
37030	2023-07-11	Minister of Finance-Policing			
3007062307370		16-274 - Policing Levy	Jan-Mar Revenues	-508.52	-508.52
3021062311000		16-274 - Policing Levy	May OPP Levy	34,601.00	34,601.00
			Payment Total:		34,092.48
37031	2023-07-11	HGR Graham Partners			
184200		16-131 - Admin - HR Contingenc	Legal	1,729.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	191.08	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	221.00	NL 1,921.02
37032	2023-07-11	Martyn Boyle - Winding Woods Way			
Road Grant 23		16-440-4 - Roads Grant Program	2023 Road Grant	1,005.50	1,005.50
37033	2023-07-11	Municipal Insurance Services			
2023-06-28		11-300 - Prepaid	Insurance 2023-05-08 to 20	136,454.14	
		11-210-2 - A/R HST Receivable	HST Tax Code	8,193.50	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	9,476.64	NL 144,647.64
37034	2023-07-11	North Meadow Coves Property Owners Inc.			
Road Grant 23		16-440-4 - Roads Grant Program	2023 Road Grant	6,637.29	6,637.29
37035	2023-07-11	Pratt Road Cottagers Assoc.			
Road Grant 23		16-440-4 - Roads Grant Program	2023 Road Grant	1,319.47	1,319.47
37036	2023-07-11	Quadbridge Inc.			
INQ12854		19-100 - Admin - Capital - Comp	Tripp Lite UPS Smart	1,227.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	135.55	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	156.78	NL 1,362.78
INQ12876		19-100 - Admin - Capital - Comp	HP ProBook laptop replacer	1,784.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	69.70	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	80.62	NL 1,853.86
			Payment Total:		3,216.64

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

COMPUTER CHEQUE

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
37037	2023-07-11	Martin Spurgeon			
2023-07-10		15-329 - Roads Damage Deposi	Return of Road Damage De	1,000.00	1,000.00
37038	2023-07-11	Township of Strong			
2023-00021		16-304 - Roads-Office-Training/	Traffic Control Book7Trainir	768.40	768.40
37039	2023-07-11	Tahinca Cottagers Assoc			
Road Grant 202		16-440-4 - Roads Grant Program	2023 Road Grant	5,510.28	5,510.28
37040	2023-07-11	D.G. McDonald			
Road Grant 23		16-440-4 - Roads Grant Program	Win-Bur Lane	1,263.20	1,263.20
Total Computer Cheque:					<u>203,826.23</u>

EFT

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
1509	2023-07-14	Accredited Locksmithing			
4972		16-703 - Dunchurch Hall - Bld M	Rekey,keys cut,paddlock,cy	2,239.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	247.34	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	286.08 NL	2,486.68
1510	2023-07-14	ACE Equipment Sales & Rentals			
32145		16-762 - Maple Is. Park - Buildin	Rent-auger & extension pol	55.97	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.18	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	7.15 NL	62.15
1511	2023-07-14	Adams Bros Construction Ltd			
162780		16-452 - York Landfill - Maintena	Service toilets- Aulds & Yorl	91.58	
		16-473 - Auld Landfill - Maintena	Service toilets- Aulds & Yorl	91.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.23	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	23.40 NL	203.40
163175		16-459 - York Landfill - Bulk Wa	Empty & return York & Auld	142.46	
		16-471 - Auld Landfill - Bulk Wa	Empty & return York & Auld	366.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	56.20	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	65.00 NL	565.00
Payment Total:					<u>768.40</u>
1512	2023-07-14	Azimuth Environmental Consult			
40433		16-456 - York Landfill - Monitorir	Landfill monitoring	2,721.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	300.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	347.72 NL	3,022.49
40434		16-478 - Auld's Landfill - Monito	Landfill monitoring	1,993.01	
		11-210-2 - A/R HST Receivable	HST Tax Code	220.14	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	254.61 NL	2,213.15
Payment Total:					<u>5,235.64</u>
1513	2023-07-14	Cedar Signs			
INV/2023/2560		16-818 - 911 Expenses	Street Name Sign,post,hard	184.93	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.42	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	23.62 NL	205.35
1514	2023-07-14	Canadian National Non Freight			
91694046		16-414 - Bunny Trail RR Crossir	Bunny Trail	326.50	326.50
1515	2023-07-14	George Comrie			
Exp 01-Jul-23		16-790 - Recreation Cmttee-Pro	Supplies -Axe Throwing Gai	596.42	
		16-790 - Recreation Cmttee-Pro	Supplies -Axe Throwing Gai	203.38	

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Payment #	Date	Vendor Name	EFT	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account				
		11-210-2 - A/R HST Receivable		HST Tax Code	56.43	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	65.27 NL	856.23
1516	2023-07-14	Devry Smith Frank LLP				
294623		16-120 - Admin - Legal Expense		Legal	133.13	
		11-210-2 - A/R HST Receivable		HST Tax Code	14.34	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	16.58 NL	147.47
1517	2023-07-14	Fowler Construction Co Ltd				
49507-2		16-375 - Gravel-Summer Mainte		Original invoice 49507 was	-404.32	
		11-210-2 - A/R HST Receivable		HST Tax Code	-44.66	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	-51.65 NL	-448.98
68535		19-701 - Facilities-Capital-Nursir		Granular A	15,264.03	
		16-375 - Gravel-Summer Mainte		Granular A	13,817.45	
		11-210-2 - A/R HST Receivable		HST Tax Code	3,212.16	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	3,715.20 NL	32,293.64
				Payment Total:		31,844.66
1518	2023-07-14	Freightliner North Bay				
IN07626		16-404 - 2017 Freightliner Single		Drive belt, v-ribbed belt	121.43	
		11-210-2 - A/R HST Receivable		HST Tax Code	13.41	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	15.51 NL	134.84
IN07781		16-404 - 2017 Freightliner Single		Rad cap	50.47	
		11-210-2 - A/R HST Receivable		HST Tax Code	5.58	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	6.45 NL	56.05
				Payment Total:		190.89
1519	2023-07-14	G.F. Preston Sales & Service				
WO18091		19-308 - Roads-Capital-Strucure		Removed damaged door&ir	2,630.79	
		19-308 - Roads-Capital-Strucure		Removed damaged door&ir	0.00	
		11-210-2 - A/R HST Receivable		HST Tax Code	290.58	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	336.09 NL	2,921.37
1520	2023-07-14	Glen Martin Limited				
386658		16-702 - Dunchurch Hall - Suppl		Supplies	85.38	
		11-210-2 - A/R HST Receivable		HST Tax Code	9.43	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	10.91 NL	94.81
387100		16-702 - Dunchurch Hall - Suppl		Paper towels	94.05	
		11-210-2 - A/R HST Receivable		HST Tax Code	10.38	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	12.01 NL	104.43
				Payment Total:		199.24
1521	2023-07-14	Michelle Hendry				
Exp 04-Jul-23		16-102 - Admin - Travel Expense		Mileage	109.35	
		16-790 - Recreation Cmttee-Prog		Supplies (Canada Day)	359.97	
		16-092 - Council - Miscellaneous		Supplies	52.09	521.41
1522	2023-07-14	Hicks Morley LLP				
655952		16-120 - Admin - Legal Expense		Legal	94.64	
		11-210-2 - A/R HST Receivable		HST Tax Code	10.45	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	12.09 NL	105.09
655953		16-120 - Admin - Legal Expense		Legal	662.46	
		11-210-2 - A/R HST Receivable		HST Tax Code	73.17	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	84.63 NL	735.63
				Payment Total:		840.72
1523	2023-07-14	Hydro One Networks Inc.-York				
June 2023		16-446-1 - York Landfill - Hydro		Hydro - York Landfill	40.57	

Municipality of Whitestone
List of Accounts for Ratification
 Batch: 2023-00052 to 2023-00053

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Payment #	Date	Vendor Name	EFT	Detail Amount	Payment Amount
Invoice #		GL Account	GL Transaction Description		
		16-446-1 - York Landfill - Hydro	Hydro - York Landfill	0.79	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	5.18	NL 45.84
1524	2023-07-14	Jamie Osborne			
Exp 2023-06-28		16-280 - Bld Official- Wages/Dir	McKellar Inspection - Perso	11.80	11.80
1525	2023-07-14	Jim Anderson Contracting Ltd			
1298		16-505 - Fairholme - Grasscuttir	Cemetery grass cutting/trim	540.35	
		16-524 - Whitestone Cemetery C	Cemetery grass cutting/trim	225.40	
		16-515 - Maple Is. Cemetery - G	Cemetery grass cutting/trim	292.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	116.89	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	135.20	NL 1,175.20
1307		16-505 - Fairholme - Grasscuttir	Cemetery grass cutting/trim	540.35	
		16-524 - Whitestone Cemetery C	Cemetery grass cutting/trim	225.40	
		16-515 - Maple Is. Cemetery - G	Cemetery grass cutting/trim	292.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	116.89	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	135.20	NL 1,175.20
			Payment Total:		2,350.40
1526	2023-07-14	John Jackson Planner Inc			
23-088		16-843 - Planning & Developme	Micheal Busenhart - SRA	919.84	
		11-210-2 - A/R HST Receivable	HST Tax Code	92.03	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	106.44	NL 1,011.87
23-101		16-843 - Planning & Developme	Ted Greenwood - Rezoning	99.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.96	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	12.68	NL 110.18
23-102		16-843 - Planning & Developme	Lorimer Lake Resort - Wetland	49.61	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.34	NL 55.09
23-130		16-843 - Planning & Developme	Scott Croucher - SRA	623.04	
		11-210-2 - A/R HST Receivable	HST Tax Code	67.02	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	77.51	NL 690.06
23-132		16-843 - Planning & Developme	Beatrice Berry - SRA	628.37	
		11-210-2 - A/R HST Receivable	HST Tax Code	69.41	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	80.28	NL 697.78
23-144		16-843 - Planning & Developme	Calls on EP zoning ^{Wetland report presentation} at Council	391.78	
		11-210-2 - A/R HST Receivable	HST Tax Code	43.27	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	50.05	NL 435.05
23-146		16-843 - Planning & Developme	Planner consulting calls	178.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.75	NL 197.75
			Payment Total:		3,197.78
1527	2023-07-14	Local Authority Services Ltd.			
MGBP00000442		16-092 - Council - Miscellaneous	Batteries	40.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	5.18	NL 45.06
MGBP00000444		16-092 - Council - Miscellaneous	Batteries for Council meetin	130.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.45	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	16.71	NL 145.26
			Payment Total:		190.32
1528	2023-07-14	Law N Mowers			
June 2023		16-275 - By-Law Enforcement	By-law Enforcement	2,253.33	2,253.33

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Payment #	Date	Vendor Name	EFT	GL Transaction Description	Detail Amount	Payment Amount
Invoice #	GL Account					
1529	2023-07-14	Lewis Motor Sales Inc.				
376958	16-409 - 2007 International-Mair	Inner air element,coolant,oil			149.37	
	11-210-2 - A/R HST Receivable	HST Tax Code			16.50	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			19.08	NL 165.87
1530	2023-07-14	Lightning Equipment Sales Inc				
41262	16-252 - Station 2 - Minor Purch.	Safety police lights, flare se			1,308.64	
	11-210-2 - A/R HST Receivable	HST Tax Code			144.54	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			167.18	NL 1,453.18
1531	2023-07-14	Magnetawan Building Centre Ltd				
103-112969	16-790 - Recreation Cmttee-Pro	Supplies			60.96	
	16-320 - Garage - Mtc/Supplies/	Supplies			305.28	
	16-769 - Facilities / Parks Mainte	Supplies			243.64	
	11-210-2 - A/R HST Receivable	HST Tax Code			67.36	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			77.91	NL 677.24
103-113737	16-334 - Garage - Building Main	Supplies			29.68	
	11-210-2 - A/R HST Receivable	HST Tax Code			3.28	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			3.79	NL 32.96
103-113738	16-334 - Garage - Building Main	Adapter set			11.18	
	11-210-2 - A/R HST Receivable	HST Tax Code			1.24	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			1.43	NL 12.42
103-114028	16-399 - Roads-Boat Launch Gc	Supplies			301.13	
	11-210-2 - A/R HST Receivable	HST Tax Code			33.26	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			38.47	NL 334.39
103-114029	16-334 - Garage - Building Main	Duct tape			20.34	
	11-210-2 - A/R HST Receivable	HST Tax Code			2.25	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			2.60	NL 22.59
103-114111	16-399 - Roads-Boat Launch Gc	Supplies			267.18	
	11-210-2 - A/R HST Receivable	HST Tax Code			29.51	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			34.13	NL 296.69
103-114112	16-334 - Garage - Building Main	Supplies			667.84	
	11-210-2 - A/R HST Receivable	HST Tax Code			73.77	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			85.32	NL 741.61
104-90647	16-399 - Roads-Boat Launch Gc	Supplies			94.58	
	11-210-2 - A/R HST Receivable	HST Tax Code			10.44	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			12.08	NL 105.02
104-91181	16-399 - Roads-Boat Launch Gc	Float			407.02	
	11-210-2 - A/R HST Receivable	HST Tax Code			44.96	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			52.00	NL 451.98
104-91218	16-344 - Roads-Street Sweepin	Lumber cutting charge credi			-6.11	
	11-210-2 - A/R HST Receivable	HST Tax Code			-0.67	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			-0.78	NL -6.78
104-91219	16-399 - Roads-Boat Launch Gc	Bits			11.67	
	11-210-2 - A/R HST Receivable	HST Tax Code			1.29	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			1.49	NL 12.96
						Payment Total: 2,681.08
1532	2023-07-14	McDougall Energy				
6572781	16-423 - 2010 Grader - Fuel	Diesel			2,035.20	
	16-426 - 2016 Backhoe - Mainte	Diesel			705.11	
	16-411 - 2007 International - Fu	Diesel			705.10	
	11-210-2 - A/R HST Receivable	HST Tax Code			380.56	
	99-999-1 - HST (Statistical) Non-	HST Tax Code			440.16	NL 3,825.97

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Payment #	Date	Vendor Name	EFT	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account				
6594105		16-423 - 2010 Grader - Fuel	Diesel		2,544.00	
		16-403 - 2015 Freightliner Tand	Diesel		556.06	
		16-404-2 - 2020 Freightliner - Sr	Diesel		556.06	
		16-411 - 2007 International - Fu	Diesel		556.05	
		11-210-2 - A/R HST Receivable	HST Tax Code		465.25	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		538.11	NL 4,677.42
				Payment Total:		8,503.39
1533		2023-07-14 Momentum Conferencing				
0152580		16-126 - Admin - Communicatioi	Conference Calling		16.60	
		11-210-2 - A/R HST Receivable	HST Tax Code		1.83	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		2.12	NL 18.43
1534		2023-07-14 Moore Propane Limited				
23022981		16-329 - Garage - Heating	Propane		372.15	
		11-210-2 - A/R HST Receivable	HST Tax Code		41.10	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		47.54	NL 413.25
1535		2023-07-14 Municipal Property Assessment Corp				
1800033481		16-119 - Admin - MPAC Fees	Q3 2023		19,450.63	19,450.63
1536		2023-07-14 North Bay Parry Sound District				
Jun 2023		16-549 - Health Unit Operating (Jun 2023 Levy		2,585.27	2,585.27
Jul 2023		16-549 - Health Unit Operating (Jul 2023 Levy		2,585.27	2,585.27
				Payment Total:		5,170.54
1537		2023-07-14 My-Tech Information Technology				
Jun 2023		16-115 - Admin - Computer Supp	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
1538		2023-07-14 Parry Sound Home Hardware				
178730		16-320 - Garage - Mtc/Supplies/	Supplies		12.89	
		11-210-2 - A/R HST Receivable	HST Tax Code		1.43	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		1.65	NL 14.32
1539		2023-07-14 Purolator Courier Ltd				
453693676		16-421 - 2010 Grader - Mainten;	Courier - PW & Fire		18.07	
		16-222-1 - Fire-Turnout/Repair/C	Courier - PW & Fire		5.09	
		11-210-2 - A/R HST Receivable	HST Tax Code		2.56	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		2.96	NL 25.72
453748313		16-222-1 - Fire-Turnout/Repair/C	Courier-Fire		9.37	
		11-210-2 - A/R HST Receivable	HST Tax Code		1.04	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		1.20	NL 10.41
453807792		16-421 - 2010 Grader - Mainten;	Courier - PW		17.85	
		11-210-2 - A/R HST Receivable	HST Tax Code		1.97	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		2.28	NL 19.82
				Payment Total:		55.95
1540		2023-07-14 Parry Sound Auto Parts Co Ltd				
1-2828446		16-404-1 - 2017 Freightliner Sin	Seal beam		-12.54	
		11-210-2 - A/R HST Receivable	HST Tax Code		-1.38	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		-1.60	NL -13.92
1-2879774-2		16-320 - Garage - Mtc/Supplies/	Couplier - Invoice was paid		-8.83	
		11-210-2 - A/R HST Receivable	HST Tax Code		-0.98	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		-1.13	NL -9.81
1-2943793		16-320 - Garage - Mtc/Supplies/	Tank rental		88.53	

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Payment #	Date	Vendor Name	EFT	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account				
		11-210-2 - A/R HST Receivable		HST Tax Code	9.78	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	11.31	NL 98.31
2-1201427		16-769 - Facilities / Parks Mainte		Function helmet	132.47	
		11-210-2 - A/R HST Receivable		HST Tax Code	14.63	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	16.92	NL 147.10
				Payment Total:		221.68
1541		2023-07-14 Waste Connections of Canada				
7113-000033226		16-468 - Auld Landfill - Recyclin		Recycling	3,314.39	
		16-448 - York Landfill - Recyclin		Recycling	6,954.69	
		11-210-2 - A/R HST Receivable		HST Tax Code	1,134.26	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	1,311.89	NL 11,403.34
1542		2023-07-14 Rebecca Green				
2023-06-30		16-798 - After School Program		ASP - June 26-30 - 3 days	217.35	217.35
1543		2023-07-14 Ricoh Canada Inc.				
SCO94138781		16-113 - Admin - Office Equipme		Photocopier usage	646.34	
		11-210-2 - A/R HST Receivable		HST Tax Code	71.39	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	82.57	NL 717.73
1544		2023-07-14 Service 1 2022 Inc.				
4294		16-409 - 2007 International-Mair		Hose,ferrule,hose assembly	127.16	
		11-210-2 - A/R HST Receivable		HST Tax Code	14.04	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	16.24	NL 141.20
1545		2023-07-14 SignCraft Canada Inc.				
2270		16-399 - Roads-Boat Launch Gc		Boat launch signs,decals fo	162.82	
		11-210-2 - A/R HST Receivable		HST Tax Code	17.98	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	20.80	NL 180.80
1546		2023-07-14 Vianet				
July 2023		16-321 - Garage - High Speed Ir		Internet	106.80	
		16-720 - Maple Is. Hall - Teleph		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
1547		2023-07-14 Whitmell, Ron				
Exp 31-May-23		16-501-1 - Staking Fees		Burial staking,open/close,m	500.00	500.00
1548		2023-07-14 Wurth Canada Limited				
25434828		16-472 - Auld Landfill - Brushgri		Pliers,scraper blade set,clea	90.27	
		16-404 - 2017 Freightliner Single		Pliers,scraper blade set,clea	90.27	
		16-404-3 - 2020 Freightliner - Sn		Pliers,scraper blade set,clea	90.27	
		16-404-2 - 2020 Freightliner - Sr		Pliers,scraper blade set,clea	90.27	
		11-210-2 - A/R HST Receivable		HST Tax Code	39.88	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	46.13	NL 400.96
25436544		16-426 - 2016 Backhoe - Mainte		Film	195.26	
		11-210-2 - A/R HST Receivable		HST Tax Code	21.56	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	24.94	NL 216.82
25452004		16-446 - York Landfill - Supplies		Safety glasses,quick link,ro	158.90	
		16-473 - Auld Landfill - Maintene		Safety glasses,quick link,ro	158.90	
		16-399 - Roads-Boat Launch Gc		Safety glasses,quick link,ro	158.90	
		11-210-2 - A/R HST Receivable		HST Tax Code	52.65	
		99-999-1 - HST (Statistical) Non-		HST Tax Code	60.90	NL 529.35

Municipality of Whitestone
List of Accounts for Ratification
Batch: 2023-00052 to 2023-00053

Payment # Invoice #	Date	Vendor Name GL Account	EFT		Detail Amount	Payment Amount
			GL Transaction Description			
					Payment Total:	1,147.13
1549	2023-07-14	Xplore (Aulds)				
INV48494299		16-479-1 - Aulds Landfill - Intern	Internet July 2023		83.21	
		11-210-2 - A/R HST Receivable	HST Tax Code		8.99	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		10.40	NL 92.20
1550	2023-07-14	XPLORE (Fire)				
INV48499265		16-262 - Station 2 - Internet	Internet Fire Station 2		127.70	
		11-210-2 - A/R HST Receivable	HST Tax Code		14.11	
		99-999-1 - HST (Statistical) Non-	HST Tax Code		16.32	NL 141.81
					Total EFT:	109,060.33
					Total AP:	312,886.56

Report prepared for Council July 12, 2023

Sylvia Buckingham
Digitally signed by Sylvia Buckingham
 DN: O=Municipality of Whitestone,
 CN=Sylvia Buckingham,
 E=accountspayable@whitestone.ca
 Reason: I am the author of this
 document
 Location: your signing location here
 Date: 2023.07.12 14:17:38-04'00'
 Foxit PhantomPDF Version: 10.1.0

STAFF REPORTS



Municipality of Whitestone Report to Council

Prepared for: Council

Department: Planning

Agenda Date: July 18, 2023

Report No: PLN-2023-01

Subject:

Planning Statistics Q1 and Q2, 2023

Recommendation:

THAT the Council the Municipality of Whitestone does hereby receive Report PLN-2023-01 (Planning statistics Q1 and Q2) for information.

Analysis:

The following is a chart showing applications received and in progress:

	Q1	Q2	TOTAL
Parry Sound Area Planning Board applications			
Consent applications	2	3	5
Right of Way applications			
Subdivision applications			
Municipality of Whitestone direct applications received			
Zoning By-law Amendment			
Official Plan Amendment			
Deeming By-law	1		1
Shore Road Allowance		2	2
Concession Road Allowance			

Financial Considerations:

The following invoice amounts represent invoices paid up to June 30, 2023. Invoices received and under review (but not paid) are not accounted for here.

File Name	Invoice	Recoverable
AMBIANCE Fine Homes – Land Tribunal matter	\$ 6,498.69	No
BENNETT, Gordon/Gabrielle- Deeming By-law	\$ 132.39	Yes
GREENWOOD - re-zoning (sawmill)	\$ 178.08	No
LORIMER Lake – wetland report	\$ 1,081.21	No
OPA #2	\$ 213.70	No
ROBERTS, Will – rezoning	\$ 3,237.53	Yes
Miscellaneous phone calls with staff and members of Council. Attendance at a closed session meeting.	\$ 391.78	No
TOTAL	\$ 11,733.38	

There are miscellaneous other charges to account 16-843 Planning and Zoning, not related to John Jackson, Planner invoices.

Link to Strategic Plan:

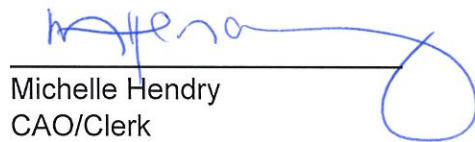
Fiscal Responsibility and Accountability

Submitted by:

Reviewed by:



Paula Macri
Planning Assistant



Michelle Hendry
CAO/Clerk



Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Finance

Agenda Date: July 18, 2023

Report No: FIN-2023-06

Subject:

Budgetary Control Report for the six months ending June 30, 2023.

Recommendation:

THAT the Council of the Municipality of Whitestone does hereby receive report FIN-2023-06 for information purposes; and

THAT Staff continue to keep Council updated with quarterly Budgetary Control Reporting.

Analysis:

Revenues

Approximately 33% under budget (unfavourable) for the six months ending June 30, 2023. Final Ratepayer Billing to occur in July 2023. Federal and Provincial funding still to be received.

Expenses

Approximately 56% under budget (favourable) for the six months ending June 30, 2023.

Capital

Approximately 48% under budget (slightly unfavourable).

External Levy's Payment

- DSSAB Paid Quarterly
- Ontario Provincial Police Levy Paid Monthly
- Ambulance Levy Paid 100% at the beginning of the year
- Belvedere Heights (50% paid remaining 50% paid in Aug, 2023)
- North Bay Health Unit Paid Monthly

Grants received

- Ontario Municipal Partnership Fund (OMPF) Received Quarterly
- OCIF Received 100%

- Canada Community Building Fund Received (Gas tax) expected in Q4
- NORDS funds for gravel expected in Q3
- NOHFC - Nursing Station grant expected in Q3

Reserve allocations are done at the year-end.

Financial Considerations:

Revenue, Operating and Capital budgets are under budget for the six months ending June 30, 2023 as noted above.

Next Steps:

Continue to update Council on a quarterly basis.

Link to Strategic Plan:

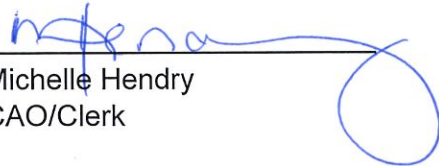
2. Fiscal Responsibility and Accountability

Respectfully submitted by:



Maneesh Kulal
Treasurer / Tax Collector

Reviewed by:



Michelle Hendry
CAO/Clerk

Attachments:

- Attachment A - Expenses
- Attachment B - Revenues
- Attachment C - Capital

**Municipality of Whitestone
2023 Budgetary Control Report**

ATTACHMENT A

	2022	Actual	2023	Actual	Var	
	<u>Budget</u>	2022	<u>Budget</u>	2023	Fav -(Unfav)	Comments
Expenses				Jun 30 2023		
General Government						
16-090 - Council -Fees	116,753	113,129	119,698.80	59,849.40		
16-091 - Council - Travel	750	511	1,000.00	820.91		
16-092 - Council - Miscellaneous	2,000	5,109	3,500.00	4,434.74		Councillor training, conferences and misc.
16-093 - Council Electronic Device Allowance			6,500.00	5,200.00		
16-094 - Council Health Benefits			13,750.00	2,990.70		
16-100 - Admin - Salaries & Benefits	589,226	538,400	599,625.40	268,627.77		
16-101 Admin - Benefits			35,029.72	10,754.02		
16-102 - Admin - Travel Expenses	500	403	500.00			Expenditures typically made in Q1 and Q2
16-103 - Admin - Membership/Subscriptions	7,500	5,785	5,500.00	5,008.78		
16-104 - Admin - Training Expenses	3,000	2,311	1,500.00	375.00		
16-106 - Admin - Postage Expenses	12,000	10,904	11,000.00	1,163.69		
16-107 - Admin - Insurance	27,422	28,130	31,900.00	10,787.09		Final payment Q3
16-108 - Admin - Advertising	8,000	8,005	7,500.00	5,627.03		
16-109 - Admin - Telephone	4,200	4,091	4,100.00	2,266.60		
16-110 - Admin - Office Supplies	9,000	12,682	9,000.00	5,311.00		
16-113 - Admin - Office Equipment	7,500	13,671	7,500.00	4,783.59		
16-115 - Admin - Computer Supplies/Support	27,000	22,542	24,000.00	13,589.92		
16-116 - Admin - Tax Notices \Forms	1,000	827	1,000.00			
16-117 - Admin - Tax Registrations			0.00			
16-118 - Admin - Financial Expense	10,000	10,349	11,000.00	3,437.94		
16-119 - Admin - MPAC Fees	78,246	78,246	77,802.54	38,901.26		Quarterly Payments
16-120 - Admin - Legal Expenses	20,000	55,225	85,940.00	65,877.92		Expenditures may be overbudget at year end
16-120 - 1- Admin - Auditor	14,000	13,865	13,737.60	7,632.01		
16-121 - Admin - Election	25,000	17,368	1,300.00	1,000.00		Refund of candidate fees
16-122 - Admin - Donation	7,500	11,050	10,000.00	8,950.00		
16-123 - Admin - Volunteer Appreciation	9,200	14,554	11,500.00			Q4
16-124 - Admin - Taxes Written Off	5,000	4,320	5,000.00			Q4
16-126 - Admin - Communications	4,000	8,677	13,000.00	5,183.60		
16-131 - HR Contingency	5,000	17,963	35,000.00	17,551.09		
16-150 - Office - Heating/Hydro	7,000	6,838	7,000.00	4,362.42		
16-151 - Office - Building Maintenance	2,500	2,839	3,500.00	746.70		
16-153 - Office - Janitorial Supplies	500	561	500.00	16.27		
16-161 - Web Site - Maintenance/Wages	750	6,696	6,700.00	6,314.22		Annual website hosting payment Q1
16-162 - High Speed Internet	2,000	3,225	2,000.00	635.00		
16-163 Asset management reserve contribution	343,055	338,750	293,374.00			
TOTAL GENERAL GOVERNMENT	1,349,602	1,357,028	1,459,958	562,198.67	897,759	61%

**Protection to Persons & Property
Fire**

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-201 - Fire - Firefighters Wages	88,512	91,003	98,418.10	36,232.81		
16-202 - Fire - Training	7,000	5,054	7,000.00			Training expected in Sept & Oct Invoiced in Q4
16-202-1 Fire - New Recruitments	20,000	10,265	15,000.00	5,617.61		Ongoing. Expected to be within budget
16-203 - Fire - Advertising	100		100.00			
16-204 - Fire - Workplace Safety Ins	7,500	1,898	7,500.00	551.31		
16-205 - Fire - Ambulance Dispatch	4,179	4,365	4,263.00			
16-206 - Fire - Insurance	30,849	31,647	34,811.28	11,650.06		Final Payment Q3
16-206 - 1 Fire - Insurance Helipad Ins	2,230	2,269	2,382.00	2,527.20		Paid 100%
16-207 - Fire - Drivers Exams	600	237	600.00	236.50		
16-208 - Fire - Prevention/Education	2,160	1,138	2,160.00	1,024.18		
16-209 - Fire - Memberships/Mutual Aid	545	425	545.00	599.75		
16-210 - Fire - Misc	2,000	1,540	2,000.00	1,445.93		
16-212 - Fire - Radio Tower & Air	1,896	1,437	1,896.00	718.62		
16-213 - Fire - Radio Licenses	1,000	751	1,000.00	1,604.92		
16-216 - Fire - Permits	2,600	2,544	2,600.00			Expected invoice Q4
16-218 - Fire - Stand Pipe	500		500.00	647.92		
16-219 - Fire - Air Bottle Hydrostating	1,000	134	1,000.00			
16-220 - Forest Fire Expense (MNR)	400		400.00			
16-222 - Fire - Bunker/Safety/Uniforms	5,800	3,542	5,800.00	2,678.19		
16-222-1 Fire - Turnout/Repair/Cleaning	2,400	1,298	2,400.00	1,392.41		
16-223-Fire Vehicle Equipment reserve	10,000	10,000	5,000.00			
16-223-3 Fire - CPA Fire Cost	1,086	1,075	1,085.00			
16-224 Fire Forest Fire Reserve	20,000	20,000	0.00			
16-224-1 Fire Pump reserve	30,000	30,000	30,000.00			
16-225 - Fire - Hose Replacement	1,000		1,000.00			
16-227 - Fire - Office Supplies		1,507		289.98		
16-229 - Fire - Mileage	200		200.00			
16-230 - Fire - Helipad Snow Plowing	-					
16-232 - Station 1 - Hydro	2,900	5,944	6,539.00	3,696.00		
16-233 - Station 1 - Minor Purchases	3,600	4,412	3,600.00			Expected invoice Q4
16-234 - Station 1 - Fuel & Oil	7,000	6,383	7,000.00	1,313.60		
16-235 - Station 1 - Boat 1	554	417	554.00			
16-236 - Station 1 - Heating	2,500	3,351	3,700.00	1,206.85		
16-237 - Station 1 - Telephone	900	987	900.00	433.98		
16-238 - Station 1 - Supplies	1,065	767	1,065.00	19.38		
16-239 - Station 1 - Building Maintenance	995	711	995.00	366.34		
16-240 Station 1 - Internet	850	1,819	0.00			
16-241 - Station 1 - Inspections & Repairs	750	295	750.00	62.66		
16-242 - Station 1 - 5610 Insp/Repairs (Van)	2,000	1,655	2,000.00	598.35		
16-243 - Station 1 - Snowmobile Inspection/Repairs	200		200.00			
16-245 - Station 1 - Radio Equipment/Repairs	1,500	1,007	1,500.00			
16-248 - Station 1 - Pumper Inspection/Repairs	1,700	2,270	2,000.00			

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-250 - Station 1 - Truck #10	2,700	771	1,700.00	1,918.18		Additional expenses are expected in Q3. re Safety inspection
16-251 - Station 2 - Hydro	1,255	850	1,255.00	420.55		
16-252 - Station 2 - Minor Purchases/Hose	3,400	3,485	3,400.00	221.02		
16-253 - Station 2 - Fuel & Oil	1,100	242	1,000.00			
16-254 - Station 2 - 5623 Insp/Rep (Van)	2,000	714	1,000.00			
16-255 - Station 2 - Boat 2	554	382	554.00			
16-256 - Station 2 - Heating	2,000	5,436	5,400.00	3,120.64		
16-257 - Station 2 - Telephone	835	958	835.00	449.54		
16-258 - Station 2 - Supplies	1,000	592	1,000.00			
16-259 - Station 2 - Building Maintenance	316	62	316.00	285.48		
16-260.-1Helipad Maintenance	2,000	2,035	0.00			
16-261 - Station 2 - Tanker Inspection/Repairs	1,700	1,604	1,700.00			
16-262 - Station 2 - Internet	700	1,323	1,500.00	735.66		
16-263 - Station 2 - Radio Equipment/Repairs	1,200	1,646	1,200.00			
16-264 - Station 2 - Snowmobile Inspection/Repairs	200	60	200.00			
16-265 - Fire Rating Signs (3)	650		650.00			
16-267 - Fire Pro	1,300	812	1,300.00	421.75		
16-268 - SCBA Testing	1,500	804	1,500.00			
16-269 - Cell Phone	400		400.00			
16-269-1 - Argo/Trailer	400	244	400.00			
16-271 Defibrillator Expense	1,500	753	1,000.00	676.90		
16-272-1 - Jaws Mtce/Training	500		500.00	81.41		
Total Fire	297,281	274,924	285,273	83,245.68	202,028	71%
Other Protection						
16-270 - Emergency Plan	3,700	1,573	1,700.00	1,119.36		
16-272 - Biosphere Monitoring (GBB)			0.00			
16-273 - Animal Control	750	310	300.00	176.09		
16-273 - 1 - Wildlife Compensation Prog	750		300.00			
16-274 - Policing Levy	422,767	418,413	415,217.00	172,900.52		Monthly payments
16-275 - By-Law Enforcement	23,500	22,447	24,000.00	7,257.80		
Total Other Protection	451,467	442,743	441,517	181,453.77	260,063	59%
Building Department						
16-280 - Salaries	110,991	122,041	121,419.86	61,467.35		
16-279 - Building Department Truck Fuel	1,700	1,004	1,000.00	208.52		
16-281 Supplies	2,000	5,293	2,500.00	2,489.25		
16-283-1 Cell Phone	450	378	450.00	201.55		
16-284 - Training/Seminar	1,000		1,000.00	85.00		
16-285 Memberships	6,000	5,855	6,000.00	5,203.28		
16-290 - Truck Maintenance	7,500	7,311	4,000.00	1,422.16		

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-291-1 Mileage	0		0.00			
TOTAL PROTECTION TO PERSONS & PROPERTY	129,641	141,882	136,370	71,077.11	65,293	48%
	878,389	859,548	863,160	335,776.56	527,384	61%
Transportation Services						
Operating Expenses						
16-300 - Roads - Wages	478,553	465,101	489,482.52	236,541.93		
16-302 - Roads - Benefits		22,300	34,022.05	13,573.92		
16-303 - Roads - Office-Supplies/Memberships	2,000	978	1,000.00	1,161.71		
16-304 - Roads - Office-Training	9,000	1,293	5,000.00	483.36		
16-305 Road Misc Visa Unallocated		387				
16-306 - Roads - Office-Tower/Radio Licences	1,000	1,134	1,200.00			
16-310 - Roads - GPS Maintenance	1,000	1,799	2,700.00	26.56		
16-316 - Garage - Miscellaneous	2,500	405	1,000.00	642.31		
16-320 - Garage - Mtc/Supplies/Tools	13,000	13,635	13,000.00	5,105.59		
16-321 - Garage - High Speed Internet	1,300	1,388	1,400.00	534.00		
16-322 - Roads - Cell Phone	1,300	842	1,200.00	735.64		
16-323 - Garage - Hydro	2,000	2,554	2,700.00	1,667.85		
16-324- Garage - Telephone	800		720.00			
16-329 - Garage - Heating	8,000	9,999	10,000.00	4,995.93		
16-331 - Garage - Insurance	1,508	1,547	1,701.88	543.67		
16-334 - Garage - Bldg Mtce	5,000	4,571	5,000.00	1,958.48		
16-337 - Culverts - Goods & Services	12,000	4,132	4,500.00			
16-343 - Road Side Brushing	17,000	12,866	14,000.00	9,952.15		
16-342 - Invasive Species	2,500		0.00			
16-344 - Road Sweeping	4,000	2,894	3,500.00	2,575.09		
16-345 - Road East Townline Washout			0.00			
16-350 - Ditching - Goods & Services	14,000	13,799	0.00			
16-355 - Beaver Dams - Goods & Services	500		500.00	300.00		
16-360 - Hardtop Patching - Goods & Services	4,500	10,250	9,000.00	5,701.30		
16-365 - Grading - Goods & Services	2,500		0.00			
16-370 - Dust Control - Goods & Services	46,000	45,794	50,000.00	42,449.94		Ongoing. Final cost expected within the budget
16-375 - Gravel - Summer Maintenance	180,000	179,416	195,000.00			Work completed in Q2 expected invoices in Q3
16-386 - Sanding/Salting - Goods & Services	38,000	41,184	40,000.00	81.08		
16-389 - Road Side Grass Cutting	5,400	5,104	5,500.00			
16-391 - Sign/Safety - Goods & Services	8,000	7,148	5,000.00	65.12		
16-393 - 4 X 4 Truck - Maintenance	4,000	5,189	0.00			
16-394 - 4 X 4 Truck - Fuel	3,500	4,016	0.00			
16-394 - 1 - Dodge Ram 2018 Mtc	3,000	900	2,500.00	271.83		
16-394 - 2 - Dodge Ram 2018 Fuel	2,500	3,932	4,000.00	2,216.17		

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-396 - Misc - Goods & Services		9,083	9,100.00			
16-398 - Turn Around Upgrades	3,000	3,053	2,500.00			
16-399 - Boat Launches	3,500	3,801	8,500.00	56.49		
16-400-7 CN Crossing Construction		653	0.00			
16-402 - Tandem 2015 Freightliner - Maintenance	24,000	30,932	22,000.00	6,949.35		
16-439-3 Fleet Insurance			29,044.89	9,786.05		
16-403 - Tandem 2015 Freightliner - Fuel	12,000	17,532	19,000.00	8,030.91		
16-404 -2017 Single Axle Freightliner - Maintenance	13,500	18,763	17,000.00	11,441.64		
16-404-1 - 2017 Single Axle Freightliner - Fuel	10,000	14,480	14,000.00	7,798.61		
16-404-2 2020 Freightliner - Snow Plow Fuel	11,000	18,034	19,000.00	8,460.96		
16-404-3 2020 Freightliner - Snow Plow Mtce	10,000	19,896	19,000.00	19,098.83		There are expected additional expenses.
16-407- 2022 5 Ton Maintenance		47	0.00	141.80		
16-407-1 New-1 ton Maintenance	1,000	825	1,500.00	1,002.49		
16-408- 2022 5 Ton Fuel		1,524	0.00	925.74		
16-408-1New One Ton Fuel	3,500	6,931	6,500.00	3,597.97		
16-405 - Harris Lake Road Association	1,200	1,000	1,000.00			
16-409 - 2007 Tandem International - Maintenance	8,000	15,853	9,000.00	7,075.87		
16-411 - 2007 Tandem International - Fuel	6,500	6,662	7,000.00	638.44		
16-412 - 2020 Float Maintenance	1,000	235	500.00			
16-414 - Bunny Trail RR X - Maintenance	4,000	3,265	3,300.00	2,163.62		
16-421 - 2010 Grader - Maintenance	30,000	35,282	24,000.00	13,609.95		Ongoing. Final cost expected within the budget
16-423 - 2010 Grader - Fuel	13,000	17,740	17,000.00	2,788.44		
16-426 - 2016 Backhoe - Maintenance	13,000	22,602	2,400.00	3,909.76		No further invoice is expected
16-426-1 2022 Backhoe Maintenance John Deer	1,000	147	2,500.00	745.13		
16-427 - 2016 Backhoe - Fuel Case	3,000	7,016	1,000.00	871.05		
16-427-1 2022 Backhoe Fuel John Deer	4,000		5,000.00	1,344.70		
16-439 - Street Lights	4,000	3,155	4,000.00	7,380.44		Street light Replacement and additional expenses expected (monthly hydro bills) Q3 and Q4
16-440-4 Roads Grant	87,649	86,073	94,062.71			
16-442 Road Reserve Equipment	25,000	25,000	25,000.00			
16-443 Road Reserve Construction`	20,000	20,000				
16-439-1 Hyundai Excavator Maintenance			2,000.00	225.60		
16-439-2 Hyundai Excavator Fuel			5,000.00			

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
Loans/Debentures						
16-441-11 Tandem Plow Loan(Freightliner)	77,102	77,102	77,102.00	38,551.20		
16-441-5 Roads Garage Debenture	37,281	37,281	37,281.00	18,599.17		
16-441-7 Bunny Trail Culvert Debenture	19,992	19,992	19,992.00	9,995.86		
16-441-9 Bunny Trail Construction Debenture	59,198	59,198	58,030.00	29,149.98		
16-442 1 Canning Road Debenture	9,664	9,664	9,664.00	4,831.89		
16-442-2 Balsam Road Debenture	9,664	9,664	9,664.00	4,831.90		
16-441-12 2022 Backhoe Loan	10,030	7,066	42,398.08	21,198.54		
16-442-3 Boakview, Whitestone, Bunny Trail DEB	14,120	1,379	37,198.34	18,640.25		
16-442-4 2022 Roads Construction Loan (interest)	600					
Municipal Facility Construction Loan (Interest)	1,238					
16-441-13 Land 2022 TD Loan		22,191	66,574.20	33,286.98		
Debt Financing 2023 INT (2022 Capital Project \$188,734.26 for 7 months Interest 6.5%)			7,156.17			Only if needed
TOTAL TRANSPORTATION SERVICES INCLUDING LOAN/DEBENTURES	1,426,098	1,497,677	1,638,594	628,713.24	1,009,881	62%
Environmental Services						
16-444-2 - Landfill Wages	91,958	96,833	117,721.00	37,625.44		
16-444-1 - York Landfill - Training	500	351	500.00			
16-444 - York Landfill - Miscellaneous	2,500	142	0.00	388.50		
16-446 - York Landfill - Supplies	2,500	1,056	1,100.00	508.52		
16-446 - 1 York Landfill - Hydro	700	472	700.00	227.14		
16-447 - York Landfill -Compaction/Cover	7,000	6,833	0.00			
16-448 - York Landfill - Recycling	20,000	35,067	35,500.00	13,316.54		Work completed in Q2 expected invoices in Q3
16-452 - York Landfill - Maintenance	2,000	1,908	2,000.00	1,489.62		
16-452-2 - York Landfill - Compactors Maintenance	4,000	4,277	3,500.00			Inspection Q3 invoices expected in Q3 & Q4
16-455 - York Landfill - Hazardous Waste	11,000	11,000	10,000.00			Inspection done in Q3 invoices expected in Q3 & Q4
16-456 - York Landfill - Monitoring	12,500	8,048	14,000.00	493.55		Work completed in Q2 expected invoices in Q3
16-457 - York Landfill - Heating	750	731	750.00	273.26		
16-457 - 1 - York Landfill - Internet	1,900	1,929	1,950.00	803.65		
16-459 - York Landfill - Bulk Waste	9,000	10,197	9,000.00	1,594.08		Work completed in Q3 expected invoices in Q4
16-466 - Auld Landfill - Supplies	1,000	776	800.00	413.54		
16-466-1 Auld Landfill - Hydro	1,000	1,077	1,100.00	435.14		
16-467 - Auld Landfill - Compaction/Cover	7,000	4,197	0.00			
16-468 - Auld Landfill - Recycling	17,000	15,615	16,000.00	6,761.05		
16-471 - Auld Landfill - Bulk Waste	8,000	9,901	9,000.00	1,505.86		

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-472 - Auld Landfill - Brushgrinding	9,500	15,814	10,000.00			
16-473 - Auld Landfill - Maintenance	2,000	1,268	1,300.00	691.46		
16-473-1 - Auld Landfill - Compactors Maintenance	2,000		1,000.00	202.20		
16-476 - Auld Landfill - Miscellaneous/Training	500		500.00			
16-477 - Auld Landfill - Hazardous Waste		2,053	0.00			
16-478 - Auld Landfill - Monitoring	7,500	5,556	5,500.00	2,372.29		
16-479 - Auld Landfill - Heating	500	859	900.00	391.96		
16-479 - 1 - Auld Landfill - Internet	1,000	605	1,000.00	410.39		
16-480 Reserve Landfill Sites	10,000	10,000	10,000.00			
16-483 - WahWashKesh Dam	2,500		0.00			
16-486 Wah-Wash-Kesh Land Use	200	187	0.00			
16-485 - Harris Lake Depot	2,500	2,748	2,800.00			
16-458 - Parry Sound Industrial Park	14,590	14,736	15,030.96			
16-484-1Benthic Monitoring	5,700	5,635	6,200.00	3,068.07		
16-484 - ICECAP	10,500	8,000	9,730.00	9,730.00		
16-484-2 Lake Planning	5,000	0	0.00			
16-484-3 Misc. Initiatives	3,000	1,746	2,500.00			
TOTAL ENVIRONMENTAL SERVICES	277,298	279,618	290,082	82,702.26	207,380	71%
Health Services						
16-549 - Health Unit Operating (Levy)	30,459	30,459	30,961.48	12,864.51		
16-550 - Ambulance Levy	198,506	198,506	208,562.71	208,562.71		
Total Health Services	228,965	228,964	239,524	221,427.22	18,097	8%
Cemetery						
16-501 - Cemetery - Audit						
16-501 - 1 Cemetery - Staking Fees	1,500	1,550	1,500.00	450.00		
16-502 - Cemetery - Memberships	340	342	400.00	164.98		
16-502 - 1 - Cemetery - Travel Expenses/Training			0.00			
16-502 - 2 - Cemetery - Software	750	448	500.00			
16-505 - Fairholme Cemetery - Grasscutting	2,700	2,515	3,400.00	540.35		
16-506 - Fairholme Cemetery - Materials/Misc	1,750	204	4,350.00	1,862.61		
16-513 - Maple Is Cemetery - Materials/Misc	500	522	1,000.00	210.54		
16-515 - Maple Is Cemetery - Grasscutting	2,700	1,500	2,000.00	292.56		
16-522 - Whitestone Cemetery - Materials	500	509	500.00	103.68		
16-524 - Whitestone Cemetery - Grasscutting	2,700	750	1,500.00	225.40		
Total Cemetery	13,440	8,340	15,150	3,850.12	11,300	75%
TOTAL HEALTH SERVICES	242,405	237,304	254,674	225,277.34	29,397	12%

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
Social & Family Services						
16-618 - Dist Soc Services (DSSAB) Levy	264,531	264,531	273,582.00	136,791.22		
16-628 - Belvedere Home - Operating (Levy)	72,105	72,106	71,986.00	35,993.00		
TOTAL SOCIAL & FAMILY SERVICES	336,636	336,637	345,568	172,784.22	172,784	50%
Recreation & Culture						
Facilities						
16-699 - Facilities - Wages	87,910	93,686	85,319.18	30,735.53		
16-702 - Dunchurch Hall - Supplies	1,300	1,738	1,670.00	913.35		
16-703 - Dunchurch Hall - Building Maintenance	2,500	10,090	3,000.00	4,140.95		The cost includes a contract for generator and electrical repairs, with additional expenses anticipated.
16-704 - Dunchurch Hall - Heating	4,000	4,753	5,000.00	3,608.37		
16-705 - Dunchurch Hall - Hydro	3,000	3,292	3,500.00	1,566.56		
16-706 - Dunchurch Hall - Telephone	600	647	600.00	302.10		
16-707 - Dunchurch Hall - Insurance	5,484	5,626	6,188.67	2,071.12		
16-707-1 - Facilities - Training	1,000		500.00	74.27		
16-707-2 Bolger lake Landing		3,969	0.00			
16-710 - Dunchurch Hall - High Speed Internet	1,300	3,306	2,000.00	961.39		
16-716 - Maple Is Hall - Supplies	300		300.00			
16-718 - Maple Is Hall - Building Maintenance	1,000	1,454	500.00	378.50		
16-719 - Maple Is Hall - Hydro	2,300	442	2,400.00	1,616.51		
16-720 - Maple Is Hall - Telephone/Internet	2,000	2,007	2,000.00	897.13		
16-725 - Maple Is Hall - Insurance	1,371	1,407	1,547.16	517.78		
16-731-1 2125 HWY 124 Property Maintnace		2,060	1,000.00	96.62		
16-731-3 2125 HWY 124 -Hydro			2,000.00	1,780.11		
16-731-5 2125 HWY 124-Insurance			2,500.00	815.50		
16-731-6 2211 HWY 124 Property Maintenance			1,000.00			
2211 HWY 124-Insurance			0.00			
16-741 - Pavilion - Supplies	1,200	219	700.00	128.75		
16-741-1 - Pavilion Heating	1,200	1,234	1,300.00	582.92		
16-742 - Pavilion - Building Maintenance	3,000	2,869	2,500.00			
16-743 - Pavilion - Hydro	1,000	1,221	1,300.00	763.75		
16-745 - Pavilion - Insurance	3,428	3,516	3,867.92	1,294.45		
16-762 - Maple Is Park - Building Maintenance	150	854	500.00	410.09		
16-767 - Municipal Flowers	1,300	909	900.00	392.90		
16-768 - Storage Garage - Hydro	3,500		0.00			
16-769 - Facilities / Parks Maintenance	500	3,378	3,000.00	83.88		
16-774 Facility Reserve- Vehicle	10,000	10,000	0.00			
16-395 - Used Truck- Fuel			0.00			

**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-395-1 - Used Truck- Maintenance				0.00		
New2023 Truck- Fuel				0.00		
16-775-2 New 2023 - Truck- Maintenance			1,000.00			
16-775 - 2016 Facilities Truck - Maintenance	2,000	3,365	4,000.00	1,831.37		
16-776 - 2016 Facilities Truck - Fuel	4,000	4,768	4,000.00	1,255.83		
16-777 - Municipal Building Mtce	2,500	992	3,500.00			
16-778 - Water Maintenance	3,500	6,807	2,500.00	3,704.83		Cost includes water testing. Additional expenses expected.
16-779 - Water Testing	1,500	1,387	1,500.00	285.74		
16-781 - Dunchurch Dock - Beach Maintenance	2,000	2,685	1,500.00			
16-782- Infrastructure Reserve	30,000	30,000				
16-783 - Cell Phone				0.00		
16-784 - Mower Expense (small equipment)	1,000	816	1,200.00	685.18		
Total Facilities	185,843	209,498	154,293	61,895.48	92,397	60%
Recreation						
16-787 - Recreation - Public Pay Telephone	600	611	600.00	254.40		
16-790 - Recreation - Committee Programs	22,000	12,376	15,000.00	5,942.65		
16-790-2 Recreation-Capital-Playground Equip				0.00		
16-791-2 Recreation Equip & Education/Training				500.00		
16-790-4 Swim Program	5,000	984	0.00			
Total Recreation	27,600	13,970	16,100	6,197.05	9,903	62%
After School Program						
16-798 - After School Program	14,200	12,521	13,500.00	5,116.42		
16-798-1 After School Program-Supplies	600		400.00			
	14,800	12,521	13,900	5,116.42	8,784	63%
Total Recreation & After School Program	42,400	26,491	30,000	11,313.47	18,687	62%
Thrift Shop						
16-793 - Recreation - Thrift Shop Donations	13,000	16,250	14,000.00			
16-794 - Recreation - Thrift Shop Expenses	250		250.00	75.00		
Total Thrift Shop	13,250	16,250	14,250	75.00	14,175	99%

Library

16-803 - Library - Expenses	93,636	98,324	116,795.77	57,543.71		
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**Municipality of Whitestone
2023 Budgetary Control Report**

	2022	Actual	2023	Actual	Var	
	Budget	2022	Budget	2023	Fav -(Unfav)	Comments
16-806 - Library - Building Maintenance	3,000	5,790	3,000.00	485.29		
Total Library	96,636	104,115	119,796	58,029.00	61,767	52%
TOTAL RECREATION & CULTURE	338,129	356,353	318,339	131,312.95	187,026	59%
Planning & Development						
16-811 - Nursing Station Expenses	1,500	1,469	1,500.00	1,732.33		
16-818 - 911 Expenses	500	1,125	500.00			
16-819 - 911 Levy	2,400	1,207	1,219.07			
16-841 - Parry Sound Planning Board	5,000	5,000	5,000.00	5,000.00		
16-843 - Planning & Development	40,000	66,598	50,000.00	14,064.66		
16-844 - Planning-Capital-Official Plan/Zoning	0					
16-844-1 Parkland Reserve Contibution		40,131.51	35,000.00			
Toal Planning & Development	49,400	115,530	93,219	20,796.99	72,422	78%
Community Economic & Development						
16-845 - Tourisium Orientation Destination Signs	5,000	2,422	2,500.00			
16-845-1 - Walking Trails - Maintenance/Land Use	500	392	500.00			
16-845-2 - CIINO	6,041	6,250	6,250.00	6,250.00		
Total Community & Development	11,541	9,064	9,250	6,250.00	3,000	32%
TOTAL PLANNING & DEVELOPMENT	60,941	124,594	102,469	27,046.99	75,422	74%
TOTAL OPERATING EXPENSES	4,909,498	5,048,759	5,272,844	2,165,812.23	3,107,032	59%
TOTAL CAPITAL EXPENSES	2,734,079	2,270,723	901,844	471,075.06	430,769	-48%
TOTAL MUNICIPAL EXPENSES	7,643,578	7,319,482	6,174,688	2,636,887.29	3,537,801	57%
School Boards	968,336	987,657	979,263	493,480.64	485,783	50%
TOTAL EXPENSES MUNICIPAL & SCHOOL	8,611,914	8,307,139	7,153,952	3,130,367.93	4,023,584	56%
REVENUES	8,365,767	8,144,652	7,143,011	4,799,179.83	-2,343,831	-33%
	-246,146	-162,487	-10,940			

Municipality of Whitestone

2023 Budgetary Control Report	2022	Actual 2022	Budget	Actual 2023	Comments
	Budget	Dec 31 2022	2023	Jun 30 2023	
Revenue					
14-110 - Taxation Revenue: General Levy	3,071,087	3,070,863	3,319,138	3,319,138	
14-210 - English Public School Taxes	968,336	969,075	979,263.24	491,998	
14-310 - French Public School Taxes		2,451		1,482	
14-315 - English Separate School Taxes			0.00		
14-430 - In Lieu of Taxes	7,317	9,970	7,881.18	4,557	
14-431 - Supplemental Taxes	32,000	63,427	65,000.00		Expected in Q4
14-432 - Supplemental Taxes - English Public		19,861			
15-100 - Interest Earned from Bank Balance	4,000	26,623	17,000.00	18,170	
15-110 - LCBO Rent	10,560	10,560	10,780.00	5,280	
15-110-1 LCBO Misc Revenue				3,442	
15-121 - Nomination Fees		1,000	0.00		
15-310 - Miscellaneous Office Revenue	8,000	3,847	5,000.00	1,273	
15-311 Sale of land/ Property / Vehical		23,119	0.00		
15-329 Roads Damage Deposit			0.00		
15-330 - Roads Revenue	2,500	10,500	4,500.00	850	
15-335 Miscellaneus Revenue		1,820	0.00		
15-346 - Garbage Tipping Fees	20,000	1,203		235	
15-346-1LandFillYork POS		4,050	15,000.00	1,325	
15-346-2LandFill AULD POS		11,210		2,780	
15-346-5 Landfill revenue -York Bag tags		50	50.00	5	
15-346-5 - Scrap Metal	25,000	29,190	29,000.00		Expected in Q3
15-370 - Recreation Revenue	500	795	800.00		
15-371 - Hall Rental Revenue	1,000	759	800.00	931	
15-373 - After School Program	15,000	11,681	12,000.00	7,090	
15-380 - Planning & Zoning Revenue	22,000	37,101	37,000.00	17,447	
15-381 - Consents-Road Upgrades			0.00		
15-382 - Road Closing Revenue			0.00		
15-383 - Unrecorded Revenue			0.00		
15-384 - Farleys Parking Permits	1,200	805	800.00	920	
15-385 - Rental Units	4,000	3,800	4,000.00	2,835	
15-390 - Dog Tags	1,000	2,010	2,000.00	1,160	

Municipality of Whitestone

2023 Budgetary Control Report	2022	Actual 2022	Budget	Actual 2023	Comments
	Budget	Dec 31 2022	2023	Jun 30 2023	
15-391 - Kennel License	75		75.00	75	
15-395 - Community Development Revenue		851	0.00	80	
15-396 - 9-1-1 Revenue	350	670	500.00	190	
15-401 - Grants-Provincial (Cannabis)			0.00		
15-502 - Railway ROW	27,244	27,244	27,244.00		Expected in Q3
15-503 - Grant-Waste Diversion Ontario	20,000	69,829	82,819.00	140	Expected in Q3 & Q4
15-503-1 - Ontario Electronic Stewardship		260	0.00		
15-504 - Ontario Municipal Partners Fund	988,300	988,300	1,140,000.00	570,000	Quarterly payments received
15-504-2 -Safe Restart Program			0.00		
15-504-3 - Modernization Grant		14,098	6,000.00	5,577	
15-507-3 - OCIF - Capacity Program	100,000	100,000	115,000.00	115,000	
15-505-2NOHFC - Nursing Station	500,000	293,570	92,826.17		Expected in Q3
15-505-5NORDS - Gravel	238,798	238,783	119,391.40		Expected in Q3
15-505-6 ICIP COVID - Nursing Station	100,000	59,895	40,105.00	40,105	Complete
15-507-8 - Invasive Species		2,085	0.00		
15-508 - Federal Gas Tax Revenue	58,102	58,102	60,628.34		Expected in Q3 &Q4
15-510 - Aggregate Resource Lic Fee	6,500	5,604	6,000.00		
15-510 - 5 - Provincial Offences Revenue	5,500	2,648	3,000.00		
15-511 - Court Security Program			0.00		
15-522 - Fire Revenue(MTO on site)		3,132	4,500.00	5,686	
15-525 - Fire - Smoke Alarms/Carbon Monoxide	500	78	100.00	52	
15-527 - Fire-Helipad Maintenance	3,500	3,500	3,500.00		
15-570 Grant Recreation		1,160	1,560.00	1,560	
15-571 - Recreation Revenue - Thrift Shop	13,000	16,323	14,000.00	5,786	
15-571-2-Seniors Xmas Revenue			0.00		
15-720 - Licences/Permits	100,000	145,626	135,000.00	92,215	
15-721 - Tax Certificates	3,000	2,114	2,000.00	660	
15-722 - Trailer Licence Fees					
15-723 CBO Shared Services		209	500.00		
15-750 - Penalty/Interest	58,000	59,324	58,000.00	23,560	
15-751 - Shore Road Allowance Revenue	10,000	2,000	3,000.00	4,767	

Municipality of Whitestone

2023 Budgetary Control Report	2022	Actual 2022	Budget	Actual 2023	Comments
	Budget	Dec 31 2022	2023	Jun 30 2023	
15-753 - Parkland in Lieu Payments		35,725	35,000.00		
15-754 - Parkland Interest Income		4,407	0.00		
15-770 - Sales (Land)	4,000		0.00		
15-773 - Nursing Station Maintenance Revenue		1,062	1,062.00		
15-790 - Transfer Between Funds -Capital	510,400	217,987	563,564.16		
15-790 - Transfer Between Funds - Operating			0.00		
15-842 - Rezoning Revenue			0.00		
15-816 - Tandem Snow Plow			0.00		
15-796 Canning Road Reconstruction			0.00		
15-793 - Bunny Trail Culvert Financing			0.00		
15-797-Library Financing-Donations			0.00		
15-xxx - Active Transporation Fund (Dunchurch Sidewalk)			6,000.00		
15-798 Nursing Station Expansion Donations	253,769	294,537	1,018.00	11,263	
15-798 Nursing Station Transfer from Deferred Revenue	47,731				
xx-xxx Nursing Station - donation, WPSHC Foundation			30,000.00	30,000	
15-799 Balsam Rd Surface Treatment Financing			0.00		
15-822 Boakview Bridge Repairs Financing		85,891			
15-823 Whitestone Lake Road repair Financing		166,125			
15-824- Bunny Trail Financing		49,627			
15-825-2022 Financing for facility	165,000		0.00		
15-826-2022Bank Financing for Backhoe	185,000	183,115	0.00		
15-827 2022 Financing for Roads Debt	78,498		0.00		
15-828 2022 Financing Land Purchase	695,000	695,000	0.00		
15-800 WSIB rebate 2023			11,606.22	11,544	
15-801 Sale of 2016 Case 590 Backhoe			50,000.00		Expected in Q4
15-802 Suplus Items (general Restaurant equip) new property			12,000.00		To be determined
15-803 Used Float (no longer in use)			7,000.00		Expected in Q4
			0.00		
Total Revenue	8,365,767	8,144,652	7,143,011	4,799,180	

				2023 Budget	Actual 2023	
2023 Capital Budget & Special Projects						
Budgetary Control Report						
DEPARTMENT	PROJECT				Jun 30 2023	
General Government						
	Computer Upgrades for Office		19-100	5,000		
	Community Centre Communications		19-110	10,000		
	AMP Consultant - Phase 2					
	AMP Facilities Assessment		19-111	44,000	27,246	
	Consultant - HR Policy Handbook		19-112			
	Scanner/Printer for Building Drawings		19-113			
Carry Over	Health & Safety Policy Update		19-114	0		
New	Pay Equity Review			0		
New	Official Plan - Consultants		19-115	5,000		
New (added March 21)	Lake Planning Initiatives (Proposed Water Testing)		19-116	15,000		
	Sub-total			79,000	27,246	
Fire Department						
	Helipad Improvements		19-205			
	Tanker 2 Replacement Tires		19-206			
New	Valves for Firetruck		19-207	3,500		
	Replace Fire Truck					
	Sub-total			3,500	0	
Public Works Misc						
	Bridge and Structure Inspections		19-327	9,500		Work to be completed in Q3
	Structure Maintenance		19-308	20,000		Work to be completed in Q3

2023 Capital Budget & Special Projects			2023 Budget	Actual 2023	
Budgetary Control Report					
DEPARTMENT	PROJECT				Jun 30 2023
	Digital Radar Sign		19-344		
Carry Over	Sidewalks (from Moore Dr to Marina Dr. Hwy 124 North Side)		19-328	10,000	Work to be completed in Q3
Carry Over	Fuel Pumps - Public Works Garage		19-330	5,000	Work to be completed in Q3
New	Public Works Garage lighting (internal)				
Sub-total				44,500	0
Roads and Bridges					
	Farleys Road, Hwy 124 to Dobson Rd	Ditching and Culverts	19-351-1		
	Canning Rd, Karbehuwe Ln to End	Slurry Seal	19-351.2		
	Whitestone Lake Road, Hwy 520 to Whitestone Lake Resort	Slurry Seal	19-351-3		
	Maple Island Rd, Hwy 520 to Shady Maple Trail	Ditching and Culverts, Pulverize, gravel	19-351-4		
	York St, Hwy 124 to Landfill	Crack Seal 2022 Slurry Seal 2023	19-351-5		
	Maple Island Rd, Hwy 520 to Shady Maple Trail	Surface Treatment			
	Bunny Trail, Railway Crossing to Boakview	Crack Sealing, Slurry Seal	19-351-6	187,298	Work to be completed in Q3
	Shakell Rd, Grey Owl Rd to East End	Ditching and Culverts, Pulverize, gravel			
	Grey Owl Rd, Grey Owl Rd to East End SS	Slurry Seal			
	Maple Island CSP 0.31 kms N Hwy 520	Guide Rail Repairs	19-351-7	15,000	Work to be completed in Q3
	Aulds Road Bridge	Engineering Service	19-351-8	10,000	Work to be completed in Q3

2023 Capital Budget & Special Projects			2023 Budget	Actual 2023	
Budgetary Control Report					
DEPARTMENT	PROJECT			Jun 30 2023	
	Maple Island Bridge Seasonal Road	Replace ballast wall, cribs, guide rail, railing			
	Ladd Road Bridge	Replace ballast wall, deck, paint steel girders, install guide			
	Crown Retreats DC, Gravel	Hwy 124 to Turn Around			
	Shawanaga Rd CPS 4.5km W of Lorimer Lake Road	Guide Rail Install			
	Bunny Trail CSP, 0.11 km S of Stiblers Rd	Retaining Wall Repairs			
	Proposed Dobson Rd Class A Quarry License (Pit Plan)	Subject to Business Case and further discussion			
Sub-total			212,298	0	
Fleet					
	Grader				
	Tandem Plow				
	Heavy Duty Pick Up with Plow net of trade		19-343		
	Pickup Truck				
	Backhoe		19-345		
	Power Broom				
	Plate Packer		19-346		
Carry Over	Water Tank for Tandem Truck		19-347	42,000	Expected invoice for the awarded tender in Q3.
New	Facilities Truck with tailgate lift				

2023 Capital Budget & Special Projects				2023 Budget	Actual 2023	
Budgetary Control Report						
DEPARTMENT	PROJECT				Jun 30 2023	
New	Hyundai Excavator		16-348.1	236,895	233,895	
New	Thumb for Backhoe and adaptor					
New	Reversible Plow					
Sub-total				278,895	233,895	
Landfill						
	Landfill capital Auld Landfill shed		19-812			
Sub-total						
Facilities						
	Electronic Notice Sign at CC		19-714			
New	AODA - automatic door openers (Dundome and CC two washrooms)					
New	Concrete work Community Centre and Library		19-714-1	10,000		Expecting Contractor in Q3.
New	Parking Lot extension - Nursing Station					
New	Community Centre Chairs (50)					
New	Community Centre Siding					
Library						
	Electronic Sign at Library		19-553			
Sub-total				10,000	0	

2023 Capital Budget & Special Projects			2023 Budget	Actual 2023	
Budgetary Control Report					
DEPARTMENT	PROJECT			Jun 30 2023	
Recreation					
	Installation of Sunshades		19-808		
	Gate for Ball Park		19-810		
	Gooseneck Lake Dock		19-811		
	Pick Up Truck				
New	Sun shade				
New	Farleys Road Boat Launch + signage		19-813	4,000	Work Substantially completed in Q2 expected invoices in Q3.
New	General Boat Launch Improvements				
Sub-total				4,000	0
Other					
Carry Over	Municipality Facility Renovation		19-601		560
	Nursing Station		19-701	156,651	111,222
	Purchase of Property (Frankland)			113,000	98,153
	Land Purchase (The former Twist Restaurant)		19-809		
	Pool & Wellness				
Sub-total				269,651	209,934
TOTAL				901,844	471,075



Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Building

Agenda Date: July 18, 2023

Report No: BLDG-2023-03

Subject:

Building Services update and Building Permit activity – April 1 to June 30, 2023.

Recommendation:

THAT the Council of the Municipality of Whitestone does hereby receive report BLDG-2023-03 (Building Services update and Building Permit activity – April 1 to June 30, 2023) for information.

Background:

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

- Building Permit activity within the Municipality (April 1 to June 30, 2023),
- The general activities of the Building Department.

Analysis:

From April 1st to June 30th, 2023, the Municipality received a total of thirty-nine (39) building permit applications which is down twenty (20) for the same period last year. The total number of building permit applications received from January 1st to June 30th is fifty-six (56) which is down thirty-one (31) from the same period last year

The number of permits for new construction issued from April 1st to June 30th is thirty-four (34) which is down sixteen (16) for the same period last year. Additionally, one (1) demolition permit was issued. The total number of building permits for new construction issued from January 1st to June 30th is forty-six (46) which is down fifteen (15) from the same period last year. See Schedule "A" for Q2 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. Since January 1st a total of two (2) Order to Comply and two (2) Stop Work Orders have been issued. Since January 1st a total of four (4) Orders have been rescinded.
- Continued the implementation of Cloud permitting software.
- Records management – creating digital property roll files indicating all Building Permit activity/history.

From January 1st to June 30th ninety-five (95) building permit files have been closed. Additionally, four (4) occupancy permits were issued.

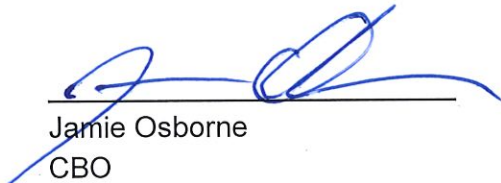
Financial Considerations

Construction value to date (January 1 – June 30) is \$5,506,790.00

Link to Strategic Plan:

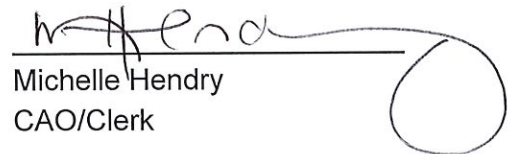
In support of the high- level objectives of the Strategic Plan: Communication, Fiscal responsibility.

Respectfully submitted by:



Jamie Osborne
CBO

Reviewed by:



Michelle Hendry
CAO/Clerk

Attachments:

Schedule A: Month to month statistics, Q2.

SCHEDULE A

2023 Month to Month Statistical Review	# of Permits	Construction Value	# of Permits	Construction Value	# of Permits	Construction Value
Residential:	APRIL		MAY		JUNE	
Single Family Dwelling (SFD)						
Seasonal Dwelling (Cottage)	2	\$1,303,565.00	4	\$981,450.00	4	\$1,242,535.00
Renovation/Addition			6	\$415,355.00	4	\$291,000.00
Garage/Shed	1	\$20,000.00	1	\$45,000.00		
Deck/Porch	1	\$3,500.00	1	\$21,900.00		
Docks			4	\$72,120.00	6	\$35,090.00
Demolition						
Commercial						
TOTAL	4	\$1,327,065.00	16	\$1,535,825.00	14	\$1,568,625.00
						\$4,431,515.00

Comparable Statistics 2023-2020

End of Q1 & Q2 Combined Totals:	# of Permits	Construction Value
2023	46	\$5,506,790.00
2022	70	\$6,278,338.00
2021	81	\$6,462,914.00
2020	39	\$2,404,250.00

as of June 30, 2023



Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Administration

Agenda Date: July 18, 2023

Report No: ADMIN-2023-07

Subject:

Shawanaga Lake Road – request to have the Municipality provide year-round maintenance beyond the current turn-around, for a further 2.0 km.

Recommendation:

THAT the Council of the Corporation of the Municipality of Whitestone does hereby receive report ADMIN-2023-07 (Shawanaga Lake Road – request to have the Municipality provide year-round maintenance beyond the current turn-around, for a further 2.0 km) for information.

Background:

At the June 6, 2023 Regular Council meeting, the following delegation was heard by Council:

Agenda item 4.1 Margie Szilagyi

Shawanaga Lake Road – request to have the Municipality provide year-round maintenance beyond the current turn-around, for a further 2.0 km.

The following resolution was passed at the conclusion of the delegation:

Resolution No. 2023-271

Moved by: Councillor Janice Bray

Seconded by: Councillor Joe Lamb

THAT the Council of the Municipality of Whitestone receives for information the presentation from Margie Szilagyi in regard to Shawanaga Lake Road; and

THAT staff be requested to review the year-round maintenance request and documentation presented, and report back to Council on the process to assume a road at a future date.

Carried

Analysis:

1. LOCATION AND OWNERSHIP STATUS OF SHAWANAGA LAKE ROAD

Shawanaga Lake Road (as shown in ATTACHMENT A and B) runs off of Lorimer Lake Road and is approximately 6.0 km in length. The ownership of the road includes a combination Municipal Road Allowance (former Colonization Road), Crowns Land and privately-owned lands with trespass roads.

From a report prepared by Bob Hughes, P Eng. 'REPORT ON UPGRADING SHAWANAGA LAKE ROAD' January 2006 (A report commissioned by the Municipality in respect of the upgrading of the 6.0 km of the road), he states:

It would appear from the map (ATTACHMENT B) that road allowances exist from station 0+000 to approximately station 2+600 at the east edge of township lot 9. Lots 7, 8, and 9 are crown lands and may require the survey and purchase of a road allowance from the crown. Lots 4, 5, and 6 are privately owned lands and may require the survey and purchase of a road allowance from the private land owners. Lots 2 and 3 appear to have existing road allowances.

We also caution that the existing road may not be entirely on the roads where road allowances do exist.

The section of road being requested for year-round maintenance appears to be part of the Colonization Road however that is unconfirmed at this time.

2. MAINTENANCE STATUS OF SHAWANAGA LAKE ROAD

By-law 62-2013 (as amended) is a By-Law which establishes Roadway Service Standards for the Municipal Road System within the jurisdiction of the Corporation of the Municipality of Whitestone.

The By-law provides for maintenance standards (which generally align with Provincial Legislation for Minimum Maintenance Standards). In addition, the By-law provides a listing of roads within the Municipality, their location, their classification and an indication of maintenance status. Classifications are established based on a combination of AADT (average annual daily traffic, typically estimated based on established engineering best practices, where there are no actual traffic counts) and posted speed.

Shawanaga Lake Road is listed as follows:

<i>SHAWANAGA LAKE Road</i>	<i>Hagerman, Con. B</i>	<i>Class 5</i>
	<i>Lot 39, Con. 5, Lot 1 thru 13</i>	<i>Summer Maintenance</i>
	<i>off Lorimer Lake Road North</i>	<i>to Lot 22, Plan 305</i>

The summer maintenance section of Shawanaga Lake Road as referenced above is approximately 6.0 km.

The section of road that currently receives year-round maintenance is 0.4 km.

3. MUNICIPALITY ASSUMING AND MAINTAINING A ROAD FOR MAINTENANCE

The Municipality of Whitestone established protocol for the assumption of roads is addressed in the Official Plan. See ATTACHMENT C for an excerpt from the Official Plan Sections 9.05 and 9.06.

The following subsections address the assumption of roads for year-round maintenance:

9.05 Municipal Road Standards

Subsection 9.05.1

The Municipality may only assume and maintain new roads or existing private roads if the road is brought up to the standards of the Municipality. For the assumption of private roads, the benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

Subsection 9.05.5

The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal or cottage use only. Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards, at the expense of the benefiting property owners.

Subsection 9.05.7

Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards at no cost to the municipality.

9.06 Private Roads

Subsection 9.06.02

Private roads are the principal means of access for a large number of waterfront property owners. The Municipality has limited jurisdiction over private roads. With the shift to market value assessment, the shoreline tax base pays a significantly larger portion of the Municipality's tax base. There will be pressure placed on Council to assume some of these private roads. Council may only assume these roads if they are upgraded to the appropriate municipal standard. Benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

4. MUNICIPAL ROAD STANDARDS

Township road standards are contained in the Whitestone Road Standards document originally drafted in 1997 for Hagerman Township.

The Official Plan 'GLOSSARY' also sets out road construction standards for year-round roads, as well as cottage roads and seasonal roads. See ATTACHMENT D

The two standards generally align with a few differences.

Note: subsection 9.05.6 of the Official Plan allows for an adjustment to the standards as follows:

The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

5. REVIEW OF DOCUMENTATION PRESENTED TO COUNCIL (June 6, 2023 delegation)

In the preparation of this report, staff reviewed the presentation from Ms. Szilagyi and have included it for reference (ATTACHMENT E).

In addition, staff searched Council meeting agendas, resolutions and minutes around the time frame the Georgian Engineering report was prepared (January 2006) and found no indication by resolution that Council intended to proceed with the construction and upgrades identified.

A letter was found in Municipal records (unsigned) that indicated the Planning and Development Committee met on February 22, 2006 and '*reviewed the report from Georgian Engineering dated January 27, 2006, with respect to upgrading the road to year-round standards*'. It may be assumed that a signed letter along with a copy of the report was sent to the Shawanaga Lake Association.

The documents presented on June 6, 2023 referenced a 2012 report from former Road Superintendent Pawlesh who made a recommendation to Council that stated '*... the 1st 2 kms are comparable to our standards for winter maintenance*'. There is no documentation to indicate Council approved this recommendation.

Public Works Manager Creasor has reviewed the road section in question and it does not entirely meet the standards for a year-round road (note, there are no specific standards for *winter maintenance*) in respect of width (in some locations) road base, sub-base, rock outcrops and drainage.

If the road section is accepted for winter maintenance, it would then be a year-round road and would require significant improvements to the road base, sub base and drainage components to ensure acceptable service, especially in the spring of the year where the deficiencies are most noticeable.

Financial Considerations:

As noted above in section 9.05.7:

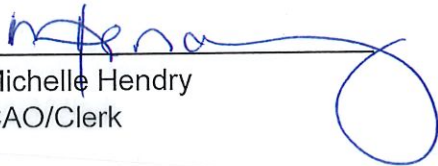
Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards at no cost to the municipality

Link to Strategic Plan:

2. Fiscal Responsibility and Accountability

To be financially responsible and accountable in delivering municipal services efficiently and cost effectively within the community's economic framework

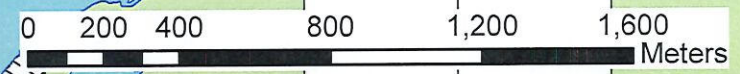
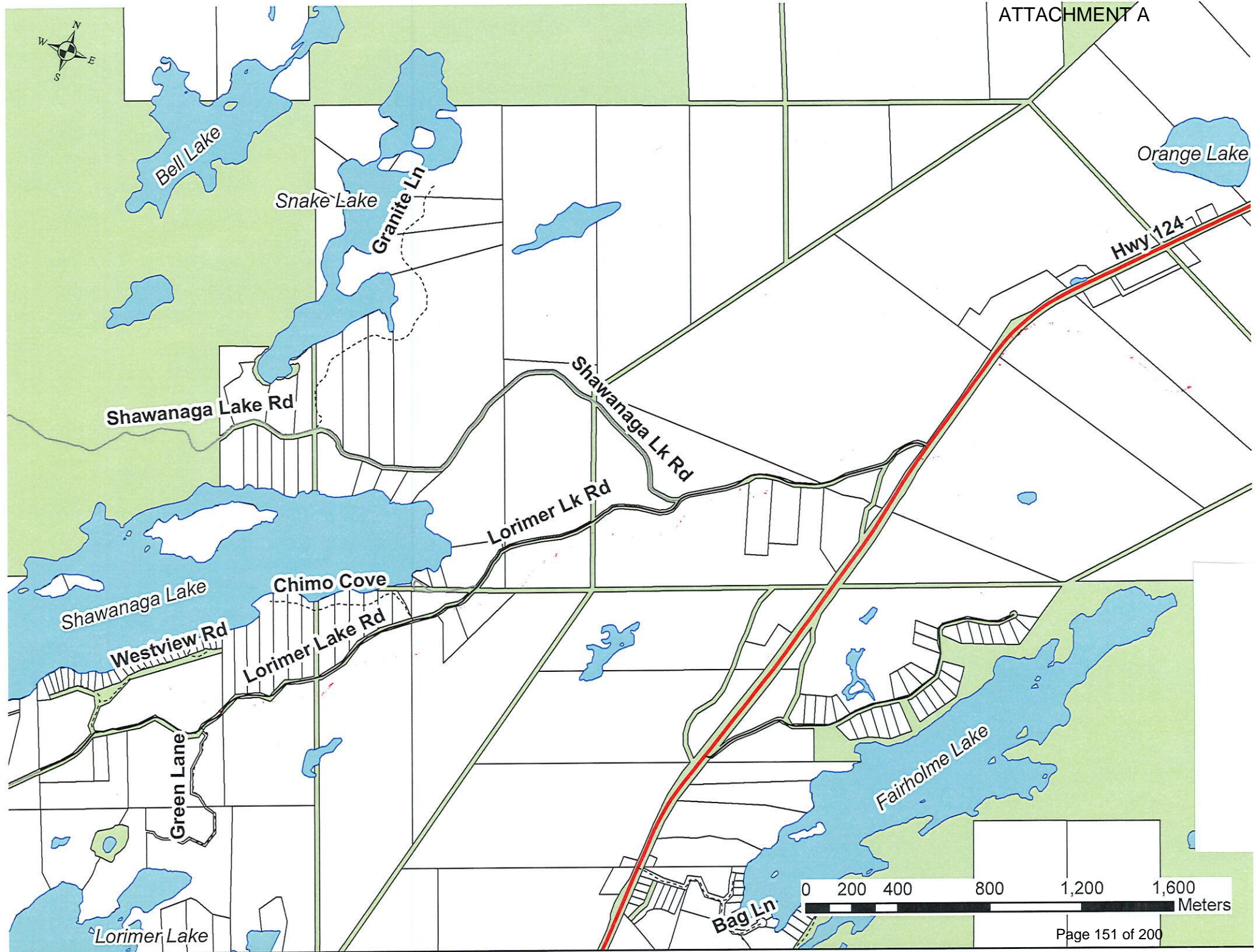
Respectfully submitted by:

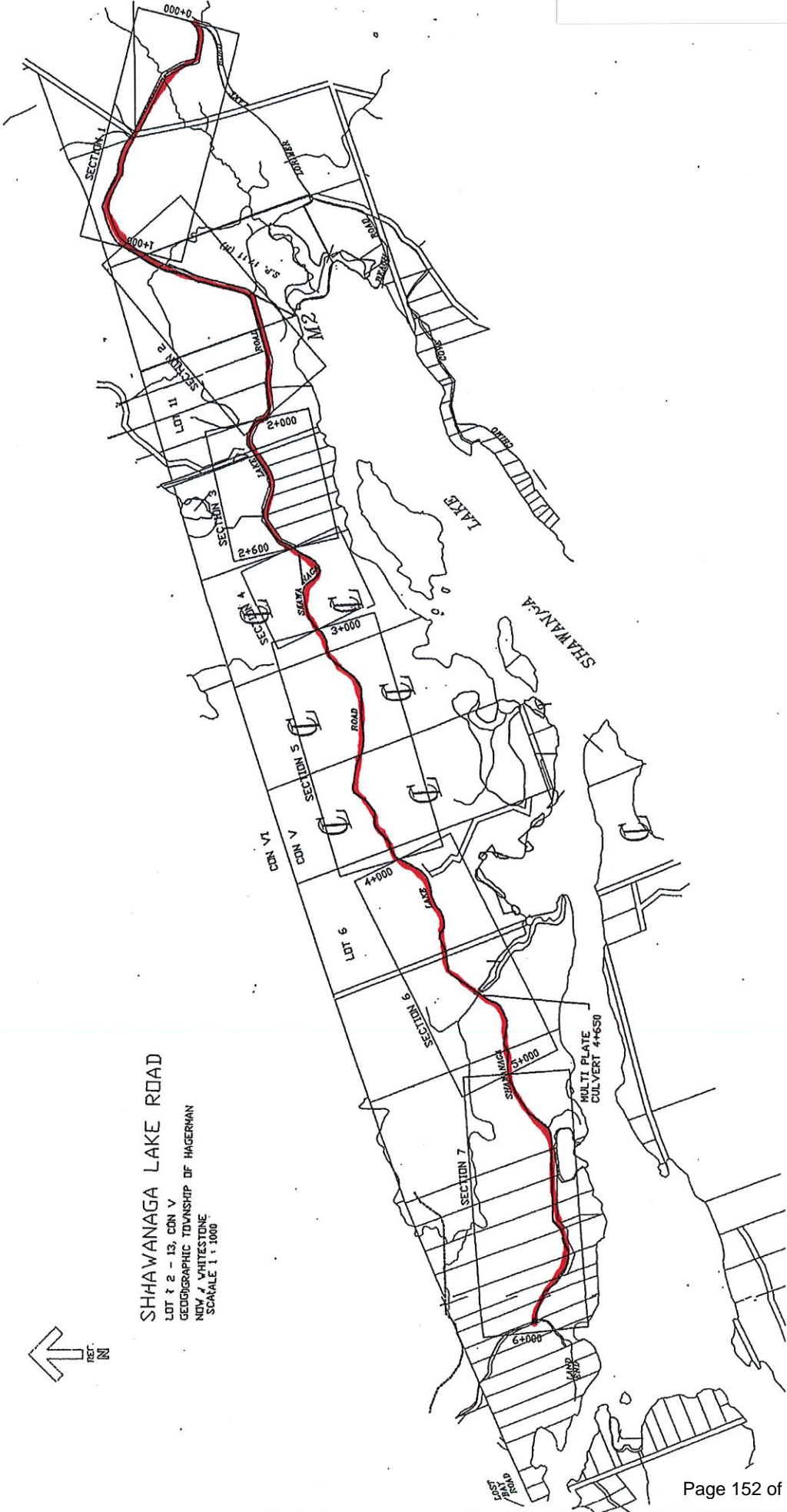


Michelle Hendry
CAO/Clerk

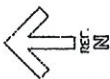
Attachments:

- ATTACHMENT A: Map showing location of Shawanaga Lake Road
- ATTACHMENT B: Map showing Shawanaga Lake Road – excerpt from 2006 Engineering report
- ATTACHMENT C: Excerpt from the Municipality of Whitestone Official Plan (Section 9.05 and 9.06)
- ATTACHMENT D: Excerpt from the Municipality of Whitestone Official Plan 'GLOSSARY' Municipal Road Standards
- ATTACHMENT E: June 6, 2023 Power Point Presentation prepared by Margie Szilagyi





SHAWANAGA LAKE ROAD
 LOT 2 - 13, CON V
 GEOGRAPHIC TOWNSHIP OF HAGERMAN
 NOV 7, WHITESTONE
 SCALE 1 : 1000



Excerpt from the Municipality of Whetstone Official Plan

9.05 Municipal Road Standards

9.05.1 The Municipality may only assume and maintain new roads or existing private roads if the road is brought up to the standards of the Municipality. For the assumption of private roads, the benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.05.2 The Municipality must be convinced that the assumption of a new road or an upgraded road is in the public interest before it commits to the assumption of the road.

9.05.3 Over the long term, the Municipality hopes to achieve a uniform standard for year round, cottage and seasonal municipal roads. Council will adopt a program of prioritizing these improvements as need and funds permit.

9.05.4 The Municipality may consider waterfront development on a private road in accordance with the above policies where it may be demonstrated that a publicly assumed and maintained road is not necessary for the appropriate development of the Municipality.

9.05.5 The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal or cottage use only. Year round road service will not be provided on seasonal roads until such roads are upgraded to year round standards, at the expense of the benefiting property owners.

9.05.6 The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

9.05.7 Year round road service will not be provided on seasonal roads until such roads are upgraded to year round standards at no cost to the municipality.

9.06 Private Roads

9.06.1 It is the policy of the municipality that any new lot creation be required to front directly on a year round, publicly maintained road. Exceptions to this policy are set out below.

9.06.2 Private roads are the principal means of access for a large number of waterfront property owners. The Municipality has limited jurisdiction over

private roads. With the shift to market value assessment, the shoreline tax base pays a significantly larger portion of the Municipality's tax base. There will be pressure placed on Council to assume some of these private roads. Council may only assume these roads if they are upgraded to the appropriate municipal standard. Benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.06.3 New lot creation that is determined to be infilling in the Waterfront area may be considered on existing private rights-of-way so long as new private roads may be considered to access new shoreline development so long as it is clearly understood that the Municipality has no responsibility for the maintenance or standards of the road and is not responsible for the delivery of services to the same extent as would be the case for lands directly abutting a year round, publicly maintained road. These lands may be placed in a limited service zone in the implementing zoning by-law.

9.06.4 When reviewing the infilling of new lots in the waterfront on existing rights-of-way, a minor extension at the terminus of the private road may also be considered infilling. However, any significant private road extension may only be allowed to proceed by a condominium road. In reviewing such extensions, Council will have regard to the purpose of the road, its length, the number of condominium road users, the future status of the road, and any relevant road construction or operational standards.

9.06.5 Any new lots that are created on existing private rights-of-way that are considered infilling will be required to enter into an agreement with the municipality to be registered on title to indemnify the municipality and any other public bodies of all responsibility of any maintenance of the road and all liability for any use of the private road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the lot. In this type of agreement, the municipality will ensure a maintenance responsibility program is in place for the road.

9.06.6 The Municipality may consider new roads as common elements under the Condominium Act where deemed appropriate.

9.06.7 The Municipality is aware of the abundance of ratepayers that access their properties by means of private or unassumed roads. The Municipality has adopted a program to assist in offsetting private road maintenance costs when funds are available.

ATTACHMENT D

Excerpt from Municipality of Whitestone, Official Plan

GLOSSARY (For interpretation purposes only and not part of plan policy)

Municipal Road Standards

Year Round Road Standards are as follows:

- right-of-way 20 metres
- clearing width 20 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 1 metre (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450 metres
- maximum grade 12%
- dead ends 12 metres

Cottage Road Standards are as follows:

Minimum standards for subdivision roads and streets – Cottage Standard Roads for estimated volumes below 50 vehicles per day.

- right-of-way 20 metres
- clearing width 12 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 0.5 metres (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450 metres
- maximum grade 12%
- dead ends 12 metres

Seasonal Road Standard

- right-of-way 20 metres
- clearing width 12 metres
- surface width 5 metres
- granular depth 150mm
- surface treatment granular
- shoulder width 0.5 metres
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450 metres
- maximum grade 14%
- dead ends 10 metres

Caution: The above standards may be subject to change without notice

SHAWANAGA LAKE ROAD 0-2.6 KM

Municipal Council Presentation
2023
M. Szilagyi

REQUEST

- That the municipal council of Whitestone re-visit and resolve the ongoing requests of tax payers who access their home via SHAWANAGA LAKE ROAD[SLR], and assume year round maintenance to 2.6 km. sections 2&3 (0.6 to 2.6km)
- Slides 2-8, presentation
- Slides 9-16 fact based documentation

HISTORICAL JOURNEY

- Municipal and public documentation reflects 20 plus years of advocacy, 2003-2023
- In 2003 there were 12 owners in the vicinity of Shawanaga Lake Road & Snake Lake, a local development in 2003 resulted in 14 lots added, plus 3 since then, totaling 29 current owners along this 2.6 km stretch
- In 2003, prior to purchase, I received verbal assurance that it was the intention of the municipality and council to assume year round maintenance of SLR(anecdotal) representatives stated, “it was only a matter of time” This commitment was key to the purchase of many, including myself, who intended to make Whitestone their year round home.
- This was supported by the 2003 official Municipal plan for Shawanaga Lake Road(figure one). Note: the 2016 official plan changes, permitted this commitment to fall from the radar
- While improvements in culverts, ditching, gravel etc. have occurred, the issue of winter maintenance remains unresolved

SUPPORTING EVIDENCE & MUTUAL EFFORTS

- 2006 engineering report for SLR, was commissioned by municipality at MUNICIPAL cost to “determine the construction work required to improve the road for year round use.”(Georgian Engineering 2006), figure 2
- This solidified council and municipal intent to fulfill the official plan commitment. This report was sent to Shawanaga Lake Association (2006)
- The report divided the road into 7 sections, sections 1,2,3, the first 2.6 km, was noted as “improved to a higher standard than the rest of the road”and is the focus of this request
- Progress has been made and continues to be made along SLR. Local ratepayers advocate to council on multiple occasions over multiple years, by letter, petition, delegation and e-mail (documented in council minutes 2003, 2006, 2009, 2012, 2018, 2023)
- Most recently, in April 2023, an email from me to you during budget deliberations to keep SLR needs on the radar

2012 STAFF REPORT – ROADS

NO RESOLUTION ON RECORD

- A STAFF REPORT was issued by the road supervisor, Dougald Pawlech, dated June 12, 2012. (SWLR-work requested by rate payers), and formed part of the June 18, 2012 council meeting. (see figure 3)
- This report states, “the first two km are comparable to our standards for winter maintenance” and recommendations include a proposed mechanism to move forward USING SURPLUS FUNDS AT THE TIME. See figure 3
- It appears the noted turn around currently exists at 419 SLR(see picture, figure 4)
- The minutes of this meeting and all subsequent council meetings do not appear to reflect a resolution to this report nor a decision by council in this regard
- The plan fell off the radar for unknown reasons! Council changed, municipal staff changed and owners who spear headed these efforts(Chaput, Leeming, Plunkett) sold, covid arrived
- HOWEVER, most importantly, what this report tells us is that current by law and official plan requirements for winter maintenance seem to have been met as early as 2012.
- In response to my email to council of April 2023, Dave Creasor responded citing current official plan section 9.05.5-9.05.7(figure 5)
- Question? How can we resolve this inaction, 10 years later. How can we make this right? How can we make this equitable?

STATUS TODAY

- For the past 15 years, SLR has been maintained in the winter 2km past the .6 turn around that the municipality uses, by owners who must do so to reach their homes
- The cost of equipment and product as well as time has been the sole responsibility of this group
- The efforts provide access not only for those families but increasing numbers of people who access their homes year round
- No formal road association or formal agreement exists, but the job gets done
- The municipal plows and sand trucks have joined the efforts at times without issues
- SLR is not eligible for a municipal road grant as it is a municipal asset which receives some summer maintenance(June 15-October 15)
- SLR remains the longest stretch of municipally assumed road asset which does not receive year round maintenance along essentially its entire length (2022 road needs survey, figure 6)

COMPELLING PRINCIPLES TO MOVE FORWARD

■ EQUITABLE.

- *Section 0-2.6km services 29 owners with a value and ownership number that is comparable to Swords Road and Crown Retreats Road(reference WPSGN), owners along these roads enjoy municipal winter maintenance. (figure 7)*
- *SWL which services the north side of Shawanaga lake has 65 owners with 19 million tax base, which is comparable to Lorimer Lake Road, which services the south shore of Shawanaga Lake, having 73 owners and 20 million tax base. The southern shore enjoys plowing along the first 6 km enabling owners of Westview and Island view access to their private roads(reference WPSGN)see figure 7)*

■ PROGRESSIVE

- *Council has approved 15 new lot severances accessed via SWL in the last 5 years.*
- *This is 13% of all planning items to council(see figure 8)(reference west parry sound planning board) these people are building year round homes and adding to both traffic and assets in this area via parkland dedication and tax base*
- *Service expansion is needed to keep up with development. Access to emergency and service vehicles, dust suppression and fire route designation is critical and expected.*

■ REASONABLE

- *Rate payers who pay taxes twelve months of the year have good reason to expect service to align to 12 months. Current is June 15-October 15. four months. It is safe to stay most if not all owners access their properties outside these dates.*

■ RESPONSIBLE TO PAST COMMITMENTS

- *While council vision is clearly to the future, with new asset acquisition such as property and boat launch development, including plowing of same, it is important not to forget past priorities, COMMITMENTS and direction and upkeep of current assets.*

■ RESPONSIBLE TO FUTURE GROWTH

- *Economic impact of all owners accessing their property throughout the year and spending their money here in Whitestone, ie snowmobiling, cross country skiing, restaurants and gas acquisition, private winter maintenance*

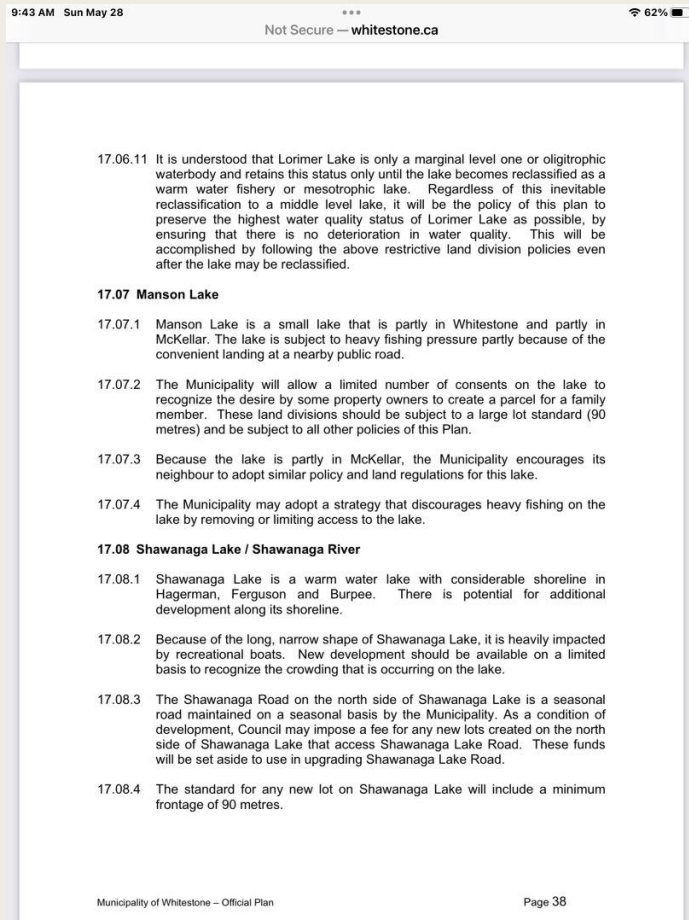
CONCLUSION

- I request council to:
 - *address the inequity which currently exists in terms of winter road maintenance on SLR*
 - *focus proportional fiscal efforts on existing essential road infrastructure and assets.*
 - **FOLLOW THE RECOMMENDATION OF THE 2012 STAFF REPORT ON SHAWANAGA LAKE ROAD AND PROCEED WITH ENABLING WINTER MAINTENANCE OF SLR ALONG THE FIRST 2.6 KM. consistent with the current official plan 2016 and by law 62-2013**
 - THE ROAD MEETS MUNICIPAL STANDARD, as per 2012 report
 - A SUITABLE TURN AROUND EXISTS,
 - A LAND OWNER AGREEMENT IS NOT REQUIRED WITHIN THE ROAD ALLOWENCE,
 - THE TAX BASE IS WORTHY

JUST THE POLITICAL WILL TO MOVE FORWARD REMAINS

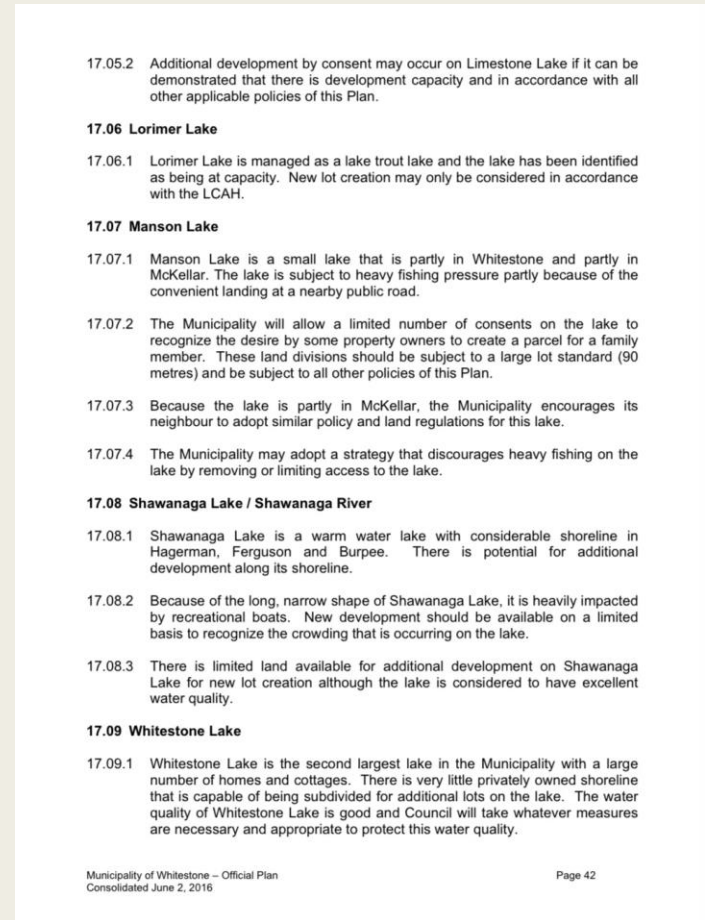
FIGURE ONE

OFFICIAL PLAN 2003 VS. 2016



2003


NOTE: 2003 official plan commitment dropped in 2016 version. 17.06.03 -how is that fair and equitable to owners and development prior and why were the intended improvements to 2.6 km not made?



2016

FIGURE TWO

2006 ENGINEERING REPORT



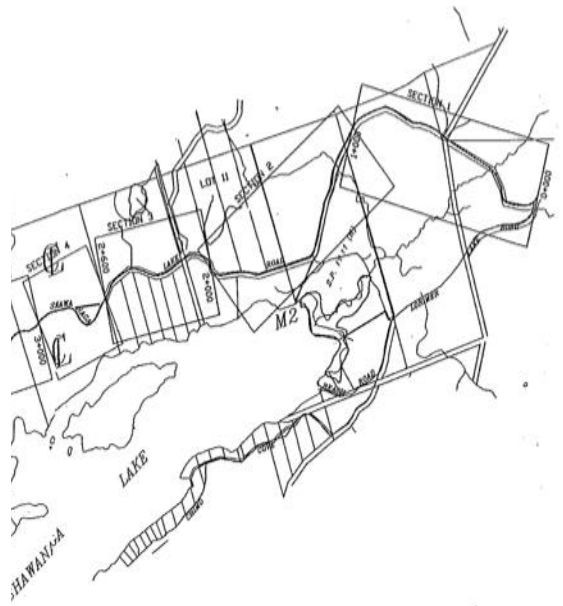

Georgian Engineering
70 Isabella St. Unit 111 Parry Sound, On P2A 1M6
705-746-1196 746-1197 fax
bob.georgian@cogeco.net

REPORT ON UPGRADING SHAWANAGA LAKE ROAD

Date: January 27, 2006

prepared by

Robert Hughes P. Eng.
Georgian Engineering
70 Isabella Street, Unit 111,
Parry Sound, Ontario
P2A 1M6
bob.georgian@cogeco.net



INTRODUCTION

Georgian Engineering has been retained by the Corporation of the Municipality of Whitestone to carry out an inspection of Shawanaga Lake Road to determine the extent of construction work required to improve the road for year round use.

Shawanaga Lake Road is a municipal road located on lots 2 - 13 Con V, in the geographic Township of Hagerman. The road is seasonally maintained to township lot 9 and snow plowed in the winter season to station 0+400.

BACKGROUND


“The first two km has been improved to a higher standard than the rest of the road.”

FIGURE FOUR TURN AROUND

West boundary 419 Shawanaga Lake Road



FIGURE FIVE-EMAIL OFFICIAL PLAN SECTION 9:05

←  **From: Dave Creasor >**
To: Margie Szilagyi >
Cc: mayor.comrie@whitestone.ca >
councillor.nash@whitestone.ca >
councillor.lamb@whitestone.ca >
councillor.bray@whitestone.ca > Brian Woods >
Michelle Hendry > Joe Szilagyi >
April 17, 2023 at 9:08 AM

Budget deliberations


Dear Margie,

I have included the specific reference for your request information. This is found in the Municipality of Whitestone's Official Plan under section 9.05 Municipal Road Standards.

"9.05.5 The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal or cottage use only. Year round road service will not be provided on seasonal roads until such roads are upgraded to year round standards, at the expense of the benefiting property owners.

9.05.6 The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

9.05.7 Year round road service will not be provided on seasonal roads until such roads are upgraded to year round standards at no cost to the municipality. "



NOTE: 2012 Road report seems to indicate all of these conditions have been met.

FIGURE SIX- 2020 Road Need Survey

Seasonal Roads

	road	plowed	length	
1	Maple Island	Bridge to east end	1.76 km	
2	Ladds	Bridge to west end	0.2 km	
3	Chambers		1.65km	
4	Wawashkesh	Indian Narrows to west end	1.06 km	
5	Clear Lake		1.07km	
6	Nesbitts		.03km	
7	Boat launch to Hwy 520		.23k m	
8	Bunny Trail to RR		.06km	
9	Shawanaga Lake Road	Lorimer to 2.6km	2.6km	First .6 km maintained
10	Shawanaga Lake Road	2.6-6.6 km	4 km	

FIGURE SEVEN - COMPARABLE ROADS

SOURCE WEST PARRY SOUND GEOGRAPHY NETWORK

Name of Municipal Road used to access		Value of Households	# Households serviced	Km	RU perm	RDU sesonal
Shawanaga	Lorimer To Aviation (0-2.6km)	8,726,000	29	2.13	6	10
Shawanaga	Aviation to Lands End (2.6-6km)	9,430,300	36	3.91	1	24
Shawanaga	Lorimer to Lands End (0-6km)	18,256,300	65	6.04	7	34
Lorimer	Shawanaga to end	18,995,500	74	6.05	0	63
Swords	124 to end	2,899,000	12	0.66	2	7
Crown Retreats	124 to end	7,631,500	32	1.65	10	14

FIGURE EIGHT-WPS PLANNING BOARD Whitestone planning items since 2017

Lots accessed via Shawanaga Lake Road	# new lots	
Shillings	3	
Lamon/Ferris	1	
Kime	3	
Chaput	1	
Chaput	3	
Skerrat/Lewis	3	
	15	13% of all planning items to council
Whitestone all other PLANNING MATTERS. 41		6/47 planning items are for development along SLR

BY-LAWS

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
BY-LAW No. 49-2023**

**A By-law to Enter into an Agreement
for Conditions of Approval of Consent B53-2022(W)
(1569329 ONTARIO INC.)
(Assessment Roll Nos. 49 39 010 006 04750)**

WHEREAS Section 9 of the *Municipal Act*, 2001, S.O. 2001, c. 25 as amended provides for powers of a natural person whereby a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 51(26) of the *Planning Act* authorizes municipalities to enter into agreements as a condition of approval of a consent;

AND WHEREAS it is deemed desirable that the Corporation of the Municipality of Whitestone enter into an agreement with 1569329 ONTARIO INC. for the purposes of fulfilling conditions of an approved Consent Application B53/2022(W);

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

1. THAT the Mayor and CAO/Clerk of the Corporation of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an Agreement between the Municipality of Whitestone and 1569329 ONTARIO INC.
2. THAT the said Agreement is attached hereto and shall form part of this By-law as Schedule "A".
3. THAT this By-law shall come into effect upon the date, and at the time of its passing.

READ a FIRST and SECOND time this 18th day of July, 2023.

Mayor George Comrie

CAO-Clerk Michelle Hendry

READ a THIRD and FINAL time and **PASSED** this 18th day of July, 2023.

Mayor George Comrie

CAO-Clerk Michelle Hendry

Schedule 'A' to By-law 49-2023

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 50-2023

**Being a By-law to amend Zoning By-law No. 07-2018 as amended
for Part Lot 4, Concession 4 McKenzie being Part 1, 42R-4131
in the geographic Township of McKenzie, now in the Municipality of Whitestone
(MASIN, James and Sandra)
(Assessment Roll No. 49 39 050 001 05500)**

WHEREAS the Council of the Municipality of Whitestone has the authority to enact zoning by-laws under section 34 of the Planning Act;

AND WHEREAS the owner of the lands located in Part Lot 4, Concession 4 being Part 1, 42R-4131 in the geographic Township of McKenzie fronting on Labrash Lake has applied to rezone the lands to permit the construction of a garage/storage and a workshop building on the property in advance of any principal use like a dwelling;

AND WHEREAS section 39 of the *Planning Act* allows for the enactment of a temporary use By-law for up to three years, after which the authorized use must be removed or the land brought in to compliance with the By-law and the provisions of 34(9) shall not apply.

AND WHEREAS the Council of the Municipality of Whitestone deem it appropriate to rezone the subject land.

NOW THEREFORE BE IT ENACTED the Council of the Corporation of the Municipality of Whitestone as follows:

1. Schedule "A", Sheet No. 7 of Zoning By-law No. 07-2018 as amended is hereby further amended by rezoning Part Lot 4, Concession 4 being Part 1, 42R-4131 located in the geographic Township of McKenzie from the WF3-LS Zone to a WF3-LS Exception No. 2 Zone as shown on Schedule '1' attached to this By-law and more particularly shown as Part 1 of Reference Plan 42R-4131 attached to this By-law as Schedule '2';
2. Section 7.04.3 - Waterfront Residential 3 Exceptions of the Zoning By-law is hereby amended by adding the following exception:

"7.04.3.2 A garage/storage and workshop building up to 67 m² may be permitted on Part Lot 4, Concession 4 being Part 1, 42R-4131 in the geographic Township of McKenzie subject to all other applicable requirements for the Waterfront Residential 3-Limited Services (WF3-2-LS) Zone for a period of 3 years from the date of passage of this By-law."

"On July 18, 2026, Special Exception No. 7.04.3.2 (WF3-2-LS) will no longer be in force and in effect and the lands will be subject to the provisions of the zoning By-law as if the Special Exception No. 7.04.3.2 (WF3-2-LS) was never in place. Upon the expiry of this date, the provision of 34(9) shall not apply."

THAT this By-law shall take effect and come in to force in accordance with the provisions of the *Planning Act*.

Read a First and Second time this 18th day of July, 2023.

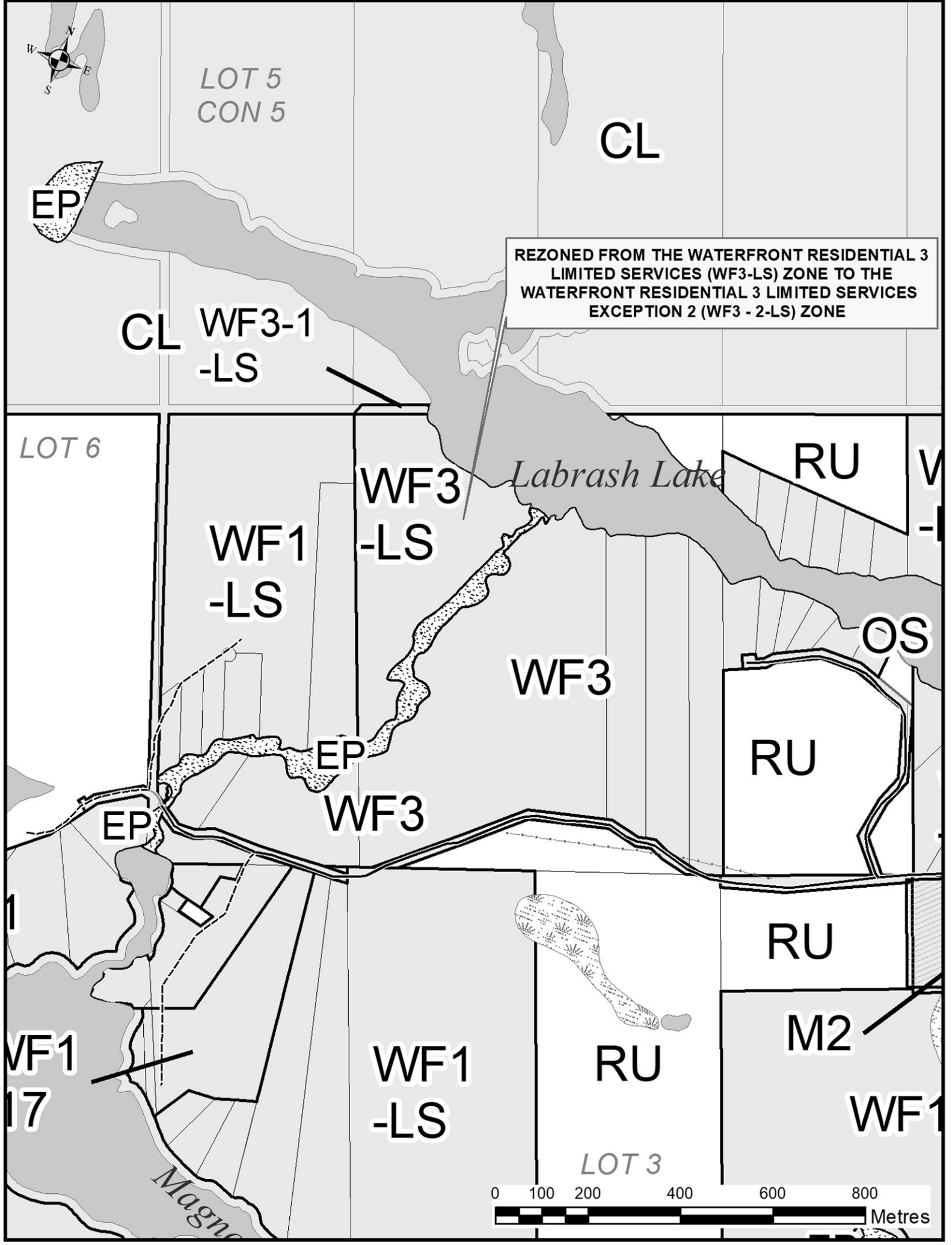
Mayor George Comrie

CAO/Clerk Michelle Hendry

Read a Third time and **Passed, Signed and Sealed** this 18th day of July, 2023.

Mayor George Comrie

CAO/Clerk Michelle Hendry



THIS IS SCHEDULE "1" TO BY-LAW No.

MUNICIPALITY OF WHITESTONE

PASSED THIS DAY OF , 2023

MAYOR

CAO-CLERK

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: Michelle Hendry, CAO/Clerk
Dave Creasor, PW Manager

Date: July 18, 2023

Re: Farley's Road Boat Launch – General Public Use

Background

Farley's Road boat launch has been the subject of a number of discussions and Council resolutions at Council meetings in both 2022 and 2023.

The Boat Launch has, until the December 5, 2022 Resolution 2022-416 (below) been available for the exclusive use of the deeded access property owners.

This was waived in the above referenced Resolution for the winter season of 2022 and 2023 only.

On May 2, 2023, Council approved an expenditure of \$4000 (budget), Resolution 2023-222 (below) for improvements at the Farley's Road boat launch. During the discussion of the Resolution, it was suggested that there be wording such that the Boat Launch be open to the public however, the mover of the resolution indicated he did not wish to have that wording included in the resolution at this time.

To provide clarity for the public, the By-law Enforcement Officer in respect of enforcement and for the Public Works Department in respect of signage, if Council would like the public to have access to the newly improved Boat Launch area, staff recommend a resolution providing this direction.

The Boat Launch area was improved by the Public Works Department staff in June 2023 (building on maintenance activities from previous years) and in doing so created an expanded and improved parking area. The parking area has been approximately doubled, 'soft' areas were improved with fill from the Municipal gravel pit and ditches on both side of the parking area were improved and realigned.

Related Council Resolutions

December 5, 2022 Council Meeting

Resolution No. 2022-416

Moved by: Councillor Brian Woods

Seconded by: Councillor Scott Nash

Farley's Road Parking Area

THAT the Council of the Municipality of Whitestone does hereby approve the use of the Farley's Road boat launch parking area for non-deeded access users at no charge, for the 2022-2023 winter season;

AND THAT Staff be requested to report back to Council by April 2023 in respect of parking capacity at the Farley's Road boat launch property and options for increased access for non-deeded access users;

AND THAT the title instruments on each of the 12 registry pins be obtained to verify their rights in title.

Carried

May 2, 2023 Council Meeting

Resolution No. 2023-221

Moved by: Councillor Brian Woods
Seconded by: Councillor Janice Bray

Report PW-2023-05
Update on Municipal Boat Launches

THAT the Council of the Municipality of Whitestone does hereby receive Report PW-2023-05 (Update on Municipal Boat Launches) for information.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2023-222

Moved by: Councillor Scott Nash
Seconded by: Councillor Brian Woods

Report PW-2023-05
Update on Municipal Boat Launches

THAT the Council of the Municipality of Whitestone does hereby provide the following direction in respect to Farley's Road boat launch and parking facility by undertaking improvements in the amount of \$4000.00 (Budget).

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		

Councillor, Brian Woods X
Mayor, George Comrie X

Carried

Next Steps

Should Council choose to allow for general Public Parking at the Farley's Road Boat Launch, a Council resolution to support this direction is required.

δ



West Parry Sound District

**Community
Support Services**

21 Belvedere
Avenue
Parry Sound, ON
P2A 2A2
PH: 705-746-5602

Municipality of Whitestone
21 Church St,
Dunchurch, ON P0A 1G0

Wednesday, June 28, 2023

To whom it may concern,

Re: New - Active Living Centre Program – WPSD – Signed Commitment Required – Deadline – July 20th for submission

The Government of Ontario is committed to helping older adults stay fit, active, and healthy and live in their communities close to home. It invites organizations to submit proposals to launch a new SALC program in a municipality that does not have an existing SALC program.

Municipalities are key partners to SALC operators. The legislation requires municipalities to provide 20% of the net annual cost of maintaining and operating a SALC program. The contribution can be in cash, in-kind, or a combination thereof. SALC program operators can work with multiple municipalities to meet the financial requirement as long as the municipalities are contiguous. Applicants may also consider partnering with local organizations to leverage resources or reach specific communities.

Applicants must provide a copy of the municipal resolution or a letter signed by a senior-level municipality authority that details the municipal commitment.

Through the newly proposed operation of the SALC program, CSS looks forward to raising awareness for seniors and caregivers with resources and supports that increase the navigation ability and accessibility to join clubs, activities, events, and volunteer. Because it is our experience that current services and activities should be utilized to their capacity.

That said, CSS-SCALC program will be held at 21 Belvedere Avenue. This site will offer new programs for the SCALC membership. Outreach and consultation to the following communities: Town of Parry Sound, Carling, Archipelago, Whitestone, Seguin, Wasauksing First Nation, and Shawanaga First Nation will determine other special events and locations.

Our goal is to be committed and respectful to help older adults living in the WPSD keep fit, active, healthy and living in their communities close to home. We plan to hire a Social Activity Coordinator and Navigator. As part of our local Ontario Health the CSS-SCALC will receive social prescriptions as a formal pathway to SCALC. We will also be listed with 211 and 811.

As mentioned, CSS requires either a municipal letter or a signed resolution detailing the municipal commitment. CSS is applying for a maximum of \$42,700.00. CSS will contact: The Town of Parry Sound, Whitestone, Carling, Seguin and the Archipelago. CSS is looking for an in-kind contribution for access to event space, a kitchen, utilities and equipment, table and chairs and the possible assistance of setting up table and chairs at a planned and agreed upon date and time or, if you prefer, a monetary contribution. CSS is looking for an \$8,000 in-kind contribution (total across all participating municipalities).

Thank you for supporting this proposal and your community.

Best Regards,
Linda Taylor,
Program Director



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: Michelle Hendry, CAO/Clerk
Date: July 18, 2023
Re: New Pumper Fire Apparatus
Consultant proposal

Background

At the Regular Council meeting of June 20, 2023, the Resolutions was passed:

Resolution No. 2023-310
Moved by: Councillor Scott Nash
Seconded by: Councillor Janice Bray

9.1 New Pumper Fire Apparatus

THAT the Council of the Municipality of Whitestone provides the following direction:

Staff to seek external assistance in procuring a new pumper truck.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Janice Bray	X		
Councillor, Joe Lamb	X		
Councillor, Scott Nash	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Analysis

Staff reached out in a number of directions and a number of individuals to seek guidance and direction with finding external assistance. Several consultants and organizations were recommended however the final result was that only one consultant indicated an interest in the project. They were provided with an overview of the project as well as the Memo from Chief Whitman (with the attachments) and the Memo from Mayor Comrie (all from the June 20, 2023 Council meeting).

Proposal

Performance Concepts Consulting Inc. is pleased to offer our services to execute the work assignment set out in your June 29th e-mail).

We are proposing to do so for an upset fee of \$15,000 plus HST. No disbursements will be charged

In terms of deliverables, we will produce a Final Report that evaluates viable Apparatus/Operational options available to Whitestone for consideration. Our Report will of course include a recommended course of action.

We can execute the assignment by mid-November 2023 - thereby guaranteeing timely input into the 2024 current and capital budget cycles.

I would suggest that the specific methodology for the assignment be confirmed after a scheduled working session with our team, yourself, the Fire Chief and your Treasurer. We can execute that working session in the second half of July and then build-out a proper assignment execution schedule.

My team will be composed as follows:

Project Lead: John Prno, Performance Concepts Practice Lead for EMS/Fire projects

Subject Matter Advisor: Former Fire Chief Ray Ormerod (Deputy St. Thomas Fire Department, Chief Central Elgin Fire Department)

Strategic Counsel & Financial Analysis: Todd MacDonald, President Performance Concepts

δ

CORRESPONDENCE

June 29, 2023

Hon. Doug Ford
Premier of Ontario
Room 4620
99 Wellesley St. W.,
Toronto, Ontario M7A 1A1

Via Email: premier@ontario.ca

Please be advised that at its meeting held on the 27th day of June 2023, the Council of the Township of Selwyn passed the following resolution:

Resolution No. 2023 – 143 – Notice of Motion – Short-Term Rentals

Councillor Brian Henry – Councillor John Boyko –

Whereas the demand for alternative accommodations has resulted in an increased prominence of residential properties being advertised for short term accommodations through third party companies such as Airbnb and VRBO; a shift from the ‘traditional’ cottage rental historically managed by a property owner; and

Whereas over the past decade a flood of properties have been removed from the ownership and long-term rental market (*Canada Research Chair in Urban Governance at McGill University*) contributing to housing shortages, increased housing demands and increased housing costs resulting in housing affordability issues, including affordable rentals; and

Whereas short term rentals (STR) can be beneficial, when operated appropriately, by providing solutions for the accommodation industry that supports local tourism and small businesses as well as providing an opportunity for property owners to generate income from their residence (permanent or seasonal) using a convenient third-party system; and

Whereas STR’s can create nuisances including noise, parking, high volumes of visitors attending a property, septic capacity and fire safety, for adjacent residential property owners who wish to experience quiet enjoyment of their property; and

Whereas research indicates that demand for STR’s is increasing, in part due to vacationers choosing domestic travel options as well as the financial benefits to property owners, demonstrating that STR’s are here to stay; and

Mailing Address

PO Box 270
Bridgenorth
Ontario K0L 1H0

Page 188 of 200
Tel: 705 292 9507
Fax: 705 292 8964

Whereas there are no Provincial regulations in place governing third party STR companies resulting in a variety of regulations/guidelines being implemented at the local municipal level which creates inconsistencies, confusion and frustrations for both consumers and residents across the Province;

That the Township of Selwyn request that the Province move forward as soon as possible to legislate that all third party Short Term Rental brokerage companies, for example Airbnb and VRBO, appropriately manage and be responsible for their listings and to compel compliance that the Province establish the requirement for STR companies to require each rental listing to be registered and to pay an appropriate annual fee and that STR company provide this registry along with the collected fees to the municipality in which the STR properties are located which allows the municipality to be aware of all registered STR properties and to have access to funds for municipal expenses to enforce/respond to issues at a STR property; and further

That the Province require the STR company to de-list/remove the property from the company's listings so that the property cannot be rented where a municipality has identified and verified life, health and/or nuisance infractions including noise, fire safety, septic, etc...

That a copy of this resolution be sent to all Ontario municipalities for support as well as to Minister of Municipal Affairs and Housing Steve Clark, local M.P.P. Dave Smith and M.P. Michelle Ferreri.

Carried.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Megin Hunter

Megin Hunter
Office Assistant/Receptionist
mhunter@selwyntownship.ca

cc: steve.clark@pc.ola.org
michelle.ferreri@parl.gc.ca
dave.smithco@pc.ola.org
All Ontario Municipalities

From: [Mackenzie Taylor](#)
To: [Lori West](#); deputyclerk@mckellar.ca; [Michelle Hendry](#)
Cc: [Kevin McLwain](#); [Susan Murphy \(Mayor\)](#)
Subject: Carling's Planning Board Resolution
Date: July 10, 2023 2:08:38 PM
Attachments: [Resolution 23-025 Parry Sound Area Planning Board.pdf](#)
[Resoln 20-093 Parry Sound Area Planning Board v1 0.pdf](#)

Good Afternoon,

Attached are two resolutions passed by the Township of Carling Councils requesting to leave the Parry Sound Area Planning Board. The first resolution was passed in June and the second was passed by our previous council in December 2020. I was asked by our Mayor to circulate both resolutions to member municipalities.

All the best

Mackenzie Taylor
Records Clerk/ Deputy Clerk
Township of Carling
705-342-5856 ext 9181





TOWNSHIP OF CARLING

2 West Carling Bay Road, Nobel ON P0G 1G0

Email: mtaylor@carling.ca

Phone: 705-342-5856

Fax: 705-342-9527

June 16, 2023

RE: Removing Carling from the Parry Sound Area Planning Board

At the Regular Meeting of Council for the Township of Carling held on June 13, 2023 Council passed the following resolution:

23-025

**Moved by Councillor Wing
Seconded by Councillor Cook**

NOW THEREFORE BE IT RESOLVED that the Council for the Township of Carling reaffirms its strong desire to be removed from the Parry Sound Area Planning Board and granted its own planning authority, as was granted to the Town of Parry Sound;

AND FURTHER that the Township of Carling seeks support from the Parry Sound Area Planning Board in this endeavor;

AND FURTHER that this resolution be circulated to the Ministry of Municipal Affairs and Housing and the Parry Sound Area Planning Board.

Carried

If you require further information, please do not hesitate to contact the undersigned at 705-342-5856 ext. 9181 or mtaylor@carling.ca

Sincerely

Mackenzie Taylor
Deputy Clerk

cc: Ministry of Municipal Affairs and Housing
Parry Sound Area Planning Board



The Corporation of
THE TOWNSHIP of CARLING

2 West Carling Bay Road, Nobel, ON P0G 1G0

Phone: 705-342-5856 • Fax: 705-342-9527

February 2, 2021

RE: Parry Sound Area Planning Board

At the regular meeting of Council for the Township of Carling held December 8, 2020 Council passed the following resolution:

20-093

**Moved by Councillor Murphy
Seconded by Councillor Crocker**

WHEREAS the Town of Parry Sound has made a request to the Ministry of Municipal Affairs and Housing to be removed from the Parry Sound Area Planning Board and be granted their own authority to approve applications for Consent, Plans of Subdivision and Plans of Condominium within the Town of Parry Sound Municipal Borders;

AND WHEREAS the Council for the Township of Carling has previously indicated the desire for the same authority should the Town of Parry Sound be granted this permission

AND WHEREAS the Township of Carling now employs a Professional Planner

THEREFORE BE IT RESOLVED that the Township of Carling officially request the Minister for Municipal Affairs and Housing to grant the Township of Carling its own approval authority for applications of Consent, Plans of Subdivision and Plans of Condominium within the Township of Carling Municipal Borders and removal from the Parry Sound Area Planning Board at the same time as the Town of Parry Sound is given this authority.

AND FURTHERMORE the Township of Carling conditionally supports the Town of Parry Sound request subject to Carling receiving the same approval.

Carried

If you require further information, please do not hesitate to contact the undersigned at 705-342-5856 ext. 9189 or mtaylor@carling.ca .

Sincerely



Mackenzie Taylor
Deputy Clerk

CC:
The Town of Parry Sound
The Municipality of McDougall
The Municipality of Whitestone
The Township of McKellar

**Ministry of
Agriculture, Food
and Rural Affairs**

**Ministère de l'Agriculture,
de l'Alimentation et des
Affaires rurales**



2nd Floor
1 Stone Road West
Guelph, Ontario
N1G 4Y2
Tel: 519-826-4151
www.ontario.ca/OM
[AFRA](http://www.ontario.ca/AFRA)

2^e étage
1, rue Stone ouest
Guelph (Ontario) N1G 4Y2
Tél. : 519-826-4151
www.ontario.ca/MAAARO

Food Safety and Environmental Policy Branch, Policy Division

To: All municipalities in Ontario (head of Planning Dept. and/or Clerks Office)

Subject: Implementing Provincial Policy and Guidance on Permitted Uses in Prime Agricultural Areas

Dear Municipal Planners,

I am writing to you today to remind you of the Provincial policies and guidelines on the many economic diversification opportunities on farms that help maintain prime agricultural areas, while supporting a thriving agri-food sector and rural Ontario. Policies in the current [Provincial Policy Statement, 2020](#) (PPS) permit agricultural, agriculture-related and on-farm diversified uses in prime agricultural areas, subject to certain criteria (see Attachment 1). While the PPS is currently under review, policies related to permitted uses are proposed to remain largely the same in the proposed [Provincial Planning Statement](#).

The supporting [Guidelines on Permitted Uses in Ontario's Prime Agriculture Areas](#) were developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) following extensive consultation with municipalities and other stakeholders. The Guidelines are intended to help municipalities and farmers interpret provincial policies by recommending best practices (e.g., area limits for on-farm diversified uses). Each farm is unique, and many farms support several different types of permitted uses. For example, if all the provincial criteria in Attachment 1 are met:



Foodland
ONTARIO

ONTARIO
Terre nourricière

Good things grow in Ontario
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2
Bureau principal du ministère: 1, rue Stone ouest, Guelph (Ontario) N1G 4Y2

- A market or shop that sells farm/food products from the surrounding area would be considered an agriculture-related use.
- Corn mazes, if harvested, could also be considered an agriculture-related use.
- A cider mill is considered an agriculture-related use
- Existing laneways shared between agricultural uses and on-farm diversified use should continue to be considered an agricultural use
- A bakery or bistro is considered an on-farm diversified use
- While parking is generally considered an on-farm diversified use, a field which is regularly used for agricultural purposes but once or rarely for parking is likely still considered an agricultural use.

While municipalities may have more specific requirements than the province, they need to achieve the same objectives as the provincial guidelines.

It is important to look at each farm operation individually and consider if the use is temporary or permanent. Attachment 2 provides more examples of a diverse farm operation and highlights key considerations.

When developing official plan policies or considering approving a proposed use, municipalities are encouraged to refer to the Guidelines to consider best practices. It is important to reinforce that municipalities have the flexibility to set their own criteria, as long as policies set out in the PPS are met.

To support farm viability and a robust rural economy, we encourage municipalities to have simple and timely planning approvals for uses that are clearly compatible and appropriate in prime agricultural areas.

OMAFRA staff provide training and support [events](#) on this topic. If you have any questions or would like to take part in training planned for fall 2023, please reach out to the [OMAFRA Rural Planner covering your municipality](#). OMAFRA's Agricultural Information Contact Centre at 1-877-424-1300 is also available to assist or put callers in touch with one of our experts.

I appreciate all you do to support agri-food entrepreneurship in your municipality.

Sincerely,



Andrea Martin
Director, Food Safety and Environmental Policy Branch
Ontario Ministry of Agriculture, Food and Rural Affairs

Attachment 1: Provincial Policy Statement Criteria for Permitted Uses in Prime Agricultural Areas

From Table 1 of the Guidelines on Permitted Uses

Type of Use	Criteria as Provided by PPS Policies and Definitions
Agricultural	<ol style="list-style-type: none"> 1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre 2. Includes associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment 3. All types, sizes and intensities of <i>agricultural uses</i> shall be promoted and protected in accordance with provincial standards 4. <i>Normal farm practices</i> shall be promoted and protected in accordance with provincial standards
Agriculture-Related	<ol style="list-style-type: none"> 1. Farm-related commercial and farm-related industrial uses 2. Shall be compatible with and shall not hinder surrounding agricultural operations 3. Directly related to farm operations in the area 4. Supports agriculture 5. Provides direct products and/or services to farm operations as a primary activity 6. Benefits from being in close proximity to farm operations
On-Farm Diversified	<ol style="list-style-type: none"> 1. Located on a farm 2. Secondary to the principal <i>agricultural use</i> of the property 3. Limited in area 4. Includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and uses that produce value-added agricultural products 5. Shall be compatible with, and shall not hinder, surrounding agricultural operations

Attachment 2: Example of Multiple Permitted Uses on a Farm Property From Appendix 3 of the Guidelines on Permitted Uses

Table 6. Components of multiple permitted uses on 19 ha farm

m ²	Area of the <i>On-Farm Diversified Use</i>
314	Half of the 627 m ² building
366	Half of the 40-spot parking (19 @ 18 m ² ; 1 @ 24 m ²)
400	Half of the 800 m ² landscaped area
0	Existing laneway
1,080	Total area of the existing <i>on-farm diversified uses</i>

Note: areas shared between the *agriculture-related* and *on-farm diversified uses* (building, parking, landscaped area) were allocated 50:50

This 19 ha farm comprises:

Agriculture uses: apple orchards, shed for farm machinery, farmhouse

Agriculture-related uses: cider mill, farm shop selling value-added farm products from the area, laneway, parking, landscaped area

On-farm diversified uses: bakery, bistro (light meals), farm shop selling farm/food products not from the area plus non-agricultural-related goods, parking, landscaped area.

The *on-farm diversified uses* portion of the building is well within the recommended building size cap.



Figure 8. Example of multiple permitted uses on 19 ha farm.

Key Considerations in Prime Agricultural Areas:

- Agricultural uses are promoted and protected (all types, sizes and intensities).

- Agriculture-related and on-farm diversified uses need to be compatible with surrounding agricultural operations (e.g., nearby agricultural uses are not impaired or inconvenienced, the agricultural and rural character is maintained)
- Only on-farm diversified uses need to be limited in area. The Guidelines recommend a flexible approach:
 - Only counting the footprint of the on-farm diversified uses on the property (not agricultural or agriculture-related uses). That means counting only the portion of the parking, landscaped area, playgrounds, retail areas, etc. that is attributable to the on-farm diversified use.
 - Not including existing laneways shared between agricultural and on-farm diversified uses.
 - Including, but discounting, the area of existing buildings or structures reused for on-farm diversified uses.
 - Accounting for temporary uses differently than permanent uses.

Please refer to the [Guidelines](#) for a fulsome discussion of considerations.

To Mayor Comrie, Municipality of Whitestone Council & CAO Hendry

Re: Resolution Council passed at June 6, 2023 Council meeting.
Resolution No. 2023-280

RECEIVED BY EMAIL
July 6, 2023
Municipality of Whitestone

WWKCA has the following comments regarding the resolution

We are writing with respect to the Resolution passed by Council at its June 6th, 2023 meeting regarding boat launch and lake access sites. The Association supports what we believe to be the intent of the resolution, which is to ensure that municipal controlled lands are utilized effectively and for the purpose intended. However, with the implementation of this resolution there may be some unintended consequences on some lakes due to their unique features and usage.

With respect to Lake Wah-Wash-Kesh, the Association is particularly concerned with the clause related to parking of trailers on municipal controlled lands, as follows:

"That no trailers be allowed to be parked or stored at boat launch/lake access parking areas, unless the trailer is attached to a vehicle. If attached to a vehicle the trailer can remain for no more than fourteen (14) days per year."

It is unclear with the existing wording of the resolution whether longer-term parking of boat trailers, that are not attached to a vehicle, in a space outside the designated parking area, would be allowed. On Lake Wah-wash-kesh, there is a designated area for longer term storage of trailers (which are not attached to vehicles) and this area is not part of the designated lake access parking lot. This area cannot be used by cars as per MOE regulations, as it is on the site of a former landfill. As such, the space allows for the efficient longer-term storage of trailers, thereby maximizing the space available for parking. For shorter term storage of boat trailers, the resolution wording would be applicable as the trailers would be stored in designated spaces in the parking area. To ensure clarity regarding longer term storage of trailers, where a designated space is available, it is suggested that the resolution be amended to indicate that **boat trailers parked in a lake access designated parking area should be for short term use only and should be attached to a vehicle. Users should make other arrangements for the longer-term storage of boat trailers, outside of the designated parking area.**

Regarding the timeline that has been set for parking of boat trailers in designated parking areas, the Association would like to note that the fourteen (14) days per year may be difficult to enforce as this will require some form of monitoring.

The Association would also like to express support for a prohibition on storage units on municipal controlled lands. This is consistent with WWKCA Taskforce member recommendations. However, availability of a permit for these units requires some clarification as to the circumstances and any time restrictions. As well, there is potentially a different standard being applied for short term storage of boat trailers, where there is a clear timeline and no permit available, while storage units can remain in the designated parking area with a permit and there doesn't seem to be a requirement that they be attached to a vehicle. Some clarification on permit requirements related to storage units would be helpful.

We would appreciate your review of our comments and the proposed clarification to the resolution. We would also like to request that Lake Ratepayers be informed by letter of the proposed changes, as is noted in the unfinished business for Council. This will ensure a consistent approach to informing ratepayers across all Lakes in the Whitestone area.

Thank you for your kind consideration,

Lynn Brennan

President

Lake Wah-Wash-Kesh Conservation Association