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**Regular Council Meeting Minutes
Tuesday May 19, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing**

Present: Mayor George Comrie
Councillor Janice Bray
Councillor Joe Lamb
Councillor Scott Nash - left meeting at 1:30 p.m., returned at 2:40 p.m.,
left meeting at 3:07 p.m.
Councillor Brian Woods

Staff: Nigel Black, CAO/Clerk
Mike Huggins, Manager of Public Works
Paula Macri, Planning Assistant
Jamie Osborne, Chief Building Official
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer / Tax Collector
Bob Whitman, Fire Chief

Invited Guests: Patrick Christie, PSAPB
Jamie Robinson, MHBC

Other Guests: 10 in person; 15 by Zoom

1. **Roll Call and Call to Order** 10:07 a.m.

2. **Disclosure of Pecuniary Interest**

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

3. **Approval of the Agenda**

Resolution No. 2026-141

Moved by: Councillor Lamb

Seconded by: Councillor Bray

WHEREAS the Members of Council have been presented with an agenda for the May 19, 2026 Regular Council meeting;

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

Carried

4. **Matters Arising from Presentations and Delegations**

4.1 West Parry Sound Health Centre

Resolution No. 2026-142

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone receives the information provided by the West Parry Sound Health Centre Foundation, with thanks.

Carried

4.2 Graham Keene

Resolution No. 2026-143

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT Council for the Municipality of Whitestone receives the information provided by Mr. Keene, with thanks.

Carried

Move into Committee of the Whole

Resolution No. 2026-144

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone moves into the Committee of the Whole at 11:10 a.m. for the following matters:

5. Committee of the Whole

5.1 Consent Application B06/2026(W) – Roettger

- Report from Parry Sound Area Planning Board dated April 30, 2026

5.2 Application to Purchase Shore Road Allowance – Price

- Report from MHBC Planners for May 19, 2026 agenda

5.3 Bylaw Enforcement Process

- Report ADMIN-2026-04

Carried

Reconvene into Regular Meeting

Resolution No. 2026-145

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 11:42 a.m.

Carried

RECESS 11:45 a.m. to 11:50 a.m.

Matters Arising from Committee of the Whole

5.1 Consent Application No. B06/2026(W) – ROETTGER, Anthony

Resolution No. 2026-146

Moved by: Councillor Lamb

Seconded by: Councillor Woods

WHEREAS Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application No. B06/2026(W) dated April 30, 2026 – ROETTGER, Anthony – and has provided a copy to the Municipality of Whitestone;

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

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

1. **THAT** payment of a parkland dedication fee be made in accordance with the current Municipal Fees and Charges By-law;
2. **THAT** the new lot receive 911 addressing from the Municipality;
3. **THAT** the applicants enter into a Section 51(26) Consent Agreement with the Municipality of Whitestone to be registered on title, to include:
 - (i) the implementation of the septic system design and phosphorus mitigation measures from the Lake Capacity/Water Quality Impact Assessment as set out in the Michalski Nielsen Associates report dated December 3, 2025 to ensure the retention of phosphorous; and
 - (ii) recognition of the private access road for the new lot and to indemnify the Municipality for any responsibility or liability for the access or maintenance;
4. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

Recorded vote as per Procedural By-law 80-2023 Section 3.19

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

Carried

5.2 Application to Purchase and Close Shore Road Allowance – PRICE, David and Jennifer

Resolution No. 2026-147

Moved by: Councillor Woods

Seconded by: Councillor Bray

WHEREAS an application has been submitted by David Price and Jennifer Price for the closing and acquisition of the shore road allowance fronting on Parcel 12153 N/S, Lot 8, Plan M357, in the geographic Township of Burton, now in the Municipality of Whitestone.

WHEREAS MHBC Planning Limited have provided a report for the May 19, 2026 agenda; and

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

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowance fronting on Parcel 12153 N/S, Lot 8, Plan M357, in the geographic Township of Burton, now in the Municipality of Whitestone, as applied for by David Price and Jennifer Price, subject to:

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

Recorded vote as per Procedural By-law 80-2023 Section 3.19

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

Carried

5.3 By-law Enforcement Process

Resolution No. 2026-148

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council the Municipality of Whitestone receives Report ADMIN-2026-04 (By-law Enforcement Process) for information; and

THAT the Council of the Municipality of Whitestone direct administration to proceed with development and presentation to Council of a By-law Enforcement Policy based on the

content of this report and any additional feedback received today, to be adopted at a future meeting of Council.

Carried

Move into Public Meeting

Resolution No. 2026-149

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone moves into a Public Meeting at 11:57 a.m.

Carried

6. Public Meeting agenda:

6.1 Call to Order

- Introductions were made by the Chairperson - Council and staff

6.2 Disclosure of Pecuniary Interest and General Nature Thereof – none declared

6.3 Meeting Protocol

- The Chairperson noted that the recording of the Zoom meeting will record those in attendance. Those in attendance showing a phone number only were asked to please advise of their name for the record.
- The Chairperson asked that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

6.4 Notice

The Chairperson asked the Clerk how the Notice was posted

6.5 Discussion:

6.5.1 Proposed Zoning By-law Amendment - Short Term Rentals

- Report from MHBC Planners for May 19, 2026 agenda

6.6 Adjournment

Reconvene into Regular Meeting

Resolution No. 2026-150

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 1:26 p.m.

Carried

Clerk's Note: Councillor Nash left the meeting at 1:30 p.m.

RECESS 1:30 p.m. to 2:00 p.m.

Matters Arising from the Public Meeting

6.1 Proposed Zoning By-law Amendment – Short Term Rentals

Resolution No. 2026-151

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT Council receives the Planning Report dated May 19, 2026, respecting the Short Term Rental By-law for information; and,

THAT Council directs staff to prepare a Recommendation Planning Report to review and respond to the comments that are received on the By-law at the Statutory Public Meeting, to be presented at a subsequent Council Meeting.

Carried

7 Consent Agenda

Resolution No. 2026-152

Moved by: Councillor Lamb

Seconded by: Councillor Bray

WHEREAS the Council of the Municipality of Whitestone has reviewed the Consent Agenda as presented in the May 19, 2026 agenda package,

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

7.1 Council Meeting Minutes

7.1.1 Regular Council Meeting Minutes – April 21 2026

7.2 Council Committee and Board Minutes

7.2.1 Belvedere Heights Board of Management – February 25, 2026

7.2.2 Belvedere Heights Board of Management – March 25, 2026

7.2.3 North Bay Parry Sound District Health Unit – February 25, 2026

Carried

8 Accounts Payable

Resolution No. 2026-153

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$336,698.22 for the period ending April 30, 2026.

Carried

9. Staff Reports

- 9.1 Report PW-2026-01
Contract Award – Supply and Apply Calcium Chloride

Resolution No. 2026-154

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council the Municipality of Whitestone receives Report PW-2026-01 (Tender Award for the Supply and Application of Calcium Chloride) for information; and

THAT Council accept the tender submitted by Pollard Distribution Inc. for the 2026 Dust Control Program in the amount of \$65,310.80 plus HST, and that the 2026 dust control budget be increased by \$8,310.80 to accommodate the additional program costs.

Carried

- 9.2 Report PW-2026-02
Contract Award – Supply of Granular Material

Resolution No. 2026-155

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council the Municipality of Whitestone receives Report PW-2026-02 (Tender Award for the Supply, Delivery and Spread of Gravel Materials) for information; and

THAT the Council of the Municipality of Whitestone hereby approves and awards the contract for the supply, delivery and spreading of 7,950 tonnes of granular materials to Greens Haulage, in the amount of \$155,650.00 plus HST.

Carried

- 9.3 Report FIRE-2026-02
Fire and Rescue Services Q1 2026

Resolution No. 2026-156

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council the Municipality of Whitestone receives Report FIRE-2026-02 Fire Services Q1 2026, for information.

Carried

- 9.4 Report PLN-2026-02
Planning Services 2026, Q1

Resolution No. 2026-157

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the Council the Municipality of Whitestone receives Report PLN-2026-02 Planning Services 2026, Q1, for information.

Carried

9.5 Report BLDG-2026-02
Building Services Q1

Resolution No. 2026-158

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council the Municipality of Whitestone receives Report BLDG-2026-02 Building Services Q1 2026, for information.

Carried

Clerk's Note: Councillor Nash rejoined the meeting at 2:40 p.m.

9.6 Report FIN-2026-11
Insurance Renewal Update

Resolution No. 2026-159

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT The Council of the Municipality of Whitestone hereby receives for information report FIN-2026-11, 2026-2027 Municipal Insurance Renewal – Limited Term Agreement and Optional Umbrella Liability Coverage; and

THAT the Council of the Municipality of Whitestone authorizes staff to proceed with the three-year Limited Term Agreement for the Municipality's Primary Municipal General Liability coverage, locking the annual primary liability premium at \$21,515 plus applicable taxes for each of the next three policy years; and

THAT the Council of the Municipality of Whitestone authorizes staff to purchase the optional Umbrella Liability Layer 2 coverage at an additional annual premium of \$2,655 plus applicable taxes, increasing the Municipality's total liability limit to \$50,000,000; and

THAT the Council of the Municipality of Whitestone authorizes staff to administer the municipal insurance renewals under the three-year Limited Term Agreement period, provided the renewals are consistent with the terms outlined in this report and remain within the approved annual budget; and

THAT staff report back to Council prior to the expiry of the Limited Term Agreement to review renewal options, including the potential to go to market.

Amendment proposed by Councillor Lamb

Resolution No. 2026-160

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone amends the motion above to remove paragraphs 2, 4 and 5.

Carried

Resolution No. 2026-159 as amended

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone hereby receives for information report FIN-2026-11, 2026-2027 Municipal Insurance Renewal – Limited Term Agreement and Optional Umbrella Liability Coverage; and

THAT the Council of the Municipality of Whitestone authorizes staff to purchase the optional Umbrella Liability Layer 2 coverage at an additional annual premium of \$2,655 plus applicable taxes, increasing the Municipality's total liability limit to \$50,000,000.

Carried

10. By-laws – None

Clerk's note: Councillor Nash left the meeting at 3:07 p.m.

11. Business Matters

11.1 Report ADMIN-2026-03

- Building Report / Green Initiatives (deferred from April 21 Regular Council Meeting)

Resolution No. 2026-161

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone receives for information Report ADMIN-2026-03 Green Initiatives Budget; and

THAT Council authorizes administration to proceed with the proposed Green Initiatives spending as proposed in this report for 2026.

Carried

11.2 June 2026 Senior's Month Proclamation

Resolution No. 2026-162

Moved by: Councillor Lamb

Seconded by: Councillor Woods

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 on behalf of Whitestone Council, do hereby proclaim the month of June 2026 as 'Seniors' Month' in the Municipality of Whitestone and encourage all citizens to recognize and celebrate the accomplishments of our seniors.

Carried

11.3 Mayor's Monarch Pledge – request of the Whitestone Environmental Stewardship Committee

Resolution No. 2026-163

Moved by: Councillor Woods

Seconded by: Councillor Bray

WHEREAS the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of people; and

WHEREAS both the western and eastern monarch populations have seen significant declines with less than one percent of the western monarch population remaining, while the eastern population has fallen by as much as ninety percent; and

WHEREAS the Municipality of Whitestone recognizes that human health ultimately depends on well-functioning ecosystems and that biodiverse regions can better support food production, healthy soil and air quality and can foster healthy connections between humans and wildlife ;and

WHEREAS cities, towns and rural areas play a critical role in helping to save the monarch butterfly, and the Municipality of Whitestone is eager to participate in the National Wildlife Federation's Mayors' Monarch Pledge; and

WHEREAS, every resident of the Municipality of Whitestone can make a difference for the monarch by preserving and planting native and nectar plants to provide habitat for the monarch and pollinators;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Whitestone, does hereby proclaim **The Monarch Pledge** in the Municipality of Whitestone, and encourages all residents to participate in monarch butterfly conservation.

Carried

11.4 Whitestone Environmental Stewardship Committee

- Terms of Reference update

Clerk's Note: This item was deferred to the June 16, 2026 Regular Council Meeting

11.5 District of Parry Sound Municipal Association Spring Meeting

Resolution No. 2026-164

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the following be registered for the District of Parry Sound Municipal Association Spring Meeting being held May 29, 2026 at the Kearney Community Centre:

- Mayor Comrie
- Deputy Mayor Joe Lamb

Carried

11.6 2026 Budget Amendments

- Memorandum from Treasurer Jessica Sinkowski

Clerk's Note: This item was not moved.

11.7 Water monitoring

- Memorandum from Councillor Nash

Clerk's Note: This item was deferred to the June 16, 2026 meeting.

11.8 Highway 520 Conditions

Verbal report – Councillor Lamb

Resolution No. 2026-165

Moved by: Councillor Lamb

Seconded by: Councillor Bray

WHEREAS the Municipality of Whitestone relies on Highway 520 as a critical transportation corridor for residents, emergency services, school transportation, and local economic activity; and

WHEREAS the current condition of Highway 520 has deteriorated significantly, including but not limited to severe pavement degradation, potholes, shoulder erosion, drainage issues, and winter maintenance challenges, resulting in unsafe driving conditions; and

WHEREAS these conditions pose increased risks to motorists, hinder the movement of emergency vehicles, and negatively impact the economic and social well-being of Whitestone and surrounding rural communities; and

WHEREAS rural and northern municipalities depend on the Province of Ontario to maintain provincial highways to a safe and reliable standard, recognizing that local municipalities do not have the authority or financial capacity to undertake such repairs; and

WHEREAS Council has received ongoing concerns from residents, businesses, and visitors regarding the safety and drivability of Highway 520, demonstrating the urgent need for provincial intervention;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone urgently requests the Ministry of Transportation (MTO) to prioritize and undertake the necessary repairs, resurfacing, and safety improvements to Highway 520 at the earliest opportunity; and

THAT the Ministry be asked to provide Council with an anticipated timeline for repair work, including any planned interim safety measures; and

THAT this resolution be forwarded to the Minister of Transportation Prabmeet Singh Sarkaria, MPP for Parry Sound–Muskoka Graydon Smith, the District of Parry Sound Municipal Association, and all neighbouring municipalities similarly affected, for their support.

Carried

12 Correspondence

Resolution No. 2026-166

Moved by: Councillor Lamb

Seconded by: Councillor Bray

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the April 21, 2026 Council Meeting agenda,

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

Item		Action
D - WahwashKesh Conservation Association	Request for donation for Hobolink on Lake WahWashKesh	Approval of \$500 donation – see motion below
F – Canadore College	Parry Sound campus initiatives	- general discussion

R – Whitestone Conservation Association	FoodCycler program response	- representative of WCA to present at the June 16 meeting
H – Heather Chambers	T-ball in Whitestone	- update provided to Council; league is up and running with the help of the rec committee

Carried

Matters Arising from Correspondence:

Resolution No. 2026-167

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone approves the donation of \$500.00 to the WahWashKesh Conservation Association (WWKCA) for the maintenance of the HoboLink; and

THAT staff are directed to allocate the funds from an appropriate budget line.

Carried

13. Councillor Items

Councillor Woods:

- the library's 50th anniversary open house was held Saturday May 16 and was well-attended
- Bear-proof garbage bins have been installed at the Gooseneck Lake boat launch and the Waterfront Park, and community feedback has been very positive.
- Public Works staff have done a great job with roads maintenance and their work is appreciated

14. Questions from the Public - None

Move into Closed Session

Resolution No. 2026-168

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone moves into the Closed Session at 4:41 p.m. for the following matters:

15. Closed Session

15.1 Minutes from the Regular Council Meeting Closed Session – April 21 2026

15.2 Senior of the Year 2026

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

- Correspondence from Ben Prichard, Lawyer dated April 22, 2026

Carried

Recording paused

Reconvene into Regular Meeting

Resolution No. 2026-169

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 5:14 p.m.

Carried

Recording resumed

Matters Arising from Closed Session

15.1 Closed session minutes Regular Council Closed Session April 21 2026

Resolution No. 2026-170

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT Council for the Municipality of Whitestone receives the Regular Council Closed Session minutes from April 21, 2026.

Carried

15.2 Senior of the Year 2026

This item was discussed in Closed Session.

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

This item was discussed in Closed Session.

16. Confirming By-law

Resolution No. 2026-171

Moved by: Councillor Woods

Seconded by: Councillor Bray

THAT By-law No. 22-2026 being the Confirmatory By-law for the Regular Council Meeting of the Municipality of Whitestone on May 19, 2026 is hereby enacted this 19th day of May, 2026.

Carried

17. Adjournment

Resolution No. 2026-172

Moved by: Councillor Lamb

Seconded by: Councillor Woods

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 5:17 p.m. until the Regular Council Meeting of Tuesday June 16, 2026 at 10:00 a.m. or at the call of the chair.

Carried



George Comrie

Mayor



Nigel Black

CAO / Clerk