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**Regular Council Meeting Minutes  
Tuesday, September 17, 2024, 10:00 a.m.  
Dunchurch Community Centre and Zoom Video Conferencing**

- Present: Mayor George Comrie  
Councillor Janice Bray  
Councillor Joe Lamb (arrived at 1:47 p.m.)  
Councillor Scott Nash (via Zoom, audio only)  
Councillor Brian Woods (via Zoom, audio only)
- Staff: David Creasor, Public Works Manager (11:20 a.m. to 1:45 p.m.)  
Paula Macri, Planning Assistant (10:00 a.m. to 3:45 p.m.)  
Wendy Schroeder, Deputy Clerk  
Bob Whitman, Fire Chief (10:00 a.m. to 2:00 p.m.)
- Consultants: Patrick Christie, C.P.T., Parry Sound Area Planning Board (via Zoom; 10:00 a.m. to 10:45 a.m.)  
Dan Hildebrandt, IT Consultant (via Zoom; 11:15 a.m. to 11:35 a.m.)
- Invited Guest: Bill McNiece, Dun-Ahmic and Cramadog Snowriders and Carling Trailblazers
- Other Guests: 4 via Zoom

**1. Roll Call and Call to Order** 10:00 a.m.

**2. Disclosure of Pecuniary Interest**  
Mayor George Comrie requested that any pecuniary interest be declared for the record.  
None was declared.

**3. Approval of the Agenda**

**Resolution No. 2024-343**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Scott Nash

**WHEREAS** the Members of Council have been presented with an Agenda for the September 17, 2024 Regular Council meeting.

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

**Carried**

#### 4. Presentations and Delegations

Dun-Ahmic Snowriders Snowmobile Club, Cramadog Snowriders and Carling Trail Blazers

- Bill McNiece, President of Dun-Ahmic Snowriders (representing the Clubs noted above)

4.1.1 Dun-Ahmic Snowriders Snowmobile Club, request dated June 17, 2024 in regards to a proposed Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission

4.1.2 Cramadog Snowriders, request dated September 6, 2024 in regards to a proposed Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission

4.1.3 Carling Trail Blazers, request dated September 9, 2024 in regards to a proposed Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission

#### Matters Arising from Presentations and Delegations

##### Resolution No. 2024-344

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

4.1, 4.2 and 4.3 Dun-Ahmic Snowriders Snowmobile Club, Cramadog Snowriders and Carling Trail Blazers

**WHEREAS** the Council of the Municipality of Whitestone supports the area Snowmobile Clubs and the established trail systems;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone requests that staff bring forward separate By-laws to the October Regular Council meeting, to support entering into Memoranda of Understanding regarding prescribed snowmobile trail land use permission for the:

Dun-Ahmic Snowriders Snowmobile Club,  
Cramadog Snowriders and  
Carling Trail Blazers.

**Carried**

#### Move into Committee of the Whole

##### Resolution No. 2024-345

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Janice Bray

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 10:20 a.m.

**Carried**

**5. Committee of the Whole**

5.1 Planning Matters

5.1.1 Consent Application B32/2024(W) – 2850490 Ontario Inc. (Shaun Brear)

- Memorandum from Parry Sound Area Planning Board dated September 5, 2024

**Reconvene into Regular Meeting**

**Resolution No. 2024-346**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Scott Nash

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 10:37 a.m.

**Carried**

**Matters arising from Committee of the Whole**

**Resolution No. 2024-347**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Scott Nash

5.1 Planning Matters

Consent Application B32/2024(W) - 2850490 Ontario Inc. (Shaun Brear)

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B32/2024(W) - 2850490 Ontario Inc. (Shaun Brear) and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this memorandum 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; and
2. **THAT** the new lots receive 911 addressing from the Municipality;
3. **THAT** the newly created lots be rezoned from Rural (RU) zone to Rural Residential (RR) zone;
4. **THAT** all applicable planning board fees be paid to the Parry Sound Area Planning Board

**Amendment proposed by Councillor Nash**

**Resolution No. 2024-348**

**Moved by:** Councillor Scott Nash

**Seconded by:** Councillor Janice Bray

**THAT** the following condition be added to Resolution No. 2024-347:

5. A notation be placed on title to the severed lots of the adjacent commercial property and the existing sand pit on the adjacent lands.

**Recorded vote as per Procedural By-law 83-2024 Section 3.19**

	<b>Yeas</b>	<b>Nays</b>	<b>Abstain</b>
Councillor Brian Woods	X		
Councillor Janice Bray	X		
Councillor Joe Lamb (absent)			
Councillor Scott Nash	X		
Mayor George Comrie	X		

**Carried**

**Resolution No. 2024-347 (as amended)**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Scott Nash

- 5.1 Planning Matters  
Consent Application B32/2024(W) - 2850490 Ontario Inc. (Shaun Brear)

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B32/2024(W) - 2850490 Ontario Inc. (Shaun Brear) and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this memorandum 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; and
2. **THAT** the new lots receive 911 addressing from the Municipality;
3. **THAT** the newly created lots be rezoned from Rural (RU) zone to Rural Residential (RR) zone;
4. **THAT** all applicable planning board fees be paid to the Parry Sound Area Planning Board; and
5. **THAT** a notation be placed on title to the severed lots of the adjacent commercial property and the existing sand pit on the adjacent lands.

**Recorded vote as per Procedural By-law 83-2024 Section 3.19**

	<b>Yeas</b>	<b>Nays</b>	<b>Abstain</b>
Councillor Scott Nash	X		
Councillor Brian Woods	X		
Councillor Janice Bray	X		
Councillor Joe Lamb (absent)			
Mayor George Comrie	X		

**Carried**

**6 Public Meeting – none**

**7 Consent Agenda**

**Resolution No. 2024-349**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

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

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of August 20, 2024
  - 7.1.2 Library Board Minutes of May 22, 2024

- 7.2 Unfinished Business (listed on page 5 to 7 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 August 20, 2024

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

- 7.1.2 Library Board Minutes of May 22, 2024; and
- 7.2 Unfinished Business (listed on page 5 to 7 of the agenda)

**Carried**

**8. Accounts Payable**

**Resolution No. 2024-350**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

**THAT** the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$266,878.64 for the period ending September 6, 2024

**Carried**

**9. Staff Reports**

**Resolution No. 2024-351**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Scott Nash

- 9.1 Report ADMIN-2024-10  
RFP 2024-10, By-law Enforcement Services

**THAT** the Council of the Municipality of Whitestone receives for information Report ADMIN-2024-10 (Request for Proposal, Contracted By-law Enforcement Services, RFP-2024-10).

**Carried**

**Resolution No. 2024-352**

**Moved by:** Councillor Scott Nash

**Seconded by:** Councillor Brian Woods

9.2 Report ADMIN-2024-11  
Community Centre Projector and Projector Screen Options

**THAT** the Council of the Municipality of Whitestone receives for information Report ADMIN-2024-11 (Community Center Projector and Screen Options).

**Amendment proposed by Councillor Nash**

**Resolution No. 2024-353**

**Moved by:** Councillor Scott Nash

**Seconded by:** Councillor Brian Woods

9.2 Report ADMIN-2024-11  
Community Centre Projector and Projector Screen Options

**THAT** the Council of the Municipality of Whitestone direct staff to proceed with the best option available not to exceed \$8500.00 and will work with Dan Hildebrandt to have it installed.

**Recorded vote requested by Councillor Scott Nash**

	<b>Yeas</b>	<b>Nays</b>	<b>Abstain</b>
Councillor Janice Bray	X		
Councillor Joe Lamb (absent)			
Councillor Scott Nash	X		
Councillor Brian Woods	X		
Mayor George Comrie	X		

**Carried**

**Resolution No. 2024-352 (as amended)**

**Moved by:** Councillor Scott Nash

**Seconded by:** Councillor Brian Woods

9.2 Report ADMIN-2024-11  
Community Centre Projector and Projector Screen Options

**THAT** the Council of the Municipality of Whitestone receives for information Report ADMIN-2024-11 (Community Center Projector and Screen Options); and

**THAT** the Council of the Municipality of Whitestone direct staff to proceed with the best option available not to exceed \$8500.00 and will work with Dan Hildebrandt to have it installed.

**Carried**

**RECESS 12:15 p.m. to 1:03 p.m.**

**Resolution No. 2024-354**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Scott Nash

- 9.3 Report FIRE-2024-03  
Accredited Superior Tanker Shuttle Service

**THAT** the Council of the Municipality of Whitestone receives for information Report FIRE-2024-03 (Accredited Superior Tanker Shuttle Service).

**Carried**

**Resolution No. 2024-355**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

- 9.4 Report PW-2024-10  
Ardbeg Firehall Ventilation

**THAT** the Council of the Municipality of Whitestone hereby receives for information Report PW-2024-10 (Ardbeg Firehall Ventilation).

**Carried**

**Councillor Lamb joined the meeting in person 1:47 p.m.**

**10. By-laws**

- 10.1 **THAT** By-law No. xx-2024, being a By-law to enter into an Agreement of Conditions of Approval of Consent B43/2022(W) – SKEBA, Ilona and Christopher Mario, is hereby passed this 17th day of September, 2024.

*At the request of the applicant this matter was removed from the agenda and not addressed.*

**Resolution No. 2024-356**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

- 10.2 **THAT** By-law No. 47-2024, being a Close and Stop up that part of the original Shore Road Allowance along the shores of Wahwashkesh Lake, in front of Lots 24 and 25, Concession 9, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Parts 2, 3, 6, 9, 13, 15, 17 and 18, Plan 42R-22066, is hereby passed this 17th day of September, 2024.

**Recorded vote as per Procedural By-law 83-2023 Section 3.19**

	<b>Yeas</b>	<b>Nays</b>	<b>Abstain</b>
Councillor Joe Lamb	X		
Councillor Scott Nash	X		
Councillor Brian Woods	X		
Councillor Janice Bray	X		
Mayor George Comrie	X		

**Carried**

## 11. Business Matters

### **Resolution No. 2024-357**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

#### 11.1 Community Sport and Recreation Infrastructure Fund (CSRIF)

**THAT** the Council for the Municipality of Whitestone does hereby provide the following direction to staff in respect of the Community Sport and Recreation Infrastructure Fund / grant opportunity:

Investigate the costs associated with the projects suggested and the feasibility of applying for them as a group by the deadline.

**Carried.**

### **Resolution No. 2024-358**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

#### 11.2 District of Parry Sound Municipal Association (DPSMA) Fall Meeting, Pointe au Baril September 27, 2024

**THAT** the Council of the Municipality of Whitestone receives for information the agenda for the DPSMA Fall 2024 Meeting, and approves the following Council Members and staff to attend the DPSMA Fall Meeting:

Mayor Comrie	CAO/Clerk Hendry
Councillor Woods	Deputy Clerk Schroeder
Councillor Bray	

### **Resolution No. 2024-359**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

#### 11.3 Report – Office of the Ombudsman dated September 2024

**THAT** the Council of the Municipality of Whitestone receives for information Ombudsman Report, Investigation into complaints about meetings held by the Municipality of Whitestone on December 21, 2022, and January 5, March 6, 13, 21 and April 4, 13, 2023, dated September 2024; and

**THAT** the Council of the Municipality of Whitestone has addressed recommendations outlined in the Ombudsman Report of September 2024, or will be addressing issues going forward:

1. All members of Council for the Municipality of Whitestone will be vigilant in adhering to their individual and collective obligation to ensure the Municipality complies with its responsibilities under the *Municipal Act, 2001*.
2. All meeting notices have included and will continue to include accurate information about the time and location of the meeting, including how the



public can access electronic meetings. Council will ensure that, when the Municipality's website is inaccessible, the public will be notified by other means, such as social media.

3. All resolutions that are to proceed *in camera* have and will continue to provide a general description of all issues to be discussed, in a way that maximizes the information available to the public, while not undermining the reason for excluding the public.

**Recorded vote requested by Councillor Nash**

	<b>Yeas</b>	<b>Nays</b>	<b>Abstain</b>	
Councillor Scott Nash	X			
Councillor Brian Woods	X			
Councillor Janice Bray	X			
Councillor Joe Lamb	X			
Mayor George Comrie	X			
				<b>Carried</b>

**12. Correspondence**

**Resolution No. 2024-360**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Janice Bray

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 7 of the September 17, 2024 Council Meeting agenda,

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

Items E, F, G – (all related to Beach Road parking / By-law 33-2024, Parking and Traffic

**Carried**

**Matters arising from Correspondence**

Residents of Shawanaga Lake to be encouraged to make a deputation to Council regarding their concerns with the Parking and Traffic By-law

**13. Councillor Items**

**Mayor Comrie –**

- Attended the Parry Sound Area Chamber of Commerce 2024 Business Excellence Awards

**Councillor Bray**

- Hospice West Parry Sound / Pathway to Palliative Care is having an information session at the Stockey Centre Friday September 27 commencing at 8:45 am
- Age-Friendly Parry Sound Committee is working to create an action plan to make the district more age-friendly with an online survey

### **Councillor Lamb**

- Noted issues regarding noise at Clear Lake
- Inquired of the status of the Ministry of Natural Resources v. Magnatawan Pioneer Association Provincial Offences matter

### **Councillor Scott Nash –**

- Asked about the status of the RFP for the Official Plan
- Would like to know about the RFP for guardrail work, and requested a map of the location(s) and timeline
- Requested an update in October or November for the Auld's Road bridgework

### **Councillor Woods**

- Travelled to the boat launches in the area and noticed that the signage should be updated
- Is aware of issues at Clear Lake
- Enquired about the status of the After School Program

### **14. Questions from the public – None**

**RECESS 3:45 p.m. to 4:00 p.m.**

### **15. Closed Session**

#### **Adjourn to Closed Session**

#### **Resolution No. 2024-361**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**THAT** this meeting be adjourned into a Closed Session meeting at 4:05 p.m., for the following matters:

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday, August 20, 2024
- 15.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
  - 15.2.1 Confidential correspondence from the Office of the Information and Privacy Commissioner of Ontario  
(Item from August 20, 2024 Regular Council meeting)
- 15.3 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, pursuant to Ontario Municipal Act, Section 239. (2) (f)
  - 15.3.1 Legal Opinion from Jennifer Biggar, Russel Christie, LLP  
Barristers and Solicitors, in respect of Bolger Landing matters
    - 15.3.1.2 Follow-up correspondence from Jennifer Biggar, Russell Christie LLP dated August 14, 2024

15.3.2 Legal Opinion from John Mascarin, Aird Berlis LLP

Barristers and Solicitors, in response to the Preliminary Ombudsman's Report presented in Closed Session at the May 14, 2024 Special Council meeting

- Memorandum from Michelle Hendry, CAO/Clerk regarding above matter and request from Councillor Nash

**Carried**

**Reconvene into Regular Meeting**

**Resolution No. 2024-362**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Janice Bray

**THAT** this meeting be reconvened to a Regular Meeting at 4:53p.m.

**Carried**

**Matters arising from Closed Session**

**Resolution No. 2024-363**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Joe Lamb

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday August 20, 2024

**THAT** the Council of the Municipality of Whitestone hereby approves the Closed Session Council Minutes of Tuesday August 20, 2024.

**Carried**

**Resolution No. 2024-364**

**Moved by:** Councillor Janice Bray

**Seconded by:** Councillor Brian Woods

- 15.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)

- 15.2.1 Confidential correspondence from the Office of the Information and Privacy Commissioner of Ontario

**THAT** the Council of the Municipality of Whitestone receives for information the correspondence from the Office of the Information and Privacy Commissioner of Ontario.

**Carried**

**Resolution No. 2024-365**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Janice Bray

15.3 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, pursuant to Ontario Municipal Act, Section 239(2) (f)

15.3.1 Legal Opinion from Jennifer Biggar, Russel Christie, LLP  
Barristers and Solicitors, in respect of Bolger Landing matters

15.3.1.2 Follow-up correspondence from Jennifer Biggar, Russell Christie  
LLP dated August 14, 2024

**THAT** the Council of the Municipality of Whitestone receives for information the Legal Opinion Jennifer Biggar, Russel Christie, LLP Barristers and Solicitors, in respect of Bolger Landing matters; and

**THAT** the Council of the Municipality of Whitestone hereby receives for information the follow-up correspondence from Jennifer Biggar, Russell Christie LLP dated August 14, 2024.

**Carried**

**Resolution No. 2024-366**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe Lamb

15.3.2 Legal Opinion from John Mascarin, Aird Berlis LLP  
Barristers and Solicitors, in response to the Preliminary Ombudsman's  
Report presented in Closed Session at the May 14, 2024 Special Council  
meeting

- Memorandum from Michelle Hendry, CAO/Clerk regarding the above matter and request from Councillor Nash

**THAT** the Council of the Municipality of Whitestone receives for information the Legal Opinion of John Mascarin, Aird Berlis LLP, Barristers and Solicitors in response to the Preliminary Ombudsman's Report presented in Closed Session at the May 14, 2024 Special Council meeting; and

**THAT** the Council of the Municipality of Whitestone hereby receives for information the memorandum from Michelle Hendry, CAO/Clerk regarding the above matter and request from Councillor Nash.

**Carried**

**16. Confirming By-law**

**Resolution No. 2024-367**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Janice Bray

**THAT** By-law No. 48-2024 being the Confirmatory By-law for the Council meeting of the Municipality of Whitestone on September 17, 2024 is hereby enacted as passed this 17th day of September, 2024.

**Carried**

**17. Adjournment**

**Resolution No. 2024-368**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 5:02 p.m. until the Special Council Meeting of Thursday, September 19, 2024 at 7:00 p.m. or at the call of the chair.

**Carried**



George Comrie

Mayor



Wendy Schroeder

Deputy Clerk