

Regular Council Meeting – July 5, 2022

Consolidated Addendum

**As July 5, 2022 at 5:00 p.m.
Comments/Correspondence received concerning
Ambiance Fine Homes Inc.
Proposed Zoning By-law Amendment**

- A. Josh Davis
- B. Christine Yamada
- C. Tom Hilditch, Colucent Environmental
- D. Adam Cragg
- E. Margie Szilagyi
- F. Jane and Michael Dick
- G. Jeanie Donato/Jeanie Fuscaldo
- H. Cathy Wismer
- I. Kevin Yamada
- J. Stan Judge – Shawanaga First Nation
- K. Anne Derry
- L. Kelly Rutherford
- M. Scott and Francis Price

A.

Mayor Comrie and the Council of Whitestone,

I'm writing to express my concerns surrounding the application to re-zone Lot 40, Concession A as M1, for the purpose of establishing a textile manufacturing facility.

I am the Administrator of the Concerned Residents of Whitestone Facebook page, a group of nearly 300 members. I have been closely following this application since it was first put forward (and subsequently withdrawn) in 2021.

At the time of this submission, the application has not yet been shared on the Municipality's website; so I reserve judgement on whether I support this application or not.

But I will say this. I've spent the last month visiting with residents, and sharing information about the proposed development and inviting residents to attend the July 5 council meeting. Some residents have good information, some are confused- but what really struck me was just how few residents were even aware of this development, or who thought that the development was stopped by council last year. I've spoken personally with over 200 residents from all ends of the community, and I've heard their concerns.

To my knowledge, this is the largest industrial development that Whitestone has ever seen. As many residents have been quick to note, the official Whitestone Plan acknowledges that the municipality is primarily a retirement and cottage community. While the existing plan speaks to the orderly development of commercial and light industrial activities, it lacks detail around what types of industry the community would like to encourage, and lacks guidelines around how those industries can operate. This is in stark contrast to municipalities like McDougall, who's recently updated plan speaks very specifically to the types of industries they encourage, where those businesses can be located, and to some extent, how they can operate.

The Whitestone Plan is overdue for revision. I understand that there may be members of council who consider this application to be a "one-off" project. But it's a large project, and deserves careful consideration informed by a Plan designed to consider the future of industrial growth in Whitestone.

It's my sincere hope that Council would consider deferring this application until such time that the Official Plan can be updated.

If Council is unable or unwilling to wait for the Municipal Plan to be updated, my subsequent hope is that Council will scrutinize this application with the utmost care. The community has many questions, and very few answers. From the location of this project, to type of industry, from the environmental impact to the long term plans for this property - residents are looking for reassurance that this will be a good fit for the community. I hope that Council will do everything in its power to help make those reassurances, whether that means taking the time to properly vet the business or businesses involved, additional environmental impact assessments based on the types of fabrication, and more.

We all want Whitestone to grow and prosper. But as large projects like this one present themselves before Council, I hope the Municipality will plan accordingly to the future, and not just dismiss them as one-off developments requiring minimal consideration.

Thank you,
Josh Davis

B.

From: Christine Yamada.
477 McRoberts Ave., Toronto, Ont. M6E 4R3
To: Michelle Hendry, Paula Macri.
Sent: July 2, 2022
Subject: Proposed industrial site Highway 124 and Lorimer Lake Road.

This is a letter regarding the proposed rezoning of the property on the northwest corner of Highway 124 and Lorimer Lake Road from M2 to M1 by Mr. Wes Wyrwa of Ambiance Fine Homes. As a property owner on Shawanaga Lake for 35 years I would like to express my grave concerns pertaining to the building of a large industrial facility in the midst of a number of pristine lakes. The proposed development would sit upon an aquifer with direct water flow from the property to Shawanaga Lake, the Shawanaga River and surrounding bodies of water.

The idea to prioritize a few “promised” factory jobs over the well-being of the many seasonal and full-time residents and their affected properties is short sighted and may have dire future consequences for the affected lakes, woodlands and fauna in the surrounding area.

The textile factory in itself is one problem. Micro particles of plastic escaping into the surrounding river and lake systems could be an environmental disaster waiting to happen. Mr. Wyrwa speaks of recycling plastics for his weaving threads, which on the surface sounds like a green initiative, but could hold disastrous results for surrounding wildlife habitats.

The larger problem is the advanced metal manufacturing and machining hub he proposes. It has been known for a long time that the metals used in this industry can cause horrendous health consequences for workers as well as degrading the environment around the factory. Metals used in machine shops are tungsten, hexavalent chromium, vanadium, copper, aluminum, titanium, manganese and nickel to name a few. Filtration systems are used to reduce dust and pollution in the workshop. Are they vented into the atmosphere where they are absorbed and deposited into the soil, water and vegetation in the surrounding area? Without continuous surveillance and testing we will never know what is being released into our environment. Is the small governing body of Whitestone prepared to protect its citizens from these solid, liquid and aerosolized potential pollutants? Many people have been shocked and dismayed by the total lack of oversight during the devastation of the Lormar Lake Resort wetland. Many species were buried alive during this reckless destruction with little action taken by council. The question now remains can council do it's due diligence to protect the citizens of Whitestone from further environmental degradation? Industrial zones do not belong in rural residential areas with no services or infrastructure. Large cities know how to plan for commercial areas, smaller municipalities should follow suit.

For many years there were few cottages or permanent homes on Shawanaga Lake. Over the last 30 years almost all available building lots have been utilized. This has provided plentiful employment for local builders, architects, landscapers, excavators, carpenters, electricians, plumbers, roofers etc. as well as septic bed installations, well drilling, marinas and other supporting businesses.

To use the excuse of jobs is ludicrous. Mr. Wyrwa is planning to employ advanced robotics in his operation. Automation usually comes with a decrease in employment not an increase.

Dropping industry in an area where many cottagers have come to relax and escape from city stressors seems to be incompatible with your official plan as well as disrespectful to those residents. Whitestone advertised to those seeking an escape to a natural environment and now plans to rescind its offer after huge financial investments by unsuspecting cottagers and local homeowners.

This industrial proposal is too contentious to be voted on before the official plan is completely overhauled and updated with taxpayers and residents input. As well, a functional new council with a duly elected mayor should be the ones to vote. A peer reviewed environmental assessment along with a hired limnologist or hydrologist should be initiated by council before any decision is made. This is not a small commercial endeavour, this is a huge industrial complex. It is also a slippery slope where industry can plant itself insidiously in areas where cheap taxes and little oversight exist. Council should be putting many hours into researching, reviewing and predicting the outcomes of such an impactful decision.

Sincerely,
Christine Yamada.

Sent from my iPad



July 4, 2022

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

Attention: Michelle Hendry
Chief Administrative Officer / Clerk

Dear Ms. Hendry:

RE: Ambiance Fine Homes Inc. Public Meeting

We have had an opportunity to review the materials that you posted on your municipal website at the end of the business day on June 30, 2022. Drs. Bidochka and Hunter have requested that I make a presentation at your July 5, 2022, Public Meeting regarding the AMBIANCE FINE HOMES INC. Proposed Zoning By-Law amendment.

Given that I will be attending virtually, please advise how you would like me to conduct my presentation.

The following are the key points in my presentation along with a series of questions that I will pose to your municipality and your supporting consultants (e.g., John Jackson Planner Inc., Azimuth Environmental Consulting Inc.). These points are organized to follow the structure of the Report to Council (John Jackson Planner, Inc.), beginning on page 29 of the materials posted by the Municipality of Whitestone on June 30, 2022.

PROPOSED APPLICATION

The John Jackson Planning Report to Council identifies the application using the following terms:

“The input is metal, no heat, some water but not to the extend there will be outflow of contaminated water. ... There is no water input...The process is simple. We obtain bobbins of already prepared yarn, feed the yarn into the loom and convert the yarn to fabric. No heat, no dye no pollution....”



The proposed application is very generally defined in the Report to Council. No technical reports, drawings or even conceptual materials have been provided to support the Report to Council. The first person/proponent language in the quotes above suggest that some of this text may have been written by the applicant, not by the municipality's planner.

Questions posed to John Jackson Planner, Inc.:

What conceptual or technical information has John Jackson Planner, Inc. depended upon to describe the characteristics of the proposed textile manufacturing, processing and machining business?

What objective support exists for the above statements, e.g., "...No heat, no dye no pollution..."?

OFFICIAL PLAN

Section 14.02.1 is cited in the Report to Council. The determination of potential impacts, mitigation and net effects is subject to standard and accepted impact assessment methods.

Question posed to John Jackson Planner, Inc. & Request to the Municipality of Whitestone:

Have such investigations been undertaken that support conclusions that there will be no pollution associated with the proposed facility? Please provide a copy of those materials for review.

ENVIRONMENTAL REVIEW

The Report to Council states that,

"The applicant has provided an environmental report from Azimuth Environmental Consulting Inc. to consider the impacts."

Having carefully reviewed the Azimuth Environmental Consulting Inc. report and the report to Council, the following observations are made followed by specific questions we would like to have addressed at the Public Meeting.

The Report to Council notes that,

"The general conclusion of the report indicates few adverse impacts. ... It would seem that the general conclusion of the environmental consultants is that there will be few concerns from the rezoning. They do indicate that there should be a more detailed analysis at the site plan stage of the project...."



We suggest that is not exactly what the Azimuth Environment Consulting Inc, report seems to say.

Question posed to John Jackson Planner, Inc. and Azimuth Environmental Consulting, Inc.:

Does the planner and environmental consultant agree with the statement that,

“It would seem that the general conclusion of the environmental consultants is that there will be few concerns from the rezoning”?

In answering that question, we suggest the following information be considered, at a minimum.

The Azimuth Environmental Consulting Inc. reports that the endangered Eastern Small-footed Bat may occur on and/or adjacent to the proposed textile industry development. Azimuth Environmental Consulting Inc. reports that,

“Eastern Small-footed Bat have potential to be present in the identified rock barrens outside of the proposed site boundaries. No detailed surveys were conducted, however, the woodland, forest, and rock barren communities on the site have potential to provide bat habitat to these species.”

Azimuth Environmental Consulting Inc. also notes that Migratory species at risk (SAR) birds

“... have the potential to be present within the site boundaries. The Eastern Whip-poor-will (*Anrostromus vociferus*, Threatened) and Common Nighthawk (*Chordeiles minor*, Special Concern) have potential to be present within the open woodland and meadow communities on the site. These species are nocturnal and will nest in open habitats and semi-open woodland habitats. No detailed surveys were conducted; however, these communities have potential to provide habitat to these species.”

Other species at risk are known from lands outside of the AMBIANCE land holdings. Some of those species move broadly across the landscape (e.g., Blanding’s Turtle).

Question posed to John Jackson Planner, Inc. and Azimuth Environmental Consulting, Inc.:

How has this adjacent and connected nature of the natural heritage and species at risk aspect of natural heritage been addressed in the Report to Council?

Azimuth Environmental Consulting Inc. summarizes their work and identifies that the following features are present on the lands they deem to be low constraint to development:



Candidate Significant Wildlife Habitat

- Habitat for Special Concern and Rare Wildlife Species
- Amphibian Breeding Habitat (woodland)
- Bat Maternity Colonies (woodland)

Potential Habitat for Threatened and Endangered Species

- Little Brown Myotis, Northern Myotis, Tri-colored Bat
- Eastern Whip-poor-will
- Barn Swallow (recently down listed to Special Concern in Ontario)

The Azimuth Environmental Consulting Inc. work is noted by the authors to be a

“...preliminary assessment of potential constraints to development which would require consideration in the evaluation of site rezoning for the property...”

Question posed to John Jackson Planner, Inc. and Azimuth Environmental Consulting, Inc.:

Given the preliminary nature of the work completed by Azimuth Environmental Consulting, Inc. and the lack of full season ecological studies completed, does the Report to Council accurately reflect the potential impacts to natural heritage and water (sections 2.1 and 2.2 of the PPS)?

AGENCY COMMENTS

The Report to Council notes: “There are no Ministry of Northern Development Mines Natural Resources and Forestry concerns.”

Request posed to Municipality of Whitestone:

Please provide a copy of correspondence from the MNRF, signing off that they have no issues or concerns.

The Report to Council notes: There are no likely Endangered Species Act concerns relevant to the part of the property that is being rezoned. This finding is included in the environmental report.



Question posed to John Jackson Planner, Inc. and Azimuth Environmental Consulting, Inc.:

Given the information quoted above from the Azimuth Environmental Consulting Inc. report, does the Report to Council accurately describe the results of work related to the Endangered Species Act, 2007?

PROVINCIAL POLICY STATEMENT (PPS) & GROWTH PLAN FOR NORTHERN ONTARIO

The Report to Council notes: A fundamental vision of the P.P.S. is to support a strong economy while protecting the environment.

The PPS does not prescribe a fundamental vision. The PPS discussion together with a more focused discussion regarding the Growth Plan for Northern Ontario would provide Council with more helpful guidance for addressing this application.

RECOMMENDATION

The Report to Council recommends,

“That the Council of the Municipality of Whitestone receive this report for information and hold the required statutory public meeting for the proposed rezoning By-law amendment to be brought forward for a decision at the first available opportunity.”

Question posed to the Municipality of Whitestone, John Jackson Planner, Inc. and Azimuth Environmental Consulting, Inc.:

Given the gaps discussed in this letter in terms of fully understanding the natural heritage and water conditions on and adjacent to these lands proposed for rezoning, why does the Report to Council seem to advocate for an expedited approval by Council? Some of the missing information is seasonal and the timing of data collection will be driven by the science and environmental consultants engaged in this file.

Please explain the municipality’s intention regarding next steps and what the phrase at the first available opportunity is intended to mean.



Michelle Hendry

July 4, 2022

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Thank you for the opportunity to present you with these questions ahead of tomorrow's Public Meeting. Given the substantive nature of some of these questions, Colucent Environmental Inc., and Drs. Bidochka and Hunter reserve the right to ask further questions that might arise from new information and responses provided at the Public Meeting.

Respectfully Submitted,

COLUCENT ENVIRONMENTAL INC.

Tom Hilditch
President

C. Drs. Bidochka and Hunter

Written Statement Re: 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

Regular Council Meeting

Tuesday, July 5, 2022 at 6:30 p.m.

Mayor Comrie and the Council of Whitestone,

Presently, I am a seasonal resident of the Whitestone area, however, like many others, my goals for the near future are to live permanently in this beautiful area. When I moved to Whitestone, I invested in a piece of land on the understanding that it was an area that was appreciated for its natural beauty. I saw a municipality that was ripe with wetlands, that seemed to value conservation of ecosystems, and had, within its boundaries, Crownlands that would be resilient to the impacts of human intervention. I saw a community that offered opportunities to both year round and seasonal residents. I also saw the potential for growth in the form of industry, but not the industry that is presently being considered.

As described in the Official Plan of Whitestone (2016), "The Municipality of Whitestone is characterized by a large, lake strewn area with sparse populations. The Canadian Shield produces a rugged appearance with rocky shorelines dominated by white pine trees. These features, together with its proximity to southern Ontario make the area an appealing recreation and retirement community" (Official Plan, 4.02). "The Municipality of Whitestone has a significant Crown land base. Eighty percent of Whitestone is Crown land. There are two provincial parks and several conservation reserves." (Official Plan, 4.07)

"Whitestone is a rural-recreational Municipality with a large number of fresh water lakes. Most of the areas growth occurs along the shoreline of its lakes. Apart from the shoreline of the larger lakes, the Municipality is sparsely populated covering a large area within the District of Parry Sound. A large portion of the interior area of Whitestone is Crown land." (Official Plan, 6.0)

In my opinion, as per the description put forward in the Official Plan, there is no basis to accept this application as a possible economic addition to the community of Whitestone due to the fact that the application contradicts the Official Plan and Strategic Plan, there are other industries available and laid out in the Official Plan that are more appropriate to Whitestone and the application could disrupt the growth of these industries, there is no guarantee of the proposition of possible employment opportunities, the priorities of the majority of landowners are being ignored, there is a potential for various types of pollution, an industrial rezoning could have a negative impact on the surrounding property values, a possible ripple effect could take place should this application be approved resulting in more industrial zones along Highway 124, there appear to be limited legal protections in place to protect the people and environment of Whitestone, and there are other locations that are better suited with hosting the application and providing the required infrastructure required for this type of industry.

The application, with its plan for subsequent development, contradicts the Official Plan of Whitestone (2016) and the Strategic Plan of Whitestone (2019).

The physical landmarks, features, and natural beauty in Whitestone “make the area an appealing recreation and retirement community” (Official Plan, 4.02). As Whitestone is identified as a recreation and retirement community, it is questionable as to how compatible an industrial park is.

“The local economy for the Municipality of Whitestone is largely derived from its seasonal land owners” and although “the Municipality is interested in promoting additional development and diversifying the local economy . . . the ratepayers have indicated that the emphasis must be on sustainability and compatibility with the natural environment (Official Plan, 4.05). With a focus on compatibility, one must question how compatible this application is with the natural environment.

“The Official Plan must recognize the relationship between the differing types of crown land and the expression of policy contained in the Ontario Living Legacy and the private land holdings in the Municipality” (Official Plan, 4.07). Council must strongly consider the relationship that will be established in policy should an industrial park be placed in an area that has 80% Crown Lands, two provincial parks, and a variety of conservation areas.

“As the real estate market becomes more competitive, as the number of recreational property opportunities diminishes in the southern parts of the district and as the economy for rural recreational properties increases, growth in Whitestone is anticipated to be steady” (Official Plan, 4.12). One must wonder how Council would consider a proposal that could potentially hinder the “steady growth” that has been identified in the Official Plan.

“The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters” (Official Plan, 4.18). This proposal, should all the planned subsequent stages take place, only poses a risk to the quality of the waters that the Official Plan identifies as the “lifeblood” of the municipality.

“All of Whitestone's development and future development will be serviced by private systems for water supply and sewage treatment. The policy of this Plan does not expect any change to this arrangement so that new development will always be expected to be on private services” (Official Plan, 4.20). A consideration for this aspect would be the impact that this type of establishment could have on the water table.

In the “Objectives of the Plan” section, the Official Plan lays out its main objectives. “Maintaining, protecting and improving the natural environment within the Municipality and region” (Official Plan, 5.01). One must consider that the application being brought forward does very little to nothing to improve the natural environment and only becomes a potential risk.

“Promoting additional growth in the recreational and residential areas that is sustainable, responsible and appropriate” (Official Plan, 5.03). One must question the impact that the intended growth that the Official Plan refers to will be impacted. Furthermore, one also should question how responsible and appropriate the beginnings of a three-stage industrial park sitting on numerous watersheds into numerous lakes is.

“Ensuring the compatibility of land uses” (Official Plan, 5.05). How compatible is an industrial park is to its surrounding area where eighty percent of Whitestone is Crown land, there are two provincial parks, and several conservation reserves?

“Preserving elements of the rural character of the Municipality along the major roads and highways” (Official Plan, 5.09). It can be assumed that this (these) facility (facilities) will be visually apparent to those driving along Highway 124 once the project is fully constructed.

“Ensuring an adequate supply of land for new residential development and supporting those housing programs that preserve housing stocks and introduce affordable housing” (Official Plan, 5.10). As previously mentioned in a meeting on June 5, 2021, this project will, in fact, restrict and impede residential development around its surrounding area.

“Ensure that new structural development will occur in a manner that will minimize the potential for . . . property damage, social disruption (Official Plan, 5.13). More information is provided later in this written statement regarding reduction in property value (which can be looked at synonymously as property damage) and noise pollution (which can as well be looked at as a form of social disruption).

To identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning (Official Plan, 5.17). One would hope that this type of application, with its proposed scale, is considered a potentially contaminating site.

“Preserving and enhancing the wilderness or semi wilderness character of the numerous recreational waterbodies in the Municipality” (Official Plan, 5.18). One could argue that this proposal does very little (if nothing) to preserve or enhance the wilderness or semi-wilderness character of the area.

In the Growth and Settlement Pattern section of the Official Plan it states, “Whitestone residents have indicated that they are not opposed to growth so long as the character, heritage, and the natural landscapes of the Municipality are preserved (Official Plan, 6.0). One must question how the growth of an industrial site along Highway 124 will help preserve the character, heritage, and natural landscapes of Whitestone.

In the Strategic Plan (2019), it states that “Whitestone’s unique character, beauty, and quality of life are preserved and enhanced” (Vision, p.4). Council should question if this application will preserve or enhance the character, beauty, or quality of life in Whitestone, or detract from all these characteristics that Whitestone aims to maintain.

It further states in the Vision section of the Strategic Plan that Whitestone’s “resources are managed prudently for the benefit of present and future generations.” This application has the potential (should this application open the door for other applications that are similar) to damage resources Whitestone has obligated itself to manage for the benefit of present and future generations.

In the Mission Statement of the Vision section of the Strategic Plan it states, “Our mission is to achieve and maintain a municipality that is sound financially, supportive of appropriate opportunities, protective of the natural environment, and that preserves the unique heritage of the area.” Is this application considered to be an appropriate opportunity? Does it not contradict the Vision of the Strategic Plan as it has the potential to pose a risk to the natural environment. Does the application preserve the unique heritage of the area or does it industrialize it with the largest industrial park that the area has ever encountered?

In Strategic Objectives, specifically the Environmental Stewardship Objective (Strategic Plan, 4), the goal is “to preserve and enhance the natural environment of our community with its small, rural, and waterfront character, and maximize the quality of life for present and future generations.” One could conclude that this application is a contradiction to this objective.

Another objective under the Environmental Stewardship Objective involves “outreach to conservation associations” (Strategic Plan, 4.1) where it reads that “council will increase communication and collaboration with the conservation and lake associations that exist within the bounds of the Municipality as a means of focusing our collective efforts on environmental stewardship.” As far as I know, no conservation associations or lake associations have been contacted regarding this application. Also, according to those I have communicated with by knocking on doors throughout Whitestone on behalf of Concerned Residents of Whitestone, residents are weary of this application and the possible disruption and environmental effects that come with it.

A further objective under Environmental Stewardship is to “enhance lake and watershed planning and management” (Strategic Plan, 4.2). It states that “the Municipality of Whitestone will participate in and encourage lake planning and management efforts at the watershed level to ensure that the interests of our lakes and their residents / users are recognized appropriately in regional planning and operations.” Council should take into consideration the risk that this application poses on watersheds as the site involved in the application contains watersheds that run into Snake Lake, Shawanaga Lake, and Fairholme Lake.

The last objective under Environmental Stewardship that applies to this application is to “monitor and promote water quality” (Strategic Plan, 4.3). This objective reads that the “Municipality of Whitestone will encourage and support programs to maintain and enhance water quality in the lakes, rivers, and aquifers within its bounds.” This application, as it applies to the three stages proposed, is a possible risk to the water quality in the lakes, rivers, and aquifers.

Regarding “Economic Development” (Strategic Plan, 6), the objective is to “investigate opportunities for economic development consistent with the character of the community and the Official Plan, in collaboration with businesses in the Community.” One must consider that this application contradicts the character of the community as described in the Official Plan.

An objective under the Economic Development Objective is to “encourage home-based businesses” (Strategic Plan, 6.2). “The municipality will consider means of attracting new businesses that do not need to be located in major centres and that do not require extensive physical facilities, such as those that can be home-based, and those that provide services to seniors” (Strategic Plan, 6.2). This application could be considered a contradiction to attracting these types of businesses nor does it help in providing services to seniors.

“Attract tourism through events” (Strategic Plan, 6.3) is another objective under Economic Development that states, “In collaboration with local businesses and associations, the Municipality will seek opportunities to promote tourism through special events” (Strategic Plan, 6.3). One has to question that if Whitestone looks at itself as a possible tourist destination, then why is it considering this application. Wouldn’t an industrial complex be considered to have a negative impact on tourism as it pertains to the natural landscape and beauty of Whitestone?

Under the objective of “Collaborate with existing businesses” (Strategic Plan, 6.4) it states that the “Municipality will seek strategies that assist existing businesses to grow and prosper.” Council must consider that if our existing businesses revolve around tourism and cottage industry, how this application helps these businesses.

One of the objectives of the Strategic Plan is to “promote our commercial tax rate” in that the “Municipality will promote its favourable commercial tax rate, which is the same as its residential tax

rate” (Strategic Plan, 6.6). From my understanding, and the understanding of many, this tax rate was intended for home based and small businesses. Council must review the intentions of this favourable commercial tax rate and revise it in order to avoid the exploitation of this objective for gains that were unintended by the municipality.

Nowhere in the Official Plan or Strategic Plan does it state that Whitestone promotes industrial complexes or factories. Respectfully, Council should take the steps to redefine the Official Plan and the Strategic Plan before moving forward to accept this proposal as it is being presented.

There are other industries that better compliment the Official Plan and Strategic Plan. Acceptance of this application could disrupt the growth of industries that Whitestone is trying to and should attract.

It is now common knowledge that rural landscapes, like Whitestone, have become valuable commodities to people looking to escape the urban areas in which they currently reside. There is a shift in real estate patterns because of the changing needs of employers, the ability for people to work from home, the needs of people to leave the urban landscape into something more remote (and clean), and the need for people to have this available to them. People want to live somewhere that is accessible and compliments their need to be in a natural environment. More and more people are looking for property out of the city to work remotely, afford a place to live, or retire.

“Remote work is here to stay. According to their projections, 25% of all professional jobs in North America will be remote by the end of 2022, and remote opportunities will continue to increase through 2023.” (<https://www.forbes.com/sites/bryanrobinson/2022/02/01/remote-work-is-here-to-stay-and-will-increase-into-2023-experts-say/?sh=77bb3b6e20a6>)

“The increases in remote working will make a huge societal shift and will impact everyone. It will free employees from being stuck to a large city so . . . we will continue to see smaller cities and towns grow. Cities that have appealing lifestyle elements but historically lacked access to great professional jobs will see significant growth and . . . influx of high-earning, well-educated professionals, which will change their school boards, their planning commissions and even the services offered to residents. Remote work at this scale will transform some communities completely.”
<https://www.forbes.com/sites/bryanrobinson/2022/02/01/remote-work-is-here-to-stay-and-will-increase-into-2023-experts-say/?sh=77bb3b6e20a6>.

“Experts say the pandemic has accelerated the urban-to-suburban trend as more employers shift to a work-from-home model and young, first-time buyers look beyond the city for more affordable properties” (<https://www.ctvnews.ca/canada/canadians-leaving-big-cities-in-record-numbers-statistics-canada-1.5270161>). “Canada's biggest cities are experiencing a record-breaking loss of people as urbanites move to smaller bedroom communities in search of affordable homes.” (<https://www.ctvnews.ca/canada/canadians-leaving-big-cities-in-record-numbers-statistics-canada-1.5270161>). “According to a new Statistics Canada report, Montreal and Toronto both saw a record loss of people from July 2019 to July 2020 as urban-dwellers moved to the suburbs, smaller towns and rural areas.” (<https://www.ctvnews.ca/canada/canadians-leaving-big-cities-in-record-numbers-statistics-canada-1.5270161>) “As the real estate market becomes more competitive, as the number of recreational property opportunities diminishes in the southern parts of the district and as the economy for rural recreational properties increases, growth in Whitestone is anticipated to be steady” (Official Plan, 4.12) “Ontario’s recreational communities are no exception to the seller’s market conditions that are prevalent nationwide, with all regions reporting low inventory and high demand. According to

RE/MAX brokers and agents, residential sale prices in recreational markets are expected to grow by 18 per cent in Muskoka.” (<https://blog.remax.ca/cabin-and-cottage-trends-canada/>). “Notwithstanding this general trend, it is anticipated that there will be a steady number of retirees considering their cottages for future year round use” (Official Plan – 4.14). “The conversion of cottages to year round use is encouraged by this Official Plan” (4.16). “This shift has also inspired plenty of competition in communities where bidding wars are anything but typical” (<https://www.ctvnews.ca/canada/canadians-leaving-big-cities-in-record-numbers-statistics-canada-1.5270161>).

“The local economy for the Municipality of Whitestone is largely derived from its seasonal land owners. There are other components of the Municipality’s economy that are important (and compliment the seasonal land owner economy) including resource extraction, service, retail, and construction. (The Official Plan, 4.05)

The Official Plan refers to “preserving and enhancing the wilderness or semi wilderness character of the numerous recreational waterbodies in the Municipality” for the purpose that the “year round population in Whitestone includes a large proportion of retirees and those that cater to the tourist sector. Some residents are employed in the larger centres either on Highway No. 69 or 11 corridors. While there is not anticipated to be significant growth in the year round population of Whitestone, Council will support development or redevelopment that attracts additional population in the Municipality. It is hoped that any additional population will bolster the local economy and introduce new business opportunities” (Official Plan, 5.18).

For this purpose, the Strategic Plan (2019) fits perfectly with this trend. In its “Vision”, it states the objective that “Whitestone’s unique character, beauty, and quality of life are preserved and enhanced” and “its resources are managed prudently for the benefit of present and future generations.” For this reason, the mission statement also fits perfectly with this trend when it says, “Our mission is to achieve and maintain a municipality that is sound financially, supportive of appropriate opportunities, protective of the natural environment, and that preserves the unique heritage of the area.”

This also fits well with the Strategic Objectives of Environmental Stewardship as well as Economic Development which states that its goal was “to investigate opportunities for economic development consistent with the character of the community and the Official Plan, in collaboration with businesses in the Community” (Strategic Plan, 6).

The Economic Development Objective looks to “Encourage home-based businesses” (Strategic Plan, 6.2) where upon “the municipality will consider means of attracting new businesses that do not need to be located in major centres and that do not require extensive physical facilities, such as those that can be home-based, and those that provide services to seniors.” This trend will also allow the municipality to “Attract tourism through events” (Strategic Plan, 6.3) and “Collaborate with existing businesses” (Strategic Plan, 6.4) that puts the municipality in a position of having opportunities “that assist existing businesses to grow and prosper” (Strategic Plan, 6.4).

“39 per cent of Canadians living in recreational markets are drawn to their affordability, while lifestyle is also a key factor, such as access to water (37 per cent), access to outdoor recreation (33 per cent), and low-density neighbourhoods (31 per cent).” (<https://blog.remax.ca/cabin-and-cottage-trends-canada/>). Whitestone has the potential, in twenty years, to be the oasis this exponentially growing population of people are looking for. Furthermore, with an influx of property owners comes with it other industries, that bring with them other forms of employment. As Whitestone grows, so does the need for the area to have an epicenter (Dunchurch) where locals can buy their groceries and other goods. If you have seen other areas that have capitalized on this type of potential, they have outdoor

shops, ice cream stands, restaurants etc. All of these industries bring with them the potential for employment.

Some residents, with improvidence, discount the value of seasonal and permanent residents who want to shop local and support the local community - who want to BE local! There is already a growing prospect for industry in Whitestone; however, Council must acknowledge it. Council must be aware of the possibility for developing industries that are conducive to the landscape. Council should consider the detriment of investing taxpayer dollars to set up infrastructure for industries that could stay or leave in Whitestone, that are known to be environmentally destructive, that could drive away potential residents of Whitestone, and that could harm an already existing and growing industry that deserves to be nurtured. Installing one industry for short economic gain has a consequential effect of attracting the “wrong” industries which, in turn, can undo the potential that is presently awakening in the landscape of Whitestone.

The proposition of possible employment opportunities is not a guarantee.

No jobs are guaranteed to the residents of Whitestone. Even though the applicant has dangled the prospect of jobs in the community as a carrot of incentive to be excited about the proposal, the fact is that there is no guarantee of jobs to the people of Whitestone.

First, it's not as if that by putting Whitestone as your home residence guarantees you a job at this facility. That would be illegal and inequitable to those from surrounding areas. There's no guarantee that jobs will be available to anyone beyond those who the applicant decides is a good fit at his manufacturing facility.

Secondly, there is an assumption that having manufacturing in Whitestone is going to lead to “decent jobs in the area.” In fact, “the average factory worker salary in Canada is \$30,225 per year or \$15.50 per hour. Entry-level positions start at \$27,300 per year, while most experienced workers make up to \$39,000 per

year.” (<https://ca.talent.com/salary?job=factory+worker#:~:text=Find%20out%20what%20the%20average%20Factory%20Worker%20salary%20is&text=The%20average%20factory%20worker%20salary%20in%20Canada%20is%20%2430%2C225%20per,up%20to%20%2439%2C000%20per%20year>).

One could assume that most of the jobs being offered (if they are offered to the people of Whitestone) are going to reflect this type of wage. Online, on a local Facebook page, there have been references to the Windsor automotive industry and the fact that automotive manufacturing jobs are “good paying jobs”. However, what wasn't discussed was that the automotive industry has unionized jobs as the result of negotiations between a union representing employees and the employer. There is no indication or proof that Westech has unionized workers working in their manufacturing facilities. In fact, there is very little information available as to what type of company Westech is as an employer, as an environmental steward, or how its workers feel about the company. One can surmise that the manufacturing jobs being discussed for the proposed facility on Highway 124 are not going to be unionized jobs.

Third, it would be a challenge to fill these jobs with people from Whitestone should they become available. The argument that the young people of Whitestone are leaving Whitestone because there simply aren't enough jobs available to them is false. The fact is that the majority of people living in Whitestone are of an older demographic at an average age of 56.1 (2021 Census of Population, Whitestone, <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits->

eng.cfm?LANG=E&GEOCODE=2021A00053549039&fbclid=IwAR03CWWUFelbumGXfG4GoWy89pB_DMNj19zDxxTKfQGQbWM0cxnKuoPsSI). As of 2021, there are only 15 people ages 15 to 19 years old, 15 people aged 20 to 24 years old, and 20 people aged 25 to 29 years old. If you put all that demographic together, they come to a total of 50 people (not 50 workers who want to work in the facility proposed). The younger people are too few in numbers, they are seeking better wages through working in trades or other industries, or they simply want to leave Whitestone because they want a different experience beyond what Whitestone has to offer a younger generation. As far as the age bracket of 30 years old to 44 years old there are less than one hundred people (95 to be exact). One can assume that this age bracket has already established itself into work that they see as either suitable to meet their needs or desirable and an employment of choice.

Fourth, as discussed in my second argument, there other industries that better compliment the area and its Official Plan, that can be extremely viable in a growing residential/cottage area, and that offer better wages. In speaking to a local builder who constructs residences and cottages in Whitestone and the surrounding area, he employs, on average, a crew of 6 builders (framers and carpenters) and helpers, a surveyor, a crew of 4 to build the piers or foundations, 2 electricians, 4 roofers, a septic tank crew of 3, a plumbing crew of 2, and a landscaping crew of 2. In total, there would be a minimum of 24 people working on a small plot of land (and let's also not forget the cost of permits that go directly to the municipality and the employment of inspectors by the municipality). And, as they all tell me, they are all booked up to the point that they don't even know how to keep up with the amount of work coming their way. Some local builders also have other crews like this working around the area to keep up with the influx of work in the area. Constantly, people on Facebook pages are looking for local roofers, builders, plumbers, etc. to work on their cottages or residences. There is no shortage of work. There is, in actuality, too much work to go around because people are investing in the rural communities they are moving to, the potential and quality of life these communities have to offer, and a future in a landscape that offers beauty, nature, and a clean environment.

The priorities of landowners will be ignored should the application be approved.

As stated in the Official Plan, the "local economy for the Municipality of Whitestone is largely derived from its seasonal landowners. There are other components of the Municipality's economy that are important including resource extraction, service, retail, and construction. The Municipality is interested in promoting additional development and diversifying the local economy. In both cases, however, the ratepayers have indicated that the emphasis must be on sustainability and compatibility with the natural environment" (Official Plan, 4.05).

"The population of Whitestone is made up of year round and seasonal residents. The seasonal residents out number the year round residents about five to one. The proportionate differences between seasonal and year round residents is not likely to change dramatically as the strongest growth will continue to be for new cottages. Notwithstanding this general trend, it is anticipated that there will be a steady number of retirees considering their cottages for future year round use" (Official Plan, 4.14). In terms of a 5 to 1 ratio, the concerns of seasonal residents are inferred to be Whitestone as a community built on its natural landscape, clean water (the lifeblood), and cottage life. Through talking to year round residents by going to door on behalf of the Concerned Residents of Whitestone, the concerns of the year round residents are quite similar, if not the same, to those of the seasonal residents.

Also stated in the “Building Community” Section of the Strategic Plan (7), the goal is “to encourage and enhance community involvement, pride, and spirit in the Municipality, including its visual image.” It goes on to say that “the vitality of a community depends in large measure on the commitment and engagement of its ratepayers. The Municipality of Whitestone will seek opportunities to promote involvement in the community and its affairs on the part of all residents, both permanent and seasonal. This will be supported by a strong communications strategy and implementation plan” (Official Plan, 7.3). As far as I can tell from knocking on doors, the majority of seasonal and year long residents feel this application contradicts their reasoning for building or living in Whitestone to begin with.

The possible impact of pollution on the surrounding area.

This argument, although conjecture or speculative, is valuable in consideration of the possible impacts and environmental effects that this project could have on the surrounding area should it (and the two subsequent stages proposed) be considered as a viable option, and should it be managed irresponsibly or should the applicant decide to ignore certain bylaws and laws put in place to protect the community from possible consequences. All of the concerns regarding this argument fall under the Official Plan where it states the objective to “ensure that new structural development will occur in a manner that will minimize the potential for loss of life, property damage, social disruption and the need for emergency evacuation under flood or fire conditions” (Official Plan, 5.13). These concerns are presented in the form of increased use of roads, noise pollution, air contaminants and emissions, and water contaminants and pollution of watersheds.

The increased use of roads by transportation vehicles required for facilitating the importing and exporting of resources and goods from the proposed site could cause substantial problems for residents located in proximity to the facility. First, the wear and tear that these large vehicles will have on Highway 124 will result in upkeep costs that, one can assume, the municipality will be partially responsible for regardless of it being a provincial responsibility. Secondly, residents within the vicinity of the site could experience a diminishment in air quality as a result of gas and other emissions from trucks. I state “other” due to the fact that transportation vehicles (or any other vehicles for that matter) are not subjected to emission quality standards because of provincial legislation. Finally, residents located in proximity to the facility will be subjected to noise pollution from these vehicles as they pass by their residences at a yet to be disclosed rate. This, in turn, will result in disruption and a decrease in the quality of life for those located close to the proposed site.

Noise pollution is another issue that residents within the immediate vicinity will possibly be subjected to depending on how this issue is managed by the applicant. “Noise levels of 70 to 110 dB are commonly recorded in textile plants workrooms”

(http://www.riejournal.com/article_85623_e9bb0ae200bd66fd60ae3f78514b6792.pdf). The noise levels that residents will be subjected to will be dependent on the work that is done in relation to mitigating decibel levels emanating from the plant through insulation and sound barriers. Should mitigating devices or strategies put in place not be sufficient in minimizing noise coming from the facility, the residential areas in the vicinity of the proposed site could be subjected to some form of disruption.

Emissions into the air are another possible concern as it pertains to the application. Wind flow in the Whitestone area predominantly moves west to east, meaning one of the most populated areas of Whitestone could be subjected to air pollutants and emissions emanating from the proposed facility. This includes such synthetics as microfibres and microplastics, of which there is little information

regarding the impact of these substances on an environmental level. These synthetics are new to the industry and data has not been quantified to justifiably conclude whether it will have any impact. Regardless, the use of these materials within the textile manufacturing facility should be taken into consideration when coming to a determination as to whether this facility can possibly have a negative environmental impact on the surrounding environment and the community. As has also been stated in the Official Plan, the objective to “identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning” (Official Plan, 5.17) is applicable to this situation. However, there is no guarantee that there will not be any contamination of the air that blows directly into the heart of Whitestone Lake and Dunchurch.

Finally, there is the consideration that water use for the proposed facility could have a negative impact on the environment and the community of Whitestone. First, and foremost, the site contains watersheds that drain into Snake Lake, Fairholme Lake, and Shawanaga Lake (disregarding the indirect contact to surrounding lakes and watersheds connected to these lakes). There is also the consideration as to the effect that this facility will have on the water table and aquifers as there is no indication as to how much water will be used in the production of materials at the facility. This consideration should also be applied to the subsequent stages to the proposal that involve automation and robotics. Are there any mitigating factors in place to keep the drinking water of Whitestone from possible contaminants? Lastly, the risk of possible water contaminants in the form of dyes, microfibres, and microplastics should also be considered factors in determining whether this application is appropriate to the area and its surrounding community. As identified in the Official Plan, “the numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters” (Official Plan, 4.18). This proposal, should all the subsequent stages take place, should be considered for its potential negative impacts to the quality of the waters that the Official Plan identifies as the “lifeblood” of the municipality. Also, as stated previously, in the Official Plan, the objective is to “identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning” (Official Plan, 5.17).

The potential impact of the application on property value.

The decline of property value works in conjunction with pollution discussed previously. “The distance to an industrial site exhibits a statistically significant negative effect on the value of residential properties” (<https://www.tandfonline.com/doi/abs/10.1080/00343401003601925?journalCode=cres20>) This can be considered a contradiction to the Official Plan which states that one of its goals is to “ensure that new structural development will occur in a manner that will minimize the potential for loss of life, property damage, social disruption and the need for emergency evacuation under flood or fire conditions (Official Plan, 5.13). In this scenario, property damage can be qualified as a decline property value.

“The rise in construction caused by commercial property can also have a negative impact on residential property value. If you've ever lived near a project that's been under construction for more than six months, then you know how noise pollution affects not only your quality of life but home prices as well” (<https://myperfectworkplace.com/blog/what-are-effects-commercial-property-residential-property-value>). Furthermore, depending on the extent of the project and its subsequent endeavours should they be approved by council, could result in extensive construction on the proposed site.

“Noisy machinery or trucks backing into loading docks late at night or early in the morning are common problems that affect residents' quality of life. Especially in areas where noise pollution is a problem, homes near industrial sites can suffer, lowering the value of nearby properties” (<https://myperfectworkplace.com/blog/what-are-effects-commercial-property-residential-property-value>) As a result of the necessary importing and exporting of materials needed for the proposed project to be functional, residents could experience further declination of their home value and quality of life.

“In some areas, households or warehouses located near industrial zones can suffer from the adverse effects of pollution. Homeowners might want to sell their property and find a new home elsewhere if they don't want to live near those conditions. As a result, the property value may attract fewer buyers.” (<https://myperfectworkplace.com/blog/what-are-effects-commercial-property-residential-property-value>). Again, the residents could be faced with a dilemma of choosing to leave the area at the expense of selling their home for less than the value expected.

The possibility of a ripple effect resulting in multiple industrialized businesses along Highway 124.

Should this proposal be approved by council, it is probable to infer that it will open the door for other industrial projects to apply in the vicinity of the same site for the same opportunity. To deny these applications becomes more difficult for council to do as a precedent will have been set that these types of industries are acceptable as per the approvals previously made by municipality. This would inevitably lead to an exacerbation of all the factors and possible negative effects discussed previously in this written statement.

The legal protections required with protecting the people of Whitestone are not in place. Or are they?

The Ontario Ministry of the Environment and the Ontario Ministry of Natural Resources are in place for several reasons; however, at times their abilities are limited as it relates to enforcing laws on those who knowingly or unknowingly violate these regulations. As for legal protections and by-laws being in place to protect the interests, quality of life, and the environment in Whitestone as it applies to an industrial zone, the abilities of the municipality appear to be severely limited.

From my understanding of what John Jackson said at the June 7, 2022, regarding a different issue (but same applicant), in order for a municipality to enforce any type of legal action they need to have “by-laws put in place, and they’ll give you the teeth that you want. It’s another layer of legislation but that’s the only way it has a true meaning in terms of the environmental goals that I think we all subscribe to.”

One could take John Jackson’s response and apply it to a scenario regarding the application in question. Should the applicant decide to take actions that put the community at risk environmentally or economically, what type of legal standing would the municipality have to act?

Presently, from what I could find, the municipality only has a light-pollution by-law, noise-control by-law, and a reduced load on highways by-law. None of these are really that applicable to an industrial business nor do they appear to have the “legal teeth” needed to protect the residents of Whitestone.

In consideration that this is the largest industrial project that Whitestone has ever encountered, there needs to be by-laws and legal footings put in place that significantly mitigate the impact that this type of industry would have on the quality of life and environment of the municipality. Furthermore, these legal protections, should they be put in place in the form of by-laws or other means, need to be consequential enough that should an industrial business knowingly or unknowingly impact the surrounding area, they would face severe enough penalties that these penalties would act as a deterrent or, at the very least, encourage precaution so as to avoid such instances from occurring.

The location is not appropriate for an industrial designation.

Beyond the fact that the application contradicts the Official Plan and Strategic Plan, the location lacks the amenities required for the site to be appropriate for this type of designation. There are many other locations within Parry Sound District that already have the industrial designation and considered much more appropriate. One member of the Concerned Residents of Whitestone Facebook page stated that she “spoke to a real estate agent from ReMax and they told me that there are a handful of empty lots available in the Parry Sound Industrial Park. They are going for \$10K an acre and are already fully serviced with water and sewer. They said they did not understand why someone would want to use the property in question (Hwy 124 site) for light industrial.” Which implores the question as to why the applicant is even considering Whitestone as a location.

An answer to this question could possibly be in the Economic Development section of the Whitestone Strategic Plan (2019) where it states its objective to "Promote our commercial tax rate" (6.6). "The Municipality will promote its favourable commercial tax rate, which is the same as its residential tax rate." That this type of initiative would inspire this type of industry to locate itself in Whitestone is understandable; however, in my opinion, the intention of this initiative was not to encourage the industrialization of Whitestone but rather to accommodate and promote commercial businesses within Whitestone while allowing them to succeed with a tax rate within a municipality that prided itself on its natural landscape and cottage industry.

Perhaps this tax benefit needs to be revisited so as to further define the types of businesses that would be eligible for this type of initiative and, as a result, force the applicant to reconsider his position in terms of beginning a business venture at the proposed location. Revisiting the tax initiative allows the municipality to increase its revenue from further industrialization and encourage debate as to whether these types of industries “want” to be part of the community based on an increase in their tax rate compared to that of other businesses and residences. If the applicant is only considering this location because of this tax initiative, then one can surmise that their intentions are not aligned with the mindset of Whitestone.

Conclusion

In my opinion, Council is voted in with the mindset of building communities of the future for the next generations to come. There’s a saying that runs parallel with your line of thinking. “A bulldozer can undo in a day what nature took a thousand years to create.” You can interpret this quote literally or metaphorically. Either way, there is truth in the fact that a municipal council can undo, with one decision, the potential that lies in the landscape for future generations.

Council can only consider the application as it applies to the proposed first stage; however, it's the subsequent stages that are of a major concern. As the saying goes, once you open Pandora's box, there is no going back. Once the genie is out of the bottle, you can't put it back in. Once the horses are out of the barn, it's tough to reign them in. Although the sentiment seems negative or fatalistic, the reality is that Council must proceed with caution as it relates to a decision that could have an impact on generations of people who presently reside in Whitestone and those that might consider Whitestone as a place where they want to live in the future.

Yours sincerely,

Adam Cragg

While the following considerations may be relevant to ongoing community serenity and for relationships between and amongst the applicant, community, neighbours and municipality, for the purposes of rezoning, they are not relevant. Discussion in this regard should be limited.

1. Curbside aesthetic appeal of facility
2. Property values of surrounding land
3. The historic integrity and economic prosperity of the business- (Ambiance Fine Homes)(Westechgroup) involved in the development and the character of the applicant
4. Community social media dialog regarding the applicant or any member of council, environmental assessor or planner.
5. Whether the facility does in fact provide employment to Whitestone residents or not
6. Where workers from whitestone or elsewhere will be housed
7. Whether the development will be able to find adequate workers in need of employment or not
8. When and why people have made Whitestone their home

RELEVANT APPLICATION DISCUSSION

As a concerned Whitestone rate payer, I observed the following gaps, corrections or questions and I would respectfully request the following are relevant and should be factually substantiated or clarified at the public meeting or prior to zoning approval.

Application

Item	Page reference	Comments	Asks/questions
1. Location	18 28	1526 Hwy 124	Is 1524 also included in rezoning? Is rezone for both M2-M1and M2-RR/RU Clarity required Are the septic and well at the 1524 site or the 1526 site, or are there two wells and two septic?
2. Sewer	18	Private septic	Age and condition of septic at farmhouse Residential septic adequate for industrial manufacturing use Flow rate anticipated by applicant for facility to determine jurisdiction(NBMCA OR MECP) Is a septic option of any nature adequate for an operation of this size

3. Water	18	Drilled well	Age and condition of well at farm house Current flow rate Request hydrogeological survey? Adequate quality and quantity for well Adequate for rezone purpose Recent water quality tests monitoring from applicants or local wells Recent usage and will increased usage effect neighbouring properties Is there value in requesting ongoing monitoring of applicants well or other local wells Conditions put in zoning by law if problems with water quality or quantity in surrounding area arise and ongoing monitoring to proactively ensure
4. Existing structures	19 28	Number of existing structures 3	Site plan reflects three structures currently at site rezoning to M1. Site plan reflects more structures at 1526 which request is to rezone to RR/RU. Exactly how many total structures are there? This is somewhat unclear. Where exactly are these structures? Which will remain and which will be torn down? New structure setback appears quite close. Do not new structures have to have twice the set back to MTO roads? For future potential widening?
5 Pond	Site plan page 28	Seems to be outside M2 request zone	Conflicts with page on environmental assessment in which pond is within M2 zone. Which is correct?
6.Existing designation		M2	Known and utilized Pit. Has pits and quarries(MECP) been involved. Any concerns regarding current or future removal of this licensed pit from the natural resources/ aggregate available? Removal aggregate resources

Planning report

Item	Page reference	Comments	Asks/questions
7. 1570 Hwy 124	30	Address?	1524,1526,1570. All part of rezone? What does the total picture look like? Clarity needed in this regard.
8. Rental use	31	Intent for future	Commercial intent for rental?

9. Map	32	Nearby land use See official plan 12:06:05 12:06:06	Map is incorrectly designated in areas. Reflects largely vacant, seasonal or farm land land to the west, when in fact this land is waterfront residential, managed forest, inhabited, year round or has permits for waterfront residential construction in place. This should be corrected. This would impact the compatibility to surrounding land use and one must question whether these are compatible land uses. Council approved a 10 lot subdivision on the shores of snake lake which building for is in progress. Does neighbouring industrial manufacturing fit with this project? Perhaps not. More recently council approved a severance or two on lorimer lake road directly adjacent to the ambiance land. Again..these are not compatible land uses.
10. Info applicant	33	Three or more operations under a single roof is more robust than reflected on public notice Is this ok? Not one business one building but three businesses or more one building?	More than just a textile manufacturing facility. In fact this is not the primary or first activity intended. Are all operations to be operated under one company? Westech? Or are multiple companies involved. Does M1 zoning allow for multiple companies/ processes operating under a single roof or at the same location? This sound more like a business park application. Applicant refers to a “hub” ? Please define. Reflects additional activities intended in same area. Consider putting in by law controls to limits disparate businesses under single roof. How many separate business functions should be under one roof..this project appears to have three planned currently but could there be more? 6? 8? What would prevent this?
11. Input and waste Water	33	Metal, no heat,some water managed waste	Support these assertions with something factual/substantiated perhaps by documentation of similar plants of this nature. Location, documented processes, environmental records etc. NEEDS TO BE FACT CHECKED What about water run off buildings will cover land and decrease absorption. Impact on roadside ditches in area?
12. NOISE Lighting	34	No environmental disturbance	Substantiate with factual references Request sound levels before during after Conditions put in zoning by law Sounds impact is likely to be accentuated given nature of surrounding environment, which is generally silent except for nature and animal inhabitants, no ongoing background noise. Noise travels readily across lakes as unobstructed
13.Advanced textile	34	“Not the complete application”	What is complete application? The future belongs to all people in whitestone. What is the long term plan?

14.No heat no dye no pollution		Minimal impact contained within building	Evidence these intended processes do not produce pollution. Critical appraisal of these assertions by applicant is required..processes need to be vetted to verify.
15. Westech is involved in the development of converting recycled plastic into fiber and yarn	34	No pollution	Substantiate this assertion with fact, Microplastics and management of same generates continued environmental concerns
16. Official plan	34	Selective parts of official plan 14.01, 14.02	Official plan is contradictory and weak in terms of the future of industrial and manufacturing activity in whitestone. Equally compelling parts of official plan would reflect/portray a different direction. Factual Evidence these processes will comply with MOECC D SERIES AND NOISE GUIDELEINES. What makes planner believe these guidelines will not be triggered
17. Environmental review	35	Few adverse effects. Azimuth planner notes peer review can be requested at expense of applicant by municipality	Limited test site and primarily at residential area not where factory intended Conflicting report from adjacent land Will the few adverse effects be explored and included as conditions for by law enactment? Request unbiased peer opinion/report at applicants expense Azimuth promotes more detailed report needed. Why not do it now? Why rezone if not a suitable site for build of this nature. Current azimuth report is cursory at best.
18. MTO	35	indicated no entrance concerns	Report from MTOis not attached. Is it available? What about two lane highway., Useage patterns, signage, turning lane, truck and vehicular traffic through either McKellar or Dunchurch. Recent upgrade with bike lane to promote this activity seems incongruous with increased truck traffic
19. Endangered species	35	Likely none relevant	Azimuth report is cursory at best and not focused on factory location. Report by Mike B reflects a differing perspective. Perhaps involvement of MECP species at risk people at this preliminary stage would be appropriate
20.Provincial policy statement	38	Development compatible with rural landscape and recreation tourism	Has applicant submitted how he intends to achieve this compatibility Is intended purpose compatible with this provincial policy statement Proposed use accommodated on private services. Is this even possible on well water and septic..no sewer, no city water

21. Indigenous consultation Historical significance	38	Shawanaga statement	Has Shawanaga First Nations been consulted about this application specifically. Their statement pages are dated 2016 and are a general acknowledgment not specific to this project or property. Page 42-46 Are there any indigenous or pioneer artifact concerns at this location. What is age and condition of structure? Does it have historical significance? Has this opinion been sought?
22. Growth plan for northern Ontario	38,39,40	Supersedes all other provincial policy statements	How does the Whitestone official plan reflect these principles and where does this project fit into that plan? How has the municipality engaged with all people who call Whitestone home to ensure a singular vision for the future. Specifically growth made in ways that sustain a robust economy, build strong communities, promote a culture of conservation and a healthy environment? What are Whitestone's rational and balanced approach which builds on our communities priorities and strengths. Need foresight to plan for the future in terms of the where, when, to what extent Whitestone can or should support local manufacturing.
23. Ministry of northern development, mines, natural resources and Forestry	35	No concerns	Report from MNDMNRF is not attached. To substantiate this position.

Environmental assessment

Item	Page	Comments	Asks/questions
24. Natural heritage constraints	48 60	Completed for property at 1526 Hwy 124	Location of manufacturing facility is reflected at 1524 Hwy 124. Did azimuth focus their reflections on correct area of property? Study seems focused at residential site not farm house area, which is where manufacturing facility will be built.
25. Study parameters	50	Aug 17. single day	No species observed seems a cursory statement. Not observed on a single day doesn't mean they aren't there
26. Fish habitat	52	More studies needed	How and when is this intended to be completed
27. Controls	54	Suggestions	Will this be in writing as to when and how this will occur? Silt fencing, tree clearing limitations, fencing to prevent intrusion into natural areas

Review site plan	54	Natural heritage review at design stage	Critical to review from a natural heritage perspective.Why wait until design stage?
28.Map	59	Pre or post the 2018 unintended EP DELETION	Would this or adjacent property have EP designation under the mapping pre 2018 and does council still intend to review this possibility of reinstating these designations. What impact would this have on decision?
29. Figure 2 and 3	63/64	Zone requested for rezoning is different than on applicants submission	Zones are different in shape and inclusion of existing pond. Which is correct and how does this impact application and in particular the water courses on property and industrial set back from these essential features
30. Figure three	64	ELC WETLANDS COMMUNITY	These are within designated perimeter for rezone. Would it be prudent to involve source water protection authority(MECP OR NBMCA) for comment, given these are headwaters for Shawanaga lake and onwards to encompass the entire Georgian bay biosphere? See existing watercourses. Does this meet the provincial policy statement section 2.3 water preservation.Ontario water resource act..normally this is intended for municipal water to ensure quality but in this situation water quality preservation falls exclusively to applicant.
30. Figure three	64	Driveway to house	Appears to run through re zone area. Ensure continued access to this property which is currently up for lease?

A final word and challenge

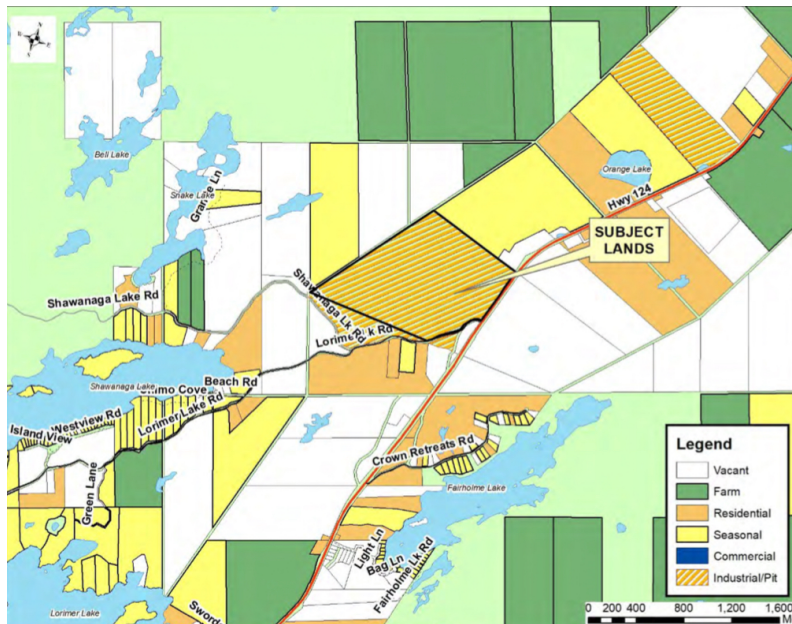
Having gathered as much factual information as I could, fact checking, critically appraising information and reflecting on same, I feel there is considerable dialog and diligence required with this application. See above. There is considerable evidence this project is not a good fit at this location in whitestone and applicants assertion that it is a good fit is largely unsubstantiated. **All other municipalities in west parry sound direct this type of development to the parry sound area industrial park on their website.**

Most importantly though, it would seem that a single person with a dream and a goal, which by its very nature implies financial gain has been a time and resource bandit for this municipality and has presented an application which unilaterally sets a course for the collective future of whitestone and all of its inhabitants in respect of business manufacturing and industrial development in this area. It seems to me a wise course would be to diligently vet this application while initiating a mechanism to reflect in the official plan a more robust and specific plan for our municipality. Bringing together interested parties from many perspectives to develop a plan for our collective future which reflects the needs and wants of approx 2,500 rate payers, not one or two.

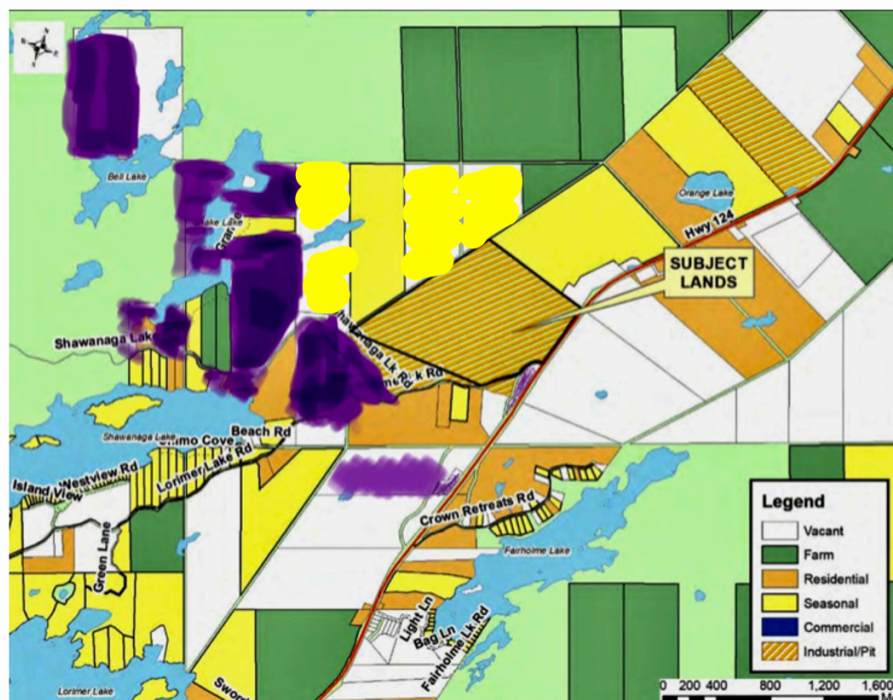
Respectfully submitted
Margie Szilagyi

APPENDIX A

Map used by planner page 32 reflects mostly vacant land.
The lack of conflicting land usage impression favours the applicant.



Corrected map reflecting 17 lots that are currently occupied noted in purple. The majority are a 10 lot plan of subdivision surrounding Snake Lake and approved by municipal council in 2004. More recently four severances by Gerry Chaput. Farmland on Snake lake is in fact waterfront residential and managed forest. Lots along 124 have house building in progress. Quite a different impression and absolutely conflicting with industrial development. The additional yellow reflects the land owned by a neighbour who uses his entire property for seasonal use.



From: Jane Dick
Date: 2022-07-04 2:49 p.m. (GMT-05:00)
To: mayor.comrie@whitestone.ca
Cc: councillor.gorham-matthews@whitestone.ca, councillor.lambe@whitestone.ca,
councillor.mcewen@whitestone.ca, councillor.woods@whitestone.ca
Subject: Proposed rezoning of property on Hwy.124 and Lorimer Lake Rd.

To all Whitestone Municipal Council Members

We are seasonal residents with a family cottage at 102 Westview Road, on Lake Shawanaga, Whitestone Municipality.

We are unable to attend the council meeting July 5 regarding the rezoning of lots on Hwy#124 and Lorimer Lake Road, jct. east. which is to accommodate the building of an industrial textile plant.

We do plan to zoom the meeting but want to list a few of our concerns in writing. We believe this area was not intended for this type of industrial use! Environmentally we are concerned that our air, water, lands and wildlife could be adversely impacted by this planned industry, not to mention our road and property values. We do not believe a proper environmental study has been conducted as if it was we are confident this industry would not be allowed to build or operate in our beautiful neighbourhood. Serviced industrial lands are available in Parry Sound and it's important to note why communities build industrial parks, it's to keep potential harmful effects away from residential areas!

We also question how is this industry going to be monitored properly while it's tucked away in our cottage countryside.

Over the past 20 years we have enjoyed our beautiful lake, home and surrounding lands, we especially enjoy living and supporting this wonderful community and strongly oppose this industry being built and possibly expanded in our backyard!!!

Respectfully

Jane and Michael Dick

Sent from my iPad

From: Donato Jeanie

Sent: July 4, 2022 5:25 PM

To: councillor.mcewen@whitestone.ca; mayor.comrie@whitestone.ca; Beth Gorham-Matthews <councillor.gorham-matthews@whitestone.ca>; Brian Woods <councillor.woods@whitestone.ca>; councillor.lamb@whitestone.ca; michelle.hendry@whitestone.ca

Subject: Regarding the Zoning application for Lots 40/41 for the upcoming council meeting July 5

Good afternoon Council

Now that I've been able to read through the application package in full, I would like to be on the record as being opposed to this application.

I know many in our community have written to voice their own views as well, and from what's available within the package, I support the various concerns from all opposed.

I will be brief but a few issues that I don't believe have been addressed as of yet,

1. I don't believe our fire department has the capacity to deal with issues concerning an industrial fire, should it occur. It would put our entire community at risk.

2. There are blurred lines about which entity is responsible for this factory should they be given the green light. While "Ambiance" is on the official applicant, the environmental assessment done by Azimuth lists Westech.

Which entity is responsible for it? In Canada, Parent companies have zero liability for subsidiaries. Should there be a disaster of any sort, there would be no way to hold anyone responsible should things go awry.

3. Should this application be approved; council will have set a precedent for future industries to take up residence in Whitestone.

4. On this application, question 11, the applicant states the daily effluent will be less than 4500L. This will need to be confirmed, by a third party. An example for comparison purposes only, the formula for residential builds is 150L per person/day. Translating that into the information provided on the application, 50 employees x 150L day = 7500L. I acknowledge that this is a bit of an apples and oranges comparison, but as our area waterways are interconnected, we will all be affected by an industrial site.

5. See Ontario Guide D-6 Compatibilities between industrial facilities, aside from various setback regulations in section 4, there is also information that the municipality could use to mitigate potential incompatibilities, section 4.6 - Studies, 4.7- Mitigation, 4.8-Legal agreements, 4.9 Financial assurances etc. My hope is that council uses every tool available to ensure our community is protected.

6. Aside from imposing further environmental studies, if council ultimately supports this, I would ask that council also impose the applicant be required to retain the services of various skilled professionals such as industrial and environmental Engineers for all phases of development, who have a plethora of experience in the construction of factories. I would also ask that our Building inspector be given access to confer with Industrial Building inspectors in a major metropolis such as Toronto or Barrie to ensure the building codes for industrial Factories are met or better exceeded, any expense incurred in this provision is to be the responsibility of the applicant.

Although I cannot find the information at this time, I do believe Ontario has regulations for industrial builds of this nature- requiring Municipal water/sewer etc. If I find it prior to the meeting tomorrow, I will provide the data to council in a separate email.

I realize this issue must be quite intense for council, and I trust each of you will make the best decision for all residents now and in the future.

Thank you
Jeanie Fuscaldo
Whitestone

From: Cathy Wismer

Sent: July 4, 2022 10:36 PM

To: mayor.comrie@whitestone.ca; councillor.lamb@whitestone.ca;
councillor.mcewen@whitestone.ca; councillor.woods@whitestone.ca; councillor.gorham-
matthews@whitestone.ca; michelle.hendry@whitestone.ca; paula.macri@whitestone.ca

Subject: zoning by-law Amendment (Ambiance Fine Homes Inc)

Dear Mayor and Councilors

Regarding the proposed zoning by-law Amendment (Ambiance Fine Homes Inc)

First let me say that you have a huge job ahead of you and I appreciate that you will have to give very careful consideration to this application and the community's concerns.

I hope all of you have followed the Facebook Group known as CROW (Concerned Residents of Whitestone). If you have you will no doubt have read that there is anxiety over this issue but mostly there are questions.

From this Group you will find that there are a number of experts with appropriate credentials that range from municipal employees from other larger communities, an industrial site planner, a biologist, data analysts just to name a few plus a host of people who have witnessed firsthand environmental disasters in the workplace.

As for myself, I spent 40 years as an insurance claims specialist and risk manager, mostly in litigation defending policyholders from various unforeseen events including environmental spills, forest fires, non WSIB injuries, neighbor disputes, plus a whole host of property and building related losses.

From my perspective losses do happen it is never a question of IF but of WHEN.

For a municipality the losses often come out of left field, regardless of whether or not you think you are insulated from any issues, the cold hard fact is you're not. Therefore it is incumbent on you to do a full risk analysis and plan for various event scenarios, then arm the municipality with protection. Even then, you can expect lawsuits and frivolous or not, defending them is expensive.

This is not to say that you should not welcome a commercial enterprise into the community, but that one should do so only after you have clearly identified what kind of commerce works for this community.

The Official Plan is a guiding light; it must have clarity and can't contradict itself. From what I have read our Official Plan states that we are a retirement and recreation community, therefore any commerce should reflect that concept. This is also who we state we are on our website, so we lure people here who are looking for that type of community. It becomes problematic when commerce doesn't match the broader understanding of the Official Plan.

This is the starting point and where most of the community is at odds. I (and many on the CROW group) do not understand what Ambiance Fine Homes and Westech have to do with retirement and recreation.

There is concern that an adhoc approach to commerce will create a significant amount of confusion and potentially the wrong type of industry for our region.

Fundamentally I am not opposed to a manufacturing or industrial type of commerce. I am opposed to any commerce that is not well thought out or in keeping with our identity.

Upon researching our Official Plan I do not see where we have properly identified how we hope to attract businesses to our community. I do not see an action plan. What I see when it comes to commercial enterprise is nothing, other than a small notation deep in the plan. It looks as if the municipality is not working towards any meaningful commercial development. That the plan is to have no plan and assess whatever drops in our lap. If that is the case, it is a very poor plan.

If nothing else this application should be a wakeup call to all. We need to be clear on the commerce we want to attract. This is not an easy question and one that will require a lot of research, investigation, from both inside and outside the community.

As I mentioned above there are a number of experts in various fields that I presume will express their concerns from their perspectives. Therefore I will do the same from a risk management perspective. Below are samples of the types of questions that need to be developed from a risk management point of view.

Whether or not you grant Ambience Fine Homes and Westech the permission they need to advance their projects, here are a few things you should be aware of before you make your decisions.

For the Companies – because you need to know if they are going to succeed. The worst thing that could happen is Whitestone ends up with an empty industrial site on its hands or that Ambience or Westech want to pivot to something else or go bankrupt and just leave.

1. Why have they picked Whitestone? We are literally in the middle of nowhere. Transportation costs alone are going to be much higher here than elsewhere.
2. Where else have they applied to set up but were turned down. Their head office is in Oakville so again, why here and not there?
3. Attracting skilled labour is going to be difficult even if they import skills from their current location. How can they be sure employees will come or that Canada will even let them in?
4. They do not give out the addresses of their worldwide locations. Somewhere in South Africa (kind like somewhere in Canada) is very vague
5. Their environmental assessment only talks about building on the property, not the impact the actual businesses will have on the environment.
6. What are the impacts to the environment of all 3 companies?
7. What other types of businesses will be allowed on the premises?
8. What are the financial statements from all 3 entities (Ambience Fine Homes, the textile business and the machine shop) for the past 5 years
9. Are they viable entities that can likely develop and grow over the foreseeable future?
10. In 2021 their web site indicated the textile business grossed \$4mil worldwide sales. The recent Dun and Bradstreet assessment suggests \$1.84 USD mil for the textile company and less than \$1mil for the machine shop. Number of employees is no more than 10 and 5 respectively.
11. Are these companies losing market share?
12. Are they even operating?
13. Employee salaries are the highest business cost. The above financials suggest a very small company and if sales are dwindling, one that is at risk.
14. How do they plan to grow either company to 50 employees and over what time frame?
15. Properly check out their website. There is a suggestion that they use stock photos – not their own. You will want evidence of an existing company.
16. Are there any worldwide pending lawsuits
17. Ask to see their insurance policies and claims history.
18. Ask for references and then actually speak to them.

19. Find out what exactly their needs are to operate - ie waste, water, transportation just to name a few. What about noise, lights, operation time. (9 to 5 or 24/7?),

The Municipality of Whitestone

If you are satisfied that they are viable and IF you are satisfied that they fit our current Official Plan, then consider what does Whitestone have to offer;

1. Can we handle their waste needs locally? If we can't, how do we ensure that they don't just dump on their land?
2. What does our Fire Chief need to fight a building or worse a forest fire? some sort of suppression system for the building? Perhaps a circulating pond to draw water in the event of forest fire. Maybe more personnel.
3. What does the community want?
4. Is it in keeping with our official plan? Are we saying 1 thing but really doing another?
5. What kind of growth plan do we have if indeed any of these corporations grow? This should not be "lets cross that bridge later". The planning needs to incorporate both the likelihood of success as well as failure. So, can our current municipal entities support the kind of growth these corporations say they will do? If not, what needs to change?
6. Inspect your expectations – basically validate all claims and proposals that these companies lay out.
7. How are you going to protect the municipality from unforeseen events? I know for a fact that there are many municipalities that have initiated by-laws to protect themselves.
8. What by-laws are needed to protect and control events that might arise?
9. What do you hope to gain by allowing this type of commerce? What are the real benefits? More of the same? Or does it create diversity?
10. What does Whitestone want and what are we prepared to give up?

These questions along with the whole host of others you will get make it impossible for this current counsel to address the application. There is far too much work to be done and with the election only 2 months away I implore you to defer any decision to the next group of council members. Even then, any final decision should not be made in haste but only after a full review and assessment of our current Official Plan has been completed.

Yours truly,

Cathy Wismer

1

From: Kevin Yamada [mailto:kevinyamada92@gmail.com]
Sent: July 5, 2022 12:23 PM
To: michelle.hendry@whitestone.ca; paula.macri@whitestone.ca
Subject: Proposed textile factory on 124 and lormier lake road

This letter is regarding the proposed industrial facility on the northwest corner of Lorimer lake road and highway 124.

My family have been seasonal residents of Whitestone for over 35 years and we have many concerns regarding the pollution that such industrial facilities would have on our community.

1. How will westech manage the waste created through the advanced metal manufacturing plant ? Where will all the coolant/waste water which will be filled with metal shavings go ? And how will westech prevent these contaminants from escaping into the environment? As stated in the purposal, the subject lands slope towards the lakes to the west with many seasonal creeks flowing through there. 3.3 of Azimuths environmental report states that the subject lands has drainage features which function as a direct habitat for fish, or contribute flow to downstream areas where fish occur. How can we be sure no contaminated water will escape into these watercourses? What happens if there is a spill ? Whitestone is not equipped with the sanitary waste water/drainage systems to protect against such possibilities.
2. The proposal states that westech is actively involved in converting recycled plastics into fibre and yarn. Will this be done at the facility in question ? Furthermore, when these fibers made of recycled plastics are fed through the weaving looms, how will they stop microplastics and microfibrs from escaping into the environment? Plastics are endocrine disrupting toxins that disrupt aquatic ecosystems. The proposed factory will be full of plastics. To say with certainty that microplastics will not be escaping into the surrounding environment can not truly be substantiated. There is always pollution from industry. The proposal states that the lands in question are moderately sloped lands where seasonal creeks drain to the west toward shawanaga and snake lake. The headwaters or aquifer of a lake and river system is no place for a plastics factory. Furthermore, plastics are carbon based products and give off toxic fumes when burned. The possibility of a fire at a facility, such as the one westech proposes, would be an environmental disaster for the Whitestone region.
3. Lastly I end with a question. Azimuths report suggests that there will be some adverse impacts to the environment through the rezoning. But they do not talk about the adverse impacts from the factory being built. They do indicate that a more detailed analysis should be carried out at the site plan stage of the project. Why should the more detailed environmental report come later ? Would it not make more sense to have the detailed report right now, during the time counsel is determining whether or not the subject lands should even be rezoned in the first place ? It sounds like a "shoot first, ask questions later" scenario to me. The municipality should demand a more robust environmental assessment prior to rezoning considerations, or a peer reviewed analysis of the Azimuth report.

Sincerely,
Kevin Yamada

From: Stan Judge [mailto:consultationofficer@shawanagafirstnation.ca]
Sent: July 5, 2022 2:32 PM
To: Michelle Hendry <michelle.hendry@whitestone.ca>
Cc: Adam Pawis <chief_ap@shawanagafirstnation.ca>; Ashley Nanibush <executivesecretary@shawanagafirstnation.ca>; John Jackson <jiplan@cogeco.net>
Subject: Re: Textile Project in Shawanaga Watershed

Aanii,

It has come to our attention that there is a proposed rezoning in Municipality of Whitestone and traditional lands and waters of Shawanaga First Nation to “allow for a textile manufacturing, processing and machining business along the highway frontage”.

Shawanaga First Nation does not support this project. There has not been any formal consultation with Shawanaga First Nation, as mentioned by Chief PAWIS, there are concerns of the continued health of the watershed and local ecosystem.

We do look forward to future, meaningful consultation and welcome any initial and open communication.

Miigwetch,

~ Stan

On Fri, Oct 22, 2021 at 13:39 Michelle Hendry <michelle.hendry@whitestone.ca> wrote:

Thank you for your email.

We do not have at this time have an application for a ‘proposed textile project’. An rezoning application in respect of a manufacturing opportunity was submitted to the Municipality several months ago and was subsequently withdrawn. Hope this information helps.

Regards

Michelle Hendry, C.E.T.
Chief Administrative Officer / Clerk
[21 Church Street - Dunchurch, Ontario - P0A 1G0](#)
705-389-2466 - Ext. 123



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From: Adam Pawis [mailto:chief_ap@shawanagafirstnation.ca]

Sent: October 22, 2021 1:29 PM

To: michelle.hendry@whitestone.ca

Cc: Stan Judge <consultationofficer@shawanagafirstnation.ca>; Ashley Nanibush <executivesecretary@shawanagafirstnation.ca>

Subject: Textile Project in Shawanaga Watershed

Greetings Michelle

It has come to the attention of Shawanaga Council that there is a proposed textile project being discussed in the Shawanaga Basin. As indicated by Stan, our Consultation Officer this project causes concern for the continued health of the watershed and local ecosystem. Council and I desire some discussion on the effects this project may cause and the intended mitigation proposed with the potential for environmental contamination. Please feel free to contact us by email or telephone

Kind regards

Chief Adam Pawis

Shawanaga First Nation

[2 Village Rd.](#)

Nobel, ON

P0G 1G0

Office: 705 366 2526

Mobile: 705 346 0626



K

From: Anne Derry
Sent: July 5, 2022 4:01 PM
To: paula.macri@whitestone.ca
Subject: Rezoning Application by Ambiance Homes

I am writing regarding the rezoning application by Ambiance Homes for property at Hwy 124 and Lorimer Lake Road. I own a seasonal property on Shawanaga Lake. My family has been coming to Shawanaga Lake since the early 1900s. In fact, my grandfather was born and raised back here. I am very interested in the development of this area. At this point, I am neither for or against the proposed Industrial facility but feel that the application and available information is lacking in sufficient information for the rezoning to be passed at tonight's council meeting. I would like to propose that the decision be postponed until community members and council have access to more detail information .

Sincerely
Anne Derry

L.

From: Kelly Rutherford
Sent: July 5, 2022 4:04 PM
To: Paula.macri@whitestone.ca
Subject: Rezoning application by Ambiance Homes

I am writing regarding the rezoning application by Ambiance Homes for property at Hwy 124 and Lorimer Lake Road. I own a seasonal property on Shawanaga Lake. We took ownership in 2017.

At this point I am neither for or against the proposed Industrial facility but feel that the application and available information is lacking in sufficient information for the rezoning to be passed at tonight's council meeting. I would like to propose that the decision be postponed until community members and council have access to more detail information. I look forward to what additional information will be shared at tonight's meeting.

Sincerely
Kelly Rutherford

To:

Whitestone Municipality and to the attention of Mayor Comrie, Councillor Gorham-Matthews, Councillor Lamb, Councillor McEwen, Councillor Woods

Subject:

Proposed Zoning By-Law amendment to rezone Part Lots 40 and 41, Concession A, geographic Township of Hagerman except Parts 2 and 3 on 42R2726; Whitestone, fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.

I am currently a part-time/seasonal resident on our property at 1722 Highway 124, Whitestone. I do not call myself a “cottager” as I was born and raised in McDougall Township and spent a great deal of my life in Whitestone at this property and others owned by members of my family tree. Our adult children represent the 6th generation of our family to enjoy the property at 1722 and the community of Whitestone.

I write this letter on behalf of my husband and I to oppose the proposed zoning change.

The M1 zoning designation is very broad in its definition of potential uses. History indicates that a rezoning at any point removes an established gate on suitable land uses and invites future creep. It appears that the currently proposed use fits under the category of “a fabricating, processing or manufacturing establishment”. Other municipalities add to this provincial classification with their own by-laws requiring that any site designed for this use be connected to the municipal water and sewer system. Whitestone does not have these municipal services and it is an inappropriate use of the property.

There is no other manufacturing within Whitestone. The proposed use represents a complete anomaly to the current fibre of the community. There is an established Parry Sound & Area Industrial Park providing the appropriate municipal services for this classification of industry, is a more appropriate location within the district and its various pockets of community, and sits along the major transportation corridor of the Trans-Canada Highway. This site was intended specifically to develop and promote industry and economic growth for all of the Parry Sound District.

Although there has been much emphasis placed on concerns of this being a textile manufacturing facility, the information in the Council Report states: “The proposed facility will be more than a textile manufacturing facility. It is intended to be an advanced metal manufacturing and machining hub on the same premises.” I find the looseness of this statement to be potentially more concerning it is very broad in scope and goes far beyond the “weaving facility” described in much of the community conjecture.

The words in the report refer to the issues of noise, light, water, dust, vibration, water pollution as “limited”. This is not a comforting statement and seems tenuous in a municipality whose core economy is driven by the tourism sector. In reading the full report it appears that a full environmental impact of site design is still required. This sequence appears high risk considering the rezoning is requested as the primary step to precede this full assessment and prior to any full review of the existing Official Plan for Whitestone Municipality.

Highway 124 is not a primary highway. We are personally already experiencing higher traffic volumes than previous seasons from what appears to be both personal and commercial vehicles within the area. Increased volumes from a manufacturing facility pose challenges with the design of the highway and the flow of traffic.

I do not deny the need for growth in Northern Ontario; this is why there is a published Growth Plan for Northern Ontario. I do not believe this requested zoning change and its intended use fits the purpose or the guiding principles of this plan when considered against the existing community, its population, its core economy, its location, and its geography and environment. The plan states that it “seeks to nurture and develop new and emerging economic sectors that have the greatest potential to bring new jobs and opportunities to the north”. I have not seen any data clearly specifying this data. The number 50 referring to potential jobs has been bantered which seems a pittance against the potential challenges. The disconnection of this proposed facility to the lifestyle and other economic activity of the area does not represent a progressive move. The rezoning request seems to have many potential risk factors with no directly apparent benefits or fit to the community and its development and sustainability as an entire municipality.

Sincerely,

Frances Price

For Scott and Frances Price