



**Special Council *DRAFT* Meeting Minutes  
Monday, January 17, 2022, 6:30 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  
Paula Macri, Planning Assistant

**Invited guest:** John Jackson, Planner

**Other guests:** 8

**1. Roll Call and Call to Order**

Mayor Comrie commenced roll call and called the meeting to order at 6:32 p.m.

**2. Disclosure of Pecuniary Interest**

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

National Anthem

Indigenous Land Acknowledgement Statement

**3. Approval of the Agenda**

**Resolution No. 2022-01**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

**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**

4. **Presentations and Delegations - None**

**Resolution No. 2022-02**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Beth Gorham-Matthews

**Move into Committee of the Whole**

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 6:38 p.m.

5. **Planning Items**

5.1 Consent Application B45/2021(W) – BUZCYNSKI et al

- Memorandum from John Jackson, Planner dated November 24, 2021

5.2 Group Applications to Close and Convey a Shore Road Allowance

- MERRITT, Gary  
Lot 5, Plan 42-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound
- POTTINGER, Marilyn  
Part Lot 28, Concession 5 being Part 2, PSR2324, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound
- RICE, Lisa Jane  
Lot 4, Plan 42-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound
- BURRELL, Drew  
Lot 3, Plan 42-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound
  - Memorandum from John Jackson, Planner dated December 29, 2021

5.3 Application to Purchase and Close Municipal Road Allowance – ROOT, Christopher and Suzanne

- Memorandum from John Jackson, Planner dated January 12, 2022
- Christopher and Suzanne Root correspondence.

**Resolution No. 2022-03**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Brian Woods

**Reconvene into Regular Meeting**

**THAT** the Council of the Municipality of Whitestone reconvene into Regular Council at 7:40 p.m.

**Carried**

## Matters Arising from Committee of the Whole

### Resolution No. 2022-04

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Beth Gorham-Matthews

#### 5.1 Consent Application B45/2021(W) – BUZCYNSKI et al

**WHEREAS** John Jackson, Planner Inc., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B45/2021(W) – BUZCYNSKI et al 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 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 lots receive 911 addressing from the Municipality;
3. That the newly created lots be rezoned to the Rural Residential (RR) Zone;
4. That a clearance letter be obtained from the Ministry of Transportation; and
5. That payment of all applicable planning fees be made to the Municipality of Whitestone.

**Motion withdrawn**

**Clerks Note:** Further information is requested by Council in regard to MTO approval of Hwy 124 frontage dimensions as well as the private driveway adjacent to the westerly boundary of 'Sever 4'.

### Resolution No. 2022-05

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Joe McEwen

#### 5.2 Group Application to Close and Convey a Shore Road Allowance

**WHEREAS** an application has been submitted by Gary Merritt for the closing and acquisition of the shore road allowance fronting Lot 5, Plan M-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound;

**AND WHEREAS** an application has been submitted by Marilyn Pottinger for the closing and acquisition of the shore road allowance fronting Part 2, PSR-2324, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound;

**AND WHEREAS** an application has been submitted by Lisa Jane Rice for the closing and acquisition of the shore road allowance fronting Lot 4, Plan M-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound;

**AND WHEREAS** an application has been submitted by Drew Burrell for the closing and acquisition of the shore road allowance fronting Lot 3, Plan M-628, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound;

**AND WHEREAS** there are no Official Plan conflicts, environmental concerns or planning issues with respect to these applications;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowances subject to:

- 1. Current practices and procedures and, the payment of fees in accordance with the current Municipal fees and charges By-law, for closing of Shore Road Allowances.

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

**Carried**

**Resolution No. 2022-06**  
**Moved by:** Councillor, Beth Gorham-Matthews  
**Seconded by:** Councillor, Joe McEwen

- 5.3 Application to Purchase and Close Municipal Road Allowance – ROOT, Christopher and Suzanne

**WHEREAS** an application has been submitted by Christopher and Suzanne Root for the closing and acquisition of part of the Municipal Road Allowance between Concessions 4 & 5, Lot 11, geographic Township of Hagerman now Municipality of Whitestone, District of Parry Sound

**WHEREAS** an application has been submitted by Christopher and Suzanne Root for the closing and acquisition of part of the Municipal Road Allowance part of the Municipal Road Allowance between Concessions 4 & 5, Lot 11, geographic Township of Hagerman now Municipality of Whitestone, District of Parry Sound

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone defer this application for further investigation.

**Carried**

**Resolution No. 2022-07**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Beth Gorham-Matthews

**Adjourn to Public Meeting**

**THAT** the Council of the Municipality of Whitestone move into the Public Meeting at 7:54 p.m.

**Carried**

**Public Meeting**

**1. Call to Order**

- Introductions were made by the Chairperson - Council, Staff and invited guests (John Jackson).

**2. Disclosure of Pecuniary Interest**

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

**3. Meeting Protocol**

The Chairperson advised of the meeting protocol.

**4. Discussion:**

4.1 ANDERSON, James and PATTERSON, Sandra - Proposed Zoning By-Law amendment is to rezone Part of Lot 32, Concession 1, geographic Township of McKenzie, now in the Municipality of Whitestone from the Rural (RU) Zone to a Rural (RU) Exception Zone.

- The Chairperson asked the Clerk if any letters or related correspondence had been received. The Clerk advised none received.
- John Jackson, Municipal Planner presented his report.
- The Applicant spoke to the re-zoning application.
- Questions or comments were received Council

**5. Adjournment**

**Close Public Meeting**

**Resolution No. 2022-08**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**THAT** the Council of the Municipality of Whitestone close the Public Meeting portion of the meeting at 8:28 pm.

**Carried**

**Matters Arising from Public Meeting**

**Resolution No. 2022-09**

**Moved by:**

**Seconded by:**

**7. BY-LAWS**

7.1 By-Law No. 01-2022, being a By-Law for a Zoning By-law amendment to rezone Part of Lot 32, Concession 1, geographic Township of McKenzie, now in the Municipality of Whitestone by James Anderson and Sandra Patterson.

**WHEREAS** By-Law 01-2022, being a By-Law to amend By-Law. 07-2018 (the Zoning By-Law), to rezone Part of Lot 32, Concession 1, geographic Township of McKenzie, now in the Municipality of Whitestone, from the Rural (RU) Zone to a Rural (RU) Exception Zone by James Anderson and Sandra Patterson in the Municipality of Whitestone, be given a First and Second reading;

**NOW THEREFORE BE IT RESOLVED THAT**, By-Law 01-2022 be given a Third and Final reading and enacted as of this date.

**Motion failed**

**Clerks Note:** Council requested that a Temporary Use By-Law be prepared for a future Council meeting.

**Resolution No. 2022-10**

**Moved by:** Councillor Brian Woods

**Seconded by:** Councillor Joe Lamb

7.2 By-Law No. 02-2022, being a By-Law to enter into an Agreement for Conditions of Approval of Consent B02/2021(W) – MEIN, Shirley

**THAT** By-Law 02-2022, being a By-Law to enter into an agreement for conditions of approval of Consent B02/2021(W) under the *Planning Act* – MEIN, Shirley to be Read a First and Second time this 17th day of January, 2022;

**AND FURTHER** Read a Third time, Passed and properly Signed and Sealed this 17th day of January, 2022 and numbered 02-2022.

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

**Carried**

**Resolution No. 2022-11**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

7.3 By-Law No. 03-2022, being a By-Law to authorize the sale of Lot 12, Plan 305 – COSTELLO, Kathleen

**THAT** By-Law 03-2022, being a By-Law to authorize the sale of Lot 12, Plan 305 to Kathleen Costello to be Read a First and Second time this 17th day of January, 2022;

**AND FURTHER** Read a Third time, Passed and properly Signed and Sealed this 17th day of January, 2022 and numbered 03-2022.

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

**Carried**

8. **Councillor Items** – None

9. **Questions from the Public**

10. **Confirming By-law**

**Resolution No. 2022-12**

**Moved by:** Councillor Joe McEwen

**Seconded by:** Councillor Brian Woods

**THAT** By-Law 04-2022 the Confirmatory By-Law for the Council meeting of Monday, January 17, 2022, be given a First, Second, Third and final reading and is passed as of this date.

**Carried**

11. **Adjournment**

**Resolution No. 2022-13**

**Moved by:** Councillor Joe Lamb

**Seconded by:** Councillor Brian Woods

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 9:01 p.m. until the next scheduled Regular Council meeting of Tuesday, January 18, 2022 at 6:30 p.m. or at the call of the chair.

**Carried**

---

**George Comrie**

**Mayor**

---

**Michelle Hendry**

**CAO/ Clerk**