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**Regular Council Meeting Minutes
Tuesday March 18, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing**

Present: Mayor George Comrie
Councillor Janice Bray
Councillor Joe Lamb
Councillor Scott Nash
Councillor Brian Woods

Staff: Nigel Black, CAO/Clerk
Barb Cribbett, Interim Treasurer (2:00 p.m. to 3:45 p.m.)
Paula Macri, Planning Assistant
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer / Tax Collector (2:00 pm to 3:45 p.m.)
Bob Whitman, Fire Chief

Invited Guests: Jamie Robinson, MHBC Planners
Patrick Townes, MHBC Planners
Patrick Christie, Parry Sound Area Planning Board

Other Guests: 10 in person
22 via audio/videoconferencing

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. 2025-080

Moved by: Councillor Woods

Seconded by: Councillor Lamb

WHEREAS the Members of Council have been presented with an Agenda for the March 18, 2025 Regular Council meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented with the following additions to the Public meeting:

6.1 Official Plan - an introductory meeting and presentation by MHBC Planners

Addendum 1: Margie Szilagyi – Official Plan Review

Addendum 2: Lake Wah-Wash-Kesh Conservation Association – Official Plan Input
Carried

4. Presentations and Delegations

4.1 Jim Shedden – Youth Baseball in Whitestone
Mr. Shedden sent his regrets

4.2 Rita Resnita, Quinn Lake Community Group – Ontario Teachers' Federation
Campground

Resolution No. 2025-081

Moved by: Councillor Bray

Seconded by: Councillor Nash

4.2 Georgia Resnita, Quinn Lake Community Group – Ontario Teachers' Federation
Campground

THAT the Council of the Municipality of Whitestone receives information regarding the Ontario Teachers' Federation Campground, and thanks Ms. Resnita for her presentation.

Carried

Resolution to set aside procedural bylaw

Resolution No. 2025-082

Moved by: Councillor Lamb

Seconded by: Councillor Nash

WHEREAS By-law No. 80-2023 Procedural By-law states:

3.2 Suspending Procedural By-law

No provision of this Procedural By-law will be suspended except by a majority vote of Council of each incidence of suspension of the rules.

The suspension will apply only to the procedure(s) or rule(s) which are stated within the motion to suspend and only during the meeting in which such motion was introduced.

NOW THEREFORE BE IT RESOLVED THAT the Procedural By-law 80-2023 be suspended in respect of Section 6.1.2 – Regular Meeting Agenda:

All Council Agendas will be prepared by the Clerk in writing and Regular Council meetings (with the exception of Regular Closed Session Council meetings) will generally be in accordance with Schedule "B". Other meeting Agendas will be adapted by the Clerk as determined to be appropriate for the intended meeting.

AND THAT Item 6.1 – Public Meeting, Official Plan update be heard after Item 4, Presentations and Delegations, and prior to Item 5, Committee of the Whole.

Carried

Move into Public Meeting

Resolution No. 2025-083

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone move into the Public Meeting at 10:40 a.m.

Carried

6. Public Meeting

6.1 Official Plan – an introductory meeting and presentation by MHBC Planners

6.1.1 Lorimer Lake Association

Addendum 1: Margie Szilagyi – Official Plan Review

Addendum 2: Lake Wah-Wash-Kesh Conservation Association – Official Plan Input

1. Call to Order

Council and Staff introduced to attendees

2. Disclosure of Pecuniary Interest

Mayor Comrie requested that any pecuniary interest be declared for the record.

None was declared.

3. Meeting Protocol

Mayor Comrie asked that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

4. Notice

Mayor Comrie asked Clerk Black how the Notice was delivered. Clerk Black advised that Notice was posted on the Municipal website, the Municipal Facebook page and e-newsletter, on the public bulletin board at the Municipal Office, and emails sent to various lake and road associations.

5. Correspondence

Mayor Comrie asked Clerk Black if any correspondence been received on this matter. Correspondence was received from Lorimer Lake Association, Margie Szilagyi, and Lake Wah-Wash-Kesh Conservation Association.

6. Discussion

Official Plan – an introductory meeting and presentation by MHBC Planners

- Jamie Robinson and Patrick Townes, from MHBC Planners, presented, responded to questions, and received comments from Council and the public.

7. Adjournment

The Public Meeting was adjourned at 11:38 a.m.

Reconvene into Regular Meeting

Resolution No. 2025-084

Moved by: Councillor Lamb

Seconded by: Councillor Nash

THAT the Council of the Municipality of Whitestone reconvene into Regular Meeting at 11:38 a.m.

Carried

Matters Arising from Public Meeting:

Resolution No. 2025-085

Moved by: Councillor Bray

Seconded by: Councillor Nash

- 6.1 Official Plan – an introductory meeting and presentation by MHBC Planners
 - 6.1.1 Lorimer Lake Association
 - 6.1.2 Margie Szilagyi – Official Plan Review
 - 6.1.3 Lake Wah-Wash-Kesh Conservation Association – Official Plan Input

THAT the Council of the Municipality of Whitestone receives for information the Official Plan presentation from MHBC Planners.

Carried

Move into Committee of the Whole

Resolution No. 2025-086

Moved by: Councillor Nash

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone move into Committee of the Whole at 11:40 a.m.

Carried

RECESS 1:50 to 1:25 p.m.

Reconvene into Regular Meeting

Resolution No. 2025-087

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 2:15 p.m.

Carried

Matters Arising from Committee of the Whole

5.1 Planning Matters

Resolution No. 2025-088

Moved by: Councillor Lamb

Seconded by: Councillor Nash

5.1.1 Consent Application No. B01/2025(W) – SAMOTIK, Zdzislaw

WHEREAS Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board dated February 24, 2025 regarding Consent Application B01/2025(W) – SAMOTIK, Zdzislaw 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;
2. **THAT** the three new lots receive 911 addressing from the Municipality;
3. **THAT** written confirmation be received from the Whitestone Fire Chief indicating that the private access road to the property can accommodate emergency vehicle(s);
4. **THAT** the newly created lot(s) be rezoned from Rural (RU) Zone to the Rural (RU) – Limited Services Zone;
5. **THAT** the applicants enter into a Section 51(26) Consent Agreement with the Municipality of Whitestone to be registered on title by the applicants to include the recognition of the private access road for the three new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance of the road;
6. **THAT** all applicable Planning Board fees be paid to the Parry Sound Area Planning Board; and
7. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

AMENDMENT proposed by Councillor Nash:

Resolution No. 2025-089

Moved by: Councillor Nash

Seconded by: Councillor Lamb

THAT Condition #3 re. confirmation from Fire Chief, be removed from the Consent Agreement.

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

AMENDMENT proposed by Councillor Lamb:

Resolution No. 2025-090

Moved by: Councillor Lamb

Seconded by: Mayor Comrie

THAT Condition #8 be added to require a 30-metre setback from any wetland on a severed property.

Recorded vote as per Procedural By-law 80-2023 s. 3.19

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

Carried

Resolution No. 2025-088 as amended

Moved by: Councillor Lamb

Seconded by: Councillor Nash

5.1.1 Consent Application No. B01/2025(W) – SAMOTIK, Zdzislaw

WHEREAS Patrick Christie, C.P.T. has prepared a report for the Parry Sound Area Planning Board dated February 24, 2025 regarding Consent Application B01/2025(W) – SAMOTIK, Zdzislaw 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;
2. **THAT** the three new lots receive 911 addressing from the Municipality;
3. ~~**THAT** written confirmation be received from the Whitestone Fire Chief indicating that the private access road to the property can accommodate emergency vehicle(s);~~
4. **THAT** the newly created lot(s) be rezoned from Rural (RU) Zone to the Rural (RU) – Limited Services Zone;
5. **THAT** the applicants enter into a Section 51(26) Consent Agreement with the Municipality of Whitestone to be registered on title by the applicants to include the recognition of the private access road for the three new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance of the road;
6. **THAT** all applicable Planning Board fees be paid to the Parry Sound Area Planning Board;
7. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid; and
8. **THAT** a 30-metre setback from any wetland on a severed property is required.

Recorded vote as per Procedural By-law 80-2023 s. 3.19

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

Carried

Resolution No. 2025-091

Moved by: Councillor Lamb

Seconded by: Councillor Bray

5.1.2 Consent Application No. B02/2025 1346107 Ontario Inc. (Shawn Hall)

WHEREAS Patrick Christie, C.P.T. has prepared a report for the Parry Sound Area Planning Board dated March 4, 2025 regarding Consent Application No. B02/2025 1346107 Ontario Inc. (Shawn Hall) 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;
2. **THAT** the two new lots receive 911 addressing from the Municipality;
3. **THAT** all applicable Planning Board fees be paid to the Parry Sound Area Planning Board; and
4. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

AMENDMENT proposed by Councillor Lamb:

Resolution No. 2025-092

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT Condition #5 be added to require a 30m setback from any wetland on any severed lot.

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

Resolution No. 2025-091 as amended

Moved by: Councillor Lamb

Seconded by: Councillor Bray

5.1.2 Consent Application No. B02/2025 1346107 Ontario Inc. (Shawn Hall)

WHEREAS Patrick Christie, C.P.T. has prepared a report for the Parry Sound Area Planning Board dated March 4, 2025 regarding Consent Application No. B02/2025 1346107 Ontario Inc. (Shawn Hall) 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;
2. **THAT** the two new lots receive 911 addressing from the Municipality;
3. **THAT** all applicable Planning Board fees be paid to the Parry Sound Area Planning Board;
4. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid; and
5. **THAT** a 30m setback from any wetland on a severed property is required.

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

Resolution No. 2025-093

Moved by: Councillor Lamb

Seconded by: Councillor Nash

5.3 Road Grant Protocol Policy

THAT Council of the Municipality of Whitestone receives for information Report ADMIN-2025-04, Road Grant Protocol; and

THAT direction be given to staff regarding the potential changes to be considered for a revised draft of the policy.

Recorded vote requested by Councillor Woods

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

Carried

7. Consent Agenda

Resolution No. 2025-094

Moved by: Councillor Lamb

Seconded by: Councillor 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 (Budget) - February 4 2025
 - 7.1.2 Regular Council Meeting Minutes - February 18 2025
 - 7.1.3 Regular Council Meeting Minutes (Budget) - March 4 2025
- 7.2 Council Committee and Board Minutes
 - 7.2.1 Whitestone Environmental Stewardship Committee – January 13, 2025
 - 7.2.2 Whitestone Recreation Committee – February 27, 2025 - DRAFT
 - 7.2.3 EMS Advisory Committee – February 27, 2025
- 7.3 Unfinished Business (listed on page 4)

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 (Budget) - February 4 2025
 - 7.1.2 Regular Council Meeting Minutes - February 18 2025
 - 7.1.3 Regular Council Meeting Minutes (Budget) - March 4 2025; and

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

- 7.2 Committee and Board Minutes
 - 7.2.1 Whitestone Environmental Stewardship Committee – January 13, 2025
 - 7.2.2 Whitestone Recreation Committee – February 27, 2025 - DRAFT
 - 7.2.3 EMS Advisory Committee – February 27, 2025; and
- 7.3 Unfinished Business (listed on pages 5 and 6 of the agenda)

Carried

8. Accounts Payable

Resolution No. 2025-095

Moved by: Councillor Nash

Seconded by: Councillor Lamb

- 8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$465,831.41 for the period ending February 28, 2025.

Carried

9. Staff Reports

Resolution No. 2025-096

Moved by: Councillor Lamb

Seconded by: Councillor Bray

- 9.1 Report FIN-2025-03
2024 Council Remuneration and Expenses

THAT the Council of the Municipality of Whitestone receives for information Report FIN-2025-03, 2024 Council Remuneration and Expenses.

Carried

10. By-laws

Resolution No. 2025-097

Moved by: Councillor Woods

Seconded by: Councillor Nash

- 10.1 By-law 12-2025, being a By-law to appoint a Treasurer / Tax Collector

THAT By-law 12-2025, being a By-law to appoint a Treasurer / Tax Collector and repeal By-law No. 63-2024, is hereby passed this 18th day of March, 2025.

Carried

11. Business Matters

Resolution No. 2025-098

Moved by: Councillor Nash

Seconded by: Councillor Bray

- 11.1 Landfill Bottle Shed Collection Report
- Memorandum from Deputy Clerk Schroeder

THAT the Council of the Municipality of Whitestone receives for information the Memorandum of Deputy Clerk Schroeder, Landfill Bottle Shed Collection Report.

Carried

Resolution No. 2025-099

Moved by: Councillor Lamb

Seconded by: Councillor Bray

- 11.2 Support of Canadian Businesses and Consumers
- Correspondence – Township of Uxbridge

WHEREAS the President of the United States continues to indicate that he will issue executive orders to impose tariffs on imports from Canada; and

WHEREAS predatory tariffs by the US government affect all residents, businesses and institutions within the Municipality of Whitestone; and

WHEREAS federal and provincial leaders are encouraging Canadians to buy Canadian;

BE IT RESOLVED THAT the Municipality of Whitestone supports Team Canada efforts to stop US tariffs on Canadian goods and services; and

THAT the Council of the Municipality of Whitestone joins federal, provincial and municipal leaders in encouraging Canadians to “buy Canadian”.

AMENDMENT proposed by Councillor Lamb:

Resolution No. 2025-100

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT the following be added to the resolution:

THAT, where possible, the Municipality of Whitestone will “buy Canadian.”

Carried

Resolution No. 2025-099 as amended

Moved by: Councillor Lamb

Seconded by: Councillor Bray

- 11.2 Support of Canadian Businesses and Consumers
- Correspondence – Township of Uxbridge

WHEREAS the President of the United States continues to indicate that he will issue executive orders to impose tariffs on imports from Canada; and

WHEREAS predatory tariffs by the US government affect all residents, businesses and institutions within the Municipality of Whitestone; and

WHEREAS federal and provincial leaders are encouraging Canadians to buy Canadian;

BE IT RESOLVED THAT the Municipality of Whitestone supports Team Canada efforts to stop US tariffs on Canadian goods and services;

THAT the Council of the Municipality of Whitestone joins federal, provincial and municipal leaders in encouraging Canadians to “buy Canadian”; and

THAT, where possible, the Municipality of Whitestone will “buy Canadian.”

Carried

Resolution No. 2025-101

Moved by: Councillor Bray

Seconded by: Councillor Lamb

11.3 West Parry Sound O.P.P. Detachment Board Appointments

11.3.1 Memorandum from CAO / Clerk Black

11.3.2 Terms of Reference

11.3.3 Municipal Representative Appointment

THAT the Council of the Municipality of Whitestone receives for information the Memorandum of CAO/Clerk Black, West Parry Sound O.P.P. Detachment Board Appointments; and

THAT the Council of the Municipality of Whitestone adopts the West Parry Sound O.P.P. Detachment Board Appointments Terms of Reference; and

THAT the Council of the Municipality of Whitestone appoints CAO/Clerk Nigel Black to be the appointed representative from the Municipality of Whitestone to sit on the committee to review Community Appointments.

Carried

Resolution No. 2025-102

Moved by: Councillor Lamb

Seconded by: Councillor Bray

11.4 2025 FONOM Conference North Bay, May 5-7

THAT the Council of the Municipality of Whitestone approves the following Council Members / Staff to attend the FONOM Conference in North Bay on May 5 to 7, 2025:

CAO / Clerk Nigel Black
Councillor Joe Lamb

Carried

RECESS 3:45 to 3:58 p.m.

12. Correspondence

Resolution No. 2025-103

Moved by: Councillor Lamb

Seconded by: Councillor Nash

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 7 of the March 18, 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:

none

Carried

13. Councillor Items

Councillor Bray

- attended the museum exhibit on volunteer firefighters, on to December
- the other museum exhibit on now is John Macfie's photographs, part of the McMichael Canadian Art Collection

Councillor Woods

- in regards to the Road Grant – suggests that municipal staff and Council go out to see the work that associations do
- With the Official Plan started, might be a good opportunity to take boat tour of Lorimer Lake to assess what we hear from residents as issues

Councillor Lamb

- Library programming in Ardbeg will be starting soon, good for community-building

Councillor Nash

- Asked when the Short-Term Rental By-law will be coming back to Council? – CAO / Clerk Black advised it will be part of the April 15 agenda
- Grader repairs discussed at budget meeting and would like to know what the one particular invoice is for

14. Questions from the Public - none

15. Closed Session

Resolution No. 2025-104

Moved by: Councillor Bray

Seconded by: Councillor Nash

Adjourn to Closed Session

THAT this meeting be adjourned into a Closed Session meeting at 4:09 p.m. for the following matters:

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

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

15.3.1 Resignation from Recreation Committee

Carried

RECORDING PAUSED

Reconvene into Regular Meeting

Resolution No. 2025-105

Moved by: Councillor Bray

Seconded by: Councillor Lamb

THAT this meeting be reconvened to a Regular Meeting at 4:14 p.m.

Carried

RECORDING RESUMED

Matters arising from Closed Session

Resolution No. 2025-106

Moved by: Councillor Nash

Seconded by: Councillor Lamb

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

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

Carried

Resolution No. 2025-107

Moved by: Councillor Nash

Seconded by: Councillor Lamb

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

- 15.3.1 Staffing and Human Resource Matter
- Resignation from Recreation Committee

THAT the Council of the Municipality of Whitestone accepts the resignation of Carol McClellan from the Recreation Committee, and thanks her for her time and efforts.

Carried

16. Confirming By-law

Resolution No. 2025-108

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT By-law No. 13-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on March 18, 2025 is hereby enacted this 18th day of March, 2025.

Carried

17. Adjournment

Resolution No. 2025-109

Moved by: Councillor Woods

Seconded by: Councillor Lamb

WHEREAS the business of this Meeting has concluded;


NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 4:17 p.m. until the Regular Council Meeting of Tuesday, April 15, 2025 at 10:00 a.m. or at the call of the chair.

Carried



George Comrie

Mayor



Nigel Black

CAO / Clerk