



The Corporation of the Municipality of Whitestone

**Agenda of Regular Council Meeting
Tuesday June 7, 2022**

You may also join the meeting with Zoom (Video Conferencing)

<https://us02web.zoom.us/j/83081708068>

or Phone Call Only

Dial [+1 647 558 0588](tel:+16475580588) then Enter Meeting ID: 830 8170 8068 #

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

- 1. Call to Order and Roll Call 6:30 p.m.**

National Anthem

Indigenous Land Acknowledgement Statement

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

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

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

- 2. Disclosure of Pecuniary Interest**
- 3. Approval of Agenda ®**
- 4. Presentations and Delegations - None**
- Move into Committee of the Whole ®**
- 5. Planning Items**

- 5.1 Consent Application B15/2022(W) – CHAPUT ®
 - Memorandum from John Jackson, Planner dated May 10, 2022
- 5.2 Official Plan Amendment No. 2
 - Revised O.P.A. No. 2 prepared by John Jackson, Planner per discussions at the May 3, 2022 Council meeting
- 5.3 Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC., 12628465 CANADA INC. (Graham Keene) ®
 - Memorandum from John Jackson, Planner dated May 20, 2022
 - Subdivision Application dated April 21, 2022
 - Environmental Impact Study dated August 2021

Reconvene into Regular Meeting ®

Matters Arising from Committee of the Whole

Move into Public Meeting ®

6. Public Meeting

- 6.1 MJ DEVELOPMENTS - Proposed Zoning By-Law amendment is to amend the existing Waterfront Residential Exception (WF1-22 LS) zone on Part of Lot 37, Concession 14, in the geographic Township of Burton and fronting on the Magnetawan River.

Reconvene into Regular Meeting ®

7. Consent Agenda ®

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

- 7.1 Council and Committee Meeting Minutes
 - 7.1.1 Regular Council Meeting Minutes for Tuesday, May 17, 2022.
 - 7.1.2 Environmental Stewardship Committee Meeting Minutes of April 13, 2022.
 - 7.1.3 Library Board Meeting Minutes of April 26, 2022.

- 7.2 Unfinished Business (listed on page 4)

Matters Arising from Consent Agenda

8. Accounts Payable

- 8.1 Accounts Payable ®

9. Staff Reports

- 9.1 PW-2022-06 ®
 - 2021 York Street (Dunchurch) and Aulds Road Landfill Monitoring Program Summary

- 9.2 ADMIN-2022-09 ®
Lorimer Lake Resort Property – wetlands / beaver pond

10. By-Laws

- 10.1 By-law 27-2022, being a By-law to adopt Official Plan Amendment No. 2 to the Official Plan for the Municipality of Whitestone ®
- 10.2 By-Law No. 32-2022, being a By-Law for a Zoning By-Law amendment to amend the existing Waterfront Residential Exception (WF1-22 LS) zone on Part of Lot 37, Concession 14, in the geographic Township of Burton and fronting on the Magnetawan River. ®

11. Business Matters

- 11.1 2022 AMO Conference ®
- 11.2 Request from Board Chairperson, West Parry Sound Recreation and Cultural Centre, Draft Agreement for consideration ®
- 11.3 June 21, 2022 Council meeting ®

12. Correspondence ®

Matters Arising from Correspondence

13. Councillor Items

14. Questions from the Public

15. Confirming By-law ®

16. Adjournment ®

Unfinished Business

1	<p>Official Plan Amendment (OPA) Number 2</p> <p>Private Road Development Land uses on vacant lots and Trailers and Campers</p>	<p>A Public Meeting on these matters was held September 30, 2021.</p> <p>Municipal Planner John Jackson will review comments and correspondence received and provided a report back to Council in the near future.</p> <p>A meeting on this matter was held April 12, 2022</p> <p>A By-law in regard to this matter was prepared for the May 3, 2022 Council meeting which will include adjustments in regard to Council comments as noted in the meeting minutes.</p> <p>On May 3 , Council requested additional refinements to be presented at a future Council meeting.</p>
2	Animal and Bird Control By-law	<p>Referred to Whitestone Agricultural Advisory Committee (April 2019.)</p> <p>Update on this matter as of March 16, 2020: A proposed/draft By-law currently under review by the By-law Enforcement Officers (March 2020) and the Committee.</p>
3	Review of By-law 20-2014 (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	<p>Per Council direction on March 15, 2021 an Ad Hoc Committee was formed.</p> <p>The Committee is currently working the Planner John Jackson to make revisions to the Zoning By-law in respect of reference to Short Term Rental Units. A Public Meeting in respect of the amendment to the Zoning By-law has been scheduled for June 21, 2022</p> <p>A revised By-law and protocol is in process and will be shared with Council as soon as practical.</p>

Correspondence

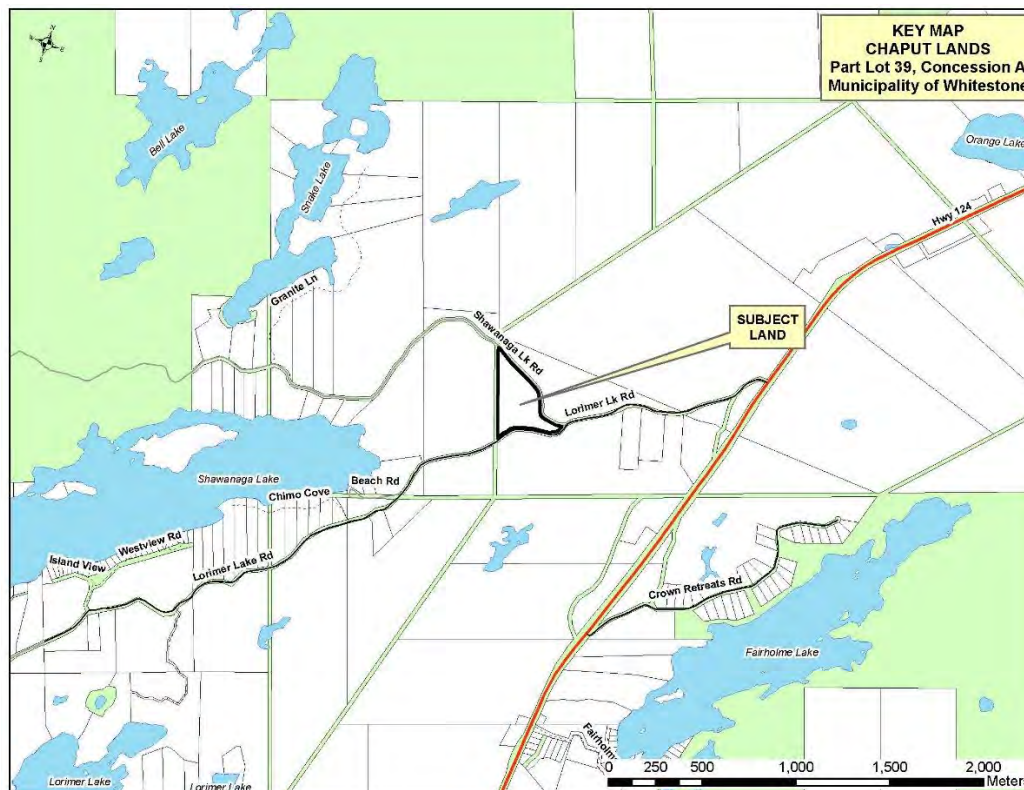
(listed in the order they were received by the Clerks Department)

- A. Resolution from the City of Brantford regarding release of all Federal and Provincial documents related to the Former Mohawk Institute Residential School dated May 18, 2022.
- B. Town of Espanola resolution regarding support for Russian Sanctions dated May 10, 2022.
- C. North Bay Parry Sound District Health Unit letter regarding Lake Harmful Algal Blooms (HABS) dated May 30, 2022.

PLANNING ITEMS

PROPOSED CONSENT APPLICATION NO B15/2022(W)**PART OF LOT 39, CONCESSION A****GEOGRAPHIC Township OF HAGERMAN****24 SHAWANAGA LAKE ROAD****ROLL# 4939 010 0070 1190****May 10, 2022****Applicant/Agent: Ray Chaput****Owner: Donna Chaput****PURPOSE**

Donna Chaput is proposing to create a new rural lot at the intersection of Shawanaga Lake Road and Lorimer Lake Road.



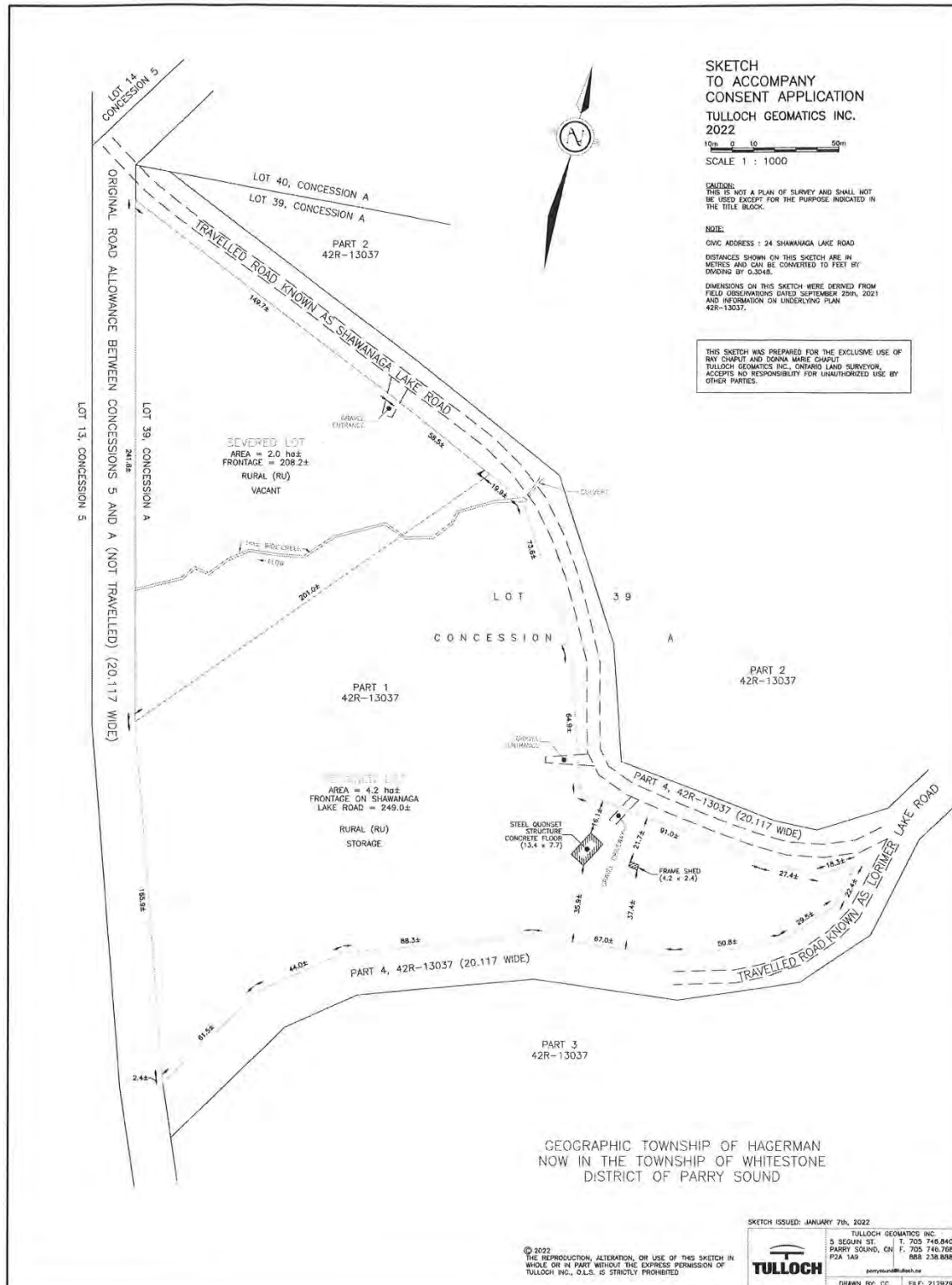
The subject lands are a little over 6.2 hectares (±15.37 acres) and have frontage on both Shawanaga and Lorimer Lake Roads. There are hundreds of metres of frontage on both municipal roads.

For the most part, the land is forested with some open meadows and a number of trails.



PROPOSED CONSENT

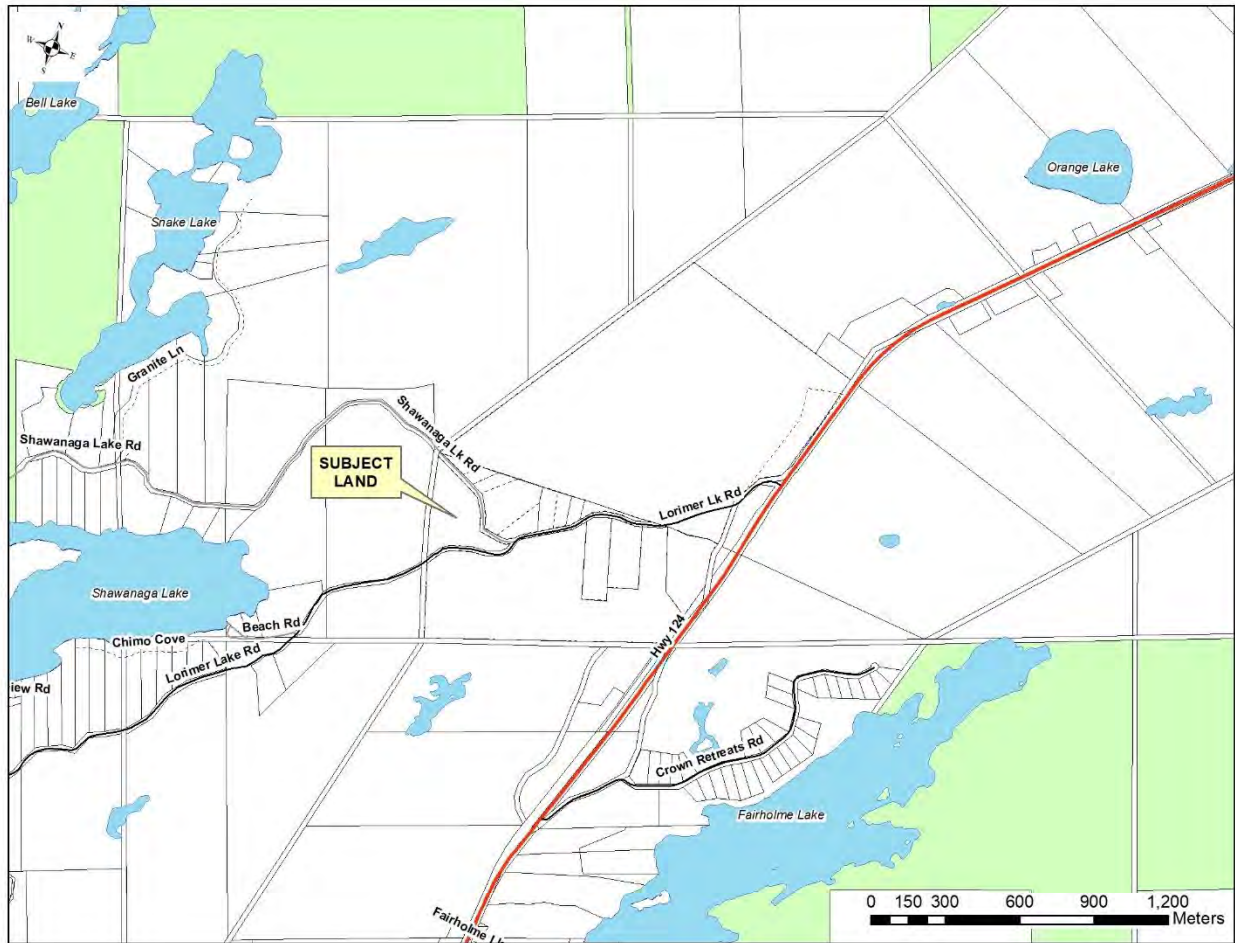
The application proposes to create a new rural lot with 2.0 hectares and 185 metres of frontage on Shawanaga Lake Road.



The metal hut is located on the larger retained parcel.

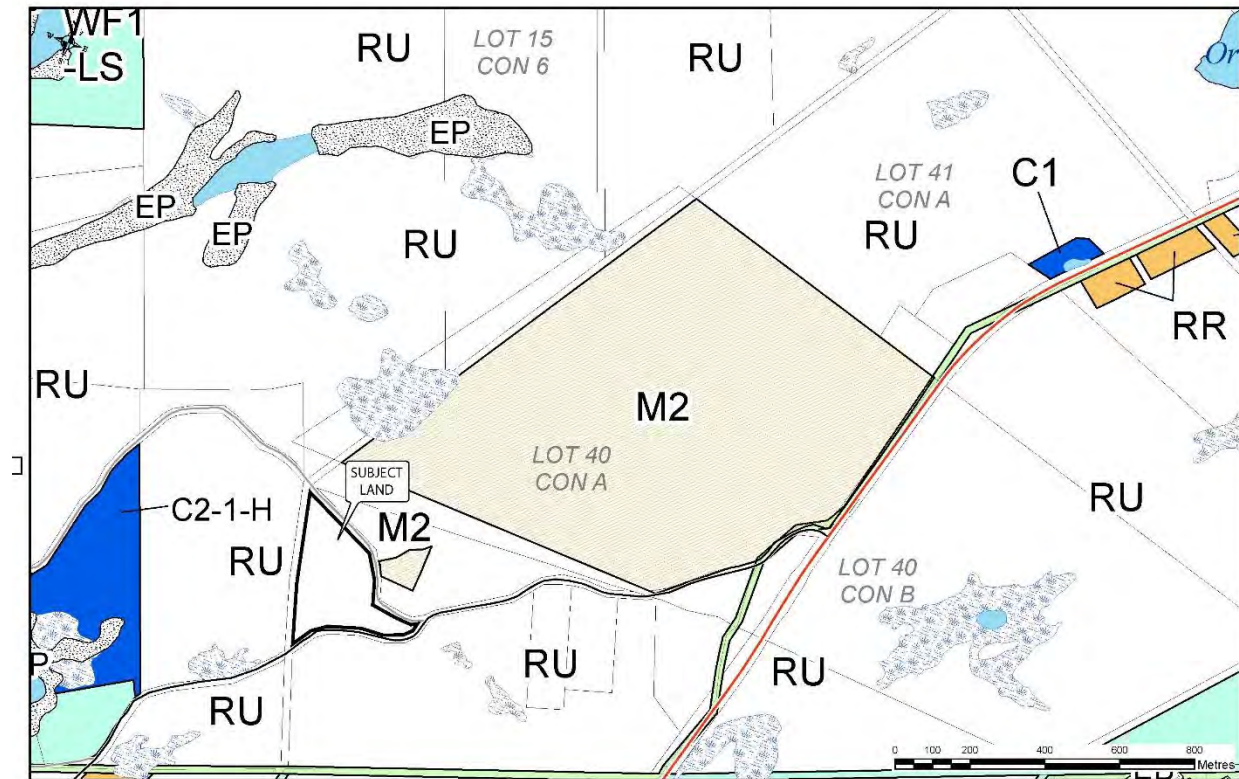
OFFICIAL PLAN

The subject lands are designated Rural in the official plan. New lots are permitted in the Rural policy area subject to complying with the standards set out in the zoning By-Law.



ZONING BY-LAW

The lands are zoned Rural (RU) in the Whitestone zoning By-Law.



The standards for new lots in the RU Zone include 2.0 hectares and 100 metres of road frontage. The proposed severed and retained lot will comply with these standards.

We understand that the licensed pit on the north east side of the Shawanaga Lake Road adjacent to this property has been surrendered.

CONCLUSION / RECOMMENDATION

That there is no objection to the proposed consent to create one new Rural lot as applied for by Donna Chaput in application No. B15/2022(W) subject to:

1. Conveying any portion of the Shawanaga Lake Road and the Lorimer Lake Road consisting of 10 metres from the centre line of the travelled road to the Municipality where such encroachments occur;
2. Payment of the applicable fees in lieu of parkland as set out in the Municipal Fees By-Law;
3. 911 Addressing; and
4. Payment of any applicable planning fees.

Respectfully,



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

JJ; jc

**Memo to Council**

Subject: Official Plan Amendment No. 2
“Land locked” parcels and Trailers.

May 30, 2022

BACKGROUND

At the last meeting of Council where O.P.A. No. 2 was discussed, it was the direction of Council to eliminate the detailed criteria for considering building permit eligibility for existing lots of record so long as legal access to such parcels could be demonstrated.

One further refinement has been made to exclude water and septic suitability as these are part of the building permit process.

A copy of the revised O.P.A. No. 2 is attached.

NEXT STEPS

Once council has adopted the O.P.A. No.2 policy changes, it is forwarded to the Ministry of Municipal Affairs and Housing with “record” of materials, (minutes, submissions, reports, etc.).

The province will review the O.P.A. and provide comments back to the Municipality in three to four months.

Respectfully,

A handwritten signature in blue ink that reads "John Jackson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

John Jackson

OFFICIAL PLAN AMENDMENT NO. 2
TO THE OFFICIAL PLAN
FOR THE
MUNICIPALITY OF WHITESTONE
(Trailer Policy / Private Road Policy)

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein attached hereto shall constitute Amendment No. 2 to the Official Plan of the Municipality of Whitestone.
- 1.2 Sections 1, 2, 3 and 4 herein and the attached appendices do not constitute part of the formal Amendment but provide more detailed information respecting the amendment.

SECTION 2 LANDS SUBJECT TO THE AMENDMENT

- 2.1 The policies of this amendment apply to all of the Rural and Waterfront lands in the whole of the Municipality of Whitestone.
- 2.2 The policies contained in this amendment amend or replace existing policy text in the ROADS AND TRANSPORTATION policies in Section 9, the HOUSING AND SPECIAL LAND USES in Section 11, the WATERFRONT POLICIES in Section 13.0, the Rural Land Use Policies and the Waterfront Land Use Policies in Sections 16.01 and 16.02 respectively.

SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 The purpose of Official Plan Amendment No. 2 (hereinafter referred to OPA No. 2) is to amend the text of the plan by amending policies in the private roads section of the plan, the trailer policies and adding permitted uses to the Rural and Waterfront designations. There is no change to the Land Use Schedule for the plan.
- 3.2 The effect of OPA No. 2 is two-fold. The first is to allow the consideration of building permits on properties that are located on private rights-of-way and not on publicly maintained, year round roads. The second is to allow for a limited use of trailers, motorhomes or camping on vacant lots prior to the construction of a principal dwelling or cottage.
- 3.3 The existing policy in the official plan does not allow development on properties unless the subject lands either front on a year round publicly maintained road or where the lands front on a recreational waterbody with legal access.

- 3.4 The existing policy in the official plan does not permit trailers, motorhomes or camping on a property unless there is a principal dwelling or cottage on the land.

SECTION 4 BASIS OF THE AMENDMENT

4A PRIVATE ROADS

- 4.1 It is the policy of the Municipality to not allow the creation of new lots unless there is adequate road access. Generally, adequate road access is believed to be direct frontage on a year round publicly maintained road.
- 4.2 There are an existing number of lots of record in the Municipality that do not meet the requirements for road frontage to qualify for building permits in the Municipality. The only exception is made for a hunt camp use on large parcels where there is a legal registered access and any associated structures are strictly limited in size.
- 4.3 The Municipality supports development on these existing "lots of record" that have traditionally been considered as "land-locked" because they did not have direct frontage on a year road publicly-maintained road. The Municipality believes that these lots should be eligible for building permits.
- 4.4 Traditionally it was only acceptable to consider seasonal cottages on privately maintained roads and restrict any year round dwellings to year round publicly maintained roads. The notion was that waterfront lands tended towards cottage or seasonal use and consequently did not place the kinds of access demands placed upon summer use properties in contrast to year round properties not located on waterbodies. This distinction is no longer particularly discernible and lakefront properties often have the same access expectations.

4B TRAILERS

- 4.5 The existing policy in the official plan for the Municipality of Whitestone strictly prohibits the use of vacant lands for any trailer use except under limited circumstances. These circumstances include those instances where a trailer may be used on a temporary basis while a principal dwelling is under construction on a property. Trailers are permitted as accessory uses on properties where there are existing dwellings. This policy extends to cover motorhomes and tents.
- 4.6 The policy prohibiting trailers emerged early in the Municipality because of a proliferation of objectionable trailers and the associated adverse impacts these uses created on adjacent properties.
- 4.7 Along with the incorporation of the Municipality and the creation of new policies including property standards and clean yard legislation, the Council of the Municipality believes that the prohibition of trailers may be amended to allow, on a limited basis, without the historical negative effects.

- 4.8 The Municipality will need to provide a more flexible policy for trailers should it wish to enact zoning provisions to allow for trailer, motorhome or tent use in the zoning by-law or to adopt a trailer by-law under the Municipal Act.

SECTION 5 SPECIFIC AMENDMENTS

- 5.1 Section 9.06 Private Roads is amended by adding the following policy after 9.06.5 and renumber 9.06.6 and 9.06.7 as 9.06.7 and 9.06.8 respectively.

“9.06 Existing non-waterfront lots that have a registered right-of-way or some form of legal access are eligible for building permits.”

- 5.2 Section 11.03 Trailers is hereby amended by deleting the section and replacing it with the following.

"11.03 Trailers

11.03.1 The Municipality of Whitestone discourages trailers, motorhomes and camping on nay lands in contrast to conventional single detached dwellings or cottages. However, it does recognize that under certain circumstances that controlled and limited use of trailers, motorhomes and camping may be a reasonable temporary land use for vacant parcels of land in the Municipality.

11.03.2 A trailer, motorhome or tent is a permitted accessory use to a permitted dwelling where such uses function as accessory uses subject to complying with all provisions related to accessory structures for the zone in which the use is proposed.

11.03.3 A trailer, motorhome or tent for the purpose of sale or storage may be permitted on any parcel with a principal dwelling.

11.03.4 The Municipality may enact a trailer by-law to regulate the licensing of trailers, motorhomes and tents.

11.03.5 The Municipality may arrange for a temporary use of a trailer on a property where a building permit has been issued for a main dwelling and such trailer may be located on the subject property for the period required to construct the main dwelling so long as this period does not exceed three years.

11.03.6 A trailer camp, tourist camp or motel is a commercial use. The Municipality may enact by-laws to regulate, license or govern tourist camps, trailer camps or motels.

11.03.7 The number of trailer sites allowed, tourist camp sites or motel units will be prescribed in the implementing zoning by-law.

11.03.8 All trailer placements are required to meet requirements for wastewater disposal.

5.3 Section 13.02 – Form of Development is hereby amended by deleting "and" at the end of (C) and adding "and" at the end of (d) and adding (e) as follows:

"(e) a trailer, motorhome or tent in accordance with the provisions of the Municipality Trailer By-law."

5.4 Section 16.01 – Rural is hereby amended by adding the following to the list of land uses in 16.01.2:

"- a trailer, motorhome or tent in accordance with the provisions of the Municipality's Trailer By-law."

5.5 Section 16.02 – Waterfront is hereby amended by adding the following to 16.02.3.

"and a trailer, motorhome or tent in accordance with the provisions of the Municipality Trailer By-law."

REPORT TO COUNCIL

SUBJECT: DRAFT PLAN OF SUBDIVISION

FILE NO. S01/2022(W)

PART OF LOT 28, CONCESSION 9

GEOGRAPHIC TOWNSHIP OF MCKENZIE

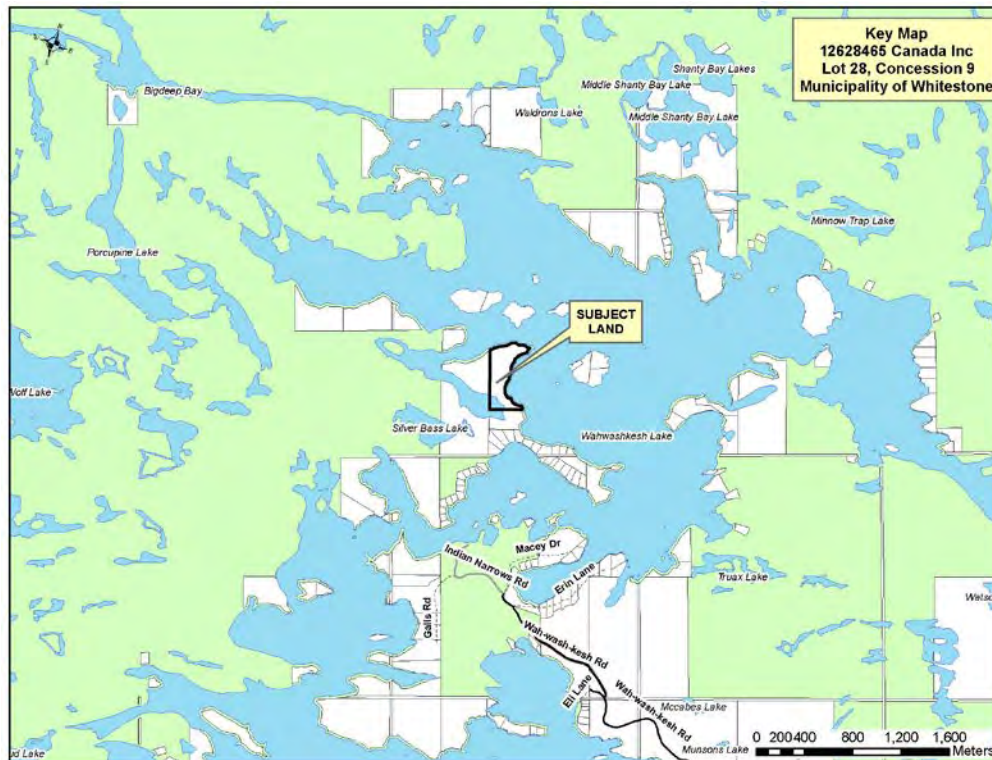
LAKE WAHWASHKESH

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

May 20, 2022

PROPOSAL

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



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

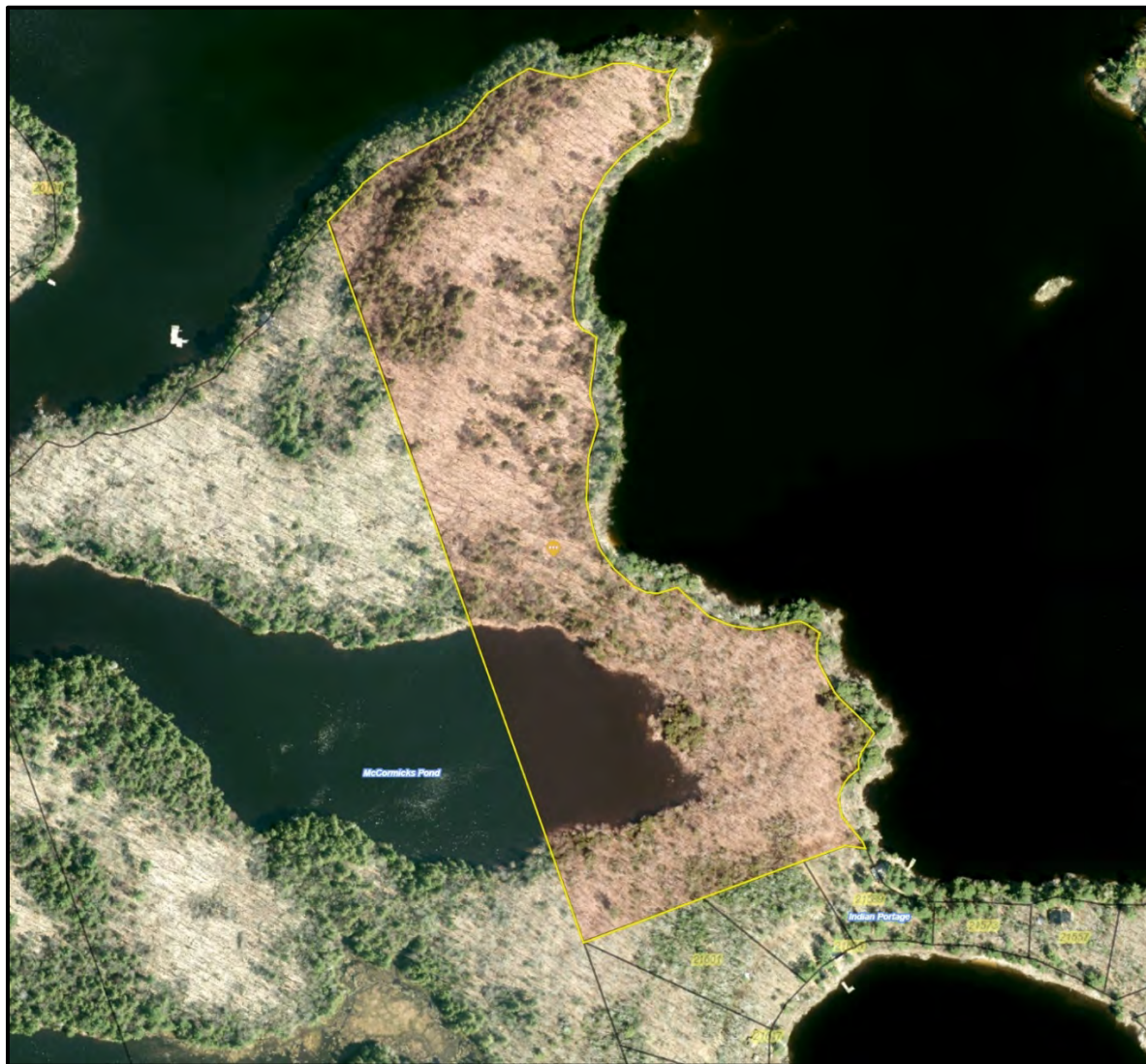
PROPERTY DESCRIPTION

The lands are currently vacant.

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

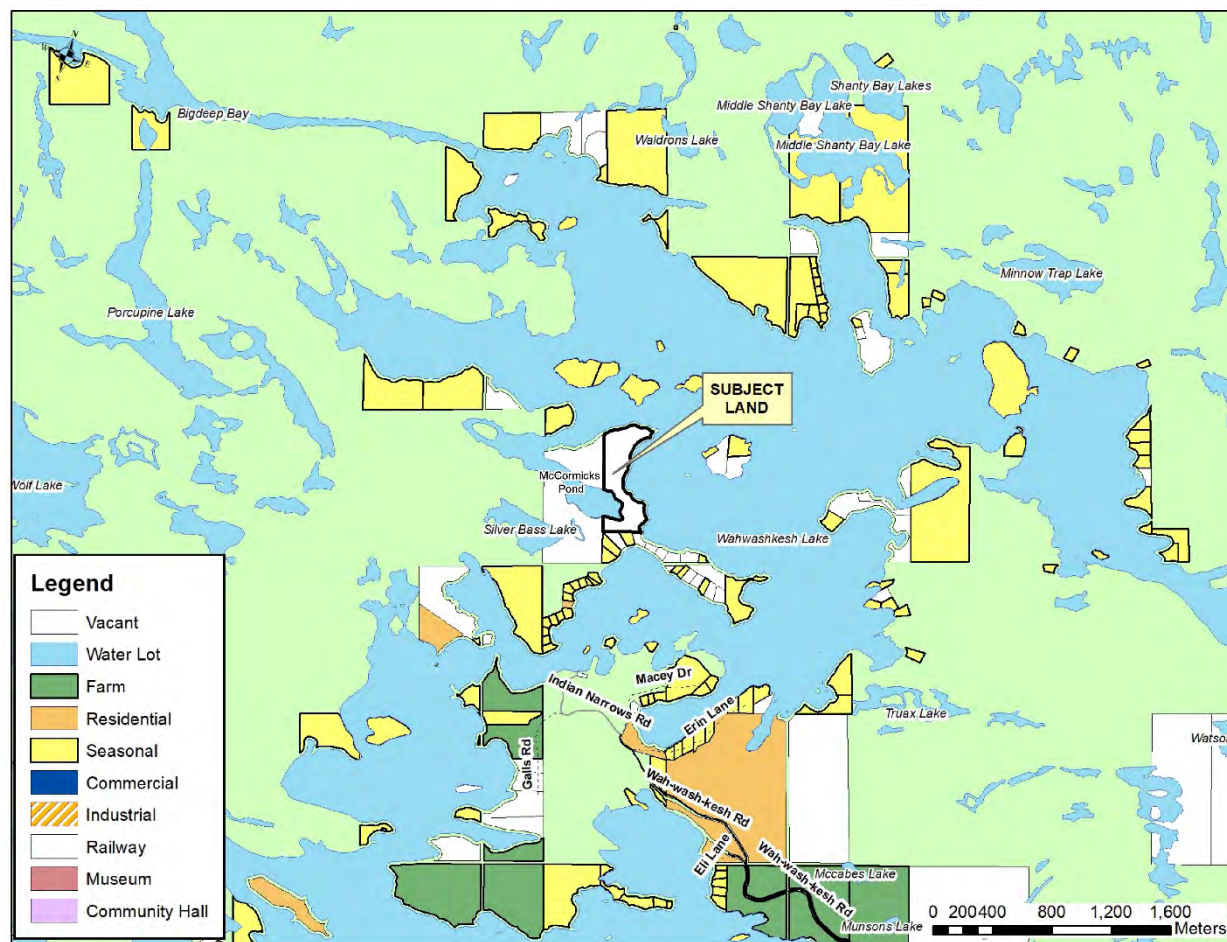
The lands have a predominantly eastern exposure and back on to McCormicks Pond. The lands are moderately sloping to some steep sections.

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



LAND USE

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

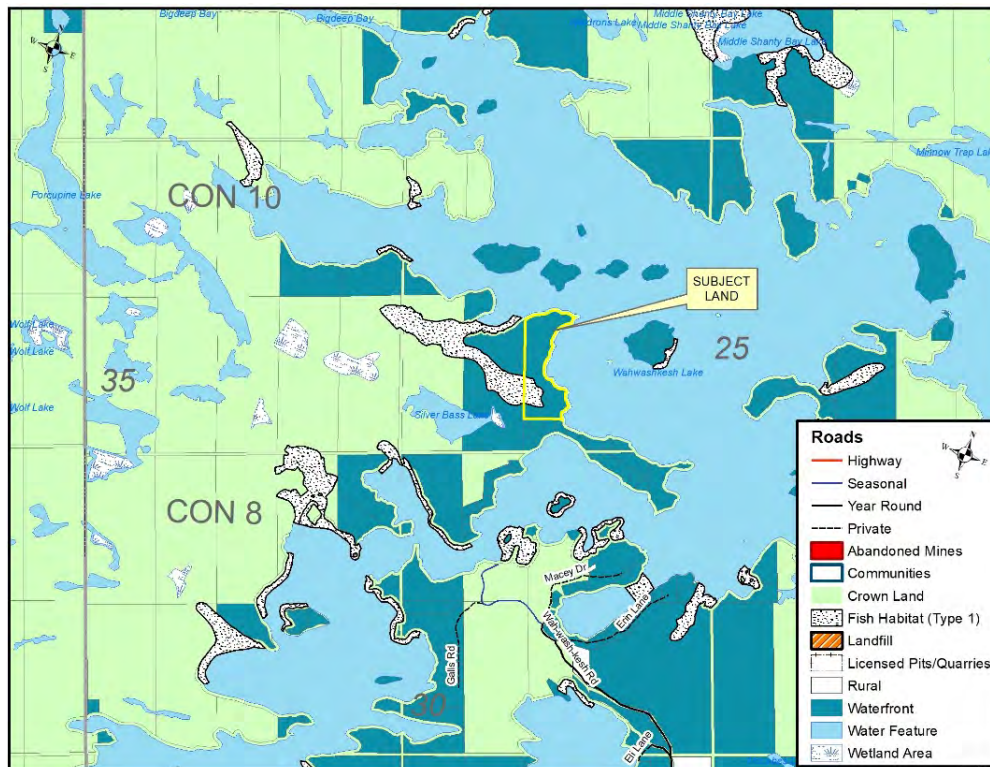


PROPOSED DRAFT PLAN

The 9 lot subdivision is illustrated on the next page.

OFFICIAL PLAN

The subject lands are designated Waterfront in the official plan.



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



13.01 Definition

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

These lands are designated for development.

13.02 Form of Development

13.02.1 The general form of development includes:

(a) low density, single detached residential development;

The following principles apply to development in the Waterfront designation:

13.03 Principles of Waterfront Development

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

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

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

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

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

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

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

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

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

13.04 Water Quality Protection

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

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

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

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

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

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

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

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

The above policies are routinely followed for such properties.

Lake Wahwashkesh has specific policies:

17.10 Wahwashkesh Lake

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

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

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

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

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

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

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

The arrangement proposed has generally been accepted by the Municipality.

There is a broader policy found in 9.02.2.

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

NATURAL HERITAGE FEATURES

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

12.01 Fish Habitat

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

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

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

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

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

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

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

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

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

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

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

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

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

12.02 Wetlands

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

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

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

The proponents have undertaken an environmental assessment (attached).

12.06 Environment

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

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

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

12.06.5 Land Use Change and Land Use Compatibility

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

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

12.06.6 Compatibility Between Land Uses

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

12.06.7 Establishing Influence Areas for Industrial Land Uses

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

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

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

There are no PSW's on the subject land.

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

"Conclusion

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

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

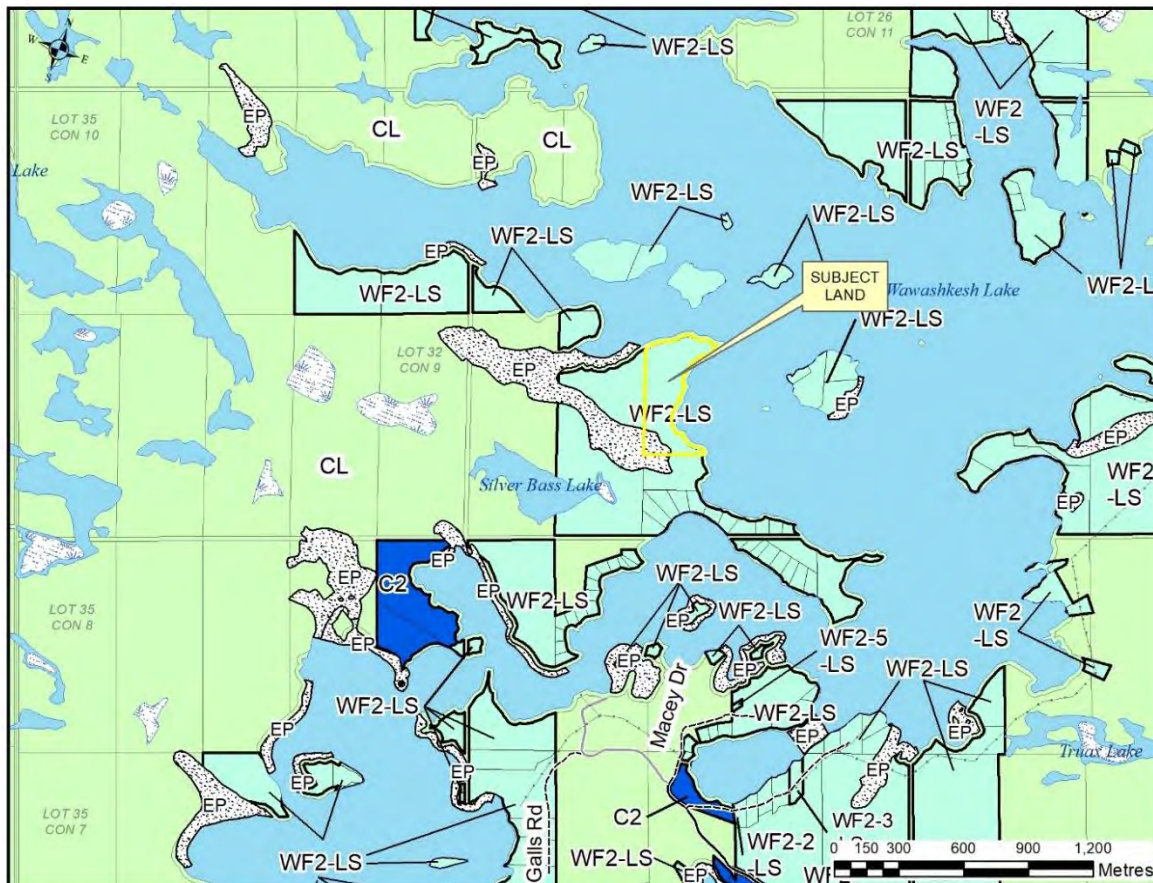
- 1. Vegetation clearing shall occur outside of the breeding bird window and active season for bats to comply with both the Migratory Birds Convention Act and the ESA once cleared, site construction may proceed at any time of year*;*
- 2. Any in-water work subsequent to the consent approval where impacts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

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

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

ZONING

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



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

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

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

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

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

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

A principle provincial policy is to build strong healthy communities.

1.1.1 Healthy, liveable and safe communities are sustained by:

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

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

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

The subject lands are considered Rural lands.

1.1.5 Rural Lands in Municipalities

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

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

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

c) residential development, including lot creation, that is locally appropriate;

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

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

INDIGENOUS CONSULTATION

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

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

ECONOMICS

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

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

h) providing opportunities for sustainable tourism development

WATER QUALITY

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

h) ensuring consideration of environmental lake capacity, where applicable

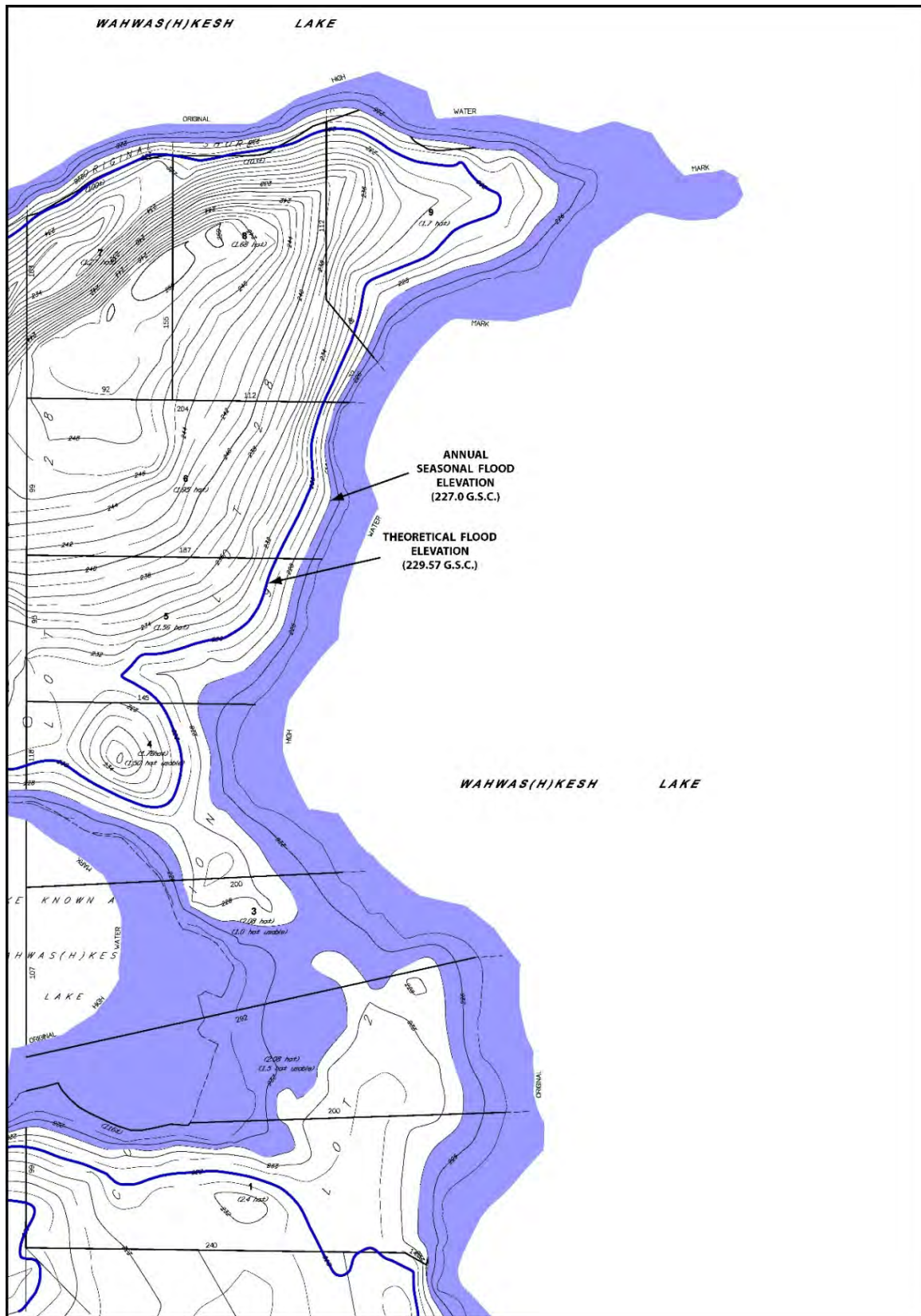
The Municipality of Whitestone has managed water quality through the establishment of high standards and ensuring the impacts of development through its official plan policies.

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

FLOOD POTENTIAL

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

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



These lots having potential flood elevation conflicts will require that no openings of habitable buildings exist below the 229.57 metre elevation.

3.25 Flood Elevations

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

c) Wahwashkesh Lake: 229.57 metres above sea level.

GROWTH PLAN FOR NORTHERN ONTARIO – 2011

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

The Purpose of the Growth Plan:

1.2 Purpose

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

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

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

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

i) tourism

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

SECTION 51(24) OF THE PLANNING ACT

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

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

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

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

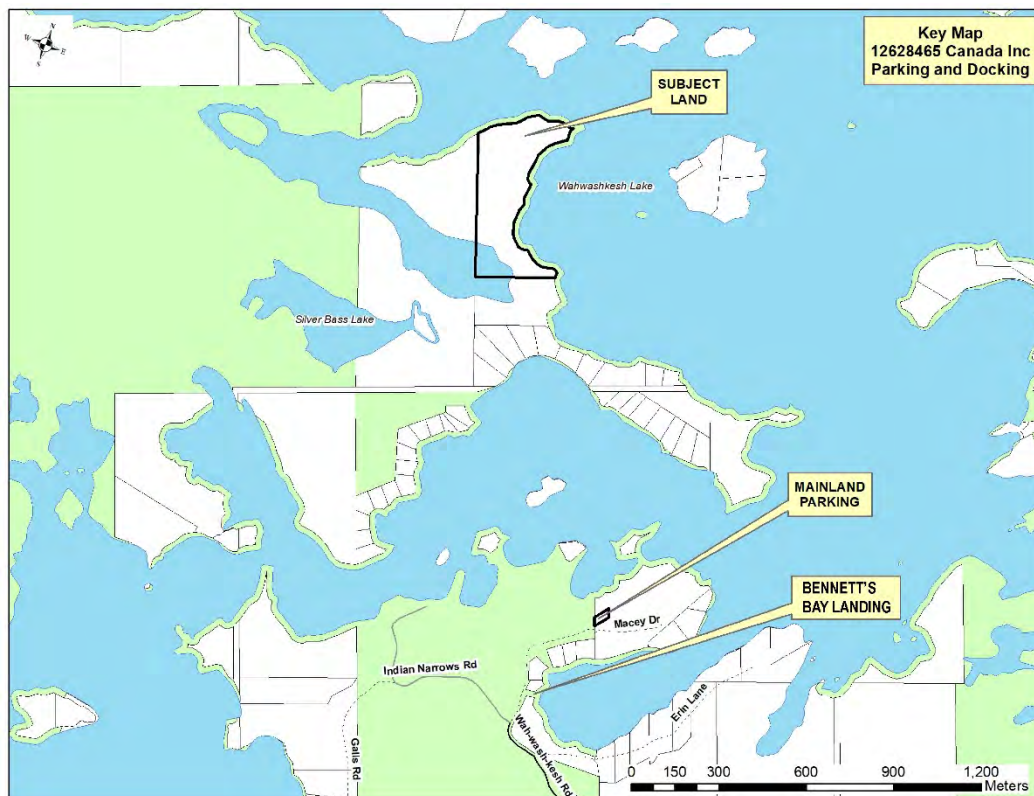
There are no conflicts with any matters of provincial interests.

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

There is a strong market for new waterfront lots.

The lots will not place any burden on municipal infrastructure.

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



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

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

There is no conflict with the official plan.

(d) Suitability of the Land;

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

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

The lots are water access.

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

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

There are no issues with the shape of the lots.

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

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

(h) conservation of natural resources and flood control;

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

(i) The adequacy of utilities and municipal services;

Hydro will be made available to the lots.

(j) The adequacy of school sites;

Not applicable.

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

To be determined by council.

CONCLUSIONS

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

Respectfully,



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

JJ; jc

SAMPLE APPROVAL

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

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

No. Conditions

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

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

NOTES TO DRAFT APPROVAL

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

**PARRY SOUND AREA PLANNING BOARD
SUBDIVISION APPLICATION**

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

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

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

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

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

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

7. Other Information

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

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

8. Affidavit or Sworn Declaration

I, _____ of the _____

in the _____ make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____ 20 _____

Commissioner of Oaths

Applicant

9. Authorizations

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

Authorization of Owner for Agent to Make the Application

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

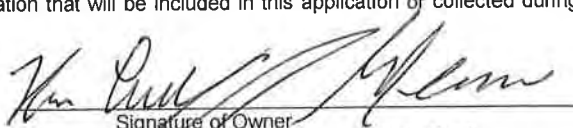
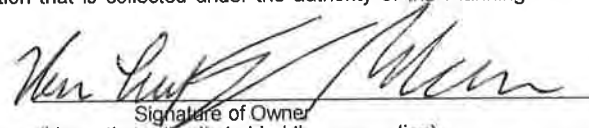
12628465 CANADA INC

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

April 21, 2022 Date

[Signature] Signature of Owner

(I have the authority to bind the corporation)

9.2	<p>If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below</p> <p style="text-align: center;">Authorization of Owner for Agent to Provide Personal Information</p> <p>I, <u>STO Network Consulting</u> <u>12628465 CANADA INC</u>, am the owner of the land that is the subject of this application for approval of a plan of subdivision and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize <u>TD Consulting INC.</u></p> <p>as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.</p> <p><u>April 21, 2022</u> Date</p> <div style="text-align: right;">  Signature of Owner (I have the authority to bind the corporation) </div>																		
10.	<p>Consent of the Owner</p> <p>Complete the consent of the owner concerning personal information set out below.</p> <p style="text-align: center;">Consent of the Owner to the Use and Disclosure of Personal Information</p> <p>I, <u>12628465 CANADA INC /</u> <u>STO Network Consulting</u>, am the owner of the land that is the subject of this application for approval of a plan of subdivision and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.</p> <p><u>April 21/22</u> Date</p> <div style="text-align: right;">  Signature of Owner (I have the authority to bind the corporation) </div>																		
<p>The Parry Sound Area Planning Board will assign a File Number for complete applications and this number should be used in all communications with the Parry Sound Area Planning Board.</p>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%; text-align: left; padding: 5px;">Applicant's Checklist</th> <th style="width: 60%; padding: 5px;"></th> <th style="width: 20%; text-align: center; padding: 5px;">Yes</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Have you remembered to attach:</td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">1 copy of the completed application form: (Ensure you have a copy for yourself)</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">2 copies, at a minimum, of the draft plan and a digital copy</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">2 copies of the draft plan on 8 1/2" by 11" paper</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 5px;">1 copy of the information/reports as indicated in the application form and a digital copy</td> <td></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>		Applicant's Checklist		Yes	Have you remembered to attach:			1 copy of the completed application form: (Ensure you have a copy for yourself)		<input checked="" type="checkbox"/>	2 copies, at a minimum, of the draft plan and a digital copy		<input checked="" type="checkbox"/>	2 copies of the draft plan on 8 1/2" by 11" paper		<input checked="" type="checkbox"/>	1 copy of the information/reports as indicated in the application form and a digital copy		<input checked="" type="checkbox"/>
Applicant's Checklist		Yes																	
Have you remembered to attach:																			
1 copy of the completed application form: (Ensure you have a copy for yourself)		<input checked="" type="checkbox"/>																	
2 copies, at a minimum, of the draft plan and a digital copy		<input checked="" type="checkbox"/>																	
2 copies of the draft plan on 8 1/2" by 11" paper		<input checked="" type="checkbox"/>																	
1 copy of the information/reports as indicated in the application form and a digital copy		<input checked="" type="checkbox"/>																	
<p>Forward to:</p> <p>Parry Sound Area Planning Board 70 Isabella Street, Unit #110 Parry Sound, Ontario P2A 1M6</p> <p>Digital copies can be sent to psapb@cogeco.net</p>																			

Appendix A

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

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

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

NOTE:

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



Environmental Impact Study

Part of Lot 28, Concession 9

Parcels 2740 & 2742

Municipality of Whitestone, District of Parry Sound

August 2021

CONTENTS

1.0	Introduction	1
1.1	Environment & Ecological Land Classification	2
2.0	Existing Conditions	8
2.1	Aquatic Habitat.....	8
2.2	Terrestrial Habitat.....	9
3.0	Significant Wetlands	17
4.0	Significant Areas of Natural and Scientific Interest (ANSI).....	17
6.0	Impact Assessment & Recommended Mitigation Measures	22
7.0	Permits and Approvals.....	23
8.0	Conclusion	24
Appendix 1		
Appendix 2		

1.0 Introduction

FRi Ecological Services was retained to conduct an Environmental Impact Study (EIS) for a an 11-lot Plan of Subdivision on Wahwashkesh Lake in the Municipality of Whitestone. The proposed lots to be created through a Plan of Subdivision will be water-access only on Part of Lot 28, Concession 9 (Figure 1). The scope of this EIS includes the extent of the proposed subdivision lands and does not assess any parking, lake access, or waste disposal facilities.

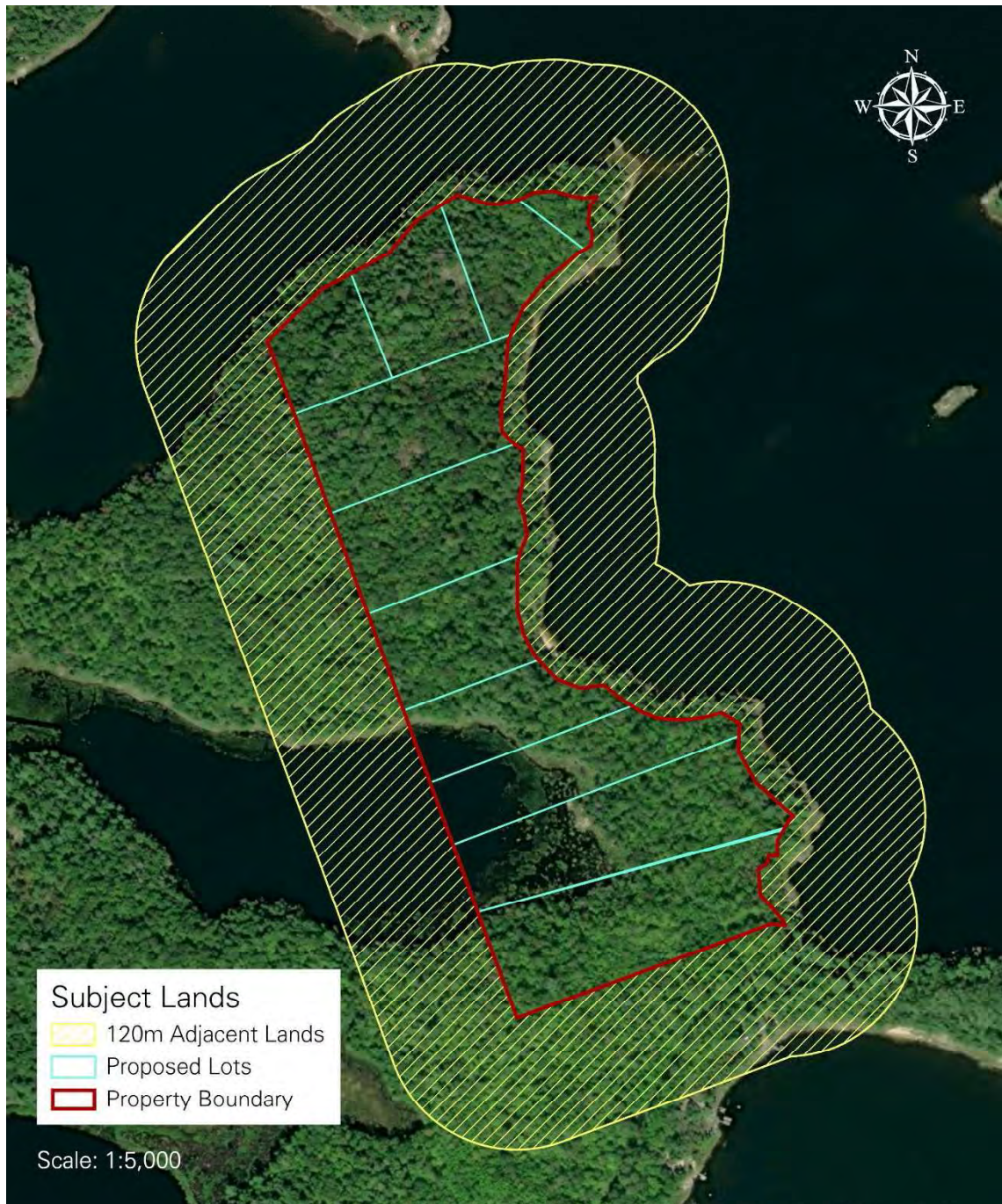


Figure 1: Property boundary and adjacent lands (120m)

A desktop review of the available information related to natural heritage values on or within 120 metres of the proposed development was conducted prior to field investigations. The following sources of information were consulted:

- District Species at Risk Tool, Ministry of Natural Resources and Forestry (MNRF)
- Ontario Natural Heritage Information Centre
- Lands Information Ontario Geodatabases
- Ontario Reptile and Amphibian Atlas
- Ontario Breeding Bird Atlas & eBird.org
- Official Plan for the Municipality of Whitestone (OP) (2016)
- Significant Wildlife Habitat Ecoregion 5E Criterion Schedule

Five natural heritage categories were considered in an assessment of potential impacts to determine if the proposed severed lot is suitable for development and consistent with the Provincial Policy Statement (2020). An assessment is included below for each of the following categories:

- Habitat of Endangered and Threatened Species
- Significant Wetlands
- Significant Wildlife Habitat
- Significant Areas of Natural and Scientific Interest; and
- Fish Habitat

1.1 Environment & Ecological Land Classification

The study area is located within the Georgian Bay Ecoregion (5E) of Ontario and specifically, ecodistrict 5E-7 (Parry Sound). The climate in this ecoregion is cool-temperate and humid; with mean annual temperatures ranging from 2.8°C to 6.2°C and a growing season between 183 to 219 days. Mean precipitation ranges between 771 and 1134mm annually.¹ The 5E-7 ecodistrict is situated on the southern edge of the Precambrian Shield and is predominantly underlain by migmatitic gneisses and felsic igneous rock with scattered pockets of till and organic material present at the surface.

Field investigations on the subject lands were carried out in 2021 on May 19th, June 1st, June 15th, July 9th, and July 21st. Ecological Land Classification (ELC) was conducted at a site level to delineate the unique vegetation communities (ecosites) represented on the subject property and adjacent lands where visible from the subject property or extrapolated using aerial imagery, as depicted in Figure 2.

The subject lands are currently in a natural state and two treed vegetation communities (ecosites) were identified on the property including a conifer ecosite and maple hardwood ecosite (Figure 2). Ecosite descriptions from the manual are located in Appendix 1.

¹ Crins, William J., Paul A. Gray, Peter W.C. Uhlig, and Monique C. Wester. 2009. The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions. Ontario Ministry of Natural Resources, Peterborough Ontario, Inventory, Monitoring and Assessment. 71pp.

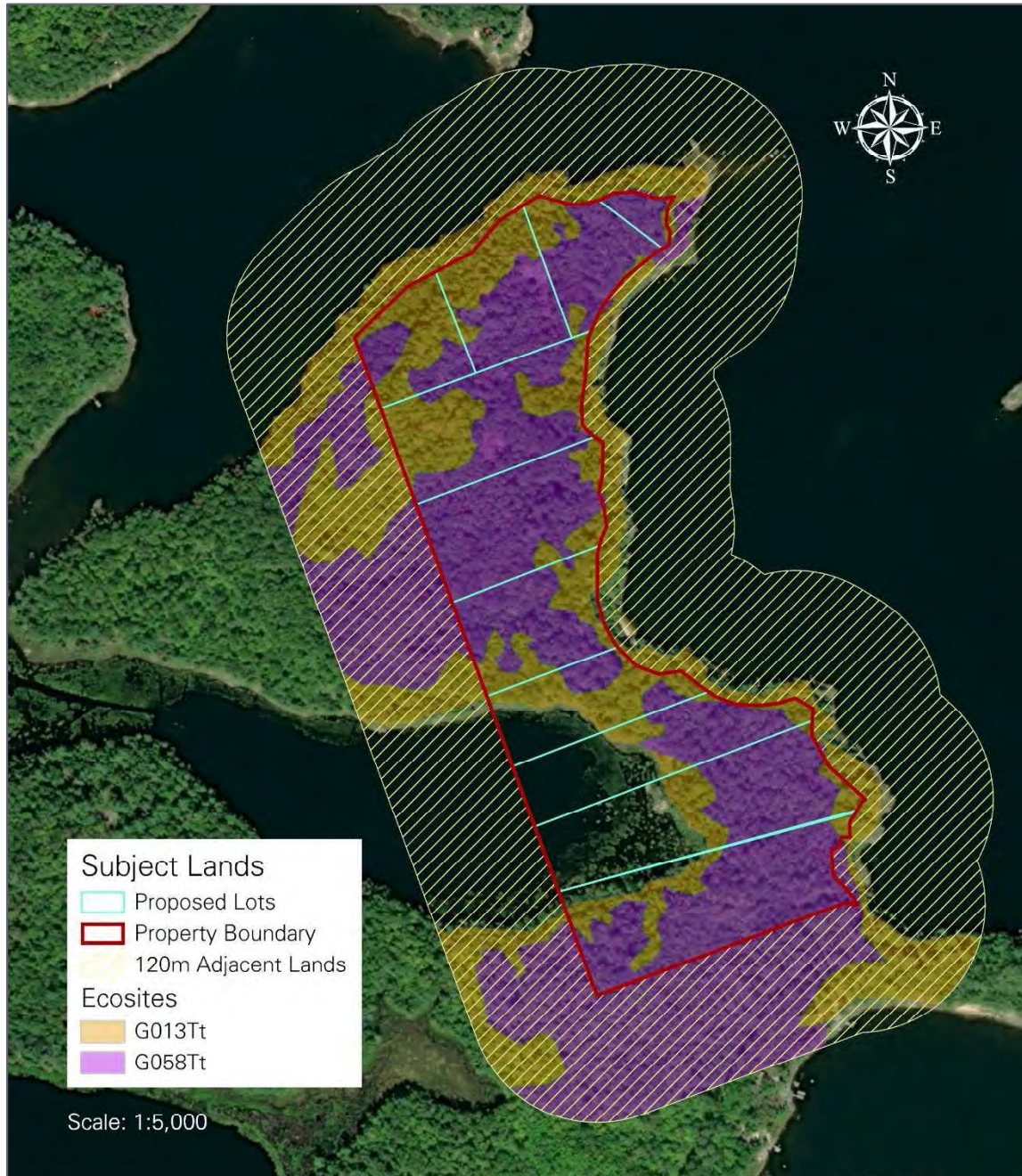


Figure 2: Location of mapped ecosites on property

G013Tt Very Shallow, Dry to Fresh: Hemlock – Cedar Conifer

This eastern hemlock (*Tsuga canadensis*) and eastern white cedar (*Thuja occidentalis*) dominated ecosite is found on to the north of the property and along the shoreline of Wahwashkesh Lake, as seen in Figure 2. In areas where the canopy is relatively closed, understory vegetation remains relatively poor. The presence downed woody debris was noted along the shoreline, likely due to spring freshet flooding events (Photo 2). Herbaceous vegetation in these areas includes Canada yew (*Taxus canadensis*), Canada mayflower (*Maianthemum canadense*), striped maple (*Acer pensylvanicum*) saplings, and false solomon's-seal (*Maianthemum racemosum*). An increase in density and variety of understory vegetation was observed near forest openings and edges where dominant plant species included blue bead lily (*Clintonia borealis*), goldthread (*Coptis trifolia*), starflower (*Lysimachia borealis*), wild sarsaparilla (*Aralia nudicaulis*), and red maple (*Acer rubrum*).



Photos 1 and 2: G013Tt Very Shallow, Dry to Fresh: Hemlock – Cedar Conifer ecosite

G058Tt Dry to Fresh, Coarse: Maple Hardwood

This ecosite is represented by a canopy dominated mostly by sugar maple (*Acer saccharum*) with some basswood (*Tilia americana*), eastern hemlock, yellow birch (*Betula alleghaniensis*), and red oak (*Quercus rubra*) scattered throughout. The understory species include fly honeysuckle (*Lonicera canadensis*), balsam fir (*Abies balsamea*), starflower, trillium *spp.*, wild sarsaparilla, Indian cucumber-root (*Medeola virginiana*), fan clubmoss (*Diphasiastrum digitatum*), and some moist pockets with field horsetail (*Equisetum arvense*) and sensitive fern (*Onoclea sensibilis*), and broadleaf litter and some downed woody debris.



Photos 3 and 4: Representative photos of the upland, tall-treed deciduous ecosite

In addition to the mapped ecosites, some distinct and discontinuous vegetation 'ecoelements' smaller than 0.5ha in size are contained within the above noted ecosites and present on the subject lands, as follows:

Rock Barren

Thin soils over bedrock supporting a sparse, shrub community are found to atop areas of rock barren in two locations within the G058Tt ecosite (location mapped in Figure 3). Vegetation present through these areas include red oak, raspberry (*rubus spp.*), poverty grass (*Danthonia spicata*), and skunk currant (*Ribes glandulosum*). Non-vascular species include lichens (*Cladina spp.*), and mosses (*Dicranum spp.*). Cracks, crevices and depressions are present throughout the rock barren ecosites as well as some downed woody debris and broken rock.



Photos 5-7: Representative photos of rock barren ecoelement

Coastal Wetland (Rock Meadow Marsh)

This ecoelement is restricted to the shoreline of the subject lands and to the cracks and spaces between the bedrock where fine sands and organic materials have accumulated (locations mapped in Figures 4-7) The rock meadow marsh is dominated by sedges and grasses. Shrub species include spirea spp., common buttonbush (*Cephalanthus occidentalis*), and herbaceous vegetation includes bog cranberry (*Vaccinium oxycoccos*), Canada St. John's wort (*Hypericum perforatum*), virginia St. John's wort (*Triadenum virginicum*), panic grass (*Panicum spretum*), Joe-Pye weed (*Eutrochium purpureum*), virginia meadow beauty (*Rhexia virginica*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), cardinal flower (*Lobelia cardinalis*), stone crop (*sedum spp.*), sedges, grasses, rushes, jewelweed (*Impatiens capensis*), common blue violet (*Viola sororia*), narrow-leaf blue-eyed grass (*Sisyrinchium angustifolium*), bog white violet (*Viola lanceolata*), and bog yellow-eyed grass (*Xyris difformis*).



Photos 8-9: Representative photos of rock meadow marsh ecoelement

Existing Conditions

2.1 Aquatic Habitat

Fish Habitat

A review of background information and field investigation confirmed the absence of any fish-bearing watercourses and wetlands on the subject lands. Wahwashkesh Lake is a designated lake trout lake with a naturally reproducing population. The lake also contains several other fish species such as northern pike, smallmouth bass, lake whitefish, walleye, largemouth bass, black crappie, and sauger.

The waters of Lake Wahwashkesh fronting on the west-facing shoreline have been identified by MNRF as supporting critical (Type 1) fish habitat. The shoreline on the east and north sides of the property has been mapped by MNRF as supporting general, non-critical fish habitat (Type 2).

Fish habitat categorization by type follows an MNRF document entitled *Fish Habitat Protection Guidelines for Developing Areas* (1994). Habitat types are based on the level of risk and protection required, based on:

- the nature, extent and timing of the development activity proposed
- the direct and indirect physical impacts on waterbodies from the activity (e.g. increased sedimentation, decreased baseflow)
- the fish species present, and the direct and indirect biological impacts
- life stages supported by the impacted habitat
- whether the impacted habitat represents a limiting factor

Type 1 habitats require a high level of protection because they are a limiting factor for overall productive capacity. If these types of habitats are altered or lost, the capacity of the habitat is expected to diminish. Type 2 habitats require a moderate level of protection and are not considered a limiting factor for overall productive capacity. Areas of Type 2 fish habitat, such as that found along the east and north shoreline of the subject property are often open water or feeding areas.

Based on field investigations, the area of T1 fish habitat abutting the property consists of emergent, submergent, and floating vegetation including fragrant white water lily (*Nymphaea odorata*), yellow pond lily (*Nuphar lutea*), common bladderwort (*Utricularia vulgaris*), pickerelweed (*Pontederia cordata*), wild celery (*Vallisneria americana*), and little floating-heart (*Nymphoides cordata*) and has potential to support spawning and nursery habitat for fish as well as foraging and cover (Photo 10).

FRi conducted a shoreline assessment of the subject lands from the water to establish suitable shoreline activity areas and dock envelopes (Photos in Appendix 2). On May 19th, 2021 a largemouth bass guarding a nest approximately 2-3m from the shoreline on the east side of the property was observed (location shown as Type 1 fish habitat on the east shoreline in Figure 4). No large areas of aquatic macrophytes in the open water of Wahwashkesh on the east shoreline were observed (excluding the nearshore rock meadow marsh ecoelement) in any subsequent field visits. There were no other suitable spawning

or critical fish habitat beyond the bass nest observed along the east-facing shoreline. The substrates along the east side of the subject lands are mostly bedrock, boulders, and cobble with some areas of sand as well as sand and organic deposits over bedrock. The lake bottom along the east shoreline tends to drop off quickly with no evidence of submergent or floating aquatic vegetation out from the shore (Photo 11).



Photos 10 and 11: Representative photos of Type 1 fish habitat in the west bay and representative Type 2 fish habitat fronting on the east-facing shoreline

2.2 Terrestrial Habitat

Endangered and Threatened Species at Risk & Assessment

The Endangered Species Act (2007) (ESA) affords protection to species at risk (SAR) and their habitats and provides for recovery of the same. It seeks to balance the protection of species with social and economic considerations. Species are assessed according to their risk of extinction and are designated as either endangered, threatened or special concern on the Species at Risk in Ontario list (Ont. Reg. 230/08). Species listed as Special Concern do not receive specific protection under the ESA, rather they are included under considerations for Significant Wildlife Habitat.

An initial list of species for consideration was generated from the above-mentioned sources and was subsequently scoped following field investigations to include those species with suitable or potential habitat contained in or near the proposed development, specifically:

Blanding's Turtle (Threatened), Massasauga rattlesnake (Threatened), and SAR Bats (Endangered).

Blanding's Turtle (*Emydoidea blandingii*)

The Blanding's turtle is a mostly aquatic turtle found in a variety of habitats, including lakes, ponds, marshes, ditches, creeks, rivers, and bogs. Within these habitats, the species generally prefers shallow water, organic substrates and dense submergent and/or emergent vegetation. Basking sites are a critical component of suitable habitat. These are characteristically floating vegetation mats, hummocks, partially submerged logs, rocks, bog mats, or suitable shoreline areas with access to full sunlight. Blanding's turtles hibernate from October through April, usually in permanent bodies of water, often the same wetlands they utilize during the active season. Recent studies confirm seasonally isolated wet areas, ditches for example, are used for hibernacula in some years.

Blanding's turtles will travel up to 6km or more to nesting sites that are usually within 250 m from the shore of some waterbody. Nesting activities generally occur at the end of June through the beginning of July. Nest sites are chosen in areas that offer suitable substrate for digging (e.g. loose soil), well-drained, open locations which increases the incubation temperatures because of sunlight exposure. This in turn increases nest success.

Upland areas adjacent wetlands can be used for nesting, basking and travel between summer activity areas. Turtles regularly move up to 1km between wetlands and will chose a 'wetted' corridor, rather than a direct route.^{2 3 4 5 6}

Assessment

Initial field investigations determined suitable aquatic habitat for Blanding's turtles was present in the bay of Washwahkesh Lake found to the west side of the property. The slow-moving waters, aquatic vegetation, and downed woody debris have potential to provide aquatic habitat for all semi-aquatic turtles including Blanding's turtles. This species has been known to be present in the Municipality of Whitestone. Based on its general habitat description⁶, there are three habitat categories, each with increasing tolerance to alteration before their function is compromised. A review of background information did not confirm any known Blanding's turtle occurrences within 2km of the subject property and no Blanding's turtles were observed during field investigations. Based on the suitability of the habitat, it is impossible to rule out potential for the species' to be using the open water areas of the west bay. Where development cannot be setback a minimum of 30m from the shoreline of the west bay, development may be subject to authorizations under the ESA.

² COSEWIC 2005. COSEWIC assessment and update status report on the Blanding's Turtle *Emydoidea blandingii* in Canada.

Committee on the Status of Endangered Wildlife in Canada. Ottawa. viii + 40 pp. (www.sararegistry.gc.ca/status/status_e.cfm)

³ Edge, C. B. 2008. Multiple Scale Habitat Selection by Blanding's Turtles (*Emydoidea blandingii*). Master's Thesis. School of Graduate Studies, Laurentian University.

⁴ Ontario Ministry of Natural Resources. 2012. Survey Protocol: Blanding's Turtle (*Emydoidea blandingii*). Policy Division, Species at Risk Branch. 15pp.

⁵ Seburn, D. C. 2007. Recovery Strategy for Species at Risk Turtles in Ontario. Ontario Multi-Species Turtles at Risk Recovery Team. 83pp.

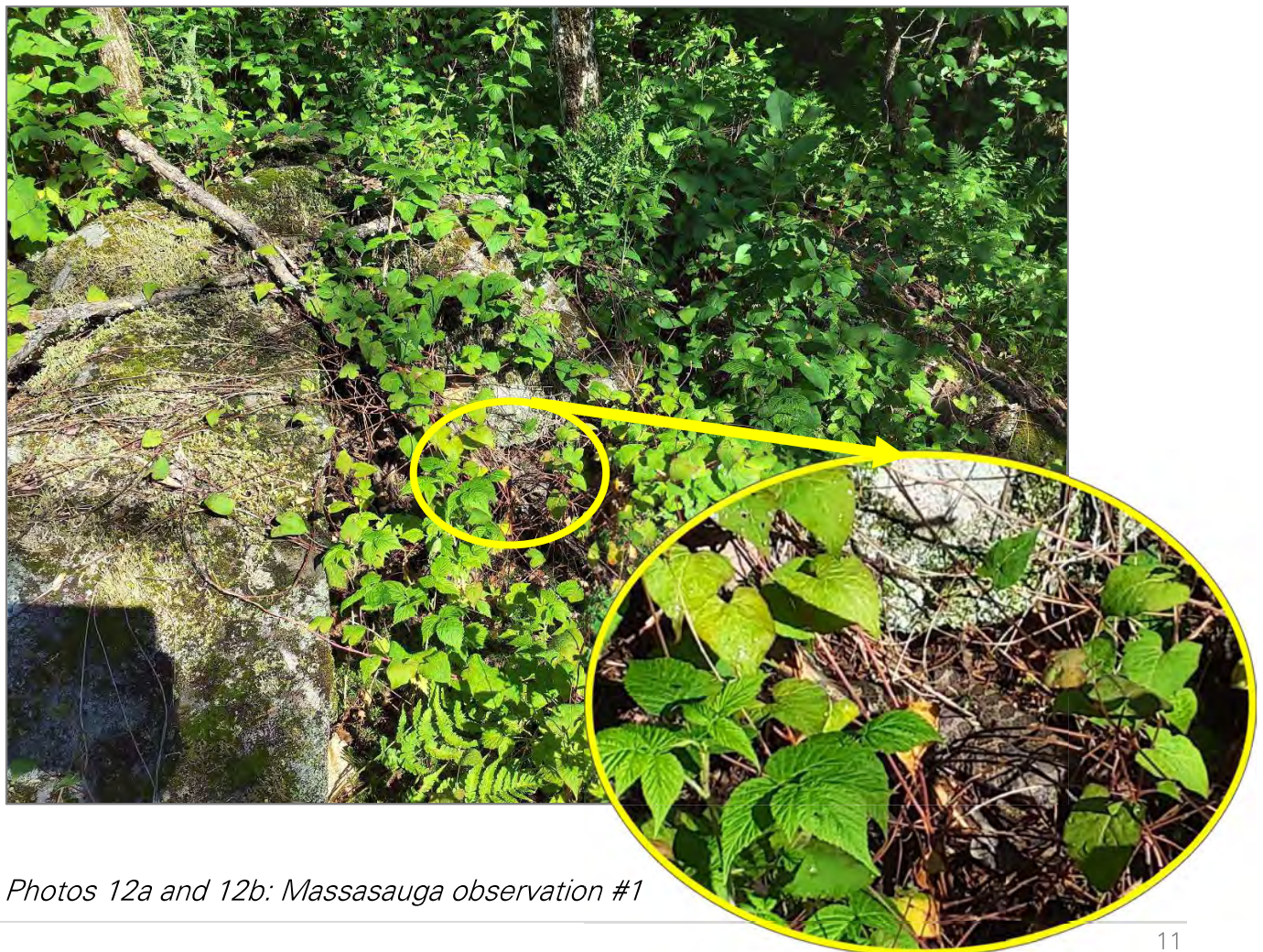
⁶ Ontario Ministry of Natural Resources. 2013. General Habitat Description for the Blanding's turtle (*Emydoidea blandingii*).

Massasauga Rattlesnake (*Sistrurus catenatus*)

The Massasauga uses a variety of habitats along the eastern shore of Georgian Bay. The two critical habitats include hibernation and gestation habitats. Foraging and mating habitats are also important components of their required landscape. Hibernation habitats are most often moist conifer ecosites with some depth of organics to provide adequate insulation and moisture retention during the winter. Typical gestation habitat includes fairly open rock barren communities that contain suitable table rock along with some vegetation cover adjacent. Mating and foraging habitat often includes open meadow or fen habitats that have an abundance of small rodents. When these habitats are found in close proximity over the landscape, they create excellent conditions for this species.

Assessment

Massasauga occurrences have been documented less than 1km from the subject property. Two adult massasaugas were observed the morning of June 15th, 2021 on the subject property (Photos 12-13) in the areas identified as 'Potential Category 1' in Figure 3. The confirmed occurrences and average home range of the species (1.2km) coupled with the presence of suitable gestation habitat and habitat such as forest edges, rock outcrops, and beaver lodges found on the proposed severed lands, the proposed development has the potential to impact species' habitat may be subject to authorizations under the ESA (see Section 7.0).



Photos 12a and 12b: Massasauga observation #1



Photos 13a and 13b: Massasauga observation #2

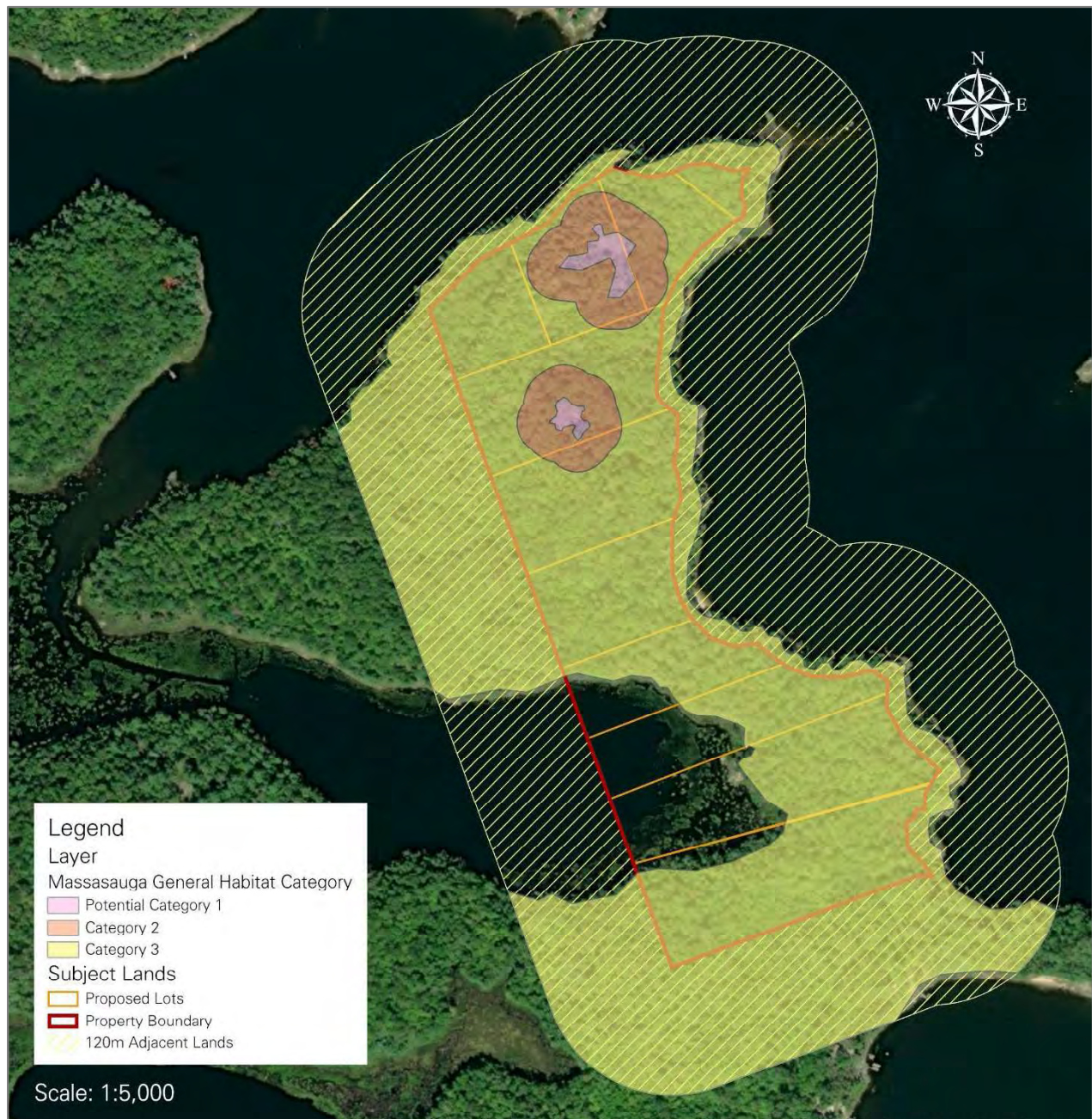


Figure 3: General Habitat mapping for Eastern Massasauga on the subject lands

Table 1: Habitat Categories for Massasauga Rattlesnake

Habitat Category	Description	Habitat Features	Alteration Tolerance	Presence on site
1	(i) Gestation Sites (ii) Overwintering Sites	(i) open habitat or areas with low (<25%) canopy cover, such as forest clearings, forest edges with southern exposure, rock outcrops, early/mid-successional wetlands, shorelines, meadows, fields and alvars. Gestation sites are often centered around a feature such as a large table rock, rock pile, undercut rock ridge, beaver lodge, raised cobble beach, brush or debris pile and partially surrounded by low-lying vegetation such as grasses or shrubs (ii) lowland areas with water-saturated soils, tree root systems, rock crevices/fissures or small mammal burrows. In the eastern Georgian Bay region, Massasaugas hibernate primarily in wetlands, such as conifer or shrub swamps, fens or wet depressions that support sphagnum moss or sedge hummocks and sparse tree or shrub communities	Low	(i) Gestation sites likely, unconfirmed (ii) No wetlands present on the property, open fen potentially suitable for overwintering ~150m from property boundary (off-site)
2	Suitable habitat within 1.2 km of an occurrence (supporting foraging, thermoregulation, mating, shedding, movement and connectivity to gestation and overwintering sites)	Sparse forests, forest clearings, forest edges, fields, meadows, wetlands (such as fens, bogs, marshes and swamps), alvars, shorelines and rock barrens. Sites with low canopy cover, and an abundance and diversity of ground cover, such as rocks and shrubs	Moderate	Confirmed
3	Forest within 1.2 km of an occurrence of the species	Forest habitat	Highest of all categories	Confirmed

SAR Bats - Little Brown Myotis, Northern Myotis, and Tricolored Bat

Little Brown Myotis (*Myotis lucifugus*):

Little brown myotis often use caves, quarries, tunnels, hollow trees or buildings for roosting. Maternity colonies of Little Brown Myotis are most frequently found in warm dark areas, like barns, attics, and old buildings and overwinters in caves and mine adits (horizontal mine shafts) in Ontario. These bats mainly forage over open areas including wetlands and near forest edges where insect densities are greatest.⁷

Northern Myotis (*Myotis septentrionalis*):

Northern myotis roost in hollow trees or under loose bark. Males roost individually while females are found in maternity colonies of up to 60 adults. They overwinter in mines and caves similar to other species which hibernate in Ontario. Unlike little brown myotis, Northern myotis hunt primarily in forested areas, below the canopy.

Tri-colored Bat (*Perimyotis subflavus*):

During the active season, Tri-colored Bats can be found throughout older forested habitats. The species is known to form day roosts and maternity colonies in forests but may also be found roosting in barns or other anthropogenic structures. They forage for flying insects over water and along streams in the forest. Nearing the end of the summer, Tri-colored Bats will travel to their overwintering site, often situated underground or near a cave, where they swarm. This species typically overwinters in caves where they roost by themselves rather than as part of a group.

Assessment

A passive ultrasonic recorder was strategically deployed during bat active season in the G058Tt habitat in an open area (UTM 17T 574711 5064687). The recorder was strategically placed at the highest open point on the subject lands to capture habitat where bats would most likely be found on the subject property. The Wildlife Acoustics passive acoustic recorder deployed for 14 consecutive nights; from June 1st to June 14th, 2021 inclusive, was set to triggered recording from sunset to sunrise and the internal clock set with the GPS accessory to ensure absolute locational accuracy. The minimum trigger frequency (14kHz) was chosen to include the full echolocation range of all eight (8) bat species found in Ontario. The recordings were analyzed with Wildlife Acoustics Kaleidoscope Pro software and verified by an experienced biologist.⁸ One limitation of acoustic monitoring for bats is that pass counts only represent an *index of the magnitude of activity* rather than a population size estimate. For example, 190 passes from single big brown bat and a single pass from 190 big brown bats would be tabulated identically for a given night or monitoring period.

⁷Forbes, G. 2012. COSEWIC. Technical Summary and Supporting Information for an Emergency Assessment of the Little Brown Myotis, *Myotis lucifugus*. 25pp.

⁸ When the acoustic recorder is triggered by a sound with the appropriate frequency and duration, a recording is saved. Each recording is a series of pulses which represent the bat echolocating. The pulse series is called a bat pass. The bat passes provide valuable information with respect to which species are present, and the relative abundance over time or compared to other sites. **It does not, however, give any indication of the actual number of individuals of a particular species.**

The number of passes for each bat species recorded on the subject property (160+ total hours of recording) are as follows:

Table 2: Summary of bat passes from June 1 – 14, 2021

<i>Bat Species</i>	<i>SAR Species?</i>	<i>Total passes</i>	<i>Median passes/nt</i>	<i>Most passes in a single night</i>
<i>Eastern Red</i>	No	4	0	2
<i>Silver-haired</i>	No (SWH)	56	3	10
<i>Hoary</i>	No (SWH)	28	1.5	7
<i>Big Brown</i>	No (SWH)	10	0	6
<i>Northern Myotis</i>	Yes	1	0	1
<i>Little Brown Myotis</i>	Yes	7	0	2

Typically one or two bat passes each night with no detections some nights during the recording period indicate an extremely low presence. Despite the ideal deployment scenario, very few bats were detected. Bats hibernate from October to April of any given year so to avoid potential impacts to bats, any site preparation including tree clearing should occur outside the bat active season. Where tree removal takes place from October 1 to March 31 of any given year, no impacts to bats or their critical habitat are expected as a result of the proposed development. Once vegetation clearing has been completed, construction may proceed at any time of year.

Significant Wildlife Habitat

The site was investigated for significant wildlife habitat (SWH) including seasonal concentration areas (turtle wintering area), rare vegetation communities (Shallow Atlantic Coastal Marsh) and specialized habitats for wildlife (bald eagle and osprey nesting, foraging and perching habitat, woodland raptor nesting, lizard nesting, and denning sites for mink, otter, marten, fisher and wolf), habitat for species of conservation concern, and animal movement corridors. The Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E was used to identify potential significant wildlife habitat.⁹ Those habitat types with potential to be present have been addressed in this report and are included in Table 3.

The Rock Meadow Marsh ecosite and associated slow-moving and vegetated open water area of Wahwashkesh Lake to the west has the potential to support a seasonal concentration area (turtle wintering habitat). Habitat for species of conservation concern (Common Five-lined Skink, Eastern Musk Turtle, Eastern Ribbonsnake, Snapping Turtle, and special concern bird species) is also present on the subject lands.

Forest bird monitoring carried out on the mornings of June 15th and July 9th, 2021 confirmed the presence of one special concern species, Eastern Wood-Pewee, defending its territory

⁹ Ontario Ministry of Natural Resources and Forestry. January 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E. 45pp.

in the G058Tt ecosite. Broad-winged hawks were both observed and heard calling on the property during every single site visit (May 19, June 1 and 15, July 9 and 21) including during forest bird monitoring efforts. To err on the side of caution, any vegetation clearing that occurs is recommended take place outside of the breeding bird window of April 10 – August 31 to comply with the Migratory Birds Convention Act and protect any nesting species at risk birds.

A search for raptor nests on the property is recommended to take place during leaf-off condition to identify the location of any stick nests that may be present on the property. Although broad-winged hawks were consistently present on the site, no nests were observed however all field investigations took place in leaf-on condition. If confirmed to be present on the site, development should be directed away from any stick nests and a suitable vegetated buffer applied to ensure no negative impacts occur to any nesting raptor species on the property.

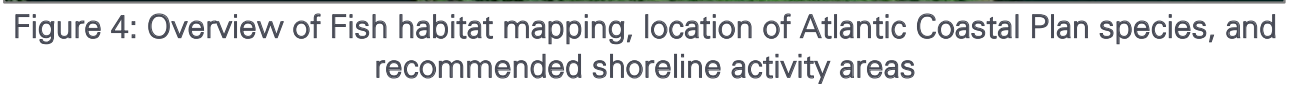
Ultimately the landowner will be responsible for ensuring that no species at risk are harmed, harassed, or killed during construction and that all requirements of relevant provincial and federal species legislation are met.

3.0 Significant Wetlands

There are no evaluated Provincially Significant Wetlands on or within 120m of the property.

4.0 Significant Areas of Natural and Scientific Interest (ANSI)

There are no known significant areas of natural and scientific interest on or within 120m of the property.



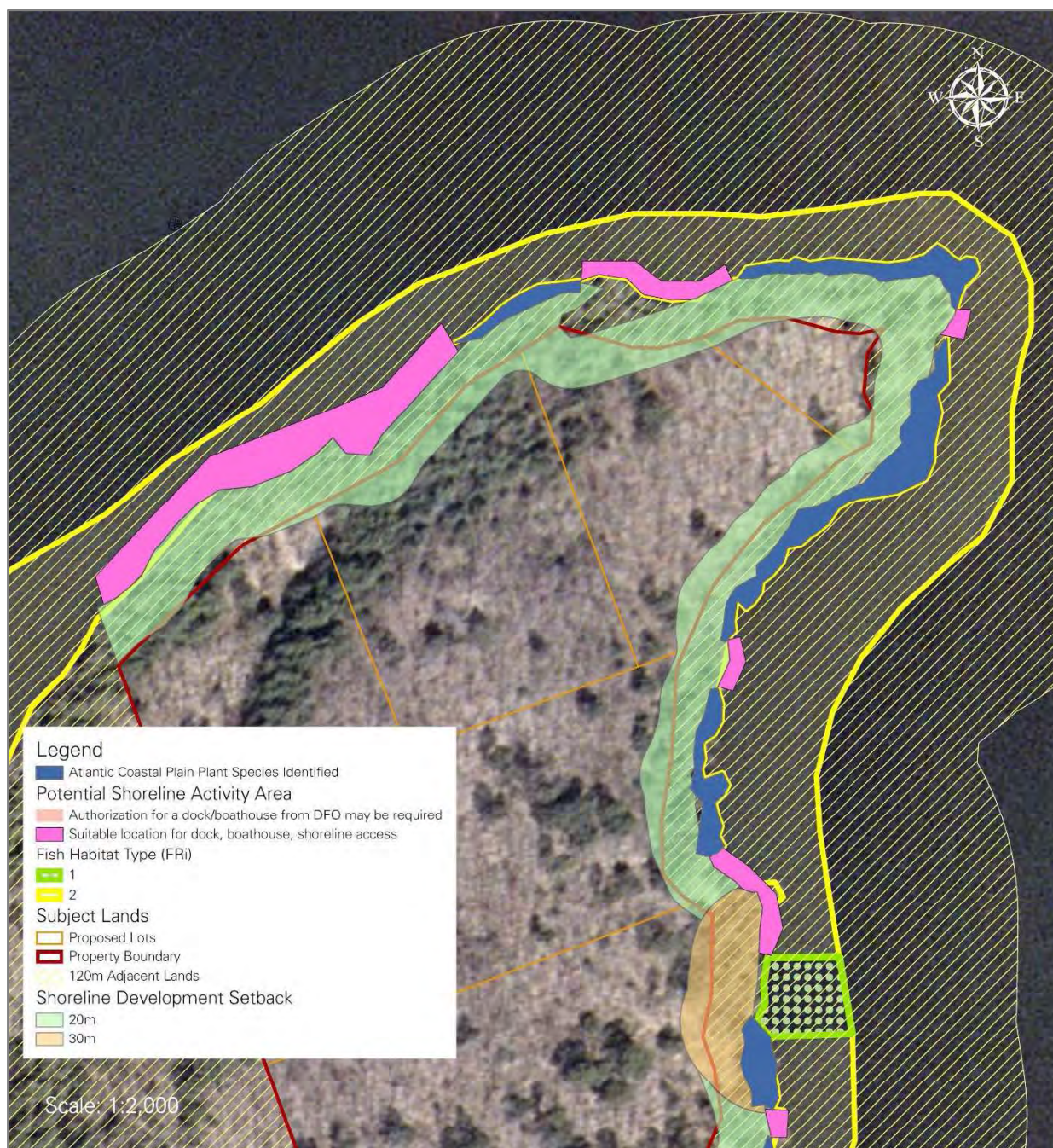


Figure 5: Fish habitat mapping, location of Atlantic Coastal Plain species, and recommended shoreline activity areas and development setbacks (northern Subject Lands)

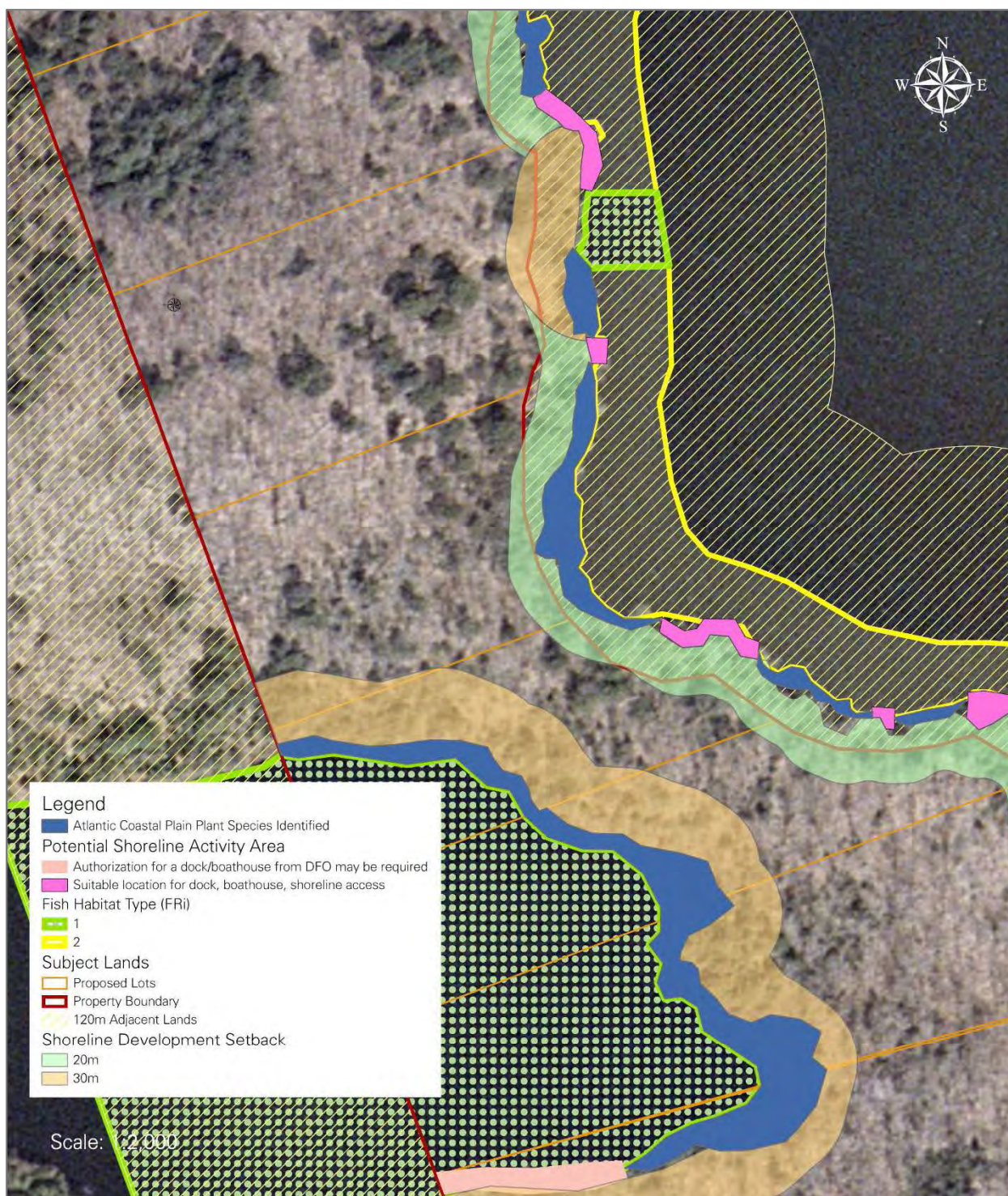


Figure 6: Fish habitat mapping, location of Atlantic Coastal Plain species, and recommended shoreline activity areas and development setbacks

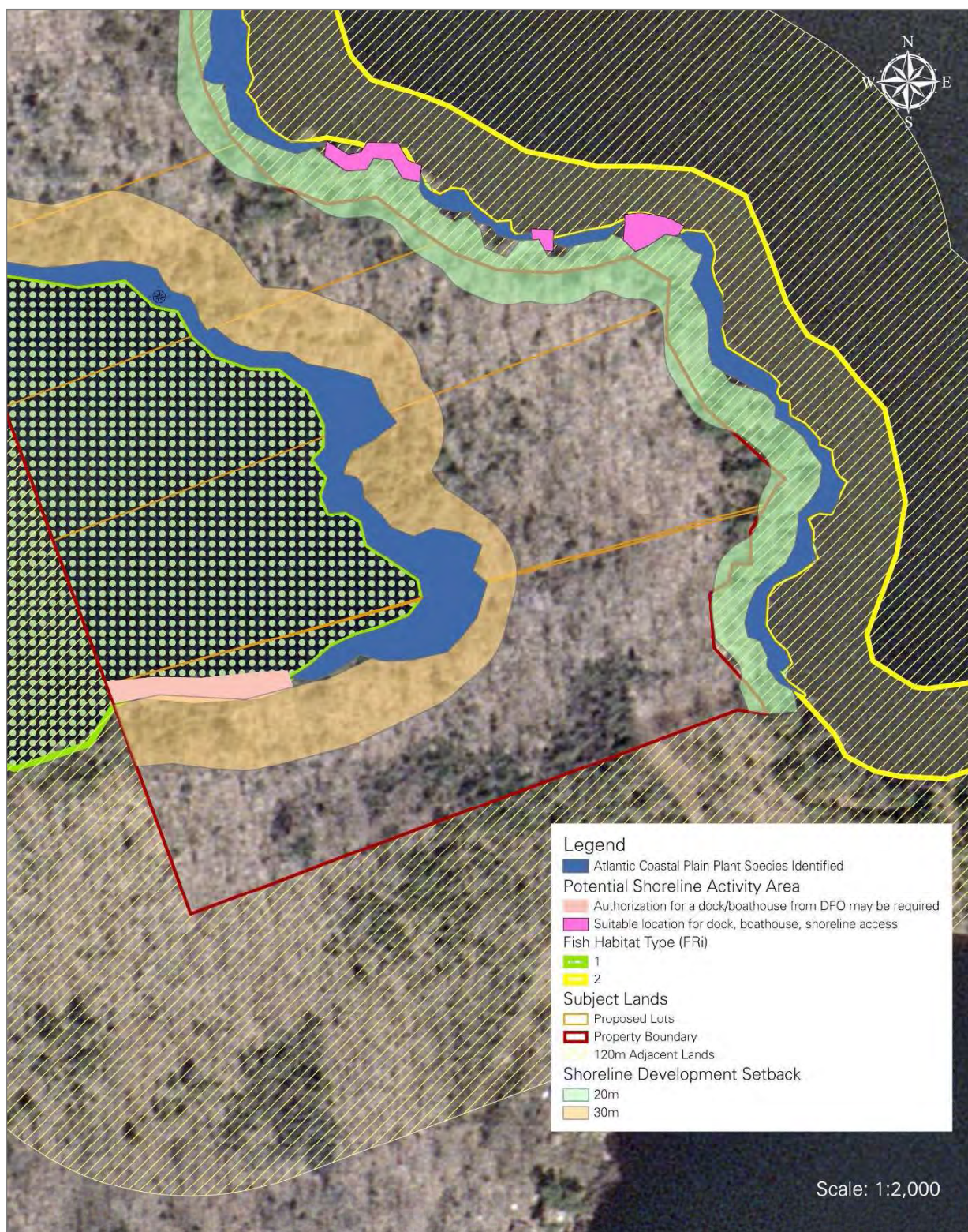


Figure 7: Fish habitat mapping, location of Atlantic Coastal Plain species, and recommended shoreline activity areas and development setbacks (southern subject lands)

6.0 Impact Assessment & Recommended Mitigation Measures

Table 3: Summary of Impacts to Potential Natural Heritage Features & Mitigation

Natural Sciences Feature Category		Species/ Habitat/ Feature Potentially Present	Recommended Mitigation	Impacts?
Fish Habitat		Type 1 & 2 Fish Habitat	<ul style="list-style-type: none"> all development setback a minimum of 20m from the shoreline of all areas of Type 2 fish habitat and 30m from the shoreline of all areas of Type 1 fish habitat docks shall be located in areas that minimize clearing of riparian vegetation and are located outside of any critical areas of fish habitat and areas where Atlantic Coastal Plain species have been identified floating or pole/pier docks are recommended to minimize the impact on the lake bottom all septic systems should be setback a minimum of 15m from the regulatory flood elevation for Wahwashkesh Lake Where a dock or boathouse is proposed in an area of Type 1 fish habitat, authorization may be required from DFO 	No
Endangered and Threatened SAR		SAR Bats	<ul style="list-style-type: none"> Vegetation clearing to take place from October 1 to March 31 of any given year 	No
		Blanding's turtle (THR), Massasauga Rattlesnake (THR) & Habitat	Provide summary of proposed development to MECP for review	Potential*
Significant Wildlife Habitat	Seasonal Concentration Areas	Turtle Overwintering	<ul style="list-style-type: none"> development setback 30m from the west-facing shoreline and bay of Wahwashkesh Lake and vegetated buffer retained 	No
	Rare Vegetation Communities	Shallow Atlantic Coastal Marsh	<ul style="list-style-type: none"> Minimize development footprint and clearing as much as possible and locate development outside of areas that support Atlantic Coastal Plain plant species; utilize existing cleared areas and open rock shoreline wherever possible 	No

	<i>Specialized Habitat for Wildlife</i>	Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	<ul style="list-style-type: none"> Stick nest surveys should be undertaken in leaf-off condition to establish presence/absence of nests on and adjacent subject lands 	unknown
		Woodland Raptor Nesting Habitat		
		Lizard Nesting Area	<ul style="list-style-type: none"> Removal of logs, stumps, and loose rock in partially wooded areas should take place from August to April (outside of the lizard nesting season) 	No
		Denning Sites for Mink, Otter, Marten, Fisher and Wolf	The recommended development setbacks and vegetated buffer will serve to protect any furbearers that may utilize the riparian areas of the property for denning	No
	<i>Habitats of Species of Conservation Concern</i>	Common Five-lined Skink, Eastern Musk Turtle, Eastern Ribbonsnake, Snapping Turtle	<ul style="list-style-type: none"> delineate and isolate work areas and inspect for special concern reptiles individuals found shall be moved out of harm's way or permitted to move away on their own isolate any imported aggregate stockpiles to prohibit use by turtles & snakes – sediment fencing works well for this 'fresh' aggregate should be dealt with at once e.g. graded/ installed/ covered, if not, it should be isolated as above 	No
		Eastern Wood-pewee	Vegetation clearing to occur between Sept 1 and March 31 of any given year	No
	<i>Animal Movement Corridors</i>	Furbearer Movement Corridor	The recommended development setbacks and vegetated buffer will serve to protect any furbearers that may utilize the riparian areas of the property for foraging or movement	No

*See Section 7.0 Permits and Approvals

7.0 Permits and Approvals

Migratory Birds Convention Act, 1994

The removal or destruction of any nest of a migratory bird protected under the Migratory Birds Convention Act, 1994 is prohibited. Vegetation clearing that occurs between Sept 1 and April 10 of any given year will avoid harm to migratory birds, eggs, and active nests. The *Fish and Wildlife Conservation Act, 1997*, further protects accipiters such as hawks (e.g. Broad-winged hawks) and eagles in the province of Ontario.

Endangered Species Act, 2007

Endangered and threatened species are protected under the provincial Endangered Species Act, 2007, which specifically prohibits willful harm to endangered and threatened species that are listed in regulations under the Act and the willful destruction of, or interference with

their habitats. Due to the confirmed massasauga rattlesnake and spotted turtle observations within 1km of the proposed severance and suitable habitat identified for additional endangered and threatened snake and turtle species with potential to be on the site, authorization under the act may be required for construction on the proposed lots where recommended mitigation measures cannot be applied and impact avoidance cannot be achieved. Initial vegetation clearing should take place from October 1 to March 31 of any given year to avoid impacting roosting bats.

8.0 Conclusion

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

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

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

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

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

Respectfully submitted,



Hannah Wolfram
Biologist

Appendix 1

ecosite descriptions

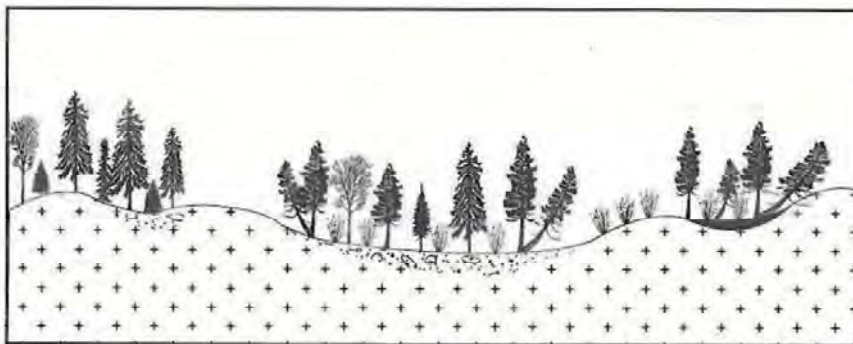


Very Shallow, Dry to Fresh: Hemlock - Cedar Conifer

G013T1/TI

L M H

Profile/Slope Sequence



approximately 250m

Ecosite Description

Conifer canopy consisting mostly of eastern hemlock and eastern white cedar. May contain white birch, yellow birch, balsam fir, sugar maple, red maple, trembling aspen, and eastern white pine. Understory tree species consisting of moderate levels of balsam fir, red maple, white birch, and eastern white cedar. Shrub and herb moderately poor. Ground surface mostly conifer litter, lichen, feathermoss, and exposed bedrock. Substrate texture variable. Mostly very shallow (≤ 15 cm) and dry to fresh ($MR \leq 3$) or xeric.

Substrate Description

Substrate Series	VS1 VS2 O1 O2 R3 R4 R5 R6 R7 R8													
Mode of Deposition	RO	CO	MO	GF	FL	LA	GL	EO	OR	GW	WA	CX	AN	
Family	Sandy		Coarse Loamy		Silty		Fine Loamy		Clayey		Peat		Folic	
Humus Form	Mull		Moder		Fibrimor		Humimor		Peatymor		Anmoor			
Moisture Regime	0	0	1	2	3	4	5	6	7	8	9	x	h	s
Moisture	d		f		m		v	w		x		h	s	
Depth	R		VS		S		M		MD		D			
Chemistry	k				n				z					

Vegetation Description

Tall treed (> 10 m) and low treed (≤ 10 m) ecosites common. Canopy closure highly variable, generally open where substrate depth is limited. Low treed condition often indicative of younger trees or very limited substrate depth. Eastern hemlock and/or eastern white cedar compose $> 50\%$ of the conifer tree species in the main canopy. Common understory vegetation includes mountain maple, fly honeysuckle, beaked hazel, wild lily-of-the-valley, bluebead-lily, starflower, false pixie cup, powder horn lichen, and Schreber's moss. Often contains Central v-types V19; NE v-types V16.

Trees	<i>Thuja occidentalis</i> , <i>Tsuga canadensis</i> , <i>Betula papyrifera</i> , <i>Betula alleghaniensis</i> , <i>Abies balsamea</i> , <i>Acer saccharum</i> var. <i>saccharum</i> , <i>Acer rubrum</i> , <i>Populus tremuloides</i> , <i>Pinus strobus</i> , <i>Sorbus decora</i>
Shrubs	<i>Acer spicatum</i> , <i>Lonicera canadensis</i> , <i>Corylus cornuta</i> ssp. <i>cornuta</i> , <i>Acer pensylvanicum</i>
Vascular Herbaceous	<i>Maianthemum canadense</i> ssp. <i>canadense</i> , <i>Clintonia borealis</i> , <i>Trientalis borealis</i> ssp. <i>borealis</i> , <i>Cornus canadensis</i> , <i>Dryopteris carthusiana</i>
Non-vascular	<i>Cladonia coniocraea</i> , <i>C. chlorophaea</i> , <i>Pleurozium schreberi</i>



Ecology

Substrate depth restricts rooting zone, moisture, and nutrient availability resulting in limited plant growth potential and increasing windthrow risk. Variable sized patches of exposed bedrock may result in sparse canopy. Uniform veneers may support a more consistent, closed canopy. Shrub and herb poor when canopy closed. Ground cover, notably lichen, increases as canopy becomes more open. This ecosite generally represents a late seral stage. Cedar and hemlock are susceptible to fire disturbance. Without the influence of fire, the vegetation will not likely succeed to another ecosite. Ecosite will persist due to shade tolerance of seedlings. Deeper folic material may develop in the absence of fire.

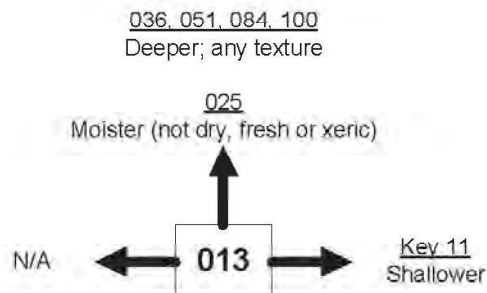
Ecoregional Variability

Widespread across Great Lakes-St. Lawrence range. More abundant in 4E-4, 4E-5, and 5E. Generally on coarse textured morainal veneer with pockets of glaciofluvial material. Typically non-calcareous. Calcareous veneers (4E-5) and bedrock (5E-3, 5E-11), base-rich bedrock (5E-6 and 5E-13), as well as finer textured substrates in 5E-4 and 5E-5 may increase diversity and vigour of the understory. The ecosite transitions from eastern white cedar dominated stands in the northern portion (4E) of the Great Lakes-St. Lawrence range to eastern white cedar / eastern hemlock stands in the south (5E). Pure stands of eastern hemlock restricted to cool moist slopes. Eastern red cedar may occur in 5E-7. Common tree associates in 4E include white birch, white pine, and balsam fir. Yellow birch and sugar maple are more common tree associates with eastern hemlock in 5E and transitioning into 6E.

Edaphic Variability

Typically very shallow. However highly variable in stoniness, depth, texture, and moisture especially in morainal deposits over bedrock. Underlying bedrock topography results in exposed bedrock outcrops, variation in substrate depth, and inclusions of bedrock controlled wetlands. High spatial variability results in a complex of very shallow and rock barren systems. Often on cooler middle and lower slope positions. Deeper and silty materials likely on lower and toe slope positions. While predominantly coarse textured, a wide variety of tree species as well as increased shrub and herb diversity and abundance likely on inclusions of deep mineral substrate, finer texture, or over base-rich bedrock. Black spruce, tamarack, eastern white cedar, mixed lowland hardwoods, alder, Labrador tea, and *Sphagnum* likely in poorly drained depressions where pockets of deep peat or wet mineral material may also occur. Often partially treed areas supporting xeric vegetation including pines, pin cherry, white-grained mountain-rice, and lichens likely on exposed bedrock. When the underlying bedrock is calcareous components of this ecosite may be subjected to seasonal flooding with severe and prolonged summer droughts creating distinctive vegetation types (alvars). Plant species in this vegetation type may include Cooper's milk-vetch, Crawe's sedge, lance-leaved tickseed, and compressed spike-rush.

Related Ecosites



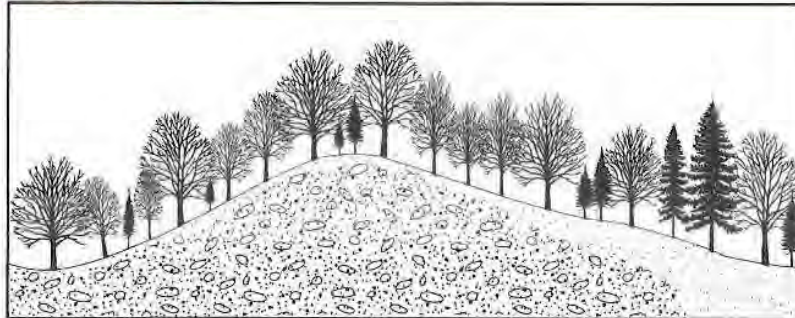


Dry to Fresh, Coarse: Maple Hardwood

G058Tt/TI

L M H

Profile/Slope Sequence



approximately 250m

Ecosite Description

Hardwood canopy consisting mostly of maple species. Sugar maple and red maple likely in the main canopy. May contain eastern hemlock, yellow birch, American basswood, American beech, ironwood, eastern white pine, and white birch. Understory tree species consisting of high levels of sugar maple, ironwood, American basswood, balsam fir, red oak, white ash and American beech. Shrub and herb moderately rich. Ground surface mostly broadleaf litter and variable stones. Substrate sandy to coarse loamy. Mostly > 15 cm deep and dry to fresh (MR = 2 or 3, if sandy; MR ≤ 3, if coarse loamy).

Substrate Description

Substrate Series:	S1 M2 M4 MD2 MD4 D2 D4													
Mode of Deposition	RO	CO	MO	GF	FL	LA	GL	EO	OR	GW	WA	CX	AN	
Family	Sandy		Coarse Loamy		Silty		Fine Loamy		Clayey		Peat		Folic	
Humus Form	Mull		Moder		Fibrimor		Humimor		Peatymor		Anmoor			
Moisture Regime	0	0	1	2	3	4	5	6	7	8	9	x	h	s
Moisture	d		f		m		v		w		x		h	s
Depth	R		VS		S		M		MD		D			
Chemistry	k				n				z					

Vegetation Description

Tall treed (> 10 m) and low treed (≤ 10 m) ecosites common. Canopy closure variable. Low treed condition often indicative of younger trees. Maple species compose > 50% of the hardwood tree species in the main canopy. Common understory vegetation includes beaked hazel, fly honeysuckle, striped maple, leatherwood, wild lily-of-the-valley, spinulose wood fern, starflower, purple trillium, and beautiful branch moss. May contain Central v-types V16, V2, V10, V3, V5, V11, V17, V1, and V4; NE v-types V3 and V4.

Trees	<i>Acer saccharum</i> var. <i>saccharum</i> , (<i>A. rubrum</i>), <i>Tsuga canadensis</i> , <i>Betula alleghaniensis</i> , <i>Tilia americana</i> , <i>Fagus grandifolia</i> , <i>Ostrya virginiana</i> , <i>Pinus strobus</i> , <i>Betula papyrifera</i>
Shrubs	<i>Corylus cornuta</i> ssp. <i>cornuta</i> , <i>Lonicera canadensis</i> , <i>Acer pensylvanicum</i> , <i>Dirca palustris</i> , <i>Comus alternifolia</i>
Vascular Herbaceous	<i>Maianthemum canadense</i> ssp. <i>canadense</i> , <i>Dryopteris carthusiana</i> , <i>Trientalis borealis</i> ssp. <i>borealis</i> , <i>Trillium erectum</i> , <i>Polygonatum pubescens</i>
Non-vascular	<i>Callicladium haldanianum</i> , <i>Cladonia coniocraea</i> , <i>Brachythecium salebrosum</i> var. <i>salebrosum</i> , <i>B. reflexum</i> var. <i>reflexum</i>



Ecology

Substrate has a low nutrient and moisture holding capacity resulting in decreased growth rates and low vegetation diversity. Limitations to tree growth can also be the result of high coarse fragment concentrations in morainal deposits. Shrub and herb poor with a closed canopy. Species diversity increases as canopy becomes more open. Without the influence of fire, the vegetation will not likely succeed to another ecosite. Lack of fire favours sugar maple and American beech, shade tolerant species will become more prominent.

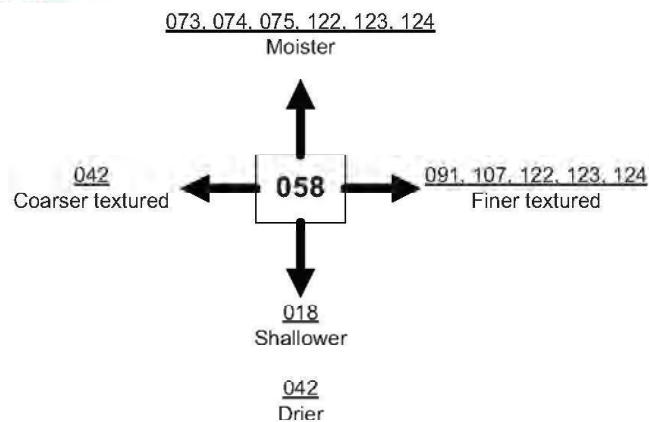
Ecoregional Variability

Widespread and common across Great Lakes-St. Lawrence range. Generally flat to rolling morainal deposits with occurrences of glaciofluvial material found in large river valleys throughout the range. Rugged bedrock controlled topography occurs in 5E-1, 5E-3, 5E-5, and 5E-13. Typically non-calcareous. Red maple dominated forests found throughout the range. Sugar maple dominated forests are more likely in southern 4E and 5E. Associated tree species yellow birch, American basswood, American beech, balsam fir and ironwood are more frequent in 5E. Red oak, white birch, balsam fir, and eastern white pine likely throughout 4E.

Edaphic Variability

Typically uniform in nutrient availability with variable moisture due to inconsistency of substrate depth over bedrock. Generally moderately deep to deep substrate. Depth of coarse morainal deposits variable which may result in bedrock controlled wetlands. Abundant stoniness in morainal deposits is common. Often on upper, middle, or lower slopes positions. Increased species diversity likely over base-rich bedrock or inclusions of fine textured or moister materials. Xeric vegetation such as lichens and serviceberries, as well as decreased shrub and herb diversity likely on exposed bedrock or very shallow substrates.

Related Ecosites



Appendix 2

representative photos of suitable dock/boathouse locations



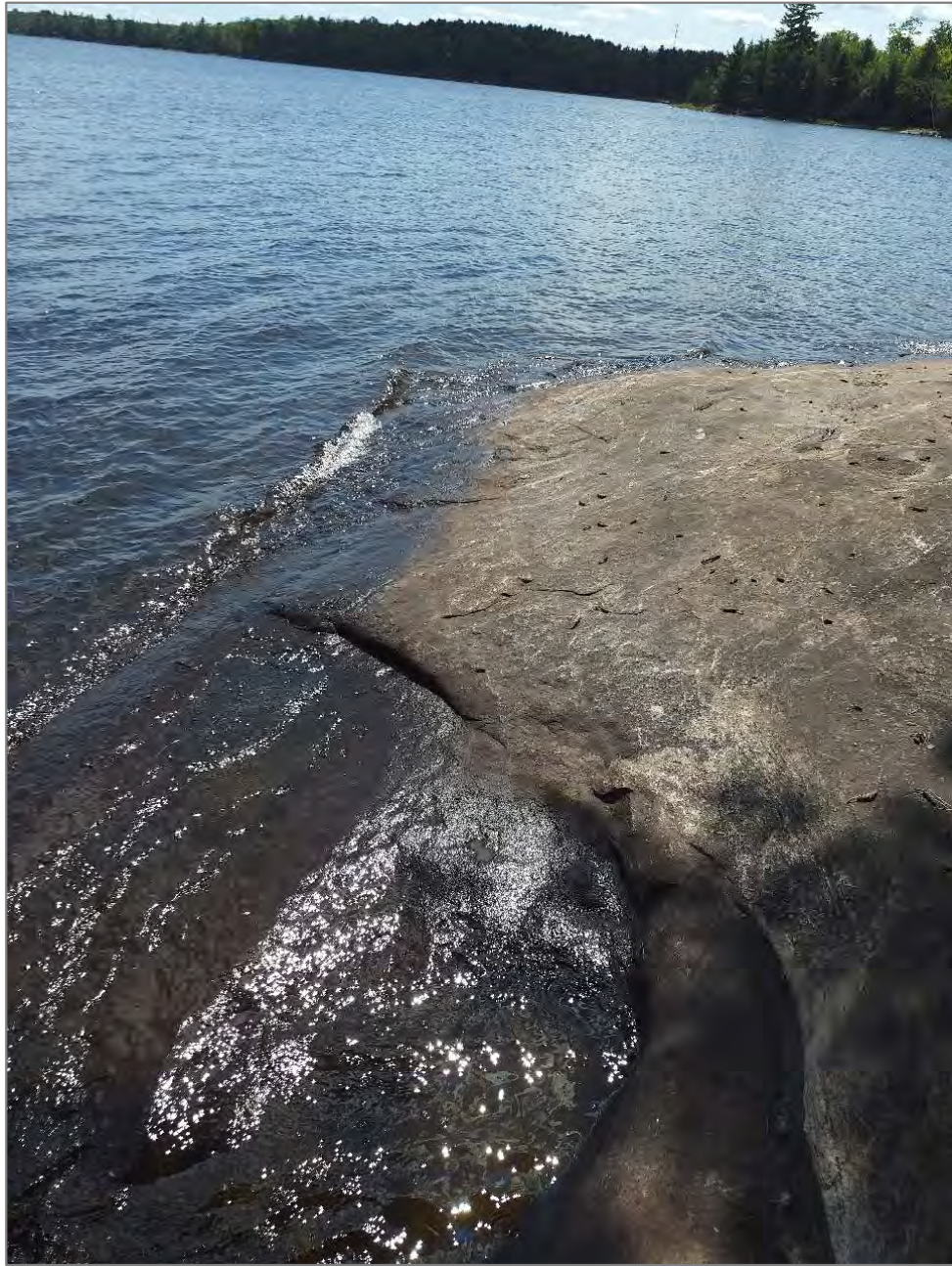


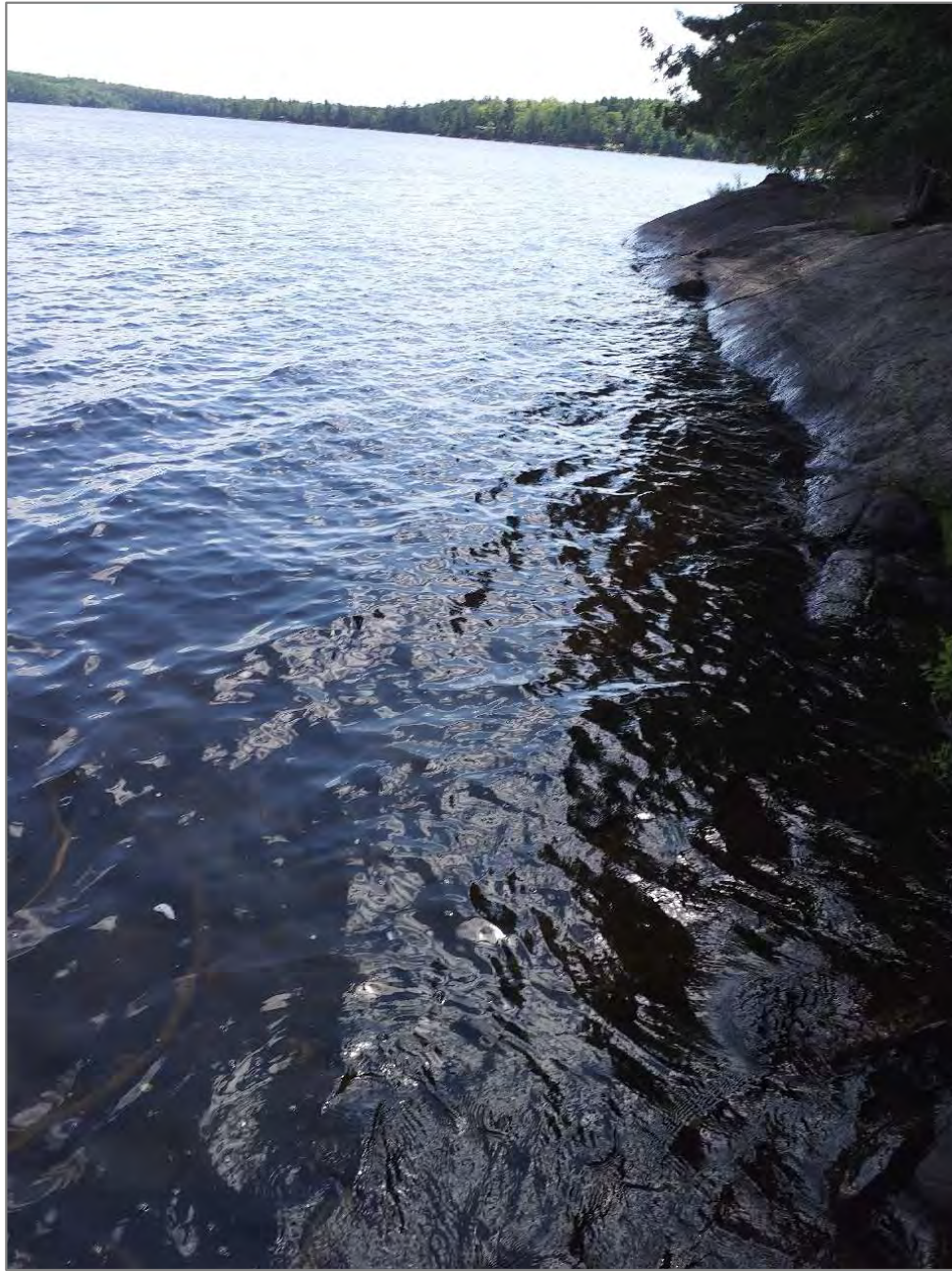




















PUBLIC MEETING



REVISED
NOTICE OF COMPLETE APPLICATION AND
NOTICE OF A PUBLIC MEETING CONCERNING
A PROPOSED ZONING BY-LAW AMENDMENT
(MJ DEVELOPMENTS INC – Walter Jensen)

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

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

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

Date and Location of Public Meeting

Date: Tuesday, June 7, 2022

Time: 6:30 p.m.

Location: **REVISION:** The in-person meeting at the Dunchurch Community Centre is hereby changed to a Zoom video conferencing and “call-in” **only**.

ZOOM Details: <https://us02web.zoom.us/j/83081708068>

Call-In: [+1 647 558 0588](tel:+16475580588) then enter Meeting ID: 830 8170 8068 #

Details of the Zoning By-law Amendment

The purpose of the proposed Zoning By-law amendment is to amend the existing Waterfront Residential Exception (WF1-22 LS) zone on Part of Lot 37, Concession 14, in the geographic Township of Burton and fronting on the Magnetawan River.

The effect of the proposed Zoning By-law amendment is to implement a condition of the Parry Sound Area Planning Board under Consent Application No. B35/2021(W). The Consent Application allows the creation of four (4) new lots on the Magnetawan River having 90 metres of frontage and a minimum of 0.7 hectares in area.

Additional Information and Map of Land Subject to the Application

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

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

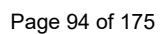
If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Whitestone to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the by-law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

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

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

DATED at the Whitestone Municipal Office this 30TH day of May, 2022.

Michelle Hendry, CAO-Clerk
Municipality of Whitestone
21 Church Street Dunchurch, Ontario P0A 1G0
Phone: (705) 389-2466 Fax: (705) 389-1859



CONSENT AGENDA

Regular Council *DRAFT* Meeting Minutes
Tuesday, May 17, 2022, 5:00 p.m.
Via Zoom Video Conferencing

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

Staff: Michelle Hendry, CAO/Clerk

1. Roll Call and Call to Order

Mayor Comrie commenced roll call and called the meeting to order at 5:02 p.m.

2. Disclosure of Pecuniary Interest

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

3. Closed Session

Resolution No. 2022-173

Moved by: Councillor Joe McEwen

Seconded by: Councillor Joe Lamb

Adjourn to Closed Session

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

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

- 3.1 Closed Session Meeting Minutes for Regular Council meeting of April 19, 2022.
- 3.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to Ontario Municipal Act, Section 239 (2) (c)
 - Discussion regarding acquisition of lands
- 3.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board pursuant to Ontario Municipal Act, Section 239 (2) (e)
 - Potential legal matter

Carried

Resolution No. 2022-174

Moved by: Councillor Brian Woods

Seconded by: Councillor Beth Gorham-Matthews

Reconvene to Open Session

THAT this meeting be reconvened to an open session at 6:04 p.m.

Carried

RECESS

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

Staff: Michelle Hendry, CAO/Clerk
Bob Whitman, Fire Chief
Dave Creasor, Manager, Public Works (6:55 pm to 7:05 pm)

Consultants: John Jackson, Planner

Other guests: 7

4. Call to Order and Roll Call 6:33 p.m.

National Anthem

Indigenous Land Acknowledgement Statement

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

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

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

5. Disclosure of Pecuniary Interest

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

6. Approval of the Agenda

Resolution No. 2022-175

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

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

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

Carried

Matters Arising from Closed Session

Resolution No. 2022-176

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe McEwen

- 3.1 Closed Session Meeting Minutes for Regular Council meeting of April 19, 2022.

THAT the Council of the Municipality of Whitestone approves the Closed Session Minutes of the Regular Council meeting of April 19, 2022.

7. Presentations and Delegations – None

Resolution No. 2022-177

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe McEwen

Move into Committee of the Whole

THAT this meeting move into Committee of the Whole session at 6:43 p.m.

Carried

8. Planning Items

- 8.1 Consent Application B12/2022(W) – ANDERSON
- Memorandum from John Jackson, Planner dated April 28, 2022

Resolution No. 2022-178

Moved by: Councillor Brian Woods

Seconded by: Councillor Beth Gorham-Matthews

Reconvene into Regular Meeting

THAT this meeting be reconvened to the Regular Council meeting at 6:45 p.m.

Carried

Resolution No. 2022-179

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

Matters Arising from Committee of the Whole

- 8.1 Consent Application B12/2022(W) – ANDERSON
- Memorandum from John Jackson, Planner dated April 28, 2022

WHEREAS John Jackson, Planner Inc., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B12/2022(W) – ANDERSON in respect of a lot addition and provided a copy to the Municipality of Whitestone;

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

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

1. That the applicants' solicitor confirms in writing that the transferred lands merge in title with the benefitting lands.

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

Carried

9. Public Meeting - None

10. Consent Agenda

Resolution No. 2022-180

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

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

- 10.1 Council and Committee Meeting Minutes
 - 10.1.1 Regular Council Meeting Minutes for Tuesday, May 3, 2022.
 - 10.1.2 Whitestone Public Library and Technology Centre Meeting Minutes for March 21, 2022.
- 10.2 Unfinished Business (listed on page 4)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby approve the Council Meeting Minutes of May 3, 2022 and receives for information all other items contained in the Consent Agenda dated May 17, 2022.

Carried

11. Accounts Payable

Resolution No. 2022-181

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

11.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$248,893.86 for the period May 1, 2022 to May 15, 2022.

Carried

12. Staff Reports

Resolution No. 2022-182

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe McEwen

12.1 Staff Report ADMIN-2022-08
2022 Municipal Election – Restricted Acts of Council “Lame Duck” Periods

THAT the Council of the Municipality of Whitestone does hereby receive report ADMIN-2022-09 (2022 Municipal Election – Restricted Acts of Council “Lame Duck” Periods) for information.

Carried

Resolution No. 2022-183

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

12.2 Staff Report PW-2022-05
Tender Award for the Supply, Delivery and of Calcium Chloride

THAT the Council the Municipality of Whitestone does hereby receive Report PW-2022-05 (Tender Award for the Supply, Delivery and Application of 140,000 litres of Calcium Chloride or alternate that meets OPSS 2501) for information;

AND THAT the Council of the Municipality of Whitestone does hereby award the contract for Tender 2022-08, for the Supply, Delivery and Application of 140,000 litres of Calcium Chloride to Da-Lee Dust Control in the amount of \$49,000 plus HST.

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

Carried

13. By-laws

Resolution No. 2022-184

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

13.1 By-law 30-2022 to Authorize Delegated Authority for Certain Acts during the Restricted Authority (Lame Duck) Council Period.

THAT the Council of the Municipality of Whitestone does hereby approve By-law 30-2022 to Authorize Delegated Authority for Certain Acts during the Restricted Authority (Lame Duck) Council Period be Read a First and Second time this 17th day of May, 2022

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 17th day of May, 2022 and numbered By-law 30-2022.

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

Carried

14. Business Matters

Resolution No. 2022-185

Moved by: Councillor Brian Woods

Seconded by: Councillor Beth Gorham-Matthews

14.1 Proclamation of the Month of June 2022 as Seniors Month

WHEREAS, Seniors' Month is an annual nation-wide celebration; and

WHEREAS, Seniors have contributed and continue to contribute immensely to the life and vibrancy of the Whitestone community; and

WHEREAS, Seniors continue to serve as leaders, mentors, volunteers, and important and active members of this community; and

WHEREAS, their contributions past and present warrant appreciation and recognition and their stories deserve to be told; and

WHEREAS, the health and well-being of seniors is in the interest of all and further adds to the health and well-being of the community; and

WHEREAS, the knowledge and experience seniors pass on to us continues to benefit all;

NOW THEREFORE BE IT RESOLVED THAT I, Mayor George Comrie, do hereby proclaim the month of June 2022 as 'Seniors' Month' in the Municipality of Whitestone and encourage all citizens to recognize and celebrate the accomplishments of our seniors, and

FURTHER THAT the Municipality of Whitestone make a donation in the amount of \$500 to Parry Sound Community Support Services, for services and programs in support of the Municipality of Whitestone Seniors.

Carried

14.2 Volunteer and Staff appreciation event

CAO/Clerk Hendry discussed the Volunteer and Staff appreciation event in regards to the increase number of volunteers and the challenge with space at the Dunchurch Community Centre. Consideration will be given to an alternative event and location that will be able to accommodate everyone.

15. Correspondence (listed on page 5)

Resolution No. 2022-186

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 5 of the May 17, 2022 Council agenda;

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

- None extracted.

16. Councillor Items

Councillor Gorham Matthews

Advised of the following:

- The Whitestone Public Library and Technology Grand Opening. Saturday May 21, 2022, 11:00am
- The Library and Agricultural Society are hosting a Soil Workshop, Thursday May 19, 2022, Dunchurch Community Centre, 6:00pm
- Ardbeg Community Club Grand Opening, Saturday, June 4, 2022, 10:00am – 2:00pm
- Donations are being received by the Rotary Club for Ukraine families who are moving to the area. Bicycles in particular would be welcome.

Councillor Lamb

- Noted there was a lot of information on social media about the Lorimer Lake Lodge property (some inaccurate) and requested a report from staff for June 7, 2022 in collaboration with the Planner, in respect of external agency comments and the facts.

Mayor Comrie

- Noted the intention to attend the August, 2022 AMO conference in Ottawa. This item will be further discussed at the June 7, 2022 meeting.

Councillor Woods

- Asked about the costs of the rental of an excavator vs the purchase of an excavator. This question will be referred to the Manager of Public Works

Councillor McEwen

- Asked about the possibility of having a magnet at the Aulds Road Landfill site to pickup nails

17. Questions from the Public

18. Confirming By-law

Resolution No. 2022-187

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

THAT By-law 31-2022 Being the Confirmatory By-law for the Council meeting of Tuesday, May 17, 2022, be given a First, Second, Third and final reading and is passed as of this date.

Carried

19. Adjournment

Resolution No. 2022-188

Moved by: Councillor Brian Woods

Seconded by: Councillor Beth Gorham-Matthews

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 8:13 p.m. until the Regular Council meeting of June 7, 2022 at 6:30 p.m. or at the call of the chair.

Carried

George Comrie

Mayor

Michelle Hendry

CAO/ Clerk



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

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

DRAFT Minutes

**Whitestone Environmental Stewardship Committee meeting
Wednesday, April 13, 2022 at 7:00 p.m.
via Zoom Video Conferencing and Phone-In**

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

Regrets: Patricia Moleirinho
Rob Morrison
David West

.....

1. CALL TO ORDER

Councillor Beth Gorham-Matthews called the meeting to order at 7:03 p.m.

Indigenous Land Acknowledgement Statement

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

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

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

2. DISCLOSURE OF PECUNIARY INTEREST

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

3. ADOPTION OF THE AGENDA

2022-12ESC Moved by Brad Parkes
Seconded by Ian Crawford

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

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

4. ADOPTION OF MINUTES

2022-13ESC Moved by Lynn Brennan
Seconded by Brad Parkes

WHEREAS the Whitestone Environmental Stewardship Committee is in receipt of the February 2, 2022 meeting minutes.

AND WHEREAS there are no errors, omissions or amendments;

BE IT RESOLVED that the minutes of the meeting held April 13, 2022 be adopted as presented.

Carried

5. PRESENTATION - None

6. NEW BUSINESS OR ANNOUNCEMENTS

6.1 Whitestone Septic Permits document

- Page 7 of the Agenda Package is a chart submitted by Robin Allen outlining septic system data of 6 townships since 1970
- We can use this data to encourage volunteer inspections where systems are older i.e. 20-30+ years
- We can create an infographic to show how many systems per township/lake are more than 20 years old
- Interesting note that prior to the 1980's there were not many systems being installed
- Maybe we can get the townships linked to lakes to help the public get a sense of placement
- This could be used in the newsletter as a pie chart
- Given the unknown life expectancy of septic life due to use, good or bad, this points to the value of establishing an inspection and maintenance program

6.2 BioBlitz update – Organized by Georgian Bay Biosphere for June 17

- GBB got a grant to run bioblitz programs in the area and they chose Whitestone to be one area
- We can work off the Nesbit trail for ease of access
- Friday June 17 from 1-5:30 pm – book your slot, first one being reserved for the school

- Sectioned into plants, birds, insects, amphibians – and an expert is assigned to the groups
- Library can loan out ipads with 'inaturalist' program downloaded
- Fire department on site for first aid
- GBB is providing advertising and staffing
- Walking Trail Committee will have walked the trail prior to make sure trail is clear and well-marked

6.3 Earth Day -April 22 display at Community Centre and roadside pick up

- Municipality of Whitestone organized cleanup set for Friday, central table at the community centre, soup lunch and prizes
- Can the Environmental Stewardship Committee have a table set?
- Beth has pamphlets available for several issues that may come up in our municipality

WATERSHED CANADA LAKESIDE MANAGEMENT BOOKLET

2022-14ESC Moved by Ian Crawford

Seconded by Lynn Brennan

To purchase the Watershed Canada Lakeside Management Booklets at a cost of \$30.50 for 20 booklets to have at our table for earth day, and later to purchase more for stock available for at AGMs for lake associations and the Fair.

Carried

6.4 Lake Planning – e.g. Living Sustainably in Seguin Township, by Randy French

- Living Sustainably document distributed to our group; Seguin Twp. has established good management practices and principle, something we could adopt. This would be a good vehicle to use especially during these times when property is turning over and being developed. Randy French did a similar report specifically for Gooseneck Lake in this respect

6.5 Water quality testing programs

- Suggestion that we unify some of our water quality testing programs, perhaps by having the Municipality adopt the responsibility for purchasing/maintaining the equipment and providing a standardized program, guided by a professional or organization
- There is value in having residents participate in the testing offering a better sense of ownership and responsibility
- There is stability in having a professional do the testing without the cash outlay for equipment and maintenance
- The data we have collected so far should still be organized and analyzed via Bev Clark to give us benchmarks and potential areas for focus. The long term trend study gives scientists what they need. We have over 20 years of data collected by Dennis for Whitestone Lake.
- Many hands will be needed to test all our lakes over 25 ha (we have 11 over 200ha, 20 over 50ha and 10 more over 25ha) during the preferred short seasonal window. Our sub-committee will meet at the community centre to organize filling the data chart (size, depth and development) and also work with

Lake Partners data once it is released to mark off any lakes in Whitestone that are included in their testing

- Not every lake will require testing, for instance unpopulated and low density population lakes can be left off the list for testing right now

6.6 Results from Invasive Species grant application

- We were not successful in our grant application but we will keep watch for other programs to apply for

6.7 Environmental Ted Talk -April 23 webinar 10 to 12 -will be recorded for viewing later by ratepayers that can't tune in that day

- Robin Allen, Manager, On Site Sewage Systems, North Bay Mattawa Conservation Association
- Calvin Blewitt, Natural Edge Restoration Tech. Watersheds Canada
- Dan Rowlinson, Forest Health Program, Coordinator, NDMNRF
- Penelope Beaudrow, Registered Herbalist, Owner of Ginkgo Tree Botanical Sanctuary

6.8 Other

- 2004 Wahwashkesh Lake Association did a lake survey – can bring data forward to the spreadsheet work under lake planning

NEXT SCHEDULED MEETING – Wednesday May 11 at 7:00 pm

2022-15ESC Moved by Joe McEwen, Councillor
Seconded by Scott Nash

This meeting be adjourned at 8:20p.m. until April 13, 2022 or at the call of the Chair.

Carried

Councillor Beth Gorham-Matthews

Chair

Juliette Terry

Secretary

WHITESTONE PUBLIC LIBRARY AND TECHNOLOGY CENTRE LIBRARY BOARD MEETING MINUTES

DATE AND TIME	April 26, 2022; 6:00 PM
LOCATION	Virtual Meeting
ATTENDEES	B. Bell, B. Boulter, C. Lamb, E. Gorham-Matthews, C. Gorrie, G. Harris, J. Petroski, S. Wesley, P. Woehl Staff: E. Fincham
REGRETS	
CALL TO ORDER	P. Woehl called the meeting to order at 6:04 PM.

DECLARATION OF CONFLICT OF INTEREST

None

APPROVAL OF AGENDA

2022-18 Moved: C. Lamb

Carried Seconded: C. Gorrie

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

APPROVAL OF CONSENT AGENDA

2022-19 Moved: C. Gorrie

Carried Seconded: J. Petroski

Be it resolved that the Consent Agenda be approved.

BUSINESS ARISING

Strategic Plan

E. Fincham introduced B. Fratarcangeli from the Ontario Library Service, who will be facilitating the strategic planning process. B. Fratarcangeli presented on the OLS's process and answered questions. C. Lamb noted that strategic planning was brought up at the last OLS Board Assembly meeting.

HR Committee Disbandment

P. Woehl noted that the ad hoc HR Committee has completed its purpose and can be re-established as required for future discussions.

2022-20 Moved: B. Boulter,

Carried Seconded: C. Gorrie

Be it resolved that the HR Committee be disbanded.

Grand Reopening Committee

P. Woehl thanked B. Boulter for creating the task list for the Grand Reopening. B. Boulter noted she has followed up with volunteers and staff. She requested help from volunteers to help with a deep clean of the library prior to May 21, 2022. S. Wesley and C. Gorrie volunteered to work with B. Boulter and staff on Thursday, May 19, 2022.

Programming Update

E. Fincham noted the recent L.E.A.F. grant purchases, including the 3D printer and Chromebooks. Recently programming successes include the Earth Day Cleanup with the Whitestone McKellar Lions Club, Recreation Committee, and municipality, as well as a new StoryWalk with the Recreation Committee and the Grassroots Growth gardening workshop with the Agricultural Society.

NEW BUSINESS

Q1 Financial Report

E. Fincham presented the Q1 financial report. She pointed out the L.E.A.F. grant purchases throughout the quarter, including all-new computers, an rolling charging cart, science and technology kits, and more.

Summer Student Grant

E. Fincham updated that grant funding has been approved for one summer student to run the TD Summer Reading Club.

Connecting Libraries Grant

E. Fincham noted the email she forwarded to board members earlier, indicating that the library has been chosen as a recipient of the Connecting Libraries Initiative. This initiative aims to improve connectivity in rural, remote libraries. She will update the board as more details are released.

Seniors Community Grant

E. Fincham has been working with the C. Lamb and Ardbeg Community Club on a grant application for the Seniors Community Grant. This grant would allow for programming beginning in Q3, with workshops at the library and the Ardbeg Community Club.

The Village Collective Impact Project at Canadore

E. Fincham will contact the Village, as they are targeting area libraries as community partners for seniors programming.

CHAIR REPORT

P. Woehl updated that the new little library has been completed by S. Harris and D. Caldwell. She will be meeting with D. Creasor to discuss an appropriate location near the Maple Island Thrift Shop.

P. Woehl noted that the municipality has begun work on the sidewalk leading up to the library.

ANNOUNCEMENTS AND INQUIRIES BY A BOARD MEMBER

B. Boulter announced that she will be moving from the area.

UNFINISHED/ONGOING BUSINESS

- Sign: E. Fincham updated that the sign will be wired on Monday, May 2, 2022.

QUESTION PERIOD FOR THE GENERAL PUBLIC

None

CLOSED SESSION

CEO Job Description Review

2022-21 Moved: J. Petroski

Carried Seconded: S. Wesley

Be it resolved that the board entered closed to discuss the CEO Job Description.

2022-22 Moved: C. Gorrie

Carried Seconded: J. Petroski

Be it resolved that the board exited closed session.

2022-23 Moved: C. Gorrie

Carried Seconded: S. Wesley

Be it resolved that the board accepted the updated job description proposed by the HR Committee.

Next Meeting will be held at 6:00 PM on May 16, 2022.

ADJOURNMENT

2022-24 Moved: J. Petroski

Carried Seconded: S. Wesley

Be it resolved that the meeting adjourned at 7:46 PM.

ACCOUNTS PAYABLE

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 1

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
Bank Code: AP - AP-GENERAL OPER					
Computer Cheques:					
36519	2022-05-24	Bell Canada - Public Access	Pay Telephone		
168529		16-787 - Recreation - Public Pay T	Pay Telephone	152.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.86	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.50	169.50
36520	2022-05-24	Bell Mobility	Fire Tower		
May 2022		16-212 - Fire - Radio Tower & Air	Fire Tower	239.54	
		11-210-2 - A/R HST Receivable	HST Tax Code	26.46	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	30.60	266.00
36521	2022-05-24	Elizabeth Gorham-Matthews	Earth Day/Env Stew Comm		
Exp Apr 2022		16-790 - Recreation Cmtee-Progr	Earth Day/Env Stew Comm	90.51	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.99	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.56	100.50
36522	2022-05-24	Brandt Sudbury	Repair		
03 7216582		16-421 - Grader - Maintenance	Repair	86.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.60	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.10	96.52
36523	2022-05-24	BRS Electric Ltd.	Compactor Repair		
2210		16-452-2 - York Landfill-Compactc	Compactor Repair	1,428.71	
		11-210-2 - A/R HST Receivable	HST Tax Code	157.81	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	182.52	1,586.52
36524	2022-05-24	Canadian National Non Freight	Bunny Trail		
91629137		16-414 - Bunny Trail RR Crossing	Bunny Trail	326.50	326.50
36525	2022-05-24	Da-Lee Dust Control	Pothole Repair		
INV0001579		16-360 - Hard Top Patch-Goods&	Pothole Repair	2,222.44	
		11-210-2 - A/R HST Receivable	HST Tax Code	245.48	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	283.92	2,467.92
36526	2022-05-24	Georgian Bay Propane Inc	Cyl Rental		
191897		16-320 - Garage - Mtc/Supplies/Tc	Cyl Rental	36.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.05	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.68	40.68
36527	2022-05-24	Martin Hayward	Return of Entrance Fee & Permi		
Che Rec		15-330 - Roads Revenue	Return of Entrance Fee &	850.00	850.00
36528	2022-05-24	Iron Mountain Canada	Shredding		
GMMY673		16-113 - Admin - Office Equipmen	Shredding	24.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.75	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.18	27.67

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 2

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
36529 Exp May 18/22	2022-05-24	Janice Bray 16-222 - Fire - Bunker/Safety/Unifr 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Work Boots Work Boots HST Tax Code HST Tax Code	193.33 21.36 24.70	214.69
36530 2878359	2022-05-24	Kidd's Home Hardware 16-806 - Library - Building Maintainer 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies Supplies HST Tax Code HST Tax Code	26.45 2.92 3.38	29.37
2878357		16-806 - Library - Building Maintainer 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies HST Tax Code HST Tax Code	1,290.54 142.55 164.87	1,433.09
Payment Total:					1,462.46
36531 23905	2022-05-24	Municipality Of McDougall 16-459 - York Landfill - Bulk Waste 16-471 - Auld Landfill - Bulk Waste	Bulk Waste Bulk Waste Bulk Waste	478.72 1,286.40	1,765.12
36532 88887	2022-05-24	Near North Laboratories Inc. 16-779 - Water Testing 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Water Testing Water Testing HST Tax Code HST Tax Code	43.96 4.86 5.62	48.82
36533 1-2882735	2022-05-24	Parry Sound Auto Parts Co Ltd 16-210 - Fire - Miscellaneous 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies Supplies HST Tax Code HST Tax Code	14.20 1.56 1.81	15.76
36534 Grad Gifts 22	2022-05-24	Parry Sound High School 16-122 - Admin - Donations	Graduation Gifts 2022 Graduation Gifts 2022	250.00	250.00
36535 0000261638	2022-05-24	Point To Point Communications Radio Battery 16-263 - Station 2 - Radio Equipm 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Radio Battery Radio Battery HST Tax Code HST Tax Code	639.05 70.59 81.64	709.64
0000261648		16-306 - Roads-Office-Tower/Radi 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Radios HST Tax Code HST Tax Code	382.78 42.28 48.90	425.06
Payment Total:					1,134.70
36536 0819	2022-05-24	Scott Dingman Trucking 16-762 - Maple Is. Park - Building 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Holding Tank Pumping Holding Tank Pumping HST Tax Code HST Tax Code	366.34 40.46 46.80	406.80

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 3

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
36537 IN56	2022-05-24	TXM Motorsports Inc.	Repair		
		16-784 - Mower Expense	Repair	97.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.78	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.47	108.37
36538 CEDARIN19430	2022-05-24	WPCI - Wireless Personal	Swim Supervisor Phone		
		16-109 - Admin - Telephone	Swim Supervisor Phone	78.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.72	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	10.08	87.58
36539 Prelim 205167	2022-05-24	W.S. Morgan Construction	Progress App 1		
		19-601 - Admin-Cap-Mun Bldg Re	Progress App 1	61,929.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	6,840.32	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	7,911.54	68,769.54
EFT:					
567 29828	2022-05-25	ACE Equipment Sales & Rentals	Rental Skid Steer		
		16-703 - Dunchurch Hall - Bld Mtc	Rental Skid Steer	864.68	864.68
568 151184	2022-05-25	Adams Bros Construction Ltd	Septic Pumping		
		16-473 - Auld Landfill - Maintenance	Septic Pumping	91.58	
		16-452 - York Landfill - Maintenance	Septic Pumping	91.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.23	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	23.40	203.40
151255		16-459 - York Landfill - Bulk Waste	Bulk Waste	142.46	
		16-471 - Auld Landfill - Bulk Waste	Bulk Waste	366.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	56.20	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	65.00	565.00
				Payment Total:	768.40
569 69667	2022-05-25	Bay Area Electrical Co Lt	Repairs		
		16-703 - Dunchurch Hall - Bld Mtc	Repairs	196.65	
		16-811 - Nursing Station Expense	Repairs	196.65	
		11-210-2 - A/R HST Receivable	HST Tax Code	43.44	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	50.24	436.74
570 6955	2022-05-25	Carr Aggregates Inc.	Topsoil		
		16-803 - Library - Expenses	Topsoil	372.44	
		11-210-2 - A/R HST Receivable	HST Tax Code	41.14	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	47.58	413.58
6957		16-703 - Dunchurch Hall - Bld Mtc	Topsoil	372.44	
		11-210-2 - A/R HST Receivable	HST Tax Code	41.14	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	47.58	413.58
				Payment Total:	827.16

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 4

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
571 22131	2022-05-25	FAD Architects Inc.	Nursing Station Design		
		19-701 - Facilities-Capital-Nursing	Nursing Station Design	1,620.02	
		11-210-2 - A/R HST Receivable	HST Tax Code	178.94	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	206.96	1,798.96
572 IN97536	2022-05-25	G.F. Preston Sales & Service	Rental Excavator		
		16-447 - York Landfill-Compaction	Rental Excavator	3,373.35	
		16-467 - Auld Landfill-Compaction	Rental Excavator	3,373.35	
		11-210-2 - A/R HST Receivable	HST Tax Code	745.20	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	861.90	7,491.90
WO14355		16-426 - Backhoe - Maintenance	Repairs	3,152.65	
		11-210-2 - A/R HST Receivable	HST Tax Code	348.23	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	402.76	3,500.88
IN97617		16-344 - Roads-Street Sweeping	Credit Brush Set	1,689.21-	
		11-210-2 - A/R HST Receivable	HST Tax Code	186.58-	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	215.80-	1,875.79-
				Payment Total:	9,116.99
573 73043	2022-05-25	Gin-Cor Industries	Supplies		
		16-402 - Freightliner Tandem - Ma	Supplies	551.99	
		11-210-2 - A/R HST Receivable	HST Tax Code	60.97	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	70.52	612.96
574 Exp 05-May-22	2022-05-25	Michelle Hendry	Supplies		
		16-153 - Office - Janitorial Supplie	Supplies	17.28	
		16-110 - Admin - Office Supplies	Supplies	226.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	26.89	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	31.10	270.30
575 340380	2022-05-25	Horizon Networks Group	Phones at Library		
		19-601 - Admin-Cap-Mun Bldg Re	Phones at Library	776.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	85.76	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	99.19	862.19
576 May 2022	2022-05-25	Hydro One Networks Inc.-All	Hydro		
		16-743 - Pavilion - Hydro	Hydro	86.32	
		16-705 - Dunchurch Hall - Hydro	Hydro	206.26	
		16-439 - Roads - Street Lights	Hydro	265.41	
		16-323 - Garage - Hydro	Hydro	186.13	
		16-150 - Office - Heating/Hydro	Hydro	112.71	
		16-232 - Station 1 - Hydro	Hydro	338.13	
		16-251 - Station 2 - Hydro	Hydro	63.13	
		16-719 - Maple Is. Hall - Heat/Hyd	Hydro	290.37	
		11-210-2 - A/R HST Receivable	HST Tax Code	171.04	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	197.82	1,719.50
577	2022-05-25	Ideal Supply Company Ltd.	Supplies		

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 5

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
3880624		19-343 - Road-Heavy Duty Pick up Supplies		790.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	87.29	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	100.96	877.54
3886719		19-343 - Road-Heavy Duty Pick up Supplies		833.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	92.03	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	106.44	925.19
3898998		16-394 - 4 X 4 Truck - Fuel	Supplies	25.32	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.79	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.23	28.11
3904827		16-394 - 4 X 4 Truck - Fuel	Supplies	1.42	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.16	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.18	1.58
Payment Total:					1,832.42
578	2022-05-25	Local Authority Services Ltd.	Supplies		
MGBP000002427		16-110 - Admin - Office Supplies	Supplies	77.84	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.59	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.94	86.43
MGBP000002428		16-110 - Admin - Office Supplies	Supplies	191.83	
		11-210-2 - A/R HST Receivable	HST Tax Code	21.19	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	24.51	213.02
MGBP000002459		16-110 - Admin - Office Supplies	Supplies	2.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.30	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.35	3.04
Payment Total:					302.49
579	2022-05-25	Law N Mowers	By-law Enforcement		
May 2022		16-275 - By-Law Enforcement	By-law Enforcement	1,698.13	1,698.13
580	2022-05-25	Magnetawan Building Centre Ltd	Supplies		
104-73810		16-803 - Library - Expenses	Supplies	64.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.07	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.18	71.14
104-73970		16-769 - Facilities / Parks Mainten	Supplies - Grass seed	529.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	58.45	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	67.60	587.58
101-90043		16-409 - International-Maintenanc	Supplies	144.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.92	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.41	160.04
103-92379		16-320 - Garage - Mtc/Supplies/Tc	Supplies	106.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.73	

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 6

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	13.57	117.96
104-74926		16-110 - Admin - Office Supplies	Supplies	14.24	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.57	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.82	15.81
				Payment Total:	952.53
581	2022-05-25	McDougall Energy	Diesel		
5787033		16-403 - Freightliner Tandem-	Fue Diesel	716.05	
		16-404-3 - Freightliner - Snow Plow	Diesel	716.04	
		16-404-1 - Freightliner Single Axle	Diesel	716.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	237.27	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	274.43	2,385.41
5787027		16-427 - Backhoe - Fuel	Diesel	305.26	
		16-423 - Grader - Fuel	Diesel	305.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	67.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	77.99	677.94
				Payment Total:	3,063.35
582	2022-05-25	Momentum Conferencing	Conference Calling		
MOM-0060576		16-126 - Admin - Communications	Conference Calling	21.30	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.35	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.72	23.65
583	2022-05-25	Moore Propane Limited	Propane		
159009005		16-457 - York Landfill - Heating	Propane	142.91	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.79	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.26	158.70
3009681		16-479 - Auld Landfill - Heating	Propane	90.82	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.03	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.60	100.85
23017492		16-329 - Garage - Heating	Propane	659.79	
		11-210-2 - A/R HST Receivable	HST Tax Code	72.88	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	84.29	732.67
				Payment Total:	992.22
584	2022-05-25	Muskoka Rent All	Supplies		
410699		16-320 - Garage - Mtc/Supplies/Tc	Supplies	533.93	
		11-210-2 - A/R HST Receivable	HST Tax Code	58.97	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	68.21	592.90
585	2022-05-25	Magnetawan Truck and Trailer	Repair		
771		16-409 - International-Maintenance	Repair	658.62	
		11-210-2 - A/R HST Receivable	HST Tax Code	72.75	

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 7

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	84.14	731.37
586 442	2022-05-25	Mullen Heating and Cooling Inc	Move Propane Tank		
		19-701 - Facilities-Capital-Nursing	Move Propane Tank	1,725.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	190.54	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	220.38	1,915.61
587 Apr 30 /22	2022-05-25	My-Tech Information Technolog	IT Support		
		16-115 - Admin - Computer Suppli	IT Support	1,169.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	129.17	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	149.40	1,298.60
588 450540362	2022-05-25	Purolator Courier Ltd	Courier		
		16-210 - Fire - Miscellaneous	Courier	4.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.51	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.59	5.09
589 7113-0000319421	2022-05-25	Waste Connections of Canada	Recycling		
		16-448 - York Landfill - Recycling	Recycling	1,978.24	
		11-210-2 - A/R HST Receivable	HST Tax Code	218.50	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	252.72	2,196.74
590 22003	2022-05-25	RHH Engineering	Nursing Station		
		19-701 - Facilities-Capital-Nursing	Nursing Station	931.11	
		11-210-2 - A/R HST Receivable	HST Tax Code	102.84	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	118.95	1,033.95
591 SCO93649461	2022-05-25	Ricoh Canada Inc.	Printer/Copier		
		16-113 - Admin - Office Equipmen	Printer/Copier	302.60	
		11-210-2 - A/R HST Receivable	HST Tax Code	33.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	38.66	336.03
592 00712463	2022-05-25	Sands Canada Inc.	Supplies		
		16-210 - Fire - Miscellaneous	Supplies	265.33	
		11-210-2 - A/R HST Receivable	HST Tax Code	29.31	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	33.90	294.64
00712457		16-803 - Library - Expenses	Supplies AED Battery	487.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	53.84	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	62.27	541.27
Payment Total:					835.91
593 06319120220510	2022-05-25	Telizon Inc.	Long Distance		
		16-109 - Admin - Telephone	Long Distance	9.06	
		16-803 - Library - Expenses	Long Distance	0.84	
		16-237 - Station 1 - Telephone	Long Distance	4.04	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.55	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.79	15.49

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 8

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
594	2022-05-25	Town of Parry Sound	Haz Waste		
IVC000000021131		16-455 - York Landfill -Hazardous	Haz Waste	2,596.16	2,596.16
595	2022-05-25	Valley Blades Limited	Supplies-Grader teeth		
SO55012		16-421 - Grader - Maintenance	Supplies-Grader teeth	4,308.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	475.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	550.37	4,783.97
596	2022-05-25	Vianet	Internet		
May 2022		16-162 - High Speed Internet	Internet	191.26	
		16-240 - Station 1 - Internet	Internet	170.90	
		16-710 - Dunchurch Hall -High Sp	Internet	106.80	
		16-321 - Garage - High Speed Inte	Internet	106.80	
		16-720 - Maple Is. Hall - Telephon	Internet	106.80	
		16-457-1 - York Landfill - Internet	Internet	160.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	93.14	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	107.73	936.43
597	2022-05-25	Wurth Canada Limited	Supplies		
24834185		16-320 - Garage - Mtc/Supplies/Tc	Supplies	218.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	24.11	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	27.88	242.33
24845644		16-320 - Garage - Mtc/Supplies/Tc	Supplies	659.67	
		11-210-2 - A/R HST Receivable	HST Tax Code	72.86	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	84.27	732.53
Payment Total:					974.86
598	2022-05-25	Xplornet (Aulds)	Internet LF		
INV42655469		16-479-1 - Aulds Landfill - Internet	Internet LF	76.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.75	84.74
INV42654064		16-262 - Statuib 2 - Internet	Internet	235.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	25.96	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	30.03	261.02
Payment Total:					345.76
Other:					
1-Man	2022-05-30	Bell Canada	Office Internet		
May 22 Internet		16-162 - High Speed Internet	Office Internet	152.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.49	169.44
1-Man	2022-06-01	Ashley Deacon	Order of Whitestone Supplies		
Receipt 1		16-110 - Admin - Office Supplies	Order of Whitestone Suppl	31.58	

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 9

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	3.49	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.04	35.07
2-Man	2022-06-01	Ashley Deacon	Postage		
Receipt2		16-106 - Admin - Postage Expense	Postage	18.43	18.43
2-Man	2022-05-10	Bell Canada	DCC Phone		
Apr 22 DCC		16-706 - Dunchurch Hall - Telephone	DCC Phone	51.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.73	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.63	57.65
3-Man	2022-05-30	Reliance Home Comfort	Water Heater - Office		
May 22-21 Churc		16-150 - Office - Heating/Hydro	Water Heater - Office	47.91	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.29	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.12	53.20
4-Man	2022-05-10	Bell Canada	Fire 1 Station		
Apr22-Fire1		16-237 - Station 1 - Telephone	Fire 1 Station	73.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.06	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.32	81.06
5-Man	2022-05-10	Bell Mobility Inc.	Cell Phones		
Apr22 Cell		16-092 - Council - Miscellaneous	Cell Phones	79.88	
		16-322 - Cell Phone	Cell Phones	70.50	
		16-283-1 - Cell Phone		70.95	
		16-322 - Cell Phone	Cell Phones	69.11	
		16-109 - Admin - Telephone	Cell Phones	152.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	48.90	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	56.56	491.59
6-Man	2022-05-10	Bell Canada	Office Phones		
Apr22 Office		16-109 - Admin - Telephone	Office Phones	253.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	27.96	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	32.34	281.13
7-Man	2022-05-10	Bell Canada	Maple Island Phone		
Apr22 MI		16-720 - Maple Is. Hall - Telephone	Maple Island Phone	62.69	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.93	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.01	69.62
8-Man	2022-05-16	Bell Canada	Internet Office		
Mar22 Internet		16-162 - High Speed Internet	Internet Office	91.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.12	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.70	101.70
9-Man	2022-05-24	Whitestone Public Library and	Q1 and Q2 Library		
Q1 and Q2		16-803 - Library - Expenses	Q1 and Q2 Library	50,000.00	50,000.00
10-Man	2022-05-26	Bell Mobility Inc.	Cell Phones		

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 10

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
May22 Cell		16-092 - Council - Miscellaneous	Cell Phones	39.94	
		16-322 - Cell Phone	Cell Phones	35.56	
		16-283-1 - Cell Phone	Cell Phones	35.14	
		16-322 - Cell Phone	Cell Phones	34.11	
		16-109 - Admin - Telephone	Cell Phones	59.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	22.57	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	26.11	226.95
11-Man	2022-05-27	Bell Canada	Maple Island Phones		
May22 MI		16-720 - Maple Is. Hall - Telephon	Maple Island Phones	64.37	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.11	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.22	71.48
12-Man	2022-05-27	Bell Canada	Office Phones		
May22 Office		16-109 - Admin - Telephone	Office Phones	245.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	27.13	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	31.38	272.76
13-Man	2022-05-27	Bell Canada	Fire 1 Phones		
May22 Fire1		16-237 - Station 1 - Telephone	Fire 1 Phones	71.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.93	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.17	79.74
14-Man	2022-05-27	Bell Canada	DCC Phone		
May22 DCC		16-706 - Dunchurch Hall - Telephc	DCC Phone	50.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.56	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.43	55.90
15-Man	2022-05-27	Bell Canada	Fire 2 Phone		
May22 Fire2		16-257 - Station 2 - Telephone	Fire 2 Phone	7.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.77	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.89	7.77
16-Man	2022-05-30	Reliance Home Comfort	Fire 2 Hot water tank		
May22 6 mcdon		16-259 - Station 2 - Building Mtce	Fire 2 Hot water tank	44.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.87	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	5.63	48.95
Total for AP:					177,059.63

Report Date
2022-06-02 10:21 AM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-06-02
Batch: 2022-00042 to 2022-00046

Page 11

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
------------------------	------	---------------------------	---	---------------	----------------

Report prepared for Council June 2, 2022



STAFF REPORTS



Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Public Works

Agenda Date: June 7, 2022

Report No: PW-2022-06

Subject:

2021 Landfill Monitoring Program Dunchurch (York Street) and Aulds Road Landfill sites

Recommendation:

THAT the Council of the Municipality of Whitestone does hereby receive report PW-2022-06 (2021 Landfill Monitoring Program Dunchurch (York Street) and Aulds Road Landfill sites) for information.

Background:

Both the Dunchurch (York Street) and Aulds Road landfill sites are monitored annually by Azimuth Environmental Consulting Inc. The monitoring program for both sites was completed in 2021 with site visits on May 4th and October 21st.

For the Dunchurch (York Road) site, the work completed included ground water samples collected from eight monitoring wells. Samples were also collected from three surface water locations.

This monitoring program generally matches what was proposed in the Design and Operations Plan and Environmental Compliance Approval (ECA) # A521501.

For the Aulds Road site, the work completed included ground water samples collected from three downgradient monitoring wells. Samples were also collected from three surface water locations. It is noted that this monitoring program matches what was proposed in the Design and Operations Plan submitted to the Ministry of Environment, Conservation & Parks (MECP) in March 2018 as no formal monitoring requirements are established within Environmental Compliance Approval (ECA) #A7101302.

Analysis:

Fill rates and remaining capacity

Dunchurch (York Street)

Calculations undertaken indicate that the amount of waste and fill material accepted between October 2020 and October 2021 was 600 m3, which is below the annual average for this

site (~1,000 m³). This increase is likely reflective of the adjustments made to the site in 2021, which included removal of some yard waste and diversion of these materials to Aulds Road. This has likely created some efficiencies in operations which is reflected in the lower volume. It is also noted, there may have been a decrease in the amount of cover material, which can represent significant percentage of capacity depending on how well the use is optimised.

Given the current (October 2020) waste volume of 32,900 m³, remaining capacity of the site is 5,500 m³ and an average annual fill rate of ~750 to 1,400 m³, the site has an estimated remaining lifespan of approximately 4 to 7 years.

Aulds Road

Calculations indicate that the amount of waste and fill material accepted between October 2020 and October 2021 was 1,000 m³, which is above the annual average for this site (500 m³). This increase is likely reflective of the adjustments made to the site in 2021, which included bringing in more fill material to cover and create new areas for deposition of an expanded waste footprint as well as increased leaf and yard waste which have been diverted from the York Street landfill.

Given the current waste volume of 14,870 m³, remaining capacity of the site is 15,130 m³ and an average annual fill rate of 500 m³ to 1,000 m³, the Site has an estimated remaining lifespan of approximately 15 to 30 years, which represents approximately 54% of the total capacity (30,000 m³).

Summary - Effective Operations

Dunchurch (York Street)

Overall, and aside from some minor issues, the site is operating effectively as a small northern natural attenuation landfill Site should be and is currently in compliance with the ECA from an environmental perspective (i.e. ground and surface water quality).

Aulds Road

Overall, the site is operating effectively, despite some minor deficiencies identified and fits with typical operations for a small northern natural attenuation landfill Site.

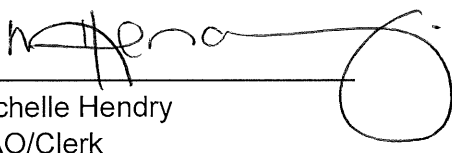
It is noted that the Aulds Road Site functions well based on the small service area and limited waste acceptance. Any increase in waste acceptance may result in exceedances of the attenuative capacity for the Site.

Respectfully submitted by:

"ORIGINAL SIGNED"

David Creasor
Manager of Public Works

Reviewed by:


Michelle Hendry
CAO/Clerk

Attachments:

Attachment 1: Technical Memo - 2021 Dunchurch (York Street) Landfill Monitoring Program Summary dated February 18, 2022

Attachment 2: Technical Memo - 2021 Aulds Road Landfill Monitoring Program Summary dated February 18, 2022

(Note the full reports and attachments are on the Municipality of Whitestone website
<https://www.whitestone.ca/p/landfill-monitoring-reports>)



Technical Memorandum

To: David Creasor, Municipality of Whitestone

Re: 2021 Aulds Road Landfill Monitoring Program Summary

From: Colin Ross, Azimuth Environmental Consulting Inc.

Project: 21-012

Date: February 18, 2022

The purpose of this memorandum is to provide a brief summary of the results from the 2021 landfill monitoring program at the Aulds Road Landfill Site (Site). The monitoring program was completed in 2021 with site visits completed on May 4th and October 21st. The work completed included ground water samples collected from three downgradient monitoring wells. Samples were also collected from three surface water locations. It is noted that this monitoring program matches what was proposed in the Design and Operations Plan submitted to the Ministry of Environment, Conservation & Parks (MECP) in March 2018 as no formal monitoring requirements are established within Environmental Compliance Approval (ECA) #A7101302.

Ground Water:

The ground water quality collected from the three monitoring wells during 2021 indicated results very similar to previous years. Leachate influence is apparent immediately north (MW-3) of the landfill, while attenuation is active within the forested wetland present downgradient of the waste mound, where more distant monitoring wells indicate leachate influence, albeit at much lower concentrations. Increasing trends are noted at MW-3, but similar trends are not observed in the downgradient locations, which indicates the increasing waste area is having a measurable influence on the ground water adjacent to the waste, but attenuation processes are active a short distance from the waste mound. Based on the local geology, including observed bedrock outcrop ridges that surrounding the landfill, it has been interpreted that ground water flow is to the northeast within a shallow bedrock trough that is infilled with fine grained materials (silt and clay) such that ground water movement at the Site is slow.

Compliance for ground water is established through MECP Guideline B-7 (Reasonable Use Policy [RUP]). The criteria is calculated using both background concentrations and Ontario Drinking Water Quality Standards (ODWQS). Based on the previously established RUP values for the Site relating to leachate indicator parameters, the Site is noted to be in compliance with RUP for 2021 at the downgradient property boundary.



Surface Water:

Surface water samples were collected from the three established locations during the spring and fall monitoring events. SW-1 is the background location and represents surface water south of Aulds road before it flows towards the north and then east, south of the landfill. SW-3 is located near the eastern (downgradient) property boundary where the flooded area of the bedrock trough is directed off-site, while SW-7 represents a midpoint along the bedrock trough. Although no defined surface water flows are observed north of the landfill, the majority of the area is typically saturated likely due to the limited overburden depth and poor drainage created by the numerous bedrock ridges that are present on the property. Water quality at these locations indicates that leachate impacts are not observed at SW-1 (background), while leachate influence is observed at SW-7 and SW-3, while concentrations are noted to decline with distance from the waste area.

SW-3, which represents the interpreted downgradient / downstream property boundary of the landfill has indicated measureable leachate impacts, although concentrations are largely reduced from those observed closer to the waste mound indicating that attenuation is occurring with the forested wetland area. Compliance criteria, namely Provincial Water Quality Objectives (PWQO) were exceeded for boron, iron, aluminum, silver and total phosphorus. However, with the exception of boron, these parameters are attributable to natural sources and are found at concentrations similar to the background location. The boron exceedance, which has been observed historically, were found at marginal concentrations (0.25 mg/L & 0.2 mg/L), relative to the PWQO value of 0.2 mg/L in 2021. However, the boron exceedance should be viewed with caution given the interim nature of the boron PWQO criteria and limited toxicological data set supporting the criteria. As such, the CWQG is recommended by MECP Standards Branch to be more appropriate surface water impact criteria. Once this criterion (1.5 mg/L) is applied to the measured concentrations within the downgradient surface water, boron concentrations are noted to be an order of magnitude below the criteria. As such, the Site is viewed to remain in compliance with respect to surface water.

Annual Fill Rate:

Similar to previous years, a total station survey was completed at the landfill site such that cut and fill calculations could be completed using previous year's surveys. These calculations indicated that the amount of waste and fill material accepted between October 2020 and October 2021 was 1,000 m³, which is above the annual average for this site (500 m³). This increase is likely reflective of the adjustments made to the site in 2021, which included bringing in more fill material to cover and create new areas for deposition of an expanded waste footprint as well as increased leaf and yard waste which have been diverted from the York Street landfill site.

Given the current waste volume of 14,870 m³, remaining capacity of the Site is 15,130 m³ and an average annual fill rate of 500 m³ to 1,000 m³, the Site has an estimated remaining lifespan of approximately 15 to 30 years, which represents approximately 54% of the



total capacity (30,000 m³). It is noted that the operations of the Site predate record keeping and a topographic surface prior to landfilling, such that the current waste volume is just an estimate based on the surrounding topography and estimated waste depths.

Site Inspections:

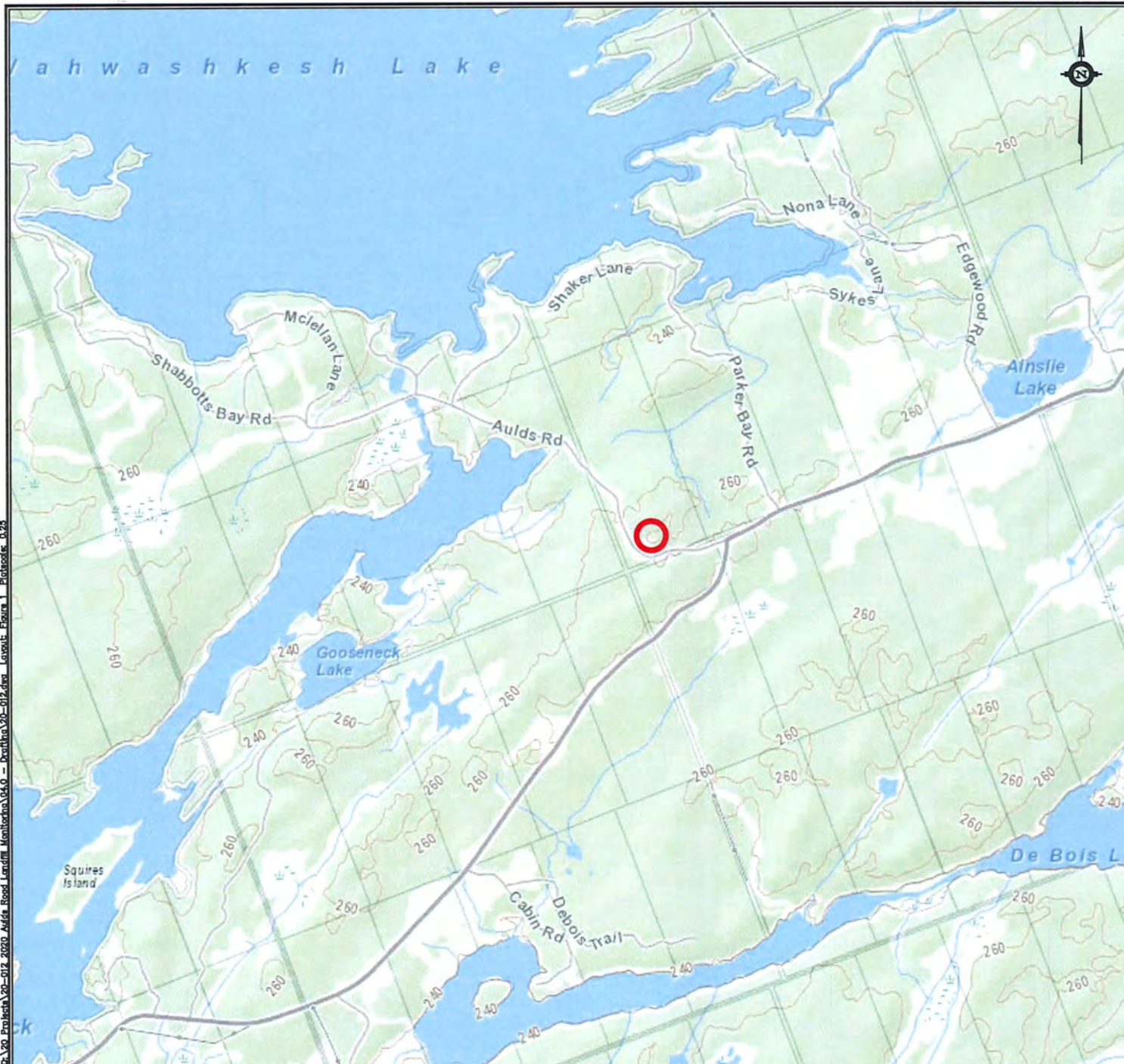
An inspection of the Site was completed during each Site visit. The monitoring well network appeared to be in good working order, with the exception of MW-7, which was broken at ground surface, likely from an animal (bear, deer, etc.). As such no sample could be collected during the October monitoring event. This well will be attempted to be repaired during the Spring 2022 monitoring event such that sampling can continue at this location. As discussed in previous years, the Municipality should import fill material such that any extension of the current waste footprint ensures that all wastes are deposited above the surficial ground water levels in the lower lying areas surrounding the waste mound. It would also be prudent to place fill in areas at the west end of the Site north of the gate. Currently this area represents a topographic low such that shallow ground water and runoff from the waste area collects.

It is also noted that the Municipality has moved towards a smaller confined waste cell for the domestic wastes and these operations should continue moving forward as they will minimize the amount of cover material required as well as the potential for bear and wind dispersed wastes at the Site. However, it has also been noted that the waste collected within this smaller working area is still pushed over the tipping face when the cell fills such that there continues to be a large amount of uncovered wastes at the Site. Operationally, these cells should be filled and capped and then new cells be constructed further to the north along the proposed expansion area.

Overall, the Site appears to be operating effectively, despite some minor deficiencies identified above and fits with typical operations for a small northern natural attenuation landfill Site.

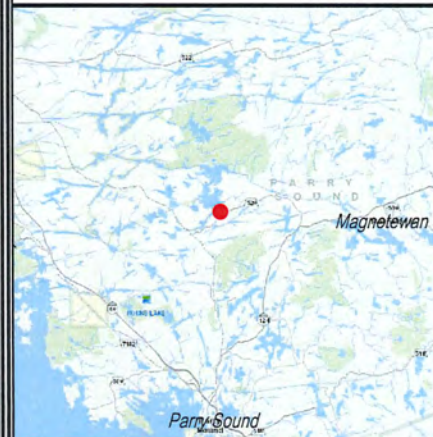
However, it is noted that the Site functions well based on the small service area and limited waste acceptance. Any increase in waste acceptance may result in exceedances of the attenuative capacity for the Site.

Plotted by: ALU on February 16, 2022 at 3:01pm
 File: G:\V0 Projects\20-012 2020 Aulds Rd Landfill Monitoring\04.0 - Drafting\20-012.dwg Layout: Figure 1 Plotstyle: 0.25



LEGEND:

— Approx. Study Area



Regional Map

250m 0 750m
 HORIZONTAL SCALE 1: 25,000



Study Area Location

Auld's Rd. Landfill,
 Whitestone, ON

DATE ISSUED: February 2022

CREATED BY: JLM

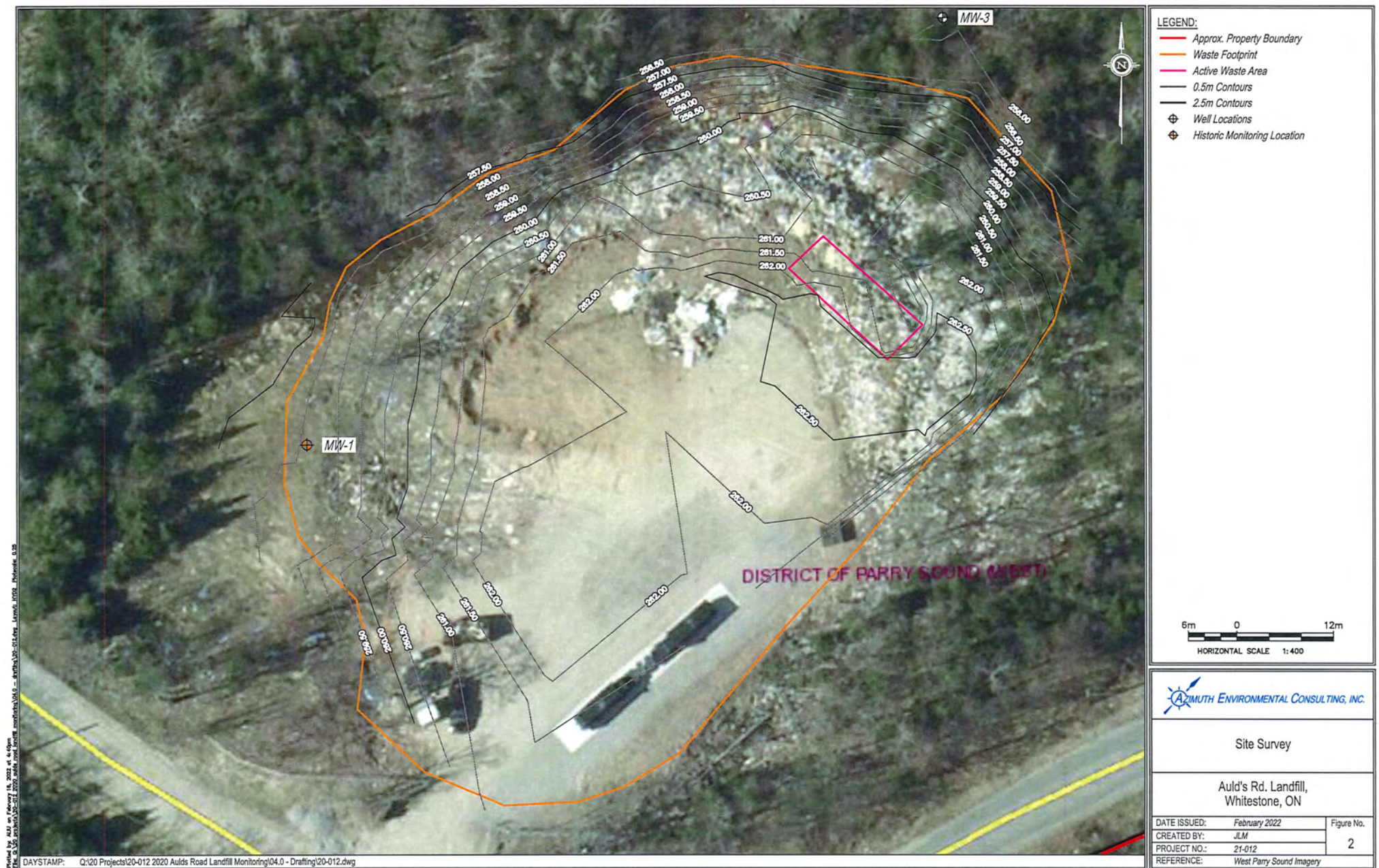
PROJECT NO.: 21-012

REFERENCE: Google Maps

Figure No.

1

DAYSTAMP: N:\20 Projects\20-012 2020 Aulds Rd Landfill Monitoring\04.0 - Drafting\20-012.dwg







Technical Memorandum

To: David Creasor, Municipality of Whitestone

Re: 2021 Dunchurch Landfill Monitoring Program Summary

From: Colin Ross, Azimuth Environmental Consulting Inc.

Project: 21-012

Date: February 18, 2022

The purpose of this memorandum is to provide a brief summary of the results from the 2021 landfill monitoring program at the Dunchurch Landfill Site (Site). The monitoring program was completed in 2021 with site visits completed on May 4th, August 24th and October 21st. The work completed included ground water samples collected from eight monitoring wells. Samples were also collected from three surface water locations. It is noted that this monitoring program matches what was proposed in the Design and Operations Plan and Environmental Compliance Approval (ECA) # A521501, with the exception of samples not able to be collected at MW107-S as this well has become plugged.

Ground Water:

The ground water quality collected from the eight monitoring wells during 2021 indicated results very similar to previous years with the exception of a very subtle but steady increasing chloride trend at MW103. Despite this, the concentrations are still very low (<10 mg/L) and no other parameters or locations are showing similar trends such that it is considered minor in nature. Leachate influence is apparent within (MW107) and immediately north (MW104) of the landfill, while attenuation is active within the forested wetland present downgradient of the waste mound, where the most distant boundary monitoring wells (MW101 /102) do not indicate any leachate influence. Based on the local geology, including observed bedrock outcrop ridges that surrounding the landfill, it has been interpreted that ground water flow is north into the forested wetland and then west, bound between large bedrock outcrops north and south of the Site. Ground water flow within this shallow bedrock trough that is very slow owing to the clay soils which underlie the wetland. This is reflected in the historic data set, which indicates leachate influence is only found a short distance from the waste mound.

Compliance for ground water is established through MECP Guideline B-7 (Reasonable Use Policy [RUP]). The criteria is calculated using both background concentrations and Ontario Drinking Water Quality Standards (ODWQS). Based on the previously established RUP values for the Site relating to leachate indicator parameters, RUP is met for all parameters at downgradient monitors with the exception of iron, which is consistently above ODWQS. However, the use of iron as leachate indicators is open to



some interpretation in a peat-rich wetland environment downgradient of the landfill. Wetland conditions are present in all of the downgradient monitoring well locations such that anaerobic / reducing conditions are created which can increase the dissolution potential for abundant earth elements such as iron, manganese or aluminum creating elevated parameter concentrations.

Surface Water:

Surface water samples were collected from the three established locations during the spring, summer and fall monitoring events, although the summer event usually does not permit sample collection due to dry locations. SW-1 is the background location and represents surface water at Booth Road before it flows towards past the waste mound. SW-2 is located near the waste mound, while SW-3 is located at the downstream end of the Site. Although no defined surface water flows are observed north of the landfill in the wetland, the majority of the area is typically saturated likely due to the limited overburden depth and poor drainage created by the numerous bedrock ridges that are present on the property. Water quality at these locations indicates that leachate impacts are not observed at SW-1 (background), while leachate influence is observed at SW-2 and SW-3, while concentrations are noted to decline with distance from the waste area.

SW-3, which represents the interpreted downgradient / downstream property boundary of the landfill has indicated measureable leachate impacts, although concentrations are largely reduced from those observed closer to the waste mound indicating that attenuation is occurring with the forested wetland area. Compliance criteria, namely Provincial Water Quality Objectives (PWQO) were exceeded for aluminum, iron and total phosphorus. However, the downstream concentrations were all lower than the background such that the landfill is not considered a source for these parameters, while they are typical concentrations for anoxic wetland conditions.

Annual Fill Rate:

Similar to previous years, a total station survey was completed at the landfill site such that cut and fill calculations could be completed using previous year's surveys. These calculations indicated that the amount of waste and fill material accepted between October 2020 and October 2021 was 600 m³, which is below the annual average for this site (~1,000 m³). This increase is likely reflective of the adjustments made to the site in 2021, which included removal of some yard waste and diversion of these materials to Aulds Road. This has likely created some efficiencies in operations which is reflected in the lower volume. It is also noted, there may have been a decrease in the amount of cover material, which can represent significant percentage of capacity depending on how well the use is optimised.

Given the current (October 2020) waste volume of 32,900 m³, remaining capacity of the Site is 5,500 m³ and an average annual fill rate of ~750 to 1,400 m³, the Site has an estimated remaining lifespan of approximately 4 to 7 years. It is noted that this remaining volume is lower than what has been reported historically.



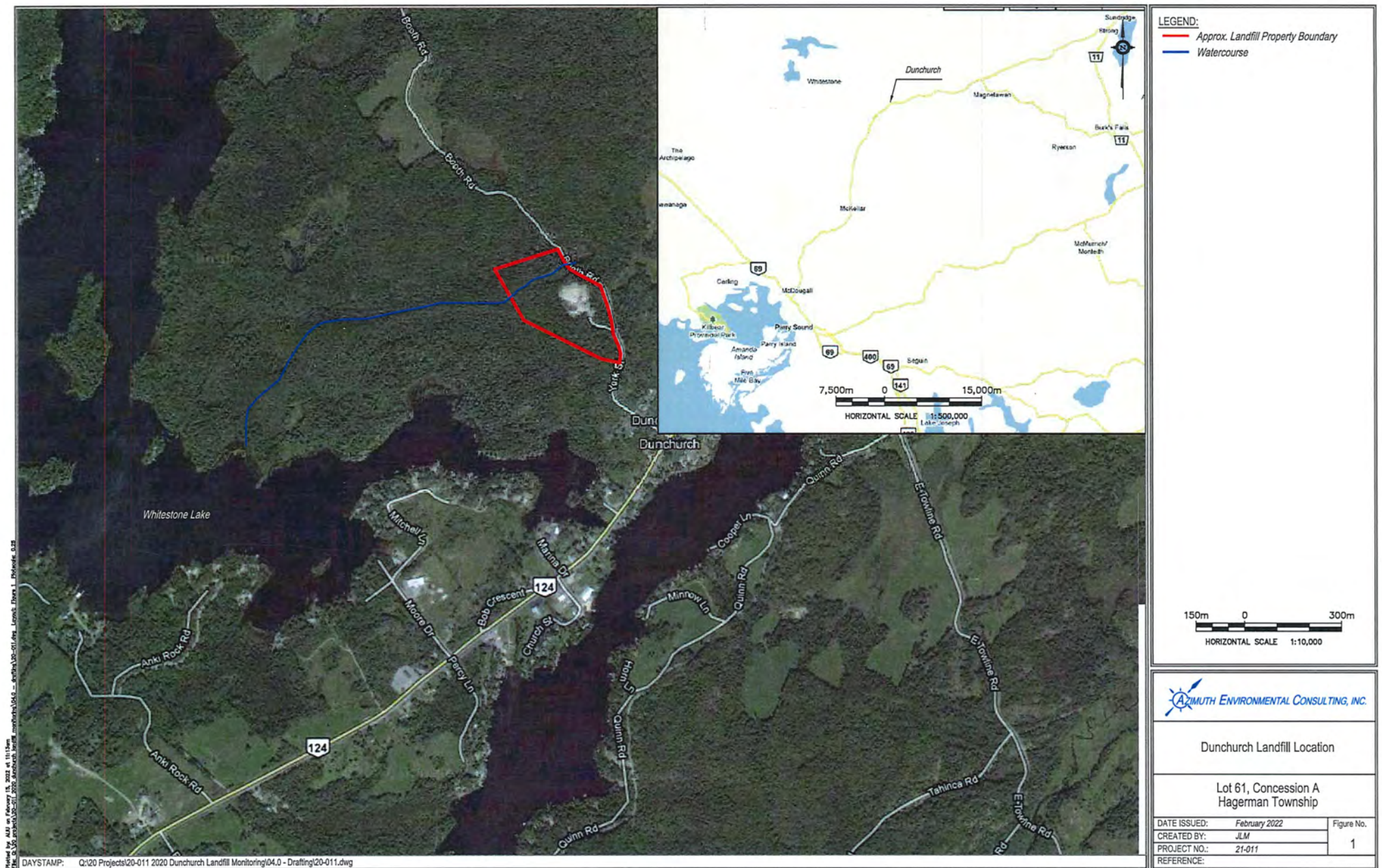
Site Inspections:

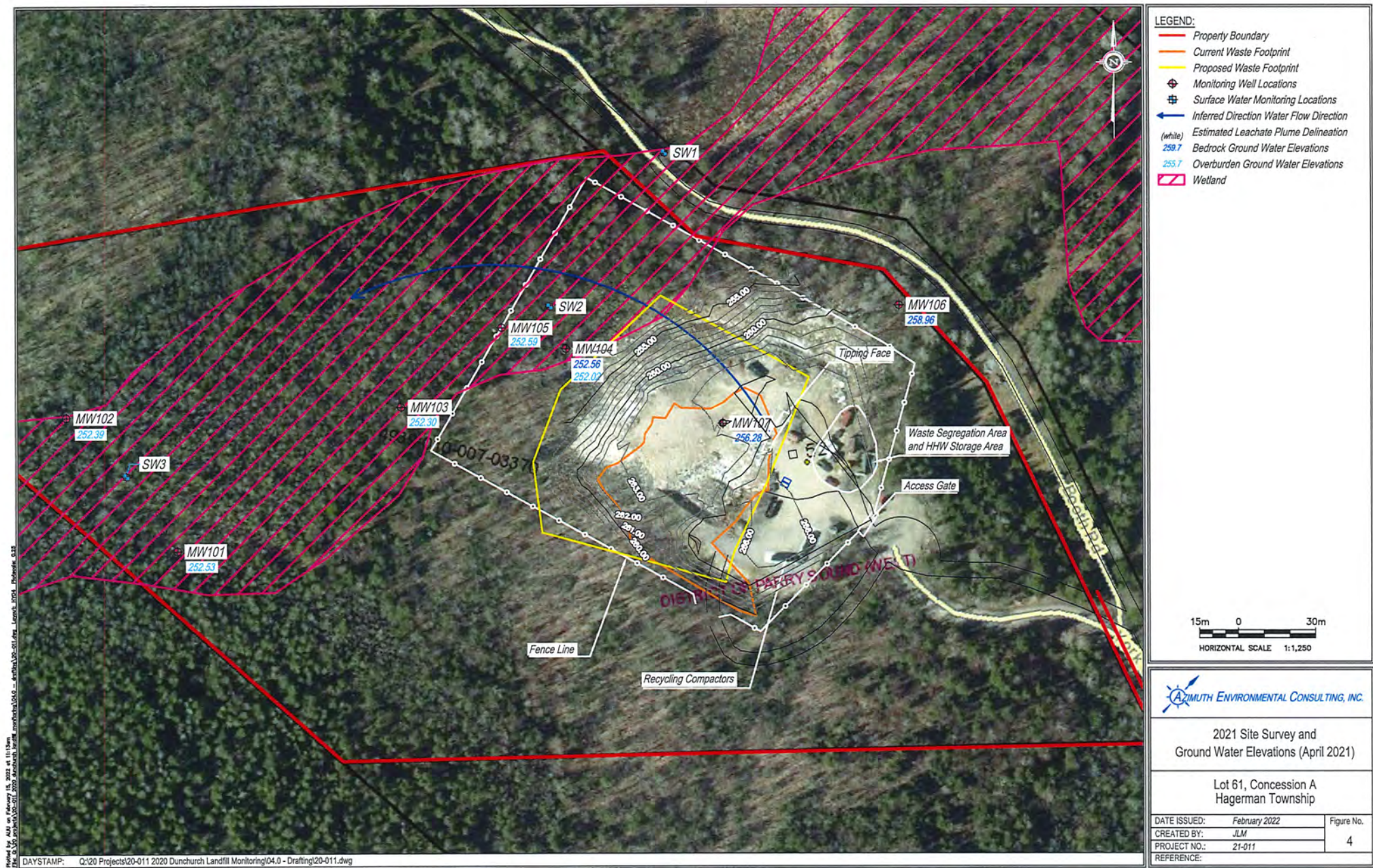
An inspection of the Site was completed during each Site visit. The monitoring well network appeared to be in good working order, with the exception of MW107-S, which has become plugged since the extension was added in 2020. It is unlikely this monitoring well can be repaired given the plug or break in monitor is >3 m below ground surface. However, leachate quality locations at MW107D still provide sufficient data for analysis of the Site.

As discussed with Municipality over the past several years, it has been recommended that additional cover material be added to the north slope of the landfill to ensure all non active waste areas are covered. The surface water quality adjacent to the landfill indicates that increased leachate runoff may be impacting the downstream water quality in proximity to the waste mound, as such, this action may provide mitigation. Also, as the ECA requires this to be covered, any future MECP site inspections may result in an order to address these uncovered wastes.

Another item from previous discussions with the Municipality is the movement of the Site operations into utilizing a small waste cell structure. This will minimize the amount of waste movement and grading while also minimizing the amount of interim cover material. As cover material is incorporated into the total site capacity, any reduction in cover material equals a correlating increase in waste capacity for the Site.

Overall, aside from some minor issues discussed above, the Site is operating effectively as a small northern natural attenuation landfill Site should be and is currently in compliance with the ECA from an environmental perspective (i.e. ground and surface water quality).







Municipality of Whitestone

Report to Council

Prepared for: Council

Department: Administration

Agenda Date: June 7, 2022

Report No: Admin-2022-09

Subject:

Lorimer Lake Resort property – wetlands / beaver pond

Recommendation:

THAT the Council of the Municipality of Whitestone does hereby receive report ADMIN-2022-09 (Lorimer Lake Resort property – wetlands / beaver pond) for information.

Purpose of the Report

At the May 17, 2022 Regular Council meeting, staff were requested to prepare an information report for the June 7, 2022 Council meeting in respect of the above referenced property.

This report was written in collaboration and with information provided by Planner John Jackson.

Background:

In December 2021 it was brought to the attention of the Municipality that work was being undertaken on the Lorimer Lake Resort property. The specific area of concern was a wetland and beaver pond.

The Municipality received numerous complaints and inquiries in respect of the work that was being done by the owners (i.e. release of beaver dams and draining of the wetland area). The concerns included:

- Wetland is currently being drained and filled by the owners
- Possible destruction of habitat for numerous species including species at risk
- Possible silt deposited in Lorimer Lake; Lorimer Lake is sensitive Trout Lake

The owner of the property advised that the work being done was intended to

- Alleviate seasonal flooding issues and protect the existing septic systems
- Make improvements to the property in general
- Mitigate the property from 'sinking' due to the inundation of water

At the request of the Municipality in early January 2022, the owners agreed to stop work in the wetland area in question until such time as external agencies reviewed the matter and consideration was given to the question of environmental concerns.

The owners commissioned an environmental review by Azimuth Environmental Consulting Inc. (Technical memo attached as ATTACHMENT A for information, with the permission of the property owners). The Municipality reached out to a number of external agencies who reviewed the issue and provided comment.

Analysis:

EXTERNAL AGENCY REVIEW AND COMMENT

Department of Fisheries and Oceans (DFO)

Email dated: May 19, 2022

Amanda Conway
Biologist | Biologiste
Fisheries and Oceans Canada
Fish and Fish Habitat Protection Program

I have concluded the DFO review of the work completed at the Lorimer Lake Resort at 92 Swords Road in Dunchurch, Ontario. After the April 29, 2022 site visit completed by myself (Amanda Conway) and Travis Mooney, I have no evidence that a harmful alteration, disruption or destruction (HADD) of fish habitat has taken place in a waterbody that is subject to the federal *Fisheries Act*. Due to the lack of fish passage between the wetland and Lorimer Lake, DFO is not able to comment on the work that was completed within the wetland.

For the outlet channel that connects the wetland to Lorimer Lake, this channel would be considered fish habitat and any work that takes place there is subject the *Fisheries Act* due to its seasonal connection to Lorimer Lake that is accessible by fish. The work completed to date in this outlet channel does not represent a HADD nor does the shoreline work completed on site. I observed no HADD in the nearshore of Lorimer Lake where the outlet channel connects.

To conclude, DFO has closed their file on the work that took place on the property. If there are any concerns for work happening within Lorimer Lake or the outlet channel, please contact Amanda.Conway@dfo-mpo.gc.ca or FisheriesProtection@dfo-mpo.gc.ca to report. Our mandate limits us to review physical changes in fish habitat (dredging, infilling, placement of new materials in the water) and any sedimentation concerns should be reported through the province

Note: The property owner has advised that he is aware he will need to follow up with DFO and follow Fish Habitat protocols when upgrading docks.

**Ministry of the Environment, Conservation and Parks (MECP)
Species at Risk Branch**

Email dated: May 9, 2022

Mandy Shepherd
A/Fish and Wildlife Technical Specialist, Permissions Section
Species at Risk Branch
Ministry of the Environment, Conservation and Parks (MECP)

The Species at Risk Branch is discussing the project activities with the proponent to advise on existing obligations under the *Endangered Species Act, 2007* (ESA) and ensure that any further activities proposed remain compliant with the ESA. The ESA provides protections for species at risk listed as threatened or endangered under [O. Reg 230/08](#) and their habitat.

The ESA does not prevent development; development may be authorized under the ESA, which ensures suitable mitigation and avoidance measures are taken to minimize impacts to species at risk. When avoidance of impacts to species at risk is not possible, an authorization may be sought in the form of an [Overall Benefit Permit](#) to ensure beneficial actions are completed to provide a benefit the species impacted.

Email dated: May 20, 2022

The information I've provided is general ESA guidance, and can be shared if appropriate. You may advise the public that the MECP is involved and are looking into the matter.

Note: the property owner is aware that further work with MECP will be required in respect of species at risk studies.

Although the Municipality has no jurisdiction in the matter, Staff will continue to follow up MECP on the timing and details of the studies.

**Ministry of Northern Development, Mines, Natural Resources and Forestry
(MNDMNRF)**

MNDMNRF are responsible for Provincially Significant Wetlands (PSW) whether they are on private or Crown land, as well as 'shore lands'. It was established early on that the lands in question were not PSW.

MNDMNRF has not provided any correspondence on the matter.

MUNICIPALITY OF WHITESTONE OFFICIAL PLAN

The following sections of the Municipality of Whitestone Official Plan (OP) speak to Provincially Significant Wetlands. It should be noted however that the subject wetland is not identified as such in the Natural Heritage Features mapping of the OP and in fact there are no Provincially Significant Wetlands in the Municipality of Whitestone.

In addition, the beaver pond does not appear on the 1981 Ontario Base Mapping. It would appear that the wetland must have been created some time after 1981.

Excerpt from the Official Plan:

12.0.4

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

12.0.5

Adjacent lands are those lands that are within:

- a) 120 metres of: significant habitat of endangered and threatened species; provincially significant wetlands; significant coastal wetlands; significant woodlands and valley lands; Areas of Natural and Scientific Interest (life science); and fish habitat
- b) 50 metres of Areas of Natural and Scientific Interest (earth science)
- c) 300 metres of at-capacity inland lake trout lakes on the Canadian Shield

An Official Plan is a *policy* document that guides the short-term and long-term development in a community. The policies within the OP provide direction for the size and location of land uses, provision of municipal services and facilities, and preparation of regulatory By-laws to control the development and use of land.

CURRENT AND PREVIOUS ZONING ON THE LORIMER LAKE RESORT LANDS

The current Zoning of the Lorimer Lake Resort property is Tourist Commercial (C2) (ATTACHMENT D). A portion of the shoreline is zoned Environmental Protection (EP) to reflect Type 1 Fish Habitat.

Historically, the Resort was zoned in a variety of zones including Tourist Commercial (C2), Industrial Pit (M2), Rural (RU), Environmental Protection (EP) that applies to the wetland and the critical fish habitat. (ATTACHMENT C).

The question has been asked regarding the rationale for the consolidation of the resort Zoning to Tourist Commercial (C2). The following explains how this happened.

In 2016, the mapping platform was transformed from Auto Cad to the West Parry Sound Geographic Information System (G.I.S). The G.I.S. gathered layers of data through parcel-based information combined with other agency parameters. Licensed pits came forward as M2, Fish Habitat and MNR recognized wetlands came forward as EP.

Because the whole of Lorimer Lake Resort was categorized as commercial, the Zone for the parcel came forward as C2 and apart from the Fish Habitat (EP), the whole of the property received the commercial Zoning. This transformation would have been authenticated by Council's adoption of the The effect of the current Zoning was to drop the M2, drop the RU, drop the EP and zone all of the non fish habitat lands as C2. As there are no Zoning provisions for non-significant wetlands, from a Zoning perspective only, the changes did not have a practical impact.

Should the beaver pond have remained in an EP zone?

After examining the 1984 air photo (ATTACHMENT B) it would appear that the former EP Zoning of the wetland was an appropriate category. What does the EP zone mean? From the Municipality's perspective, the EP zone relates only to the use of land. In other words, a structure could not be built in any part of the property zoned EP and in practical terms this would not be done. It should be noted that building a road or filling land for the purpose of building a road, is not a 'structure' or a land use that is controlled under a Zoning By-law.

The Zoning By-law includes a general provision governing dredging and filling.

Excerpt from the Zoning By-law:

3.20 Dredging and Filling

No person shall dredge or fill any navigable waterway or wetland unless:

- a) specifically authorized by Special Exceptions;
- b) such lands or waters are zoned in a Commercial Zone or in an Industrial Pit Zone.

All dredging and filling must be authorized by any governmental organization having jurisdiction.

Note: In order to capture the referenced jurisdiction per 3.20, the By-laws noted below would need to be enacted.

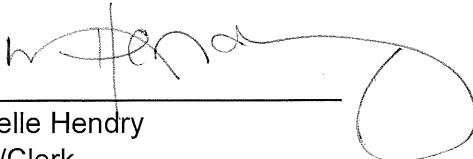
Next Steps for Consideration

Should the Municipality wish to have jurisdiction over altering and filling local wetlands, Council can:

- a) enact a By-law to regulate "site alteration"; or
- b) enact a "fill By-law" that would require permits before any fill could be placed on local wetlands.

The loss of former EP Zoning on the subject and other historic wetlands can be resolved in the Zoning By-law by returning to the use of the data layer created in the 1990's, that is found in former Zoning By-laws. A Zoning By-law amendment would be required for this effort.

Respectfully submitted by:



Michelle Hendry
CAO/Clerk

Attachments:

- ATTACHMENT A** – Technical Memo from Azimuth Environmental Consultants Inc., Fish Habitat Assessment – 92 Swords Road, Dunchurch dated February 4, 2022
- ATTACHMENT B** - Air photo Lorimer Lake Resort lands (1984)
- ATTACHMENT C** - Map showing old Zoning
- ATTACHMENT D** – Map showing current Zoning



Technical Memorandum

To: Amanda Conway - Biologist, Fisheries and Oceans Canada
 Cc: Wes Wyrwa - Marketing Director, Westech Group of Companies
 Re: **Fish Habitat Assessment – 92 Swords Road, Dunchurch - Ontario**
 From: Matt Stuart – Fisheries Ecologist/Partner, Azimuth Environmental Consulting
 Project: 22-071
 Date: February 4th, 2022

At the request of Mr. Wes Wyrwa, On January 18th 2022, Azimuth Environmental Consulting Inc. (Azimuth) completed a fish habitat assessment of the existing conditions related to fish habitat at 90 and 92 Swords Road, Dunchurch Ontario. As a result of some recent works onsite involving a beaver dam/beaver pond, The Department of Fisheries and Oceans Canada (DFO) had been contacted to investigate further and has requested the following information:

- Summary of the in-water work completed to date on the property including details on any beaver dams removed, culverts installed, and/or work completed within the wetted width of the wetland on the property (92 Swords Road);
- Summary of the sediment and erosion controls installed on site to prevent sediment laden water from entering any fish bearing watercourse (Lorimer Lake or the wetland); and
- Photos of the current state of the site where work has been completed.

Below is a summary of the current existing conditions and information requested by DFO, based on the January 18th 2022 site inspection, and the descriptions given by Mr. Wyrwa. Of note, at the time of the site inspection, winter conditions (complete snow/ice coverage on all features/completed works) limited the fish habitat assessment accordingly.

Existing Conditions:

The works in question relate to a beaver pond feature that is located within the footprint of a historical calcite mine site (see attached figures). Review of available background information shows the area zoned as “Historical Mine Site” and there were no wetland designations (evaluated/unevaluated) found in provincial mapping databases. According to Mr. Wyrwa, the beaver pond has a seasonal/annual fluctuating water level where as the pond fills with water during the spring freshet/snowmelt, and depending on the year, either floods over the road access at 90 Swords Rd towards Lorimer Lake, seeps through the road access at 90 Swords Rd towards Lorimer Lake, or remains within the low-lying areas within the footprint of the beaver pond. Mr. Wyrwa has indicated that the wetted areas of the beaver pond can completely dry out/become isolated during the summer months dependent on the year, and remain dry/completely frozen throughout winters.



Currently, there is no direct access (culverts/bridges) between Lorimer Lake and the beaver pond, as no culvert exists within the road footprint of 90 Swords Rd. Fish passage between Lorimer Lake and the beaver pond does not exist. Due to steep topography and the existence of Highway 124, the beaver pond is also isolated from the east of Highway 124, and no upstream fish passage exists.

At the downstream (west) side of the 90 Swords Rd access road, a swale feature exists. This swale is seasonally flowing, accepting the seepage/flooded flows from the beaver pond, flowing across the trailer sites/properties of 92 Swords Rd before discharging into Lorimer Lake. As viewed in summer air photo interpretation, this swale becomes fully vegetated/manicured grass during the summer months, limiting the feature to seasonal indirect fish habitat that is seasonally connected to the direct fish habitat found within Lorimer Lake.

Summary of the in-water work completed to date:

At the time of the January 18th 2022 inspection, the following in-water works had been completed on the beaver pond/seasonal swale:

- An approximately 8m wide section of the historical beaver dam remnants had been removed;
- An approximately 4m wide, 40m long access road had been constructed into the beaver pond;
- The swale had been cleaned out from previous sedimentation/erosion; and
- A CSP culvert was replaced on the swale in a trail/access road crossing location.

As previously mentioned, due to the timing of the inspection it was difficult to assess if any of the works described above were completed “in-water”. At the time of the inspection, there was very limited areas of ice/standing water in the footprints of the work areas, making the areas appear “dry”, depicting as dry land with snow coverage.

Summary of the sediment and erosion controls installed:

At the time of the January 18th 2022 inspection, sediment and erosion controls installed to date included straw-bale check dams installed within the swale located downstream of the beaver pond. Exposed soils/stockpiles from the beaver dam removal/access road works were limited to the footprint of the actual works and remained stable due to their frozen/snow covered nature. At the time of the inspection, there was no observations of instability/sediment deposition/erosion within the beaver pond, the swale, or at the shoreline of Lorimer Lake.

Photos of the current state of the site:

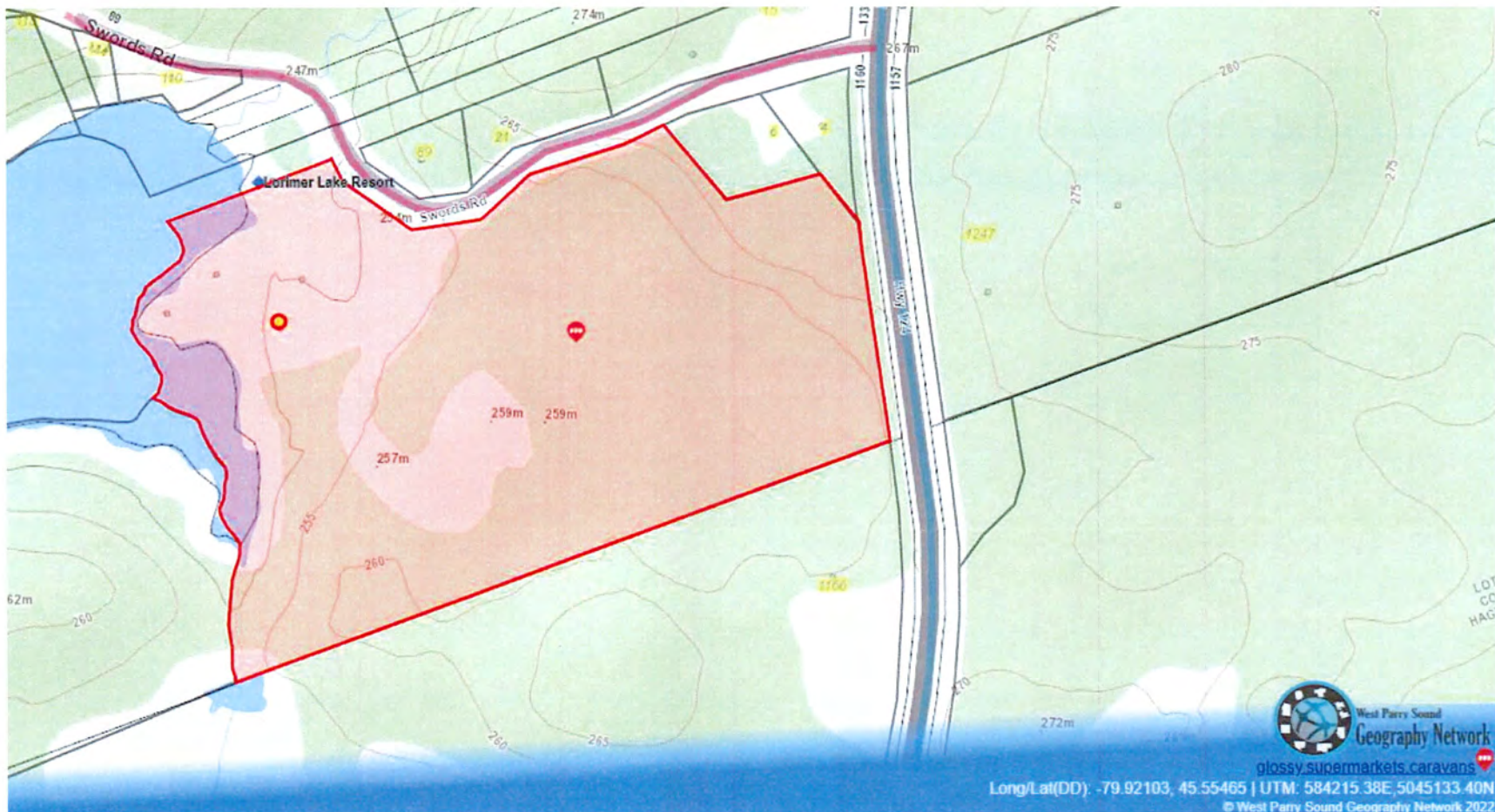
Please see the attached photos of the worksite on January 18th 2022.



Please feel free to contact the undersigned if you have any questions or require any additional information.


Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING INC.

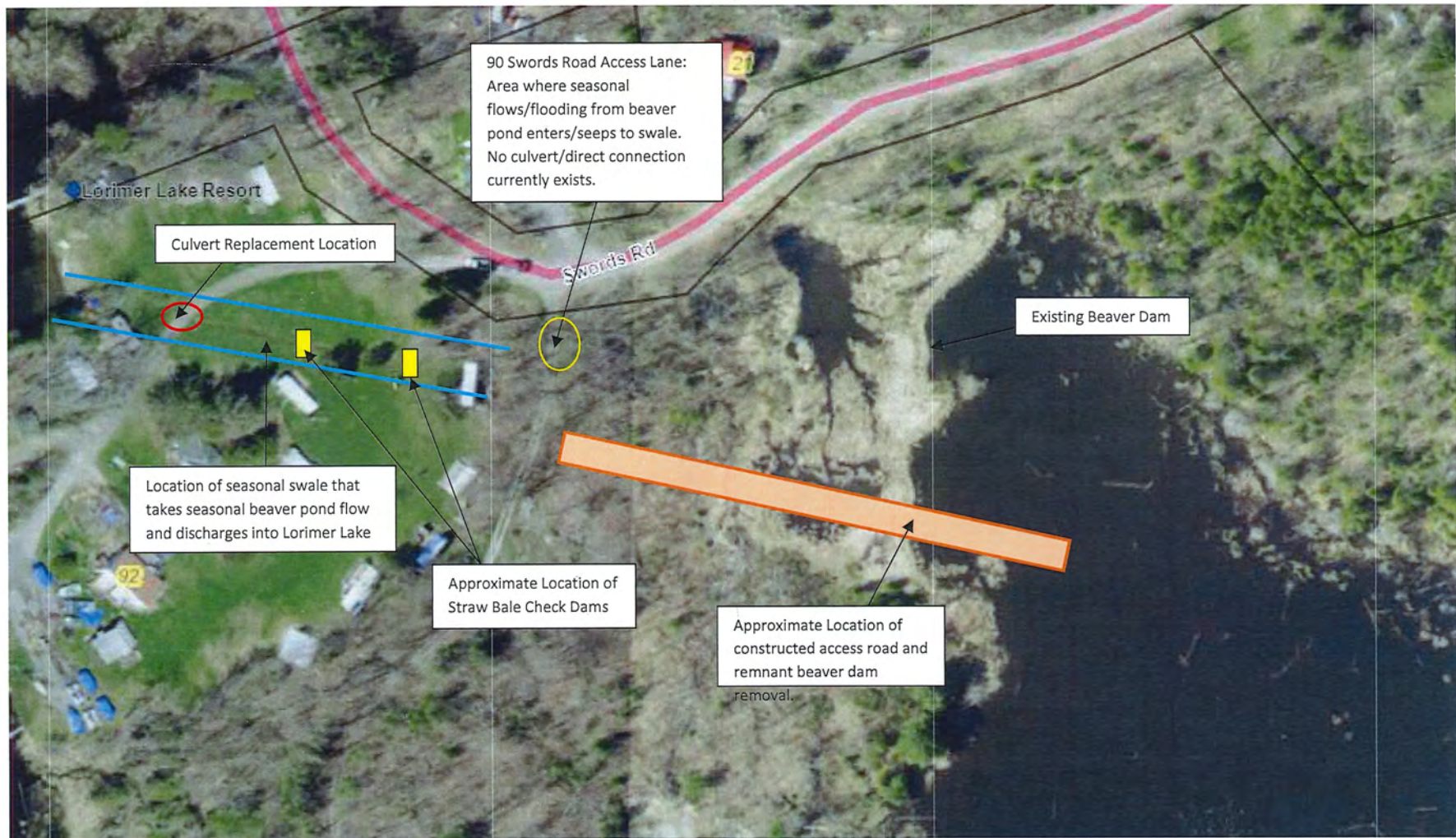
Matt Stuart, B.Env.Sc.
Fisheries Ecologist/Partner



92 Swords Road – Site Location (MNR LIO Map: West Parry Sound Geography Network)



 92 Swords Road – Site Location (April 2016 Air Photo: West Parry Sound Geography Network)



92 Swords Road – January 18th 2022 – Completed In-water
Works - **NTS** (April 2016 Air Photo: West Parry Sound Geography Network 2022)



92 Swords Road – January 18th 2022 – Site Photographs



Photograph 1: Access Rd construction into beaver pond. Red box around location of historical beaver dam area.



Photograph 2: Access Rd construction, SE beyond beaver dam.



Photograph 3: Access Rd construction looking towards main basin of beaver pond where no encroachment has occurred.



Photograph 4: Access Rd construction limits into beaver pond.



92 Swords Road – January 18th 2022 – Site Photographs



Photograph 5: Drainage swale, looking downstream (west) from 90 Swords Rd access lane. Straw bale check dam installed.



Photograph 6: Drainage swale looking downstream from 92 Swords Rd access lane towards Lorimer Lake confluence.



Photograph 7: Drainage swale, looking upstream (east) from 92 Swords Rd access lane towards 90 Swords Rd access/beaver pond.



Photograph 8: Outlet of beaver pond, looking upstream towards beaver pond from 90 Swords Rd access lane. No defined channel, flows seep through forested area before seeping through lane access.



92 Swords Road – January 18th 2022 – Site Photographs



Photograph 9: Beaver pond looking NE from access road.



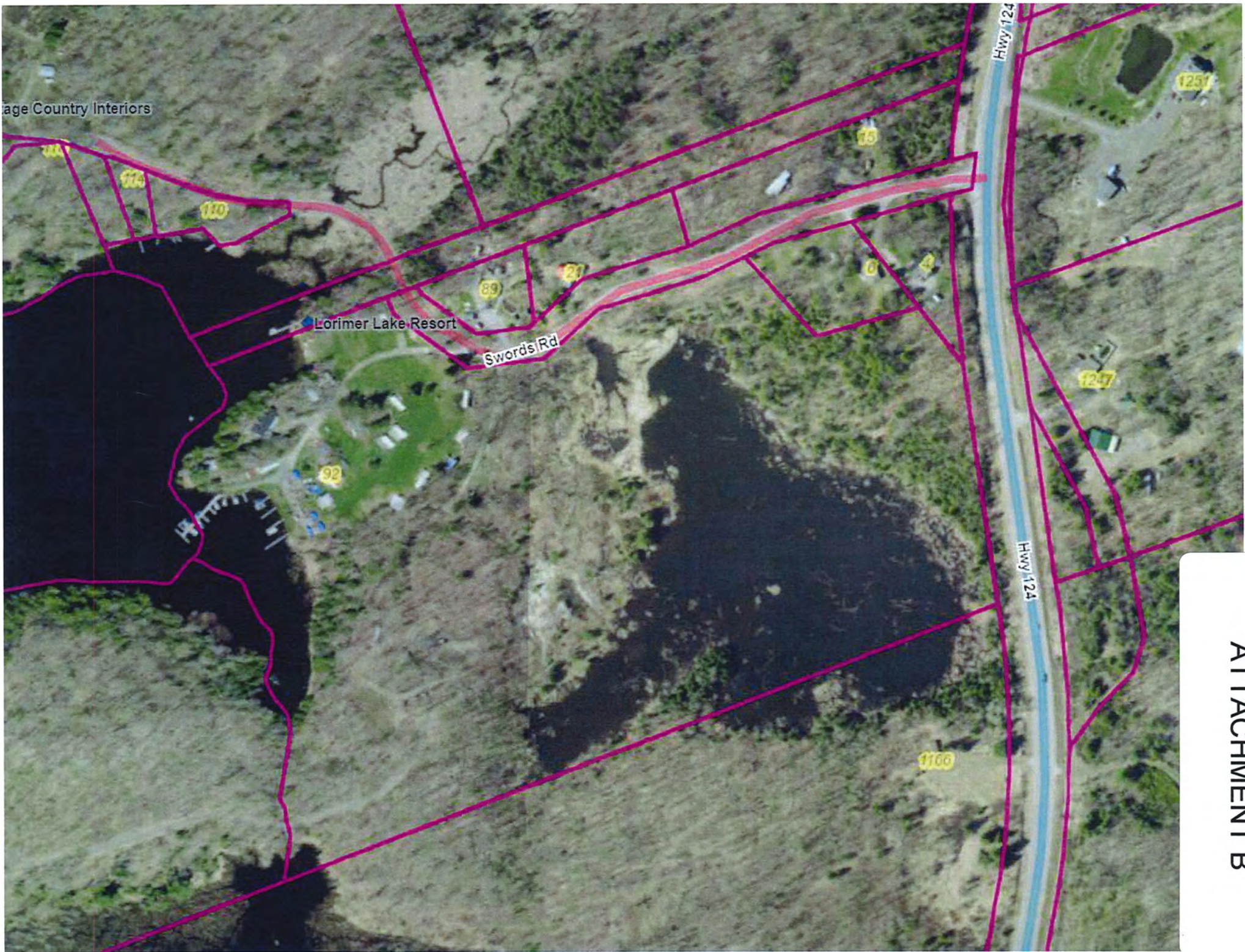
Photograph 10: Beaver pond looking SW from Swords Rd.



Photograph 11: Beaver pond looking SW from Swords Rd.



Photograph 12: Beaver pond looking SW from Swords Rd.



ATTACHMENT B

-LS

SWORDS

RU

EP

RR

ROAD

C2

M2

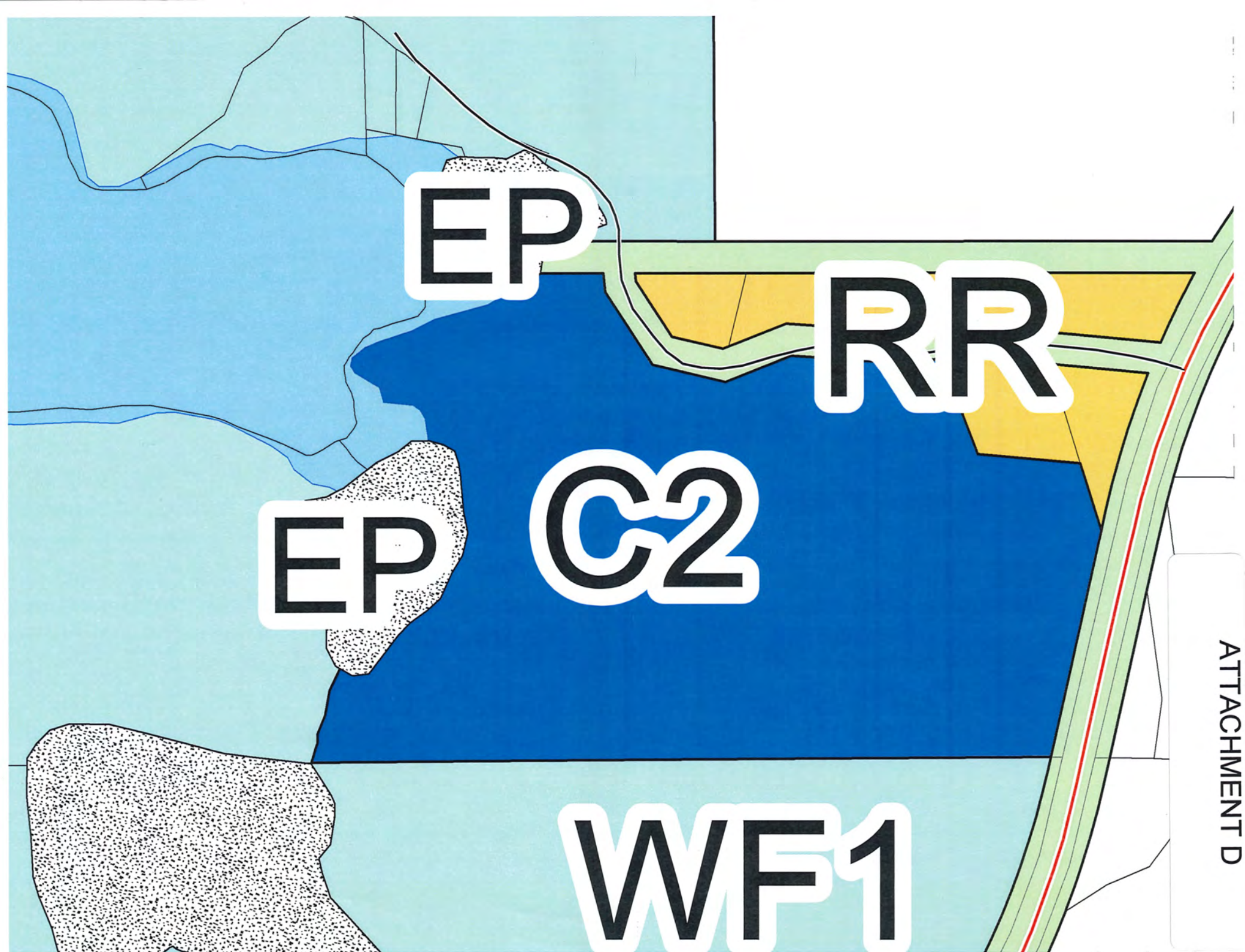
EP

EP

RU

RU

ATTACHMENT C



BY-LAWS

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

By-law No. 27-2022

Being a By-law to adopt Official Plan Amendment
No. 2 to the Official Plan for the
Municipality Of Whitestone

WHEREAS pursuant to Sections 17 and 22 of the *Planning Act* R.S.O. 1990, the Council of the Corporation for the Municipality of Whitestone,

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

1. **THAT** the Amendment No. 2 to the Official Plan for the Municipality of Whitestone, consisting of explanatory/background text, specific amendment and supporting materials is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make an application to the Minister of Municipal Affairs and Housing for the approval of Official Plan Amendment No. 2.
3. **THAT** this By-law shall come into force and take effect upon passage thereof.

Read a **First** and **Second** time this 7th day of June, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

Read a **Third** time and **Passed, Signed** and **Sealed** this 7th day of June, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE
By-law No. 32-2022

Being a By-law to amend Zoning By-law No. 07-2018 as amended
 For Part of Lot 37, Concession 14, in the geographic Township of Burton, Part 4, 42R-
 20679 and Part 1, 42R-4395
 (MJ Development Inc. – Walter Jensen)
 (Assessment Roll No. 49 39 040 006 07701)

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

AND WHEREAS the owner of Part of Lot 37, Concession 14 in the geographic Township of Burton created one new waterfront lot under Parry Sound Area Planning Board file no. B35/2021(W);

AND WHEREAS one of the conditions of the approval of the consent including the requirement for a rezoning of the subject lands;

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

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

1. Schedule "A", Sheet No. 1 of By-law No. 07-2018 as amended, is hereby further amended by rezoning Part of Lot 37, Concession 14, in the geographic Township of Burton, Part 4, 42R-20679 and Part 1, 42R-4395, from the Waterfront Residential 1 Exception 22 - LS (WF1-22-LS) Zone to the Waterfront Residential 1 - Exception 24 (WF1-24) Zone as shown by heavy outline on a copy of part of Sheet No. 1 and attached to this By-law as Schedule "1" and more particularly described on a copy of a Part of Registered Plan No. 42R-20679, a copy which is attached to this By-law as Schedule "2".
2. Section 7.04.1 – Waterfront Residential 1 Exceptions of By-law No. 07-2018 as amended is hereby further amended by adding the following paragraph after section 7.04.1.23

"7.04.1.24 Waterfront Residential 1 Exception 24 (WF1-24), the lands described as part of Lot 37, Concession 14, in the geographic Township of Burton are subject to a minimum lot frontage of 90 metres of frontage and 0.7 hectares in area.

This By-law shall take effect and come in to force in accordance with the provisions of the Planning Act, and take effect upon passage thereof.

Read a First and Second time this 7th day of June, 2022.

Mayor George Comrie

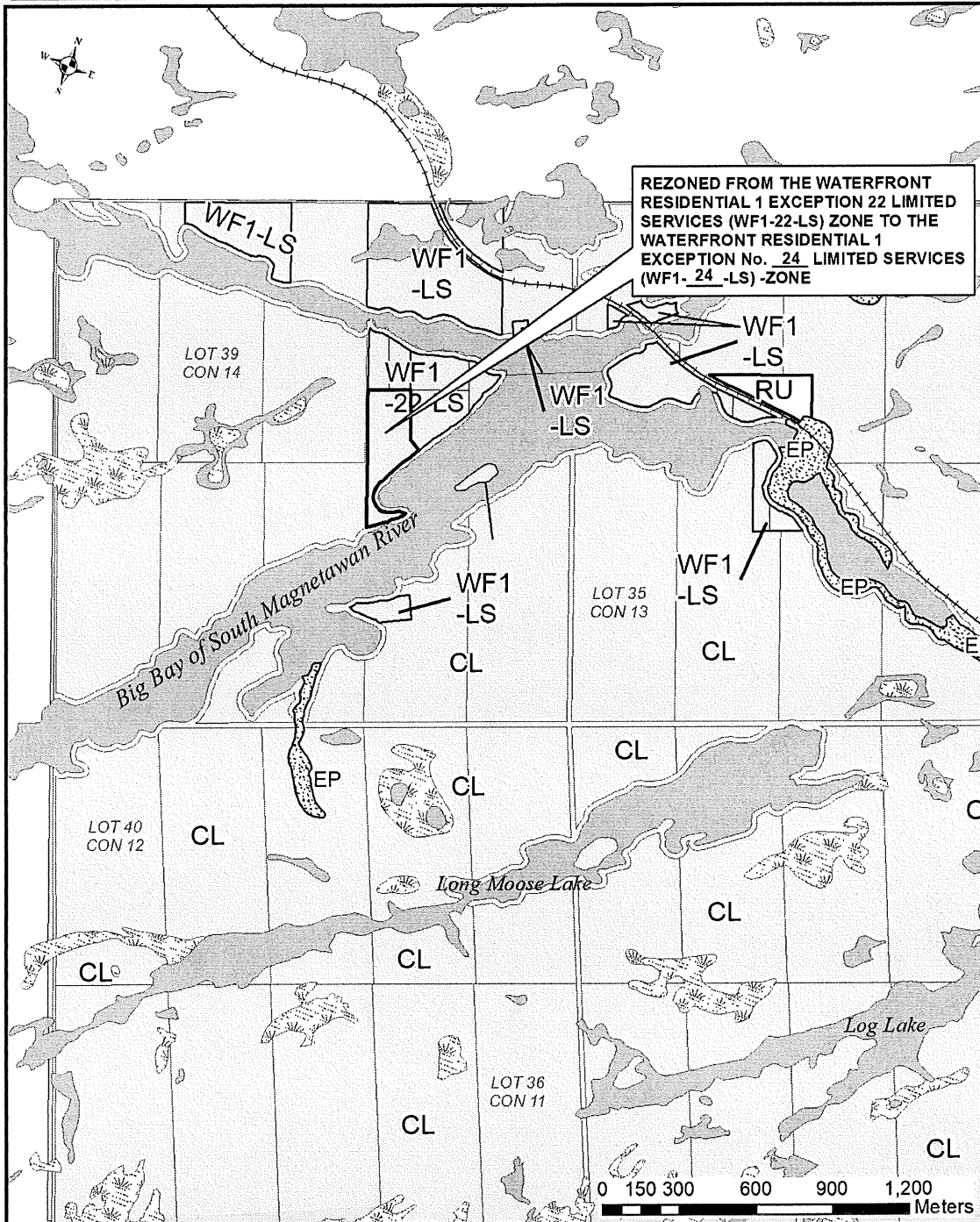
CAO/Clerk Michelle Hendry

Read a Third time and **Passed, Signed and Sealed** this 7th day of June, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

This is Part of Schedule 1 to Zoning By-law No. 07-2018



THIS IS SCHEDULE "1" TO BY-LAW NO. 32-2022

**MUNICIPALITY OF WHITESTONE
PASSED THIS 7TH DAY OF JUNE, 2022**

Mayor

George Comrie

CAO/Clerk

Michelle Hendry

Michelle Hendry

BUSINESS MATTERS

c/o Town of Parry Sound, 52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

May 20, 2022

Municipality of Whitestone
21 Church Street
Dunchurch ON P0A 1G0

ATTN: Mayor George Comrie

Dear Mayor Comrie,

Re: Whitestone Council's Financial Commitment - Recreation & Cultural Ctr. Project

I would like to take this opportunity to update you with respect to the status of the new Recreation and Cultural Centre. As you are aware ICIP funding was formally announced last June, however its only recently that we have received a fully executed copy of the funding agreement. To move the project forward we issued an RFP for Project Management and are finalizing the selection process. As you can appreciate fundraising will also be an important aspect of the project. To coordinate these efforts, we established a Fundraising and Sponsorship Team.

Whitestone Council's financial commitment is very much appreciated. A copy of Whitestone's March 29, 2021, Resolution is provided as Attachment 1. The Resolution provides for funding over a 10-year period. We believe it would be in everyone's best interest to capture the details around Whitestone's commitment in an agreement. Details such as the following:

- i. What date will be used for annual CPI purposes;
- ii. Confirmation that Whitestone residents will pay the same rates as residents of partner municipalities for the duration of the agreement.

A draft agreement is provided as Attachment 2 for Council's review and consideration. Let me know if you have any questions.

Sincerely,



Donald Sanderson,
Chair, West Parry Sound Recreation and Cultural Centre

c.c. Mayor McGarvey, Vice Chair
Michelle Hendry, CAO Whitestone
Clayton Harris, Steering Committee Chair

Encl.

CH/rj

March 29, 2021

Resolution No. 2021-109

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Brian Woods

WHEREAS Council considers a public pool and wellness centre to be an important amenity for the economic and social wellbeing of residents of West Parry Sound, including residents of Whitestone, and

WHEREAS Council recognizes that Whitestone residents are the furthest distance from the proposed pool and wellness centre and may therefore be less likely to use the facility than other WPS residents, and

WHEREAS the Municipality of Whitestone has the smallest population and lowest tax base of the seven WPS municipalities,

THEREFORE BE IT RESOLVED THAT

- 1) The Municipality of Whitestone agrees to contribute to the capital cost of the project the amount of \$250,000, as a one-time contribution, and
- 2) The Municipality of Whitestone further agrees to contribute annually towards any operating deficit of the facility a maximum amount of \$18,316, commencing in the first year of the facility's operation and continuing for ten (10) years thereafter, with the maximum amount to be increased annually by the consumer price index.
- 3) These commitments be contingent upon:
 - (a) Receipt of the full amount of the requested ICIP funding towards construction of the proposed West Parry Sound Pool and Wellness Centre, and
 - (b) The Municipality declines to participate in the proposed Joint Municipal Service Board, and
 - (c) A review of the operating model, projected operating costs, and reserve requirements for the facility by management consultants with expertise in such reviews, to be completed prior to final design, and
 - (d) All other WPS municipalities agree to participate financially in the project, and
 - (e) Items 1) and 2) above are the full extent of Whitestone's financial commitment to the project.

Recorded Vote:

	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen		X	
Councillor, Brian Woods	X		
Mayor, George Comrie	X		

Carried

Funding Agreement

DRAFT

BETWEEN:

**West Parry Sound Recreation and Cultural Centre
Joint Municipal Service Board**

("Board")

and

The Corporation of The Municipality of Whitestone

("Whitestone")

WHEREAS the municipalities of The Archipelago, Carling, McDougall, McKellar, Parry Sound and Seguin have formed a joint municipal service board known as the *West Parry Sound Recreation and Cultural Centre Joint Municipal Service Board*;

AND WHEREAS the Board is desirous of establishing a recreation and cultural centre ("**Facility**") which meets the needs and interests of all West Parry Sound communities and encourages healthy lifestyles, social interactions and physical well being through education, recreation, wellness, cultural and athletic activities;

AND WHEREAS Whitestone has opted out of joining the Board, but nevertheless recognizes that a recreation and cultural centre is an important amenity for the economic and social well being of the residents of West Parry Sound, including the residents of Whitestone;

AND WHEREAS the Board has, and will continue to, rely on the financial support of Whitestone when making decisions about the Facility;

NOW THEREFORE, IN CONSIDERATION of the terms and conditions herein the parties agree as follows:

Whitestone Funding

1. Whitestone shall contribute a one-time contribution of \$250,000 towards the building of the Facility, subject to 3 below.
2. The Municipality of Whitestone further agrees to contribute annually towards any operating deficit of the Facility, up to 6.1% of such annual deficit, provided that the annual maximum shall not exceed \$18,316, commencing in the first year of the Facility's operation and continuing for ten (10) years thereafter, with the annual maximum amount to be increased by the annual consumer price index as of September of the proceeding year.

Conditions of Funding

3. The commitments outlined above are conditional on:
 - a. A review of the operating model, projected operating costs, and reserve requirements for the Facility by management consultants with expertise in such reviews, to be completed prior to final design.

Benefits

4. The residents of Whitestone shall be entitled to use the Facility to the same extent as any other resident of the municipalities that make up the Board during the term of this agreement.

Relationship

5. Nothing in this Agreement is intended to convey ownership of the Facility, or constitute an agency, partnership, joint venture or other form of joint enterprise or fiduciary relationship between the Parties and neither Party shall have authority to bind the other Party in any manner whatsoever.

Counterparts

6. This Agreement may be executed in one or more counterparts, all of which will be considered one and the same Agreement and will be binding when one or more counterparts have been signed by each of the parties and delivered, either manually or electronically, to the other party, it being understood that all parties need not sign the same counterpart.

Entire Understanding

7. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

Successors and Assigns

8. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf as of the ____ day of _____, 2022.

**West Parry Sound Recreation and Cultural Centre
Joint Municipal Service Board**

By: _____
Name: Donald Sanderson
Title: Chair

By: _____
Name: Jamie McGarvey
Title: Vice Chair

The Corporation of The Municipality of Whitestone

By: _____
Name: George Comrie
Title: Mayor

By: _____
Name: Michelle Hendry
Title: CAO/Clerk

CORRESPONDENCE



May 18, 2022

Federation of Canadian Municipalities (FCM);

Association of Municipalities of Ontario (AMO);

Sent via email: resolutions@fcm.ca ; policy@amo.on.ca

To Whom it may concern:

Please be advised that Brantford City Council at its Special City Council meeting held May 17, 2022 adopted the following:

5.1 Release of all Federal and Provincial Documents Related to the Former Mohawk Institute Residential School

WHEREAS the Truth and Reconciliation Commission Final Report, 2015 confirmed that Residential Schools were part of a coherent policy implemented by the Federal Government to eliminate Indigenous people as distinct Peoples and to assimilate them into Christian society against their will; and

WHEREAS the Deputy Minister of Indian Affairs Duncan Campbell Scott outlined the goals of that policy in 1920, when he told a parliamentary committee that “our object is to continue until there is not a single Indian in Canada that has not been absorbed into the body politic...”; and

WHEREAS the Truth and Reconciliation Commission Final Report, 2015 also confirmed that despite the coercive measures that the government adopted, it failed to achieve its policy goals. Although Indigenous Peoples and cultures have been badly damaged, they continue to exist; and

WHEREAS the former Mohawk Institute Residential School operated from 1831 to 1970 within the boundaries of what is now the City of Brantford; and

WHEREAS Survivors have released statements of missing, murdered, and buried students; and

WHEREAS, to date, the unmarked burials of over 7000 missing Indigenous children have been discovered nation-wide; and

WHEREAS, following the May 2021 announcement by Tk'emlúps te Secwépemc First Nation of locating 215 potential burials of children in unmarked graves at the Kamloops Indian Residential School in British Columbia, the Survivors of the Mohawk Institute,

along with their families and community members called on the Federal and Provincial governments to support a search for the remains of missing children who may have been buried on the Mohawk Institute's grounds and the surrounding area; and

WHEREAS, as of November, 2021, a search, led by the Survivors' Secretariat, of the Mohawk Institute Residential School grounds and over 200 hectares of land associated with the school began; and

WHEREAS Survivors of the Mohawk Institute Residential School are demanding the release of all Federal and Provincial documents related to the former Mohawk Institute Residential School; and

WHEREAS staff of the City of Brantford are currently undertaking a search of City records and archives for any documents, maps, or other relevant information related to the operation of the Mohawk Institute Residential School in order to release this information to the Survivors' Secretariat to aid in the search for truth, justice and healing; and

WHEREAS this Council is committed to working to advance reconciliation and renewed relationships with First Nations; and

WHEREAS the Truth and Reconciliation Commission of Canada issued 94 Calls to Action, thirteen of which are directed at municipal governments;

NOW THEREFORE BE IT RESOLVED:

- A. THAT the Council of The Corporation of the City of Brantford respectfully REQUESTS THE IMMEDIATE RELEASE, to the Survivors' Secretariat, of all documents in the possession of the Government of Canada or the Government of Ontario and the Anglican Church related to the former Mohawk Institute Residential School now located on Six Nations of the Grand River Territory, within the geographic boundaries of the City of Brantford; and
- B. THAT the Clerk BE DIRECTED to send a copy of this resolution to: Prime Minister Justin Trudeau; Premier Doug Ford; Minister of Crown-Indigenous Relations Marc Miller; Minister of Indigenous Services, Patty Hajdu; Minister of Indigenous Affairs, Greg Rickford; Linda Nicholls, Primate of the Anglican Church of Canada; MPP Will Bouma; MP Larry Brock, Mayor David Bailey; Chief Mark Hill; Chief Stacey Laforme; and the Survivors' Secretariat; and
- C. THAT the Clerk BE DIRECTED to send a copy of this resolution to the Federation of Canadian Municipalities (FCM) and the Association of Municipalities Ontario (AMO) for circulation to all municipalities in Ontario with an invitation to adopt a similar resolution, and, specifically, to those located within the Haldimand Tract,

including: Haldimand County; the County of Brant; the City of Cambridge; the City of Kitchener; the City of Waterloo; and the Region of Waterloo.

I trust this information is of assistance.

Yours truly,



Tanya Daniels
City Clerk, tdaniels@brantford.ca

Cc All Ontario Municipalities
Survivors' Secretariat

Resolution Number 22-100

Title: Support Resolution re Russian Sanctions

Date: Tuesday, May 10, 2022

Moved By

Van Alstine

Seconded By

Dufour

WHEREAS the country of Ukraine has experienced a premeditated and unprovoked invasion by Russia;

AND WHEREAS silence is complicity;

AND WHEREAS Canada imports hundreds of million of dollars' worth of good from Russia each year;

AND WHEREAS negative financial impacts upon a country can be used as a means to deter further conflict

BE IT THEREFORE RESOLVED THAT The Town of Espanola unequivocally denounces Russia's unjustifiable war against Ukraine;

AND THAT the Town of Espanola supports the sanctions which the Federal government of Canada has thus far imposed on Russia;

AND THAT effective immediately and until a time when the sovereignty of Ukraine is once again unchallenged, the Town of Espanola will: 1) Not purchase any products (ie plywood, fertilizer, steel, furniture or machinery) which can be easily traced to have originated from Russia; and 2) Insist that any future contracts for services for the Town of Espanola abide by these same limitations within our municipality;

AND THAT upon confirmation that the Belarusian military is engaged within Ukraine that the Town of Espanola apply these limitations upon goods from that country as well;

AND THAT this decision of Espanola Council be forwarded to all other municipalities within Ontario requesting they enact similar measures so that as a united front we can make a noticeable difference.

Carried

Defeated

Deferred

RECORDED VOTE

Bill Foster

DECLARATION OF PECUNIARY INTEREST

CHAIR

Mayor J. Beer

R. Dufour

K. Duplessis

S. Hayden

B. Foster

H. Malott

M. Van Alstine

For

Against

✓

✓

✓

✓

✓

✓

Mayor J. Beer

R. Dufour

K. Duplessis

S. Hayden

B. Foster

H. Malott

M. Van Alstine



May 30, 2022

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

Dear Sir, or Madam:

RE: Lake Harmful Algal Blooms (HABS)

I am writing to inform you that a lake in your municipality is one where the presence of harmful algal bloom(s) (HAB) have been confirmed in the past. Because lake conditions remain the same, it is likely that the HAB will reoccur in the future. Advisories that were issued in past years for the lake still apply. We have made changes to recreational activity precautions, which are described in the enclosed documents.

We recommend providing education to residents who use the lake regarding HABs, in addition to taking the following proactive measures:

- If you use a private water system, do not use water from the lake for drinking, cooking or bathing babies or infants. Boiling the water or using home water treatment devices **will NOT** destroy the toxins that HABs produce.
- When a HAB is present, avoid swimming or other water sport activities that could increase the risk of algae material and toxins contacting your skin or being swallowed.
- Do not allow pets or livestock to swim in the water or drink the water.
- Do not eat the liver, kidneys or other organs of fish caught in the water. Also, be cautious consuming the other parts of the fish that are caught in water where a HABs occur.

While a HAB may not show the presence of toxins, there is always the risk that toxins could be produced. These toxins may stay in the water up to three weeks after the algal bloom is gone. The Health Unit and the Ministry of the Environment, Conservation and Parks (MECP) cannot determine when the water is safe to drink for private water systems.

.../2



The Health Unit will no longer be issuing media releases when future algal blooms are reported. The Health Unit will contact you to remind you about your role to advise the residents by delivering the notification door to door, posting the notification on your website or by some other acceptable method determined by your Municipality. The Health Unit will provide signs to be posted on public beaches to advise swimmers.

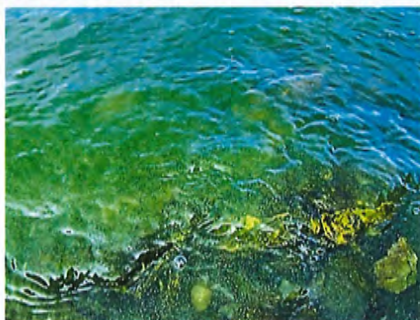
Additionally, the Health Unit, MECP and Mattawa and North Bay Conservation Authority (MNCA) are available to make presentations to your community upon request.

Should you require additional information, please do not hesitate to contact me at 705-474-1400 ext. 5320.

Sincerely,

Robert A-Muhong BAsc., MPH, CIPHI(c), CHE
Manager, Environmental Health Programs

/mp
Enclosures



Category 2



Category 3

Blue-Green Algae Blooms			
	Category 1	Category 2	Category 3
Appearance	<p>The water appears cloudy, but you can still see through it</p> <p>Particle density can vary greatly in the water column</p>	<p>The water colour appears changed due to increased number of cyanobacteria</p> <p>Algae may be in clusters or balls or flakes in the water, like a pea puree</p>	<p>This is a dense bloom; it may resemble a paint spill. Accumulated cyanobacteria on the surface of the water may form a scum.</p> <p>Algae is easily swept by the wind and deposited near the shore</p>
Swimming Precautions	<p>Do not swim in any bloom which obscures your view into the water. Even if it is not blue-green algae, it is unsafe to swim or to allow children to play in any dense algal bloom, since you cannot see into the water. Wait until the bloom has subsided and the water is clear.</p>		
	<p>Health effects are not expected at this stage.</p>	<p>Sensitive individuals may develop mild symptoms of skin rash or eye irritation</p>	<p>Sensitive individuals may develop mild symptoms of skin rash or eye irritation</p>
Drinking Water Precautions	<p>Health effects are not expected at this stage.</p>	<p>Ingestion of water in this category may result in a range of health effects.</p>	<p>Ingestion of water in this category will likely result in a range of health effects</p>
		<p>Do not use the water from a Category 2 or 3 bloom for drinking, cooking or other consumption. Do not let pets or livestock consume the water. Be observant of when the water has cleared. If you treat surface water for cooking or consumption, wait <i>at least</i> a week after the bloom has subsided before resuming normal use of the treated water. The toxin is naturally reduced by dilution, degradation by other bacteria in the water, and sunlight.</p>	
	<p>Assess your water supply if you are in an area where there are frequent algae blooms. Since there is no confirmed domestic water treatment available yet, consider a drilled well</p>		

*Peterborough Health Unit