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**Regular Council Meeting Minutes
Tuesday, September 20, 2022, 6:30 p.m.
Dunchurch Community Centre and Zoom Video Conferencing**

- Present:** George Comrie, Mayor
Beth Gorham-Matthews, Councillor
Joe Lamb, Councillor
Joe McEwen, Councillor
Brian Woods, Councillor (via phone; left meeting at 8:28 pm)
- Staff:** Michelle Hendry, CAO/Clerk
Maneesh Kulal, Treasurer (via Zoom video)
Dave Creasor, Manager of Public Works (via Zoom video)
Bob Whitman, Fire Chief (via Phone)
- Consultant:** John Jackson, Planner (via Zoom video)
- Guests:** 13 - In person
22 – via Zoom video or telephone

1. Roll Call and Call to Order

The Chair commenced roll call and called the meeting to order at 6:31 p.m.

National Anthem

Indigenous Land Acknowledgement Statement

The Municipality of Whitestone recognizes all of Canada resides on traditional, unceded and/or treaty lands of the Indigenous People of Turtle Island.

We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families.

This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.

2. Disclosure of Pecuniary Interest

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

3. Approval of the Agenda

Resolution No. 2022-320

Moved by: Councillor Joe McEwen

Seconded by: Councillor Joe Lamb

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

5. Planning Items -

Clerks Note: Planning Matters and Committee of the Whole were deferred to later in the meeting due to the availability of the Municipal Planner.

6. Public Meeting - None

7. Consent Agenda

Resolution No. 2022-321

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

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

7.1 Council and Committee Meeting Minutes

7.1.1 Special Council Meeting Minutes for Wednesday, August 31, 2022

7.1.2 Regular Council Meeting Minutes for Tuesday, September 6, 2022.

7.2 Unfinished Business (pages 5-10 of the Agenda)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby approve the Special Council Meeting Minutes of August 31, 2022 and the Regular Council Meeting Minutes of September 6, 2022 and receives for information all other items contained in the Consent Agenda dated September 20, 2022.

Carried

8. Accounts Payable

Resolution No. 2022-322

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe Lamb

8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$99,959.00 for the period ending September 15, 2022.

Carried

9. Staff Reports

Resolution No. 2022-323

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

9.1 ADMIN-2022-13

Joint Compliance Audit Committee – Appointment of Members

THAT the Council of the Municipality of Whitestone does hereby appoint the following to the West Parry Sound Joint Election Compliance Audit Committee for the term of Council, from November 15, 2022 to November 14, 2026

- Judy Keown
- Larry Simons and,
- Peter Spadzinski

Carried

10. By-laws

Resolution No. 2022-324

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

10.1 By-law 50-2022, being a By-law to amend By-law No. 40-2012 as amended, in respect of the inaugural meeting of a new Council

THAT By-law 50-2022, being a By-law to amend By-law No. 40-2012 as amended, in respect of the inaugural meeting of a new Council, be Read a First and Second time this 20th day of September, 2022

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 20th day of September, 2022 and numbered By-law 50-2022.

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

Carried

11. Business Matters

Resolution No. 2022-325

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe Lamb

- 11.1 Revised 2022 Schedule of Regular Council Meetings

THAT the Council of the Municipality of Whitestone does hereby receive the Revised 2022 Schedule of Regular Council Meetings for information.

Carried

Resolution No. 2022-326

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

- 11.2 Memo - Cogeco Broadband Update

THAT the Council of the Municipality of Whitestone does hereby receive the Memo – Cogeco Broadband Update for information.

Carried

Resolution No. 2022-327

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

- 11.3 Nursing Station Financial update

THAT the Council of the Municipality of Whitestone does hereby receive the Nursing Station Financial update for information.

Carried

Resolution No. 2022-328

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Brian Woods

- 11.4 Memo - Discussions regarding Excavator rental vs purchase

THAT the Council of the Municipality of Whitestone does hereby receive the Memo – Discussions regarding Excavator rental vs purchase for information;

AND THAT the Council of the Municipality of Whitestone does hereby request that staff proceed with a RFP for the purchase of an excavator.

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

Carried

Resolution No. 2022-329

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

- 11.5 Memo - Draft Funding Agreement between WPS Recreation and Cultural Centre Joint Municipal Services Board and Municipality of Whitestone (item deferred from September 6, 2022 Council meeting)

THAT the Council of the Municipality of Whitestone does hereby receive Memo and Draft Funding Agreement between WPS Recreation and Cultural Centre Joint Municipal Services Board and Municipality of Whitestone for information.

AND THAT the following amendments be made to the DRAFT agreement; subject to the CAO/Clerk obtaining legal advice as to the validity of the motion in respect of "Lame Duck".

FIRST AMENDMENTS:

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

Section 1. be revised to read:

Whitestone shall make a one-time financial contribution of \$250,000 towards the building of the Facility within 30 days of the **commencement of construction of the physical building, subject to** the completion of the review requirement outlined in Section 4, to the satisfaction of Whitestone.

The last sentence of the last paragraph of Section 2. be revised to read: Whitestone shall have the ability to review all operating costs, **revenues**, and expenses to satisfy itself with the said deficit.

Section 4. be revised to read:

The commitments outlined above are conditional on a review of the operating model, projected operating **revenues and** costs, and reserve requirements for the Facility by **independent** management consultants

with expertise in such reviews, to be completed prior to final design of the Facility, at the Board's cost.

Recorded Vote First Amendments:	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods			X
Mayor, George Comrie	X		
			Carried

SECOND AMENDMENTS:

Moved by: Mayor Comrie
Seconded by: Councillor Joe McEwen

The last recital re revised to read:
 AND WHEREAS the Board **has relied and will continue to rely on** the financial support of Whitestone when making decisions about the facility;

Section 1. be revised such that;
 And that the words ***“to the satisfaction of Whitestone”*** be removed

Section 2., last paragraph be revised to read:
 Operating deficit means where the operating costs and expenses incurred by the Facility, as determined under Generally Accepted Accounting Principles (GAAP), that are related to the operation of the Facility and that do not include depreciation or reserve funds, exceed the membership revenue and any other ***operating*** revenue received by the Board.
 Whitestone shall have the ability to review all operating costs, revenues, and expenses to satisfy itself with the said deficit.

Section 3. last sentence be revised to read:
 Whitestone shall pay the invoice within **90** days of receipt subject to review noted above and concurrence of the operating deficit.

Recorded Vote Second Amendments:	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods			X
Mayor, George Comrie	X		
			Carried

Recorded Vote on motion with First and Second Amendments

	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Councillor, Brian Woods			X
Mayor, George Comrie	X		

Carried

12. Correspondence (listed on page 4 of the Agenda)

Resolution No. 2022-330

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 4 of the September 20, 2022 Council agenda;

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

- A. Town of Kingsville resolution regarding Bill 3, Strong Mayors, Building Homes Act, 2022 dated September 1, 2022
- C. Cathy Lamb email sent on September 11, 2022 in regards to the Dunchurch Community Centre – Accessibility
- D. Magnetawan Pioneer Association request for additional funding for roads leading to Bolger Landing through Road Grant program.

Carried

Resolution No. 2022-331

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

Matters Arising from Correspondence

Item A – General discussion

Item C – Staff will consider accessibility needs at the Dundome, the Community Centre and Municipal Office for discussion during the 2023 budget

Item D -

THAT the Council of the Municipality of Whitestone does hereby receive for information correspondence item D., Magnetawan Pioneer Association request for additional funding for roads leading to Bolger Landing through the Road Grant program, dated September 13, 2022;

AND THAT the Council of the Municipality of Whitestone does hereby direct staff to count residences/households that use the roads to Bolger Landing in their application of the Road Grant Protocol.

Carried

RECESS 8:15 pm

Councillor Brian Woods left the meeting at 8:28pm

Clerks Note: Planning Matters and Committee of the Whole commenced

Resolution No. 2022-332

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe Lamb

Move into Committee of the Whole

THAT this meeting move into Committee of the Whole at 9:15 p.m.

Carried

5. Planning Items

- 5.1 Report from John Jackson, Planner dated September 9, 2022
Ted Greenwood zoning matter – 1686 Highway 124, Dunchurch
- 5.2 Application to Purchase and Close Municipal Road Allowance – SALVATORI et al
 - Memorandum from John Jackson, Planner dated September 14, 2022
- 5.3 Proposed Zoning By-Law amendment is to rezone Part Lot 24, Concession 6, in the geographic Township of Burton, from Waterfront Residential 1-Limited Service (WF1-LS) to Tourist Commercial (C2) Zone – ROBERTS
 - Report from John Jackson, Planner dated September 7, 2022
- 5.4 Proposed Official Plan Amendment No. 3 – Lorimer Lake

Resolution No. 2022-333

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

THAT Council hereby continues its Council Meeting past the allotted time of three and a half (3½) hours and continue for an additional one-half (1/2) hour

Carried

Resolution No. 2022-334

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe McEwen

Reconvene into Regular Meeting

THAT this meeting reconvenes into Regular Meeting at 10:30 p.m.

Carried

Resolution No. 2022-335

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe McEwen

Matters Arising from Committee of the Whole

5.1 Report from John Jackson, Planner dated September 9, 2022

- Ted Greenwood zoning matter, 1686 Highway No. 124, Dunchurch

THAT the Council of the Municipality of Whitestone does hereby receive for information the report from John Jackson, Planner dated September 9, 2022 regarding the Ted Greenwood zoning matter, for a property known as 1686 Highway No. 124, Dunchurch;

AND THAT the Council of the Municipality of Whitestone does hereby support the recommendation of John Jackson that should an M1 zone be requested by Mr. Greenwood for the above referenced property, a rezoning application would be required, with the necessary procedures followed, i.e. notices, public meeting, appeal potential etc.

Recorded Vote:	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen		X	
Mayor, George Comrie	X		

Carried

Resolution No. 2022-336

Moved by: Councillor Joe Lamb

Seconded by: Councillor Beth Gorham-Matthews

5.2 Application to Purchase and Close Municipal Road Allowance – SALVATORI et al

WHEREAS an application has been submitted by Daniel Salvatori, James Enslin, Brent Kaufman and Ryan O’Hare for the closing and acquisition of part of the Municipal Road Allowance between Concession 2 and 3 geographic Township of McKenzie Whitestone (PIN 52250-0535);

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of part of the Municipal Road Allowance between Concession 2 and 3 geographic Township of McKenzie Whitestone (PIN 52250-0535) as applied for by Daniel Salvatori, James Enslin, Brent Kaufman and Ryan O’Hare, and subject to the following:

1. That closure of the part of the municipal road allowance requested does not remove access from any adjoining lands;
2. Placement of an appropriately sized culvert and drainage activities to eliminate any drainage issues (to be approved by the Municipality of Whitestone Manager of Public Works);
3. That the applicant pays all associated costs and fees; and
4. That all practices, policies and procedures of the Municipality be followed for closing of Municipal Road Allowances, including notification of adjoining property owners.

Recorded Vote:	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Mayor, George Comrie	X		

Carried

Resolution No. 2022-337

Moved by: Councillor Beth Gorham-Matthews

Seconded by: Councillor Joe Lamb

- 5.3 Proposed Zoning By-law amendment to rezone Part Lot 24, Concession 6, in the geographic Township of Burton, from Waterfront Residential 1-Limited Service (WF1-LS) to Tourist Commercial (C2) Zone – ROBERTS

WHEREAS an application has been submitted by Will Rootham Roberts for a proposed Zoning By-law amendment of Part Lot 24, Concession 6, in the geographic Township of Burton, from Waterfront Residential 1-Limited Service (WF1-LS) to Tourist Commercial (C2) Zone;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby support the recommendation of John Jackson, Planner that staff be requested to proceed with the advertisement and circulation of the Notice of Public meeting for the above referenced zoning By-law amendment.

Recorded Vote:	YEAS	NAYS	ABSTAIN
Councillor, Beth Gorham-Matthews	X		
Councillor, Joe Lamb	X		
Councillor, Joe McEwen	X		
Mayor, George Comrie	X		

Carried

5.4 Proposed Official Plan Amendment #3 – Lorimer Lake

Clerks Note – no motion put forward on this matter.

13. **Councillor Items** - None

14. **Questions from the Public**

15. **Confirming By-law**

Resolution No. 2022-338

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

THAT By-law 51-2022 Being the Confirmatory By-law for the Council meeting of Tuesday, September 20, 2022, be given a First, Second, Third and final reading and is passed as of this date.

Carried

16. **Adjournment**

Resolution No. 2022-339


Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

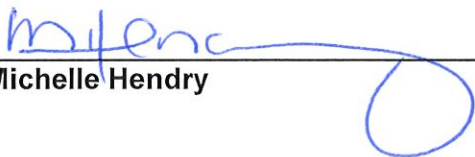
WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 10:42 p.m. until the Regular Council meeting of October 4, 2022 at 6:30 p.m. or at the call of the chair.

Carried



George Comrie Mayor



Michelle Hendry CAO/ Clerk