



DRAFT Regular Council Meeting Minutes
Tuesday December 16, 2025, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing

Present: Mayor George Comrie
Councillor Janice Bray
Councillor Joe Lamb
Councillor Scott Nash (11:00 a.m. to 12:15 p.m.)
Councillor Brian Woods

Staff: Nigel Black, CAO/Clerk
Christine Kasulke, By-law Enforcement Officer (11:35 a.m. to 1:15 p.m.)
Paula Macri, Planning Assistant
Jamie Osborne, Chief Building Official
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer / Tax Collector
Bob Whitman, Fire Chief

Invited Guests: Rebecca MacDonald, Pahapill and Associates Professional Chartered Accountants
Patrick Townes, MHBC Planners

Other Guests: 11 by Zoom

1. Roll Call and Call to Order 10:05 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. 2025-384

Moved by: Councillor Bray

Seconded by: Councillor Woods

WHEREAS the Members of Council have been presented with an Agenda for the December 16, 2025 Regular Council meeting;

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

Carried

Amending Resolution No. 2025-385

Moved by: Councillor Woods

Seconded by: Councillor Bray

THAT the following Addenda Items be added to the Agenda:

6.1.3 Comment received by Marsha Murphy

6.1.4 Comment received by Sue Jennings and Randy Johnson

11.2 2026 FONOM Conference Information

11.3 West Parry Sound Health Centre – Rural Nurse Practitioner-Led Clinic

11.3.1 Briefing Note

11.3.2 NPAO.ORG information sheet

11.3.3 CareBridge information sheet

11.3.4 North East Region Virtual Care Clinic information sheet

Carried

Mayor Comrie relinquished the Chair to Councillor Bray to make the following motion:

Amending Resolution No. 2025-386

Moved by: Mayor Comrie

Seconded by: Councillor Lamb

THAT Item 5.1.2 – Application to Purchase and Close Shore Road Allowance, 1035481 Ontario Ltd. (BERRY, Steve and Beatrice) - be moved to Closed Session Item 15.3 – A proposed or pending acquisition or disposition of land by the municipality, pursuant to the Municipal Act 239(2)(c).

Recorded Vote requested by Councillor Woods

		YEAS	NAYS	ABSTAIN
<u>3</u>	Councillor Bray	X		
<u>1</u>	Councillor Lamb	X		
	Councillor Nash		Not present	
<u>2</u>	Councillor Woods		X	
<u>4</u>	Mayor Comrie	X		

Carried

Mayor Comrie resumed the Chair.

Resolution No. 2025-384 as amended

Moved by: Councillor Bray

Seconded by: Councillor Woods

WHEREAS the Members of Council have been presented with an Agenda for the December 16, 2025 Regular Council meeting;

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

Carried

4. Presentations and Delegations

- 4.1 Rebecca MacDonald, CPA – Pahapill and Associates Professional Chartered Accountants

Municipality of Whitestone Draft 2024 Consolidated Financial Statements

Matters Arising from Presentations and Delegations

Resolution No. 2025-387

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone accepts the Draft 2024 Consolidated Financial Statements as presented by Pahapill and Associates Professional Chartered Accountants; and

THAT Council direct staff to bring forward a report and draft By-law at the January 2026 meeting outlining options for the allocation of the 2024 year-end surplus, including the potential of a reserve, in accordance with the Municipal Act, s.290.

Carried

Move into Committee of the Whole

Resolution No. 2025-388

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone move into Committee of the Whole at 10:50 a.m.

Carried

5. Committee of the Whole

5.1 Planning Matters

- 5.1.1 Application to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 (SMALL, Anna)

- Report from CAO/Clerk Black

As per Resolution No. 2025-386 the following item was moved to Closed Session Item 15.3:

5.1.2 Application to Purchase and Close Shore Road Allowance, 1035481 Ontario Ltd.
(BERRY, Steve and Beatrice)

5.1.2.1 Memorandum from MHBC for the December 16, 2025 Agenda

5.1.2.2 Memorandum from Paula Macri, Planning Assistant dated October 3, 2025

Reconvene into Regular Meeting

Resolution No. 2025-389

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 11:22 a.m.

Carried

Matters Arising from Committee of the Whole

Resolution No. 2025-390

Moved by: Councillor Lamb

Seconded by: Councillor Bray

5.1.1 Application to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 (SMALL, Anna)

THAT the Council the Municipality of Whitestone receives for information report ADMIN-2025-22 (SMALL, Anna proposed purchase of Shore Road Allowance).

Carried

RECESS 11:25 a.m. to 11:35 a.m.

Move into Public Meeting

Resolution No. 2025-391

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone moves into the Public Meeting at 11:35 for the following matter:

6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)

6.1.1 Planscape – Planning Justification Report dated October 2025

6.1.2 Memorandum from MHBC Planning Limited for the December 16, 2025 Agenda

6.1.3 Comment received – Marsha Murphy

6.1.4 Comment received – Sue Jennings and Randy Johnson

Carried

6. Public Meeting

- 6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)
 - 6.1.1 Planscape – Planning Justification Report dated October 2025
 - 6.1.2 Memorandum from MHBC Planning Limited for the December 16, 2025 Agenda
 - 6.1.3 Comment received – Marsha Murphy
 - 6.1.4 Comment received – Sue Jennings and Randy Johnson

1. Call to Order

- Introductions are made by the Chairperson - Council, Staff and Patrick Townes of MHBC Planners

2. Disclosure of Pecuniary Interest and General Nature Thereof – none declared

3. Meeting Protocol

- The Chairperson notes that the record of the Zoom meeting will record those in attendance. For those in attendance who are showing a phone number only, please advise your name for the record.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

4. Notice

- The Chairperson will ask the Clerk how the Notices were delivered and if any letters or related correspondence have been received **in regards to:**

6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)

5. Discussion:

- 6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)
 - Patrick Townes, Municipal Planner of MHBC will present his Memorandum of December 16, 2025 and speak to any correspondence received
 - Questions or comments from Council and the public

6. Adjournment

Reconvene into Regular Meeting

Resolution No. 2025-392

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 12:19 p.m.

Carried

Matters Arising from Public Meeting

Resolution No. 2025-393

Moved by: Councillor Woods

Seconded by: Councillor Lamb

- 6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)

WHEREAS MHBC Planning Limited has prepared a Memorandum for the Agenda of December 16, 2025 with respect to the Zoning By-law Amendment for the property located at 9087 Bolger Lake for information purposes,

BE IT RESOLVED THAT the Council of the Municipality of Whitestone receives for information the Memorandum from MHBC Planning Limited; and

THAT Council directs staff to prepare a Recommendation Report, considering any new information, comments and feedback received at the December 16, 2025 Statutory Public Meeting, for presentation at a subsequent Council meeting; and

THAT the applicant completes the necessary studies, in consultation with staff, to demonstrate conformity with Section 13.06.3 of the Official Plan which shall include consideration of:

- traffic and road implications;
- a summary of the existing number of water access lots on the lake(s);
- quantifying the amount of boat traffic expected both from the proposed development and the cumulative impact of commercial activity planned on the neighboring lot; including details on the existing marina space and/or boat parking spaces that are available;
- whether the phasing of the build out of marina/waterfront landing properties should be required;
- whether there should be a maximum number of boat slips permitted on subject property;
- a conceptual site plan detailing dock location, vehicle parking locations and emergency access considerations;
- storm water management; and,
- the proximity of fish habitat and potential impacts of fish habitat in relation of the scale and location of development proposed; and

THAT a Fish Habitat Assessment be submitted for review.

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
<u>2</u>	Councillor Bray	X		
<u>3</u>	Councillor Lamb	X		
	Councillor Nash		Not present	
<u>1</u>	Councillor Woods	X		
<u>4</u>	Mayor Comrie	X		

Carried

7. Consent Agenda

Resolution No. 2025-394

Moved by: Councillor Bray

Seconded by: Councillor Lamb

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

- 7.1 Council Meeting Minutes
 - 7.1.1 Regular Council Meeting Minutes – November 18, 2025
- 7.2 Council Committee and Board Minutes
 - 7.2.1 Whitestone Environmental Stewardship Committee – September 8, 2025
 - 7.2.2 District of Parry Sound West (Belvedere Heights) – August 27, 2025
 - 7.2.3 District of Parry Sound Social Services Administration Board – October 9, 2025
 - 7.2.4 North Bay Parry Sound District Health Unit – September 24, 2025
 - 7.2.5 Emergency Management Program Committee Draft Minutes – November 4, 2025
- 7.3 Unfinished Business (listed on page 4 of the Agenda)

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

- 7.1 Council and Committee Meeting Minutes
 - 7.1.1 Regular Council Meeting Minutes of November 18, 2025

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

- 7.2 Council Committee and Board Minutes
 - 7.2.1 Whitestone Environmental Stewardship Committee – September 8, 2025
 - 7.2.2 District of Parry Sound West (Belvedere Heights) – August 27, 2025
 - 7.2.3 District of Parry Sound Social Services Administration Board – October 9, 2025
 - 7.2.4 North Bay Parry Sound District Health Unit – September 24, 2025
 - 7.2.5 Emergency Management Program Committee Draft Minutes – November 4, 2025
- 7.3 Unfinished Business (listed on page 4 of the Agenda)

Carried

8. Accounts Payable

Resolution No. 2025-395

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 \$234,114.44 for the period ending November 30, 2025.

Carried

9. Staff Reports

Resolution No. 2025-396

Moved by: Councillor Bray

Seconded by: Councillor Lamb

Report BYL-2025-01

By-law Enforcement Services Biannual Report, May to September 2025

THAT the Council of the Municipality of Whitestone receives for information Report BYL-2025-01, By-law Enforcement Services Biannual Report, May to September 2025.

Carried

Recess 1:15 p.m. to 1:50 p.m.

10. By-laws

Resolution No. 2025-397

Moved by: Councillor Lamb

Seconded by: Councillor Woods

10.1 **THAT** By-law No. 40-2025, being a By-law to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838, is hereby passed this 16th day of December, 2025. (SMALL, Anna)

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
1	Councillor Bray	X		
2	Councillor Lamb	X		
	Councillor Nash		Not present	
3	Councillor Woods	X		
4	Mayor Comrie	X		

Carried

Resolution No. 2025-398

Moved by: Councillor Bray

Seconded by: Councillor Woods

10.2 **THAT** By-law No. 44-2025, being a By-law to provide for the use of alternative voting methods, is hereby passed this 16th day of December, 2025.

Carried

11. Business Matters

Resolution No. 2025-399

Moved by: Councillor Lamb

Seconded by: Councillor Woods

11.1 2026 Conferences and Workshops

THAT the Council of the Municipality of Whitestone receives for information the Memorandum from Deputy Clerk Wendy Schroeder.

Carried

Resolution No. 2025-400

Moved by: Councillor Lamb

Seconded by: Councillor Bray

11.2 2026 FONOM Conference Information

THAT the Council of the Municipality of Whitestone receives for information the email from the Federation of Northern Ontario Municipalities regarding the 2026 conference, and

THAT the following people are registered for the 2026 FONOM Conference:

Deferred

Resolution No. 2025-401

Moved by: Councillor Woods

Seconded by: Councillor Bray

11.3 West Parry Sound Health Centre – Rural Nurse Practitioner-Led Clinic

11.3.1 Briefing Note

11.3.2 NPAO.ORG information sheet

11.3.3 CareBridge information sheet

11.3.4 North East Region Virtual Care Clinic information sheet

THAT the Council of the Municipality of Whitestone receives for information the Briefing Note, NPAO.org information sheet, CareBridge information sheet and North East Region Virtual Care Clinic information sheet from Naomi Wachowiak, Manager of Operations WPSHC Rural Nurse Practitioner-Led Clinics.

Deferred

12. Correspondence

Resolution No. 2025-402

Moved by: Councillor Bray

Seconded by: Councillor Woods

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the December 16, 2025 Council Meeting agenda,

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

- | | | |
|----|-----------------------|--|
| C | Town of Parry Sound | Letter to Minister of Education re. Near North District School Board – November 18, 2025 |
| C1 | Ministry of Education | Letter re assuming supervision of Near North District School Board – December 1, 2025 |

Carried

13. Councillor Items

Councillor Lamb – asked about the status of the ROMA delegation request – answer is that we do not yet know.

Mayor Comrie – the Mayor's New Year's Levee will be January 1, 2026 2:00 p.m. to 4:00 p.m.

14. Questions from the Public – none

15. Closed Session

Resolution No. 2025-403

Moved by: Councillor Lamb

Seconded by: Councillor Woods

Move into Closed Session

THAT this meeting be adjourned into a Closed Session meeting at 2:31 p.m. for the following matters:

- 15.1 Closed Session Minutes of the Regular Closed Session Council Meeting of Tuesday November 18, 2025
- 15.2 A proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to Ontario Municipal Act, Section 239 (2) (c)
 - Appraisal of Municipal lands, Nash, Scott and Jennifer
- 15.3 (added as per Resolution No. 2025-386)
 - Application to Purchase and Close Shore Road Allowance, 1035481 Ontario Ltd. (BERRY, Steve and Beatrice)
 - 5.1.2.3 Memorandum from MHBC for the December 16, 2025 Agenda
 - 5.1.2.4 Memorandum from Paula Macri, Planning Assistant dated October 3, 2025

RECORDING PAUSED

Reconvene into Regular Meeting

Resolution No. 2025-404

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT this meeting be reconvened to a Regular Meeting at 3:36 p.m.

Carried

RECORDING RESUMED

Matters Arising from Closed Session

Resolution No. 2025-405

Moved by: Councillor Bray

Seconded by: Councillor Lamb

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday November 18, 2025

THAT the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday November 18, 2025.

Carried

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

This matter was addressed in Closed Session.

- 15.3 Application to Purchase and Close Shore Road Allowance, 1035481 Ontario Ltd. (BERRY, Steve and Beatrice)

This matter was addressed in Closed Session.

16. Confirming By-law

Resolution No. 2025-406

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT By-law No. 45-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on December 16, 2025 is hereby enacted this 16th day of December, 2025.

Carried

17. Adjournment

Resolution No. 2025-407

Moved by: Councillor Woods

Seconded by: Councillor Bray

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 3:38 p.m. until the Regular Council (Budget) Meeting of Wednesday January 14, 2026 at 10:00 a.m. or at the call of the chair.

Carried

George Comrie

Mayor

Nigel Black

CAO / Clerk