



**The Corporation of the Municipality of Whitestone**

**Agenda of Regular Council Meeting  
Tuesday July 19, 2022**

To be held in the Dunchurch Community Centre  
or

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/81171322105>

or

**(Phone Call Only)**

Dial [+1 647 558 0588](tel:+16475580588) then Enter Meeting ID: 811 7132 2105#

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

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**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 Harold Elston, Integrity Commissioner  
Integrity Commissioner's Report on Complaints Against Councilors' Lamb and Woods ®

- 4.2 Carl Pahapill and Andrew Pahapill  
Pahapill and Associates Professional Chartered Accountants  
Municipality of Whitestone draft 2021 Consolidated Financial Statements ®

### **Matters Arising from Presentations and Delegations**

#### **Move into Committee of the Whole ®**

## **5. Planning Items**

- 5.1 Consent Application B32/2022(W) – LAMOUREUX ®
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated July 11, 2022
- 5.2 Consent Application B31/2022(W) – KING ®
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated July 11, 2022
- 5.3 Consent Application B29/2022(W) – HOLMSTEAD ®
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated July 11, 2022

#### **Reconvene into Regular Meeting ®**

### **Matters Arising from Committee of the Whole**

#### **Move into Public meeting**

## **6. Public Meeting**

- 6.1 Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC.,  
12628465 CANADA INC. (Graham Keene) ®
- 6.1.1 Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated May 20, 2022
- 6.1.2 Subdivision Application dated April 21, 2022
- 6.1.3 Comments Received as of July 14, 2022, 4:00 pm
- WahWashKesh Conservation Association, Planning and Development Committee

#### **Reconvene into Regular Meeting ®**

### **Matters Arising from the 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 Minutes for Tuesday July 5, 2022.
- 7.1.2 Special Council Meeting Minutes for Wednesday July 6, 2022

- 7.1.3 Library Board Meeting Minutes for May 16, 2022.
- 7.1.4 Whitestone Environmental Stewardship Committee Meeting Minutes for July 6, 2022

7.2 Unfinished Business (listed on page 5)

### **Matters Arising from Consent Agenda**

#### **8. Accounts Payable**

- 8.1 Accounts Payable ®

#### **9. Staff Reports**

- 9.1 FIN-2022-09  
Budgetary Control report for the six months ending June 30, 2022 ®
- 9.2 FIN-2022-10  
Budget Amendment for the purposes of a property purchase, 2125 Highway 124, Dunchurch ®
- 9.3 BLDG-2022-03  
Building Department update and Permit activity – April 1 to June 30, 2022 ®
- 9.4 PW-2022-07  
Contract award for the purchase of new Backhoe for Public Works ®

#### **10. By-Laws**

- 10.1 By-law 39-2022 ®  
Being a By-law to authorize the purchase of:

Firstly: Parcel 20372 Section SS; Part Lot 59, Concession B, Hagerman being Part Lot 5, Plan 61 West of Church Street; Part Lots 13-15, Plan 61 South of Main St., Part 1, 42R7285 & Part 6, 42R6495; s/t Part 6, Plan 42R6495 as in RO 75091; (PIN 52088-0311)

Secondly: Part Lot 59, Concession B Hagerman being Parts 1 and 2 Plan R11704; Whitestone (PIN 52088-1051),

Municipally known as 2125 Highway 124, Dunchurch, (Assessment Roll No. 49 39 010 009 02700)

and to authorize a loan in the amount of \$695,000 for payment towards the above referenced property.

#### **11. Business Matters**

#### **12. Correspondence (listed on page 6)**

##### **Matters Arising from Correspondence**

#### **13. Councillor Items**

**14. Questions from the Public**

**15. Confirming By-law ®**

**16. Adjournment ®**



## Unfinished Business

1	<p>Official Plan Amendment (OPA) Number 2</p> <p>Private Road Development Land uses on vacant lots and Trailers and Campers</p>	<p>At the Regular Council meeting of June 7, 2022, Council passed By-law 27-2022 being a By-law to adopt Official Plan Amendment No. 2 to the Official Plan for the Municipality of Whitestone.</p> <p>The Municipality has forwarded the appropriate documentation to the Ministry of Municipal Affairs and Housing (MMAH)</p>
2	Animal and Bird Control By-law	<p>Referred to Whitestone Agricultural Advisory Committee (April 2019.)</p> <p>Update on this matter as of March 16, 2020: A proposed/draft By-law currently under review by the By-law Enforcement Officers (March 2020) and the Committee.</p>
3	Review of By-law 20-2014 (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	<p>Per Council direction on March 15, 2021 an Ad Hoc Committee was formed.</p> <p>The Committee is currently working the Planner John Jackson to make revisions to the Zoning By-law in respect of reference to Short Term Rental Units.</p> <p>On June 7, 2022 Council passed a By-law to amend the Municipality's Zoning By-law in regards to a revision of the definition of Short Term Rental Unit. The last date for filing a notice of appeal was the 11<sup>th</sup> day of July, 2022</p> <p>A revised By-law for the licensing, regulating/governing of rental units and protocol is in process and will be shared with Council as soon as practical.</p>

## **Correspondence**

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

- A. West Parry Sound Recreation and Cultural Centre Board meeting minutes held on June 28, 2022
- B. County of Frontenac resolution in regards to Community Schools Alliance Action Plan and Social and Economic Impact for Small Communities in Ontario dated July 4, 2022
- C. West Lincoln resolution in regards to Provincial Bill 109: *More Homes for Everyone Act*, 2022 dated June 28, 2022
- D. West Lincoln resolution in regards to Funding Support for Infrastructure Projects – Bridge and Culvert Replacements in Rural Municipalities
- E. Lorimer Lake Association email received on June 24, 2022 in regards to the Municipality of Whitestone Official Plan review and update
- F. County of Hastings resolution in regards to Expanding Amber Alert System dated July 4, 2022
- G. The Rotary Club of Parry Sound thank you letter dated July 4, 2022

# PRESENTATIONS AND DELEGATIONS

**MUNICIPALITY OF WHITESTONE**  
**INTEGRITY COMMISSIONER'S REPORT**  
**H.G. ELSTON**

Citation: Anonymous v. Councillors Lamb and Woods  
Date: July 15, 2022

**REPORT ON THE MATTER OF TWO COMPLAINTS AGAINST  
COUNCILLOR JOE LAMB AND COUNCILLOR BRIAN WOODS**

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Notice: Municipal Integrity Commissioners conduct inquiries and provide reports on their findings to their respective municipal councils. They may make recommendations for the imposition of a penalty or other remedial action to the municipal council. Reference should be made to the minutes of the municipal council meeting where the Commissioner's report was presented, to obtain information about council's consideration of each report. When possible, a link to the relevant municipal council minutes is provided.

[Link to Council Decision]

**BACKGROUND**

1. On May 14, 2022, Whitestone Councillors Lamb and Woods distributed an email to a group of several hundred people, inviting them to a meeting on June 11, 2022, to "discuss our political aspirations for the October Municipal election". The email distribution list was municipal property, gathered by the municipality in connection with a survey on a proposed Wellness Centre.
2. I received two complaints from recipients on the list, upset that their email addresses were shown to all recipients, and alleging contravention of Whitestone's Code of Conduct Policy (the "Code") and the municipality's By-law No.: 12-2022, "Use of Corporate Resources for Election Purposes Policy" (the "Election By-law").
3. By way of background, in December 2020, the Municipal Council undertook a 'survey' of the community in respect of a regional initiative for a Pool and Wellness Centre. Residents were asked to send comments to an email address specifically set up for this purpose
4. Emails were printed and placed in a binder marked confidential. Councillors were permitted to look at the binder and the emails, in the Municipal Office. Emails received at the

above referenced email address were not forwarded to Members of Council, however, some of the emails were not only sent to [pool@whitestone.ca](mailto:pool@whitestone.ca), some were also sent to some or all members of Council.

5. Councillor Lamb and Woods looked at the binder several times and made for themselves a hand-written list of email addresses. This fact was established when the hand-written list of the email addresses was found on the municipality's photocopy machine. Staff report that the two Councillors had come into the office, looked at the binder and asked staff to make a photocopy of the list they had prepared.

6. Also of note, at the bottom of the email sent by Councillor Woods and Lamb was the comment:

*We got your email address from reviewing your input from the pool survey a couple of years ago. If you do not wish to be part of this confidential list and do not wish to receive any further correspondence from us please let us know and your name will be removed. Thanks.*

7. In their response to me, the Councillors state that the email addresses were supposed to be included on the "b.c.c." (blind carbon copy) line but were inadvertently shown as c.c. (carbon copy). Upon discovering their mistake, the Councillors immediately issued an apology.

## **THE CODE AND THE ELECTION BY-LAW**

8. The relevant provisions of the Code are:

- 
- |     |   |
|-----|---|
| 8.1 | No Member shall disclose, release, sell or publish by any means directly or indirectly, to any person or to the public, any Confidential Information acquired by virtue of their office or position, in any form including, but not limited to, written notes, reports, oral and video recording, pictures, electronic correspondence, and any form of social media except when required or authorized by Council or otherwise by law to do so. |
| 8.2 | No Member shall use Confidential Information for personal or private gain or benefit, or to disadvantage any other person or body.  |
| 8.5 | No Member shall obtain access, or attempt to gain access, to Confidential Information in the custody of the Municipality, Local Board or Committee except to the extent that such access is necessary for the performance of their duties and such access is not prohibited by Council or otherwise by law.   |

9 Section 5.16 of the Election By-law states:

5.16 Distribution lists or contact lists developed utilizing corporate resources for corporate / Municipal purposes or through contact in a Member of Council's role shall not be utilized for election purposes.

## **DISCUSSION AND FINDINGS**

10 I accept that the list was revealed by mistake, but its purpose was clearly related to the upcoming election and the use of the municipality's proprietary information was improper.

11 Accordingly, I find that Councillor Lamb and Councillor Woods each breached Section 8 (Confidential Information) and Section 9 (Use of Municipal Property) of the Code and Section 5.16 of the Election By-law.

12 In the circumstances, I recommend that Council reprimand Councillors Woods and Lamb, reminding them of the importance of their duty not to disclose confidential information, improperly use municipal property, or engage in activities that contravene the Conduct of Elections Policy.

ALL OF WHICH IS RESPECTFULLY SUBMITTED this 15<sup>th</sup> day of July 2022.



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H.G. Elston  
Integrity Commissioner  
Municipality of Whitestone

**THE CORPORATION OF THE  
MUNICIPALITY OF WHITESTONE  
CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Council, Inhabitants and Ratepayers of  
The Corporation of the Municipality of Whitestone

### *Opinion*

We have audited the consolidated financial statements of The Corporation of the Municipality of Whitestone, which comprise the consolidated statement of financial position as at December 31, 2021, and the consolidated statements of operations, the consolidated change in its net financial assets (debt) and its consolidated cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of The Corporation of the Municipality of Whitestone as at December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### *Basis for Opinion*

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

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

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

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

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

### *Auditor's Responsibility for the Audit of the Financial Statements*

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

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

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

Huntsville, Ontario

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

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2021**

	2021	2020
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 1,481,931	\$ 1,184,712
Accounts receivable, net of allowance of \$2,000 (2020 - \$2,000)	532,261	759,227
	<b>2,014,192</b>	<b>1,943,939</b>
<b>LIABILITIES</b>		
Temporary borrowing (Note 5)	-	249,504
Accounts payable and accrued liabilities	452,183	690,490
Deferred revenue (Note 6)	248,693	170,064
Municipal debt (Note 7)	1,469,865	1,139,895
Landfill closure and post-closure liability (Note 9)	482,500	387,100
	<b>2,653,241</b>	<b>2,637,053</b>
<b>NET FINANCIAL ASSETS</b>	<b>(639,049)</b>	<b>(693,114)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets - net (Note 11, Schedule 1)	9,902,944	9,910,048
Inventories of supplies	14,735	13,076
Prepaid expenses	42,624	70,180
	<b>9,960,303</b>	<b>9,993,304</b>
<b>ACCUMULATED SURPLUS</b>	<b>\$ 9,321,254</b>	<b>\$ 9,300,190</b>

CONTINGENT LIABILITY (Note 16)

APPROVED ON BEHALF OF COUNCIL:

\_\_\_\_\_  
Mayor

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget 2021	Actual 2021	Actual 2020
<b>REVENUE</b>			
Property taxes	\$ 3,010,387	\$ 3,026,736	\$ 2,950,766
User fees	57,708	78,720	35,718
Government transfers	1,340,372	1,321,979	1,695,197
Other	227,662	365,367	272,339
Gain (Loss) on sale of capital assets	-	116,317	-
<b>TOTAL REVENUE</b>	<b>4,636,129</b>	<b>4,909,119</b>	<b>4,954,020</b>
<b>EXPENSES</b>			
General government	939,015	981,608	913,373
Protection to persons and property	857,893	815,697	826,241
Transportation services	1,644,059	1,737,704	1,516,928
Environmental services	316,183	295,902	269,919
Landfill	-	95,400	17,200
Health services	233,953	226,296	237,118
Social and family services	302,976	302,965	354,793
Recreation and culture	425,192	373,720	330,375
Planning and development	52,957	58,763	45,771
<b>TOTAL EXPENSES</b>	<b>4,772,228</b>	<b>4,888,055</b>	<b>4,511,718</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>(136,099)</b>	<b>21,064</b>	<b>442,302</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>9,300,190</b>	<b>9,300,190</b>	<b>8,857,888</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 9,164,091</b>	<b>\$ 9,321,254</b>	<b>\$ 9,300,190</b>

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget 2021	Actual 2021	Actual 2020
<b>Annual surplus (deficit)</b>	\$ (136,099)	\$ 21,064	\$ 442,302
Acquisition of tangible capital assets	(734,532)	(734,532)	(1,534,111)
Amortization of tangible capital assets	737,953	737,953	709,861
(Gain)/loss on disposal of tangible capital assets	(116,317)	(116,317)	-
Proceeds on disposal of tangible capital assets	-	120,000	-
Change in inventories	-	(1,659)	9,319
Change in prepaid expense	-	27,556	(31,141)
<b>Increase (decrease) in net financial assets</b>	(248,995)	54,065	(403,770)
<b>Net financial assets (debt), beginning of year</b>	(693,114)	(693,114)	(289,344)
<b>Net financial assets (debt), end of year</b>	<b>\$ (942,109)</b>	<b>\$ (639,049)</b>	<b>\$ (693,114)</b>

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	2021	2020
<b>Operating transactions</b>		
Annual surplus (deficit)	\$ 21,064	\$ 442,302
Non-cash charges to operations:		
Amortization	737,953	709,861
(Gain)/loss on disposal of tangible capital assets	(116,317)	-
	642,700	1,152,163
Changes in non-cash items:		
Accounts receivable	226,966	(90,887)
Accounts payable and accrued liabilities	(238,307)	431,936
Deferred revenue	78,629	(48,360)
Landfill closure and post closure liability	95,400	17,200
Inventories of supplies	(1,659)	9,319
Prepaid expenses	27,556	(31,141)
	188,585	288,067
Cash provided by operating transactions	831,285	1,440,230
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(734,532)	(1,534,111)
Proceeds on disposal of tangible capital assets	120,000	-
Cash applied to capital transactions	(614,532)	(1,534,111)
<b>Investing transactions</b>		
Cash provided by investing transactions	-	-
<b>Financing transactions</b>		
Temporary borrowing	(249,504)	249,504
Proceeds of municipal debt	492,115	291,453
Debt principal repayments	(162,145)	(241,392)
Cash applied to financing transactions	80,466	299,565
<b>Net change in cash and cash equivalents</b>	<b>297,219</b>	<b>205,684</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>1,184,712</b>	<b>979,028</b>
<b>Cash and cash equivalents (bank indebtedness), end of year</b>	<b>\$ 1,481,931</b>	<b>\$ 1,184,712</b>
<b>Cash flow supplementary information:</b>		
Interest income received	\$ 62,350	\$ 58,371
Interest paid	32,771	30,493
Net interest received	\$ 29,579	\$ 27,878

The accompanying notes and schedules are an integral part of these financial statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

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The Corporation of the Municipality of Whitestone is a municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act, 2001, Planning Act, Building Code Act and other related legislation.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Corporation of the Municipality of Whitestone (the "Municipality") are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended in the Public Sector Accounting Board "PSAB" of the Chartered Professional Accountants Canada. Significant aspects of the accounting policies adopted by the Municipality are as follows:

(a) Reporting Entity

These consolidated statements reflect the assets, liabilities, revenues, expenses and reserve and reserve fund balances of the reporting entity. The reporting entity is comprised of all committees of Council and the boards, joint boards and municipal enterprises for which Council is politically accountable as follows:

(i) Consolidated and Proportionally Consolidated entities

The following local boards are consolidated:

Cemetery  
Library

Inter-organizational transactions and balances between these organizations are eliminated.

(ii) Non-consolidated entities

The following joint local boards are not consolidated:

North Bay Parry Sound District Health Unit  
Parry Sound District Social Services Administration Board  
District of Parry Sound (West) Home for the Aged.

(iii) Accounting for school board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the school boards are not reflected in these consolidated financial statements.

(iv) Trust funds

Trust funds administered by the Municipality are not included in these consolidated financial statements, but are reported separately on the trust funds financial statements.

(b) Basis of Accounting

(i) Accrual basis of accounting

Sources of financing and expenditures are reported on the accrual basis of accounting. This method recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(ii) Non-financial assets

Non-financial assets are not available to discharge existing liabilities but are held for use in the provision of Municipal services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021(a) Tangible capital assets

Tangible capital assets are recorded at cost less accumulated amortization, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Tangible capital assets received as donations are recorded at their fair value at the date of receipt. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Land improvements - 20 years  
Buildings - 40 years  
Machinery, equipment and furniture - 5 to 20 years  
Vehicles - 8 to 15 years  
Roads - 8 to 75 years  
Bridges - 60 years  
Water and Sewer plants and networks - 60 years

One half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Estimated closure and post-closure expenses for active landfill sites as well as the land occupied by the sites are amortized annually on the basis of capacity used during the year as a percentage of the estimated total capacity of the landfill site.

The Municipality has a capitalization threshold of \$3,000; individual tangible capital assets, or pooled assets of lesser value are expensed in the year of purchase.

(b) Inventories of supplies

Inventories held for consumption are recorded at the lower of cost and replacement cost.

(iii) Reserves and reserve funds

Certain amounts, as approved by Council, are set aside in reserves and reserve funds for future operating and capital purposes. Balances related to these funds are included in the accumulated surplus of the Consolidated Statement of Financial Position.

(iv) Government transfers

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(v) Deferred revenue

The Municipality receives gas tax revenue from the Federal Government and payments in lieu of parkland under the authority of provincial legislation and Municipal by-laws. These funds are restricted in their use and until applied to the applicable expenditures are recorded as deferred revenue. Amounts applied to qualifying expenditures are recorded as revenue in the fiscal period they are expended. The Municipality also defers recognition of certain government grants which have been collected but for which the related expenditures have yet to be incurred. These amounts will be recognized as revenues in the fiscal year the services are performed.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

(vi) Taxation and related revenues

Property tax billings are prepared by the Municipality based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established annually by Council, incorporating amounts to be raised for local services and amounts the Municipality is required to collect on behalf of the Province of Ontario in respect of education taxes. A normal part of the assessment process is the issue of supplementary assessment rolls which provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Municipality determines the taxes applicable and renders supplementary tax billings. Taxation revenues are recorded at the time tax billings are issued. Assessments and the related property taxes are subject to appeal. Tax adjustments as a result of appeals are recorded when the result of the appeal process is known. The Municipality is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the period the interest and penalties are levied.

(vii) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant items subject to such estimates and assumptions include valuation allowances for accounts receivable and solid waste landfill closure and post-closure liabilities. Actual results could differ from management's best estimates as additional information becomes available in the future. The estimates are reviewed periodically and any resulting adjustments are reported in earnings in the year in which they become known.

2. CONTRIBUTIONS TO UNCONSOLIDATED JOINT BOARDS

Further to Note 1(a)(ii), the following contributions were made by the Municipality to these boards:

	2021	2020
District of Parry Sound Social Services Administration Board	\$ 262,259	\$ 262,573
North Bay Parry Sound District Health Unit	29,490	29,490
District of Parry Sound (West) Home for the Aged	40,706	92,220
<b>Total contributions made</b>	<b>\$ 332,455</b>	<b>\$ 384,283</b>

The Municipality is contingently liable for its share, if any, of the accumulated deficits as at the end of the year for these boards. The Municipality's share of the accumulated surpluses (or deficits) of these boards has not been determined at this time.

The Municipality is also contingently liable for its share, if any, of the long-term liabilities issued by other municipalities for these boards. The Municipality's share of these long-term liabilities has not been determined at this time.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

3. OPERATIONS OF SCHOOL BOARDS

Further to Note 1(a)(iii), the Municipality is required to collect property taxes and payments-in-lieu of taxes on the behalf of the school boards. The amounts collected, remitted and outstanding are as follows:

	2021	2020
Payable (receivable) at the beginning of the year	\$ 238,437	\$ 316
Taxation and payments-in-lieu, net of adjustments	978,408	965,378
Remitted during the year	(1,204,021)	(727,257)
<b>Payable (Receivable) at the end of the year</b>	<b>\$ 12,824</b>	<b>\$ 238,437</b>

4. TRUST FUNDS

Trust funds administered by the Municipality amounting to \$59,001 (2020 \$56,651) have not been included in the Consolidated Statement of Financial Position nor have their operations been included in the Consolidated Statement of Operations. As such balances are held in trust by the Municipality for the benefit of others, they are not presented as part of the Municipality's financial position or operations.

5. TEMPORARY BORROWING

(a) The balance of the temporary borrowing reported on the Consolidated Statement of Financial Position is made up of temporary construction loans as follows:

	2021	2020
Infrastructure Ontario Debenture, repayable in monthly interest only payments calculated at 0.643% and is unsecured.	-	249,504
	<b>\$ -</b>	<b>\$ 249,504</b>

6. DEFERRED REVENUE

The 2021 continuity of transactions within the deferred funds are described below:

	Balance beginning of year	Contributions received	Interest earned	Amounts taken into revenue	Balance end of year
Cash in lieu of parkland	\$ 140,016	\$ 29,624	\$ -	\$ -	\$ 169,640
Federal gas tax	-	113,957	129	(114,086)	-
Other	30,048	49,005	-	-	79,053
	<b>\$ 170,064</b>	<b>\$ 192,586</b>	<b>\$ 129</b>	<b>\$ (114,086)</b>	<b>\$ 248,693</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

7. MUNICIPAL DEBT

(b) The balance of the municipal debt reported on the Consolidated Statement of Financial Position is made up of the following:

	2021	2020
Infrastructure Ontario, due October 2029, repayable in semi-annual payments of \$25,072 plus interest calculated at 2.33% and is secured by future funding.	\$ 401,151	\$ 451,295
Infrastructure Ontario, due September 2034, repayable in semi-annual payments of \$18,640 including interest calculated at 2.32% and is secured by future funding.	416,322	443,471
TD Canada Trust, due May 2024, repayable in monthly payments of \$6,425 including interest calculated at 2.80% and is secured by equipment.	173,981	245,129
Infrastructure Ontario, due April 2036, repayable in semi-annual payments of \$9,996 including interest calculated at 2.46% and is unsecured.	242,577	-
Infrastructure Ontario, due April 2036, repayable in semi-annual payments of \$9,664 including interest calculated at 2.38% and is unsecured.	235,834	-
	<b>\$ 1,469,865</b>	<b>\$ 1,139,895</b>

(c) Future estimated principal and interest payments on the municipal debt are as follows:

	Principal	Interest
2022	\$ 178,999	\$ 33,901
2023	182,402	29,330
2024	134,093	25,110
2025	109,912	22,380
2026	111,337	19,787
2027 onwards	753,122	75,226
	<b>\$ 1,469,865</b>	<b>\$ 205,734</b>

(d) Total charges for the year for municipal debt which are reported in the financial statements are as follows:

	2021	2020
Principal payments	\$ 162,145	\$ 241,392
Interest	32,771	30,493
	<b>\$ 194,916</b>	<b>\$ 271,885</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

8. CREDIT FACILITY AGREEMENT

The Municipality has an authorized overdraft facility with TD Canada Trust of \$1,000,000 (2020 \$1,000,000), of which NIL (2020 NIL) was used at the end of the year.

In addition, the Municipality has a credit facility agreement with the Canadian Imperial Bank of Commerce which allows for borrowing of up to \$100,000 (2020 \$100,000) to meet expenditures made in connection with the Belvedere Heights Home for the Aged life lease project, of which NIL (2020 NIL) was used at the end of the year.

9. LANDFILL CLOSURE AND POST CLOSURE LIABILITY AND CONTINGENT LIABILITY

Commencing in 2001, the local government accounting standards issued by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants require that municipalities recognize a liability related to the closure of solid waste landfill sites. The closure and post-closure care requirements are mandated by the Environmental Protection Act and encompasses all costs related to the closure and subsequent maintenance of such sites including final covering and landscaping of the landfill, gas management, on-going monitoring, site inspections, and maintenance. The liability is recognized in the financial statements over the operating life of the solid waste disposal site, in proportion to its utilized capacity.

An engineering study received in 2022 has decreased estimated remaining usable capacity and remaining years due to an increase in the average fill rates and adjustments to the sites which included bringing in more fill materials to cover and create an expanded waste footprint at the Aulds Road Site.

The Municipality currently owns and operates the Dunchurch landfill site, which has a total capacity of 38,400m<sup>3</sup>. Based on an engineering report received in 2022, the landfill closure and post-closure estimates for the usable footprint is as follows:

Dunchurch Landfill

Total estimate expenditures for closure and post-closure care	\$356,750
Reported liability in current year	\$305,700
Estimated remaining usable capacity	5,500 Cubic Metres
Remaining landfill site life	4 to 7 years
Number of years required for post-closure care	15 years

Aulds Road Landfill

Total estimate expenditures for closure and post-closure care	\$356,750
Reported liability in current year	\$176,800
Estimated remaining usable capacity	15,130 Cubic Metres
Remaining landfill site life	15 to 30 years
Number of years required for post-closure care	15 years

In 2017 the Municipality renewed its land use agreement with the Ministry of Natural Resources and Forestry for a 5 year period. The land on Auld's Road is being used as a land fill site by the Municipality. As part of the agreement the Municipality anticipates that it will be required to incur closure and post closure costs at the time that the capacity of the site is eventually fully utilized. The Municipality has accrued for its best estimate of these future costs in accordance with the proportionate remainder capacity and estimated future costs.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2021

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10. CONTRACTUAL OBLIGATIONS

In 2003 the Municipality passed by-law No. 06-2003 related to an agreement to lease municipal land to the Liquor Control Board of Ontario. The lease had an initial term of ten years, commencing on June 1, 2003, and the tenant had extended the lease for a further term of five years. The tenant has agreed to further extend the lease for an additional five years expiring May 31, 2023. The annual rent is set at \$10,560 payable in monthly instalments.

11. TANGIBLE CAPITAL ASSETS

Schedule 1 provides information on the tangible capital assets of the Municipality by major asset class. Additional information relating to these assets is provided below.

- (a) Contributed tangible capital assets  
The Municipality records all tangible capital assets contributed by external parties at the fair market value. During the year \$4,251 (2020 \$258) such contributions were recorded. The 2021 contributions consisted primarily of library collections.
- (b) Works of art and historical treasures  
Works of art and historical treasures owned by the Municipality are not included in the tangible capital assets reported on the Consolidated Statement of Financial Position. The Municipality owns a number of paintings and other pieces of artwork that are prominently displayed in municipal buildings as well as many historical artifacts.
- (c) Capitalization of interest  
The Municipality has a policy of expensing borrowing costs related to the acquisition of tangible capital assets.

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2021

#### 12. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT

The Municipality and its Boards and Committees provide a wide range of services to its citizens. The schedule and segment disclosure provides a breakdown of the annual surplus (deficit) reported on the Consolidated Statement of Operations by major reporting segment. The segments correspond to the major functional categories used in the Municipality's Financial Information Return, which include the following activities:

##### General Government

This segment includes Council, Clerk's Department, and Treasury. This area supports the operating departments in implementing priorities of Council and provides strategic leadership on issues relating to governance, strategic planning and service delivery.

##### Protection to Persons and Property

This segment includes fire, police, building inspection, and bylaw enforcement. Police services are provided by the Ontario Provincial Police under contract.

##### Transportation Services

Transportation Services include roadway systems and winter control.

##### Environmental Services

This segment includes sanitary sewers, waterworks and solid waste management.

##### Health Services

This segment includes cemeteries, ambulance services as well as payments to the district health unit.

##### Social and Family Services

This segment consists primarily of payments made to the district social services administration board and home for the aged for the provision of social services such as childcare, social housing, general assistance and assistance to the elderly.

##### Recreation and Culture

This segment includes parks, recreation programs, recreation facilities and library services.

##### Planning and Development

This segment includes activities related to planning, zoning and economic development.

##### Unallocated Amounts

Items are recorded as unallocated amounts when there is no reasonable basis for allocating them to a segment. Major items included in this category are property taxation and related penalty and interest charges, and the municipality's annual Ontario Municipal Partnership Fund unconditional grant.

In preparation of segmented financial information, some allocation of expenses is made. This generally includes charges of rent to specific segments.

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2021

### 12. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT (continued)

FOR THE YEAR ENDED DECEMBER 31, 2021

	General Government	Protection to Persons and Property	Transportation Services	Environmental Services	Health Services	Social and Family Services	Recreation and Culture	Planning and Development	Unallocated Amounts	Consolidated
<b>REVENUE</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,026,736	\$ 3,026,736
User fees	-	-	-	63,919	-	-	14,801	-	-	78,720
Government transfers	94,154	7,901	120,655	39,289	3,500	-	68,380	-	988,100	1,321,979
Other	3,025	201,564	6,825	-	4,760	-	482	59,684	89,027	365,367
Gain (Loss) on sale of capital assets	-	-	-	-	-	-	-	-	116,317	116,317
<b>TOTAL REVENUE</b>	<b>97,179</b>	<b>209,465</b>	<b>127,480</b>	<b>103,208</b>	<b>8,260</b>	<b>-</b>	<b>83,663</b>	<b>59,684</b>	<b>4,220,180</b>	<b>4,909,119</b>
<b>EXPENSES</b>										
Salaries, wages and benefits	634,364	204,896	473,822	116,500	1,847	-	82,855	651	-	1,514,935
Long-term debt charges (interest)	10,222	-	22,549	-	-	-	-	-	-	32,771
Operating expenses	307,975	573,338	693,658	163,401	218,381	302,965	189,672	57,606	-	2,506,996
Landfill	-	-	-	95,400	-	-	-	-	-	95,400
Amortization	29,047	37,463	547,675	16,001	6,068	-	101,193	506	-	737,953
<b>TOTAL EXPENSES</b>	<b>981,608</b>	<b>815,697</b>	<b>1,737,704</b>	<b>391,302</b>	<b>226,296</b>	<b>302,965</b>	<b>373,720</b>	<b>58,763</b>	<b>-</b>	<b>4,888,055</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>\$ (884,429)</b>	<b>\$ (606,232)</b>	<b>\$ (1,610,224)</b>	<b>\$ (288,094)</b>	<b>\$ (218,036)</b>	<b>\$ (302,965)</b>	<b>\$ (290,057)</b>	<b>\$ 921</b>	<b>\$ 4,220,180</b>	<b>\$ 21,064</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2021

### 12. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT (continued)

FOR THE YEAR ENDED DECEMBER 31, 2020

	General Government	Protection to Persons and Property	Transportation Services	Environmental Services	Health Services	Social and Family Services	Recreation and Culture	Planning and Development	Unallocated Amounts	Consolidated
<b>REVENUE</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950,766	\$ 2,950,766
User fees	-	-	-	30,571	-	-	5,147	-	-	35,718
Government transfers	245,047	-	63,908	33,072	3,500	-	383,370	-	966,300	1,695,197
Other	2,135	99,862	7,790	-	3,247	-	1,415	32,560	125,330	272,339
<b>TOTAL REVENUE</b>	<b>247,182</b>	<b>99,862</b>	<b>71,698</b>	<b>63,643</b>	<b>6,747</b>	<b>-</b>	<b>389,932</b>	<b>32,560</b>	<b>4,042,396</b>	<b>4,954,020</b>
<b>EXPENSES</b>										
Salaries, wages and benefits	585,379	220,199	414,942	111,399	1,576	-	66,089	-	-	1,399,584
Long-term debt charges (interest)	30,493	-	-	-	-	-	-	-	-	30,493
Operating expenses	269,952	560,721	576,441	143,826	229,292	354,793	174,496	45,059	-	2,354,580
Landfill	-	-	-	17,200	-	-	-	-	-	17,200
Amortization	27,549	45,321	525,545	14,694	6,250	-	89,790	712	-	709,861
<b>TOTAL EXPENSES</b>	<b>913,373</b>	<b>826,241</b>	<b>1,516,928</b>	<b>287,119</b>	<b>237,118</b>	<b>354,793</b>	<b>330,375</b>	<b>45,771</b>	<b>-</b>	<b>4,511,718</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>\$ (666,191)</b>	<b>\$ (726,379)</b>	<b>\$ (1,445,230)</b>	<b>\$ (223,476)</b>	<b>\$ (230,371)</b>	<b>\$ (354,793)</b>	<b>\$ 59,557</b>	<b>\$ (13,211)</b>	<b>\$ 4,042,396</b>	<b>\$ 442,302</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2021

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13. BUDGET FIGURES

The unaudited budget adopted for the current year was prepared on a fund basis, and has been amended to conform with the accounting and reporting standards adopted for the current year actual results.

14. PENSION AGREEMENTS

The Municipality makes contributions to the Ontario Municipal Employee Retirement Fund (OMERS), which is a multi-employer plan, on behalf of certain members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the Plan) by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2021. The results of this valuation disclosed total actuarial liabilities of \$119,342 million with respect to benefits accrued for service with actuarial assets at that date of \$116,211 million indicating an actuarial deficit of \$3,131 million. Because OMERS is a multi employer plan, any Plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Municipality does not recognize any share of the Plan surplus or deficit.

The amount contributed to OMERS for the current year was \$88,248 (2020 \$77,009) for current service and is included as an expense on the Consolidated Statement of Operations.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
Year Ended December 31, 2021

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**15. CONTINGENT LIABILITY**

In the normal course of business, the municipality is named to lawsuits related to its operations. Management is of the view these lawsuits are without merit and any settlement would not be material to the financial position of the municipality.

**16. IMPACT OF COVID**

In March 2020, the World Health Organization declared a global pandemic due to the novel coronavirus (COVID-19). The situation is constantly evolving, and the measures put in place are having multiple impacts on local, provincial, national and global economies.

As at December 31, 2021, the municipality is not aware of changes in its operations as a result of the COVID-19 crisis.

Management is uncertain of the effects of these changes on its financial statements and believes that any disturbance may be temporary; however, there is uncertainty about the length and potential impact of the disturbance.

As a result, we are unable to estimate the potential impact on the municipality's operations as at the date of the financial statements.

**17. SUBSEQUENT EVENTS**

Subsequent to year-end the Municipality secured financing of a construction loan in the amount of \$330,320 for the reconstruction of Boakview Bridge, Whitestone Lake Road and Bunny Trail. The payment terms will be determined once this construction loan is converted into a debenture.

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS

2021

Schedule 1

	Land and Land Improvements	Buildings	Machinery and Equipment	Vehicles	Roads and Bridges	Assets Under Construction	TOTAL 2021	TOTAL 2020
<b>COST</b>								
Balance, beginning of year	\$ 1,704,608	\$ 4,553,659	\$ 1,600,277	\$ 2,215,357	\$ 12,657,527	\$ 12,333	\$ 22,743,761	\$ 21,485,158
Additions and betterments	116,138	3,926	110,293	3,952	465,599	34,624	734,532	1,534,111
Disposals and writedowns	(3,683)		(15,157)		-		(18,840)	(275,508)
<b>BALANCE, END OF YEAR</b>	<b>1,817,063</b>	<b>4,557,585</b>	<b>1,695,413</b>	<b>2,219,309</b>	<b>13,123,126</b>	<b>46,957</b>	<b>23,459,453</b>	<b>22,743,761</b>
<b>ACCUMULATED AMORTIZATION</b>								
Balance, beginning of year	628,677	1,076,073	906,405	1,458,704	8,763,854		12,833,713	12,399,360
Annual amortization	34,485	109,841	89,347	88,316	415,964		737,953	709,861
Amortization disposals			(15,157)		-		(15,157)	(275,508)
<b>BALANCE, END OF YEAR</b>	<b>663,162</b>	<b>1,185,914</b>	<b>980,595</b>	<b>1,547,020</b>	<b>9,179,818</b>		<b>13,556,509</b>	<b>12,833,713</b>
<b>TANGIBLE CAPITAL ASSETS-NET</b>	<b>\$ 1,153,901</b>	<b>\$ 3,371,671</b>	<b>\$ 714,818</b>	<b>\$ 672,289</b>	<b>\$ 3,943,308</b>	<b>\$ 46,957</b>	<b>\$ 9,902,944</b>	<b>\$ 9,910,048</b>

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**2021 FINANCIAL HIGHLIGHTS**

**TAX RATES**

	2021 Tax Rates (%)		2020 Tax Rates (%)	
	Municipality purposes	School Board purposes	Municipality purposes	School Board purposes
Residential and Farm	0.480533	0.153000	0.475800	0.153000
Farmland and Managed Forest	0.120133	0.038250	0.118950	0.038250
Commercial Occupied	0.480533	0.586377	0.475800	0.586377
Commercial Vacant	0.336373	0.586377	0.333060	0.586377
Industrial Occupied	0.480533	0.880000	0.475800	0.980000

**TRANSACTIONS FOR THE SCHOOL BOARDS**

	2021	2020
Payable at the beginning of the year	\$ 238,437	\$ 316
Taxation and payments-in-lieu, net of adjustments	978,408	965,378
Remitted during the year	(1,204,021)	(727,257)
Payable (Receivable) at the end of the year	\$ 12,824	\$ 238,437

These revenues and expenditures are not reflected in the Consolidated Statement of Operations.

**YEAR END BALANCE OF TRUST FUNDS UNDER ADMINISTRATION**

	2021	2020
Trust Funds	\$ 59,001	\$ 56,651

**NOTES**

1. The 2021 financial report consolidates the operations, assets and liabilities of the Municipality and its local cemetery and library boards.
2. The above data has been extracted from the audited 2021 Consolidated Financial Report of the Municipality and its local boards as described in Note 1. Copies of the 2021 Consolidated Financial Report and the Auditors' Report of Pahapill and Associates Professional Corporation, Chartered Professional Accountants, Huntsville, Ontario are available at the Municipality office to any resident who wishes to review or analyze the financial operations of the Municipality in greater detail.

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## 2021 FINANCIAL HIGHLIGHTS

### CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

	2021	2020
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 1,481,931	\$ 1,184,712
Accounts receivable	532,261	759,227
	<b>2,014,192</b>	<b>1,943,939</b>
<b>LIABILITIES</b>		
Temporary borrowing	-	249,504
Accounts payable and accrued liabilities	452,183	690,490
Deferred revenue	248,693	170,064
Municipal debt	1,469,865	1,139,895
Landfill closure and post-closure liability	482,500	387,100
	<b>2,653,241</b>	<b>2,637,053</b>
<b>NET FINANCIAL ASSETS (DEBT)</b>	<b>(639,049)</b>	<b>(693,114)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets - net	9,902,944	9,910,048
Inventories of supplies	14,735	13,076
Prepaid expenses	42,624	70,180
	<b>9,960,303</b>	<b>9,993,304</b>
<b>ACCUMULATED SURPLUS</b>	<b>\$ 9,321,254</b>	<b>\$ 9,300,190</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## 2021 FINANCIAL HIGHLIGHTS

### CONSOLIDATED STATEMENT OF OPERATIONS

FOR THE YEAR ENDED DECEMBER 31, 2021

	Budget 2021	Actual 2021	Actual 2020
<b>REVENUE</b>			
Property taxes	\$ 3,010,387	\$ 3,026,736	\$ 2,950,766
User fees	57,708	78,720	35,718
Government transfers	1,340,372	1,321,979	1,695,197
Other	227,662	365,367	272,339
Gain (loss) on disposal of capital assets	-	116,317	-
<b>TOTAL REVENUE</b>	<b>4,636,129</b>	<b>4,909,119</b>	<b>4,954,020</b>
<b>EXPENSES</b>			
General government	939,015	981,608	913,373
Protection to persons and property	857,893	815,697	826,241
Transportation services	1,644,059	1,737,704	1,516,928
Environmental services	316,183	295,902	269,919
Landfill	-	95,400	17,200
Health services	233,953	226,296	237,118
Social and family services	302,976	302,965	354,793
Recreation and culture	425,192	373,720	330,375
Planning and development	52,957	58,763	45,771
<b>TOTAL EXPENSES</b>	<b>4,772,228</b>	<b>4,888,055</b>	<b>4,511,718</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>(136,099)</b>	<b>21,064</b>	<b>442,302</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>9,300,190</b>	<b>9,300,190</b>	<b>8,857,888</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 9,164,091</b>	<b>\$ 9,321,254</b>	<b>\$ 9,300,190</b>

**THE CORPORATION OF THE  
MUNICIPALITY OF WHITESTONE**

**TRUST FUNDS FINANCIAL STATEMENTS**

**DECEMBER 31, 2021**

DRAFT FOR DISCUSSION PURPOSES ONLY

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INDEPENDENT AUDITOR'S REPORT  
TRUST FUNDS

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To the Members of Council, Inhabitants and Ratepayers of the Corporation of the Municipality of Whitestone

***Qualified Opinion***

We have audited the accompanying financial statements of the trust funds of the Corporation of the Municipality of Whitestone which comprise of the statement of financial position as at December 31, 2021 and the statement of financial activities and changes in accumulated surplus for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the trust funds of The Corporation of the Municipality of Whitestone as at December 31, 2021, and its statement of financial activities and changes in accumulated surplus for the year then ended in accordance to Canadian public sector accounting standards.

***Basis for Qualified Opinion***

The trust funds of the of the Corporation of the Municipality of Whitestone derive cash receipts from the sale of cemetery interment rights, which are not susceptible to compete audit verification. Accordingly, our verification of such receipts was limited to accounting for the amounts recorded in the records of the trust funds. Consequently, we were unable to determine whether any adjustments to these amounts were necessary.

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

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

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

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

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

***Auditor's Responsibility for the Audit of the Financial Statements***

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



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

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

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

Huntsville, Ontario

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

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE TRUST FUNDS**  
**STATEMENT OF FINANCIAL ACTIVITIES AND CHANGES IN ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	2021	2020
<b>Revenue</b>		
Capital receipts	\$ 2,350	\$ 2,450
<b>Total Revenue</b>	<b>2,350</b>	<b>2,450</b>
<b>Expenditures</b>		
Administration	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>
<b>Net Surplus (deficit)</b>	<b>2,350</b>	<b>2,450</b>
<b>Opening Accumulated Surplus</b>	<b>56,651</b>	<b>54,201</b>
<b>Closing Accumulated Surplus</b>	<b>\$ 59,001</b>	<b>\$ 56,651</b>

**STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2021**

	2021	2020
<b>Financial Assets</b>		
Cash	\$ 58,445	\$ 55,553
Accounts receivable	556	1,098
	<b>\$ 59,001</b>	<b>\$ 56,651</b>
<b>Liabilities and Accumulated Surplus</b>		
Accumulated surplus	59,001	56,651
	<b>\$ 59,001</b>	<b>\$ 56,651</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## TRUST FUNDS

### NOTES TO THE FINANCIAL STATEMENTS

Year Ended December 31, 2021

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#### 1. ACCOUNTING POLICIES

The financial statements of the Corporation of the Municipality of Whitestone Trust Funds are prepared by management in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

##### Basis of Accounting

- (a) (i) Sources of financing and expenditures are reported on the accrual basis of accounting.
- (ii) The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

#### 2. CARE AND MAINTENANCE FUND

The Care and Maintenance Fund administered by the Municipality is funded by the sale of cemetery interment rights and markers. These funds are invested and earnings derived therefrom are used to perform maintenance to the Municipality's cemetery. The operations and investments of the fund are undertaken by the Municipality in accordance with the regulations of the Funeral, Burial and Cremation Services Act, 2002.

#### 3. INTEREST INCOME

In 2021 \$175 (2020 \$404) of Care and Maintenance Fund interest was earned and transferred to the Cemetery Board.

DRAFT FOR DISCUSSION PURPOSES ONLY

**WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2021**

**WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY**  
**INDEX TO FINANCIAL STATEMENTS**

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Council, Inhabitants and Ratepayers of  
The Corporation of the Municipality of Whitestone

### *Opinion*

We have audited the financial statements of the Whitestone-Hagerman Memorial Public Library, which comprise the statement of financial position as at December 31, 2021, and the statements of operations, the change in its net financial assets (debt) and its cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Whitestone-Hagerman Memorial Public Library as at December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### *Basis for Opinion*

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

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

The Library Board's management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

### *Auditor's Responsibility for the Audit of the Financial Statements*

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

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

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

Huntsville, Ontario

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

# WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY

## STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2021

	2021	2020
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 58,570	\$ 55,480
Accounts receivable	2,307	1,597
	<b>60,877</b>	<b>57,077</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	2,581	2,568
Deferred revenue (Note 2)	1,419	1,419
	<b>4,000</b>	<b>3,987</b>
<b>NET FINANCIAL ASSETS (DEBT)</b>	<b>56,877</b>	<b>53,090</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets - net (Note 3)	70,601	69,455
Prepaid expenses	2,577	2,176
	<b>73,178</b>	<b>71,631</b>
<b>ACCUMULATED SURPLUS</b>	<b>\$ 130,055</b>	<b>\$ 124,721</b>

APPROVED ON BEHALF OF THE BOARD:

\_\_\_\_ Chairman

The accompanying notes are an integral part of these financial statements



**WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY**  
**STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget 2021	Actual 2021	Actual 2020
<b>REVENUE</b>			
Municipal contributions	\$ 85,150	\$ 89,837	\$ 85,799
Provincial grants	7,602	7,622	33,370
Federal grants	5,000	5,758	-
Other	4,410	14,307	11,501
<b>TOTAL REVENUE</b>	<b>102,162</b>	<b>117,524</b>	<b>130,670</b>
<b>EXPENSES</b>			
Wages	76,770	71,650	56,522
Audit, legal and insurance	-	4,449	3,732
Materials, supplies and utilities	27,139	15,920	19,397
Amortization	15,171	15,171	15,658
Transfer to Municipality for capital	-	5,000	120,000
<b>TOTAL EXPENSES</b>	<b>119,080</b>	<b>112,190</b>	<b>215,309</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>(16,918)</b>	<b>5,334</b>	<b>(84,639)</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>124,721</b>	<b>124,721</b>	<b>209,360</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 107,803</b>	<b>\$ 130,055</b>	<b>\$ 124,721</b>

The accompanying notes are an integral part of these financial statements

# WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY

## STATEMENT OF CHANGE IN NET FINANCIAL ASSETS

FOR THE YEAR ENDED DECEMBER 31, 2021

	Budget 2021	Actual 2021	Actual 2020
<b>Annual surplus (deficit)</b>	\$ (16,918)	\$ 5,334	\$ (84,639)
Acquisition of tangible capital assets	(16,316)	(16,316)	(6,109)
Amortization of tangible capital assets	15,171	15,171	15,658
Change in prepaid expenses	-	(402)	(365)
<b>Increase (decrease) in net financial assets</b>	(18,063)	3,787	(75,455)
<b>Net financial assets (deficit), beginning of year</b>	53,090	53,090	128,545
<b>Net financial assets, end of year</b>	<b>\$ 35,027</b>	<b>\$ 56,877</b>	<b>\$ 53,090</b>

The accompanying notes are an integral part of these financial statements

# WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2021

	2021	2020
<b>Operating transactions</b>		
Annual surplus (deficit)	\$ 5,334	\$ (84,639)
Non-cash charges to operations:		
Amortization	15,171	15,658
	20,505	(68,981)
Changes in non-cash assets and liabilities:		
Accounts receivable	(710)	4,246
Accounts payable and accrued liabilities	13	(369)
Prepaid expenses	(402)	(365)
	(1,099)	3,512
Cash provided by operating transactions	19,406	(65,469)
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(16,316)	(6,109)
Cash applied to capital transactions	(16,316)	(6,109)
<b>Investing transactions</b>		
Cash provided by investing transactions	-	-
<b>Financing transactions</b>		
Cash applied to financing transactions	-	-
<b>Net change in cash and cash equivalents</b>	<b>3,090</b>	<b>(71,578)</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>55,480</b>	<b>127,058</b>
<b>Cash and cash equivalents, end of year</b>	<b>\$ 58,570</b>	<b>\$ 55,480</b>
<b>Cash flow supplementary information:</b>		
Investment interest income received	\$ 258	\$ 1,050
Net interest received	\$ 258	\$ 1,050

The accompanying notes are an integral part of these financial statements

## WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY

### NOTES TO THE FINANCIAL STATEMENTS Year Ended December 31, 2021

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The Whitestone-Hagerman Memorial Union Public Library is a board of the Corporation of the Municipality of Whitestone. It is responsible for providing library services for the residents of the municipality.

#### 1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Whitestone-Hagerman Memorial Public Library (the "Library") are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended in the Public Sector Accounting Board of the Canadian Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the Library are as follows:

##### Basis of Accounting

- (i) **Accrual basis of accounting**  
Sources of financing and expenditures are reported on the accrual basis of accounting. This method recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.
- (ii) **Non-financial assets**  
Non-financial assets are not available to discharge existing liabilities but are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.
  - (a) **Tangible capital assets**  
Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Tangible capital assets received as donations are recorded at their fair value at the date of receipt. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:  
  
 Machinery, equipment and furniture - 5 to 20 years  
 Books - 10 years  
  
 One half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.  
  
 The Library has a capitalization threshold of \$500; individual tangible capital assets, or pooled assets of lesser value are expensed in the year of purchase. For the purposes of this policy, the Library pools books only.
- (iii) **Reserves and Reserve Funds**  
Certain amounts, as approved by the Library Board, are set aside in reserves and reserve funds for future operating and capital purposes. Balances related to these funds are included in the accumulated surplus of the statement of financial position.
- (iv) **Government Transfers**  
Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

# WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY

## NOTES TO THE FINANCIAL STATEMENTS Year Ended December 31, 2021

- (v) **Deferred Revenue**  
The Library defers recognition of certain operating grants which have been collected but for which the related expenditures have yet to be incurred. These amounts will be recognized as revenues in the fiscal year the expenditures are incurred.
- (vi) **Use of Estimates**  
The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. While actual results could differ from these estimates, material changes in the amounts reported within the next year are not considered reasonably possible.

### 2. DEFERRED REVENUE

A portion of the Province of Ontario's operating grant and pay equity funding has been deferred to reflect the fact that annual funding covers a one-year period beginning on April 1. The balance reported for deferred revenue in 2021 is \$1,419 (2020 \$1,419).

### 3. TANGIBLE CAPITAL ASSETS

The following table provides information on the tangible capital assets of the Library by major asset class.

	Machinery Equipment and Furniture	Books	TOTAL 2021	TOTAL 2020
<b>COST</b>				
Balance, beginning of year	\$ 47,261	\$ 133,769	\$ 181,030	\$ 190,915
Additions and betterments	1,836	14,480	16,316	6,109
Disposals and writedowns		(15,157)	(15,157)	(15,994)
<b>BALANCE, END OF YEAR</b>	<b>49,097</b>	<b>133,092</b>	<b>182,189</b>	<b>181,030</b>
<b>ACCUMULATED AMORTIZATION</b>				
Balance, beginning of year	39,488	72,086	111,574	111,911
Annual amortization	1,828	13,343	15,171	15,658
Amortization disposals		(15,157)	(15,157)	(15,994)
<b>BALANCE, END OF YEAR</b>	<b>41,316</b>	<b>70,272</b>	<b>111,588</b>	<b>111,575</b>
<b>TANGIBLE CAPITAL ASSETS-NET</b>	<b>\$ 7,781</b>	<b>\$ 62,820</b>	<b>\$ 70,601</b>	<b>\$ 69,455</b>

Additional information relating to these assets is provided below.

- (a) **Contributed tangible capital assets**  
The Library records all tangible capital assets contributed by external parties at the fair market value. During the year \$4,251 (2020 \$258) such contributions were recorded.
- (b) **Works of Art and Historical Treasures**  
Works of art and historical treasures owned by the Library are not included in the tangible capital assets reported on the Statement of Financial Position. The Library owns a number of paintings and other pieces of artwork that are prominently displayed in the Library.

**WHITESTONE-HAGERMAN MEMORIAL PUBLIC LIBRARY****NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended December 31, 2021

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(c) Capitalization of Interest

The Library has a policy of expensing borrowing costs related to the acquisition of tangible capital assets.

4. BUDGET FIGURES

The unaudited budget adopted for the current year was prepared on a fund basis, and has been amended to conform with the accounting and reporting standards adopted for the current year actual results.

## PLANNING ITEMS



**CONSENT APPLICATION B32/2022(W)**

**PART OF LOT 32, CONCESSION 4**

**GEOGRAPHIC TOWNSHIP OF MCKENZIE**

**65 MCLENNAN LANE**

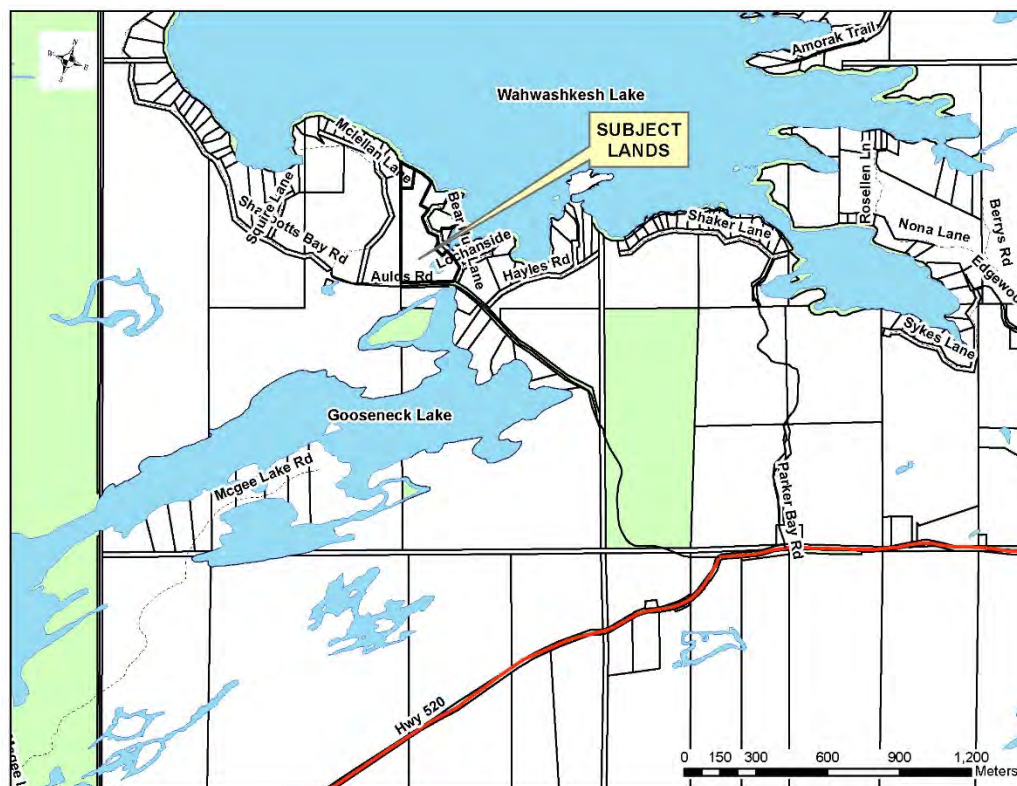
**ROLL # 493905000406926**

**APPLICANT: Paul and Laury Lamoureux**

**July 11, 2022**

**PURPOSE OF THE APPLICATION**

Paul and Laury Lamoureux own a property in Lot 32 in Concession 4 in the geographic Township of McKenzie fronting on Auld's Road and accessed off McLennan Lane. The property fronts on Wahwashkesh Lake.





The application proposes to create one (1) Rural lot and allow a lot addition

### **PROPERTY DESCRIPTION**

The existing property is 5.97 hectares (14.7 acres)

The Lamoureux dwelling sits on the waterfront of Wahwashkesh Lake and is accessed from McLennan Lane to the west.

The proposed new lot is approximately 420 metres from Wahwashkesh Lake and will have 60 metres of frontage on Auld's Road.

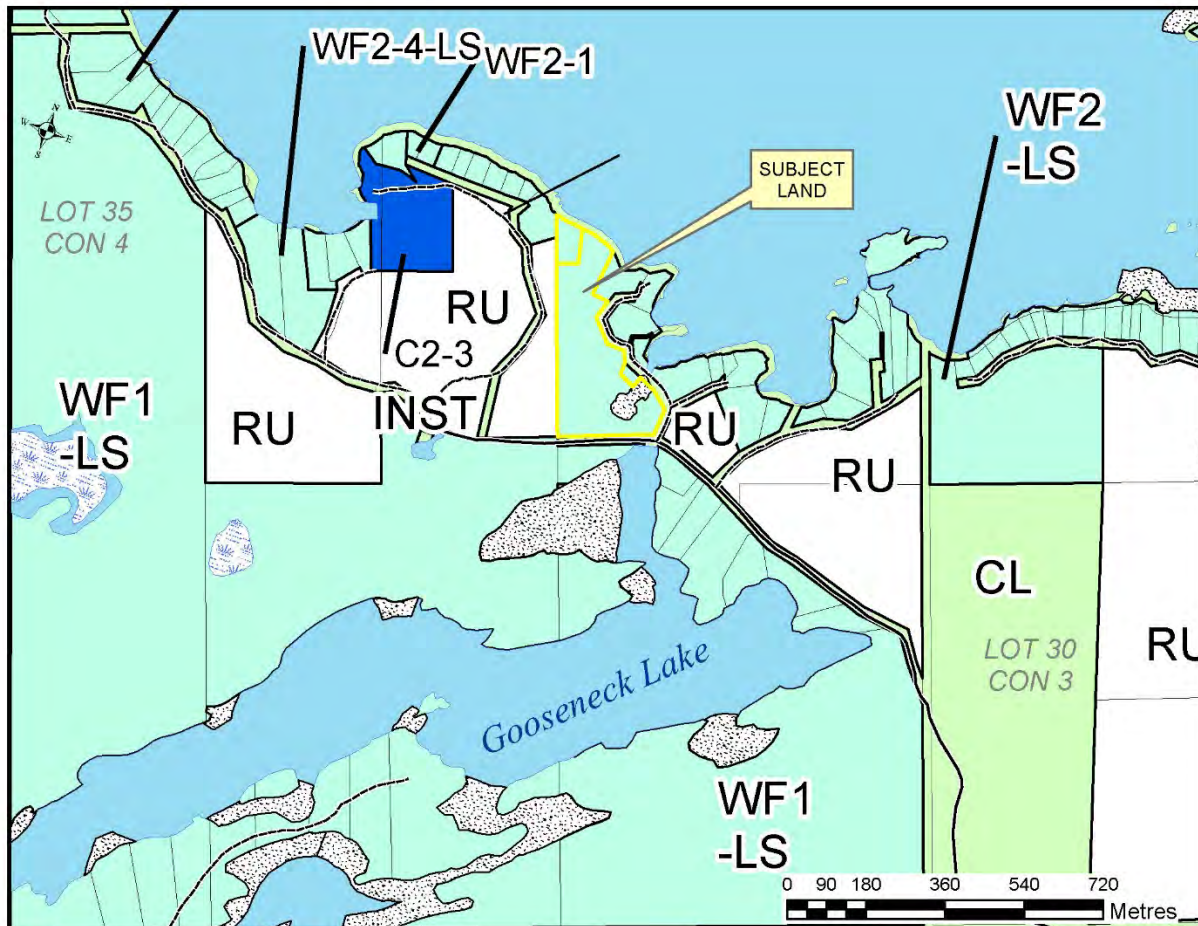
There is also a small lot addition proposed to an existing waterfront lot to the north (69 McLennan Lane).



The lot is heavily forested and has a small wetland in the south-east corner. The proposed new lot will be 30 metres away from this wetland to avoid any impact concerns.

## **ZONING BY-LAW**

The lands are zoned Waterfront Residential 2 (WF2)



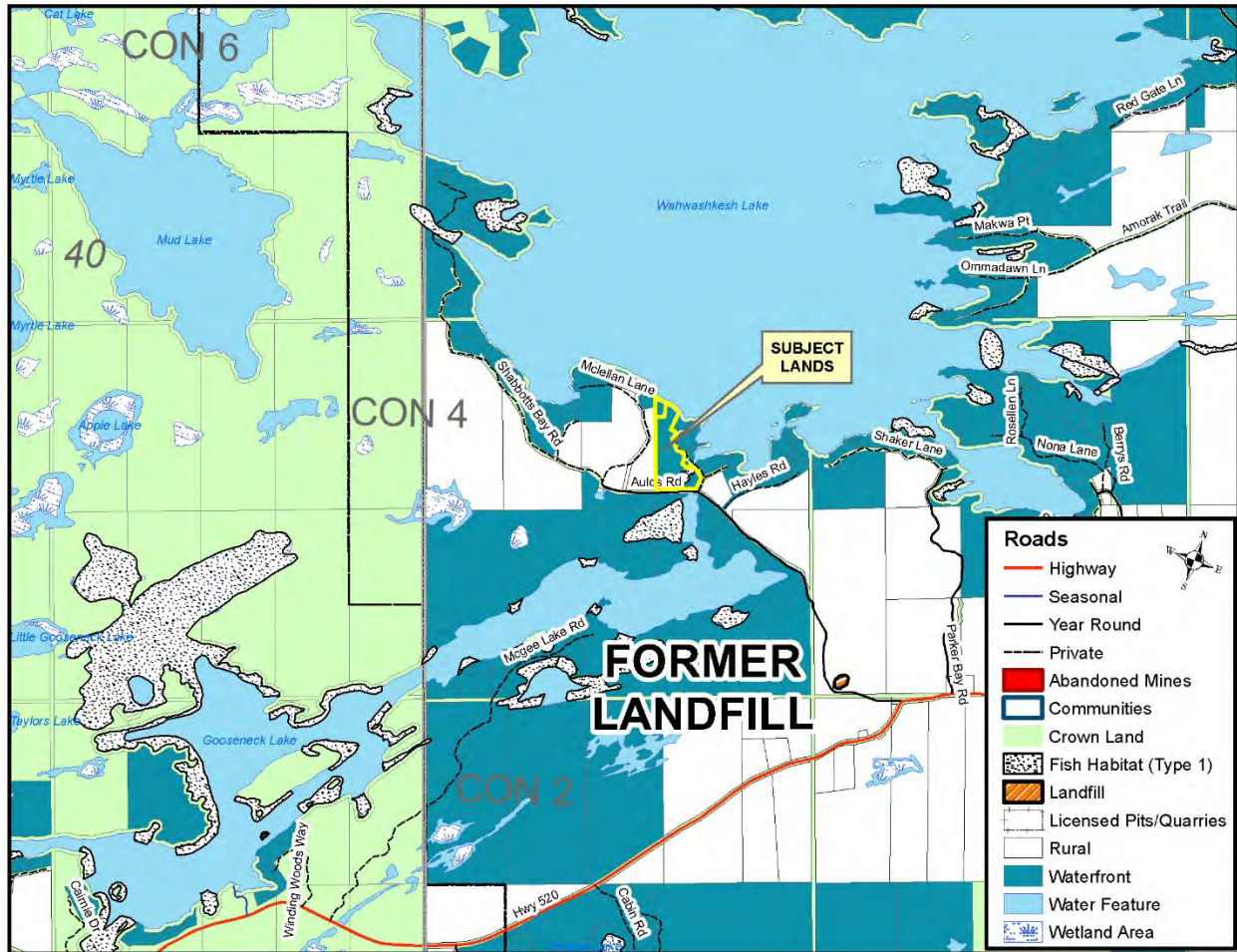
The minimum lot size for new lots in the Rural (RU) Zone is 100 metres of frontage and 0.8 hectares. The proposed new lot will meet these zone requirements.

## **OFFICIAL PLAN**

The subject lands are designated Waterfront in the Whitestone official plan.

The proposed new lot will have no water frontage.

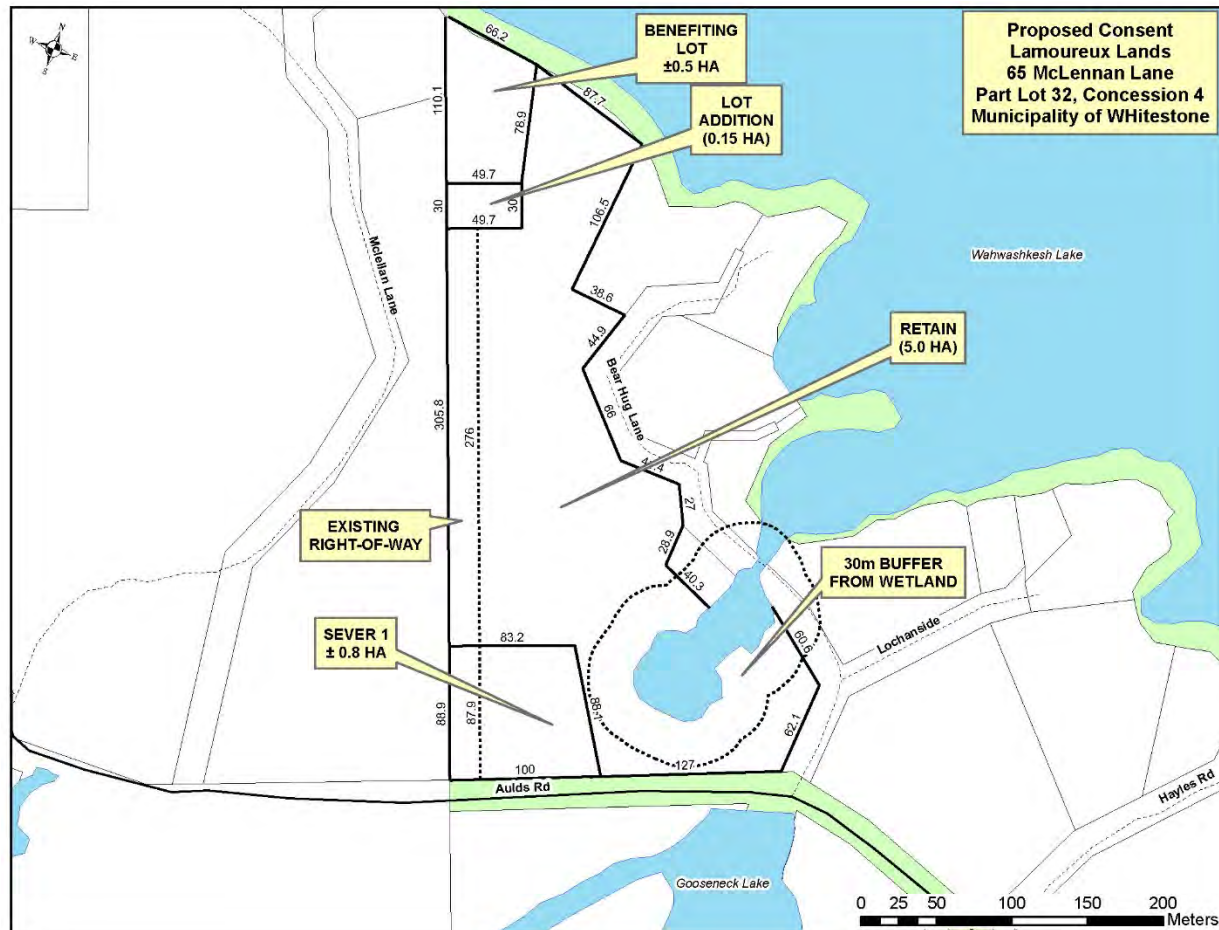




New Rural lots are supported in the official plan subject to the lots complying with the standards set out in the Zoning By-Law.

## **PROPOSED CONSENT**

The Lamoureux family is proposing to create one (1) new residential lot on Auld's Road and a lot addition to an existing waterfront property to the north.



The lands will meet the standards of the Zoning By-Law and conform to the official plan.

The notice has been circulated to neighbouring properties.

Notice of this consent application has been circulated July 11, 2022.

## **CONCLUSIONS**

That the consent to create one (1) new lot and a lot addition by Paul and Laury Lamoureux as set out in Consent Application B31/2022(W) be approved subject to the following condition.

1. Payment of a fee in lieu of a parkland dedication in accordance with the Municipality's fee By-Law;
2. That the applicant conveys any portion of the road allowance 10 metres from the centre line of Auld's Road adjacent to the proposed lots where necessary;
3. Confirmation that the lots will merge as a result of the lot addition;
4. 911 addressing; and
5. Payment of any applicable planning fees.

Respectfully Submitted,



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

# PARRY SOUND AREA PLANNING BOARD

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

## NOTICE OF CONSENT

### PROPOSED CONSENT APPLICATION No. B32/2022(W) – Lamoureux

**TAKE NOTICE** that the Parry Sound Area Planning Board is considering the above consent and you are being provided notice under Section 53 of the Planning Act, R.S.O. 1990, c.P13.

**THE PURPOSE** of the application is to create three (1) new Rural lot fronting on Auld's Road and a lot addition to 69 McLennan Lane in Part of Lot 32, Concession 4, in the Municipality of Whitestone.

The application could **tentatively** be reviewed by the Parry Sound Area Planning Board on **July 25, 2022 at 7:00pm**. Due to COVID-19 regulations the meeting will be held by video conference via the Zoom application that will need to be downloaded and installed after clicking on the link. The link is below and is also available at [www.PSAPB.ca](http://www.PSAPB.ca).

<https://us02web.zoom.us/j/7791245001?pwd=ZTlkazVqcZFGUFBOOTI0ckxKSDJZZz09>

Meeting ID: 779 124 5001  
Password: 5216

IF a person or public body that files an appeal of a decision of the Parry Sound Area Planning Board in respect of the proposed consent does not make written submissions to the Parry Sound Area Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal.

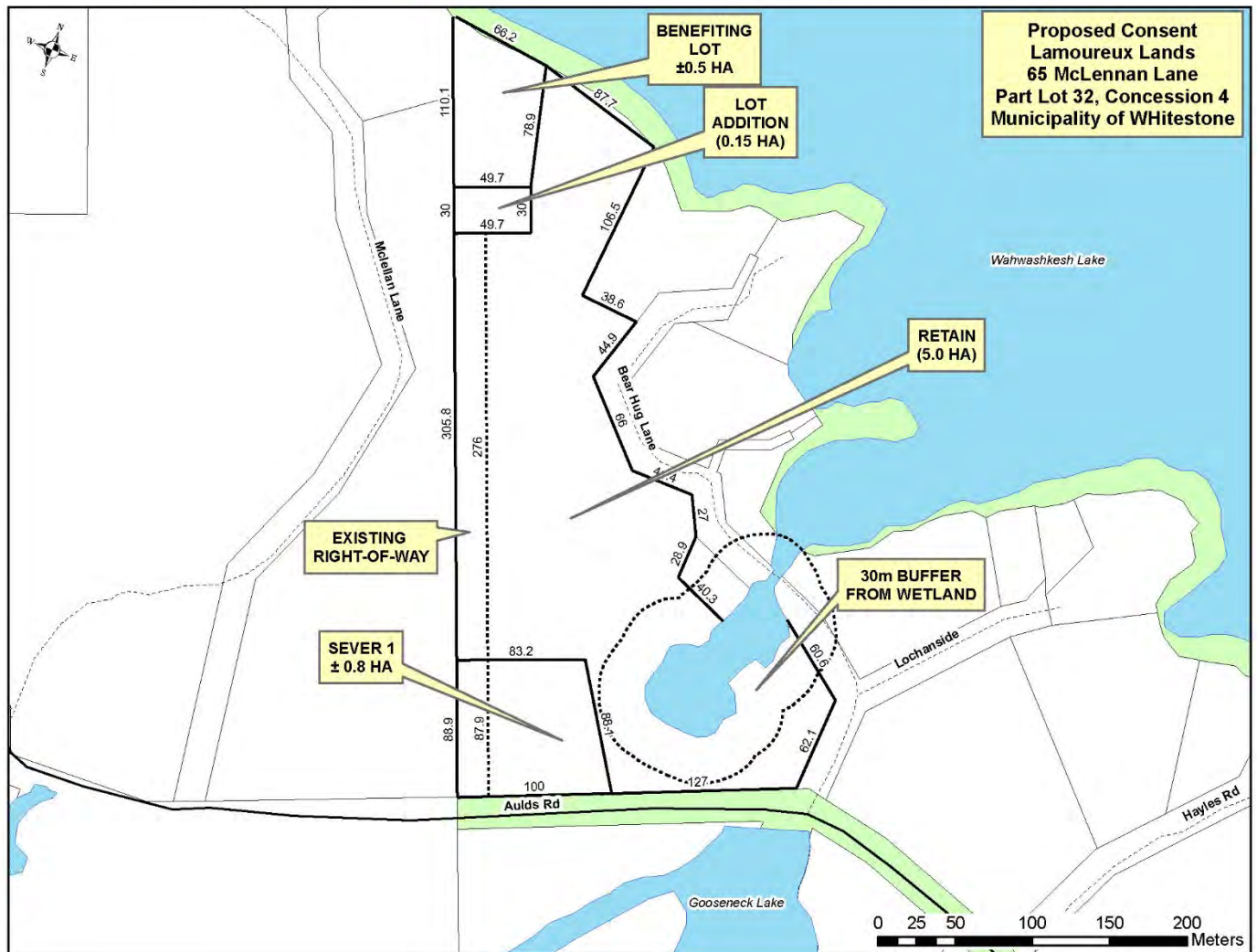
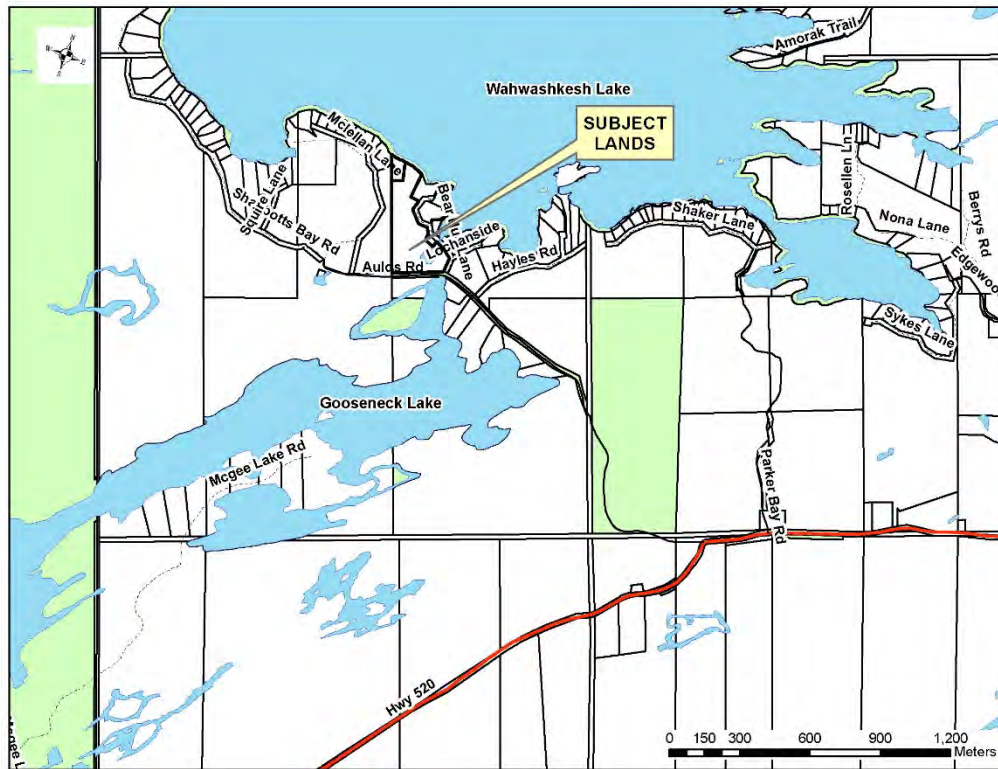
IF you wish to be notified of the decision of the Parry Sound Area Planning Board in respect of the proposed consent, you must make a written request to the Parry Sound Area Planning Board, 1 Mall Drive , Unit #2, Parry Sound, Ontario P2A 3A9.

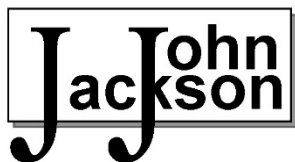
**ADDITIONAL INFORMATION** is available at the Parry Sound Area Planning Board Office, by appointment, at 1 Mall Drive , Unit #2, Parry Sound, Ontario P2A 3A9 by calling the office at 705-746-5216.

Dated at the Parry Sound Area Planning Board Office, this 11th day of July, 2022.

The key map on the opposite side of the page illustrates the lands which are the subject of the proposed consent.







**CONSENT APPLICATION NO. B31/2022(W)**

**PART OF LOTS 27, 28, CONCESSION 4**

**GEOGRAPHIC TOWNSHIP OF MCKENZIE**

**72 EDGEWOOD ROAD**

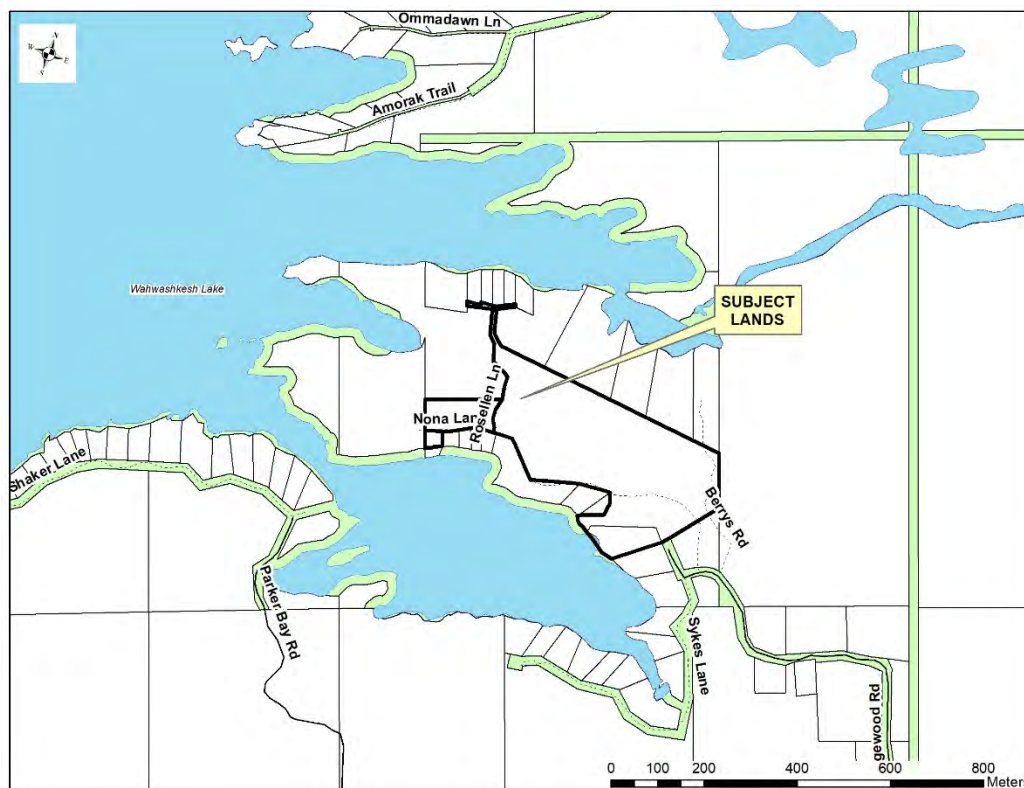
**ROLL # 4939-0500-0406-400**

**APPLICANT: IBW Surveyors  
For: Philip and Marie King**

**July 11, 2022**

### **APPLICATION PURPOSE**

Philip and Marie King have a waterfront property on Parker Bay off Lake Wahwashkesh with a large irregular parcel of acreage that they are proposing to transfer 1.0 hectares to a neighbouring property owner.

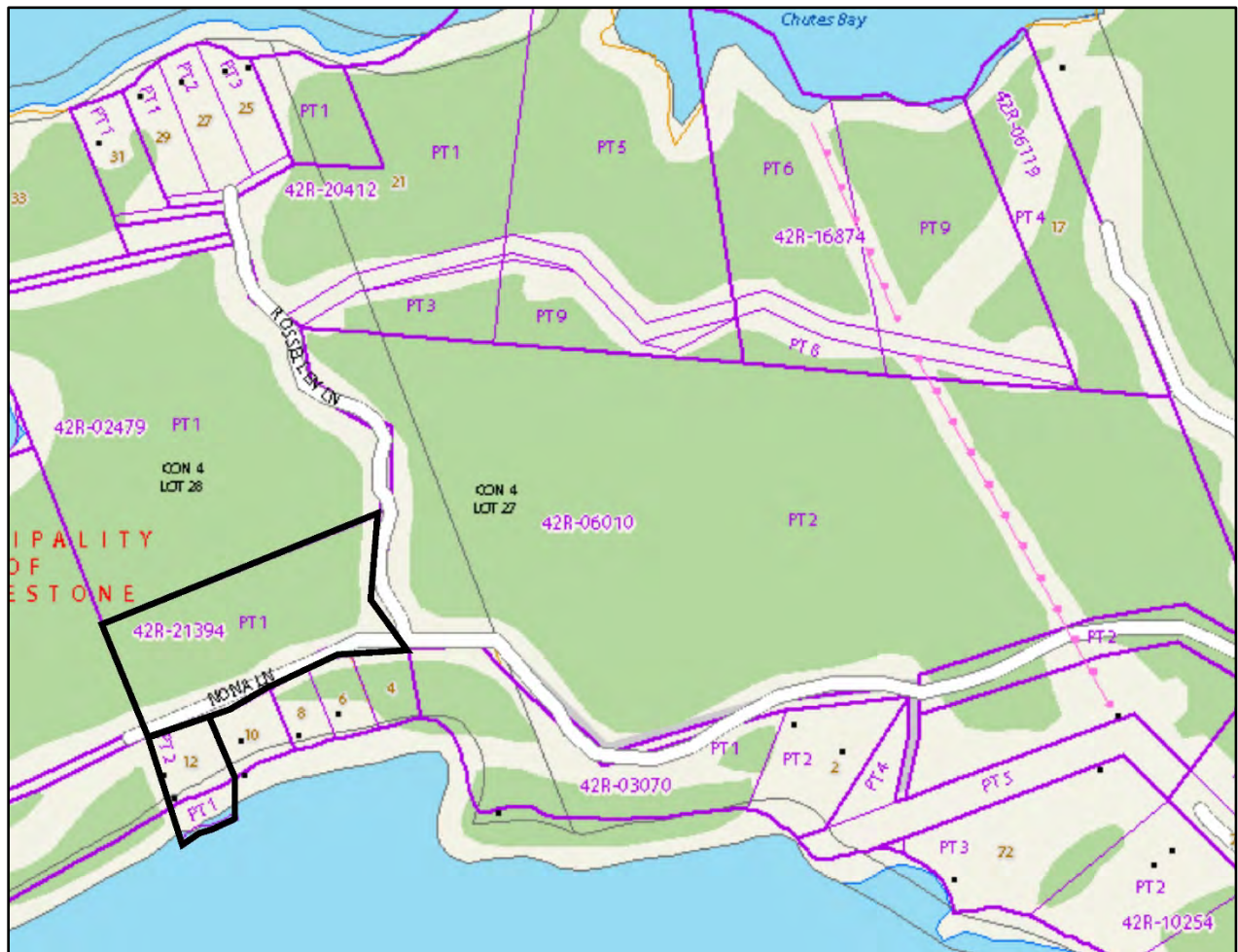




## **PROPERTY DESCRIPTION**

The subject property is located on Nona Lane off Edgewood Road with 155 metres of frontage and 11 hectares of area. The lands are described as 42R-2479, Part of Part 5, 42R-6010, Part of Part 2, 42R-10254, Part 4, 42R-21394, Part 1 as well as Rosellen and Nona Lanes.

42R-21394, Part 1 is being added to 12 Nona Lane



There is a small cottage and detached garage along the waterfront portion of the property.

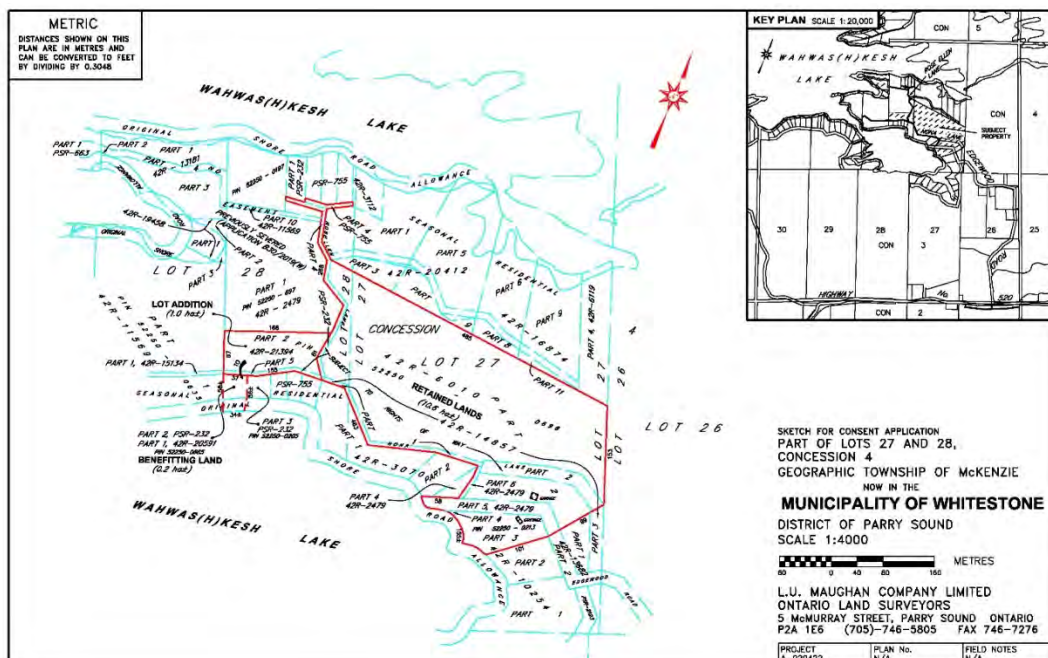
The rear acreage of the King lands is heavily forested with hardwoods.



The acreage is proposed to be added to the adjoining owner at 12 Nona Lane.

## CONSENT APPLICATION

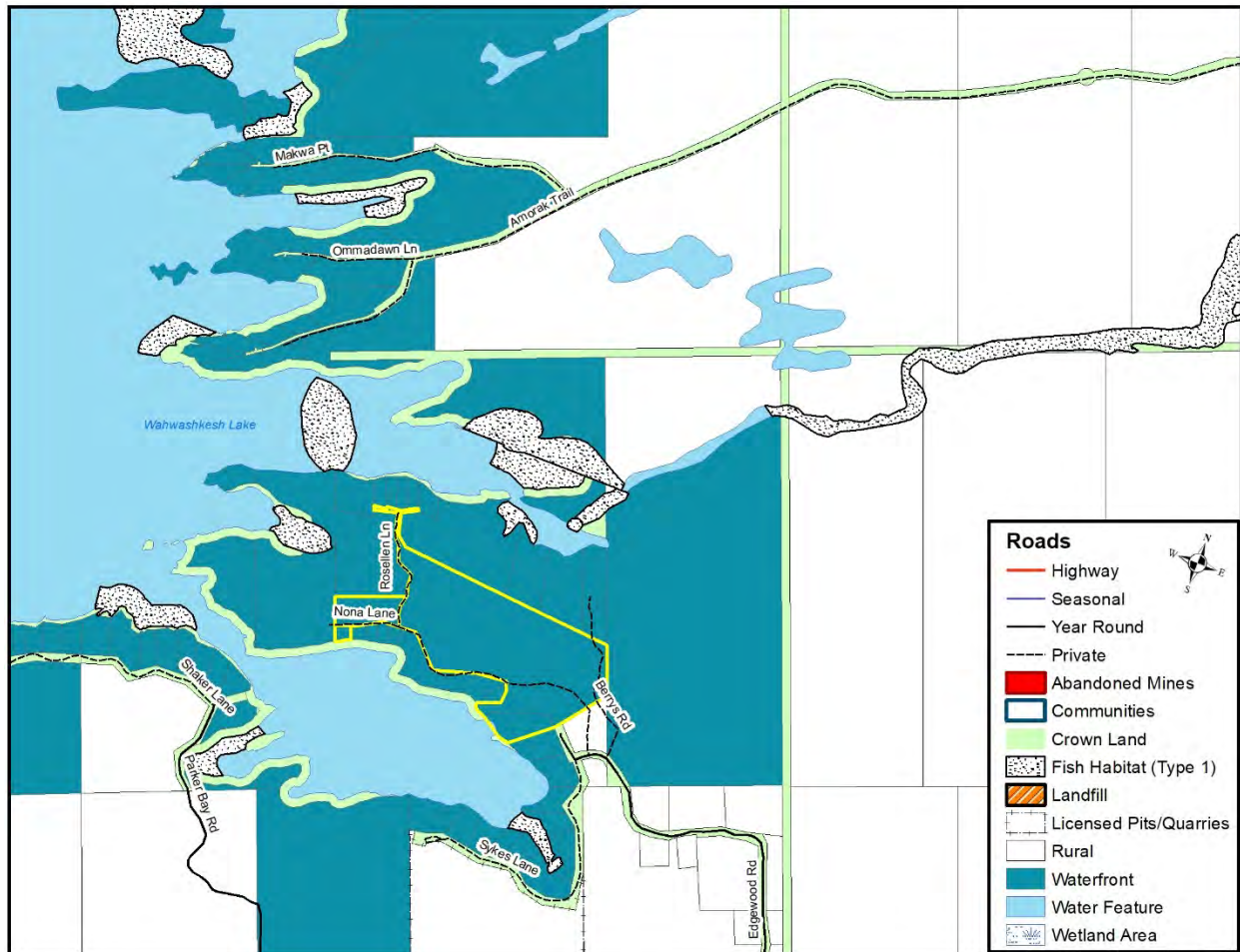
The consent details are illustrated on the consent sketch.





## **OFFICIAL PLAN**

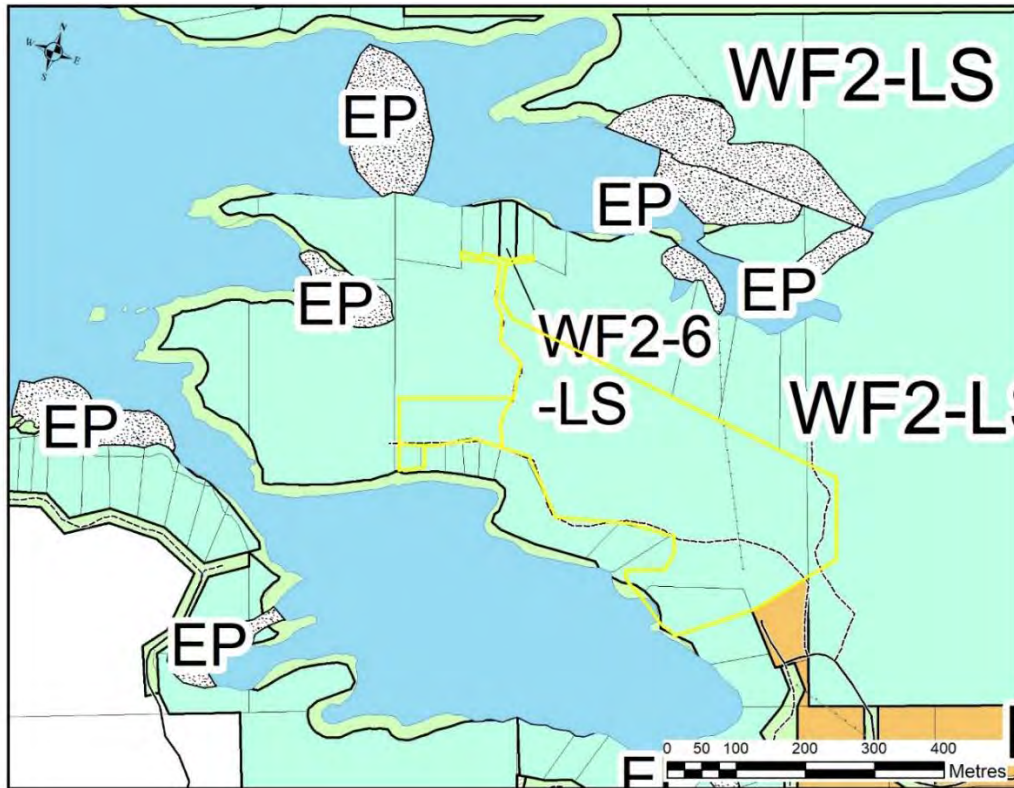
All of the lands are designated Waterfront in the official plan.



There are no official plan issues.

## **ZONING BY-LAW**

The whole of the lands are zoned Waterfront Residential 2 – Limited Service (WF2-LS).



There are no zoning issues.

Notice for this application has been circulate July 11, 2022.

### **CONCLUSIONS/RECOMMENDATIONS**

It is recommended that the application for a lot addition by Philip and Marie King as applied for in Application No. B31/2022(W) be approved subject to the following conditions:

1. That the applicants solicitor confirm that the lot addition parcel is merged with the benefitting parcel; and
2. Payment of all applicable planning fees.

Respectfully submitted.

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

JJ;jc

# PARRY SOUND AREA PLANNING BOARD

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

## NOTICE OF CONSENT

### PROPOSED CONSENT APPLICATION No. B31/2022(W) – King

**TAKE NOTICE** that the Parry Sound Area Planning Board is considering the above consent and you are being provided notice under Section 53 of the Planning Act, R.S.O. 1990, c.P13.

**THE PURPOSE** of the application is to allow a lot addition to 12 Nona Lane in Part of Lots 27 and 28, Concession 4, in the Municipality of Whitestone.

The application could **tentatively** be reviewed by the Parry Sound Area Planning Board on **July 25, 2022 at 7:00pm**. Due to COVID-19 regulations the meeting will be held by video conference via the Zoom application that will need to be downloaded and installed after clicking on the link. The link is below and is also available at [www.PSAPB.ca](http://www.PSAPB.ca).

<https://us02web.zoom.us/j/7791245001?pwd=ZTIkazVqcZFGUFBOOTI0ckxKSDJZZz09>

Meeting ID: 779 124 5001

Password: 5216

IF a person or public body that files an appeal of a decision of the Parry Sound Area Planning Board in respect of the proposed consent does not make written submissions to the Parry Sound Area Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal.

IF you wish to be notified of the decision of the Parry Sound Area Planning Board in respect of the proposed consent, you must make a written request to the Parry Sound Area Planning Board, 1 Mall Drive , Unit #2, Parry Sound, Ontario P2A 3A9.

**ADDITIONAL INFORMATION** is available at the Parry Sound Area Planning Board Office, by appointment, at 1 Mall Drive , Unit #2, Parry Sound, Ontario P2A 3A9 by calling the office at 705-746-5216.

Dated at the Parry Sound Area Planning Board Office, this 11th day of July, 2022.

The key map on the opposite side of the page illustrates the lands which are the subject of the proposed consent.







**CONSENT APPLICATION NO. B29/2022(W)**

**PART OF LOT 28, CONCESSION 4**

**GEOGRAPHIC Township OF McKENZIE**

**33 ROSELLEN LANE**

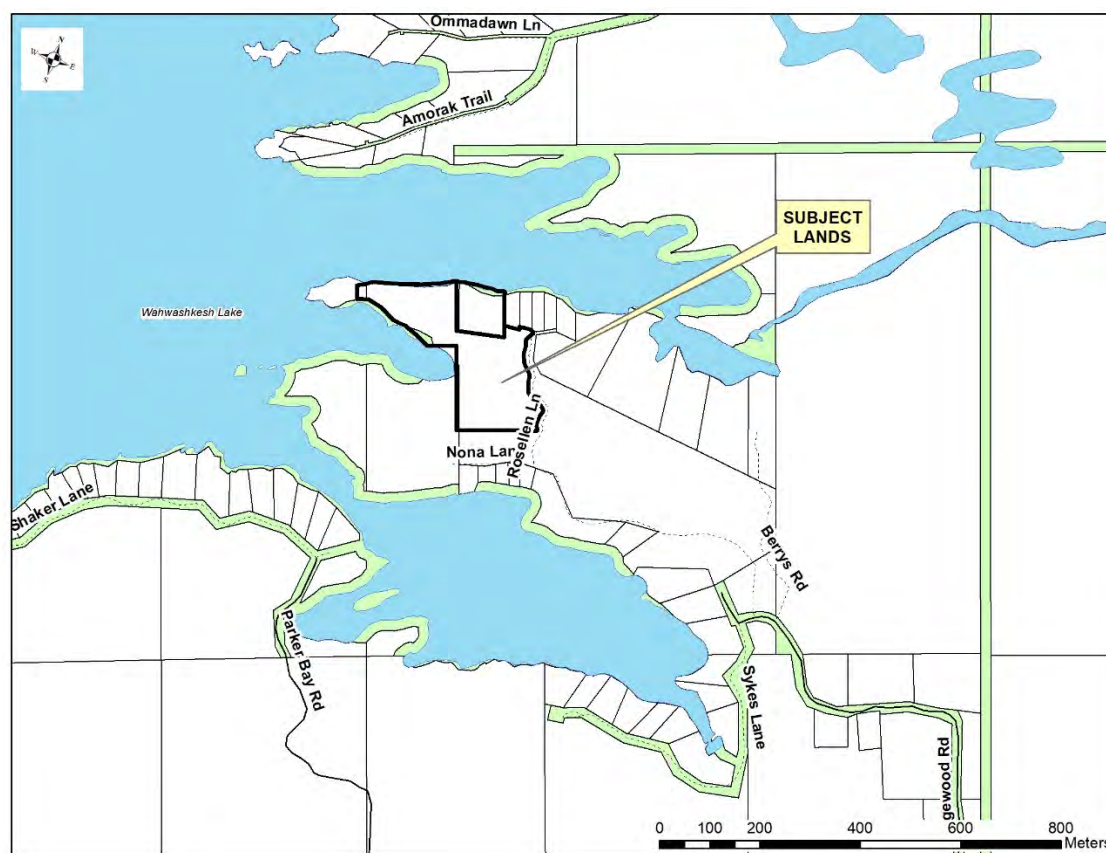
**ROLL # 4939 0500 046407**

**APPLICANT: 2710804 ONTARIO INC. (Doug Holmstead)**

**July 11, 2022**

### **APPLICATION PURPOSE**

Doug Holmstead is proposing to add a parcel of rear lands to his neighbour on lake Wahwashkesh.

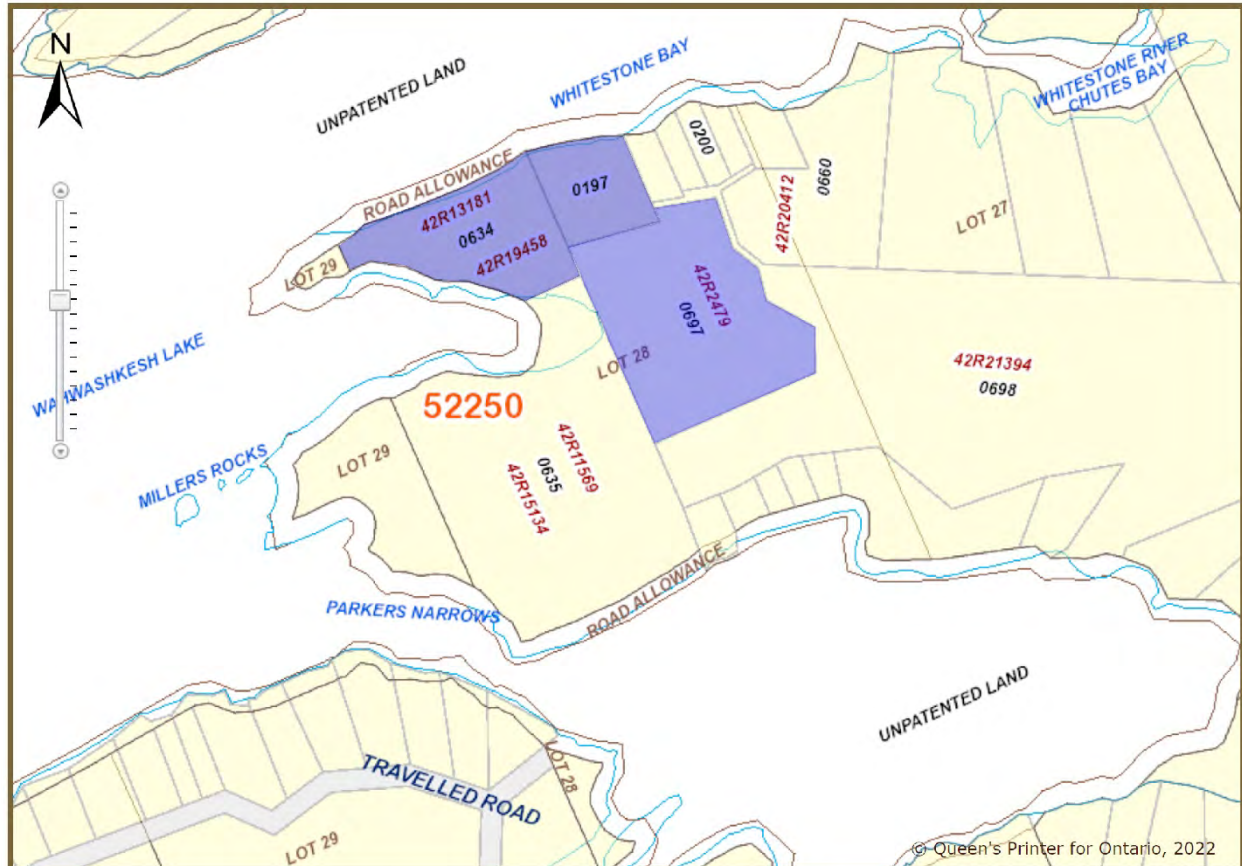


## **PROPERTY DESCRIPTION**

The subject land has an irregular shape with 20 metres and 174 hectares of frontage on Lake Wahwashkesh at the end of Rosellen Lane.

The lands consist of approximately 5 hectares and described on a number of reference plans.

These plans are illustrated on the P.I.N. mapping below.



Doug is proposing to add a parcel of land to his neighbour to the east.

The lot addition will include a part of the Rosellen Lane but is primarily needed to correct an encroachment.

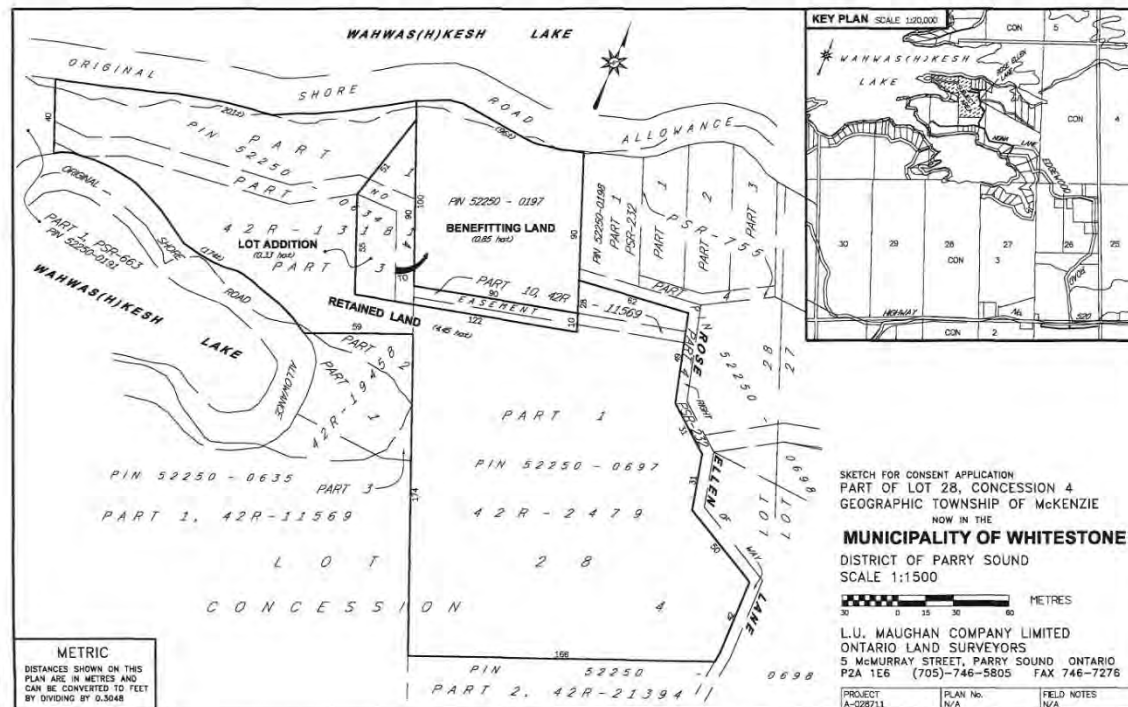
The lands, apart from the lane, are forested.





## PROPOSED CONTENT

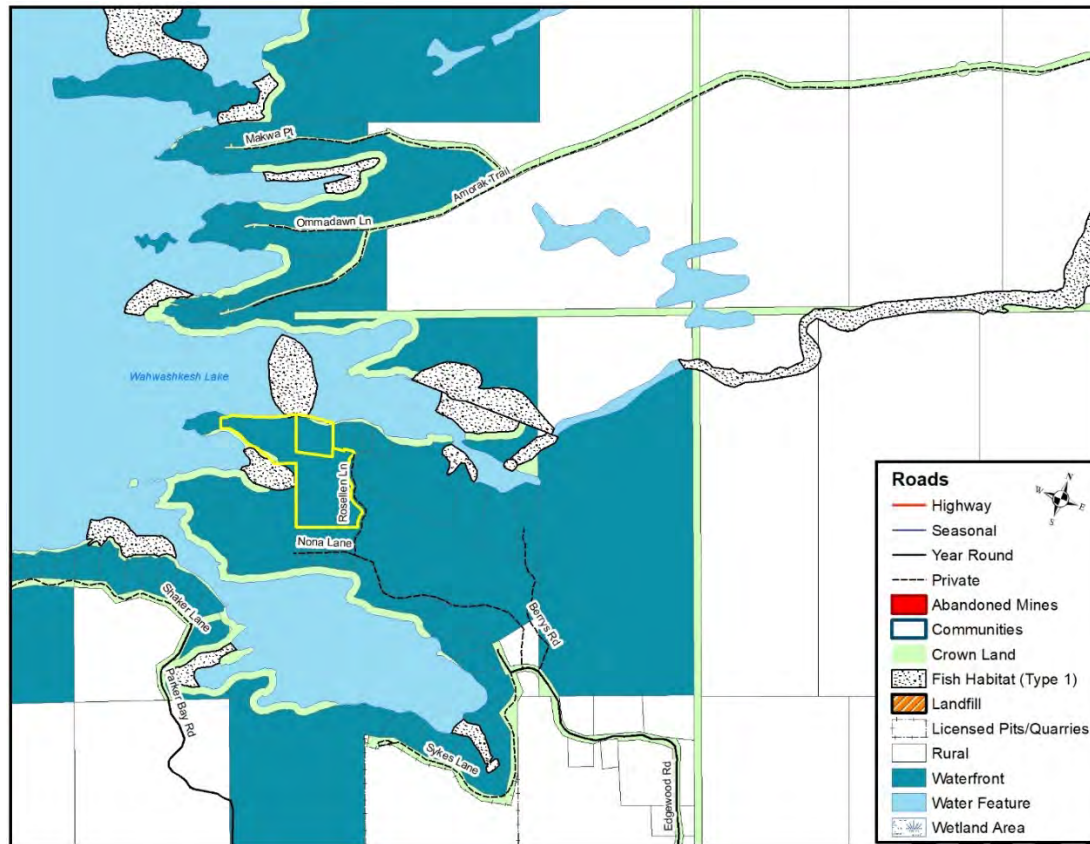
Mr. Holmstead is conveying 0.33 hectares to his neighbour as shown on the consent sketch.



No additional lakefront lands are included in the transaction.

## **OFFICIAL PLAN**

All of the lands are designated as Waterfront in the Official Plan.

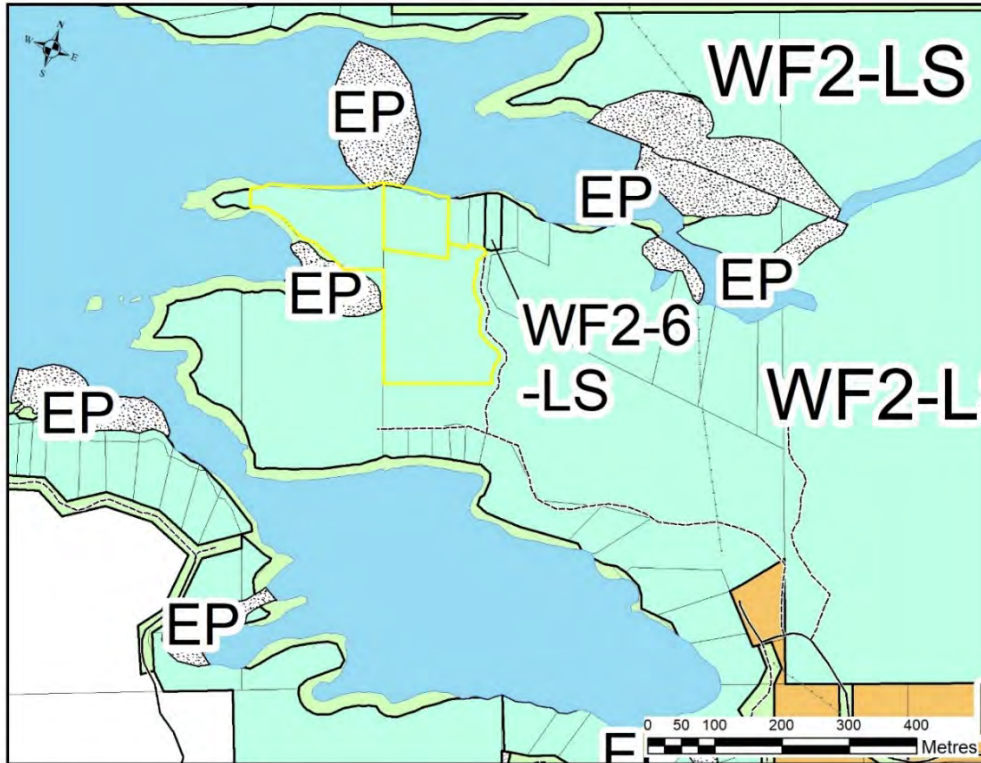


There are no official plan concerns.

## **ZONING**

The subject lands are zoned Waterfront residential 2 – Limited Service (WF2-LS)





There are no zoning conflicts.

Notice of this consent application has been circulated July 11, 2022.

### **CONCLUSION/RECOMMENDATION**

That the proposed lot addition by 2710804 Ontario Inc. as applied for in Application No. B29/2022(W) be approved subject to the following conditions:

1. That the applicants solicitor confirm that the lot addition parcel is merged with the benefitting parcel.
2. Payment of all applicable planning fees.

Respectfully Submitted.

A handwritten signature in blue ink that reads 'John Jackson'.

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

JJ;jc

# PARRY SOUND AREA PLANNING BOARD

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

## NOTICE OF CONSENT

**PROPOSED CONSENT APPLICATION No. B29 2022 (W) - 2710804 Ontario Ltd**

**TAKE NOTICE** that the Parry Sound Area Planning Board is considering the above consent and you are being provided notice under Section 53 of the Planning Act, R.S.O. 1990, c.P13.

**THE PURPOSE** of the application is to allow a lot addition to 33 Rosellen Lane to correct an encroachment in Part of Lot 28, Concession 4, in the Municipality of Whitestone.

The application could **tentatively** be reviewed by the Parry Sound Area Planning Board on **July 25, 2022 at 7:00pm**. Due to COVID-19 regulations the meeting will be held by video conference via the Zoom application that will need to be downloaded and installed after clicking on the link. The link is below and is also available at [www.PSAPB.ca](http://www.PSAPB.ca).

<https://us02web.zoom.us/j/7791245001?pwd=ZTIkazVqcZFGUFBOOTI0ckxKSDJZZz09>

Meeting ID: 779 124 5001

Password: 5216

IF a person or public body that files an appeal of a decision of the Parry Sound Area Planning Board in respect of the proposed consent does not make written submissions to the Parry Sound Area Planning Board before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal.

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Dated at the Parry Sound Area Planning Board Office, this 11th day of July, 2022.

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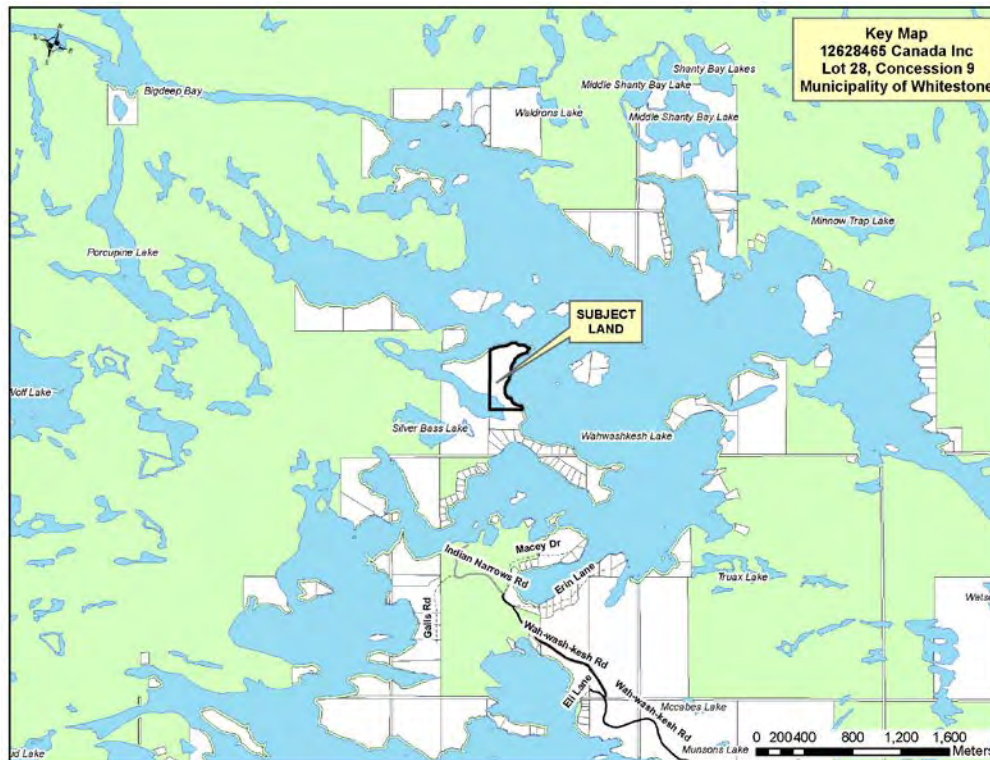
## PUBLIC MEETING

**REPORT TO COUNCIL****SUBJECT: DRAFT PLAN OF SUBDIVISION****FILE NO. S01/2022(W)****PART OF LOT 28, CONCESSION 9****GEOGRAPHIC TOWNSHIP OF MCKENZIE****LAKE WAHWASHKESH**

**Applicant: STO NETWORK CONSULTING INC**  
**12628465 CANADA INC.**  
**(GRAHAM KEENE)**

**May 20, 2022****PROPOSAL**

The owner of a parcel of land on the north Basin of Lake Wahwashkesh is proposing a 9 lot water access subdivision.





The subject lands are water access similar to the majority of properties on the north basin of Wahwashkesh.

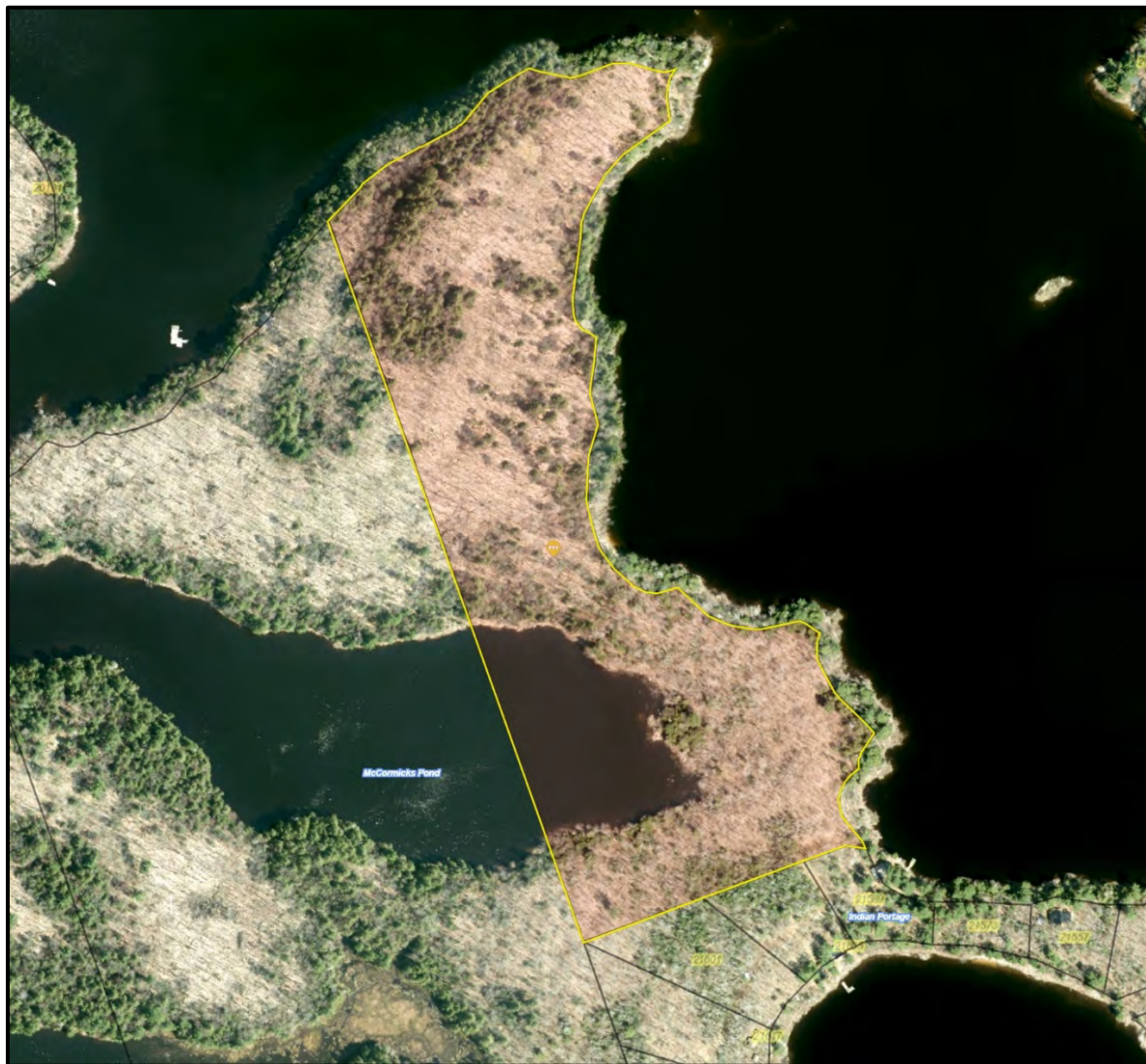
### **PROPERTY DESCRIPTION**

The lands are currently vacant.

The assessment (Roll #493905000506300) indicates the lands to have 32 acres (12.9 ha) and 5100 feet of shoreline (1554 metres).

The lands have a predominantly eastern exposure and back on to McCormicks Pond. The lands are moderately sloping to some steep sections.

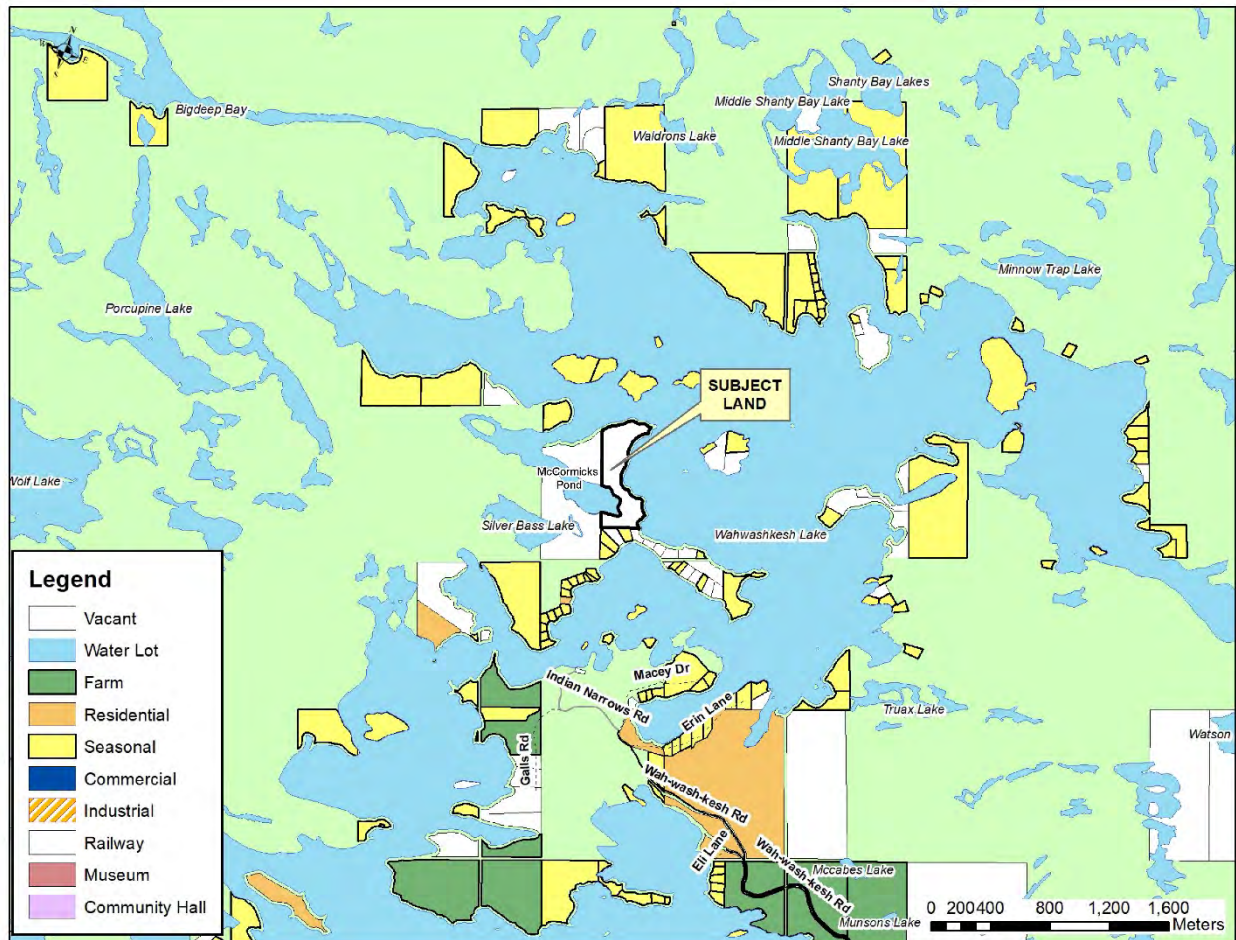
The land is predominantly forested with deciduous trees and conifers concentrated at the shore.





## **LAND USE**

The subject land is along an area of the shoreline of the north basin where there are similar patterns of water access lot developments.



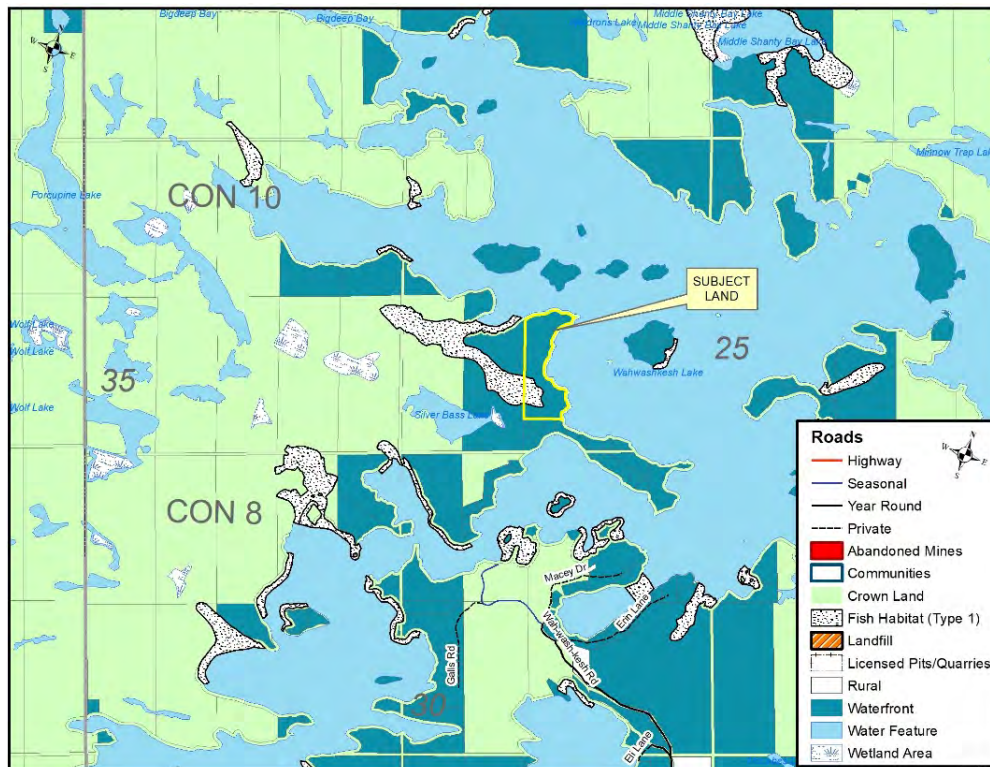
## **PROPOSED DRAFT PLAN**

The 9 lot subdivision is illustrated on the next page.

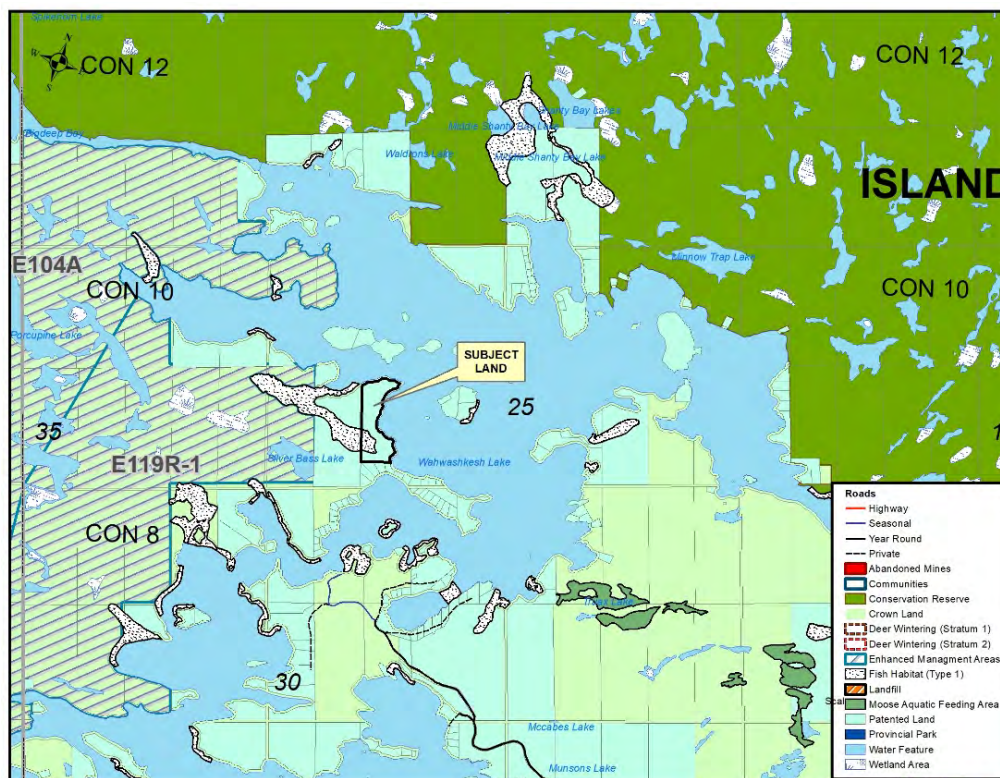


## OFFICIAL PLAN

The subject lands are designated Waterfront in the official plan.



The Natural Heritage plan shows McCormick's pond as a Critical Fish Habitat.





### **13.01 Definition**

**13.01.1 All of the lands adjacent to the recreational waterbodies in the municipality are available for waterfront development with the exception of those lands that are constrained by significant ecological, environmental or physical constraints. Generally lands available for waterfront development are those lands designated as Waterfront on Schedule 'A' – Land Use Plan"**

These lands are designated for development.

### **13.02 Form of Development**

**13.02.1 The general form of development includes:**

**(a) low density, single detached residential development;**

The following principles apply to development in the Waterfront designation:

### **13.03 Principles of Waterfront Development**

**13.03.1 The principles of waterfront development are based upon the relevant objectives of this Plan.**

**13.03.2 These principles include maintaining the low density residential shoreline density together with occasional tourist commercial uses.**

**13.03.3 The municipality is interested in preserving the character of its waterfront communities.**

**13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.**

**13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage values. The municipality will require the assessment of impacts and in particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.**

**13.03.6 An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.**

**13.03.7 The municipality shall consider the degree of obtrusiveness of built form to ensure the compatibility of any new development.**

As set out in the materials included with the application, these principles will be observed in this application.

A principle policy concern for Whitestone is the protection of water quality.

### **13.04 Water Quality Protection**

**13.04.1 The preservation of water quality of recreational waterbodies is paramount to the municipality. The municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook as well as the former provincial water quality objectives.**

There are a number of policies that give protection to the maintenance of water quality.

**13.04.2** *The Municipality of Whitestone has both warm water lakes and cold water lakes. The cold water lakes include Fairholme, Lorimer, Miskokway, Trout Lake and Lake Wahwashkesh. Development on or upstream of any of these lakes that are deemed to be at capacity shall only occur in accordance with the Lakeshore Capacity Assessment Handbook.*

*For all other waterbodies including the river systems in the municipality, the following policies shall apply.*

**13.04.3** *It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.*

**13.04.4** *To the greatest extent possible, the lot owners and/or their contractors make use of B Horizon soils in constructing their leaching beds given the high and beneficial capabilities of such soils to irreversibly complex phosphorus.*

**13.04.5** *For any imported soils needed to construct the leaching beds, the lot owners and/or their contractors be required to use tested B horizon soil that may have high capabilities to retain phosphorus (in the order of 50 milligrams phosphorus per 100 grams of soil), based on electrostatic absorption or binding, and mineralization with reactive iron and aluminum.*

**13.04.6** *The area between the shoreline and any development on the lot including the cottage and septic system be maintained in its natural state in order to preserve a buffer of natural vegetation. The restrictions would require that the setback be altered or disturbed as little as possible, and trees should not be cut, nor vegetation cleared within it so that it functions as a natural shoreline buffer, except for access (a reasonable wide pathway to the shoreline), safety, or selective cutting or limbing for the reasonable provision of views from dwelling or cabins (bunkies). The width of the buffer should be the required front yard set out in the zoning by-law or larger should dwellings exceed the minimum required yard.*

The above policies are routinely followed for such properties.

Lake Wahwashkesh has specific policies:

## **17.10 Wahwashkesh Lake**

**17.10.1** *Wahwashkesh Lake is the largest lake in the Parry Sound area with 1721 hectares of surface area. The lake is comprised of two distinct basins. The north basin is considered the smaller of the two, and the south basin is called "the Big Lake".*

*Wahwashkesh is part of the Magnetawan River System and while the lake has over a dozen inlets, there is only one outlet to the Magnetawan River. The lake is renowned for an extremely severe spring freshet with the lake levels often rising 3 to 4 metres above the control dam at the outlet of the river.*

*Wahwashkesh Lake is also well known for its diverse fishery. There are at least twelve species of sport fish in the lake. The south basin is a naturally producing lake trout lake while the top lake, also a good lake trout lake, is a high quality middle level lake. However, due to fishing pressures in the last few years, severe angling regulations, including closing Wahwashkesh to winter fishing, have been implemented.*

**17.10.2** *The water quality of the north and south basins of Lake Wahwashkesh are sensitive to additional shoreline development. In order to respond to the need to protect and conserve the natural features of the lake, the minimum new standards for the creation of new lots for the entire lake will be 100 metres of frontage and 0.6 hectares of lot area. The residual development capacity will change in the future as more up-to-date scientific approaches are used to determine an appropriate level of development capacity.*

**17.10.3** *A large number of property owners on Wahwashkesh Lake access their properties by water. There are only three public access points (all on the north basin) two marinas and a private landing. This Plan generally requires that any new water access lots be required to provide a mainland access that is legally conveyed with the water access property in order not to put further pressures on the crowded public landings. Variances to this water access policy will be discouraged.*

The standards for the proposed lots meet the minimum frontage and area requirements.

To respond to the water access arrangements, the applicant has secured mainland parking.

The arrangement proposed has generally been accepted by the Municipality.

There is a broader policy found in 9.02.2.

**9.02.2** *water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;*

## **NATURAL HERITAGE FEATURES**

The proposed plan of subdivision is subject to the natural heritage policies found in Section 12.0 of the official plan and Section 2.0 of the Provincial Policy Statements.

### **12.01 Fish Habitat**

**12.01.1** *The Municipality recognizes the importance and value of the sports fishery including the protection of fish habitats. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all of the recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.*

#### **12.01.1.1 (a) Land Division on Shoreline with Type 1 Fish Habitat**

*All severed and retained lots must have a minimum of 15 metres of their respective shorelines free of Type 1 Fish Habitat;*

*(i) where a severed or retained lot does not include a minimum of 15 metres of non-Type 1 Fish Habitat, it may be re-inspected for errors or omissions respecting the mapping;*

*(ii) if the re-inspection reveals an accuracy issue, a revised Type 1 Fish Habitat mapping is to be confirmed by the Ministry of Natural Resources and Forestry; or*

*(b) the Parry Sound Area Planning Board may obtain a report by a qualified biologist to indicate how the development can comply with the Provincial Policy Statements. The costs of such a study will beat the expense of the proponent; or*

*(c) authorization for a dock and/or boathouse must be received from the Department of Fisheries and Oceans.*

**12.01.1.2** *The properties may be rezoned to show the extent of fish habitat areas as a result of a change in the Ministry of Natural Resources and Forestry fish habitat mapping.*

**12.01.1.3** *The applicant must sign an acknowledgement form that they have received and read a copy of the information sheets on docks and shoreline development from the Ministry of Natural Resources and Forestry and the Department of Fisheries and Oceans.*

**12.01.1.4** *It is the policy of this Plan that in order to protect fish habitats along watercourses that there be a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres for cool or cold water streams. Staley's Creek and Jordan Creek and their tributaries may provide cool/cold water habitat and should have a 30 metre setback for buildings and structures.*

**12.01.1.5** *Any new structures along shoreline identified as Type 1 fish Habitat will not be permitted unless it can be demonstrated that there will be no adverse impacts.*

**12.01.1.6** *Shorelines along recreational waterbodies that have not been evaluated for fish habitat designation, should be treated as Type 1 Fish Habitat pending further assessment.*

**12.01.1.7** *The Municipality will include setbacks and buffers along sensitive shorelines of creeks, rivers and cool or cold watercourses.*

## **12.02 Wetlands**

**12.02.1** *The Municipality recognizes the importance of wetlands for fish and wildlife preservation. It is the Municipality's intention to protect wetlands and restrict development on, in or adjacent to, wetlands unless it is demonstrated that there are no adverse impacts on the wetland.*

**12.02.2** *The Municipality may place wetlands in an environmentally sensitive category in the Official Plan and identify these on the land use schedule or in the comprehensive zoning by-law. Development will be prohibited in these areas. Where there are wetlands that have not been designated or identified in the implementing zoning by-law, development should be directed away from these wetlands.*

**12.02.3 In accordance with 2.1.3 (b) of the PPS, no development or site alteration is permitted within a provincially significant wetland. Where development and/or site alteration is proposed adjacent to a Provincially Significant Wetland, the Municipality will require a study by a qualified consultant to demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the Provincially Significant Wetland. The costs of such a study would be borne by the applicant and completed prior to the approval of the development and/or site alteration**

The proponents have undertaken an environmental assessment (attached).

#### **12.06 Environment**

**12.06.1 This Plan recognizes that the Ministry of the Environment and Climate Change establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the Environmental Protection and Ontario Water Resources Act. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.**

**12.06.2 All proposed development in the Municipality of Whitestone shall meet provincial standards for air, ground, light, noise and water pollution control.**

**12.06.3 Any proposed change from an industrial or commercial use to a residential use will require the submission of a Record of Site Condition in accordance with the Environmental Protection Act prior to any rezoning.**

#### **12.06.5 Land Use Change and Land Use Compatibility**

**Changes in land use must be managed with the utmost care. It is a goal of this Plan that no change in land use should be approved that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that no incompatible land uses are permitted within the Municipality.**

**The Approval Authority may request, in accordance with this Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority. These studies shall be in accord with applicable M.O.E.C.C. Guidelines.**

#### **12.06.6 Compatibility Between Land Uses**

**Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.**



#### **12.06.7 Establishing Influence Areas for Industrial Land Uses**

*In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in accord with applicable Ministry of the Environment and Climate Change Guidelines.*

#### **12.06.8 Development in Proximity to Waste Disposal Sites and Unidentified Waste Disposal Sites**

*Where new development is proposed within 500 metres of the boundary of any waste disposal site, a feasibility study in keeping with the Ministry of the Environment and Climate Change's D-Series Guidelines will need to be prepared by a qualified professional.*

There are no PSW's on the subject land.

The environmental assessment has made a number of recommendations concerning the proposed subdivision.

#### ***"Conclusion***

*The purpose of this EIS was to assess the presence of and potential impacts to any natural heritage features and recommend mitigation measures to ensure no negative impacts to any features or their ecological functions result from the proposed development.*

*Based on our evaluation, the mitigation measures outlined in Table 3 and as follows are recommended:*

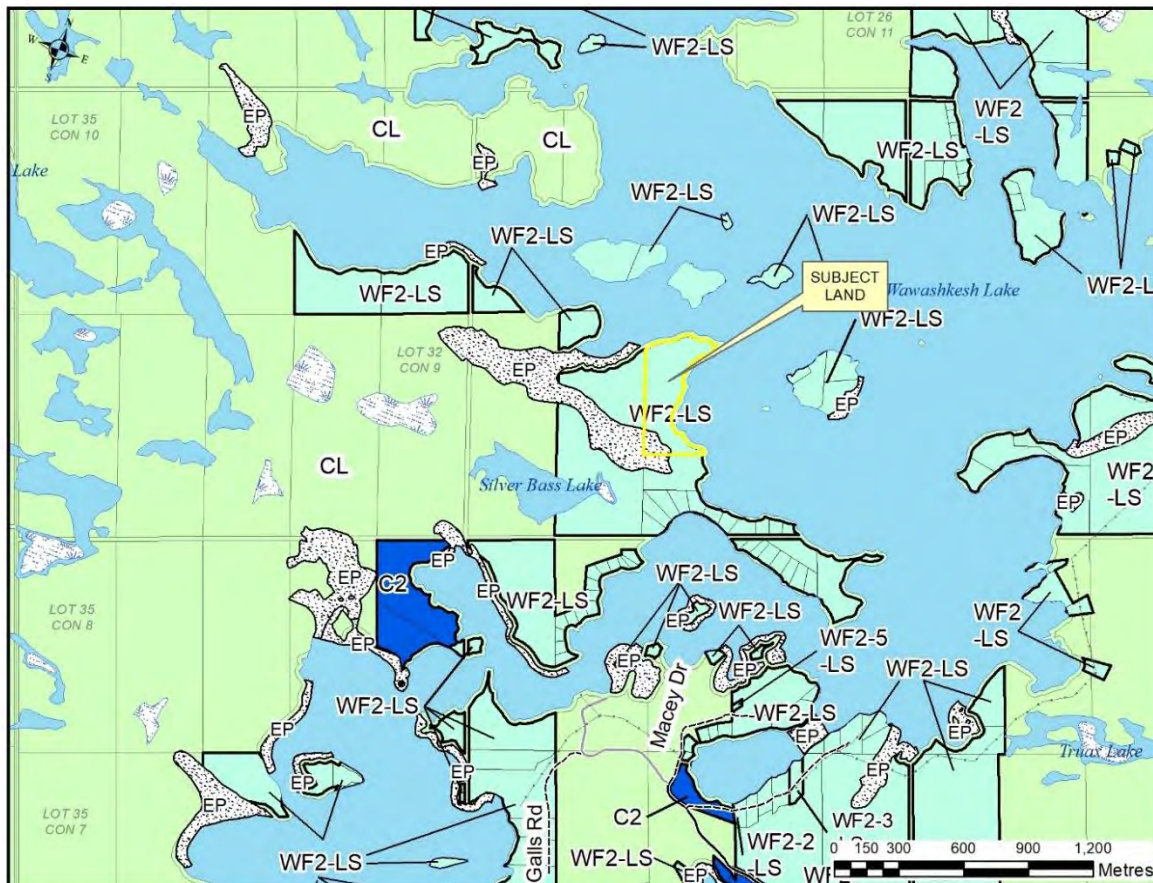
- 1. Vegetation clearing shall occur outside of the breeding bird window and active season for bats to comply with both the Migratory Birds Convention Act and the ESA once cleared, site construction may proceed at any time of year\*;*
- 2. Any in-water work subsequent to the consent approval where impacts to fish and fish habitat may occur should undergo a self-assessment to determine if a request for review should be submitted to Fisheries and Oceans (DFO);*
- 3. All works shall be conducted as per the DFO's Measures to protect fish and fish habitat (<https://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html>);*
- 4. Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the lake during all phases of construction;*
- 5. A summary of all proposed development to be submitted to MECP for review in an Information Gathering Form (IGF) prior to commencing any work on the site;*
- 6. All shoreline development to be setback a minimum of 20m from Type 2 fish habitat and 30m from Type 1 fish habitat and a naturally vegetated buffer shall be retained therein. All septic systems should be setback a minimum of 15m from the regulatory flood elevation for Wahwashkesh Lake (as defined in the Municipal OP); and*
- 7. Suitable shoreline activity areas and dock/boathouse locations that minimize clearing and are located outside of areas with Atlantic Coastal Plain species have been identified in Figures 4 to 7 of this report.*

***\*where all necessary MECP authorizations are obtained if proposed construction plans may affect species or habitat protected under the ESA.***

***Where mitigation measures are applied as directed and appropriate authorizations are obtained, the proposed severance will be consistent with section 2.1 of the Provincial Policy Statement (2020) and the Official Plan of the Municipality of Whitestone as it relates to natural heritage features and areas.”***

## **ZONING**

The subject lands are zoned Waterfront Residential 2 (WF2) LS and Environmental Protection (EP) on McCormick’s Pond.



The minimum standards for the WF2-LS Zone is for 100 metres frontage lots and 0.6 hectares.

LOT	FRONTAGE (m)	AREA (ha)
1	109	2.4
2	101	2.08
3	100	2.08
4	120	1.78
5	101	1.56
6	100	1.95
7	100	1.27
8	99	1.68
9	205 + 205 (point)	1.7

All of the subject lots meet the performance standards of Whitestone's zoning By-Law.

## **PROVINCIAL POLICY STATEMENTS 2020 (P.P.S.)**

The subdivision lands are subject to the 2020 provincial policy statements. These policy statements are to be read in their entirety together with a local official plan.

***"Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies."***

A principle provincial policy is to build strong healthy communities.

### ***1.1.1 Healthy, liveable and safe communities are sustained by:***

***a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;***

***c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;***

***h) promoting development and land use patterns that conserve biodiversity;***

The subject lands are considered Rural lands.

### ***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;***

***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.***

## **INDIGENOUS CONSULTATION**

***1.2.2 Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters.***

A copy of this report and application are being circulated to the Shawanaga First Nation.

## **ECONOMICS**

### ***1.7 Long-Term Economic Prosperity***

#### ***1.7.1 Long-term economic prosperity should be supported by:***

***a) promoting opportunities for economic development and community investment-readiness;***

***h) providing opportunities for sustainable tourism development***

## **WATER QUALITY**

#### ***2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:***

***h) ensuring consideration of environmental lake capacity, where applicable***

The Municipality of Whitestone has managed water quality through the establishment of high standards and ensuring the impacts of development through its official plan policies.

The proposed plan of subdivision is consistent with the P.P.S.

## **FLOOD POTENTIAL**

The flood elevation for Wahwashkesh Lake is 229.57 metres above sea level.

Proposed Lots 2 and 3 will need to have further topography data to confirm that the lots have sufficient areas above the theoretical flood elevation or what conditions need to be imposed to allow habitable buildings.





### **3.25 Flood Elevations**

*The access openings to habitation areas and the habitation areas of new buildings and structures shall be above a minimum elevation for the following lakes:*

*c) Wahwashkesh Lake: 229.57 metres above sea level.*

## **GROWTH PLAN FOR NORTHERN ONTARIO – 2011**

Lands in the Municipality of Whitestone are subject to the Growth Plan For Northern Ontario.

The Purpose of the Growth Plan:

### **1.2 Purpose**

*This Plan has been prepared under the Places to Grow Act, 2005. The Act sets out the following purposes:*

- a. to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation*
- b. to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure*
- c. to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries*
- d. to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government*

The Growth Plan is an economic action strategy to promote local opportunities. It is very supportive of growth so long as the environment is protected.

**2.2.2** *The Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantages that Northern Ontario can offer within these sectors:*

*i) tourism*

The proposed subdivision will conform to the Northern Ontario Growth Plan.

## **SECTION 51(24) OF THE PLANNING ACT**

“(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the Municipality and to,

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

The matters of provincial interests that relate to the draft plan include:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (p) the appropriate location of growth and development;*

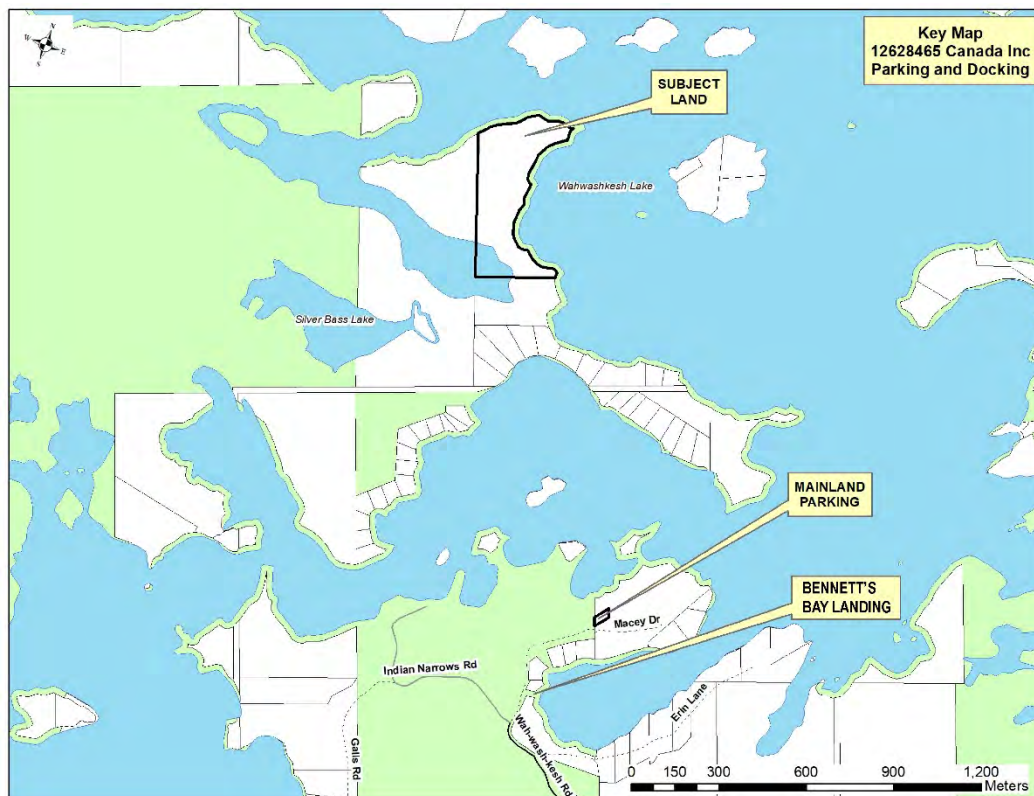
There are no conflicts with any matters of provincial interests.

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

There is a strong market for new waterfront lots.

The lots will not place any burden on municipal infrastructure.

The lots will have parking spaces available on the mainland as shown on the map below.



***(c) Whether the plan conforms to the official plan or adjacent plans of subdivision;***

There is an adjacent plan of subdivision where the proposed development has a lower density.

There is no conflict with the official plan.

***(d) Suitability of the Land;***

There are no constraints to the development of the lands subject to building openings on proposed lots 1 and 2.

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

The lots are water access.

***(f) the dimensions and shapes of the proposed lots;***

The lots will front on the lake as well as McCormicks Pond. Access will be on the east side of the property away from McCormicks Pond.

There are no issues with the shape of the lots.

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

There will be restrictions related to the theoretical flood elevation of Lake Wahwashkesh.

***(h) conservation of natural resources and flood control;***

A notice will be placed in the subdivision agreement regarding flooding.

***(i) The adequacy of utilities and municipal services;***

Hydro will be made available to the lots.

***(j) The adequacy of school sites;***

Not applicable.

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

To be determined by council.



## **CONCLUSIONS**

1. There would appear to be sufficient information to identify the application as complete and allow the matter to proceed to a public meeting.
2. The matter was presented at a meeting of the Wahwashkesh Lake Conservation Association on August 16, 2021 before a formal application was filed. This application together with attachments has been circulated to the Association.
3. Council is in a position to review the proposal. Typically, the local Municipality is asked to hold the public meeting on draft plan of subdivision.
4. Council can request that the public meeting be held at a convenient time.
5. A sample approval is provided for information purposes only.

Respectfully,



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

JJ; jc

## SAMPLE APPROVAL

Applicant	12628465 Canada Inc.	Date of Decision	2022
File No.	S01/2022(W)	Date of Notice	2022
Municipality/TWP	Whitestone(McKenzie)	Last Date of Appeal	2022
Subject Lands	Part of Lot 28, Concession 9	Lapsing Date	2026

The Approval Authority's conditions and amendments to final plan of approval for registration of this Subdivision are as follows:

No.      Conditions

1.      That this approval applies to the draft plan prepared through the office of I.B.W. Surveyors dated April 26, 2022 which shows a total of 9 waterfront residential lots in part of Lot 28, Concession 9 in the geographic Township of McKenzie, now in the Municipality of Whitestone, District of Parry Sound.
2.      That the owner convey up to 5% of land included in the draft plan to the Municipality of Whitestone for park purposes. Alternatively, the Municipality of Whitestone may require cash-in-lieu of a parkland dedication.
3.      The subdivision lots have a dedicated mainland parking location to the satisfaction of council.
4.      That prior to final approval by the Parry Sound Area Planning Board, the Parry Sound Area Planning Board is to be advised by the Municipality of Whitestone that appropriate zoning is in effect for this proposed subdivision.
5.      That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
6.      That the owner agrees in writing to satisfy all requirements, financial and otherwise, of the Municipality of Whitestone concerning the provision of services, if any.
7.      That the subdivision agreement between the owner and the Municipality of Whitestone shall be registered by the owner against the lands to which it applies prior to the plan of subdivision being registered, and the owner shall provide registered copies of the documents to the Parry Sound Area Planning Board.
8.      The provision of 911 addressing.
9.      That prior to final approval, the Parry Sound Area Planning Board is to be advised in writing by the Municipality of Whitestone, how conditions 2 to 8 have been satisfied.

Applicant	12628465 Canada Inc.	Date of Decision	2022
File No.	S01/2022(W)	Date of Notice	2022
Municipality/TWP	Whitestone(McKenzie)	Last Date of Appeal	2022
Subject Lands	Part of Lot 28, Concession 9	Lapsing Date	2026

## **NOTES TO DRAFT APPROVAL**

1. It is the owners responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Parry Sound Area Planning Board, quoting the Planning Board's file number.
2. We suggest you make yourself aware of section 144 of the *Land Titles Act* and subsection 78(10) of the *Registry Act*.
3. All measurements in subdivision and condominium final plans must be presented in metric units.
4. The final plan approved by the Parry Sound Area Planning Board must be registered within 60 days or the Parry Sound Area Planning Board may withdraw its approval under subsection 50(21) of the *Planning Act*, R.S.O. 1990.
5. Pursuant to subsection 51(32) of the *Planning Act*, the approval of this draft plan will lapse at a specified point in time. The approval may be extended pursuant to subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.
6. The Parry Sound Area Planning Board Approval Stamp must be drafted in the Final Plan of Subdivision and the following must be supplied to the Parry Sound Area Planning Board:
  - a. The original;
  - b. Three (3) mylar copies; and
  - c. Three (3) white paper prints.
7. That the owners register the development agreement as provided by subsection 41(10) of the *Planning Act*, R.S.O., 1990, against the land to which it applies, as notice to prospective purchasers.
8. Private sewage disposal facilities must be approved by the North Bay Mattawa Conservation Authority.

## **FRICORP ECOLOGICAL SERVICES**

Please click below for the study

### **ENVIROMENTAL IMPACT STUDY – August 2021**

**PARRY SOUND AREA PLANNING BOARD  
SUBDIVISION APPLICATION**

6.1.2

<b>1.</b>	<b>Applicant Information</b>					
<b>1.1</b>	Name of Owner(s) 12628465 Canada Inc. / STO Network Consulting Inc.		Home Telephone No. 905-401-2099	Business Telephone No.		
	Address 214 Park St W, Dundas, ON  Postal Code L9H 1Y2		Email: graham.keene@gmail.com			
<b>1.2</b>	Agent/Applicant – Name of the person who is to be contacted about the applicant, if different than the owner. (This may be a person or firm acting on behalf of the applicant.)					
	Name of Contact Person  Tom deBoer		Home Telephone No. 647-535-9461	Business Telephone No.		
	Address 155 St. David Street, Lindsay, ON  Postal Code K9V 4Z6		Email: tomdeboer@rogers.com	Business Fax No.		
<b>2.</b>	<b>Location of the Subject Land (Complete applicable boxes in 2.1)</b>					
<b>2.1</b>	Township Whitestone	Street No.	Name of Street/Road	Roll #/P.I.N.# 493905000506300		
	Concession Number(s) 9	Lot Number(s) Part Lot 28	Registered Plan Number	Lot(s) / Block(s)		
	Reference Plan Number	Part Number(s)	Island Number	Parcel No. 2740 & 2742 N/S		
<b>2.2</b>	Are there any easements or restrictive covenants affecting the subject land?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes    If Yes, describe the easement or covenant and its effect. _____ _____ _____					
<b>3.</b>	<b>Proposed and Current Land Use (Complete each subsection)</b>					
<b>3.1</b>	Complete Table A on Proposed Land Use					
<b>Table A – Proposed Land Use</b>						
Proposed Land Use		Number of Units or Dwellings	Number of Lots and/or blocks on the Draft Plan	Area (ha)	Density (Units/Dwellings per ha)	Number of Parking Spaces
Residential	Detached					N/A
	Semi Detached					N/A
	Multiple Attached					
	Apartment					
	Seasonal		9	12.9	1/ha = 9	
	Mobile Home					
	Other (specify)					
Commercial						
Industrial						
Park, Open Space		nil			nil	nil
Institutional (specify)						
Roads		nil			nil	nil
Other (specify)						
<b>Totals</b>			9	12.9	9	N/A

<b>3.2</b>	What is the current use of the subject land?  Vacant			
<b>3.3</b>	How is the subject land currently designated in any applicable Official Plan? Waterfront			
<b>3.4</b>	Has there been an industrial or commercial use, or an orchard on the subject land or adjacent land?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If, YES, specify the uses. <hr/> <hr/>			
<b>3.5</b>	Has the grading of the subject land been changed by adding earth or other material?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<b>3.6</b>	Has a gas station been located on the subject land or adjacent land at any time?  Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3.7</b>	Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>3.8</b>	What information did you use to determine the answers to the above questions:  Site visit - it is a vacant parcel and is undisturbed  <hr/>			
<b>3.9</b>	If YES, to (3.4), (3.5), (3.6) or (3.7), a previous use inventory showing all former uses of the subject land or, if appropriate, of the adjacent land, is needed. Is the Previous use inventory attached?			Yes    No <input type="checkbox"/> <input type="checkbox"/>
<b>4.</b>	<b>Status of Other Applications under the Planning Act</b>			
<b>4.1</b>	Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown    If Yes or if Known, indicate the application file number and the decision made on the application. <hr/> <hr/>			
<b>4.2</b>	Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown    If Yes or if Known, indicate the application file number and the status of the application. <hr/> <hr/>			
<b>4.3</b>	Is the subject land also the subject of an application for consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown    If Yes or if Known, indicate the type of application, the file number and the status of the application. <hr/> <hr/>			
<b>4.4</b>	If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? No  Are the water, sewage or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act? <input type="checkbox"/> Yes <input type="checkbox"/> No			

5.	<b>Provincial Policy</b>				
5.1	Briefly explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act. See attached EIS - Where mitigation measures are applied as directed and appropriate authorizations are obtained, the proposed severance will be consistent with section 2.1 of the Provincial Policy Statement (2020) and the Official Plan of the Municipality of Whitestone as it relates to natural heritage features & areas.				
5.2	Table B below lists the features or development circumstances of interest to the Ministry. Complete <b>Table B</b> and be advised of the potential information requirements in noted section.				
	<b>Table B – Significant Features Checklist</b>				
	Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres; OR (b) If a development circumstance, does it apply?	If a feature, specify distance in metres	Potential Information Needs	
		YES (4)	NO (4)		
	Non-farm development near designated urban areas or rural settlement area		✓	Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas	
	Class 1 industry <sup>1</sup>		✓ metres	Assess development for residential and other sensitive uses within 70 metres	
	Class 2 industry <sup>2</sup>		✓ metres	Assess development for residential and other sensitive uses within 300 metres	
	Class 3 industry <sup>3</sup>		✓ metres	Assess development for residential and other sensitive uses within 1000 metres	
	Land Fill Site		✓ metres	Address possible leachate, odour, vermin and other impacts	
	Sewage Treatment Plan		✓ metres	Assess the need for a feasibility study for residential and other sensitive land uses	
	Waste Stabilization pond		✓ metres	Assess the need for a feasibility study for residential and other sensitive land uses	
	Active railway line		✓ metres	Evaluate impacts within 100 metres	
	Controlled access highways or freeways, including designated future ones		✓ metres	Evaluate impacts within 100 metres	
	operating mine site		✓ metres	Will development hinder continuation or expansion of operations?	
	Non-operating mine site within 1000 metres		✓ metres	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?	
	Airports where noise exposure forecast (NEF or noise exposure projection (NEP) is 28 or greater		✓	Demonstrate feasibility of development above 28NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted	
	Electric transformer station		✓ metres	Determine possible impacts within 200 metres	
	High voltage electric transmission Line		✓ metres	Consult the appropriate electric power service	
	Transportation and infrastructure corridors		✓	Will the corridor be protected?	
	prime agricultural Land		✓	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.	
	Agricultural operations		✓ metres	Development to comply with the Minimum Distance Separation Formulas	
	Mineral aggregate resources areas		✓	Will development hinder access to the resource or the establishment of new resource operations?	
	Mineral aggregate operations		✓ metres	Will development hinder continuation of extraction?	
	Mineral and petroleum resource areas		✓	Will development hinder access to the resource or the establishment of new resource operations	
	Existing pits and quarries		✓ metres	Will development hinder continued operation or expansion?	
	Significant wetlands south and east of the Canadian Shield		✓ metres	Development is not permitted	
	Significant wetlands in the Canadian Shield		✓	Demonstrate no negative impacts	
	Significant portions of habitat of endangered and threatened species		✓ metres	Development is not permitted	
	Significant fish habitat, woodlands south and east of the Canadian Shield, valley lands, areas of natural and scientific interest, wildlife habitat		✓ metres	Demonstrate no negative impacts	



5.2 Con't	Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres; OR  (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
		YES (4)	NO (4)		
	Sensitive groundwater recharge areas, headwaters and aquifers		/		Demonstrate that groundwater recharge areas, head-waters and aquifers will be protected
	Significant built heritage resources and cultural heritage landscapes		/		Development should conserve significant built heritage resources and cultural heritage landscapes
	Significant archaeological resources		/		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development
	Great Lakes – St. Lawrence River System and Large Inland Lake: -within defined portions of dynamic beach and 1:100 year flood level along connecting channels - on lands subject to flooding and erosion		/		Development is not permitted.  Development may be permitted; demonstrate that hazards can be safely addressed
	Erosion hazards		/		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
	Floodplains		/		Where one-zone flood plain management is in effect, development is not permitted within the flood plain  Where two-zones flood plain management is in effect, development is not permitted within the floodway  Where a Special Policy Area (SPA) is in effect, development must conform to the official plan policies for the SPA
	Hazardous sites <sup>4</sup>		/		Demonstrate that hazards can be addressed
	Rehabilitated mine sites		/		Application for approval from Ministry of Northern Development and Mines should be made concurrently
	Contaminated sites		/		Assess an inventory or previous uses in areas of possible soil contamination
	1. Class 1 industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only. 2. Class 2 industry- medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic. 3. Class 3 industry – indicate if within 1000 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions. 4. Hazardous sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda), organic soils) or unstable bedrock (Karst topography).				
5.3	For applications that include permanent housing (i.e. not seasonal) complete Table C – Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach on a separate page.				
	<b>Table C – Housing Affordability</b>				
	For example: Semi-detached – 10 units; 1000 sq.ft. / 5.5 metres, \$119,900				
	Housing Type	# of Units	Unit Size (sq. ft.) and/or Lot Frontage		Estimated Selling Price/Rent
	Semi-Detached				
	Link/Semi-Detached				
	Row or Townhouse				
	Apartment Block				
Other Types or Multiples					

<b>5.4</b>	Is there any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If <b>Yes</b> , explain in Section 7.1 or attach a separate page.		
<b>6.</b>	<b>Servicing</b>		
<b>6.1</b>	Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from <b>Table D</b> . Attach and provide the title of the servicing information/reports as indicated in <b>Table D</b> .		
	a)	Indicate the proposed sewage disposal system Individual septic system	
	b)	Indicate the proposed water supply system Lake draw	
	c)	Title of servicing information/reports	<input type="checkbox"/> Attached
<b>Table D – Sewage Disposal and Water Supply</b>			
Sewage Disposal	a)	Public piped sewage system	Municipality should confirm that capacity will be available to service the development at the time of lot creation or rezoning
	b)	Public or private communal septic	Communal systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> , hydrogeological report <sup>2</sup> , and indication whether a public body is will to own and operation the system <sup>3</sup>  Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report <sup>2</sup>
	c)	Individual septic system(s)  ✓	Individual septic systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> and hydrogeological report <sup>2</sup>  Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report <sup>2</sup>
	d)	Other	To be described by applicant
Water Supply	a)	Public piped water system	Municipality should confirm that capacity will be available to service development at the time of lot creation or rezoning
	b)	Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> , hydrogeological report <sup>2</sup> and indication whether a public body is willing to own and operate the system <sup>3</sup>  Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report <sup>2</sup>
	c)	Individual well(s)	Individual wells for the development of more than 5 lots/units: servicing options statement <sup>1</sup> , and hydrogeological report <sup>2</sup>  Individual wells for non-residential development where water will be used for human consumption: hydrogeological report <sup>2</sup>
	d)	Communal surface water	Approval of a "water taking permit" under section 34 of the Ontario Water Resources Act is necessary for this type of servicing
	e)	Surface water	Individual lot owners responsible for treatment
	f)	Other ✓	To be described by applicant      Lake draw only
<b>Notes:</b>			
1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the proposal			
2. Before undertaking a hydrogeological report, consult the Parry Sound Area Planning Board about the type of hydrogeological assessment that is expected given the nature and location of the proposal			
3. Where communal services are proposed (water and/or sewage), these services must be owned by the municipality			
4. A certificate of approval from the North/Bay Mattawa Conservation Authority submitted with this application will facilitate the review – see attached Appendix A.			
<b>6.2</b>	Indicate in a), b) and c) the proposed type of storm drainage and access for the subject land. Select the appropriate type from <b>Table E</b> . Attach and provide the servicing information as indicated in <b>Table E</b> .		
	a)	Indicate the proposed storm drainage system Ditches, swales	
	b)	Indicate the proposed road access N/A - water access only	
	c)	Is water access proposed?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If <b>Yes</b> , attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road	<input checked="" type="checkbox"/> Attached
	d)	Is the preliminary stormwater management report attached?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If not attached as a separate report, in what report can it be found?	

**6.2  
Con't**

**Table E – Storm Drainage, Road Access and Water Access**

Storm Drainage	a)	Sewers	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval
	b)	Ditches or Swales	
	c)	Other	
Road Access	a)	Provincial highway	Application for an access permit should be made prior to submitting this application (See Appendix A). An access permit is required from MTO before any development can occur
	b)	Municipal or other public road maintained all year	
	c)	Municipal road maintained seasonally	Subdivision development is not usually permitted on seasonally maintained roads
	d)	Right of way	Access by right of ways on private roads are not usually permitted, except as part of condominium
Water Access			Information from the owner of the docking facility on the capacity to accommodate the proposal will assist the review

**7. Other Information**

**7.1** If there any other information that may be useful to the Planning Board in reviewing this development proposal (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

Please find attached information regarding efforts made to resolve outstanding concerns.

**8. Affidavit or Sworn Declaration**

I, \_\_\_\_\_ of the \_\_\_\_\_

in the \_\_\_\_\_ make oath and say (or solemnly declare) that the information contained in this

application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the \_\_\_\_\_

in the \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Applicant

**9. Authorizations**

**9.1** If the applicant is not the owner of the land that is the subject to his application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent to Make the Application**

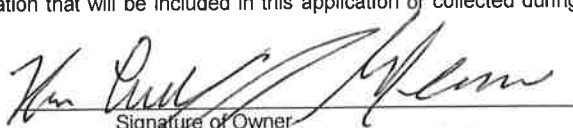
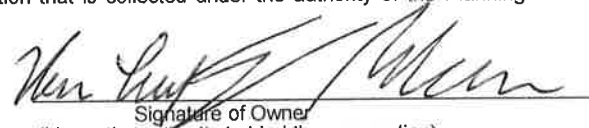
I, STO Network Consulting, am the owner of the land that is the subject to this application for

approval of a plan of subdivision and I authorize 12628465 CANADA INC TD Consulting INC. to make this application on my behalf.

April 21, 2022

Date

[Signature]  
Signature of Owner  
(I have the authority to bind the corporation)

<b>9.2</b>	<p>If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below</p> <p style="text-align: center;"><b>Authorization of Owner for Agent to Provide Personal Information</b></p> <p>I, <u>STO Network Consulting</u> <u>12628465 CANADA INC</u>, am the owner of the land that is the subject of this application for approval of a plan of subdivision and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize <u>TD Consulting INC.</u></p> <p>as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.</p> <p><u>April 21, 2022</u> Date</p> <div style="text-align: right;">         Signature of Owner        (I have the authority to bind the corporation)     </div>																			
<b>10.</b>	<p><b>Consent of the Owner</b></p> <p>Complete the consent of the owner concerning personal information set out below.</p> <p style="text-align: center;"><b>Consent of the Owner to the Use and Disclosure of Personal Information</b></p> <p>I, <u>12628465 CANADA INC /</u> <u>STO Network Consulting</u>, am the owner of the land that is the subject of this application for approval of a plan of subdivision and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.</p> <p><u>April 21/22</u> Date</p> <div style="text-align: right;">         Signature of Owner        (I have the authority to bind the corporation)     </div>																			
<p>The Parry Sound Area Planning Board will assign a File Number for complete applications and this number should be used in all communications with the Parry Sound Area Planning Board.</p>																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%; text-align: left;">Applicant's Checklist</th> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Yes</th> </tr> </thead> <tbody> <tr> <td>Have you remembered to attach:</td> <td></td> <td></td> </tr> <tr> <td>1 copy of the completed application form: (Ensure you have a copy for yourself)</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>2 copies, at a minimum, of the draft plan and a digital copy</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>2 copies of the draft plan on 8 1/2" by 11" paper</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>1 copy of the information/reports as indicated in the application form and a digital copy</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>			Applicant's Checklist		Yes	Have you remembered to attach:			1 copy of the completed application form: (Ensure you have a copy for yourself)		<input checked="" type="checkbox"/>	2 copies, at a minimum, of the draft plan and a digital copy		<input checked="" type="checkbox"/>	2 copies of the draft plan on 8 1/2" by 11" paper		<input checked="" type="checkbox"/>	1 copy of the information/reports as indicated in the application form and a digital copy		<input checked="" type="checkbox"/>
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<p><b>Forward to:</b></p> <p>Parry Sound Area Planning Board        70 Isabella Street, Unit #110        Parry Sound, Ontario        P2A 1M6</p> <p>Digital copies can be sent to <a href="mailto:psapb@cogeco.net">psapb@cogeco.net</a></p>																				

## Appendix A

### NOTICE – PARRY SOUND AREA PLANNING BOARD PROCEDURES FOR PROCESSING APPLICATIONS FOR PLANS OF SUBDIVISION

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Effective December 21, 1998, the Parry Sound Area Planning Board has been given Approval Authority to process subdivision applications on private services requiring Part VIII Approvals under the Environmental Protection Act (EPA) and/or requiring entrance permits for or potentially impacting on Provincial highways from the Ministry of Municipal Affairs and Housing.

Where the Parry Sound Area Planning Board is the subdivision Approval Authority, applicants are to complete the Parry Sound Area Planning Board's subdivision application and a Draft Plan, submit it to the Part VIII Approval Authority and/or the MTO Corridor Policy Office, pay their inspection fee and complete the instructions of the Part VIII Authority/MTO prior to the inspection of the property. (A servicing options report or staking of the site may be required by a Part VIII Authority.) pre-consultation discussions with the Parry Sound Area Planning Board should occur at this stage to also determine if a hydrogeological study is required before the Part VIII/MOEE can comment on the technical suitability of the lots for private services. Upon completion of the inspection and report, the Part VIII Authority/MTO will forward their comments and the Plan to the applicant/agent and the Parry Sound Area Planning Board. At such time, the applicant has the choice to proceed and make application for subdivision along with our processing fee. If the report(s) is not favourable, the applicant is saved the expense of a formal application to the Parry Sound Area Planning Board. Failure to have Part VIII/MTO comments for the Parry Sound Area Planning Board at receipt of the formal application may delay or restrict the Parry Sound Area Planning Board's ability to make a decision or issue a favourable decision on the subdivision.

#### NOTE:

The Parry Sound Area Planning Board's assessment of a subdivision is also based on other environmental and land use planning factors. A major consideration is conformity with local official plans and zoning. Applicants should discuss their proposal with the Parry Sound Area Planning Board or the local municipality to ensure, prior to obtaining Part VIII/MTO comments, that the proposal conforms to the official plan and local zoning standards. Further, should a proposal potentially impact on other Provincial Policy interests or, the ultimate development of the site require a permit/certificate before site alterations are made or certain structures are erected, applicants should discuss the same with the affected Provincial Ministry or, the permitting certificate Agency and the Planning Approval Authority prior to formal application under the Planning Act. For example, permits may be required from a Conservation Authority or Ministry of Natural Resources for alterations to shorelines or for docks. And, the Ministry of Citizenship, Culture and Recreation advises that an archaeological assessment may be required if a site has archaeological potential. If you have any questions, contact the Parry Sound Area Planning Board at (705-746-5216).

## **Comments Received as of July 14, 2022, 4:00 pm**

- A. WahWashKesh Conservation Association,  
Planning and Development Committee

A.

Municipality of  
Whitestone  
Public Meeting  
July 19, 2022

Lake Wahwashkesh  
Keene Property  
Subdivision Review



Planning and Development Committee



# Contents

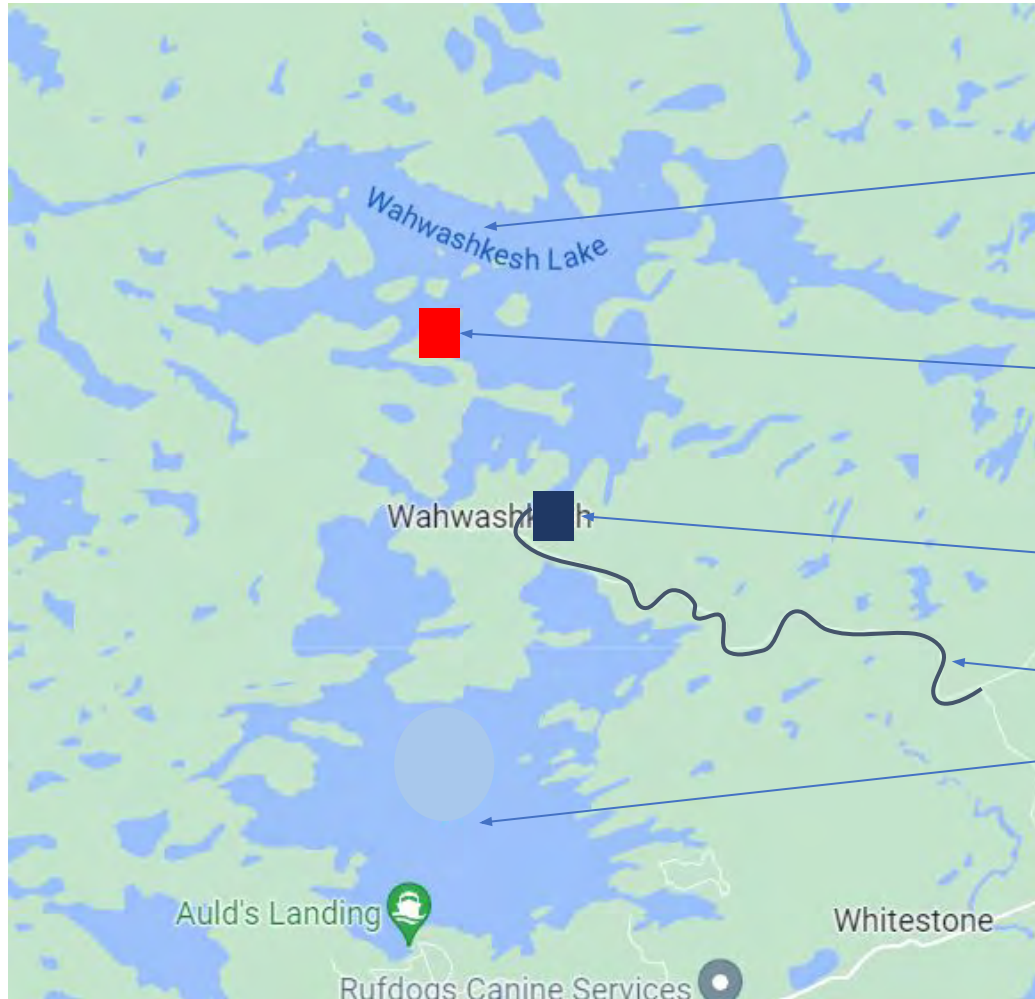
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1. Introduction and Summary of Concerns
2. Planning Report Comments
3. Environmental Report Review
4. Parking
5. Lake Water Levels
6. Septic Systems
7. Water Access
8. Association Requests
9. Official Plan Issues

# 1. Introduction and Summary of Concerns

---



Lake Wahwashkesh

Top Lake

**Keene Property -  
Proposed Subdivision**

Government Dock and  
Bennett Marina

10 km access road from Hwy 520

Big Lake



North

# 1. Introduction and Summary of Concerns

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April 2016 aerial photo courtesy of West Parry Sound Geography Network

# 1. Introduction and Summary of Concerns

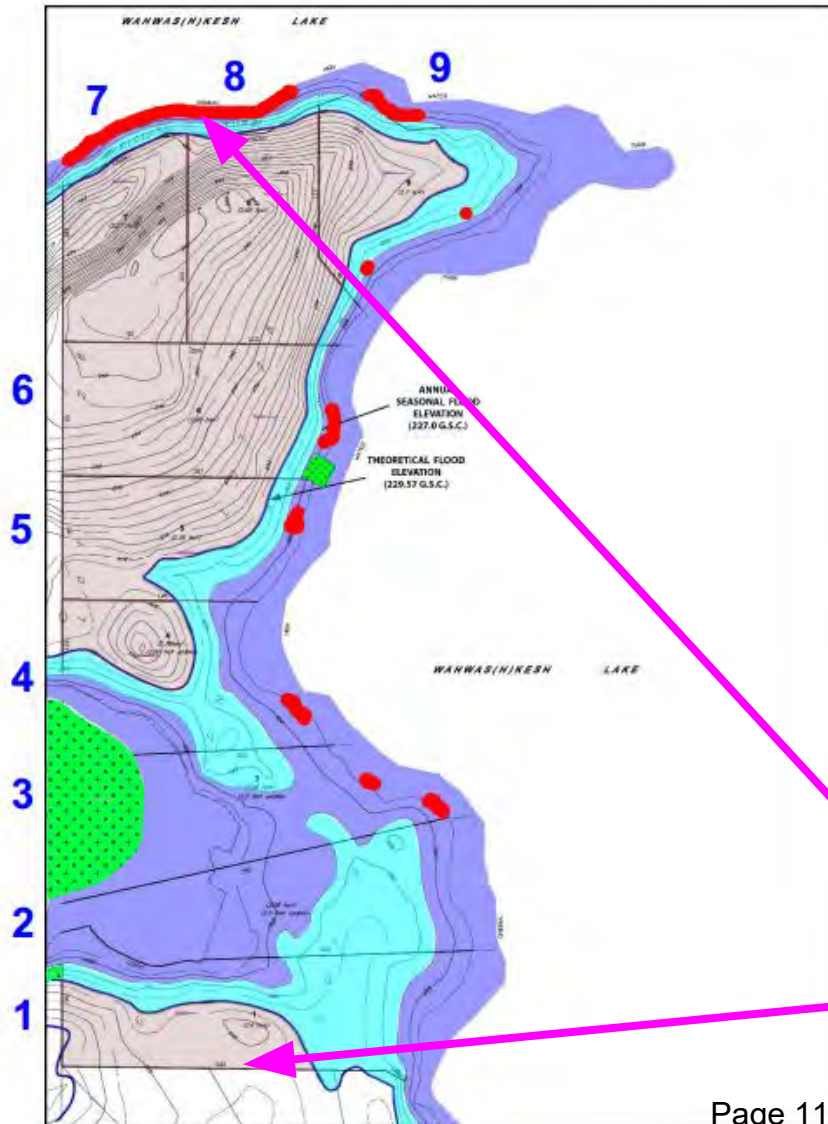
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This presentation is a high level summary of issues reviewed by the **WWK Conservation Association (WWKCA)** and its **Planning and Development Committee (PAD)** and their advisors.

- PAD Committee struck by WWKCA to advise on matters related to land use planning and development on Lake WWK with a stated purpose to keep our lake beautiful.
- PAD Committee members include a former planner, real estate developers, lead real estate person for Rogers, architect, senior business people, and lawyers.
- Consulted with other lake associations in and around the municipality of Whitestone and cottagers on both **WWK lakes (“Top” and “Big” lake, together WWK)** representing > 1000 voters.
- PAD is concerned about all development on WWK. This is one but there are more potential developments on WWK. This proposed subdivision is the tip of the iceberg and has the potential to set a very poor precedent
- The proposed subdivision goes against the intent of the **Official Plan (“OP”)**. The OP purpose to “preserve the high quality of life in the municipality ...preserving the natural environment while encouraging sustainable growth” . The poorly worded OP and related building laws result in the potential for proposed developers to “tick boxes” of rules without meeting the intent of the OP.
- 
- We have had meetings with the developer, Mr. Keene, and he is indifferent to our concerns. In his view he is in compliance with the “rules”. He is proposing to build cottages on pylons below the flood level and build septic systems that are at risk of being underwater and polluting the lake and ignoring docking limitations set out in the environmental report by putting docks in McCormicks pond.
- The proposed subdivision clearly **does not comply with the intent of the Official Plan** and **makes a mockery of certain bylaws such as the parking requirement and building and septic requirements that ignore flood levels and ignores critical environmental concerns highlighted in his own expert’s report (including tree cutting)**.<sup>5</sup>



# 1. Introduction and Summary of Concerns



## Concerns with the proposal and Jackson Report

- Development "Survey" done when water low and ignores impact of fluctuating water levels - developer says some buildings will have to be on stilts to be above the waterline
- Several lots do not have sufficient required municipal zoning area when flooded in spring
- Septic/grey waters systems potentially under water and don't meet OBC requirements
- The planning report is misleading as it concludes that the proposed subdivision meets the criteria. Lots 1,2,3,4 and 5 do not meet the criteria for septic/greywater, buildable area, docking areas or minimum shoreline
- The planning report notes that parking and docking has been secured. No "boat launching and docking arrangements" have been secured that are "available exclusively for the proposed waterfront access development ...OP 9.0.2" (see Jackson report page 8)
- Note error by planner: some of the pond areas are incorrectly included in the lot area of lots 2,3,4

*Red indicates suitable locations for docks from the Developer's Environmental Report*

*Grey indicates area at or above the Theoretical Flood Elevation of 229.57 to set Floor Level of Cottage (= 4.63M (15'-2 1/4") above top of dam)*

# 1. Introduction and Summary of Concerns

---

Environmental - Plan of subdivision is offensive as it:

- Septic/grey waters systems (and hydro systems) will potentially be under water and don't meet OBC requirements
- Buildings will be on stilts on land potentially under water.
- Developer has begun treecutting around shoreline despite environmental report advising against it
- Plan ignores the unique nature of lake WWK as one of five unique lakes in Ontario
- borders the environmentally sensitive McCormicks Pond
- Lake shore at this subdivision has critical fish habitat, extremely limited docking allowance and highly sensitive pond border
- Species at risk are impacted directly by property development on this subdivision

Infrastructure - we have many concerns with respect to emergency services, parking and docking for WWK that have not been addressed by the municipality

- Emergency services have been compromised by limited access to the top lake by a single road often partly blocked by spillover vehicles from the parking lot at peak weekends
- Current car parking and boat docking infrastructure at WWK is at overcapacity
- Parking at the top lake is currently limited to 200 spaces
- Docking infrastructure is already overcapacity and oftentimes inaccessible due to flooding
- Developer has acquired parking that is a farce - not practical, not useable and no associated docking. He admits no one will use and it is simply a "hoop" he has to pass through to comply with the rules.

The OP is out of date and needs to be updated prior to any subdivision developments being approved.

- The current OP does not support good stewardship of the lake. Approving a subdivision plan now sets a poor precedent and confirms lax process possible for this and future sub-divisions.

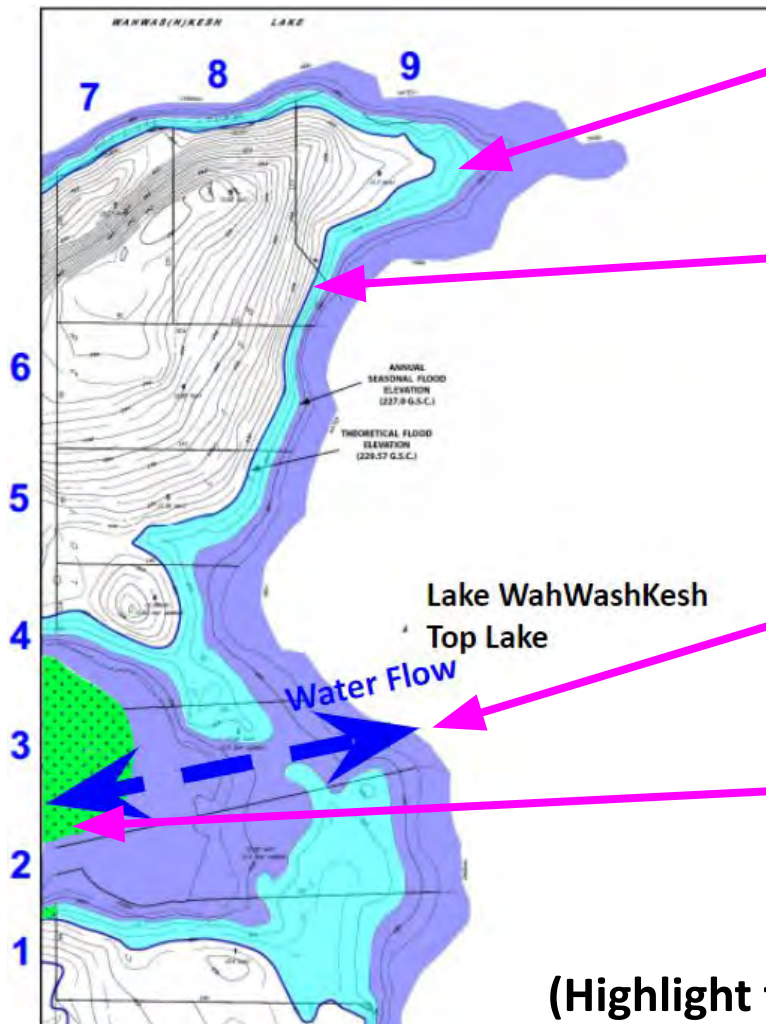
## 2. Planning Report

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1. Jackson report reviewed section by section by PAD
2. Questions regarding content, completion and accuracy.  
Review generated 25 questions to be answered for compliance - eg :
  - vertical survey benchmarks/topo lines to be confirmed
  - soils information included that requires confirmation
  - lot areas/frontages require correction - some include lake and McCormicks Pond as calculated lot area
  - Official Plan requirements for lake impact not provided
  - suitability for septic systems not confirmed
  - contour plan 'purple plan' - confirm all topo levels, usable site area considering high water
  - Hydrogeological survey not submitted per OP 8.03.2.2
  - Storm water management plan report not submitted per OP 8.03.3
3. Graphics following indicate issues impacting proposed lots



## 2. Planning Report-Sub-Division - 9 lots



Turquoise shows Flooding 227.0 to Whitestone by-law Floor level

Line of Theoretical Flood Elevation 229.57 (Whitestone by-law Floor level)

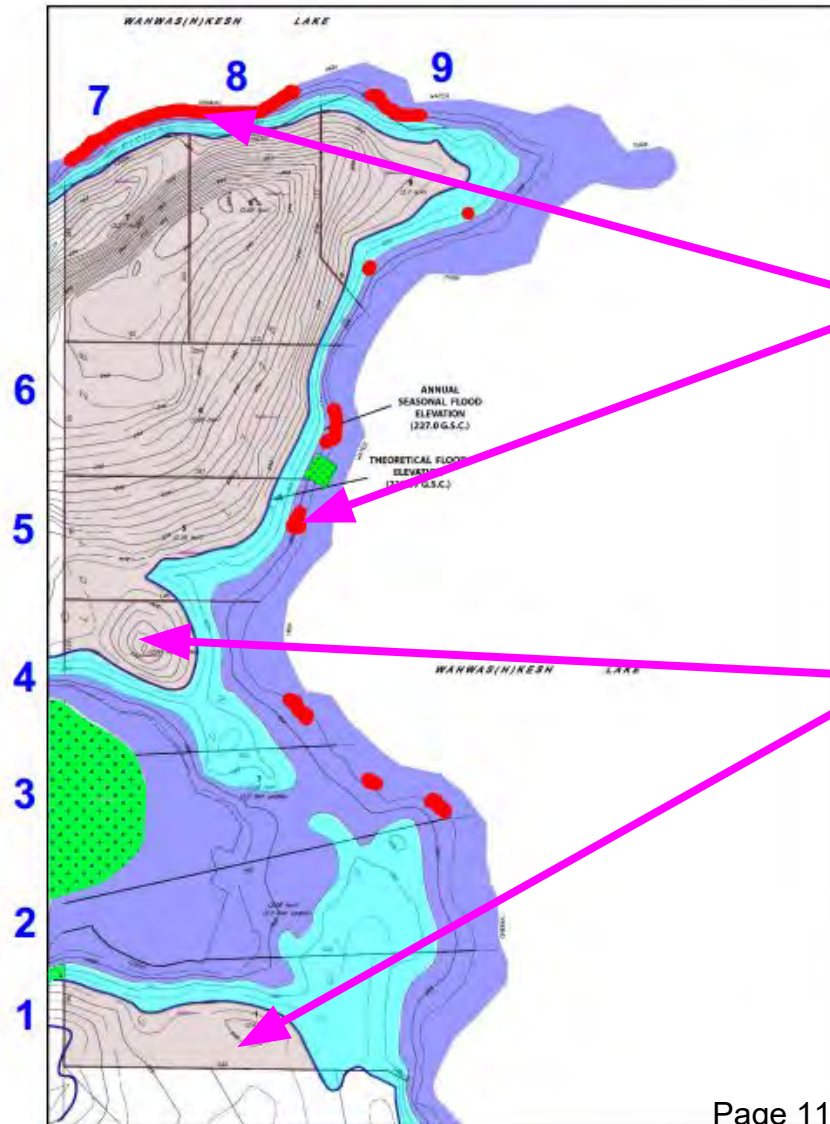
Water level above 227 connects Lake and Pond (Spring 2016 & 2019)

Green is McCormick's Pond - Type 1 Fish Habitat (no docks/natural shores)

**(Highlight from Planner's Report pge. 15 FLOOD POTENTIAL)**

Proposed Lots 2 and 3 will need to have further topography data to confirm that the lots have sufficient areas above the theoretical flood elevation or what conditions need to be imposed to allow habitable buildings.

## 2. Planning Report - Scaled Analysis-Docks



**Two of the Water-Access Only Lots (1 & 2) show no suitable place to install a dock**

Red indicates suitable locations for docks from the Developer's Environmental Report

Grey indicates area at or above the Theoretical Flood Elevation of 229.57 to set Floor Level of Cottage (= 4.63M (15'-2 1/4") above top of dam)

10

## 2. Planning Report - Scaled Analysis

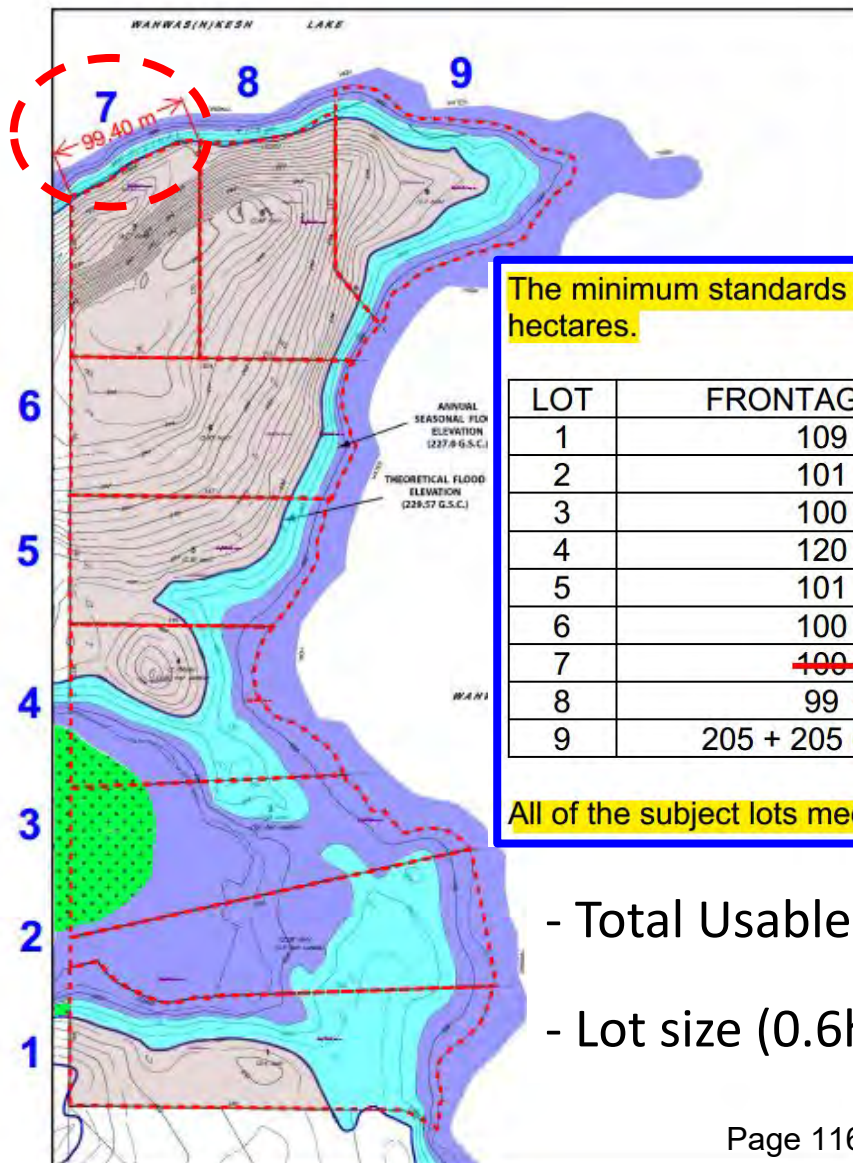


Table per Planner's Report pge.13:

The minimum standards for the WF2-LS Zone is for 100 metres frontage lots and 0.6 hectares.

LOT	FRONTAGE (m)	AREA (ha)	USABLE AREA ABOVE FLOOD LINE (ha)
1	109	2.4 2.37	.84
2	101	2.08 2.07	0.0
3	100	2.08 2.04	0.0
4	120	1.78 1.72	.49
5	101	1.56 1.57	1.06
6	100	1.95 1.95	1.72
7	<del>100</del> 99.4	1.27 1.27	1.27
8	99 +33.8	1.68 1.68	1.59
9	205 + 205 (point)	1.7 1.70	.73

All of the subject lots meet the performance standards of Whitestone's zoning By-Law.

- Total Usable Area above flood line = 7.7 ha
- Lot size (0.6ha) and frontage (100m) not being met



## 2. Planning Report - Scaled Analysis

Above 229.57 Table per Planner's Report Pge. 13:

LOT	FRONTAGE (m)	AREA (ha)
1	109	2.4 2.37
2	101	2.08 2.07
3	100	2.08 2.04
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5	101	1.56 1.57

USABLE AREA  
ABOVE FLOOD LINE (ha)

.84

0.0

0.0

.49

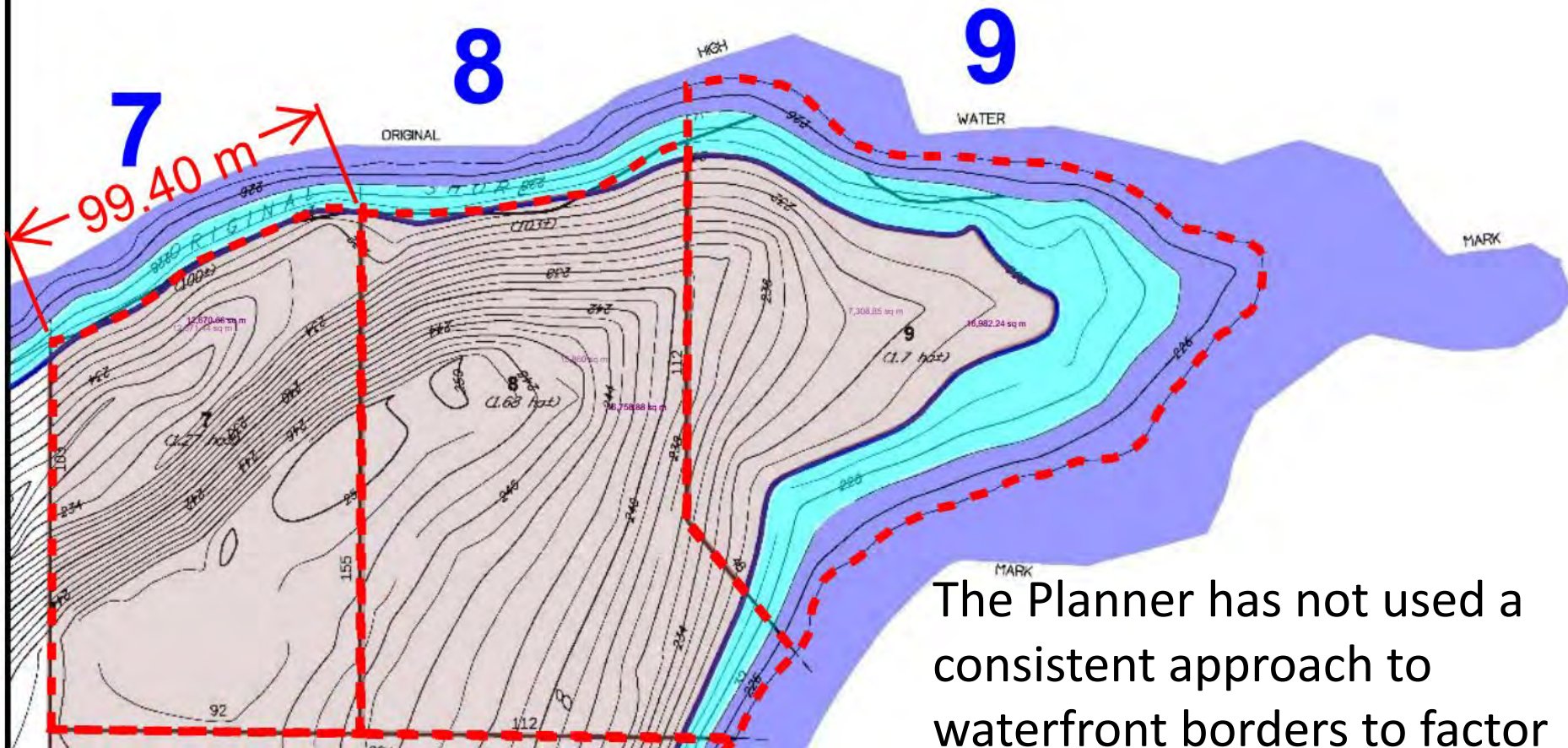
1.06

WAHWAS(H)KESH

The Planner has not used a consistent approach to waterfront borders to factor Lot areas

Lots 2&3 are largely below the Seasonal Flood Area and not suitable for septic beds which must be installed with all cottages at "1 M above the water table"

## 2. Planning Report - Scaled Analysis



The Planner has not used a consistent approach to waterfront borders to factor Lot areas

Table from Planner's Report Pge. 13:

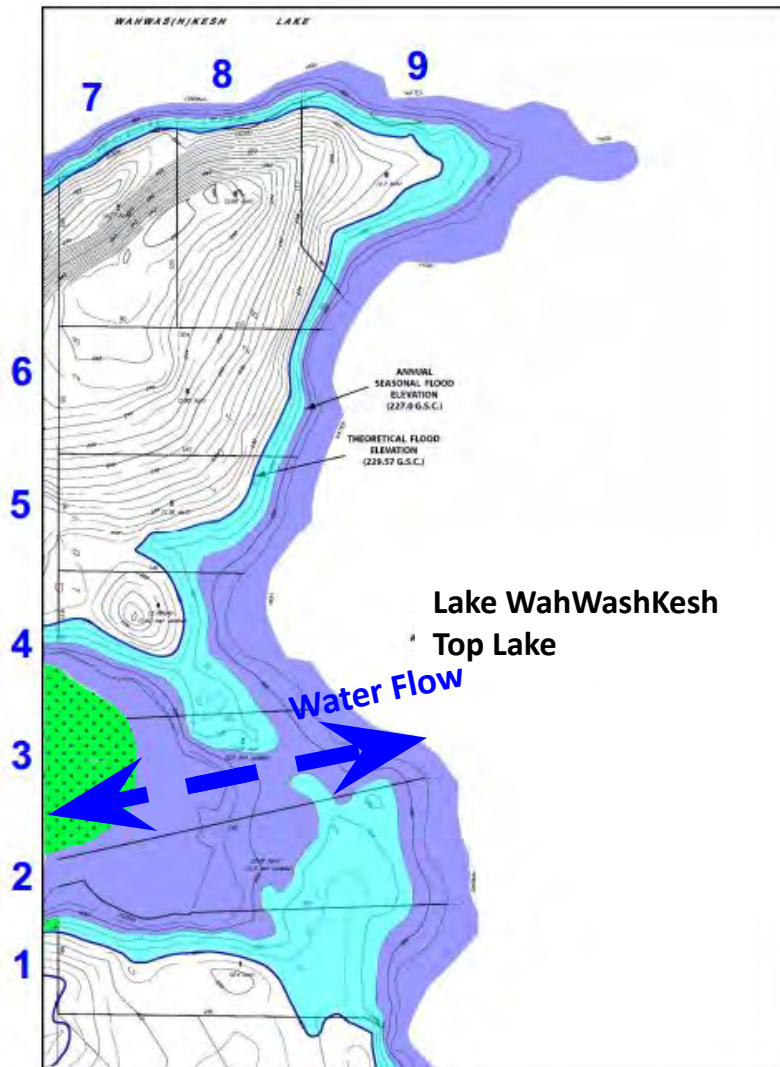
7	<del>100</del> 99.4	1.27	1.27	1.27
8	99 +33.8	1.68	1.68	1.59
9	205 + 205 (point)	1.7	1.70	.73



## 2. Planning Report-Sub-Division - 9 lots

### Summary

- Lots 2&3 will flood seasonally - not legal for septic beds & cottages to be constructed
- Lots 1&2 have no approved spots for a dock for a water-access cottage (Environmental report)
- Lot 7's water frontage is under 100M wide
- Lot 4 is under .6 hectares usable area and should be further studied to see if a septic bed and cottage will fit
- McCormicks Pond is sensitive Type 1 Fish Habitat & must have written assurances that no docks or shoreline clearing will happen
- Viability of septic systems & Hydro supply has not been verified by the planning board as part of submittal for Subdivision Approval
- There are inconsistencies in the approach to area calculations to size the lots along



# 3. Environmental Issues

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1. Type 1 Fish Habitat
2. Terrestrial Habitat
3. Coastal Plain Flora
4. Tree Cutting
5. Species at Risk
6.
  - notes



# 3. Environmental Fish Habitat

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## 1. Fish habitat mapped in detail

- Type 1 habitat clearly identified - McCormicks Pond
- 20 and 30 m setbacks from water required
- Dock locations specified
- septic system 15 m setback from high water line

## 2. Official Plan also reflects Fish Habitat concerns - see following slides

### 3. Environmental Type 1 Fish Habitat



Whitestone Official Plan  
**12.0 Natural Heritage, Schedule B**

# 3. Environmental Type 1 Fish Habitat

## Whitestone Official Plan

### 12.0 Natural Heritage

#### 12.01 Fish Habitat



12.01.1 The Municipality recognizes the importance and value of the sports fishery including the protection of fish habitats. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all of the recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.

#### 12.01.1.1 (a) Land Division on Shoreline with Type 1 Fish Habitat

All severed and retained lots must have a minimum of 15 metres of their respective shorelines free of Type 1 Fish Habitat;

**The Keene shoreline along McCormick's Pond is shallow, vegetative, and all Type 1 Fish Habitat . None of it is free of Type 1 Fish Habitat.**



### 3. Environmental Type 1 Fish Habitat

## Whitestone Official Plan 12.0 Natural Heritage



12.0.4 No development or site alteration is permitted within Provincially Significant Wetlands or significant coastal wetlands. If development is proposed within or adjacent to other significant natural heritage features, a site assessment is required to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological function.

12.0.5 Adjacent lands are those lands that are within:

- 120 metres of: significant habitat of endangered and threatened species; provincially significant wetlands; significant coastal wetlands; significant woodlands and valleylands; Areas of Natural and Scientific Interest (life science); and fish habitat

# 3. Environmental Terrestrial

---

Overall property has habitat for

Endangered and Threatened Species at Risk and Assessment

- Blanding's Turtle
- Massasauga Rattlesnake
- Little Brown, Northern, Tricolored Bats

Mitigation measures suggested in Study

Summary of proposal to be submitted to MECP prior to commencing any work

# 3. Environmental

## Coastal Plain Flora

**Table 2. Ranking of the top 12 lakes based on species richness and rarity (Table 1), followed by an adjustment of this rank to reflect population size and assemblage extent, and finally a modification of the latter to reflect conservation priority**  
The lower the number, the greater the significance. Rank rationale is explained in the text.

Lake	Significance Rank		
	Species richness/rarity	Population/ assemblage size	Conservation priority
Axe	1	2	2
Matchedash	2	1	1
Hardy	3	3	12
Kahshe	4	8	11
Wiwassasegen	5	5	5
Gibson	6	6	7
Wolf (41 H/9)	6	7	4
Wahwashkesh	8	4	3
Black Oak	9	9	6
Bentshoe	10	10	8
Gullwing	11	11	9
Krapek	11	11	10

(3) Wahwashkesh—good example of coastal plain assemblage with several species most abundant on this lake; considerable sections of habitat are undisturbed and threats from cottage development and all-terrain vehicles are moderately high; (4) Wolf—rich assemblage scattered around shoreline adjacent to proposed nature

## Lake WahWashKesh ranks third in Ontario for Conservation Priority for Shoreline Plant Assemblies

**From : “ A Protocol to Identify and Identify Significant Coastal Plain Plant Assemblages for Protection”1985 and 1994**

**By Mirek J. Sharp, Master of Science, Ecology and Cathy J. Keddy, international Consulting Ecologist, receiver of a Governor General Award, and author of many international studies of plant life**



### 3. Environmental Coastal Plain Flora



April 2016 -  
high water - courtesy of  
W. Parry Sound Geography  
Network

August 1998- extreme low water reveals vegetative riparian zone shoreline that support Type 1 Fish Habitat, protected federally by Fisheries and Oceans. Shoreline is to remain natural/undisturbed by not clearing, or adding structures or docks.



### 3. Environmental Tree Cutting



Environmental Impact Statement requires all vegetation clearing to occur Oct to April to comply with multiple acts including Migratory Birds Convention Act and the ESA.

Work on site is underway

Civic Address 21953

(photo July 9, 2022 of cut trees and building site showing high columns and floor understructure.)

## 4. Parking

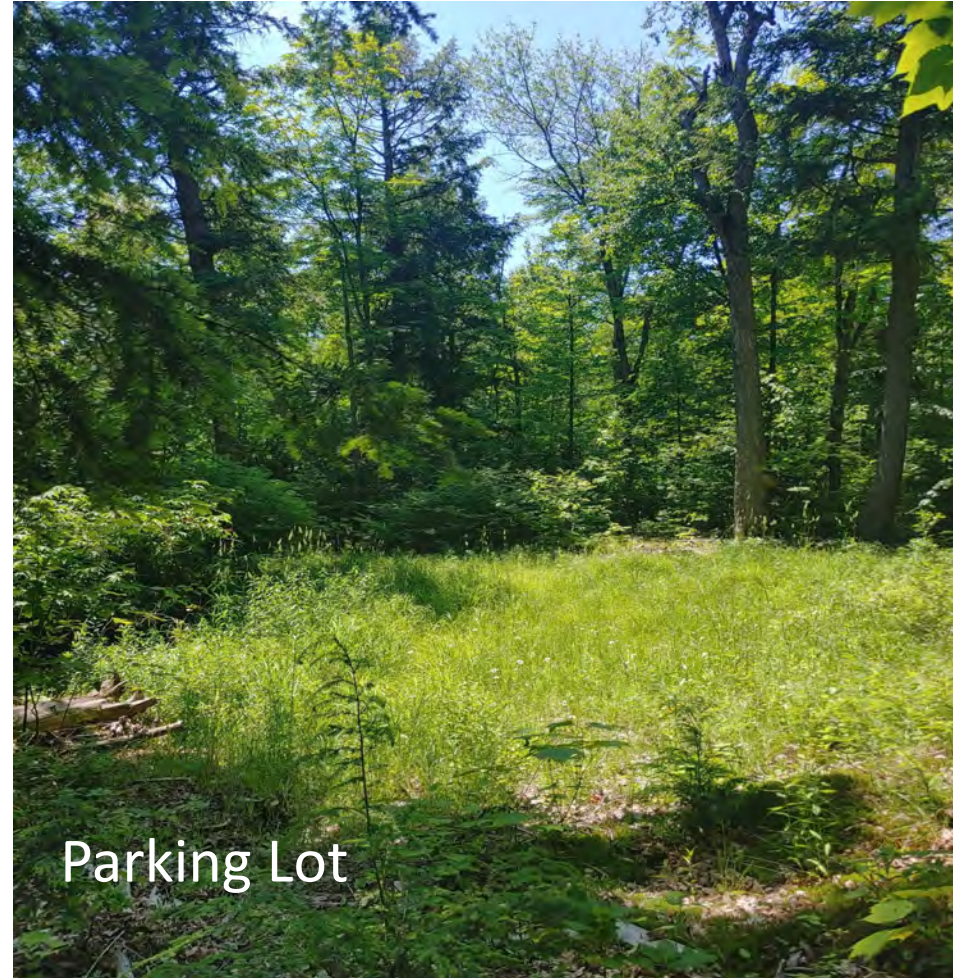
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Whitestone is aware of the inadequate parking and docking available to water access cottages on Lake Wahwashkesh.

- Whitestone requires one parking spot per cottage for new development
- The Municipality has previously approved 12 water access property severences, for an earlier subdivision, based on parking spots being purchased off Macy Drive, 750 metres from the Public Dock on an unlit, single-lane road.
- Keene owner has purchased 10 spaces, same location, noting it was done to 'check the box' for parking - 'a silly hoop you have to jump through'
- photos on next page confirm that this area has never been used as a parking lot
- The Municipality is aware of location and non-viability of this parking
- Parking lot 750 meters from the dock will never be used when parking is available close to government dock
- Whitestone informed parking users they will be monitoring and enforcing WWK Association exclusivity parking at the Bennett lot



## 4. Parking



Macey Dr. is a single lane, raised gravel bed road, with no laybys, through a swamp that floods; with no signage or lights



## 4. Parking

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Parking regularly overfills Bennett and Auld lots on holiday weekends, with vehicles parking for 100's of metres on WWK and Auld roads, limiting access to one lane  
No vehicles using purchased parking on Macy Dr.

Sat, Jul 2,2022 3:46 PM

26

# 5. Lake Water Levels

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1. Lake WWK is unique due to dramatic fluctuations in water level - shoreline and property sizes alter greatly with constantly changing water levels
2. Water levels fluctuate drastically
  - Data logged every 3 hrs by Hobolink tracker – temp/lake level/precip - levels may rise 3.5 feet within a week, vary by 12 feet in a year
  - shoreline location changes quickly, impacting dock access, safety, environmental aspects, septic flooding, water quality, and building flooding
3. Flooding
  - Flooding occurs with no predictability, insurance losses incurred



# 5. Lake Water Levels

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Lake Level at Bennett gas pump  
June 21, 2022  
2.3' above dam



Lake Level at Bennett gas pump  
May 2019  
11' + above dam

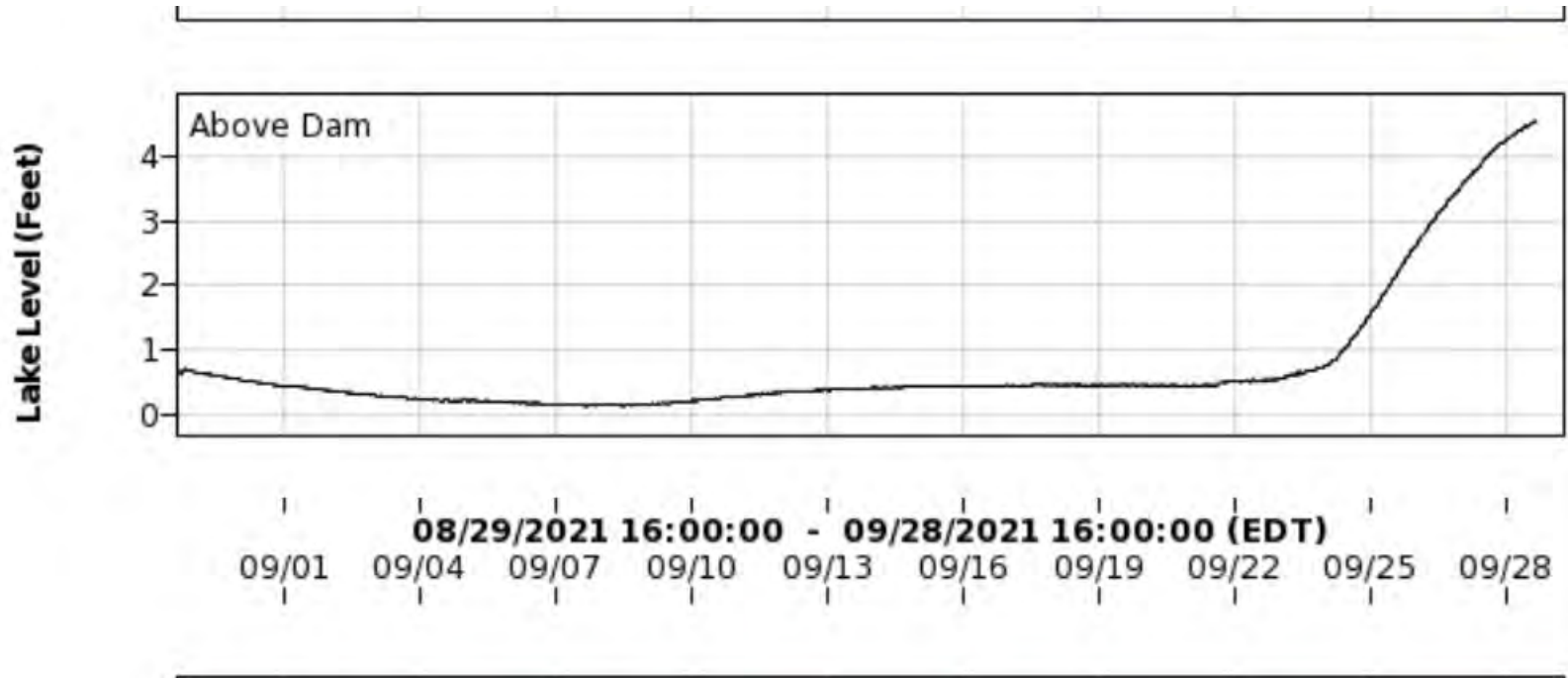


# 5. Lake Water Levels

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Sample of level change recorded - 4'+ vertical rise in 6 days  
from Hobolink data logger Aug 29 to Sept 28/2021.

Sudden level changes raise risk at water access points

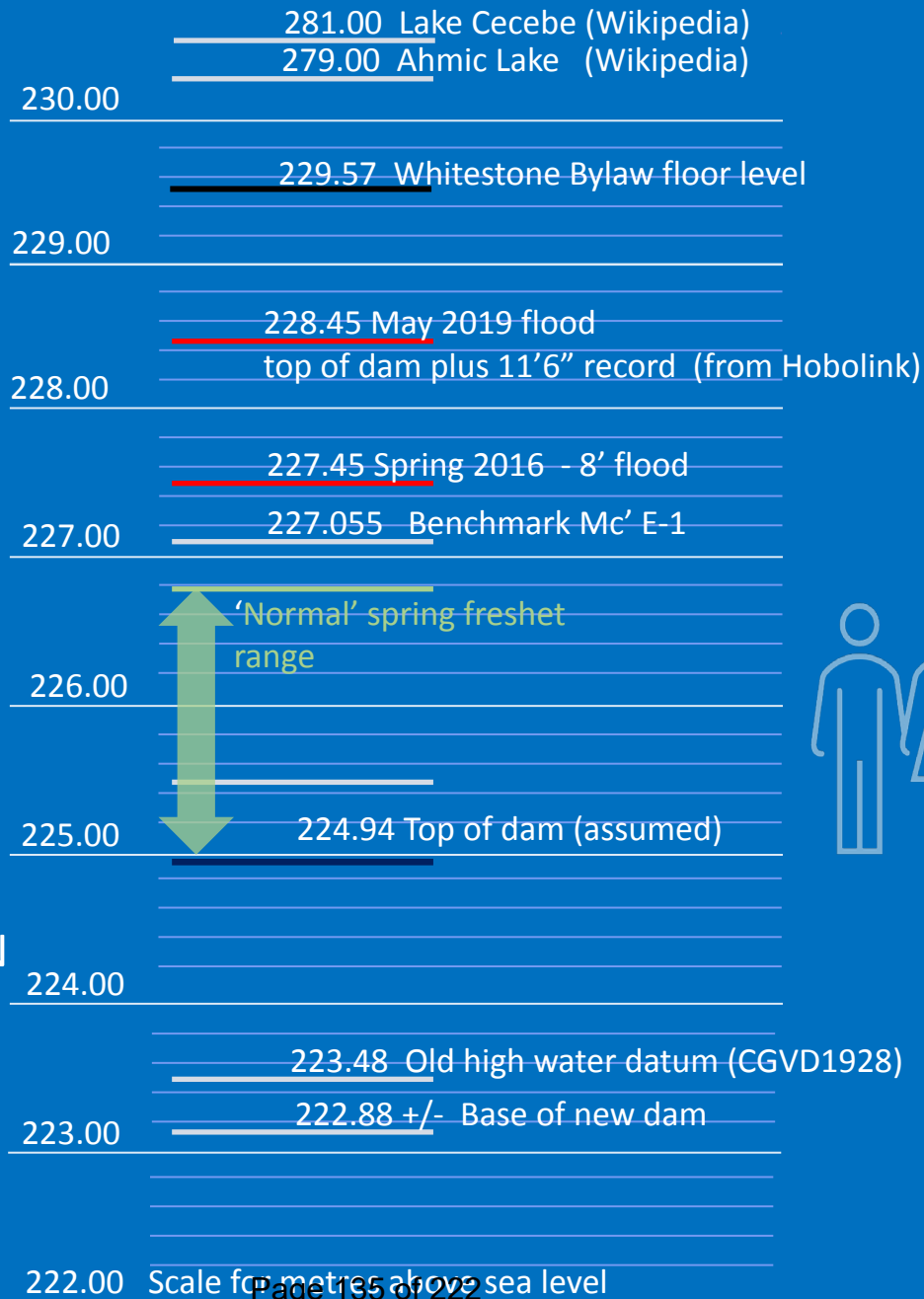


# Lake Water Level

Lake WWK is unique due to dramatic fluctuations in water level

shoreline and property sizes alter significantly with seasonal and unpredictable flooding

PROPOSED SUB DIVISION ON LOW LYING LANDS SUBJECT TO FLOODING



People to illustrate scale of levels

## 5. Lake Water Levels

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Building Permit approved Narrows 'stilt' house

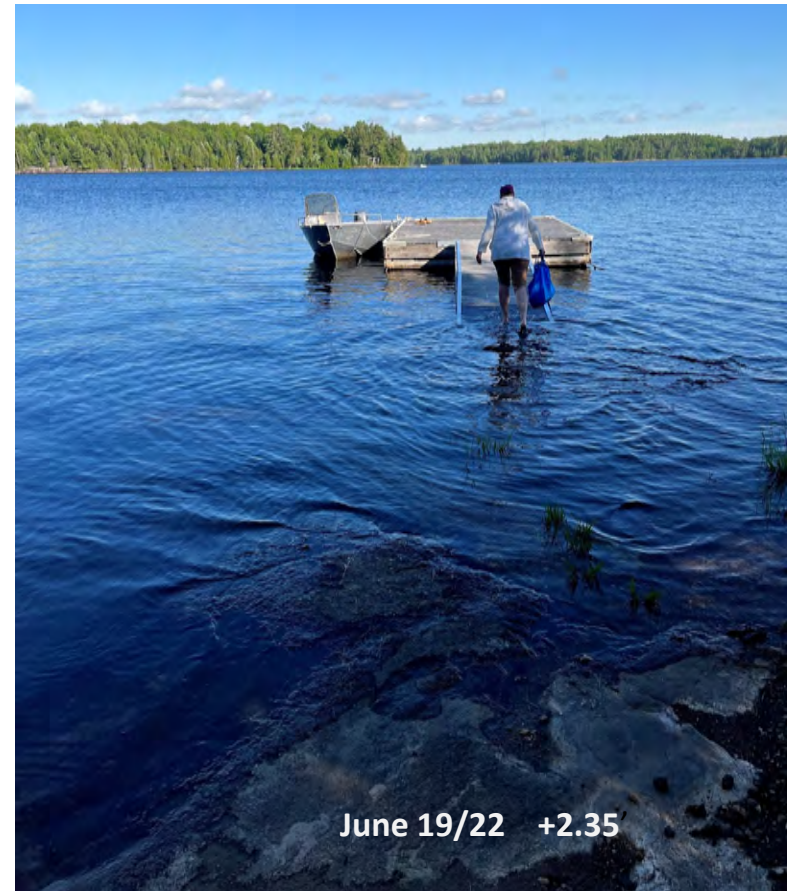


2019 Flood was 11'6" above dam  
(water had receded about 18" already in this photo)

WWK Assoc'n members do not wish this building type to be repeated

# 5. Lake Water Levels

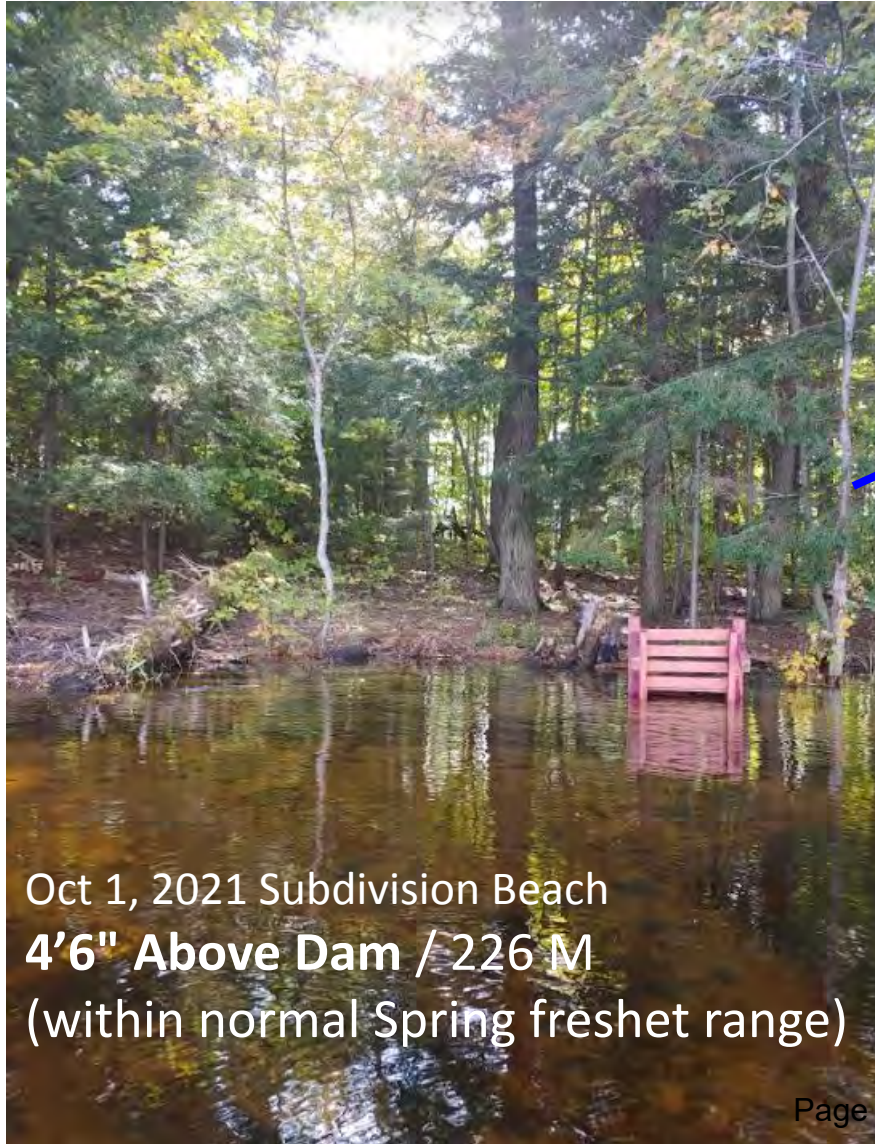
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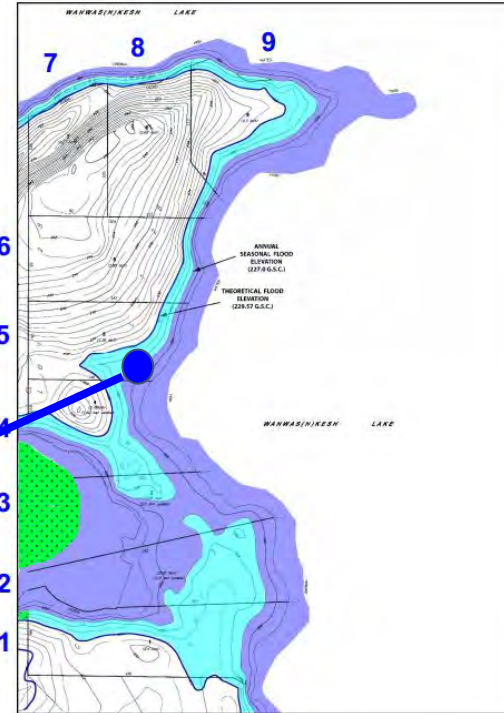
Dock accesses compromised - images of same dock show how 1.8' of vertical lake rise leads to challenging access for cottagers, emergency services, others



# 5. Lake Water Levels



Oct 1, 2021 Subdivision Beach  
**4'6" Above Dam / 226 M**  
(within normal Spring freshet range)



McCormicks Pond is visible beyond through low Keene property

Whitestone's Planning Dept. granted a Building Permit to this Civic address #21593, construction is underway

# 6. Septic Systems

---

1. Approval prior to plan of subdivision
  - lots have not been reviewed by North Bay-Mattawa CA for septic system compatibility
  - 2 Whitestone council members were asked if referral to authority could happen prior to approval - stated this has not been done, no intention to do so
  - Manager On-site Sewage System Program North Bay-Mattawa Conservation Authority state, “Typically, it would be part of the planning board requirements, however, not all request comments. The planning consent applications are usually part of the reviews that are sent to the land developer.”



## 6. Septic Systems

1. Municipality of Carling required developer for Inverlochy Shores to have North Bay Mattawa walk the property and do a septic study PRIOR to approval of the development.

2. Lots have very limited space for septic beds.

From Caroline Newby, leading authority on septics in this area:

<http://septicssystemdesign.ca/index.php/component/content/category/11-about>

- A typical septic system for a 4 bedroom, 2 bath house - must have a minimum clear space 26.5 metres long and approximately 10 metres wide. Only the use of advanced treatment systems at a substantially higher cost can reduce that depth by  $\frac{1}{3}$ . This assumes a good sand base. If there is rock or clay this size increases. Most of these lots are rock.
- Per OBC **8.7.5.3. Construction Requirements** septic beds must be at least 1m above the water table. Size and flood line on Keene lots makes it extremely difficult to achieve.
- Lorimer lake has a 150 M frontage they are adopting and setbacks for septic beds that are twice what WWK has ie 30M vs. 15M from the high water mark. The OBC recommends 30M but requires only 15M.

# 6. Septic Systems

---

**OBC 8.7.2.1 (1) A leeching bed shall not be located**

(c) in or on an area subject to flooding

## **Whitestone Official Plan**

### **8.03 Subdivisions**

#### **8.03.1 Sewage Disposal**

Where a subdivision proposes individual septic systems for new development on shoreline properties, the proposed lots must be assessed for suitability for said individual services. There must be **two** sites identified on each lot capable of servicing a minimum three bedroom dwelling or alternatively the proponent provide a report by a qualified engineer demonstrating the appropriateness of a single septic system.



# 6. Septic Systems

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## Whitestone Official Plan

### 13.04 Water Quality Protection

- 13.04.3 It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.

# 7. Water-Access Cottages

---

## 1. Practical Requirements

- Boat slip & storage (Marina for most)
- Boat Ramp - canoe trippers, trailered boats (OPP, cottagers, contractors, marina workers)
- Loading/Unloading dock
- Parking for Owner's & Guest's cars/trucks, plus trailers (incl. % of Handicapped spaces)
- Legal dock on cottage lot, adjusting to Lake level & meeting Environmental report locations
- Convenient proximity - Cottage to Marina/Parking
- Access is May-October, Winter access limited to safe ice conditions

# 7. Water Access



Water travel distance

Keene Property

Government Dock and  
Bennett Marina

Taylor Bay Dock

Auld's Landing  
Dock





# 7. Water Access

## Lake Infrastructure overcapacity and unsafe

- new development impacts capacity
- no development until this is addressed



Government Dock Oct. 3, 2021 4.32 Ft.  
above dam (down from 4.75 Ft. on Sept. 30)



## 8. Association requests

---

1. Do not approve the proposed subdivision until the outdated OP is reviewed and updated
2. If approved prior to OP amendment:
  - calculate MinBldgArea on land above 229.57m
  - MBA to accomm. entire septic system on above land area, incl req'd setbacks
  - min shoreline prop line 150m calc. at lake level .6m above dam ie 225.6m
  - McCormicks Pond shoreline not incl in calculation of shoreline
  - dock locations only per Env.Rep. locations
  - lot area not to include lake bed ie lots 1,2,3,4 as shown include lake bed McCormicks
  - each property to own rights for vehicle and boat parking

# 8. Association requests

---

## 3. Site Plan Control approval for:

- building envelopes, location for cottage
- building floor above 229.57, pylons to raise building not acceptable
- septic and grey water per MNR approval
- tree removal only per Environmental Report
- shoreline protection per Environmental Report
- no dev't on McCormicks including docks

## 5. Peer Review of Submitted Reports

- review of Planning Report, Environmental Report

# 9. Responsible Development

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Wah Wash Kesh Responsible Development Proposal :

- 4 lots min. 20 hectares *Archipelago Pointe au Baril requirements*
- Deeded parking, docking and access to refuse facilities. - *Seguin Township*
- Setback benchmark to be high water mark 229.57m (“**Benchmark**”)
- Septic tank setback 30 metres from Benchmark.
- Building setback 15 metres from Benchmark.
- Minimum frontage 150 metres. *Lorimer Lake*
- Parking requirement 2.5 spots per main building
- Bed and breakfast establishment 1 spot per bedroom. *Whitestone*
- Bennett parking area at limits - find reasonable spots or pay cash in lieu
- One docking spot per lot or cash in lieu [that pays for additional public docking]
- Developer to commit in Subdivision Agreement to provide septic systems.
- Developer to commit to provide Hydro facilities to each lot.
- Prohibit use of fuel generators unless power outage or for a limited period of time.
- Dev’t charge per lot -Infrastr. requires financial support :main dock, dam,roads,parking
- Developer to obtain approvals to limit McCormicks Pond to non motorized vessels.

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## CONSENT AGENDA



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

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E-mail: info@whitestone.ca

**Regular Council *DRAFT* Meeting Minutes**  
**Tuesday, July 5, 2022, 6:30 p.m.**

**Dunchurch Community Centre and Zoom Video Conferencing**

**Present:** George Comrie, Mayor  
Beth Gorham-Matthews, Councillor  
Joe Lamb, Councillor  
Joe McEwen, Councillor  
Brian Woods, Councillor

**Staff:** Michelle Hendry, CAO/Clerk  
Maneesh Kulal, Treasurer  
Paula Macri, Planning Assistant  
David Creasor, Manager Public Works  
Bob Whitman, Fire Chief

**Consultants:** John Jackson, Planner

**Guests:** 160

**1. Call to Order and Roll Call**

**6:31 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.  
Pecuniary interest was declared by Councillor Beth Gorham-Matthews in respect of item 5.1.

**3. Approval of the Agenda**

**Resolution No. 2022-224**

**Moved by:** Councillor Joe Lamb

**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 following additions to the Public Meeting:

AMBIANCE FINE HOMES INC. Proposed Zoning By-law amendment is to rezone part Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone

Addendum 1: Additional comments Received up to July 4, 2022 at 4:00 pm  
Addendum 2: Additional comments Received after July 4, 2022 4:00pm to July 5, 2022 up to 12 noon

**Carried**

#### **4. Presentations and Delegations – None**

##### **Move into Committee of the Whole**

##### **Resolution No. 2022-225**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Joe Lamb

**THAT** this meeting move into Committee of the Whole at 6:45 p.m.

#### **5. Planning Items**

##### **5.1 Consent Application B24/2022(W) – NORMAN**

- Memorandum from John Jackson, Planner dated June 13, 2022

##### **Reconvene into Regular Meeting**

##### **Resolution No. 2022-226**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**THAT** this meeting move into Regular Meeting at 6:51 p.m.

##### **Matters Arising from Committee of the Whole**

##### **Resolution No. 2022-227**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

##### **5.1 Consent Application B24/2022(W) – NORMAN**

**WHEREAS** John Jackson, Planner Inc., has prepared a report dated June 13, 2022 for the Parry Sound Area Planning Board regarding Consent Application B24/2022(W) – NORMAN and provided a copy to the Municipality of Whitestone;



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

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

1. That payment of a parkland dedication fee be made in accordance with the current Municipal fees and charges By-law;
2. That the three (3) new Rural lots receive 911 addressing from the Municipality;
3. That any portion of the WahWashKesh Lake Road adjacent to the subject property, that is found to be 10 metres from the centre line of the travelled road, be conveyed to the Municipality of Whitestone as a road allowance widening, at the expense of the applicant;
4. That payment of all applicable planning fees be made to the Municipality of Whitestone.
5. That the applicant clarifies the access to the severed lots to ensure appropriate driveway locations.

<b>Recorded Vote:</b>	<b>YEAS</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Councillor, Beth Gorham-Matthews			X
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

**Carried**

### **Move into Public Meeting**

#### **Resolution No. 2022-228**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe Lamb

**THAT** this meeting move into a Public Meeting at 6:56 p.m.

### **6. Public Meeting**

#### **1. Call to Order**

- Introductions were made by the Chairperson – Council, Staff, Consultant, and Westech Representative.

#### **2. Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared for the record. No pecuniary interest was declared.

#### **3. Meeting Protocol**

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

#### **4. Discussion:**

AMBIANCE FINE HOMES INC. Proposed Zoning By-law amendment is to rezone part Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

- Report from John Jackson, Planner dated June 14, 2022
- Application for a Zoning Amendment dated April 1, 2022
- Comments Received as of June 29, 2022
  - Michael Bidochka
  - Barb Swartz
  - Harry and Karen Missal
  - Harry Cummings
- Addendum 1 – Additional Comments Received as of July 4, 2022, 4:00 pm
  - Josh Davis
  - Christine Yamada
  - Tom Hilditch, Colucent Environmental
  - Adam Cragg
  - Margie Szilagyi
  - Jane and Michael Dick
- Addendum 2 – Additional Comments Received after July 4, 2022 4:00 pm to July 5, 2022 12 noon.
  - Jeanie Donato/Jeanie Fuscaldo
  - Cathy Wismer
- John Jackson, Municipal Planner presented his report
- The Chairperson asked the Clerk if any letters or related correspondence have been received.
- CAO/Clerk Hendry advised that submissions and correspondence had been received in respect of the matter from the following:
  - Josh Davis
  - Christine Yamada
  - Tom Hilditch, Colucent Environmental
  - Adam Cragg
  - Margie Szilagyi
  - Jane and Michael Dick
  - Jeanie Donato/Jeanie Fuscaldo
  - Cathy Wismer
  - Kevin Yamada
  - Stan Judge – Shawanaga First Nation
  - Anne Derry
  - Kelly Rutherford
  - Scott and Francis Price
- Mr. Christie Jenson presented to the meeting with a PowerPoint Presentation, discussing the rezoning application and the intended business phases.

- The Chairperson entertained questions and comments from the Public and Members of Council.

## 5. Adjournment

### Reconvene into Regular Meeting

#### Resolution No. 2022-229

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Beth Gorham-Matthews

**THAT** this meeting be reconvened to the Regular Council meeting at 10:04 p.m.

**Carried**

### Curfew

#### Resolution No. 2022-230

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe Lamb

**THAT** Council hereby continues its Council Meeting past the allotted time of three and a half (3½) hours and continue for an additional one-half (1/2) hour

**Carried**

#### Resolution No. 2022-231

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

### Matters Arising from Public Meeting

6.1 AMBIANCE FINE HOMES INC. Proposed Zoning By-law amendment is to rezone part Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

**THAT** the Council of the Municipality of Whitestone receives the Ambiance Fine Homes Inc. Proposed Zoning By-law amendment to rezone part of Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone for information.

**AND THAT** the following direction is hereby provided with respect to the next steps:

- A peer review to be conducted of the planning, environmental, and socio-economic issues associated with the application to address the questions raised by the public, and suggest mitigation measures, at the applicant's cost.

**Carried**

#### Resolution No. 2022-232

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

## 7. Consent Agenda

**WHEREAS** the Council 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, June 21, 2022.
  - 7.1.2 911 Committee Meeting Minutes for June 8, 2022
- 7.2 Unfinished Business (listed on page 4 of the Agenda)

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone does hereby approve the Council Meeting Minutes of June 21, 2022 and receives for information all other items contained in the Consent Agenda dated July 5, 2022.

**Carried**

**Resolution No. 2022-233**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe Lamb

**8. Accounts Payable**

- 8.1 Accounts Payable

**THAT** the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$239,215.42 for the period June 16, 2022 to June 28, 2022.

**Carried**

**Resolution No. 2022-234**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe McEwen

**9. Staff Reports**

- 9.1 ADMIN-2022-011  
Contract award for the installation of a Septic System for the Nursing Station

**THAT** the Council the Municipality of Whitestone does hereby receive Report ADMIN-2022-11 (Contract award for the installation of a Septic System for the Nursing Station) for information;

**AND THAT** the Council of the Municipality of Whitestone does hereby award the contract for the installation of a Septic System for the Whitestone Nursing Station expansion project to Tower Excavating in the amount of \$47,500 plus HST.

**Carried**

**10. By-laws – None**

**11. Business Matters**

**Resolution No. 2022-235**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe Lamb

11.1 Memo re Gooseneck Lake Dock

**THAT** the Council of the Municipality of a Whitestone receives the Memorandum from Dave Creasor for information;

**AND THAT** Council concurs that a maintenance agreement will not be required.

**Carried**

**Resolution No. 2022-236**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

11.2 Council Meeting Schedule, discussion regarding location of August 2, 2022 meeting

**THAT** the Council of the Municipality of Whitestone does hereby revise the 2022 Council Meeting Schedule such that the August 2, 2022 meeting will be held at the Dunchurch Community Center.

**Carried**

**12. Correspondence** (listed on page 5 of the Agenda)

**Resolution No. 2022-237**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 5 of the July 5, 2022 Council agenda;

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

- None extracted.

**13. Councillor Items**

Councillor Gorham-Matthews thanked the volunteers for the for their efforts at the Canada Day Celebrations.

Councillor Woods commented that the Canada Celebrations were well done. He thanked staff for the installation of the Sun Shades

**14. Questions from the Public**

**15. Confirming By-law**

**Resolution No. 2022-238**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe Lamb

**THAT** By-law 38-2022 Being the Confirmatory By-law for the Council meeting of Tuesday, July 5, 2022, be given a First, Second, Third and final reading and is passed as of this date.

**Carried**

**16. Adjournment**

**Resolution No. 2022-239**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 10:55 p.m. until the Regular Council meeting of July 19, 2022 at 6:30 p.m. or at the call of the chair.

**Carried**

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**George Comrie**

---

**Mayor**

---

**Michelle Hendry**

---

**CAO/ Clerk**





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**Special Council *DRAFT* Meeting Minutes**  
**Wednesday, July 6, 2022, 5:00 p.m.**  
**Via Zoom Video Conferencing**

**Present:** George Comrie, Mayor  
Beth Gorham-Matthews, Councillor (left meeting between 5:07 and 5:10)  
Joe Lamb, Councillor  
Joe McEwen, Councillor  
Brian Woods, Councillor

**Staff:** Michelle Hendry, CAO/Clerk

**1. Roll Call and Call to Order**

Mayor Comrie commenced roll call and called the meeting to order at 5:00 p.m.

**2. Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared for the record.  
No pecuniary interest was declared.

**3. Approval of the Agenda**

**Resolution No. 2022-240**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

**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.

**Carried**

**4. Closed Session**

**Resolution No. 2022-241**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Beth Gorham-Matthews

**Adjourn to Closed Session**

**WHEREAS** the *Municipal Act* Section 239 (2) states that a meeting or part of a meeting may be closed to the public if the subject matter being considered meets certain exceptions;

**NOW THEREFORE BE IT RESOLVED THAT** this Meeting be adjourned at 5:03 p.m. and that a Closed Meeting be convened subject to Section 239 (2) for the following matters:

- 4.1 Closed Session Meeting Minutes for Regular Council meeting of June 21, 2022.
- 4.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to Ontario Municipal Act, Section 239 (2) (c)
  - Discussion regarding acquisition of lands
- 4.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board pursuant to Ontario Municipal Act, Section 239 (2) (e)
  - Pending legal matter

**Carried**

**Resolution No. 2022-242**

**Moved by:** Councillor Beth Gorham-Matthews

**Seconded by:** Councillor Joe McEwen

**Reconvene to Open Session**

**THAT** this meeting be reconvened to an open session at 6:19 p.m.

**Carried**

**Matters Arising from Closed Session**

**Resolution No. 2022-243**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Briand Woods

- 4.1 Closed Session Meeting Minutes for Regular Council meeting of June 21, 2022.

**THAT** the Council of the Municipality of Whitestone approve the Closed Session Meeting Minutes from the Regular Council meeting of June 21, 2022.

**Carried**

**5. Confirming By-law**

**Resolution No. 2022-244**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Joe Lamb

**THAT** By-law 38-2022 Being the Confirmatory By-law for the Council meeting of Wednesday, July 6, 2022, be given a First, Second, Third and final reading and is passed as of this date.

**Carried**

**6. Adjournment**

**Resolution No. 2022-245**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe McEwen

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 6:20 p.m.  
until the Regular Council meeting of July 19, 2022 at 6:30 p.m. or at the call of the chair.

**Carried**

---

**George Comrie**

**Mayor**

---

**Michelle Hendry**

**CAO/ Clerk**

## WHITESTONE PUBLIC LIBRARY AND TECHNOLOGY CENTRE LIBRARY BOARD MEETING MINUTES

DATE AND TIME	May 16, 2022; 6:00 PM
LOCATION	Virtual Meeting
ATTENDEES	B. Bell, B. Boulter, C. Lamb, E. Gorham-Matthews, C. Gorrie, G. Harris, J. Petroski, S. Wesley, P. Woehl Staff: E. Fincham
REGRETS	
CALL TO ORDER	P. Woehl called the meeting to order at 6:01 PM.

### DECLARATION OF CONFLICT OF INTEREST

None

### APPROVAL OF AGENDA

2022-25 Moved: J. Petroski

Carried Seconded: C. Gorrie

Be it resolved that the Agenda for this meeting be approved as amended.

### APPROVAL OF CONSENT AGENDA

2022-26 Moved: C. Lamb

Carried Seconded: C. Gorrie

Be it resolved that the Consent Agenda be approved.

### BUSINESS ARISING

#### Grand Reopening

P. Woehl will pick up a few bouquets of flowers for the front desk and refreshment table. The board discussed the agenda for the day:

1. J. Petroski – land acknowledgement + blessing
2. P. Woehl – welcome and introductions
3. C. Lamb – will do thank yous and acknowledgements
4. J. Lamb – room dedications
5. G. Comrie – final words and ribbon cutting

Board members will arrive early on Saturday to set up for the day. Cupcakes will be baked on Friday afternoon by volunteers, with board and volunteers helping to clean up after the event ends.

#### Strategic Plan

E. Fincham asked if board members had comments or questions following B. Fratarcangeli's presentation at the previous meeting. P. Woehl noted that strategic planning can be dry and impersonal. She suggested that the board members meet for an

informal brunch to review the previous strategic plan and to see examples of strategic plans by other libraries. The board opted to meet on June 12, 2022. E. Fincham to provide the example plans prior to the brunch.

## **NEW BUSINESS**

### **Advocacy Committee Chairperson**

P. Woehl reminded the board that B. Boulter will soon be moving and has handed in her resignation from the board. B. Boulter has chaired the Advocacy Committee, which organizes and spearheads library events and fundraising, including the grand reopening and Strawberry Social. P. Woehl asked board members to consider filling the chairperson position.

### **Strawberry Social**

P. Woehl noted that the Strawberry Social is scheduled for 1 – 3 PM on Wednesday, June 15, 2022. B. Boulter will put together a task list with G. Caldwell, who has organized the social in the past. B. Boulter will update P. Woehl and the board with tasks that need volunteers.

### **Raised Garden Beds**

E. Fincham and P. Woehl presented two design options for the front garden bed, which will house Indigenous plants and the four sacred medicines. The garden bed is a project by the Dunchurch Agricultural Society and the library with funding from the Ministry of Agriculture, Food and Rural Affairs. The board agreed to use the cross-shaped raised garden bed design.

### **ParticipACTION / Community Better Challenge**

E. Fincham updated that the recreation committee successfully secured a ParticipACTION mini-grant. The library will work with the committee to purchase sports equipment with the funds, with the equipment being stored at the library when not in use. The library's summer student will set up and take down the weekly Try a New Sports Night event, which will occur each Wednesday in June.

### **Sunflower Club**

B. Boulter will pick up supplies for planting for the sunflower club.

## **CHAIR REPORT**

P. Woehl updated that she has spoken to D. Creasor regarding a spot for the little library in memory of R. Brownley. D. Creasor will install the post at the Maple Island Thrift Shop and D. Caldwell will attach the finished library.

## **ANNOUNCEMENTS AND INQUIRIES BY A BOARD MEMBER**

C. Lamb shared that they visited the Ardbeg Community Club for music night. She recommends visiting and enjoying the music on any Thursday night.

C. Gorrie reminded the board that there will be a watercolour class on Tuesday, as well as a Grassroots Growth gardening workshop on Thursday.

**UNFINISHED/ONGOING BUSINESS**

- Sign: E. Fincham noted that the sign is installed and is working well.

**QUESTION PERIOD FOR THE GENERAL PUBLIC**

None

**CLOSED SESSION**

None

Next meeting will be held at 6:15 on June 28, 2022 at the library.

**ADJOURNMENT**

2022-27        B. Boulter

Carried        C. Gorrie

Be it resolved that the meeting adjourned at 7:58 PM.





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Dunchurch, Ontario P0A 1G0  
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**DRAFT Minutes**

**Whitestone Environmental Stewardship Committee meeting  
Wednesday, July 6, 2022 at 7:00 p.m.  
Dunchurch Community Centre**

**Present:** Lynn Brennan  
Ian Crawford  
Councillor Beth Gorham-Matthews  
Councillor Joe McEwen  
Dennis Morrison  
Brad Parkes  
Scott Nash  
Anne Wright

**Regrets:** Patricia Moleirinho  
Rob Morrison  
Juliette Terry

.....  
**1. CALL TO ORDER**

Councillor Beth Gorham-Matthews called the meeting to order at 7:05 p.m.

**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**

Councillor Beth Gorham-Matthews requested that any pecuniary interest be declared for the record. None declared.

**3. ADOPTION OF THE AGENDA**

2022-22ESC Moved by Lynn Brennan  
Seconded by Ian Crawford

**WHEREAS** the members of the Environmental Stewardship Committee have been presented with the Agenda for this meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted with the following:

Item number 6.9 Talk from the McKellar Stewardship Committee

**Carried**

**4. ADOPTION OF MINUTES**

2022-23ESC Moved by Anne Wright  
Seconded by Ian Crawford

**WHEREAS** the Whitestone Environmental Stewardship Committee is in receipt of the June 8, 2022 meeting minutes.

**AND WHEREAS** there are no errors, omissions or amendments;

**BE IT RESOLVED** that the minutes of the meeting held June 8, 2022 be adopted as presented.

**Carried**

**5. PRESENTATION - None**

**6. NEW BUSINESS OR ANNOUNCEMENTS**

Discussions

6.1 Discussion on meeting the Key Duties and Responsibilities

- In the Whitestone Environmental Stewardship Terms of Reference it states: to measure and report progress against objectives. The Committee would like Dennis Morrison to present an annual report of what the Committee has achieved in its first year to Council at the first available council meeting - preferably August 2. The Committee will prepare a report and submit our lake inventory for interest to the Council.

6.2 Update on the Monarch educational signs

- Signs are being co-ordinated with the Georgian Bay Biosphere (GBB) and its supplier. The signs will be placed at the Nesbitt Trail, Whitestone Lake Recreational Trail and Whitestone Public Library and Technology Centre.

6.3 Update on Lake Protection workbooks

- The workbooks will not be available on time for the Whitestone Conservation Area AGM but should be available for WWK, Gooseneck and the Fall Fair. Lorimer Lake had their AGM at the end of April.

6.4 Bioblitz report

- 20 school children participated, 13 at the first walk at 3:30 and 11 at the second walk at 4:30. Five staff members were present from the GBB and were excellent at leading the walks. A summary from the GBB will follow in regards to the species observed along the trails. There was a suggestion we

could make an interactive online tour like Humphery's trails that showcased the plants and animals observed. Will investigate how that was done.

- 6.5 Discussion on having a Zoom/in person meeting with Hutchinson Environmental Services for information on lake planning/management and water testing in place of an August meeting. Will coordinate between their representative and the Committee to find a date that works for the most members. Councillor Gorham-Matthews will coordinate and organize the meeting.

#### 6.6 Other Discussions

- a loon was in distress on Whitestone Lake discussed. Will do some education pieces on loons in the enewsletter and Social Media
- Dog Strangling Vine -we should get ahead of this and do some education
- DFO has been seen in the Ardbeg area -the officer is new to the area and is travelling around and getting to know the lakes
- Broad Scale monitoring data has not been released from 2021 yet
- Lake Partners Program data has not been released yet
- WCA is currently testing Whitestone, Fairholme, Limestone, Lorimer, Taylor and Gooseneck lakes. WWK has hired someone to test Wahwashkesh lake. Dennis Morrison would like to add more lakes this year. Perhaps we can advertise to coordinate with residents on some of the lakes we want to test to arrange someone with a boat and knowledge of the lake to get Dennis onto the lake and do more testing. The lake survey we are working on identified some lakes that are of interest that we have no data for.

2022-24ESC Moved by Lynn Brennan  
Seconded by Ian Crawford

This meeting be adjourned at 7:57 p.m. until the call of the Chair.

**Carried**

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Councillor Beth Gorham-Matthews

**Chair**

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Lynn Brennan

**Secretary (Acting)**

## ACCOUNTS PAYABLE

Report Date  
07/13/2022 12:25 PM

Municipality of Whitestone  
List of Accounts for Ratification  
As of 07/13/2022  
Batch: 2022-00056 to 2022-00058

8.1

Page 1

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
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Bank Code: AP - AP-GENERAL OPER

Computer Cheques:

36592	06/28/2022	David W. Walkling In Trust	Down Payment		
Che Rec		19-809 - Land Purchase	Down Payment	50,000.00	50,000.00

Other:

1-Man	02/28/2022	TD Visa	MH Visa		
Feb/22 MH		16-110 - Admin - Office Supplies	MH Visa	103.74	
		16-227 - Fire - Office Supplies	MH Visa	122.10	
		16-115 - Admin - Computer Suppli	MH Visa	493.57	
		16-702 - Dunchurch Hall - Supplie	MH Visa	652.34	
		11-280 - A/R-Other	MH Visa	307.98	
		16-103 - Admin - Membership/Sut	MH Visa	249.12	
		16-120 - Admin - Legal Expenses	MH Visa	36.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	155.55	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	179.91	2,120.96

2-Man	03/28/2022	TD Visa	Visa DC		
Mar/22 DC		16-320 - Garage - Mtc/Supplies/Tc	Visa DC	209.72	
		16-806 - Library - Building Mainte	Visa DC	85.23	
		16-455 - York Landfill -Hazardous	Visa DC	50.00	
		16-310 - Roads-Supplies	Visa DC	10.17	
		19-601 - Admin-Cap-Mun Bldg Re	Visa DC	63.95	
		16-778 - Water Maintenance	Visa DC	693.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	117.40	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	135.78	1,230.28

3-Man	01/26/2022	TD Visa	Visa EF		
Jan/22 EF		11-223 - Due to Due (from) Library	Visa EF	422.26	
		16-790 - Recreation Cmttee-Progr	Visa EF	64.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.15	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.27	494.14

4-Man	02/28/2022	TD Visa	Visa EF		
Feb/22 EF		11-223 - Due to Due (from) Library	Visa EF	854.22	
		16-790 - Recreation Cmttee-Progr	Visa EF	568.76	
		11-210-2 - A/R HST Receivable	HST Tax Code	62.82	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	72.66	1,485.80

5-Man	03/28/2022	TD Visa	Visa EF		
Mar/22 EF		11-223 - Due to Due (from) Library	Visa EF	191.64	191.64

6-Man	04/26/2022	TD Visa	Visa DC		
Apr/22 DC		16-337 - Bridges/Culverts-Good &	Visa DC	180.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.89	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	23.01	200.01

7-Man	05/26/2022	TD Visa	Visa EF		
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Report Date  
07/13/2022 12:25 PM

Municipality of Whitestone  
**List of Accounts for Ratification**  
As of 07/13/2022  
Batch: 2022-00056 to 2022-00058

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Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
May/22 EF		11-223 - Due to Due (from) Library	Visa EF	1,064.90	
		16-790 - Recreation Cmttee-Progr	Visa EF	472.79	
		11-210-2 - A/R HST Receivable	HST Tax Code	52.22	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	60.40	1,589.91
8-Man May/22	05/26/2022	Quadient Canada Ltd.	Postage		
		16-106 - Admin - Postage Expens	Postage	9.01	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.99	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.15	10.00
9-Man May 25/22	06/01/2022	Sun Life Assurance Company of	May/22 Payment		
		12-334 - Health Benefits	May/22 Payment	3,670.00	3,670.00
10-Man Jun/22 EF	06/27/2022	TD Visa	Visa EF		
		11-223 - Due to Due (from) Library	Visa EF	211.12	
		16-790 - Recreation Cmttee-Progr	Visa EF	889.10	
		11-210-2 - A/R HST Receivable	HST Tax Code	98.20	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	113.58	1,198.42
11-Man Jun 6/22	06/15/2022	Bell Mobility Inc.	Cell Phones		
		16-790-4 - Recreation - Swim Proq	Cell Phones	11.87	
		16-092 - Council - Miscellaneous	Cell Phones	39.94	
		16-322 - Cell Phone	Cell Phones	36.41	
		16-283-1 - Cell Phone	Cell Phones	34.02	
		16-322 - Cell Phone	Cell Phones	33.81	
		16-109 - Admin - Telephone	Cell Phones	67.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	24.66	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	28.52	247.94
12-Man June 16/22	06/29/2022	Bell Canada	Office Phone		
		16-109 - Admin - Telephone	Office Phone	238.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	26.32	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	30.44	264.60
13-Man June 15/22 MI	06/29/2022	Bell Canada	Maple Island Phone		
		16-720 - Maple Is. Hall - Telephon	Maple Island Phone	59.01	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.52	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	7.54	65.53
14-Man June 15/22 DCC	06/29/2022	Bell Canada	Dunchurch Comm Centre-phone		
		16-706 - Dunchurch Hall - Telephc	Dunchurch Comm Centre-pho	48.83	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.40	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.24	54.23
15-Man Jun 15/22 Fire1	06/29/2022	Bell Canada	Fire Hagerman Phone		
		16-237 - Station 1 - Telephone	Fire Hagerman Phone	69.21	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.64	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.84	76.85



Report Date  
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Municipality of Whitestone  
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Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
16-Man	06/29/2022	Bell Canada	Internet		
Internet Jun/22		16-162 - High Speed Internet	Internet	152.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.49	169.44
				Total for AP:	63,069.75

Report prepared for Council July 13, 2022

JUDITH MEYNTZ

## STAFF REPORTS



# Municipality of Whitestone

## Report to Council

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**Prepared for:** Council

**Department:** Finance

**Agenda Date:** July 19, 2022

**Report No:** FIN-2022-09

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**Subject:**

Budgetary Control Report for the six months ending June 30, 2022.

**Recommendation:**

THAT the Council of the Municipality of Whitestone does hereby receive report FIN-2022-09 for information purposes;

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

**Analysis:**

**Revenues**

Approximately 36% under budget (unfavourable) for the six months ending June 30, 2022.

Final Ratepayer Billing to occur in July 2022. Federal and Provincial funding still to be received.

**Expenses**

Approximately 58% under budget (favourable) for the six months ending June 30, 2022.

**Capital**

Approximately 88% under budget (favourable). The majority of the spending for these projects is expected near the end of Q3.

**Financial Considerations:**

Revenue, Operating and Capital budgets are under budget for the six months ending June 30, 2022 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 Revenues, Expenses, Capital**

Municipality of Whitestone 2022 Proposed Budget Report	2021 Approved Budget	2021 Actuals	2022 Proposed Budget	Actual 2022	Var Fav -(Unfav)
<b>Revenue</b>					
14-110 - Taxation Revenue: General Levy	2,951,654	2,944,247	3,071,087	3,071,087	
14-210 - English Public School Taxes	961,537	963,792	968,336	494,563	
14-310 - French Public School Taxes		2,451		1,383	
14-315 - English Separate School Taxes					
14-430 - In Lieu of Taxes	8,451	8,916	7,317		
14-431 - Supplemental Taxes	23,038	46,330	32,000		
14-432 - Supplemental Taxes - English Public	7,900	14,911			
15-100 - Interest Earned from Bank Balance	7,000	3,926	4,000	4,160	
15-110 - LCBO Rent	10,560	10,560	10,560	5,280	
15-121 - Nomination Fees				500	
15-310 - Miscellaneous Office Revenue	5,000	9,163	8,000	3,803	
15-310-1 Insurance Claim-Dunchurch Hall					
15-329 Roads Damage Deposit		-		11,000	
15-330 - Roads Revenue	3,500	2,350	2,500	6,050	
15-335 Miscellaneous Revenue				1,040	
15-330-1 - Cemetery Fees (Fairholme)					
15-346 - Garbage Tipping Fees	35,000	24,444	20,000	765	
15-346-1 LandFill York POS				1,610	
15-346-2 LandFill AULD POS				5,590	
15-346-5 - Scrap Metal		39,475	25,000		
15-360 - Dunchurch Hall Misc. Revenue					
15-370 - Recreation Revenue	1,550	482	500	275	
15-370-1 Recreation Donations					
15-370-2 Recreation-Walk Fit-Reserve					
15-371 - Hall Rental Revenue		560	1,000	338	
15-373 - After School Program	19,038	11,888	15,000	7,128	
15-380 - Planning & Zoning Revenue	22,000	37,389	22,000	9,499	
15-381 - Consents-Road Upgrades					
15-382 - Road Closing Revenue					
15-383 - Unrecorded Revenue					
15-384 - Farleys Parking Permits	1,000	1,190	1,200	805	
15-385 - Rental Units	2,500	4,000	4,000	2,600	
15-390 - Dog Tags	750	640	1,000	1,240	
15-391 - Kennel License		75	75		
15-395 - Community Development Revenue				220	
15-396 - 9-1-1 Revenue	350	640	350	110	
15-401 - Grants-Provincial (Cannabis)	5,000	5,000			

<b>Municipality of Whitestone 2022 Proposed Budget Report</b>	<b>2021 Approved Budget</b>	<b>2021 Actuals</b>	<b>2022 Proposed Budget</b>	<b>Actual 2022</b>	<b>Var Fav -(Unfav)</b>
15-502 - Railway ROW	27,244	27,244	27,244	33,381	
15-503 - Grant-Waste Diversion Ontario	17,500	38,078	20,000	17,381	
15-503-1 - Ontario Electronic Stewardship	-	211		260	
15-504 - Ontario Municipal Partners Fund	988,100	988,100	988,300	494,150	
15-504-2 -Safe Restart Program	78,273	78,273			
15-504-3 - Modernization Grant		15,881		9,571	
15-507-3 - OCIF - Capacity Program	50,000	50,000	100,000	100,000	
15-505-2NOHFC - Nursing Station			500,000		
15-505-5NORDS - Gravel - 2022/2021			238,798	238,783	
15-505-6 ICIIP COVID - Nursing Station			100,000		
15-507-8 - Invasive Species	1,000	1,000		1,085	
15-505-5 - Summer Student	8,960				
15-508 - Federal Gas Tax Revenue	113,957	113,957	58,102		
15-509-1 - Trillium Grant Revenue-Library Exp	15,000				
15-509-3 - FedNor Funding - Library Expansion	37,330				
15-510 - Aggregate Resource Lic Fee	5,600	6,503	6,500		
15-510 - 5 - Provincial Offences Revenue	750	7,901	5,500		
15-511 - Court Security Program	2,800	195			
15-520 - Prov - MNR - Fire					
15-522 - Fire Revenue(MTO on site)	12,050	7,969		3,476	
15-525 - Fire - Smoke Alarms/Carbon Monoxide	500	322	500		
15-527 - Fire-Helipad Maintenance	3,500	3,500	3,500		
15-571 - Recreation Revenue - Thrift Shop	13,000		13,000	4,516	
15-571-2-Seniors Xmas Revenue					
15-720 - Licences/Permits	84,000	188,368	100,000	81,794	
15-721 - Tax Certificates	2,100	3,025	3,000	915	
15-722 - Trailer Licence Fees					
15-750 - Penalty/Interest	50,000	57,974	58,000	27,214	
15-751 - Shore Road Allowance Revenue	5,000	9,960	10,000	2,000	
15-752 - Concession Road Allowance Revenue					
15-753 - Parkland in Lieu Payments		28,950			
15-754 - Parkland Interest Income		674			
15-770 - Sales (Land)		120,000	4,000		
15-773 - Nursing Station Maintenance Revenue	1,062	1,200			
15-790 - Transfer Between Funds -Capital	118,359	93,359	510,400		
15-790 - Transfer Between Funds - Operating					
15-842 - Rezoning Revenue					
15-816 - Tandem Snow Plow					
15-796 Canning Road Reconstruction		127,611			



<b>Municipality of Whitestone 2022 Proposed Budget Report</b>	<b>2021 Approved Budget</b>	<b>2021 Actuals</b>	<b>2022 Proposed Budget</b>	<b>Actual 2022</b>	<b>Var Fav -(Unfav)</b>	
15-793 - Bunny Trail Culvert Financing						
15-797-Library Financing-Donations	5,000	5,000				
15-798 Nursing Station Expansion Donations			253,769	194,515		
15-798 Nursing Station Transfer from Deferred Revenue			47,731	49,006		
15-799 Balsam Rd Surface Treatment Financing		115,000				
15-822 Boakview Bridge Repairs Financing	85,000					
15-799 Balsam Rd Surface Treatment Financing	162,420					
15-799 Balsam Rd Surface Treatment Financing	82,900					
15-825-2022 Financing for facility			165,000			
15-826-2022Bank Financing for Backhoe			185,000			
15-827 2022 Financing for Roads Debt			78,498			
<b>Total Revenue</b>	<b>6,037,233</b>	<b>6,222,684</b>	<b>7,670,767</b>	<b>4,887,091</b>	<b>(2,783,676)</b>	<b>-36%</b>

**Municipality of Whitestone  
2022 Proposed Budget**

	2021 Approved Budget	2021 Actuals	2022 Proposed Budget	2022 Actual As of Jun 30 2022	ATTACHMENT A Var Fav -(Unfav)
<b>Expenses</b>					
<b>General Government</b>					
16-090 - Council -Fees	111,051	107,908	116,753	56,645	
16-091 - Council - Travel	1,500		750		
16-092 - Council - Miscellaneous	2,000	2,168	2,000	698	
16-100 - Admin - Salaries & Benefits	531,607	525,713	589,226	299,918	
16-102 - Admin - Travel Expenses	1,000	20	500	136	
16-103 - Admin - Membership/Subscriptions	7,650	5,852	7,500	4,660	
16-104 - Admin - Training Expenses	5,100	7,975	3,000	569	
16-105 - Admin - Public Relations Allowance					
16-106 - Admin - Postage Expenses	13,069	11,240	12,000	3,450	
16-107 - Admin - Insurance	18,375	26,116	27,422	28,130	
16-108 - Admin - Advertising	7,500	14,999	8,000	3,402	
16-109 - Admin - Telephone	4,590	4,358	4,200	2,216	
16-110 - Admin - Office Supplies	9,000	10,665	9,000	4,593	
16-110-2 - Admin - Cash Over/Under	-				
16-113 - Admin - Office Equipment	1,568	5,739	7,500	7,732	
16-115 - Admin - Computer Supplies/Support	25,000	27,062	27,000	17,498	
16-116 - Admin - Tax Notices \Forms	1,500	814	1,000	827	
16-117 - Admin - Tax Registrations		153			
16-118 - Admin - Financial Expense	4,500	17,405	10,000	3,855	
16-119 - Admin - MPAC Fees	79,219	79,219	78,246	39,123	
16-120 - Admin - Legal Expenses	25,000	24,644	20,000	16,856	
16-120 - 1- Admin - Auditor	14,000	10,584	14,000	2,926	
16-121 - Admin - Election	1,500	1,234	25,000	3,608	
16-122 - Admin - Donation	6,840	10,490	7,500	7,850	
16-123 - Admin - Volunteer Appreciation	9,200	4,443	9,200	540	
16-124 - Admin - Taxes Written Off	-	8,486	5,000	2	
16-125 - Admin - Re-Assessment					
16-126 - Admin - Communications	9,200	3,859	4,000	1,043	
16-131 - HR Contingency	5,000	(706)	5,000	3,658	

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A	
	Budget		Budget		Var	
16-133 - Contingency - Professional Drawings	-					
16-141 - Water Testing	-					
16-150 - Office - Heating/Hydro	8,000	4,028	7,000	5,261		
16-151 - Office - Building Maintenance	3,500	321	2,500	334		
16-153 - Office - Janitorial Supplies	1,000	296	500	186		
16-155 - Admin/Fire-Debenture Payments	-					
16-155-2 - Admin/Fire Complex Loan Interest	-					
16-161 - Web Site - Maintenance/Wages			750	6,696		
16-162 - High Speed Internet	2,500	2,051	2,000	2,088		
<b>TOTAL GENERAL GOVERNMENT</b>	<b>909,970</b>	<b>917,135</b>	<b>1,006,547</b>	<b>524,501</b>	<b>482,046.05</b>	<b>48%</b>

**Protection to Persons & Property**  
**Fire**

16-201 - Fire - Firefighters Wages	83,108	84,377	88,512	37,721		
16-202 - Fire - Training	7,000	2,698	7,000	707		
16-202-1 Fire - New Recruitments	20,000	4,172	20,000			
16-203 - Fire - Advertising	100		100			
16-204 - Fire - Workplace Safety Ins	7,500	7,420	7,500	-214		
16-205 - Fire - Ambulance Dispatch	4,179	3,858	4,179	507		
16-206 - Fire - Insurance	20,672	29,380	30,849	34,055		
16-206 - 1 Fire - Insurance Helipad Ins	2,214	2,214	2,230			
16-207 - Fire - Drivers Exams	600	24	600	90		
16-208 - Fire - Prevention/Education	2,160	1,930	2,160	677		
16-209 - Fire - Memberships/Mutual Aid	545	499	545	390		
16-209 - 1- Fire - Engineering	4,000		-			
16-210 - Fire - Misc	2,230	466	2,000	907		
16-211 - Fire Extinguish Services MNRF						

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A
	Budget		Budget		Var
16-212 - Fire - Radio Tower & Air	1,896	1,797	1,896	958	
16-213 - Fire - Radio Licenses	1,400	727	1,000	751	
16-216 - Fire - Permits	3,000	2,544	2,600		
16-218 - Fire - Stand Pipe	500		500		
16-219 - Fire - Air Bottle Hydrostating	1,000	812	1,000		
16-220 - Forest Fire Expense (MNR)	400	231	400		
16-222 - Fire - Bunker/Safety/Uniforms	5,800	5,040	5,800	363	
16-222-1 Fire - Turnout/Repair/Cleaning	2,400	904	2,400	-37	
16-223-3 Fire - CPA Fire Cost	1,086	1,075	1,086	1,075	
16-225 - Fire - Hose Replacement	1,000	1,163	1,000		
16-227 - Fire - Office Supplies		171		293	
16-229 - Fire - Mileage	200		200		
16-230 - Fire - Helipad Snow Plowing	6,092	1,639	-		
16-232 - Station 1 - Hydro	2,900	4,103	2,900	2,177	
16-233 - Station 1 - Minor Purchases	3,600	7,740	3,600	777	
16-234 - Station 1 - Fuel & Oil	5,000	6,821	7,000	2,132	
16-235 - Station 1 - Boat 1	554	652	554		
16-236 - Station 1 - Heating	2,500	2,118	2,500	2,381	
16-237 - Station 1 - Telephone	2,700	898	900	532	
16-238 - Station 1 - Supplies	1,065	1,462	1,065		
16-239 - Station 1 - Building Maintenance	995	678	995	157	
16-240 Station 1 - Internet		2,051	850	1,207	To be allocated
16-241 - Station 1 - Inspections & Repairs	750		750		
16-242 - Station 1 - 5610 Insp/Repairs (Van)	2,000	1,816	2,000		
16-243 - Station 1 - Snowmobile Inspection/Repairs	200	30	200		
16-245 - Station 1 - Radio Equipment/Repairs	1,500	176	1,500		
16-248 - Station 1 - Pumper Inspection/Repairs	1,700	1,580	1,700		
16-250 - Station 1 - Truck #10	2,700	1,750	2,700	368	

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A Var	
	Budget		Budget			
16-251 - Station 2 - Hydro	1,255	1,168	1,255	473		
16-252 - Station 2 - Minor Purchases/Hose	3,400	4,351	3,400	1,132		
16-253 - Station 2 - Fuel & Oil	1,000	707	1,100			
16-254 - Station 2 - 5623 Insp/Rep (Van)	2,000	602	2,000			
16-255 - Station 2 - Boat 2	554	153	554			
16-256 - Station 2 - Heating	2,000	3,294	2,000	3,383		
16-257 - Station 2 - Telephone	835	867	835	439		
16-258 - Station 2 - Supplies	800	1,738	1,000	37		
16-259 - Station 2 - Building Maintenance	316	85	316	62		
16-260 - Station 2 - Grasscutting/Snow/Helipad Helipad Maintenance	3,500		2,000			
16-261 - Station 2 - Tanker Inspection/Repairs	1,700	550	1,700			
16-262 - Station 2 - Internet		662	700	358		
16-263 - Station 2 - Radio Equipment/Repairs	1,200	1,095	1,200	639		
16-264 - Station 2 - Snowmobile Inspection/Repairs	200	30	200			
16-265 - Fire Rating Signs (3)	650	219	650			
16-267 - Fire Pro	1,300	781	1,300	406		
16-268 - SCBA Testing	1,500	1,453	1,500			
16-269 - Cell Phone	300	300	400			
16-269-1 - Argo/Trailer	400	153	400			
16-271 Defibrillator Expense	1,500	1,344	1,500			
16-272-1 - Jaws Mtce/Training	500	-	500	142		
<b>Total Fire</b>	<b>232,156</b>	<b>204,564</b>	<b>237,281</b>	<b>95,048</b>	<b>142,233.09</b>	<b>60%</b>

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A	
	Budget		Budget		Var	
<b>Other Protection</b>						
16-270 - Emergency Plan	6,000	4,852	3,700	1,348		
16-272 - Biosphere Monitoring (GBB)	5,500	3,999				
16-273 - Animal Control	750	560	750	150		
16-273 - 1 - Wildlife Compensation Prog	2,000		750			
16-274 - Policing Levy	433,868	431,763	422,767	139,584		
16-275 - By-Law Enforcement	22,500	22,468	23,500	10,028		
<b>Total Other Protection</b>	<b>470,618</b>	<b>463,643</b>	<b>451,467</b>	<b>151,110</b>	<b>300,356.96</b>	<b>67%</b>
<b>Building Department</b>						
16-280 - Salaries	100,059	91,407	110,991	51,525		
16-279 - Building Department Truck Fuel	1,200	1,493	1,700	297		
16-281 Supplies	8,500	3,106	2,000	733		
16-283 Telephone/Net	-					
16-283-1 Cell Phone	450	465	450	209		
16-284 - Training/Seminar	1,000	117	1,000			
16-285 Memberships	600	7,408	6,000	5,088		
16-288 Planning Expenses	500					
16-290 - Truck Maintenance	1,780	2,388	7,500	7,260		
16-291-1 Mileage		32	0			
	<b>114,088</b>	<b>106,416</b>	<b>129,641</b>	<b>65,112</b>	<b>64,528.72</b>	<b>50%</b>
<b>TOTAL PROTECTION TO PERSONS &amp; PROPERTY</b>	<b>816,862</b>	<b>774,623</b>	<b>818,389</b>	<b>311,270</b>	<b>507,118.77</b>	<b>62%</b>



**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A Var
	Budget		Budget		
<b>Transportation Services</b>					
<b>Operating Expenses</b>					
16-301 - Roads - Wages	456,230	464,734	478,553	256,277	
16-302 - Roads - Benefits		-			
16-303 - Roads - Office-Supplies/Memberships	3,000	1,923	2,000	923	
16-304 - Roads - Office-Training	10,000	8,553	9,000		
16-306 - Roads - Office-Tower/Radio Licences	1,600	727	1,000	1,134	
16-310 - Roads - GPS Maintenance	2,900	557	1,000	177	
16-316 - Garage - Miscellaneous	2,500	900	2,500	-387	
16-320 - Garage - Mtc/Supplies/Tools	10,000	19,466	13,000	4,969	
16-321 - Garage - High Speed Internet	1,250	1,282	1,300	641	
16-322 - Roads - Cell Phone	1,000	1,647	1,300	462	
16-323 - Garage - Hydro	2,000	1,889	2,000	1,380	
16-324- Garage - Telephone	1,600	2,609	800		
16-329 - Garage - Heating	7,500	6,306	8,000	8,040	
16-331 - Garage - Insurance	1,011	1,436	1,508	1,547	
16-334 - Garage - Bldg Mtce	4,000	4,610	5,000	689	
16-337 - Culverts - Goods & Services	13,000	1,018	12,000	180	
16-343 - Road Side Brushing	20,000	14,715	17,000	10,016	
16-342 - Invasive Species	5,000	1,900	2,500		
16-344 - Road Sweeping	3,000	964	4,000	1,915	
16-345 - Road East Townline Washout		29,660			
16-350 - Ditching - Goods & Services	14,000	8,999	14,000		
16-355 - Beaver Dams - Goods & Services	1,000	100	500		
16-360 - Hardtop Patching - Goods & Services	4,500	3,323	4,500	2,222	
16-365 - Grading - Goods & Services	2,100	2,220	2,500		
16-370 - Dust Control - Goods & Services	47,500	40,581	46,000	11,326	
16-375 - Gravel - Summer Maintenance	171,800	142,495	180,000	19,268	
16-380 - Snow Plow - Goods & Services	5,000				
16-386 - Sanding/Salting - Goods & Services	35,000	30,019	38,000	1,139	
16-389 - Road Side Grass Cutting	5,100	5,104	5,400		

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A Var
	Budget		Budget		
16-390 - Washout Repairs	-				
16-391 - Sign/Safety - Goods & Services	5,100	8,792	8,000	1,587	
16-393 - 4 X 4 Truck - Maintenance	7,500	18,995	4,000	3,774	
16-394 - 4 X 4 Truck - Fuel	5,000	6,695	3,500	2,001	
16-394 - 1 - Dodge Ram 2018 Mtc	3,000	1,649	3,000	345	
16-394 - 2 - Dodge Ram 2018 Fuel	2,500	2,557	2,500	1,786	
16-396 - Misc - Goods & Services	10,000	-		9,083	To be allocated
16-398 - Turn Around Upgrades	5,000	3,373	3,000		
16-399 - Boat Launches	1,500	4,410	3,500	748	
16-400-7 CN Crossing Construction	-	327			
16-402 - Tandem Freightliner - Maintenance	16,500	46,282	24,000	16,511	
16-403 - Tandem Freightliner - Fuel	10,000	12,508	12,000	8,860	
16-404 - Single Axle Freightliner - Maintenance	10,500	19,087	13,500	11,260	
16-404-1 - Single Axle Freightliner - Fuel	8,000	11,056	10,000	10,104	
16-404-2 Freightliner - Snow Plow Fuel	3,500	18,085	11,000	8,251	
16-404-3 Freightliner - Snow Plow Mtce	6,500	984	10,000	2,369	
16-408-1New One Ton Fuel			3,500	1,927	
16-405 - Harris Lake Road Association	1,200	1,200	1,200		
16-409 - Tandem International - Maintenance	8,000	21,747	8,000	6,433	
16-411 - Tandem International - Fuel	7,500	6,531	6,500	533	
16-412 - Float Maintenance	1,000	987	1,000	235	
16-415 - Steam Jenny Maintenance	255	-			
16-416 - Steam Jenny Fuel	255	-			
16-414 - Bunny Trail RR X - Maintenance	4,000	3,265	4,000	1,959	
16-421 - Grader - Maintenance	16,000	26,850	30,000	17,931	
16-423 - Grader - Fuel	7,500	12,261	13,000	5,380	
16-426 - Backhoe - Maintenance	15,500	26,605	13,000	11,624	
16-426-1New Backhoe Maintenance			1,000	147	
16-427 - Backhoe - Fuel	6,000	7,043	3,000	3,969	
16-427-1New Backhoe Fuel			4,000		
16-439 - Street Lights	3,570	3,977	4,000	1,562	
16-440-4 Roads Grant	83,749	83,730	87,649	32,623	

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A	
	Budget		Budget		Var	
<b>Loans/Debentures</b>						
16-441-11 Tandem Plow Loan(Freightliner)	77,102	77,102	77,102	38,551		
16-441-5 Roads Garage Debenture	37,281	37,281	37,281	18,640		
16-441-7 Bunny Trail Culvert Debenture	9,996	10,503	19,992	9,996		
16-441-9 Bunny Trail Construction Debenture	60,366	60,366	59,198	29,733		
16-442 1 Canning Road Debenture	4,832	4,832	9,664	4,832		
16-442-2 Balsam Road Debenture	4,832	4,832	9,664	4,832		
16-441-12 2022 Backhoe Loan			10,030			
16-442-3 Boakview, Whitestone, Bunny Trail DEB			14,120			
16-442-4 2022 Roads Construction Loan (interest)			600			
Municipal Facility Construction Loan (Interest)			1,238			
New One Ton Maintenance			1,000			
<b>TOTAL TRANSPORTATION SERVICES</b>	<b>1,275,128</b>	<b>1,341,650</b>	<b>1,381,098</b>	<b>589,506</b>	<b>791,592.56</b>	<b>57%</b>
<b>Environmental Services</b>						
16-444-2 - Landfill Wages	134,988	116,500	91,958	35,976		
16-444-1 - York Landfill - Training	1,500	25	500			
16-444 - York Landfill - Miscellaneous	11,000	3,567	2,500	103		
16-445 - York Landfill - Wages/Benefits						
16-446 - York Landfill - Supplies	3,500	1,442	2,500	556		
16-446 - 1 York Landfill - Hydro	850	587	700	159		
16-447 - York Landfill -Compaction/Cover	17,687	13,493	7,000	3,373		
16-448 - York Landfill - Recycling	35,000	19,901	20,000	13,344		
16-449 - York Landfill - Site Upgrade	1,500					
16-452 - York Landfill - Maintenance	3,000	1,634	2,000	438		

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A	
	Budget		Budget		Var	
16-452-2 - York Landfill - Compactors Maintenance	2,000	4,013	4,000	3,491		
16-453 - York Landfill - Snow Removal	-					
16-455 - York Landfill - Hazardous Waste	10,000	10,606	11,000	4,207		
16-456 - York Landfill - Monitoring	10,000	13,322	12,500	4,261		
16-457 - York Landfill - Heating	750	213	750	541		
16-457 - 1 - York Landfill - Internet	1,929	1,712	1,900	804		
16-459 - York Landfill - Bulk Waste	10,000	10,240	9,000	3,073		
16-460 - York/Aulds Landfill - Brush Grinding	-					
16-466 - Auld Landfill - Supplies	1,500	773	1,000	317		
16-466-1 Auld Landfill - Hydro	1,000	854	1,000	528		
16-467 - Auld Landfill - Compaction/Cover	7,500	8,974	7,000	3,373		
16-468 - Auld Landfill - Recycling	16,000	22,374	17,000	2,096		
16-469 - Auld Landfill - Site Upgrade	1,500		0			
16-471 - Auld Landfill - Bulk Waste	2,500	10,133	8,000	3,181		
16-472 - Auld Landfill - Brushgrinding		9,016	9,500			
16-473 - Auld Landfill - Maintenance	500	1,609	2,000	92		
16-473-1 - Auld Landfill - Compactors Maintenance	2,000	(272)	2,000			
16-474 - Auld Landfill - Snow Removal	-					
16-476 - Auld Landfill - Miscellaneous/Training	1,500	223	500			
16-477 - Auld Landfill - Hazardous Waste	-					
16-478 - Auld Landfill - Monitoring	5,000	5,317	7,500	3,068		
16-479 - Auld Landfill - Heating	520	384	500	526		
16-479 - 1 - Auld Landfill - Internet	855	944	1,000	300		
16-483 - WahWashKesh Dam	816		2,500			
16-486 Wah-Wash-Kesh Land Use	187	93	200			
16-485 - Harris Lake Depot	510	7,632	2,500			
16-458 - Parry Sound Industrial Park	14,590	14,590	14,590			
16-484-1Benthic Monitoring			5,700	2,818		
16-484 - ICECAP			10,500	2,575		
16-484-2 Lake Planning			5,000			
16-484-3 Misc. Initiatives			3,000	500		
<b>TOTAL ENVIRONMENTAL SERVICES</b>	<b>300,182</b>	<b>279,901</b>	<b>267,298</b>	<b>89,700</b>	<b>177,598.38</b>	<b>66%</b>

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved Budget	2021 Actuals	2022 Proposed Budget	2022 Actual As of Jun 30 2022	ATTACHMENT A Var	
<b>Health Services</b>						
16-549 - Health Unit Operating (Levy)	29,490	29,490	30,459	15,132		
16-550 - Ambulance Levy	187,304	187,304	198,506	198,506		
<b>Total Health Services</b>	<b>216,794</b>	<b>216,794</b>	<b>228,965</b>	<b>213,638</b>	<b>15,326.60</b>	<b>7%</b>
<b>Cemetery</b>						
16-501 - Cemetery - Audit						
16-501 - 1 Cemetery - Staking Fees	400	1,573	1,500	800		
16-502 - Cemetery - Memberships	340	243	340	159		
16-502 - 1 - Cemetery - Travel Expenses/Training		427				
16-502 - 2 - Cemetery - Software	1,500		750			
16-538 - Cemetery - Secretary/Treasurer						
16-505 - Fairholme Cemetery - Grasscutting	2,500	1,420	2,700	15		
16-506 - Fairholme Cemetery - Materials/Misc	1,750	37	1,750	204		
16-512 - Maple Is Cemetery - Wages						
16-513 - Maple Is Cemetery - Materials/Misc	500		500			
16-515 - Maple Is Cemetery - Grasscutting	2,000	1,420	2,700			
16-519 - Whitestone Cemetery - Wages						
16-522 - Whitestone Cemetery - Materials	500		500			
16-524 - Whitestone Cemetery - Grasscutting	2,000	1,420	2,700			
<b>Total Cemetery</b>	<b>11,490</b>	<b>6,540</b>	<b>13,440</b>	<b>1,178</b>		
<b>TOTAL HEALTH SERVICES</b>	<b>228,284</b>	<b>223,334</b>	<b>242,405</b>	<b>214,816</b>	<b>27,588.83</b>	<b>11%</b>

**Municipality of Whitestone  
2022 Proposed Budget**

2022 Proposed Budget	2021 Approved Budget	2021 Actuals	2022 Proposed Budget	2022 Actual As of Jun 30 2022	ATTACHMENT A	
					Var	
Social & Family Services						
16-618 - Dist Soc Services (DSSAB) Levy	262,259	262,259	264,531	132,265		
16-628 - Belvedere Home - Operating (Levy)	40,717	40,706	72,105	36,053		
TOTAL SOCIAL & FAMILY SERVICES	302,976	302,965	336,636	168,318	168,317.56	50%
Recreation & Culture						
Facilities						
16-699 - Facilities - Wages	86,007	82,855	87,910	52,986		
16-702 - Dunchurch Hall - Supplies	5,000	1,417	1,300	1,127		
16-703 - Dunchurch Hall - Building Maintenance	7,500	3,892	2,500	3,978		
16-704 - Dunchurch Hall - Heating	3,500	3,619	4,000	3,097		
16-705 - Dunchurch Hall - Hydro	3,500	1,999	3,000	1,215		
16-706 - Dunchurch Hall - Telephone	1,200	585	600	347		
16-707 - Dunchurch Hall - Insurance	3,675	5,223	5,484	5,626		
16-707-1 - Facilities - Training	1,500	25	1,000			
16-708 - Dunchurch Hall - Cleaning Services	3,500					
16-709 - Dunchurch Hall - Grasscutting/Snow	-					
16-710 - Dunchurch Hall - High Speed Internet	1,300	1,282	1,300	641		
16-716 - Maple Is Hall - Supplies	150		300			
16-718 - Maple Is Hall - Building Maintenance	1,000		1,000	1,454		
16-719 - Maple Is Hall - Hydro	2,000	2,263	2,300	1,728		
16-720 - Maple Is Hall - Telephone/Internet	2,000	1,931	2,000	957		
16-725 - Maple Is Hall - Insurance	1,000	1,306	1,371	1,407		
16-727 - Maple Is Hall - Grass & Snow	-					
16-741 - Pavilion - Supplies	1,200	99	1,200	114		
16-741-1 - Pavilion Heating	1,200	1,051	1,200	830		
16-742 - Pavilion - Building Maintenance	2,000	8,156	3,000	756		
16-743 - Pavilion - Hydro	1,100	975	1,000	693		
16-745 - Pavilion - Insurance	2,500	3,264	3,428	3,516		
16-748 - Pavilion - Emergency Lighting	-					
16-751 - Ball Park - Supplies	-					
16-752 - Ball Park - Building Maintenance	-					
16-755 - Ball Park - Grasscutting	-					

**Municipality of Whitestone**  
**2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30 2022	ATTACHMENT A	
	Budget		Budget		Var	
16-761 - Maple Is Park - Supplies	-					
16-762 - Maple Is Park - Building Maintenance	-	87	150	854		
16-767 - Municipal Flowers	1,200	1,192	1,300	385		
16-768 - Storage Garage - Hydro	410		3,500			
16-769 - Facilities / Parks Maintenance	3,000	3,526	500	1,990		
16-771 - Grange - Building Maintenance	1,000					
16-772 - Grange - Grasscutting/Snow	-					
16-395 - Used Truck- Fuel	2,500	3,815				
16-395-1 - Used Truck- Maintenance	3,500	1,101				
16-775 - Facilities Truck - Maintenance		2,269	2,000	2,995		
16-776 - Facilities Truck - Fuel		415	4,000	1,947		
16-777 - Municipal Building Mtce	1,000	2,918	2,500			
16-778 - Water Maintenance	12,000	2,172	3,500	1,058		
16-779 - Water Testing	1,500	1,488	1,500	308		
16-781 - Dunchurch Dock - Beach Maintenance	1,000	687	2,000	1,425		
16-783 - Cell Phone	-					
16-784 - Mower Expense	1,000	1,395	1,000	313		
<b>Total Facilities</b>	<b>158,942</b>	<b>141,008</b>	<b>145,843</b>	<b>91,748</b>	<b>54,095.38</b>	<b>37%</b>





**Municipality of Whitestone  
2022 Proposed Budget**

	2021 Approved Budget	2021 Actuals	2022 Proposed Budget	2022 Actual As of Jun 30 2022	ATTACHMENT A Var	
<b>Library</b>						
16-802 - Library - Heating						
16-803 - Library - Expenses	88,150	89,507	93,636	55,988		
16-806 - Library - Building Maintenance	3,000	2,663	3,000	3,096		
<b>Total Library</b>	<b>91,150</b>	<b>92,170</b>	<b>96,636</b>	<b>59,084</b>	<b>37,551.94</b>	<b>39%</b>
<b>TOTAL RECREATION &amp; CULTURE</b>	<b>288,642</b>	<b>252,068</b>	<b>298,129</b>	<b>164,730</b>	<b>133,398.89</b>	<b>45%</b>
<b>Planning &amp; Development</b>						
16-811 - Nursing Station Expenses	1,568	1,759	1,500	846		
16-818 - 911 Expenses	1,673	214	500			
16-819 - 911 Levy	2,394	2,400	2,400	1,207		
16-841 - Parry Sound Planning Board	5,000	5,000	5,000	5,000		
16-843 - Planning & Development	44,529	47,623	40,000	16,352		
16-844 - Planning-Capital-Official Plan/Zoning		651	0			
<b>Total Planning &amp; Development</b>	<b>55,165</b>	<b>57,647</b>	<b>49,400</b>	<b>23,405</b>	<b>25,995.38</b>	<b>53%</b>
<b>Community Economic &amp; Development</b>						
16-845 - Tourism Orientation Destination Signs	2,422	4,983	5,000	6,250		
16-845-1 - Walking Trails - Maintenance/Land Use	500	137	500	270		
16-845-2 - CIINO	11,750	11,750	6,041			
<b>Total Community &amp; Development</b>	<b>14,672</b>	<b>16,871</b>	<b>11,541</b>	<b>6,520</b>	<b>5,021.33</b>	<b>44%</b>
<b>TOTAL PLANNING &amp; DEVELOPMENT</b>	<b>69,837</b>	<b>74,517</b>	<b>60,941</b>	<b>29,924</b>	<b>31,016.71</b>	<b>51%</b>

**Municipality of Whitestone  
2022 Proposed Budget**

	2021 Approved	2021 Actuals	2022 Proposed	2022 Actual As of Jun 30	ATTACHMENT A	
	Budget		Budget	2022	Var	
TOTAL OPERATING EXPENSES	4,191,881	4,166,193	4,411,443	2,092,765	2,318,677.75	53%
TOTAL CAPITAL EXPENSES	890,320	761,400	2,039,079	237,697	1,801,382.29	88%
TOTAL RESERVES	155,000	238,624	498,055	498,055	0.00	0%
TOTAL MUNICIPAL EXPENSES	5,237,201	5,166,217	6,948,578	2,828,518	4,120,060.04	59%
School Boards	961,537	981,154	968,336	495,946	472,390.00	49%
TOTAL EXPENSES MUNICIPAL & SCHOOL	6,198,738	6,147,371	7,916,914	3,324,464	4,592,450.04	58%
REVENUES	6,037,233	6,222,684	7,670,767	4,887,091	-2,783,676.01	-36%
	(161,505)	75,313	(246,146)			

Proposed Capital Budget & Special Projects & Five Year Forecast					2022 Actual as of Jun 30,2022	2022
DEPARTMENT	PROJECT					
<b>General Government</b>						
	Computer Upgrades for Office		19-100			18,400
	Community Centre Communications		19-110			40,000
	AMP Consultant - Phase 2					
	AMP Facilities Assessment		19-111			45,000
	Consultant - HR Policy Handbook		19-112			9,000
	Scanner/Printer for Building Drawings		19-113			25,000
	Health & Safety Policy Update		19-114			6,000
Sub-total						<b>143,400</b>
<b>Fire Department</b>						
	Helipad Improvements		19-205			14,000
	Tanker 2 Replacement Tires		19-206			2,500
	Replace Fire Truck					
Sub-total						<b>16,500</b>
<b>Public Works Misc</b>						
	Bridge and Structure Inpsections		19-327			
	Structure Maintenance		19-308			60,000
	Digital Radar Sign		19-310			5,000
Carry Over	Sidewalks		19-328			8,000
Carry Over	Fuel Pumps - Public Works Garage		19-330			11,000
Sub-total						<b>84,000</b>
<b>Roads and Bridges</b>						
	Farleys Road, Hwy 124 to Dobson Rd	Ditching and Culverts	19-351-1		6,747	20,000
	Canning Rd, Karbehuwe Ln to End	Slurry Seal	19-351.1			40,000
	Whitestone Lake Road, Hwy 520 to Whitestone Lake Resort	Slurry Seal	19-351-3			48,600
	Maple Island Rd, Hwy 520 to Shady Maple Trail	Ditching and Culverts, Pulverize, gravel	19-351-4			120,000

					2022 Actual as of Jun 30,2022	<b>2022</b>
<b>Proposed Capital Budget &amp; Special Projects &amp; Five Year Forecast</b>						
<b>DEPARTMENT</b>	<b>PROJECT</b>					
	York St, Hwy 124 to Landfill	Crack Seal 2022 Slurry Seal 2023	19-351-5			8,000
	Maple Island Rd, Hwy 520 to Shady Maple Trail	Surface Treatment				
	Bunny Trail, Railway Crossing to Boakview	Crack Sealing, Slurry Seal				
	Shakell Rd, Grey Owl Rd to East End	PGDHF				
	Grey Owl Rd, Grey Owl Rd to East End SS	Slurry Seal				
	Maple Island CSP 0.31 kms N Hwy 520	Guide Rail Repairs				
	Aulds Road Bridge	Replace retaining wall, deck, curb guide rail				
	Maple Island Bridge Seasonal Road	Replace ballast wall, cribs, guide rail, railing				
	Ladd Road Bridge	Replace ballast wall, deck, paint steel girders, install guide rail				
	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						<b>236,600</b>
<b>Fleet</b>						
	Grader					
	Tandem Plow					
	Heavy Duty Pick Up with Plow net of trade		19-343		77,834	73,000
	Pickup Truck					
	Backhoe		19-345			185,000
	Power Broom					
	Plate Packer		19-346			15,000
	Water Tank for Tandem Truck		19-347			22,000

Proposed Capital Budget & Special Projects & Five Year Forecast					2022 Actual as of Jun 30,2022	2022
DEPARTMENT	PROJECT					
Sub-total						295,000
Landfill						
Sub-total						0
Facilities						
Carry Over	Electronic Notice Sign at CC		19-714		32,185	20,000
Library						
	Electronic Sign at Library		19-553		13,241	25,000
Sub-total						45,000
Recreation						
	Installation of Sunshades		19-808			3,000
	Gate for Ball Park		19-810			3,000
	Gooseneck Lake Dock		19-811			15,000
	Pick Up Truck					
Sub-total						21,000
Other						
Carry Over	Municipality Facility Renovation		19-601		72,230	165,000
	Nursing Station		19-701		30,460	917,079
	Purchase of Property				5,000	115,500
	Pool & Wellness					
Sub-total						1,197,579
TOTAL					237,697	2,039,079





# Municipality of Whitestone

## Report to Council

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**Prepared for:** Council

**Department:** Finance

**Agenda Date:** July 19, 2022

**Report No:** FIN-2022-10

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**Subject:**

2022 Budget Amendment – Property Purchase - 2125 Hwy. 124, Dunchurch

**Recommendation:**

THAT the Council of the Municipality of Whitestone does hereby receive FIN-2022-10 - 2022 Capital Budget Amendment;

AND THAT capital project "Property Purchase - 2125 Hwy. 124, Dunchurch" at a cost of \$695,000 be added to the 2022 Capital Budget;

AND THAT financing from the Toronto Dominion Bank in the amount of \$695,000 be added to the 2022 Capital Budget.

**Analysis:**

The Council of the Municipality submitted an offer for the purchase of 2125 Hwy. 124 Dunchurch, which has been accepted. As this purchase was not included in the 2022 Capital Budget, it is necessary to amend the 2022 Capital Budget with both the cost of this project, and the proposed funding.

The 2022 Capital Budget will therefore be amended to add Property Purchase - 2125 Hwy. 124, Dunchurch for \$695,000 as a project, with funding to be provided through a Toronto Dominion Bank loan in the amount of \$695,000.

**Financial Considerations:**

The updated 2022 Annual Repayment Limit for the Municipality of Whitestone is \$628,524. Funding the purchase of the property through bank financing at 5.15% (5 year rate provided by TD Bank as of July 12, 2022 and subject to change) amortized over 15 years will result in a



repayment of \$66,605.64 annually. A 1% increase to 6.15% would increase the annual repayment to \$71,055.36.

For 2022, the loan repayment for 4 months will be approximately \$22,201.88 (based on 5.15% five-year rate) which, with other incidental costs, will be funded through the overall 2022 Operating Budget year-end surplus/deficit.

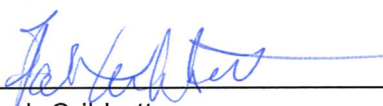
**Next Steps:**

Close the property purchase and acquire the loan from the TD Bank.

**Link to Strategic Plan:**

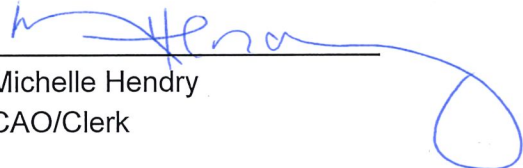
2. Fiscal Responsibility and Accountability

**Respectfully submitted by:**

  
\_\_\_\_\_  
Barb Cribbett  
Financial Consultant

  
\_\_\_\_\_  
Maneesh Kulal  
Treasurer / Tax Collector

**Reviewed by:**

  
\_\_\_\_\_  
Michelle Hendry  
CAO/Clerk



# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** Building

**Agenda Date:** July 19, 2022

**Report No:** BLDG-2022-03

### Subject:

Building Services update and Building Permit activity – April 1 to June 30, 2022.

### Recommendation:

THAT the Council of the Municipality of Whitestone does hereby receive report BLDG-2022-03 (Building Services update and Building Permit activity – April 1 to June 30, 2022) 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, 2022),
- The general activities of the Building Department.

### Analysis:

From April 1<sup>st</sup> to June 30<sup>th</sup>, 2022, the Municipality received a total of fifty-nine (59) building permit applications which is up ten (10) for the same period last year. The total number of building permit applications received from January 1<sup>st</sup> to June 30<sup>th</sup> is eighty-seven (87) which is up five (5) from the same period last year.

The number of permits for new construction issued from April 1<sup>st</sup> to June 30<sup>th</sup> to date is fifty (50) which is down three (3) for the same period last year. Additionally, nine (9) demolition permits were issued. The total number of building permits for new construction issued from January 1<sup>st</sup> to June 30<sup>th</sup> is sixty-one (61) which is down eleven (11) from the same period last year. See Schedule "A" for 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
- Training sessions for the Cloud Permit program. Implementation is of Cloud permitting is planned for the Fall of 2022.

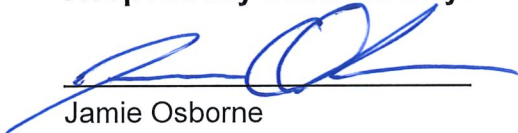
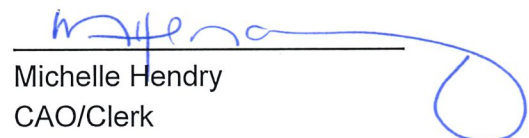
From January 1<sup>st</sup> to June 30<sup>th</sup> twenty-four (24) building permit files have been closed. Additionally, nine (9) occupancy permits were issued.

**Financial Considerations**

Construction value to date (January 1 – June 30) is \$6,278,338.00

**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

<u>2022 Month to Month Statistical Review</u>	# of Permits	Construction Value	# of Permits	Construction Value	# of Permits	Construction Value	
<b>Residential:</b>	<b>APRIL</b>		<b>MAY</b>		<b>JUNE</b>		
Single Family Dwelling (SFD)			4	\$1,157,785.00			
Seasonal Dwelling (Cottage)			2	\$409,863.00	5	\$1,590,000.00	
Renovation/Addition	4	\$480,000.00	5	\$251,210.00	4	\$117,800.00	
Garage/Shed			7	\$313,400.00	2	\$36,000.00	
Deck/Porch			2	\$55,000.00	5	\$57,300.00	
Docks			5	\$61,500.00	4	\$37,000.00	
Demolition	1	N/A	5	N/A	3	N/A	
<b>Commercial</b>			1	\$800,000.00			
<b>TOTAL</b>	<b>5</b>	<b>\$480,000.00</b>	<b>31</b>	<b>\$3,048,758.00</b>	<b>23</b>	<b>\$1,838,100.00</b>	<b>\$5,366,858.00</b>

### Comparable Statistics 2022-2019

<u>End of Q1 &amp; Q2 Combined Totals :</u>	# of Permits	Construction Value	
2022	70	\$6,278,338.00	as of June 30, 2022
2021	81	\$6,462,914.00	
2020	39	\$2,404,250.00	
2019	36	\$3,018,129.00	





# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** Public Works

**Agenda Date:** July 19, 2022

**Report No:** PW-2022-07

### Subject:

Contract award for the purchase of new Backhoe for Public Works

### Recommendation:

THAT the Council the Municipality of Whitestone receive Report PW-2022-07 (Contract award for the purchase of new Backhoe) for information;

AND THAT the Council of the Municipality of Whitestone does hereby award the contract for the supply and delivery of Backhoe to Brandt Tractor Ltd. in the amount of \$179,948.01 plus HST.

### Background:

RFP-2022-07 (Request for Proposal) was developed to the supply and deliver a backhoe. suitable for loading Public Works plow trucks, changing culverts and general road maintenance activities. The RFP-2022-07 was released on Friday June 17, 2022 and closed Friday July 07, 2022 at 12:00 p.m. The RFP was advertised on the Municipal website and in the Parry Sound North Star (June 30<sup>th</sup> edition) and, was sent to three (3) known dealers.

### Analysis:

Four (4) bids were received and opened and there were no late submissions.

	BIDDER	DESCRIPTION	BID (excluding HST)	Met RFP Minimum Specification Requirements
1	Brandt Tractor Ltd	John Deere 410L (2022)	\$ 179,948.01*	Yes
2	Brandt Tractor Ltd	John Deer 310L (2022)	\$ 159,384.20	No
3	Cat Tormont	Cat 420XE (2022)	\$ 177,980.77	Yes
4	GF Prestons Ltd	Cat 420 used (2019)	\$193,388.88	No

- \*includes a \$9,551.99 discount if order is placed before July 22, 2022

Proposals were checked for mathematical errors and conformity to the RFP requirements. No errors or omissions were noted during this analysis. The proposal from Brandt Tractor Ltd is compliant and recommended for award being the larger, and more powerful machine. Delivery is

expected September 2022. Service and maintenance will be done by Brandt, who currently services the John Deere grader.

**Financial Considerations:**

The Backhoe budget is \$185,000 (inclusive of HST, factoring in the HST rebate).

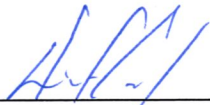
The total excepted cost of the Backhoe is as follows:

Tender	\$ 179,948.01
HST	\$ 23,393.24
HST Rebate	-\$ 20,226.16
<b>TOTAL</b>	<b>\$ 183,115.09</b>

**Link to Strategic Plan:**

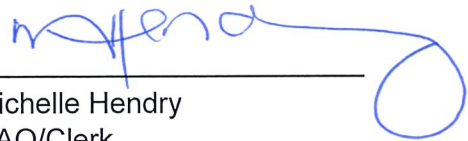
5. Maintenance of our Infrastructure

**Respectfully submitted by:**



David Creasor  
Manager of Public Works

**Reviewed by:**



Michelle Hendry  
CAO/Clerk

**Attachments - None**

## BY-LAWS



**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

**BY-LAW NO. 39-2022**

**Being a By-law to authorize the purchase of:**

**Firstly: Parcel 20372 Section SS; Part Lot 59, Concession B, Hagerman being Part Lot 5, Plan 61 West of Church Street; Part Lots 13-15, Plan 61 South of Main St., Part 1, 42R7285 & Part 6, 42R6495; s/t Part 6, Plan 42R6495 as in RO 75091; (PIN 52088-0311)**

**Secondly: Part Lot 59, Concession B Hagerman being Parts 1 and 2 Plan R11704; Whitestone (PIN 52088-1051) Municipally known as 2125 Highway 124, Dunchurch, (Assessment Roll No. 49 39 010 009 02700)**

**and**

**to authorize a loan in the amount of \$695,000 for payment towards the above referenced property.**

**WHEREAS**, Section 8 of the *Municipal Act*, 2001, as amended, gives a municipality broad authority to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS**, the Council of Municipality of Whitestone considers it necessary and desirable to acquire certain lands in the Municipality more particularly described in the Schedule attached hereto for municipal and public purposes:

**WHEREAS** Section 401(1) of the *Municipal Act*, 2001, as amended, permits municipalities to incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt; and

**WHEREAS** the Municipal Council of the Corporation of the Municipality of Whitestone now deems it expedient to borrow by way of a loan from the Toronto Dominion Bank for the purchase of a property as described in Schedule A hereto attached to this By-law; and

**WHEREAS** prior to the Council of the Corporation of the Municipality of Whitestone authorizing this borrowing, the Treasurer has calculated an updated limit for the Corporation using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs and Housing in accordance with the Ontario Regulation 799/94, as amended (the "Limit"), has calculated the estimated amount payable by the Corporation in respect of this borrowing would not cause the Corporation to exceed the Limit and has determined that the approval of the Local Planning Appeal Tribunal is therefore not required; and

**WHEREAS** where the loan is redeemed prior to maturity, such redemption does not affect the validity of any By-Law by which special assessments are imposed or installments thereof levied, the validity of such special assessments or levies, or the powers of the Council to continue to levy and collect same.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the Agreement of Purchase and Sale made between the Municipality and JNJ Developments Inc. as described in Schedule A attached hereto is hereby confirmed.
2. **THAT** the said Agreement of Purchase and Sale shall be completed substantially in accordance with its terms.
3. **THAT** the Treasurer of the Corporation shall borrow from the Toronto Dominion Bank, Barrie, Ontario Commercial Branch, and the principal amount shall be \$695,000.
4. **THAT** the rate of interest of the said loan shall be set by the bank from time to time over the life of the loan.
5. **THAT** the loan shall be dated August 2022 and the first approximately equal payment of principal and interest shall commence September, 2022 and continue monthly thereafter until the term of the loan has expired or unless the loan is paid sooner.
6. **THAT** all sums required to pay off the installments of principal of the loan and to pay interest thereon shall be levied and raised in the years 2022 to 2037.
7. **THAT** the Mayor and the Clerk are hereby authorized to take all action and execute all documents necessary to complete the said Agreement of Purchase and Sale and to give effect to this By-law.

**THAT** this By-law shall come into force and take effect upon passage thereof.

**Read a First and Second** time this 19<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
**Mayor** George Comrie

\_\_\_\_\_  
**CAO/Clerk** Michelle Hendry

**Read a Third** time and **Passed, Signed and Sealed** this 19th day of July, 2022.

\_\_\_\_\_  
**Mayor** George Comrie

\_\_\_\_\_  
**CAO/Clerk** Michelle Hendry

**SCHEDULE "A"**  
to  
By-law No. 39-2022

Firstly: Parcel 20372 Section SS; Part Lot 59, Concession B, Hagerman being Part Lot 5, Plan 61 West of Church Street; Part Lots 13-15, Plan 61 South of Main St., Part 1, 42R7285 & Part 6, 42R6495; s/t Part 6, Plan 42R6495 as in RO 75091; (PIN 52088-0311)

Secondly: Part Lot 59, Concession B Hagerman being Parts 1 and 2 Plan R11704; Whitestone (PIN 52088-1051)

Municipally known as 2125 Highway 124, Dunchurch

(Assessment Roll No. 49 39 010 009 02700)

## CORRESPONDENCE

West Parry Sound Recreation and Cultural Centre Board  
Open Meeting Minutes June 28, 2022

**Date:** June 28, 2022  
**Time:** 7:03 PM  
**Location:** via Zoom Video Conference

**Members Present:**

Chair Donald Sanderson  
Carling Councillor Terry Gilbert  
McDougall Mayor Dale Robinson  
McKellar Councillor Morley Haskim  
Parry Sound Mayor Jamie McGarvey  
Seguin Councillor Terry Fellner

**Alternate Members Present and Voting:**

Archipelago Councillor Rick Zanussi

**Regrets:**

Archipelago Reeve Bert Liverance  
Shawanaga Councillor Sherrill Judge  
Wasauksing Councillor Chance Pedoniquotte-King

**Steering Committee Members Present**

Archipelago CAO John Fior  
Carling CAO Kevin McLlwain  
McDougall CAO Tim Hunt  
McKellar Clerk Administrator Ina Watkinson  
Parry Sound CAO Clayton Harris  
Seguin CAO Jason Inwood

**Alternate Members Present:**

McKellar Mayor Peter Hopkins  
Seguin Mayor Ann MacDiarmid

**Staff Present:** Recording Secretary Rebecca Johnson, Zoom Meeting Host Cal Belchamber

**1. Agenda:**

**1.1 Move to Closed Meeting**

Prior to the scheduled open meeting, the Board moved to a meeting closed to the public per the following resolution:

**Resolution 2022-05**

**Moved by Mayor Robinson; Seconded by Mayor McGarvey**

THAT pursuant to Section 239(2) and (3) of the Municipal Act, S.O. 2001, c.25, as amended, the West Parry Sound Recreation and Cultural Centre Board moves to a meeting closed to the public in order to address matters pertaining to:

- k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board,  
**(Project Manager Contract, Funding Agreement with Whitestone, Negotiations Operating Agreement with YMCA)**

**Carried**

The Board adjourned to a Closed Meeting and resumed the Open Meeting at 7:24 PM

## **1.2 Additions to Agenda**

## **1.3 Approval of Agenda**

**Moved by Mayor Robinson; Seconded by Mayor McGarvey**

That the Agenda for the June 28, 2022 West Parry Sound Recreation and Cultural Centre Board is hereby approved as circulated.

**Carried**

## **1.4 Declaration of Pecuniary Interest – N/A**

## **1.5 Approval of Minutes**

**Moved by Councillor Haskim; Seconded by Councillor Gilbert**

That the Minutes of the March 30, 2022 West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated.

**Carried**

## **2. Business**

### **2.1. Chair's Report**

Chair Sanderson provided a brief verbal report noting that since the last Board meeting on March 30<sup>th</sup>, the Steering Committee has been busy undertaking important activities that are in-depth, complex, with many moving parts as seen in the briefing notes provided. Chair Sanderson thanked Steering Committee and staff for its support.

### **2.2 Matters from Closed Meeting**

#### **Resolution 2022-06**

**Moved by Councillor Fellner; Seconded by Mayor McGarvey**

That the Board Chair and Vice Chair be authorized to execute the project

management agreement substantially in the form attached with Gordon + Gordon Group Inc., the successful proponent of the RFP for owner's representative services and capital project management with a fixed fee of \$587,262.42, and

That a fee contingency not to exceed \$25,000 be allocated to the Gordon + Gordon Group Inc. fee, to accommodate the extended winter construction necessitated by the deferred project start date, and

That the contingency will only be accessed for the purposes of completing seasonal work that may not be finalized prior to April 28, 2025 as a direct result of the additional winter season added to the schedule.

**Carried**

### **2.3 Request to Transfer Future Pool Trust Fund from the Town to the Board**

Submitted by: Steering Committee

#### **Resolution 2022-07**

##### **Moved by McGarvey; Seconded by Councillor Gilbert**

That the Board approves that a formal request be sent to the Town of Parry Sound requesting the Town transfer the funds held in Trust to the Board, for a future recreation/pool facility.

**Carried**

### **2.4 Directors, Officers and General Liability Insurance**

Submitted by: Steering Committee

#### **Resolution 2022-08**

##### **Moved by Zanussi; Seconded by Councillor Fellner**

That the quote from BFL Canada Inc. through Lloyds of London for insurance coverage for Directors, Officers and General Liability be approved.

**Carried**

### **2.5 Preliminary 2022 Municipal Services Board Budget**

Submitted by: Steering Committee

Prior to a vote on the Resolution, Steering Committee Chair Clayton Harris gave



an overview of the proposed 2022 budget, giving more detail to that provided in the briefing report per the following:

- The capital budget cash flow will change because it is based on submission to ICIP as to when it was thought funds would be spent. The Project Manager will revisit project costs and timeline of the budget. An unknown at this time is how much funding partners will need to put out before funding is transferred from ICIP, and does ICIP make timely payments to claims.
- A total of \$111,000 is identified as ineligible for ICIP funding, including audit, legal, certain consultancy fees, insurance, administrative/finance/secretariate fees.
- Request for approval of the operations as commercial and thus 100% return of HST and PST on the capital construction costs, amounting to \$550,000 has been made of Revenue Canada. Of the ineligible expenses, a review by consultants to confirm status as a commercial operation is therefore considered important.
- Programming that is not defined as commercial is ineligible for HST & PST refund, and only 10% of the programming costs can be ineligible to maintain the commercial status; therefore, it is important for a review of the operating agreement with the YMCA. Day care is not considered commercial.
- Application has been made for charitable status which is anticipated to be approved.

#### **Resolution 2022-09**

##### **Moved by Councillor Fellner; Seconded by Councillor Zanussi**

That the MSB approve the attached Preliminary 2022 Budget; and  
That the Admin/Finance/Secretariate fee to the Town be reviewed annually.

**Carried**

## **2.6 Potential Funding Opportunity NOHFC**

Submitted by: Steering Committee

#### **Resolution 2022-10**

##### **Moved by Mayor McGarvey; Seconded by Councillor Gilbert**

That the Steering Committee be directed to submit a grant application to NOHFC through the Enhance Your Community Funding Stream; and  
That the Steering Committee be directed to inquire if there are any federal funding opportunities; and  
That the matching grant component of any NOHFC grant proceeds be generated through fundraising.

Based on concerns raised by Mayor MacDiarmid and echoed by Councillor Fellner regarding obtaining the matching grant component through fundraising, the following friendly amendment was proposed which was not objected to by the original movers and seconders:

**Moved by Mayor Robinson; Seconded by Councillor Zanussi**

That the last words in the resolution “through fundraising”, be replaced by the words “through partners, donations and/or fundraising”.

The amended resolution was voted on

**Carried as Amended**

**2.7 Impact of Construction Cost Increases on Approved ICIP Project**

Submitted by: Steering Committee

**Resolution 2022-11**

**Moved by Councillor Fellner; Seconded by Mayor Robinson**

That the Chair send a letter to ICIP and copy the local MP and MPP regarding additional financial support for approved ICIP projects.

**Carried**

**2.8 Responses to the Fundraising and Sponsorship Team Questions**

Submitted by: Steering Committee

**Resolution 2022-12**

**Moved by Mayor McGarvey; Seconded by Councillor Haskim**

That the responses to questions raised by the Fundraising and Sponsorship Team be received for information and discussion purposes.

**Carried**

**2.9 Fundraising and Sponsorship Team Update**

Fundraising and Sponsorship Team Chair Mayor Ann MacDiarmid introduced Co-Chair Richard Culverwell and spoke from a prepared power point presentation on the progress to date of the Fundraising & Sponsorship Team.

Mayor MacDiarmid concluded her presentation with a request that the Board pass the following two motions:

**MOTION 1**

That the Municipal Services Board agrees that The Fundraising Committee goal of earning \$10 million in new revenue for combined capital and ongoing operating costs (for 10 years) for additional swim lanes and amenities in the Wellness Centre be approved.

**MOTION 2**

That the Fundraising Committee, in consultation with the Steering Committee, will issue a Request for Proposal for a Sponsorship Consultant and bring a recommendation back to the Municipal Services Board for approval following the evaluation of proposals submitted by potential sponsorship firms.

Councillor Fellner reported that he was prepared to move both motions, but later withdrew upon concerns expressed by the rest of the Board members present that the proposal for additional swim lanes was not part of the approved project and should be referred to the Steering Committee for further analysis and recommendation.

**Resolution 2022-13**

**Moved by Mayor Robinson; Seconded by Mayor McGarvey**

That the motions be referred to the Steering Committee for review and recommendation.

**Carried**

**2.10 Branding RFP Update**

CAO John For provided a verbal update on the Branding RFP, noting that a previous resolution of the Board directed the Steering Committee to “issue an RFP for branding, website and digital asset development with an upset limit not to exceed \$30,000.” The RFP has now been prepared, is in final review, and is anticipated to be released next week.

CAOs Harris and Inwood responded to inquiries regarding design measures to address climate change and the environment through the construction process, and minimize cost overruns through project manager review and regular reporting to the Board on risk of overrun.

**Adjournment**

Chair Sanderson adjourned the meeting at 8:49 PM





**And Further That** should the current moratorium on accommodation reviews and school closures be lifted, we ask that the moratorium remain in place for schools that qualify for the RNEF until a thorough review of the education funding formula is completed;

**And Further That** before templates required by the 2018 Pupil Accommodation Review Guide (PARG) are developed, there be consultation with school boards and community groups including the Community Schools Alliance.

**And Further That** a copy of this resolution be forwarded to Ontario municipalities, Community Schools Alliance, local MP's and MPP's and the Premier of Ontario.

**Carried**

I trust you will find this in order; however should you have any questions or concerns, please do not hesitate to contact me at 613-548-9400, ext. 302 or via email at [jamini@frontenacounty.ca](mailto:jamini@frontenacounty.ca).

Yours Truly,



Jannette Amini, Dipl.M.M., M.A. CMO  
Manager of Legislative Services/Clerk

Copy: Community Schools Alliance  
Mark Gerretsen, MP, Kingston and the Islands: [mark.gerretsen@parl.gc.ca](mailto:mark.gerretsen@parl.gc.ca)  
Scott Reid, MP, Lanark-Frontenac-Kingston: [scott.reid@parl.gc.ca](mailto:scott.reid@parl.gc.ca)  
Ted Hsu, MPP, Kingston and the Islands: [tedhsu.mpp.co@ola.org](mailto:tedhsu.mpp.co@ola.org)  
John Jordan, MPP, Lanark-Frontenac-Kingston: [info@johnjordanlfk.com](mailto:info@johnjordanlfk.com)  
Ontario Municipalities

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**CLERK'S DEPARTMENT**

June 28, 2022

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

Dear Premier Ford:

Re: Summary and Implications of Provincial Bill 109: More Homes for Everyone Act, 2022

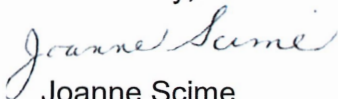
This correspondence is to confirm that on June 27, 2022, West Lincoln Township Council adopted the following resolution regarding the Summary and Implications of Provincial Bill 109: More Homes for Everyone Act, 2022

That, the correspondence from the Town of East Gwillimbury, dated June 15, 2022, requesting the Government of Ontario to revisit the provisions of Bill 109 and work with all stakeholders, including municipalities represented by the Association of Municipalities of Ontario to deliver legislation that allows municipalities to plan, grow and deliver communities that adhere to local, provincially-approved Official Plans, rather than strict statutory timelines; be received and supported; and,

That, a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, MPP Caroline Mulroney, the Minister of Municipal Affairs and Housing, Regional Chairs in Ontario, the Association of Municipalities of Ontario (AMO) and all Ontario municipalities

If any further information is required, please contact the undersigned at 905-957-5136.

Yours truly,



Joanne Scime  
Clerk

cc. The Honourable Steve Clark, Minister of Municipal Affairs and Housing  
The Honourable Caroline Mulroney, MPP York-Simcoe  
Regional Chairs in Ontario  
AMO  
All Ontario Municipalities



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**CLERK'S DEPARTMENT**

June 28, 2022

Honourable Dominic LeBlanc  
Minister of Intergovernmental Affairs, Infrastructure and Communities  
via email [dominic.leblanc@parl.gc.ca](mailto:dominic.leblanc@parl.gc.ca)

Re: Funding Support for Infrastructure Projects - Bridge and Culvert Replacements in Rural Municipalities

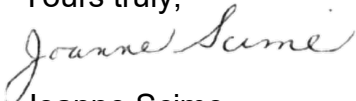
This correspondence is to confirm that on June 27, 2022, West Lincoln Township Council adopted the following resolution regarding Funding Support for Infrastructure Projects - Bridge and Culvert Replacements in Rural Municipalities

That, the correspondence from the Township of East Hawkesbury, the Township of Clearview, the Township of Adjala-Tosorontio, the Township of Adelaide-Metcalf, the Township of Lake of Bays, the Township of Amaranth, the Township of Scugog, and Northumberland County, requesting support by encouraging the Province of Ontario and the Government of Canada to provide more funding to rural municipalities to support infrastructure projects, including those projects related to major bridge and culvert replacements; be received and supported; and,

That, a copy of this resolution be sent to the Federal and Provincial Ministers of Infrastructure, Sam Oosterhoff, MPP - Niagara West, Dean Allison, MP - Niagara West, the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities.

If any further information is required, please contact the undersigned at 905-957-5136.

Yours truly,



Joanne Scime  
Clerk

cc.

Kinga Surma, MPP Minister of Infrastructure  
Sam Oosterhoff, MPP Niagara West  
Dean Allison, MP Niagara West  
AMO  
All Ontario Municipalities

To: Michelle Hendry, Mayor George Comrie, Council members and the Whitestone Planning Team, Municipality of Whitestone  
 From: The Lorimer Lake Association (LLA)  
 Date: June 24, 2022  
 Re: Official Plan amendment

Thank you for taking the time to speak to the Lorimer Lake Association representatives during the May 3, 2022, council meeting.

As confirmed previously, we understand that the Municipality of Whitestone is not in favor of any further severances on the Whitestone side of Lorimer Lake, due to its characteristics of being a lake at capacity and a trout lake.

During the May 3<sup>rd</sup> meeting it was discussed by council that the official plan was not up for renewal at present. Subsequently Michelle Hendry confirmed by email that "the Municipality will need to plan for an OP review and update in 2023".

Knowing that the OP review and update will take a number of months to complete, after the initial review and update has begun in 2023, the Lorimer Lake Association would like to request that this statement is added as soon as possible to the official plan for Whitestone as an amendment to the official plan:

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. The LCAH (Lakeshore Capacity Handbook) guidelines should be followed for Lorimer Lake and new lot creation will not be permitted.

**Therefore, the final changes that the Lorimer Lake Association requests be made to the current official plan for Whitestone are as follows:**

1- Section 17.06.1 of the Consolidated, June 2, 2016, official plan should please be changed as follows:

**Original:**

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. New lot creation may only be considered in accordance with the LCAH (Lakeshore Capacity Handbook)

**Revised**

Lorimer Lake is managed as a Lake Trout Lake and the lake has been identified as being at capacity. ~~New lot creation may only be considered in accordance with~~ The LCAH (Lakeshore Capacity Handbook) guidelines should be followed for Lorimer Lake and new lot creation will not be permitted.

The Lorimer Lake Association would like to thank you in advance for your help and time.

Best regards,

The Lorimer Lake Association



**Office of the Warden, C.A.O. & Clerk**  
Hastings County

235 Pinnacle St. Postal Bag 4400, Belleville ON  
K8N 3A9

Tel: (613) 966-1311  
Fax: (613) 966-2574  
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July 4, 2022

The Honourable Doug Ford  
Premier of Ontario  
Minister of Intergovernmental Affairs  
Premier's Office  
Room 281  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

VIA email: [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)

Dear Premier Ford:

**Re: Hastings County Council – June 30, 2022 – Expanding Amber Alert System**

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Please be advised that the Council of the County of Hastings, at its regular meeting held June 30, 2022, passed the following resolution:

Moved by: Councillor Tom Deline  
Seconded by: Councillor Loyde Blackburn

**WHEREAS** we have all become aware of the recent tragic death of Draven Graham, and 11 year old child on the autistic spectrum, after walking away from the family home;

**WHEREAS** the Amber Alert has been very effective in announcing to the public, children who have been abducted and;

**WHEREAS** a similar alert program for those who have special needs who leave family custody would seem to be warranted in the Province of Ontario;

**BE IT RESOLVED THAT** the County of Hastings request the Province of Ontario to develop and implement a community warning program similar to Amber Alert for those persons of special needs or circumstances who leave the caregivers or locations and potentially put themselves at risk;

**AND THAT** copies of this resolution be forwarded to Premier Ford, the leaders of the Opposition Parties in Ontario, the District School Boards, all Hastings County Municipalities, and the local Ontario Provincial Police Service to ask them to support the resolution.

**Carried**

I trust you will find this in order; however should you have any questions or concerns, please do not hesitate to contact me at 613-966-1311, ext. 3205 or via email at [bradleyc@hastingscounty.com](mailto:bradleyc@hastingscounty.com).

Yours Truly,

A handwritten signature in black ink that reads "C Monzon-Bradley". The signature is written in a cursive, flowing style.

Cathy Monzon-Bradley  
County Clerk

Copy: The Honourable Stephen Lecce, Minister of Education to all Ontario School Boards  
Mr. Peter Tabuns, Interim Leader NDP - Leader of Official Opposition  
Mr. Steven Del Duca, Leader of the Liberal Party  
All Ontario Municipalities  
Ontario Provincial Police Local Detachments - Centre Hastings and Bancroft  
Hastings County Member Municipalities

The Rotary Club of Parry Sound, P.O. Box 244, Parry Sound, ON P2A 2X4

**Att'n: Mayor Comrie & Town Council**

The Municipality of Whitestone

21 Church St.

Dunchurch, ON

P0A 1G0

4 July 2022

Dear **Mayor Comrie & Council**,

On behalf of the **Rotary Club** and of our great **West Parry Sound community**, I would like to thank you for your kind & generous sponsorship of our 3Pitch Event this past Father's Day weekend. Your **"Friends of 3Pitch"** sponsorship was certainly appreciated; and it helped immensely toward the success of our most important Fundraising event. While the final numbers have not been fully tabulated (pending some yet to be invoiced expenses), we are pleased to note that we raised over **\$50,000.00**. This success allows us to honour our pledge to the **WPSHC Cancer Care** department to purchase a vital item of equipment that was urgently needed. With the remainder of the funds raised, we are able to continue to achieve our numerous other community projects and the support of the many organizations and individuals in need of our assistance.

The Event included entertainment from a wide variety of sources, including the **Parry Sound Singers**; the group **"Harbour"**; the **Georgian Jumpers**; **"R U Kid 'n Me"**; **Jeff Young & the Muskoka Roads** band.

We had our popular Friday evening Fish Fry; our BBQ and Concession kiosks; and of course a wide variety of beverages. This year, our cash bar featured a selection of draft beer from our own **Trestle Brewery**. As much as possible, we tried to support our local businesses; in turn, their generosity and dedication to helping us was, as usual, simply awesome! This included another great Silent Auction, again thanks to the donations of so many wonderful businesses and individuals in the community.

Of course, we had 28 teams that competed in the friendly 3Pitch tournament; we had some people come just for the Friday Fish Fry event; some came just to enjoy the live entertainment; some just for the auction.

We were also pleased that some of our newest community members (**our Ukrainian settlers**) dove right in: To help out with the event; and to partake in the fun. Rotary has been pleased to be able to provide support for these folks; and has been very impressed with their desire to "give back" to the community. **Definitely a "Win, Win"!**

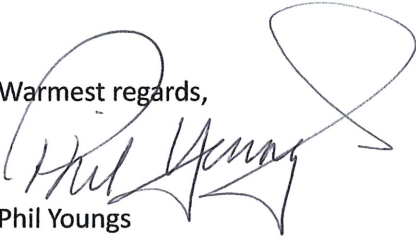
I would also like to acknowledge the wonderful support and teamwork provided by a number of our

other service clubs and community organizations (eg the Lions Club, Kinsmen; Salvation Army, church organizations, etc....sorry, too many to mention them all herein).

So many contributed to the success of our event that I know I have failed to mention quite a few in this letter. All I can say is that I have never been so proud to be a member of this great community; and also of the service club I chose to join 4 years ago. Together, we are all making a difference.

Once again, thank you so much for being a part of all this; and for your kindness and generosity.

Warmest regards,



Phil Youngs

Past President, Rotary Club of Parry Sound

**Rotary**  
**PEOPLE of ACTION**

