



The Corporation of the Municipality of Whitestone

**Agenda of Regular Council Meeting
Tuesday November 1, 2022**

Dunchurch Community Centre

and

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/85663698139>

(Phone Call Only)

Dial [+1 647 558 0588](tel:+16475580588) then Enter Meeting ID: 856 6369 8139#

Meetings are recorded. Both the audio and video are posted on the Municipal Website

1. Call to Order and Roll Call

6:30 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

3. Approval of Agenda ®

4. Presentations and Delegations - None

5. Planning Items – None

6. Public Meeting

Adjourn to Public Meeting ®

6.1 ROBERTS, Will Rootham - Proposed Zoning By-Law amendment is to rezone Parts 8, 9, 10, Plan 42R-20588, geographic Township of Burton, now in the Municipality of Whitestone from the Rural (RU) Zone to a Tourist Commercial (C2) Zone

6.1.1 Report from John Jackson, Planner dated September 7, 2022

6.1.2 Correspondence Received as of October 27, 2022

- Will Roberts
- Jacqueline Head with attached Magnatawan Pioneer Association presentation
- Eric and Rebecca Huffman
- Ted Gray
- Tania Gill
- Anonymous email forwarded by MPA
- Senterre McKenna email forwarded by MPA
- Elizabeth Poulter
- Daren and Heather Dobbie
- Laura Head and Jake Little
- Sarah and Steve Bros
- David Clegg
- Sue Jennings and Randy Johnson
- Susie Gryspeerdt
- Steven L. McGowan
- Tara McGowan
- Robert Taylor
- Ms. Leila John et al
- Cindy McGowan
- Marsha Murphy
- Kelvin Williamson
- Joseph Gill
- Maxwell McBride Peterson
- Dale Duffy
- Brent Sullivan

Close Public Meeting ®

Matters Arising from Public Meeting

7. Consent Agenda ®

Items listed under the Consent Agenda are considered routine and will be enacted in one motion. A Member of Council may request one or more items to be removed from the Consent Agenda for separate discussion and/or action.

- 7.1 Council and Committee Meeting Minutes
 - 7.1.1 Regular Council Meeting Minutes for Tuesday, October 18, 2022.

- 7.2 Unfinished Business (listed on pages 4 to 7)

Matters Arising from Consent Agenda

8. Accounts Payable

- 8.1 Accounts Payable ®

9. Staff Reports - None

10. By-Laws

- 10.1 By-Law No. 55-2022, being a By-Law to Close and Stop up that part of the original shore road allowance along the shores of Wah-Wash-Kesh Lake, in front of Lot 27, Concession 5, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1 according to Plan 42R-21927 - (STOLL, Bruce and FICHNER-STOLL, Susan) ®
- 10.2 By-law No. 57-2022, being a By-law to enter into an Agreement for Conditions of Approval of Consent B07/2019(W) - DT ENTERPRISES NORTH LTD. ®

11. Business Matters

- 11.1 Memo - Parkers Bay Road boat launch ®
- 11.2 Memo- Whitestone and Area Nurse Practitioner-Led Clinic Building Expansion Financial Report to Whitestone Council ®
- 11.3 Presentations to Members of the 2018 to 2022 Council

12. Correspondence

Matters Arising from Correspondence

13. Councillor Items

14. Questions from the Public

15. Confirming By-law ®

16. Adjournment ®

UNFINISHED BUSINESS

DATE	ITEM AND DESCRIPTION	ASSIGNED TO	STATUS
2018	Official Plan Amendment (OPA) Number 2 Private Road Development Land uses on vacant lots and Trailers and Campers	Planning Consultant / Staff	There are no appeals to OPA2 Pubic Meeting to be scheduled for December 13, 2022 in respect of Zoning By-law Amendments
April 2019	Animal and Bird Control By-law	Agricultural Committee	DRAFT By-law for information and discussion presented at for the Regular Council meeting of October 4, 2022. For discussion by new Council in 2023
March 15, 2021	Review of By-law 20-2014 (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	Ad Hoc Committee	On June 7, 2022 Council passed a By-law to amend the Municipality's Zoning By-law in regards to a revision of the definition of Short Term Rental Unit. The last date for filing a notice of appeal was the 11th day of July, 2022 A revised By-law for the licensing, regulating/governing of rental units and protocol is in process and will be shared with Council in December 2022 or January 2022
AS OF JANUARY 2022			
Feb 22, 2022	Staff Report PW-2022-01 Churlee Road Boat Launch THAT the Council of the Municipality of Whitestone does hereby receive Staff Report PW- 2022-01 (Churlee Road Boat launch) for information, AND THAT the Council of the Municipality of Whitestone does hereby provide the following direction:	Manager of Public Works	Report presented at the September 6, 2022 Regular Council meeting. Follow-up from the September 6, 2022 Council meeting – staff to consider the possibility of a boat launch adjacent to a CRA that runs off of Farley's Road.
March 15, 2022	By-law 16-2022, being a By-law for a Zoning By- law amendment to rezone Part of Lot 39, Concession A, geographic Township of McKenzie, now in the Municipality of Whitestone from the Rural (RU) Zone to a Rural (RU) Exception Zone – ANDERSON/PATTERSON	Planning Staff and CBO	To be reviewed with the Applicant January 2024

April 19, 2022	<p>Report from WahWashKesh Landings Task Force regarding Paid and Enforced Parking.</p> <p>THAT the Council of the Municipality of Whitestone does hereby receive the report of the WahWashKesh Landings Task Force dated April 19, 2021 regarding paid and enforced parking for information, and consider its recommendations</p>	Mayor Comrie with assistance of staff as needed	Ongoing
	<p>Report from WahWashKesh Landings Task Force regarding Paid and Enforced Parking.</p> <p>THAT the Council of the Municipality of Whitestone does hereby approve in principle the introduction of paid and enforced parking at the WahWashKesh landings, as soon as practical.</p>	Mayor Comrie with assistance of staff as needed	Anticipated for 2023
	<p>Report from WahWashKesh Landings Task Force regarding Paid and Enforced Parking.</p> <p>THAT the Council of the Municipality of Whitestone does hereby request staff to bring forward an amendment to By-law 38-2016, being a By-law to regulate traffic and to govern and control the parking of vehicles within the Municipality of Whitestone, in support of the implementation of enforced parking at the WahWashKesh landings, as soon as practical</p>	Mayor Comrie with assistance of staff as needed	
	<p>Report from WahWashKesh Landings Task Force regarding Paid and Enforced Parking.</p> <p>THAT the WahWashKesh Landings Task Force develop an implementation plan for paid and enforced permit parking at the WahWashKesh landings in cooperation with the WahWashKesh Conservation Association and Municipal Staff.</p>	Mayor Comrie with assistance of staff as needed	
	<p>Report from WahWashKesh Landings Task Force regarding Paid and Enforced Parking.</p> <p>THAT the WahWashKesh Landing Task Force negotiate a revised agreement with the</p>	Mayor Comrie with assistance of staff as needed	

	WahWashKesh Conservation Association with respect to the WahWashKesh landings, following the WWKCA 2022 AGM, for ratification by Whitestone Council.		
	ADMIN-2022-09 Lorimer Lake Resort Property – wetlands / beaver pond THAT the Council of the Municipality of Whitestone does hereby receive report ADMIN-2022-09 (Lorimer Lake Resort property – wetlands / beaver pond) for information.	Planning Consultant	Clerks Note: Members of Council had an interest in pursuing this matter further with a request to: <ul style="list-style-type: none"> • Provide a report on EP Zones that were inadvertently eliminated from the Zoning Maps in 2018 • A typical Fill By-law • A typical Site Alteration By-law and • A review of how other local Municipalities manage EP Zones <p>In progress; no date has been set by the Consultant at this time for completion.</p>
July 5, 2022	<p>AMBIANCE FINE HOMES INC. Proposed Zoning By-law amendment is to rezone part Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone.</p> <p>THAT the Council of the Municipality of Whitestone receives the Ambiance Fine Homes Inc. Proposed Zoning By-law amendment to rezone part of Lots 40 and 41, Concession A, in the geographic Township of Hagerman and fronting on Highway 124, from the Industrial Pit (M2) Zone to the Industrial (M1) Zone for information.</p> <p>AND THAT the following direction is hereby provided with respect to the next steps:</p> <p>A peer review to be conducted of the planning, environmental, and socio-economic issues associated with the application to address the questions raised by the public, and suggest mitigation measures, at the applicant's cost</p>	CAO/Clerk and Planning Consultant	Per media release on September 21, 2022 an appeal to the Local Planning Appeal Tribunal (LPAT) has been received and is in progress.

July 19, 2022	Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC., 12628465 CANADA INC. (Graham Keene) THAT staff work with John Jackson and the applicant to address the concerns raised in the Public Meeting	Staff and Planning Consultant	Review in progress – Decision deferred at the October 18, 2022 Regular Council meeting pending the receipt of further information.
	Fire Fighter Certification (per correspondence from Fire Marshal's Office) - Funding opportunity	Fire Chief	Grant applied for; waiting for response.
September 20, 2022	Staff will consider accessibility needs at the Dundome, the Community Centre and Municipal Office for the 2023 budget	Public Works Manager	2023 Budget
October 4, 2022	Farley's Road Parking area Council requested that staff obtain legal advice in respect of the Farley's Road parking and boat launch.	CAO/Clerk	In progress

END

Correspondence

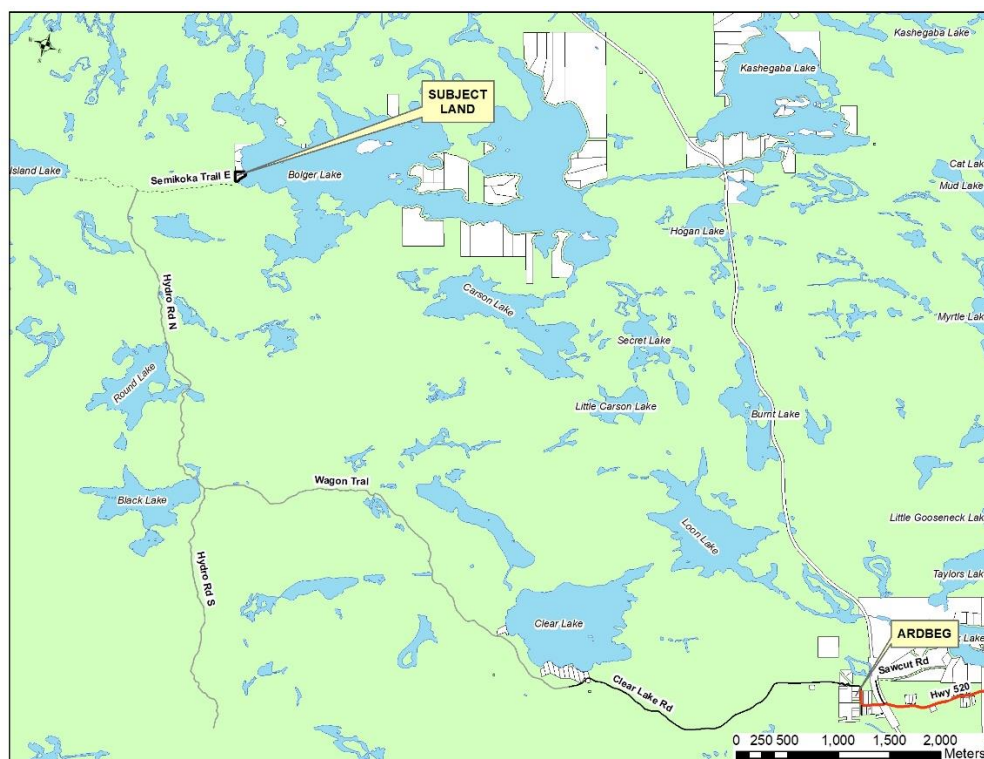
(listed in the order they were received by the Clerks Department)

- A. Office of the Chief Veterinarian for Ontario letter on avian influenza (H5N1) in domestic poultry dated October 17, 2022.
- B. Rural Ontario Municipal Association (ROMA) call for nominations for 2023 – 2027.
- C. Municipality of Wawa resolution regarding Bill 3 “An Act to amend various statutes with respect to special powers and duties of heads of Councils” dated September 20, 2022.
- D. 2023 Annual FONOM Conference
- E. Municipality of McDougall resolution regarding the Mega School dated October 12, 2022.
- F. Ministry of Municipal Affairs and Housing letter regarding More Homes Built Faster: Ontario’s Housing Supply Action Plan 2022-2023 dated October 25, 2022.
- G. Certificate of Appreciation for support to the Royal Canadian Legion Ontario Command for 2022.

PUBLIC MEETING

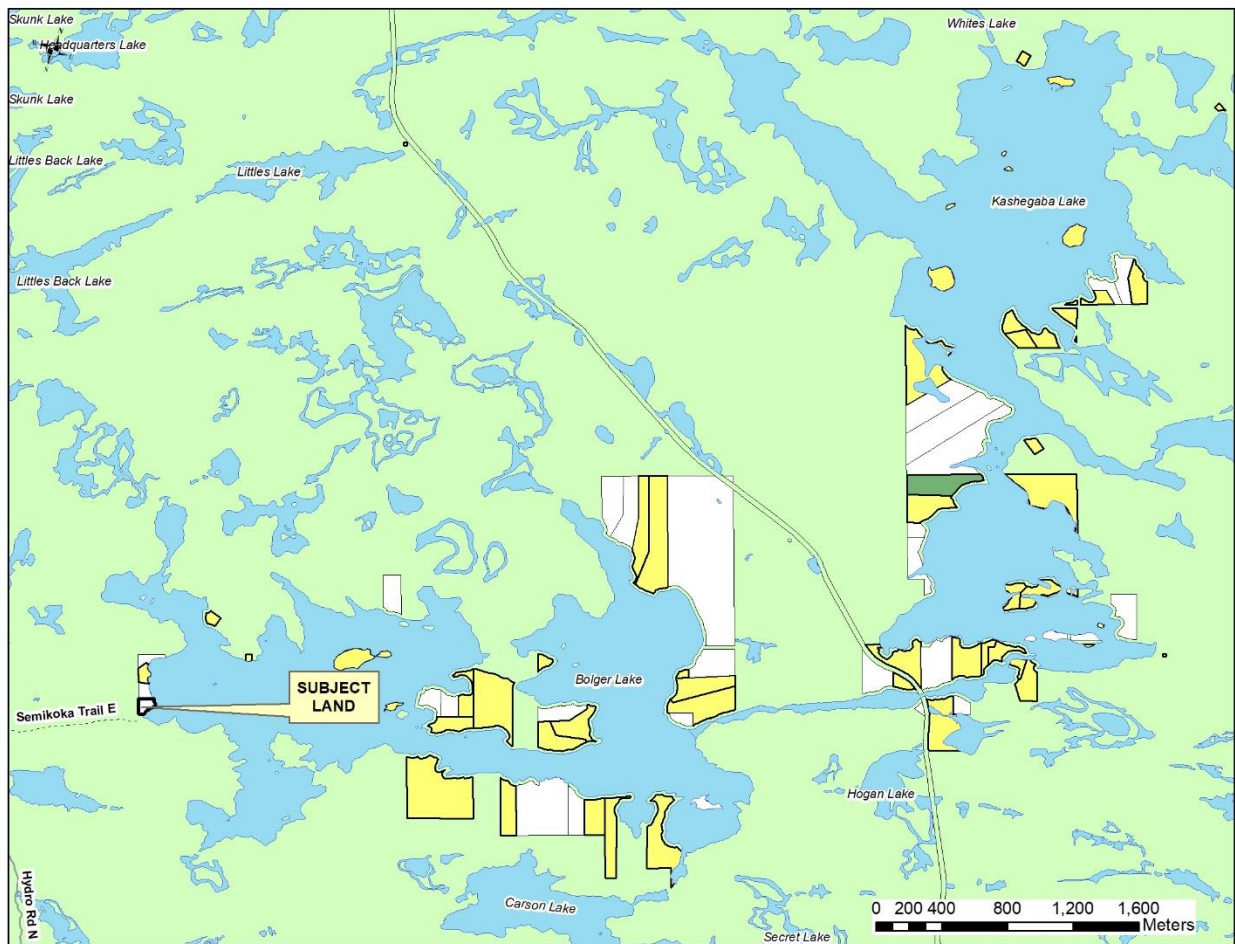
PROPOSED REZONING**PART OF LOT 24, CONCESSION 6****GEOGRAPHIC TOWNSHIP OF BURTON****ROLL # 49390400 050 0201****PARTS 8, 9, 10, SURVEY PLAN 42R-20588****Semikoka Trail East (Bolger Landing)****September 7, 2022****Applicant: Will Roberts****BACKGROUND/PURPOSE**

Will Roberts owns the lot adjacent to Bolger Landing at the west end of Bolger Lake water access properties.



There are only about 77 (37+40) parcels of land on the two lakes, Bolger and Kashegaba Lakes, with all but the four Roberts lots being water access.

There is a significant amount of Crown land on Bolger and Kashegaba Lakes. Between the Crown land and the isolation by the long trail from Ardbeg up the hydro line to the landing, these features create a very remote cottage experience.



The Bolger landing has grown as more parcels on the lakes have been developed over the years, families have grown, more boats are using the facility and a general trend to slightly larger boats with greater frequency. There has been some improvement in the access road although it remains somewhat challenging.

THE PROPOSAL

There are few details of the proposed marina facility.

Currently the lands are classified as vacant with some trailers and boats are stored on the subject lands.

The property is adjacent to the existing public landing where there is a large cache of boats either along side one of the few dock structures or pulled up along the shoreline adjacent to the adjoining Crown land or municipal road allowance. There are as many as 40-50 boats (or locations where boats are clearly docked and stored) with increases every year.



Originally, the applicant complained about the ad hoc and uncontrolled placement of boats along the shoreline of this part of the lake.

The visual impact and the absence of security and controls were the primary concern of the applicants.

The applicant has applied for a Zoning By-law amendment to re-zone one of his properties to a General Commercial (C1) zone to start the process of attracting a more regimented facility for securing boats and parking and trailers. The General Commercial (C1) zone has extensive permitted uses. It has been determined that the Tourist Commercial (C2) zone would benefit the applicant in regards to his re-zoning application and development intentions.

The Tourist Commercial (C2) zone permitted uses are:

- a) Residential Uses
 - a dwelling unit or units permitted under the provisions of this By-law;

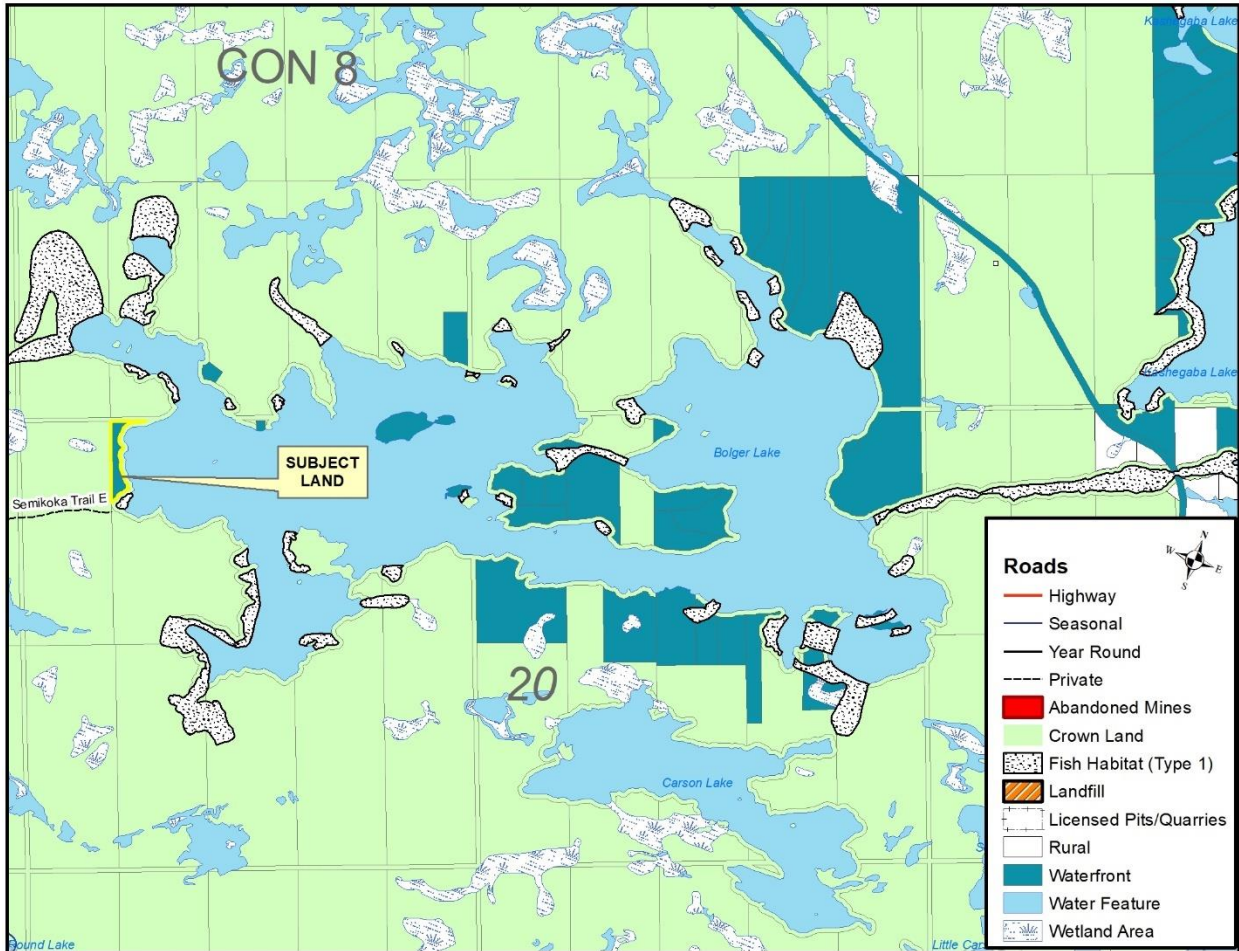
- converted dwelling;
- a garden suite.

b) Commercial Uses

- resort;
- camping establishment;
- restaurant;
- lodge;
- tourist establishment;
- gift shop;
- boat docking within an approved waterlot;
- hotel, motel;
- marina;
- existing trailer park;
- rental cottage establishment;
- summer camp;
- tavern; or
- convenience store.

OFFICIAL PLAN

The subject lands are designated Waterfront in the Official Plan.



A marina is a permitted use by rezoning.

There are some general policies for new commercial enterprises.

13.06 New Waterfront Commercial Development

13.06.1 *This Plan recognizes that there are a variety but limited number of commercial land uses along the shores of recreational waterbodies. These include marinas, cottage rentals, campgrounds and isolated historical businesses.*

13.06.2 *Given the fact that most shoreline areas on the municipality’s recreational waterbodies have been developed as low density residential or cottage area, any new commercial development proposed in these areas will have a potential to be incompatible with these existing uses.*

13.06.3 *Rather than prohibit new commercial uses along the waterfront, the municipality will require a number of studies to ensure that a proposed development is appropriate in terms of need, impacts and*

any mitigative measures. A zoning by-law amendment would also be required.

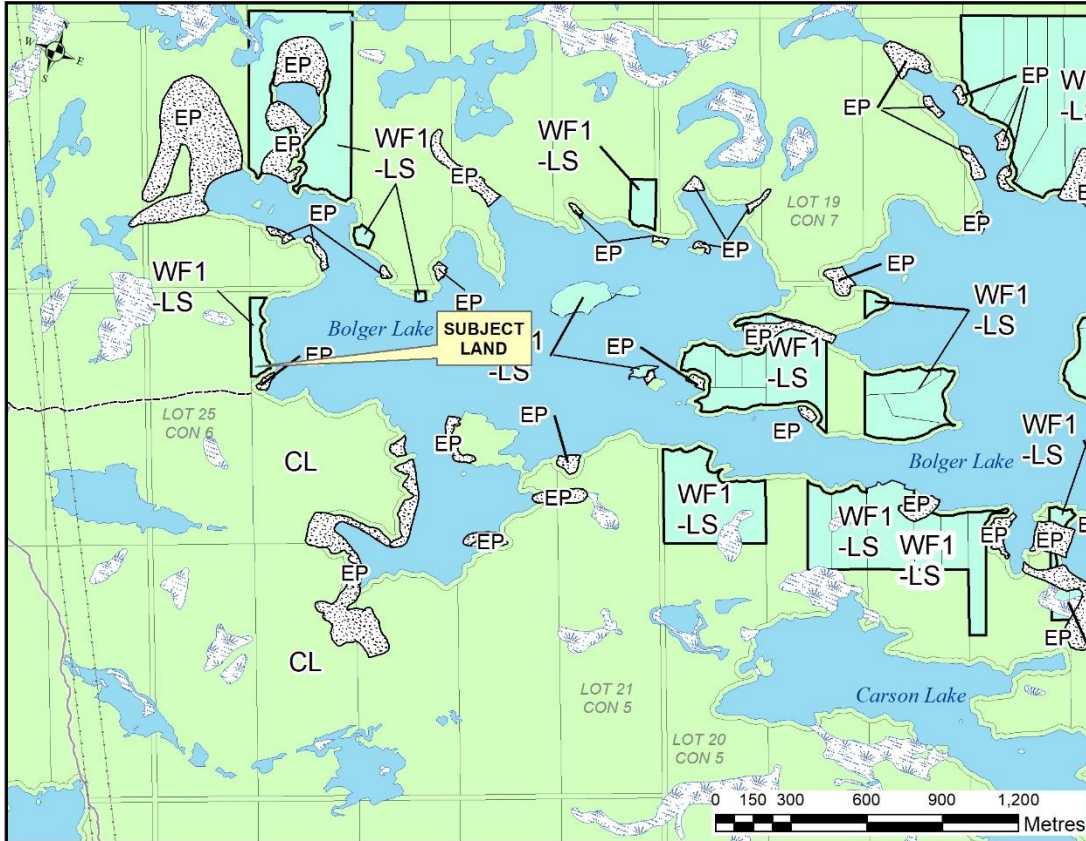
SECTION 14.0 – COMMERCIAL OR INDUSTRIAL DEVELOPMENT

- 14.01** *The Council of the Municipality of Whitestone supports the establishment of new businesses in all areas to improve employment opportunities and to provide an increased commercial assessment base.*
- 14.02** *As it is difficult to predict where new industrial and commercial development may wish to locate, the designations of commercial and industrial have not yet been applied to any particular areas. Proposed businesses may locate in any designation subject to the following conditions in accordance with M.O.E.C.C.'s D-Series and Noise Guidelines:*
- 14.02.1** *submission of a report by the applicant describing the use and what measures, if any, that are proposed to mitigate against any impacts: financial; environmental; social; or physical;*
- 14.02.2** *an amendment to the zoning by-law;*
- 14.02.3** *the filing and approval of a site plan; and*
- 14.02.4** *consultation with any relevant agency.*

There is a small pocket of Type 1 Fish Habitat shown along the south boundary of the property.

ZONING BY-LAW

The subject lands are zoned Waterfront Residential 1-Limited Service (WF1-LS)



There is also a portion of the shoreline identified as Environmental Protection (EP) to reflect the aquatic vegetation in this area.

PLANNING ANALYSIS

Provincial Policy Statements (P.P.S)

The lands are considered Rural under the current P.P.S.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and

amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

In addition to the Rural policies general policies relating to building strong communities support new infrastructure in the community.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

In addition, Rural Land Policies apply.

1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

The Policies relating to Natural Heritage features are applicable. These relate primarily to the presence of Type 1 Fish Habitat.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

An aerial view of the subject lands indicates a very limited extent of critical fish habitat. It is likely no adverse impacts would be expected as long as shoreline improvements are outside the areas of Critical emergent vegetation.

Note: Section 4.2 of the P.P.S. states:

4.2 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.

In the context of this application, the need and appropriateness of a marina facility is a critical planning step for this lake community.

OFFICIAL PLAN

There is a policy to ensure that any new marina facility is compatible and appropriate (Section 13.06.3).

Given that the only neighbour to the subject rezoning is the applicant, it would appear that there would be no objection to the proposed rezoning.

Council supports new business in the Municipality (section 14.01).

There are a number of criteria required by the official plan when considering new commercial uses.

i) Zoning By-Law Amendment

This is being done.

ii) Site Plan

This will follow as part of the building permit process.

iii) Planning Report

Much of this report information is contained herein.

iv) Relevant Agencies

There are few agencies that are likely in a position to comment.

A copy can be sent to the Ministry of Natural Resources and Forestry. However, the subject lands are private.

Ministry of Environment Parks and Conservation will have no interest until construction is proposed.

Fisheries issues will be administered by an assessment, if required at the time of shoreline structures.

v) Magnetawan Pioneer Association

The Municipality of Whitestone has entered in to an agreement with this organization to manage the landing.

A copy of the proposed rezoning should be circulated to the association.

CONCLUSION

Subject to any submissions, the application can proceed to a public meeting and consideration by council.

Regards,



John Jackson M.C.I.P., R.P.P.

JJ;jc



**NOTICE OF COMPLETE APPLICATION AND
NOTICE OF A PUBLIC MEETING CONCERNING
A PROPOSED ZONING BY-LAW AMENDMENT
(ROBERTS, Rootham Will)**

Take Notice that the Municipality of Whitestone has received a complete application to amend the Municipality's Zoning By-law No. 07-2018, as amended, pursuant to Section 34 of the *Planning Act*.

And Take Notice that the Council for the Corporation of the Municipality of Whitestone will be holding a public meeting under Section 34 of the *Planning Act* as amended, to allow the public to comment on an application for a proposed Zoning By-law amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the proposed Zoning By-law amendment.

Date and Location of Public Meeting

Date: Tuesday, November 1, 2022
Time: 6:30 p.m.
Location: Dunchurch Community Centre
2199 Hwy 124, Dunchurch, ON P0A 1G0

Participants will also be able to join the meeting by Zoom video conferencing with an option for 'call in' only. The Public is welcome to access the meeting and instructions will be placed on the Council agenda and the agenda will be posted on the Municipal website.

Details of the Zoning By-law Amendment

THE PURPOSE of the proposed Zoning By-law amendment is to rezone Parts 8, 9, 10, Plan 42R-20588, geographic Township of Burton, now in the Municipality of Whitestone from the Rural (RU) Zone to a Tourist Commercial (C2) Zone.

The effect of the proposed Zoning By-law amendment is to allow the following permitted uses:

- a) Residential Uses
 - a dwelling unit or units permitted under the provisions of the By-law No. 07-2018;
 - converted dwelling;
 - a garden suite.
- b) Commercial Uses
 - resort;
 - camping establishment;
 - restaurant;
 - lodge;
 - tourist establishment;
 - gift shop;
 - boat docking within an approved waterlot;
 - hotel, motel;
 - marina;
 - existing trailer park;
 - rental cottage establishment;
 - summer camp;
 - tavern; or
 - convenience store.

Additional Information and Map of Land Subject to the Application

Any person may attend the Public meeting and make written and/or verbal representation either in support of or against the proposed Zoning By-law amendment.

If you wish to be notified of the decision of the Municipality of Whitestone on the proposed Zoning By-law amendment, you must make a written request to Municipality of Whitestone, 21 Church Street, Dunchurch, ON P0A 1G0.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Whitestone to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the by-law is passed, the person or public body is not entitled to appeal the decision.

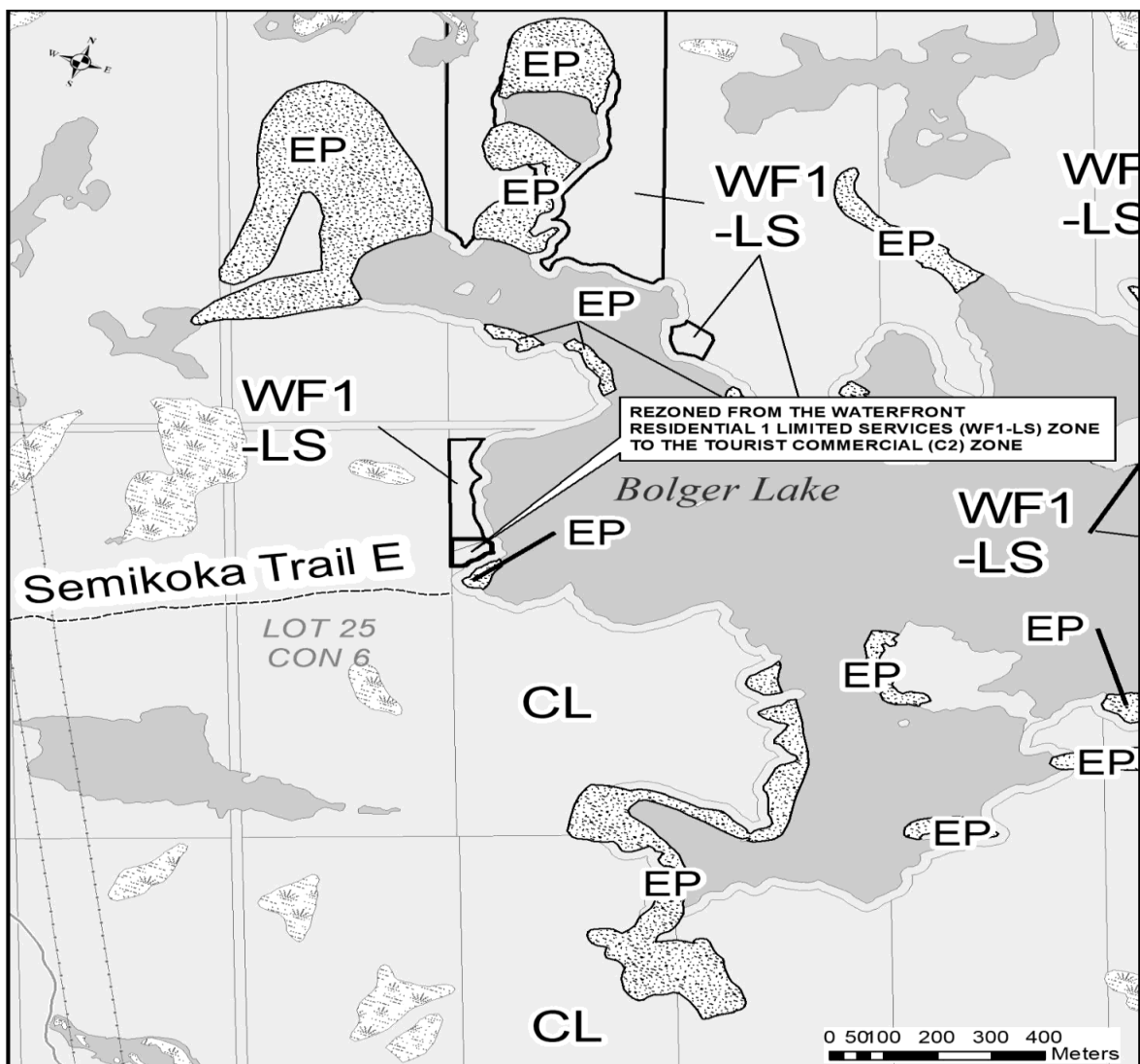
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Whitestone before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A key map showing the subject lands to which the proposed Zoning By-law amendment applies to is shown below. Any other additional material(s) can be provided electronically. Please contact Paula Macri, Planning Assistant, at 705-389-2466, ext. 122 or at paula.macri@whitestone.ca during regular office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

DATED at the Whitestone Municipal Office this 28th day of September, 2022.

Michelle Hendry, CAO-Clerk

Municipality of Whitestone
21 Church Street Dunchurch, Ontario P0A 1G0
Phone: (705) 389-2466 Fax: (705) 389-1855



Dear Council,

My name is Will Rootham Roberts, I am applying for C2 zoning on my parcel located on Bolger Lake. I am a fourth-generation cottage owner in the Bolger Lake region. In my immediate and extended family there are a total of 4 islands plus my property held (5 total). I have been frequenting the area since I was 2 so over 40 years now and watched it change. You don't just wake up one day and decide that you're going to operate a marina, so I am going to give you a bit of background on my expertise in this field. I went to school at Canadore College North Bay and graduated with a certificate in small engine and marine mechanics. I then landed a Job in Waubashene where I worked for 6 summers at Marsh's Marina(150 slips+). Specializing in outboards, inboard, and personal watercraft I completed my 5000 hour federal apprenticeship. I then went back to Sir Sandford Fleming to complete my apprenticeship schooling and wrote my federal licence for marine mechanics. I continued to work at Marsh's Marina but I also worked at CAS marine and Cambridge and Aberfoyle snowmobiles as a licenced mechanic. I decided I wanted to do more so I went back to school where I graduated the University of Guelph majoring in economics and minoring in environmental science. I now own and run a food manufacturing company which I took over from my parents. www.roothamsgourmet.com
We specialize in bottled sauces many are private label brands, products we produce are sold in every major grocery store in Canada and exported to the US.

I have both the experience to run a business and the expertise and contacts in the marina field.

Many cottagers that have written letters have also either used my services to fix their boats or used my land to safely store their property. This list below is in a recent 24 month tops time frame or currently occurring. Each name listed below is representative of 1 single cottage location or MPA membership on the lake system.

MPA members:

Maggie head -came to my door with a no start outboard at the landing dock and I dropped everything I was doing and went down and got her up and running. (no charge)
Jason McArthur - trailer storage (no charge)
Keith Sullivan (son of Cathy and Brent Sullivan) - trailer storage (no charge)
Scott Moore – Outboard lower end repair (no charge)
Carl Murphy - outboard running issue needs injectors changed (still to do)
Brad Klinck - stores 2 boats in the winter and 2 trailers all year round
Doug Hay - 1 boat winter and 1 trailer all year round
Darren Dobbie-1 boat (winter) 1 trailer all year round
Bill Moore – boat storage and fuel pump issue (still need to do)
Sue Jennings (MPA board member) - boat storage and winterization
Murry Morgan- boat and trailer storage and winterization
Blair Campbell- boat storage winter/ trailer storage all year
Steve McGowan- boat would not start service call tether not connected (no charge)
Kelvin Williamson (MPA president)- 3 service calls over a period of time 2 of which were paid for, and 1 service call boat would not start due to self inflicted wiring issues this summer (No charge)
Colin (Kashe lake) - boat storage motor removal
Eric Huffman (MPA board member) – quick looked at power trim to see if could get unlocked with manual assist. (no charge)
Gordon Kirby – trailer storage all year round

Dale Duffy – service, boat storage and winterization
Linda Rankin – ATV parking (summer)

Non MPA members that are also landowners on Bolger Lake system:

Charlie on the creek - speed boat storage (no charge)
Darren Bone – power trim issues (no charge)
Greg and Randy (tall pines) – year-round boat storage (no charge)

Residents that use my property to do work on the road or for the MPA members on the lake:

Dale McDonald – Backhoe storage/dump truck storage and site to service
Larry Watkinson - Backhoe storage/dump truck storage and site to service/ contractor with use of my boats and property to access the lake, service the municipal dam using my boats in the spring to put back retaining buoys for the MNR
Jim Anderson – use of my pontoon boat to do contracting service, Gordon Kirby, Simon Smith, and Bill Dixon on Bolger (all MPA members)

There are other new landowners who have also reached out and expressed a need for my services since the C2 notices have been sent out. As you can see from the list above there is a need for this facility on the lake. All these activities above are unsolicited and purely through word of mouth or people that know me. Regardless of what the MPA tries to insist, I cannot keep doing these activities without following the municipal rules, proper zoning and be insured.

I invite you to look at the list of the last names of the people above and overlay them onto the letters of objection to my rezoning and you will see many objection letters correspond to people that have taken advantage of my services. You will also notice that many in the MPA's proposal against the re-zoning are anonymous I suspect because they are still using or want to use my services moving forward should I be approved. I also know what it is like to be surrounded by people who talk out of both sides of their mouths...unfortunately my services and property will have to become closed should I not receive proper zoning and be able to move forward as planned.

I understand why there is push back from the cottagers, Bolger has operated with its own set of rules without any regulation or controls on MPA activities for a long time. You can clearly see this sentiment in Brent and Cathy Sullivans letter to council. Like any cottage owner opposed they want to keep it private and exclusive, hard for public to access that is why on the dock at the municipal landing it says MPA members on the first step. I understand and feel compassion for this sentiment but what has been quickly forgotten is the long history of tourism at Bolger, there use to be a fully operational fishing lodge and train station to boot!

Over the years we have become a very private community and enjoyed the preferred treatment by municipal leadership. This may not always be the case as the municipal council evolves and leans towards equality for all residents and tax payers. I DO NOT WISH ANY OF THE FOLLOWING ON MY FELLOW COTTAGERS, if one day Bolger was to operate like every other lake in the municipality without the preferential treatment by certain municipal people in charge there would need to be solutions to the following issues that could potentially arise.

Access:

1) Bolger landing continues to expand and the natural environment and shoreline is being destroyed on

municipality property. Docks and boat launches without permits installed many half-sunk boats. Multiple complaints from cottagers have been brought to the by law officer Paul but were quickly escalated and addressed by George Comrie and Michelle directly.

2) The conflict with the MECP cutting trees without regard in a conservation area and road work without permits. The continued need to expand this area as more people use the area. There is now a ever increasing demand and pressure as the road becomes better and more accessible with municipal road grants.

3) Bolger is the only municipal public landing in Whitestone area with over night parking permitted.

Theft:

Public surveillance cameras of Bolger municipal landing are needed to help curb property theft/damage because of no public restrictions. This is a camera installed and operated exclusively by the MPA a private organization. This likely has privacy rights issues...

Liability:

Should all ratepayers in the municipality suffer the liability because of preferential treatment and the above activities of a few?

Any of the above issues could be potentially helped or solved by having a proper facility in place and allowing my rezoning to be approved.

Bolger Lake system ratepayers have enjoyed many benefits over other lakes in the municipality. But what happens if one day down the road a council comes in that wants every rate payer to be treated equally and follow the same guidelines at every municipal site?

I want to be a part of a solution for the area taking pressure of the municipality the MECP and allowing a new commercial business to exist that will benefit the ENTIRE Whitestone community for generations to come.

I have also reached out to the MECP and told them about the situation and asked for a letter of support.

I believe in a fair and open process and have hired a private planner to represent my interests moving forward. Stefan Szczerbak (planscape). He will assist me through any details of this process with regards to site planning, development rules within a conservation area, as well as environmental, fish habitat, endangered species studies or whatever it takes to satisfy the requirements.

Thank you for your consideration.

Will

Municipality of Whitestone
21 Church Street
Dunchurch, ON P0A 1G0

October 26, 2022

<delivered via email>

Dear Your Worship and Councilors,

It gives me great pause to respond to the request for commentary on both the proposed zoning change for Roberts' property at Bolger Lake in addition to the boat parking/landing of the same. By way of context, my family has enjoyed four generations on Bolger Lake – starting with my grandparents through to my late father during his formative years as a Queen's Scout, to the generation after us – for which my concerns are mostly for their consideration. What drew my father, Dr. Head to the area was the long advocacy of Bob Moore and the members of the Magnatawan Pioneer Association (MPA) who have gone before us. As a collective, they relentlessly pursued protecting the ecology, environment, and culture of the community.

From 2012 - 2018 I sat on the MPA as the Secretary – a duty that I did not take lightly as I understood the magnitude of the position and the need to carefully balance development and change with that of preservation and the intent on which the MPA was formed.

I know that planning takes a careful balance. And I would urge the members of Council to visit the area of Bolger Lake in question before finalizing their decision. I would ask you to consider the following:

- If there are 60 cottages and only 50 boats, one would presume that means that there is less than 1 boat/cottage currently at the landing.
- The MPA could encourage a clean-up of boats that are no longer in use. However, the landing, and boat parking, in their current state are the best they have been in years – with a focus on the environment and with boats left in a cleanly and orderly fashion.
- In addition, if the number of boats at the landing seems to be increasing at a multiple rate, it may be incumbent upon Council to consider if severing of properties should continue to be allowed – limiting the number of approved severance applications would ensure a reduction in not only the number of residents, but also, in turn, the number of boats at the landing.
- The concern of Mr. Roberts in his presentation to council on Tuesday, September 20th he states that the boat parking is unsightly and that his privacy is being impeded. Again, I would encourage Councilors to visit the property in question and debate what privacy is being impeded at the landing area by having boats park in locations that they have parked in for over 50 years (well before Mr. Roberts acquired the property 8 years ago, when he knew of this legacy right of way – and it would have been a part of the undertaking that this right of way existed when the property was purchased). Council

should also debate if having a marina and boat parking in the owner's own backyard would be less disruptive than the current scenario

- I understand that those with larger boats may wish a place to park them and their trailers – in this instance, I would question how unsightly trailer parking would be when it would be the first thing that people see when they leave from the landing. If cottagers wish to have a place to park their larger boats and trailers, it would be prudent to keep this to a minimum to avoid unsightliness. I am also concerned about the natural aesthetics of the area being impeded by having sea cans clearly visible from the lake.
- Regardless of the C1 or C2 request, both are problematic as they are obtuse in nature. Careful consideration must also be given to the zoning request. I'm curious as to the initial intention of the applicant to seek the C1 instead of C2 zone approval. With the change in request to C2 by the applicant (following the original council meeting), that enables the development of all the Commercial Uses listed, those which are concerning are: resort, camping establishment, lodge, tourist establishment, hotel, motel, and rental cottage establishment. These cause concern as the applicant in question has owned the property in question for 8 years, however, has only recently (2022) paid road dues to the MPA and through the obtuse nature of the definition of C2 may actually be bringing in more traffic along the Hydro right of way in addition to the right of way maintained by the MPA through which members' fees actively maintain.
- The applicant has also stated his wish to operate a snowmobile guiding enterprise – again this would be at the expense of the rest of the cottage owners' privacy, security, and serenity – bringing in more people to an area that is relatively untouched.
- If monopolistic enterprise is allowed, while at the same time the Municipality may restrict boat parking, I would encourage consideration for what punitive restrictions may result if fees can unilaterally be created as well as access to one's purchased property at the behest of another property owner.
- I also highlight the August 2022 Municipality of Whitestone Newsletter that states "Council and staff are preoccupied with ensuring that development is environmentally sound and will remain so in the future. At the same time, we must treat all applications fairly within the legal constraints of Ontario's land use planning system in order to avoid having decisions taken out of our hands on appeal." I would ask that Council carefully consider the line regarding environmental soundness. If the proposal in question operates beyond a marina and boat mechanics, what are the implications of this for the environment – in particular if the proposal includes gasoline services – can the Hydro right of way support a truck coming in with fuel on board, and would having fuel tanks in the ground to service this be environmental in nature?
- It is imperative that Council make known to the MPA owners the implications for their individual properties the taxes that would result as a zoning change has happened in close proximity to their properties; undoubtedly causing negative downwind pressure. I would also question the implications of having a commercial property on the lake and the potential negative impact to property prices – as the land contained in the MPA catchment area is usually sought after for seclusion, privacy, and serenity.

- Council should also carefully consider the legacy impact of a marina and potential restricted parking – especially in the instance that the land in question be sold or change hands. The succession plan for such a property seems short-sighted.

In short, I am in opposition to the proposal for the zoning change. Satiating one person's capitalistic intentions at the expense of 60 other rate payers is not democratic nor reasonable. Carefully thought decisions must be made to protect the initial intent of the MPA catchment area.

Respectfully,

A handwritten signature in cursive script that reads "Maggie".

Jacqueline "Maggie" Head
WA8301 Bolger Lake



MAGNATAWAN PIONEER ASSOCIATION

Public Meeting response to Municipality of Whitestone regarding
proposed re-zoning of Parts 8,9,10 Plan 42R-20588 from RU to C2

Magnatawan Pioneer Association (MPA) Response

- **The over whelming directional guidance from the MPA membership / property owners in the Bolger area is that they do not support the re-zoning proposal of the Roberts Property to become designated as C2.**
- We have received clear majority direction and guidance from our membership via letters/comments , surveys, and phone calls.
- Also we are advised many letters from property owners of the Bolger area have also responded directly to officials of Whitestone.
- The following information, letters and comments support the sentiment of the cottage owners.

Survey Directional Guidance



Majority of cottage owners responded of the 57 owners, we had 52 responded, representing – **91.2%**



Majority of Cottage owners **disapproved** of the re-zoning proposal – **87%**



The following information and slides will illustrate the sentiment and common justification for their disapproval.



A zoom call with MPA members confirmed the sentiment and support the MPA's mandate not to support the re-zoning proposal.

MPA Members Survey

Approved – 7

Disapproved – 46

92.9 % of Bolger Property Owners have responded

86.7 % of responders: disapprove of the rezoning Proposal

Anonymous Cottage Owner Letter #1

- We have strong objections to: 1) Re-Zoning to C2 and 2) waiver of the Applicant's \$1700 Application Fee.

The Magnatawan Pioneer Association (MPA) of which we are a member was established to promote conservation and protection of forests, fish, game, waterways, wildlife and to preserve the environment.

The operative word in our MPA is Pioneer. Those who established our "MPA" and succeeding generations before us discovered, protected and passed on to current membership a priceless legacy of a REMOTE lake location for our cottages surrounded by the magnificent beauty of Forest and Waterways. We learned from our forefathers to appreciate, respect, maintain & preserve the natural unspoiled beauty which the Bolger Lakes (Bolger, Portage Bay and Kashegaba Lake) remote location provides.

As Pioneers in our remote Bolger Lakes location we willingly sacrifice the conveniences that the more densely populated Lakes have with their road access, municipal utilities, trash/dump services, retail, marinas, & dense populations for our Luxury of quiet enjoyment of what has become increasingly rare - a remote lake environment unspoiled by dense lake populations & commercial transient activity.

There is no Road access to our "water access" cottages: it's a Seasonal Trail taking approx 45-60 minutes to drive 9-10 Kilometers to Bolger Landing. This Trail created over years by MPA Pioneers is "off-road" over rocks with many single-lane passages. Trail is used to transport food & provisions for maintaining our properties. There is no rail service. Air service is expensive with load weight limiting number of people & cargo. Through our MPA Annual monetary Dues and incredible physical volunteer labour our members privately maintain and upkeep Trail which is damaged each year by non-member transient vehicles traveling from Black Lake. It's heartbreaking to see ugly destruction of Black Lake sand beaches torn up with "mudder vehicle" tire ruts. We believe this Marina & transient cabin use would bring additional traffic over our current Trail to Bolger Landing Conservation Reserve causing further destruction. Is Municipality planning to develop and maintain a public paved road access to Landing to support this additional traffic?

Bolger Lakes cottagers are Rate Payers but they receive no municipal services for their taxes. With closing of previous Dump site on Bolger Lake our trip out to Aulds Dump is a 25 minute boat ride to Landing plus 60 minute drive on Trail "one way" to remove trash. What will be done with trash from Marina & Cabins?

What will be the environmental consequence of a Gas or Propane spill occurring at Marina? How will high commercial volume of Gas and Propane products be stored and dispensed? What is potential for fires with these products and with transient container cabin users? There's history of fires in area with cabin rentals.

Applicant stated in his oral presentation to Council that current boats parked along shoreline are "atrocious and I've lost privacy of my cottage". Boat and vehicle parking at Landing has been part of Landing area since at least 1980's and Applicant through his family's cottage ownership in this area would know and have seen, and more likely than not, used this "atrocious" situation before purchase of his current property.

The remote nature of our location has forged a community of neighbors who willingly help each other even to the point of fighting unexpected cottage fires. This proposal for snow mobile container cabins, guide tours and marina will bring Commercial transient occupants & usage to the Conservation Reserve by people who have no vested financial interest as rate payers in the Bolger Lakes community.

While current Applicant stated on Facebook his intention for C2 use would be "for cottagers & contractors on the lake only site" there is huge potential for intentions to change or if property sold a new owner to choose more intrusive Commercial activities. This use will forever damage Remote integrity of these Lakes.

Those of you currently serving on Council & Municipality are here for the limited time of your Term but your important decision on this rezoning will impact Bolger Lakes rate payers for all future. Please don't spoil what has been preserved and enjoyed by Bolger rate payers for the past 117 years. Be courageous and vote NO on Application to ReZone to C2 in order to "protect our sensitive shoreline resource and ensure a healthy and stable natural environment important to long term health of the ecological community".

We believe it was stated during Mayor's Council meeting that Applicant's \$1700 Application Fee be waived. Why?? This creates a precedent for future Applicants to ask for same favorable treatment and quite frankly for prior Applicants who paid Municipality Application Fees to request refunds.

Anonymous Cottage Owner Letter #2

I am writing this letter to express my strong opposition to the proposed zoning by-law amendment of the property adjacent to the Bolger landing, namely to re-zone Parts 8, 9, 10, Plan 42R-20588, geographic Township of Burton, now the Municipality of Whitestone, from the Rural (RU) Zone to a Tourist Commercial (C2) Zone.

Currently, the entire south side of the property is zoned "Environmentally Protected". What kind of impact will this amendment have regarding the "Fisheries Act", requiring projects avoid causing serious harm to fish unless authorized by the Ministry of Fisheries and Oceans Canada? Creating a commercial property in this area of Bolger interferes with the "Species at Risk Act" - there are multiple species under this act residing in the Municipality of Whitestone.

Parts 8, 9, 10, Plan 42R-20588 are surrounded by the Wahwashkesh-Naiscoot Conservation Reserve labeled "Restricted Access Area" According to the Naiscoot Forest Conservation Reserve Management Statement. "New recreation camps are not permitted and "Any new development must meet MNR's commitment to protect cultural heritage values.

There is already construction occurring on the lot. We may never know the environmental impact already subjected to this "E.P." land proposed for re-zoning.

Turning a property commercial on the Bolger lakes will introduce many new tourists to this neighborhood, and it is unclear the long-term impact of this to the Township of Burton's eco-system. It is imperative that the environmental impact be clear. Creating a "Tourist Commercial" lot on the lakes presents the possibility of a permanent restaurant, marina, hotel, hunting-fishing lodge. Should the property change hands the future owner may have dissimilar interests to the MPA community, introducing perhaps hundreds of new tourists year-round.

We are given the opportunity here to weigh our concerns with a hearing. As residents of the Burton community, we should speak up now. Or the regret will be passed on for generations.

Anonymous Cottage Owner Letter #3

RE: Objection to Zoning By-Law Amendment (Roberts, Rootham Will)

To: Mayor Comrie and Members of Town Council

Bolger Lake, and a section of Kashegaba Lake, is part of the Wahwashkesh-Naiscoot Conservation Reserve. All of Bolger Lake that is not private property, is part of the Conservation Reserve. We are fortunate in the Town of Whitestone to have this unique feature of remote lakes and Conservation Reserve. The Conservation Reserve is also a popular canoe route. We feel strongly that the natural environment should be protected as much as possible for future generations.

Commercial zoning is not compatible with the current land use of conservation area and remote cottage property. A commercial marina would only promote larger boats, larger wakes, more noise, and pollution which is not appropriate. C2 zoning also allows for a full waterfront resort, which is also not compatible with a conservation area on a remote lake.

The proposed zoning by law amendment appears to conflict with the Wahwashkesh-Naiscoot Conservation Reserve Management Statement. [Wahwashkesh-Naiscoot Conservation Reserve Management Statement | ontario.ca](http://www.wahwashkesh-naiscoot.ca/Wahwashkesh-Naiscoot%20Conservation%20Reserve%20Management%20Statement.pdf)

In the Document, commercial activity is addressed. Under "3.4 Commercial Activities", the document states "Other new commercial activities must meet the requirements of Procedural Guideline B – Land Uses -Test of Compatibility". In Appendix 2 "Indicator uses for Conservation Reserves: Generic and Specific", under the heading "Commercial Activities", it is indicated that a new Resort or Outpost camp will not be permitted. This conflicts with the proposed C2 zoning, which allows for a waterfront resort.

For the above reasons we object to the application. We feel the application should be denied.

Cottage Letter #4

Just a few thoughts. Yes, I see why you have concerns as do I. The way I see it is that this venture is ultimately 'to make a buck' and that means eventually the general public will be involved one way or another. That could be a disaster for our privacy and security. If Joe public gets wind of a commercial entity at the end of the hydro road. De facto, we would be 'inviting' them to use our docks and parking spaces to access our lakes for fishing and hunting. Not to forget road maintenance, outsiders are not going to contribute to that one!

I can't see the services restricted to 'cottagers only' once word gets out that we have been re-zoned as commercial, are we able to ensure it will be for cottagers only? What about the future, if the property in question were to change hands would our privacy be maintained?

These are just a few of the many concerns this would create.

It's funny that we are so vigilant about who can look at Bolger Bound Facebook but then we have an open reason for others to use our facilities.

Once that door has been opened there's no shutting it. To me, it seems to go against our very constitution.

Don & Sandy Dawson

Anonymous Cottage Owner Letter #5

Dear Mayor Comrie and Whitestone councillors,

As a taxpayer and MPA member I would like to express my concerns over Will Roberts request for rezoning to commercial on Bolger Lake. This opens up too many doors for future development in an area we would like to preserve as it has been for generations. The landing and surrounding shoreline is in better condition today than it has been in the last twenty years. The MPA has worked along with the MNR to clean up and remove abandoned boats and trailers, along with storing boats and trailers in an orderly fashion.

The MPA executive has done an outstanding job working with its members and the municipality; I take exception to Mr. Roberts saying (in front of Council) that our association has mismanaged the landing. Also, during the same meeting Mr. Roberts stated (in front of council) that people continue "every weekend to cut into the shoreline", invading my privacy". This is a complete FABRICATION or perjury if you were in court. He will say anything to sway councils' decision. I drive by this location almost every weekend and have never seen these changes he talks of. We have Photos and video of this shoreline

The shoreline Mr. Roberts is referring to has eight well made boat cribs, and one floating dock along a 300-metre shoreline. They have been there for years. Most prior to him purchasing the property and maybe a couple in the last few years. The boat cribs along the shoreline as well several near the landing were done in effort to keep boats out of the water, in response to a previous complaint about semi-sunken boats with leaky gas cans. This was a legitimate complaint and the response by the MPA and members was outstanding. The one private dock along the shoreline constructed by an individual was well done, however, I do not think this is the right president to set, as it may get out of hand.

The shoreline that Mr. Roberts is referring to is approximately half a km from his cottage, it is also visible to nine other cottages at that end of Bolger Lake. These same cottagers now have a view of a large storage container, on property that has been clear cut. This cleared area in question for rezoning is already in use storing a few boats and trailers.

The bottom line is that Mr. Roberts fabricated his story about the MPA and the landing and for what reason. Has gone ahead with his plan before any approval.

We don't need or want the zoning change here. It would be detrimental to the area. It is an ongoing conversation around the lakes and have yet to find anyone supporting this change.

Please come and visit the landing for yourself and the area in question before you make any decisions .
thanks

- After reading the minutes, we feel that there is no need to subsidize the Marina/Cottage services with additional commercial activity. If we as cottagers want these services, we should pay whatever it costs. Once the impact of camping or cabin rental is established, it would be far easier to apply for expansion in the future, and far more difficult to argue against it.
- We are opposed to any commercial activity on the lake. However, if there is overwhelming support for the cottage services, we feel that the re-zoning should allow for cottage services only. We would also like to see boat rental specifically restricted.
- We are also concerned about how any commercial activity would affect the condition of the road and the road maintenance costs. Especially on the conservation area portion of the road.

Anonymous Cottage Owner Letter #6

Anonymous Cottage Owner Letter #7

- October 26, 2022
- Municipality of Whitestone
- 21 Church Street
- Dunchurch, Ontario POA 1G0
-
- RE: Objection to Zoning By-Law Amendment
-
- We, as longstanding cottage owners and members of the MPA, concur with the letter of opposition filed by Brent and Cathy Sullivan, and others in opposition.
-
- Thank you for your consideration.

Survey Comments

Comments - 17

Approved - 2

Disapproved, including a reason = 14

1 not counted as indicated they are a contractor

Survey
Comments
#1

Disapprove

I have several reservations and concerns about the re-zoning including increased tourist and outside traffic/people on the lakes, the long-term environmental impact of a marina/other developments, and having a commercial site in general, which seems counter to a conservation area. In saying that, I do appreciate some of the benefits of what Mr. Roberts is proposing and feel that there could be positives for the community as well for things like boat/trailer parking, emergency gas and mechanical services. For this to go forward, I feel that there needs to be full clarity and transparency about precisely what will and will not be built as part of the re-zoning, along with a duty of care, respect for the environment, and keeping with the values, culture and history of the area. I am very concerned regarding the comments Mr. Roberts made at the town council meeting about the existing boats on the shoreline and his desire to see them moved. If people who have had their boats parked there for years (decades in many cases) are forced to move them, and then have to pay for parking, then this is very concerning to me, and I am firmly opposed to the re-zoning. If the town council were to guarantee, in writing, that all existing boat parking can remain where it is today, then I would be less concerned and more supportive of the re-zoning for the marina. If the re-zoning is going to proceed, then it needs to be 100% optional for all cottagers to use or not use any of the services provided. I'd also like to see a waterfront plan showing where the proposed marina docks would go. The shoreline along Mr. Roberts property is marshy and shallow in some areas, so it will be important to ensure the lowest possible habitat disruption and environmental impact. Overall, I think that if done properly, and in cooperation with the Association, that the marina could proceed. If additional expansion (e.g.: a trailer park, restaurant, or guided snowmobile tours) were to happen, however, then I think it's important that the Association is consulted first and has a veto, as this could have a dramatic impact on our entire area and affect us all. I feel that people's comments, questions and concerns need to be clearly heard by both the Association (I commend this survey to that purpose) and Mr. Roberts to ensure that they are responded to with thoughtful care and acknowledgement of different opinions. I believe that every cottager on the lakes shares the same values of preserving the special place we all share, and that this needs to be respected above all else.

Survey
Comments
#2

Approve

After giving it much thought, we approve Will Robert's application for rezoning. Seems to us he is wanting to work with the interests of cottagers in mind. We wouldn't mind it if he started a barge service as well as emergency propane and gas. This would be helpful. We think that boat storage and parking are most important and hope that he chooses not to encourage camping
2022-10-25 02:54 p.m.

Survey Comments #3

Disapprove

Just a couple of thoughts. It appears that that this commercial venture is ultimately 'to make a buck' and that means the general public will be eventually involved one way or another. This could be a disaster for our privacy and security. If Joe public gets wind of a commercial attractions at the end of the hydro road, De facto, we are 'inviting' them to use our landing (docks and parking spaces) to access our lakes for fishing and hunting. Not to forget the effect on the necessity for additional hydro road maintenance. Outsiders are not going to contribute to that one! I know that there is an argument that this is already happening. However, having commercial facilities would just exacerbate the problem. Will there be attractions for snowmobilers as well? And then there's the question, who would police this effort if it comes to fruition. It's funny that we are so vigilant about who can use the Bolger Bound Facebook website but having a commercial site near the landing would be publicly opening up our lakes to others. Once that door has been opened there's no shutting it.

Survey Comments #4

Disapprove

I am on board with everything but the idea of creating mini camps for snowmobile tours. This will bring more unwanted attention to the area which will invite break-ins.

Survey Comments #5

Disapprove

Environmental concerns

Survey Comments #6

- Disapprove
- We don't want the authentic untouched environment to be commercialized.

Survey Comments # 7

Disapprove

The Bolger Lakes are simply not large enough to absorb what would be a significant influx of non-residents. I also have a residence in the Kawartha Lakes and the disruption that "tourists" are causing is significant...trash, loud parties, running over loons deliberately in boats etc. Bolger is so unique in it's natural state and has remained this way for over a hundred years. Allowing this significant disruption to the peace and tranquility of Bolger would be an enormous mistake.

Survey Comments # 8

Disapprove

Too impactful on the environment, it will attract many people and cause more landing traffic issues.

Survey Comments # 9

Disapprove

Too many unforeseenables

Survey Comments # 10

Disapprove

Voiced our concerns in letter to council

Survey Comments # 11

Disapprove

I disapprove of allowing the zoning changes to Tourist Commercial, Although I do use Will's property for storing my pontoon boat and trailer during off season I am really not in favour of attracting more people to our area. That might seem selfish but these days there is a growing pressure from the general population to experience what we have and it usually ends bad. Especially when there is no supervision.

Survey Comments # 12

Disapprove

I strongly disapprove of this re-zoning. The motto of the Bolger area has always been to preserve. I believe the cottagers and their ancestors have a very strong understanding of this. I worry that the re-zoning will bring in tourists who do not have the same understanding, which will ultimately change what we have worked so hard to keep. I believe this will only benefit one person in a small community who have always made decisions to benefit everyone.

Survey Comments # 13

Disapprove

I don't mind the option of not having to haul my boat out each year and paying to leave it on Will's property. I do not want tourists and more people who don't have any idea or care about the eco system we the cottagers try to upkeep . I don't know how an agreement could be reached

Survey
Comments
14

- Disapprove
- I'm mostly against the proposal but not fully against the proposal, however I am concerned that this becomes 'the only option' for parking boats, trailers, etc. Based on what I have read in the meeting minutes and letters provided as well as listened to in the council meeting, Mr. Roberts seems to be pushing to change the Landing as well as creating this commercial space so that the Landing may not allow ample boat parking, forcing no alternative but using this paid commercial space. If that was the case this would be concerning for the community. Being the only alternative option for drive in access, what guarantees are there for cost control and access to all in the long term? The only way I would think this proposal is acceptable is if the Landing is secured as a long term free option for all to use and that Mr. Roberts property is just setup as an alternative option for those who want to pay to park behind a gate. But beyond setting up parking for vehicles, trailers, and boats and offering basic services for cottagers (mentioned barge services and general vehicle repairs). If this is a plan to bring in camping like what takes place at Black Lake or opening of a tourist attraction that will bring additional traffic to the lake then I think this is a horrible idea for the area and the MPA members. There's plenty of that in Parry Sound and Muskoka, we don't need that at Bolger.

Survey
Comments

15

- Disapprove
- MPA should not be supporting the commercialization of our cottage wilderness area. It is setting a precedent that will have an everlasting impact. The ongoing issues in respect to Naiscoot conservation zone and the hydro trail should not be used as a justification for supporting a for profit venture. We have reacted to this challenge by grasping at a chance for additional parking spaces that is now being exploited to develop a business. Whatever convenience this may provide in the short term the implications for opening up our lakes to greater public use and ultimate degradation are manifest. The uniqueness of Bolger is its inherent remoteness. The opening of a "Marina" supported in anyway by the MPA flies in the face of the Association's founding principles and to do so in our centennial year would be ironically tragic. If this ill conceived venture is successful it will place in jeopardy the wilderness tranquility that we have known and will lead me to contemplate withdrawing membership in the MPA. Adamantly and forever opposed.

Survey
Comments
16

- **Approved**
- We need a place to store our trailers when not in use. I will be helpful to have boat slips to prevent theft at the landing and remove the eye sore of boats along the shoreline. A basic boat motor maintenance service will be useful. Will should be held to his promise of MPA first right of refusal should he choose to sell his property. The MPA commitment to protect wildlife and tranquility of the region needs to be adhered to but I see this as a positive step for the lake community.

Survey
Comments

17

- Not Considered - Contractor
- It's my belief what Will Roberts is proposing is needed and will put some of Whitestone other concerns to rest, I think it will relieve some of the traffic and boat storage at the landing. **As a contractor** I would welcome a place to load and unload and having some equipment available to assist with that. I strongly approve! It's not going to increase traffic into Bolger, but it will make it more secure for those whom take advantage of what Will is proposing.

Municipality of Whitestone
21 Church Street
Dunchurch, ON P0A 1G0

October 27, 2022

Dear Mayor Comrie and Members of Town Council

We are writing this letter to express our opposition to the proposed zoning by-law amendment of the property adjacent to the Bolger landing, namely to re-zone Parts 8, 9, 10, Plan 42R-20588, geographic Township of Burton, now the Municipality of Whitestone, from the Rural (RU) Zone to a Tourist Commercial

We are primarily concerned with the environmental impact of the re-zoning. It conflicts with the Management Statement of our neighboring Wahwashkesh-Naiscoot Conservation Reserve and the values of the MPA.

The reason for re-zoning is being presented as marina for cottagers, but as this is developing it is apparent there much larger plan. One that does not have the support of property owners on the lake system. C2 Zoning encompasses a wide range of commercial uses; resort, camping establishment, lodge, tourist establishment, hotel, motel, and rental cottage establishment. All of which could be detrimental to this Environmentally protected area.

In addition, the Hydro right away/road leading to this property is maintained and funded by the MPA. Will the increase in traffic come at the expense of the property owners? Could this potentially put property owners' access to the lake in jeopardy.

The health of the lake is vital to the entire ecosystem. Increased boat traffic, snowmobile use or other recreational vehicles puts great strain on the lake. It truly must be our first priority to protect this majestic wilderness for generations of property owners to enjoy. We appeal to Mayor Comrie and Members of Council to prioritize protecting this beautiful landscape rather than exploit it.

Respectfully,
Eric and Rebecca Huffman
Portage Bay

From: Ted Gray [mailto:bolgerbridge@hotmail.com]
Sent: October 27, 2022 10:24 AM
To: Paula.macri@whitestone.ca
Subject: Whitestone Municipal Council Meeting Bolger Lake.

Good morning.

My family Gray/Chapmans have been coming to Bolger for 120 years. My father built our cottage on the North shore of Bolger in 1955/56. My first trip to Bolger was by train when I was 5 months old.

Bolger is where the phrase Gods Country was originated. To come and stay at Bolger/Kashe, you new it was a lot of planning and some effort to get there but you had to really love it and appreciate where you were to make it happen.

If you make access and accomodations simple, the beauty and serenity of Bolger/kashe will disappear. The advancement of Atv, side by sides and personal all wheel drive vehicles have made access for everybody simpler. Many times when we are loading our boat to head to the cottage, people will pull up in vehicles, never even knowing these beautiful lakes were here. They want to know all about them, fishing, cottages, hunting and access. They plan to return with friends to fish, swim and boat. Invitation with ease of access and possible lodging with available refreshments invites over population and unwanted noise, traffic and potential break-ins and vandalism. Increase people and boat traffic ultimately increases pollution in and around the lake.

Invitation by cottagers to bring family and friends to love and enjoy our piece of heaven is wonderful, you open the door to bring vacationers looking to let loose in paradise without supervision or concern for tomorrow will truly destroy what we all put serious effort into have today.

Winter brings a whole new concern with snowmobile access right to everybodys doors. Give weekend warriors access to accomodations and food/alcohol and we all are at risk of loss. There is no supervision or policing and the future is sad if we allow marinas, accomodations and conveniences Bolger/kashe doesnt need or want.

Having a large unfamiliar presence of unprepared people opens concerns for a large need for medical. assistance that is hours away by vehicle or air support if they can get it.

We are seriously opposed to the commercial re-zone request to parts 8,9,10 for plan 42R20588. This place is special to all of us and the need to preserve it naturally is of all concerned.

Thank you.
Ted and Kathy Gray.

Paula Macri

From: MPA List <info.bolgerbound@gmail.com> on behalf of MPA List
Sent: October 27, 2022 11:06 AM
To: Paula Macri
Subject: Another Letter

Hi Paula I received this letter to be forwarded to you.

Hi Magnatawan Pioneer Association

It looks like we are all concerned about future impact on the environment and the fact that the site and surround area is a conservation area.

Has anyone mention to the municipality or MOE that the property in question has already been developed along the environmentally protected shoreline? also, it looks like a lot of fill material (sand) has been removed from the road on the conservation area and relocated to the site in question.

Please forward my comments anonymously

Best Regards



Kelvin Williamson
President Magnatawan Pioneer Association
info.bolgerbound@gmail.com
Cell 905-301-9674

Paula Macri

From: MPA List <info.bolgerbound@gmail.com> on behalf of MPA List
Sent: October 27, 2022 11:03 AM
To: Paula Macri
Cc: Senterre and May McBride McKenna
Subject: Fwd: MPA letters

Dear Paula - Please see these letter which I have been asked to forward to you.

Best Regards



Kelvin Williamson
President Magnatawan Pioneer Association
info.bolgerbound@gmail.com
Cell 905-301-9674

----- Forwarded message -----

From: Senterre McKenna <senterremckenna@yahoo.ca>
Date: Thu, Oct 27, 2022 at 10:18 AM
Subject: MPA letters
To: <info.bolgerbound@gmail.com>

Hi Kelvin,

Sorry for the delay but I have attached two letters, one from me and one from my brother Maxwell McBride Peterson. We both own our property at Bolger. We are quite concerned with the re-zoning plan. I appreciate you forwarding these letters to be submitted with the others to the Council. Please let me know if you have any issues viewing the letters.

Take care,

Dear Mayor and Councillors.

My family has five generations of history on Lake Bolger. We have tried to be good stewards and protectors of this ecosystem. It is a very rare retreat from the commercialism of today's world. This lake is accessed by a road whose care is paid for by annual dues of cottagers of the MPA (Magnetawan Pioneer Association). The road already sees plenty of abuse from four-wheeler recreators. We do not want to encourage more traffic on this already rough road. We do not want to have a commercial destination tempting visitors to come to the end of the road. Increases in vandalism, disturbance to wildlife, water pollution and theft would increase.

Noise generated by increased human, car, boat, and snowmachine travel is disturbing to the existing cottagers and wildlife.

The recent movement along the Georgian Bay to preserve ecosystems has been encouraging. Surely this commercialization of an area such as this is contradictory to protecting fisheries and water quality.

The effect on our property values cannot be good, our privacy will be negatively affected. Visitors cannot understand or respect the longstanding and future hopes the existing cottagers hold with their families.

On behalf of our family, please do not allow commercial zoning on Lake Bolger.

Thank you, Elizabeth Poulter

WA 8145 and WA8153

Tania Gill
552 Saint Clarens Ave.
Toronto, ON
M6H 3W7
taniagill@hotmail.com

Municipality of Whitestone
21 Church Street
Dunchurch, Ontario POA IGO

RE: Objection to proposed Zoning By-Law Amendment (Roberts, Rootham Will)
Parts 8, 9, and 10, Plan 42R-20588, geographic Township of Burton, now in the Municipality of
Whitestone from Rural (RU) Zone to Tourist Commercial (C2) Zone.

To: Mayor Comrie and Members of Town Council

I am a member of the Gill-Kennedy Family whose cottage is at 9001 Bolger Lake. In my 51 years, I have been to Bolger every summer of my life. It is a small remote lake in a pristine wilderness area. We are the closest neighbours to the subject property. I am concerned for the ecosystemic health and integrity of the region, for wildlife and humans. While my family has a long history with the lakes and cares very much about them, I can also speak to their value to canoeists. For example, a friend of mine has led youth groups on canoe trips for years, including through the Magnetawan area, and has told me how the youth canoeists appreciate the beauty and wilderness of Bolger and Kashegaba Lakes. We need to protect these lakes for future wildlife, and for future generations of humans.

I support my family members from whom you've also received a letter, Andrew Gill, Joe Gill (rate payer) and Jane Kennedy, in saying that we are strongly opposed to this application.

Commercial zoning, and the activities it would allow, are not compatible with the current land use of conservation area, remote cottage property and canoe route. If the application is approved, in addition, it sets the wrong precedent for the future.

Except for private property, all of Bolger Lake, and a section of Kashegaba Lake, is part of the Wahwashkesh-Naiscoot Conservation Reserve. We are fortunate in the Town of Whitestone to have this unique feature of remote lakes and conservation area. I feel strongly that the remote lake culture, the peaceful beauty and wilderness for canoeists, and natural environment should be protected for future generations of humans and for wildlife (thriving biodiversity) in the area.

Thank you for the opportunity to comment on this application.

Respectfully,



Tania Gill

From: Daren's iMac [mailto:daren@uppergrand.ca]
Sent: October 27, 2022 11:23 AM
To: paula.macri@whitestone.ca
Cc: Magnetawan Pioneer Associaton <info.bolgerbound@gmail.com>
Subject: Re: Cottage owner Concern Re-zoning Part 8,9,10 Plan 42R-20588

October 26, 2022

Whitestone Municipal Council
21 Church Street
Dunchurch, Ontario

To Whom It May Concern:

This letter is to present our concerns regarding the zoning change that Will Roberts is applying for. (zoning By-law amendment to rezone Parts 8,9,10 Plan 42R-20588, geographic Township of Burton, now the Municipality of Whitestone from the Rural (RU) Zone to a Tourist Commercial (C2) zone.)

We have been long term owners of property on the lake which has become our "lake community of like minded people" and one of the many draws for us to this area is the remoteness and difficulty getting to our place.

We are afraid that any allowance for a zoning change that encourages business opportunities would actually be a deterrent for what makes our isolated area special. With the location being surrounded by protected land, we don't think anything but residential cottage use would be appropriate.

My whole life I have heard the mantra of most everyone in power that growth is "essential." I maybe backward thinking but I don't agree. I have seen the crazy onslaught of campers and 4 wheeler enthusiast at Black and Round lake especially on a long weekend. I'm sure that 90 percent of these people are good people however the law of averages will show that there are more and more that disregard any natural beauty and only think short sighted and only thinking about having fun. (I was young once). I am afraid that without proper supervision and enforcement the garbage, destruction and potential vandalism will only get worse.

I am a business owner and understand Will's thinking and actually use his land for storage of my pontoon boat during the off season. A parking lot is one thing but turning it into a Marina with so many uses and potential for future additional uses seems the wrong way to go. It is unfortunate the barriers this whole process will put up between cottagers but I guess it is the cost of trying save the natural beauty which is getting rarer as time goes on.

Thank you for your time and consideration,
Daren and Heather Dobbie

Municipality of Whitestone
c/o Paula Macri
21 Church Street
Dunchurch, ON P0A 1G0

October 26, 2022

By Email Only (paula.macri@whitestone.ca)

Dear Mayor Comrie and Councilors;

I'm writing to you with my response to the request for comment on the proposed zoning amendments to the Roberts' property at Bolger Lake and the parking and boat docking at Bolger Landing. As a brief background, I've been visiting Bolger Lake my entire life and my kids are the fourth generation to enjoy the area. The reason we hold this little slice of heaven so dearly is because of the natural beauty, seclusion, privacy and sense of a tight-knit community we have on the Lake. It is these qualities I want my kids to enjoy well into the future.

In addition to my experience on the Lakes, I'd like to mention my background, I've been working in the Planning and Development field for almost a decade. As such, I feel I have a different approach to these types of applications. I understand the Planning process, the responsibility that comes with making these decisions, the guidance by which Councilors should inform their decisions and the trickle down impacts that can arise out of these decisions. Zoning Amendments are reviewed by council based on;

- conformity with the official plan and compatibility with adjacent uses of land
- suitability of the land for the proposed purpose
- adequacy of vehicular access, water supply, sewage disposal
- the risk of flooding
- public input

I appreciate the complexity in making this decision, especially with the recent changes to the Ontario Lands Tribunal. However, I urge you to make the decision that is in the benefit of current and future landowners, the one that protects the environment and natural features and not the option which serves one resident above the others. I'm opposed to the zoning change and request that you consider the following when evaluating the proposal;

Zoning Change

- the proposed tourism/commercial uses permitted within the C2 zone are not in conformity with the adjacent land uses.
- While the applicant has expressed desire to construct a Marina on the property, the nature of the zoning amendment would permit all uses listed under the C2 zone, not just the stated use. It is the larger uses listed under the C2 zone that are more concerning and should be considered as feasible development options (ex. Resort, camping/tourist establishment, rental cottage establishment, etc). The lake system, local infrastructure and access would not support such establishments. The variety

of uses permitted under the C2 zone are obtuse, not in keeping with the current uses on the lake.

- Consider the ability for the existing infrastructure to support the proposed uses. Currently the access provided to Mr. Roberts' property is through an Ontario Parks Conservation Reserve, local hydro road and seasonal road. The additional uses permitted under the C2 zone would increase traffic on those limited services and environmentally sensitive lands. The brunt of those maintenance costs have been borne by the Magnatawan Pioneer Association (MPA), with Township subsidies. Additional traffic on those roads would only negatively impact the local landowners trying to access their properties and would solely benefit Mr. Roberts.
- The Whitestone Official Plan Policy 13.05.2 states that new marinas and boat access facilities may have significant impacts on existing waterfront activities. Marinas and boat access facilities will be required to endure an assessment to determine the appropriate and suitability of such uses.

Bolger Landing

- Mr. Roberts raised concerns regarding the state of the current Bolger Landing. I humbly request that you visit the landing to see the area for yourself. While there are boats parked at the landing, overall there is less than 1 boat per cottage. With the Bolger Landing being the only access point for all but one property, I believe that is an excellent use of space and self governed by the MPA and property owners. If warranted, I'm sure the MPA would be willing to help the Municipality organize a boat clean up, where by unclaimed boats can be removed and disposed of after a generous time period.
- Further if limiting the boats was desired, I would suggest a permitting system, where by each property owner can purchase a parking slip, with each additional boat slip advancing in price (ie. First boat is \$50, second boat is \$150).
- Concerns were raised at the increase in the number of boats over the years. I'd like to point out that with each severance that council has approved over the years, access to those properties would be a right provided through the severance. As such, if there are concerns with the increase in the number of users, I question council's support of severances on a lake that requires boat access.
- I disagree with claims that Mr. Roberts' privacy has been infringed upon. Bolger Landing had been in use for decades prior to his purchase of the property. Further, I question what privacy he will gain by having this C2 zone on his property.
- Further comments made by Mr. Roberts at the September 20th, 2022 council meeting are concerning, specifically, his description of a degraded environment and mismanagement by the MPA of the land around the Bolger Landing. I once again, humbly request you visit the area with an open mind to observe for yourself the landing as this is not the case.
- Mr. Jackson made several comments regarding the 'structured chaos' that occurs at Bolger Landing, increased number of boats and the opportunity for an official marina. I can appreciate that to most it may seem disorganized but it has worked well for many years and new property owners don't have concerns with the

approach (myself being one). I question what would be the preferred organization approach from the municipality? I'll reiterate my points above regarding additional boat parking being a direct result of this council's approval of severances on the Lake. My main concern with Mr. Jackson's comments remain that this is an opportunity for an official Marina. Currently Bolger Landing is public property with the majority of users being local property owners, the infliction feels as though we are being encouraged to move from the public access point to a private access facility.

I'd like to reiterate Councillor Gorham-Matthews points about ensuring the current use of Bolger Landing remains regardless of the proposed zoning amendment and that the existing use of Bolger Landing is not restricted in the future.

To conclude, I'm opposed to the proposed zoning amendment because of the variety of uses permitted under the C2 zone, the limited access to the property and potential increase in traffic through tourism uses and the C2 zone is not in keeping with the uses of surrounding lands. While I can appreciate the current need for additional boat trailer parking, the plethora of uses permitted under the C2 zone and comments made by the applicant regarding future tourism needs are what I'm opposed to.

Sincerely,

Laura Head and Jake Little
7457 Kashegaba Lake
Municipality of Whitestone

Cottage Address:
Sarah Bros (nee Moore) and Steve Bros
WA 7901 Kashagaba Lake
Ontario

Mailing address:
259 Pearce Street
North Bay, Ontario
P1C 1H3

26 October 2022

RE: Zoning By-law Amendment (Roberts, Rootham Will) Bolger Lake

We send this letter in response to the Municipality of Whitestone notice dated 28 Sept 2022.
Our family does not support the zoning change for the following reasons:

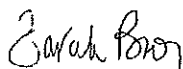
1. We are unclear on what the long-term goal is for this property, we have heard rumours that a marina, tourism camp for snowmobile tours, and camping are a possibility;
2. As landowners on this lake system since 1928, our family has kept our property because of its remoteness; rezoning has the potential to lead to further commercial development which we oppose; and,
3. Our family have been members of the Magnatawan Pioneers Association 1924 (MPA) since 1928 and support its primary objective to preserve the environment. An increase in fishing pressure that a commercial venture would bring to these lakes not to mention the increase in people and/or boat traffic is contrary to the reason most of us are cottagers around Bolger.

The proposed site is adjacent to the C326 Wahwashkesh – Naiscoot Conservation Reserve (i.e. the water in front of the property is part of C326) and according to the C326 Management Direction new tourism facilities that affect the C326 “may be allowed”. “May be allowed” means that any commercial activity that will potentially impact C326 will trigger an Environmental Assessment review required under the Provincial Parks and Conservation Reserves Act that will also likely trigger a review under the Endangered Species Act. During the public consultation required as part of this process we will also oppose the development of a marina or any type of commercial activity.

A concern that may not have been voiced yet, is the carrying capacity of the lake system to support any commercial venture. Many cottagers get their drinking water from the lake and a commercial venture could further jeopardize potability of the lake water. For decades our family used the lake water, unfiltered, for drinking but the increase in cottages over the past 2 decades has necessitated treating the water during the peak summer months to make it safe for drinking or hauling in water.

I would add that a risk analysis should be completed by the proponent to determine what the impacts of a rezoning would be on the environment, the conservation reserve and what the impacts would be to the members of the Magnatawan Pioneers Association as a whole.

Respectfully,



Sarah Bros, R.P.F.



Steve Bros, M.B.A. ,R.P.F.

Paula Macri

From: DAVID CLEGG <dc44@rogers.com> on behalf of DAVID CLEGG
Sent: October 26, 2022 10:55 AM
To: paula.macri@whitestone.ca
Subject: Proposed Zoning By-Law Amendment Roberts, Rootham Will

I am writing to you at the direction of the Magnetawan Pioneer Association in respect to the pending proposed zoning amendment on Bolger Lake by Will Roberts. As a cottage and property owner on Portage Bay I am opposed to this potential zoning amendment. The establishment of a commercial enterprise in to what is essentially a wilderness area that contains the Wahwashkesh-Naiscoot Conservation Reserve would be an unnecessary and environmentally damaging intrusion. The limited access that is available to Bolger Lake via the hydro trail could not sustain the increased public traffic and the "road" as it is currently constituted has already attracted the ire of the Ministry of the Environment. The potential conflict that the establishment of a commercial enterprise at the terminus of the hydro access trail will only exacerbate the current problems faced. From my vantage point this appears to be an attempt by an individual to exploit the situation for their own monetary gain. No rational business plan would see a viable financial outcome for such an operation based upon the finite and extremely small market offered by the current cottagers on the Bolger chain of lakes. One can only conclude that any change to zoning would simply be the thin edge of the wedge that would require a widening of the scope of the commercial enterprise including growing a base of customers outside the tax paying land and cottage owners on the lakes.

Further, I see no evidence that an appropriate environmental assessment has been done. I would urge all members of the Whitestone Municipal Council to oppose and reject this application.

Yours truly,

David Clegg

7447 Kashegaba Lake

Paula Macri

From: Sue Jennings <sjennings90@gmail.com> on behalf of Sue Jennings
Sent: October 26, 2022 5:27 PM
To: Paula Macri
Subject: Will Roberts rezone to Commercial

CAO, Council & Paula Macri;

We wish to express our support of Will's plan to rezone his lot to C2 commercial. As some of our family has mobility issues, we would like to rent storage & dock space for our boat for more easy access to our property on Portage Bay. Supporting building trades and owners with access and engine repair is also welcomed. And we don't have issues with his plans to offer guided trips to other lakes up the hydro line, or offering limited cottage rental. Having spent years as a Whitestone local, hiking to all the lakes up here, I cannot take issue with Will offering this service. I know Will respects and protects the lands as we all do.

Regards,

Susan Jennings & Randy Johnson
Portage Bay, Kashegaba Lake, Whitestone

From: Susie Gryspeerdt [mailto:doc.jag@live.com]
Sent: October 26, 2022 10:55 AM
To: Paula Macri <paula.macri@whitestone.ca>
Subject: Re: Bolger Lake

October 25, 2022

Municipality of Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0

RE: Objection to Zoning By-Law Amendment (Roberts, Rootham Will)

To: Mayor Comrie and Members of Town Council,

We would like to voice our strong opposition to the proposed zoning changes at Bolger landing. Over the past several years, the Magnetawan Pioneer Association (MPA) has made significant and tangible improvements to the landing area. These changes were made mindfully by the MPA board and have improved the functionality of lake access by local residents. We believe that ongoing required changes to better meet future growth do not require the presence of a commercial enterprise. Our MPA has a proven track record of incorporating sensitive environmental concerns with the desire of cottager's ease and expanded utilization of the landing. To allow a marina to become established in the area puts at risk the thoughtful future development at Bolger. No longer would changes be required to fully incorporate the concerns of current cottagers but rather would be at the sole direction of the entrepreneur, Will Roberts. A successful entrepreneur would naturally be driven to harness as many revenue generating opportunities as possible in order to ensure the success of their venture. If the proposed zoning changes go forth, we feel it would be extremely naive to expect that Mr. Roberts would not want to maximize his investment by allowing activities in the marina that could easily harm the enjoyment of local residents. These possibilities include: camping to the general public, guided fishing and hunting trips, and housing of watercraft or ATVs owned by the general public. In conclusion, we feel that it would be best to avoid the potential serious unintended consequences that rezoning could easily bring forth.

Sincerely,
MPA member

Municipality of Whitestone
21 Church Street
Dunchurch, ON P0A 1G0

October 26, 2022

Subject: Zoning By-law amendment. Re. Will Roberts Application Bolger Lake

To: Mayor Comrie and Members of Town Council

As a cottage owner with a family history on Bolger Lake dating back to 1904, I strongly object to this rezoning application. Not only does it go against the core values of the Magnatawan Pioneer Association who represent most of the cottagers in the area, it threatens to undermine the uniqueness of the area. Bolger Lake itself in my opinion cannot support such an endeavor of C2 rezoning.

Respectfully,

Steven L. McGowan

Paula Macri

From: tara.mcgowan@icloud.com
Sent: October 26, 2022 7:16 PM
To: paula.macri@whitestone.ca
Cc: info.bolgerbound@gmail.com
Subject: Objection to Zoning By-Law Amendment - Bolger Lake

Municipality of Whitestone
21 Church Street
Dunchurch, ON P0A 1G0

October 26, 2022

Subject: Objection to Zoning By-Law Amendment - Bolger Lake

To: Mayor Comrie and Members of Town Council

I am writing to express my objection to this proposed change in zoning to C2. Commercial zoning in this remote area, on a relatively small body of water, is not aligned with the responsibilities bestowed upon all in the community (residents, cottagers, municipal government, etc.) to preserve the land and natural environment, safeguarding this space for generations to come.

What is not privately owned is protected space and the deterioration of the environment can happen far faster than we can imagine - what happened to the bog and turtles around Black Lake? Decimated. To imagine that similar lack of respect and regard for our Lake and community could take place is unconscionable to me. We don't need space for more or larger boats, we need environmental stewardship. We don't need to drive more traffic to the area, we need to preserve and protect it.

A safe space to keep boats and vehicles shouldn't be the priority. The priority is keeping this space safe for the flora and fauna whose home this is and was long before we determined to come here and enjoy the beauty, too.

With respect and deep concern,

Tara McGowan

Honorable Mayor Comrie and Members of Council,

I write this letter to you in regards to the proposed changes to be made to the Roberts property as outlined in the communication provided to us by the Municipality.

To provide context; my family have been a part of the Bolger story since, roughly, 1906. I write this letter with apprehension, namely because I am unable to be on Bolger as much as I would like, a busy career and a young family will do that to you, but I make time when and how often I can.

I will address my concerns below:

- In regards to the issue of privacy. I am of the following view – knowingly purchasing land, next to a well establish and travelled trail (vehicle and portage route) and then complaining of the traffic is akin to buying an apartment above a bar and complaining of the noise. With that said, there has been a lot of land cleared near the boat/parking area suggesting to me that privacy isn't the real issue.
- In regards to the scope of the permit. The permit encompasses so many different things and possibilities that's its difficult not to feel like we are being misled and 'swindled' into thinking this is a cleanup effort to better park and organize boats and vehicles. The scope of this permit feels like a Trojan horse, ushering in a wide variety of changes, such as a resort, hotel, lodge, summer camp, tavern or convenience store.
- In regards to the visual impact and ad-hoc placement of boats; I will happily agree that there are too many boats on the landing. This can be an easy fix with the help of the MPA as I'm sure there are families with multiple boats pulled up or turned over that can thin the herd if requested. There has been a population boom on Kashegaba over the last few years and I would be happy to see some consolidation made at the landing with these boats.
- With respect to security and access issues. It has always been known that there is a risk in leaving your property at the landing. This has only become more evident with time, however, the presence of a marina would not stop this from happening. The increase in dishonest travelers was made possible by road upgrades and the attention brought to the Hydro trail by social media and others promoting the area as a 'tourist' destination. This is not unique to Bolger and is happening all over cottage country.
- These security issues are spill over from the larger problem of the campers at Black and Round lakes. There is no oversight at all from the MNR or OPP in these areas and the volume of campers has exploded. They are camping and driving all over the beach, destroying the trail and adventuring into Bolger to have a look, because why not? A gate or marina isn't going to prevent this. Also begs the question, if they're doing this for free, why would they pay?

I am sure I'm not alone when I say this, we come to Bolger for peace and quiet, to be out of touch with the day to day grind that we face and to enjoy the tranquility. I understand communities change and grow, they develop and expand; Bolger is a time capsule, a place where this doesn't have to happen for the sake of it.

I am hopeful that this letter, and the others that follow, aren't written as an exercise in futility – I hope council hasn't already made a decision and this isn't just a formality. It can be easy to decide on matters without firsthand appreciation for the space, I would strongly recommend council visit the proposed area and make a fully informed decision. Again, to me, this feels like a Trojan horse. Another step towards something larger, especially given the scope of the permit requested; an inch before the mile.

With respect,

Robert Taylor

October 24, 2022

Municipality of Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0

ATTN: Mayor Comrie and Members of Town Council

RE: Objection to Zoning By-Law Amendment (Roberts, Rootham Will)

We are collectively writing this letter to express our opposition to the proposed zoning by-law amendment of the property adjacent to the Bolger landing (Parts 8-10, Plan 42R-20588) from the Rural (RU) Zone to a Tourist Commercial (C2) Zone.

As multigenerational owners of properties in this area and members of the MPA, preserving the integrity and health of the land for the present and for future generations is at the core of our values. While innovations in land management are sometimes inevitable and in many cases helpful to us, we strongly feel that all such changes have to be in line with these values.

Our opposition to this re-zoning is twofold:

1) Environmental

We have read submitted letters from other residents who have detailed concerns on how this proposal and its inherent attraction of more traffic would impact the fish and wildlife of the area, and of the environmental and noise pollution that comes with it. We unequivocally share these concerns. As it stands, this area in question is surrounded by the Wahwashkesh-Naiscoot Conservation Reserve. Any substantial development challenges the values which this designation is out to protect.

2) Practical

Having listened to the portion of the Council meeting on 20 September 2022 around this re-zoning request, the applicant cited that there were issues of 'mismanagement' by the MPA, and that he was negatively impacted by the level of activity (human and vehicular traffic, storage/parking, boat placement) near his land. He stated that his privacy was affected.

While we have questions on the mismanagement claim that we hope to resolve in the short term with the appropriate parties, we agree that issues of privacy and respect for the land are important to all residents, and any imbalances here should be addressed.

However, issues of privacy are far different from requesting a plot of land be re-zoned from rural to commercial.

We question Mr. Roberts' motives when he also says he would like to be open to developing the land, and land that he owns adjacent to it, in the future, and that he would like to operate a snowmobile guide service and add container cabins in the area. In short, and with respect, there is a substantial difference between "It's chaotic and my privacy is affected" and "I want to re-zone the land for commercial use".

An increase of traffic in land and water vehicles in remote locations is a challenge faced in many parts of the world. Our special area, protected for so long, is no different.

Perhaps a benefit of this plan being proposed is that it has brought our community together to rigorously discuss how we want the future to look. I would hope that our community can solve this issue internally, by looking at practical solutions of how we can manage our footprint responsibly. Other parts of the world have done it and again, we are no different.

We look forward to participating in this discussion.

Respectfully,

Ms. Leila Johnson and Mr. Bartleby Simpson and family;
Dr. and Mrs. Ken Dawson-Scully and family;
Mr. and Mrs. Bruce Dawson-Scully and family

Kashegaba Lake, Ontario

2022-10-22

To Mayor Conroe & Members of Council
Municipality of Whitestone,
21 Church Street, Dunchurch, Ontario POA 1G0

Re: Re-Zoning By-Law Amendment Application on Bolger Lake

Upon receiving the public notice of the proposed amendment to include such activities as a marina, boat docking, rental cottage, camping/tourist establishment, a number of significant concerns came to mind.

The land in question (Parts 8, 9, 10, Plan 42R-20588) is immediately adjacent to a public-use landing/dock used by cottagers on two lakes. Each of these cottages is remote and requires boat access. With this by-law amendment, if it receives approval, each and every one of the cottagers will be immediately affected upon arrival and departure from their family cottage which in so many cases have been family-owned for over 100 years. The initial and final impression will not be the remote, largely untouched land surrounded by the nature preserve as it has been for hundreds of years. The final impression will be a commercial establishment which benefits one land owner; not the community, not the cottagers and certainly not the environment.

The impact of such an amendment would create yet another 'opening' for commercialization, tourism and "economic progress". There is a reason why these lands are preserved, protected and remain a significant part of our province's history. More development is not needed. An amendment to a Commercial Use Zoning opens the doors for a wide variety of uses. Once the door is open, small amendments are possible. Small changes impacting the land and its uses become easier. Even if restrictions are agreed to and even added to the property title, the door is open. Pandora's box could not be closed.

The cottagers' association conducted a survey, held a number of meetings and have received a very clear and direct message from the vast majority of its members. This development is not 'progress'. This majority of its members is a resounding message opposing this amendment.

This land has been in our family since 1907. It has been preserved and loved by generations. The families on this lake have preserved Bolger for decades and will continue to preserve it for future generations. Love and respect of the land has been passed-down through the generations. It is our turn to pass this on to future generations by protecting and preserving this land. This untouched land is in need of your help to oppose this zoning amendment. Protection is required and that in and of itself is progress.

I am calling upon you to provide inspired leadership by also opposing this amendment.

Sincerely,
Cindy McGowan

From: Municipality of Whitestone <whitestone@municipalwebsites.ca>
Sent: October 22, 2022 7:44 PM
To: info@whitestone.ca
Subject: New - How To Get In Touch

Municipality of Whitestone

How To Get In Touch

Full Name Full Name; Marsha Murphy

E-Mail Address bolgerisland@gmail.com

Subject Meeting Nov.1 2022 Mr. Roberts zone change to commercial.

Message Mr. George Comrie; My husband, Carl and myself are upset by the potential change in the zoning of Will Roberts property to commercial 2 (C2). We do not want any accommodation rentals or boat rentals on our lake. If Will chooses to store cottagers' boats and trailers over the winter, that is acceptable. He should also be permitted to do engine repairs on outboard motors. We do not want winter wilderness snowmobile tours over our lakes.
Thank you, Marsha

Whitestone Municipal council
21 Church Street,
Dunchurch, Ontario

October 22, 2022

RE: Objection to Zoning By-Law Amendment (Roberts, Rootham Will)

To: Mayor Comrie and Members of Town Council

When we purchased our cottage many years ago, we bought it for its remoteness and peacefulness. Already this has changed with more and more boats coming and going and more transient users every weekend. We worry about what the future will hold with increased use from a marina on the lake. It is our opinion that it will only get worse!

We must also consider the increased impact to our road. Currently we all pay an annual amount for the repair and maintenance of this access road to our cottages. Who will be expected to "foot the bill" for this additional wear and tear on our road? As Will is expecting to make money from this project, perhaps he will pay more of a share for this privilege? I don't know the answer but it is something we should all be thinking about.

It also seems a strange coincidence that the letter from the Municipality dated September 26, 2022, regarding the use of the shore road allowance to park our boats comes at approximately the same time as this re-zoning amendment application. Thankfully we have always been able to use this municipally owned area for our boats however we are now left wondering whether there is a movement afoot to get us off the shore road allowance and into this proposed marina. None of us wants increased costs at this difficult point in time and sincerely hope that the Municipality continues to allow us this long time traditional use the same as we've always had.

Already it is clear to us that this debate is causing a rift within our MPA community. It will turn neighbour against neighbour and some people may even be black balled and ostracized because of their views.

It is our opinion that this area and these lakes should not be re-zoned for ANY commercial ventures or operations and that this application should be denied.

Respectfully

cc. Kelvin Williamson
President Magnatawan Pioneer Association

Joseph Gill and Jane Kennedy
25 George Street Suite 604
Toronto ON M5A 4L8

Andrew Gill
835665 4th Line EHS
Mono ON, L9V 1B7

October 20th, 2022

Municipality of Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0

RE: Objection to proposed Zoning By-Law Amendment (Roberts, Rootham Will)
Parts 8, 9, and 10, Plan 42R-20588, geographic Township of Burton, now in the Municipality
of Whitestone from Rural (RU) Zone to Tourist Commercial (C2) Zone.

To: Mayor Comrie and Members of Town Council

Our Family Cottage is located at 9001 Bolger Lake. We are the closest neighbours to the subject property. We have been at our current location since 1950. Our family history on Bolger and Kashegaba goes back to 1917. As lifetime members of the Bolger community, we care a lot about the area, and want to ensure responsible planning for the future.

We are strongly opposed to this application. Except for private property, all of Bolger Lake, and a section of Kashegaba Lake, is part of the Wahwashkesh-Naiscoot Conservation Reserve. We are fortunate in the Town of Whitestone to have this unique feature of remote lakes and conservation area. The Reserve is also a popular canoe route. We feel strongly that the remote lake culture and natural environment should be protected for future generations.

Commercial zoning is not compatible with the current land use of conservation area and remote cottage property. If the application is approved, it sets the wrong precedent for the future. Commercial C2 zoning allows for a full waterfront resort, which is not compatible with a conservation reserve on a remote lake.

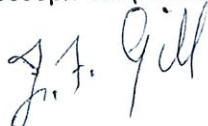
The proposed zoning by-law amendment conflicts with the Wahwashkesh-Naiscoot Conservation Reserve Management Statement. In the Document, commercial activity is addressed. Under "3.4 Commercial Activities", the document states "Other new commercial activities must meet the requirements of Procedural Guideline B – Land Uses -Test of Compatibility". In Appendix 2 "Indicator uses for Conservation Reserves: Generic and Specific", under the heading "Commercial Activities", it is indicated that a new Resort or Outpost camp will not be permitted. This conflicts with C2 commercial zoning which allows for a waterfront resort.

<https://www.ontario.ca/page/wahwashkesh-naiscoot-conservation-reserve-management-statement>

Thank you for the opportunity to comment on this application.

Respectfully,

Joseph Gill (Rate Payer)



Jane Kennedy



Andrew Gill



October 20, 2022

Whitestone Municipal Council
21 Church Street
Dunchurch, On

To MPA Council;

Will clearly has other intentions besides the Bolger community and the MPA as a whole. I have nothing against a commercial and capitalistic mindset, but without further information regarding his plans for the site, I feel we do not have the full picture. Without seeing a business plan, for how he intends to offer services that benefit the community, it would be irresponsible to lend our support to an enterprise that could end up changing the experience that the area has offered. Has a community-run enterprise been suggested? Equally, can he provide evidence for the current development/works on the property, and how they have taken into account the environmental protection required for the area?

My concern is about what these letters are meant to achieve other than putting forward an alternate viewpoint to the council when they vote on the matter. Do we know what they want to use them for?

Everyone in the community sees the area as a sanctuary from their day jobs and commercial realities a delicate balance that is part of the appeal of this place and something that keeps it separate from elsewhere. Will risks upsetting this balance with clear intentions that are for his individual benefit and not the communities at large?

Sincerely,

Maxwell McBride Peterson

Tuesday October 11, 2022

To Municipality of Whitestone

I am writing to voice my support of Will Roberts application for rezoning of his property on Bolger Lake. My family, the McArthur's have been at the forefront of innovative ways to access and enjoy our beautiful cottage country. Over more than one hundred years they have trail blazed, ridden the train, flown and off roaded to arrive at the place most dear to us. My late father George McArthur along with my late husband John Duffy were one of the first to navigate the hydro trail and to work on its upkeep for years enabling others to benefit. I am a Senior citizen and can appreciate the thought and care Will has put into his planning. This proposal of Will's when approved will give my family and me better access to my boat while giving me piece of mind that my vehicle and boat will be in a secure place. To not move forward with this is like taking backward steps to fifty years ago.

Dale Duffy

Portage Bay, Bolger

From: Brent Sullivan <sullivancandb@gmail.com>
Sent: October 3, 2022 5:47 PM
To: Mayor.comrie@whitestone.ca; michelle.hendry@whitestone.ca;
councillor.lamb@whitestone.ca; councillor.mcewen@whitestone.ca;
councillor.woods@whitestone.ca
Subject: Proposed zoning changes Bolger Landing.

I would like to discuss our concerns relative to the application to rezone property at the landing. This has been an area that has been enjoyed by property owners for in excess of 50 years.

The change is intended to service what community? if in fact it is for Property owners in the Bolger community that's one thing, but if available to the general public that presents a distinct problem inherent to persons without our shared sense of community. The trails/access will be subjected to excessive abuse and deterioration and an already stressed parking area will not be available to individuals who commit time, effort and financial support on an ongoing basis.

We have taken the opportunity to listen to the Council meeting of Sept. 20th specifically focusing on the Councils and applicants comments.

A gentleman commented that the landing was " Organized confusion" and another stated that fifty (50) boats were on the shoreline. This is blatantly inaccurate, and inflated for what purpose. Property owners are concerned that as a result our taxes could be adversely affected and that personal property insurance may also go up as well.

The applicant brought forth the MECP concerns relative to the Conservation Reserve with stale dated activity by the MPA which has been effectively resolved through communication with the Board executive. This has no bearing on the application and is solely intended to present our organization in a negative light. I have been on the executive for a number of years and am very offended by a comment that we have mismanaged the area. Untrue and deliberately misleading.

We want to know to what extent our privileges will be affected or eliminated.

Thank you for your review of these issues.

Regards
Brent Sullivan / Cathy Sullivan



CONSENT AGENDA



Regular Council *DRAFT* Meeting Minutes
Tuesday, October 18, 2022, 6:30 p.m.
Dunchurch Community Centre and Zoom Video Conferencing

- Present:** George Comrie, Mayor
Beth Gorham-Matthews, Deputy Mayor and **Chairperson**
Joe Lamb, Councillor
Joe McEwen, Councillor
Brian Woods, Councillor
- Staff:** Michelle Hendry, CAO/Clerk
Maneesh Kulal, Treasurer (via Zoom)
Dave Creasor, Manager of Public Works (via Zoom)
Bob Whitman, Fire Chief (via Telephone)
- Consultant:** John Jackson, Planner (via Zoom video)
- Guests:** 17 - In person
100 – 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. 2022-354

Moved by: Councillor Brian Woods

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. 2022-355

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

Move into Committee of the Whole

THAT this meeting move into Committee of the Whole at 6:35 p.m.

Carried

5. Planning Items

- 5.1 Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC., 12628465 CANADA INC. (Graham Keene)
 - Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated October 7, 2022
- 5.2 Official Plan Amendment 2, Next Steps in regard to Zoning By-law Amendments
 - Memorandum from John Jackson, Planner, dated October 11, 2022
- 5.3 Consent Application B53/2022(W)– DUDA
 - Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning John Jackson, Planner dated October 10, 2022
- 5.4 Application to Purchase and Close Municipal Road Allowance – SALVATORI et al
 - Memorandum from John Jackson, Planner dated September 14, 2022
 - Correspondence received from:
 - Bryan and Rita Marr
 - Tyler and Krystal Marr

Resolution No. 2022-356

Moved by: Councillor Brian Woods

Seconded by: Mayor George Comrie

Reconvene into Regular Meeting

THAT this meeting reconvene to the Regular Meeting at 8:23 p.m.

Carried

Matters Arising from Committee of the Whole

Resolution No. 2022-357

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

- 5.1 Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC., 12628465 CANADA INC. (Graham Keene)
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning Board dated October 7, 2022

WHEREAS John Jackson, Planner Inc., has prepared a Memorandum for the Parry Sound Area Planning Board regarding Subdivision Application S01/2022(W) – STO NETWORK CONSULTING INC., 12628465 CANADA INC 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 Subdivision Application be deferred.

Carried

Resolution No. 2022-358

Moved by: Mayor George Comrie

Seconded by: Councillor Joe McEwen

- 5.2 Official Plan Amendment 2, Next Steps in regard to Zoning By-law Amendments
- Memorandum from John Jackson, Planner, dated October 11, 2022

THAT the Council of the Municipality of Whitestone does hereby receive for information the Memorandum from John Jackson, Planner dated October 11, 2022 in regard to Zoning By-law Amendments to support Official Plan Amendment 2;

AND THAT staff be requested to advertise for a Public Meeting in support of the recommended Zoning By-law Amendments.

Carried

Resolution No. 2022-359

Moved by: Councillor Joe McEwen

Seconded by: Councillor Joe Lamb

- 5.3 Consent Application B53/2022(W)– DUDA
- Memorandum from John Jackson, Planner on behalf of the Parry Sound Planning John Jackson, Planner dated October 10, 2022

WHEREAS John Jackson, Planner Inc., has prepared a Memorandum for the Parry Sound Area Planning Board regarding Consent Application B53/2022(W) – DUDA 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, 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 Use (RU-LS) Zone to recognize the configuration of the newly created lots;
4. That the applicant enters into a Section 51.26 Consent Agreement with the Municipality of Whitestone to be registered on title by the applicant to include the recognition of the private access road for the new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance of the road; and
5. That payment of all applicable planning fees be made to the Municipality of Whitestone.

Carried

Resolution No. 2022-360

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

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

- Memorandum from John Jackson, Planner dated September 14, 2022
- Correspondence received from:
 - Bryan and Rita Marr
 - Tyler and Krystal Marr

THAT the Council of the Municipality of Whitestone hereby receives for information the Memorandum from John Jackson dated September 14, 2022 and the correspondence from:

- Bryan and Rita Marr
- Tyler and Krystal Marr

AND THAT the matter be referred to Staff and the Municipal Planner to work with the interested parties and develop an alternate solution.

Carried

Clerk's Note: The meeting adjourned for a short break.

6. Public Meeting - None

7. Consent Agenda

Resolution No. 2022-361

Moved by: Councillor Joe McEwen

Seconded by: Councillor Brian Woods

WHEREAS the Council 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 for Tuesday, October 4, 2022.
- 7.2 Unfinished Business (listed on pages 4-8)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone does hereby approve the Regular Council Meeting Minutes of October 4, 2022 and receives for information all other items contained in the Consent Agenda dated October 18, 2022.

Carried

8. Accounts Payable

Resolution No. 2022-362

Moved by: Councillor Brian Woods

Seconded by: Mayor George Comrie

- 8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receive for information the Accounts Payable listing in the amount of \$188,426.25 for the period ending October 15, 2022.

Carried

9. Staff Reports

Resolution No. 2022-363

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

- 9.1 Staff Report FIN-2022-11
 - Budgetary Control Report for the nine months ending September 30, 2022

THAT the Council of the Municipality of Whitestone does hereby receive report FIN-2022-11 for information purposes;

AND THAT Staff continue to keep Council updated with quarterly Budgetary Control Reporting.

Carried

Resolution No. 2022-364

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe McEwen

- 9.2 Staff Report BLDG-2022-04
Building Department update and Building Permit Activity – July 1 to September 30, 2022

THAT the Council of the Municipality of Whitestone does hereby receive report BLDG-2022-04 (Building Services update and Building Permit activity – July 1 to September 30, 2022) for information.

AND THAT Staff continue to keep Council updated with quarterly reporting.

Carried

Resolution No. 2022-365

Moved by: Councillor Joe McEwen

Seconded by: Councillor Brian Woods

- 9.3 Staff Report PW-2022-11
Request for Proposal 2022-12, Asphalt Paving

THAT the Council of the Municipality of Whitestone does hereby receive Report PW-2022-11 (Request for Proposal 2022-12, Asphalt Paving);

AND THAT Council of the Municipality of Whitestone does hereby award the Asphalt Paving contract, in the amount of \$46,749.50 plus HST to Hall Construction Inc.

Carried

10. By-laws

Resolution No. 2022-366

Moved by: Councillor Brian Woods

Seconded by: Councillor Brian Lamb

- 10.1 By-Law 55-2022, being a By-Law to Close and Stop up that part of the original shore road allowance along the shores of Wah-Wash-Kesh Lake, in front of Lot 27, Concession 5, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1 according to Plan 42R-21927 - (STOLL, Bruce and FICHNER-STOLL, Susan)

THAT By-law 55-2022, being a By-Law to Close and Stop up that part of the original shore road allowance along the shores of Wah-Wash-Kesh Lake, in front of Lot 27, Concession 5, in the geographic Township of McKenzie, now

Municipality of Whitestone, District of Parry Sound, designated as Part 1 according to Plan 42R-21927 - (STOLL, Bruce and FICHNER-STOLL, Susan), be Read a First and Second time this 18th day of October, 2022

AND FURTHER Read a Third time, Passed and properly Signed and Sealed this 18th day of October, 2022 and numbered By-law 55-2022.

Deferred

11. Business Matters

Resolution No. 2022-367

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe McEwen

- 11.1 Town of Parry Sound letter to Graydon Smith, MPP regarding completion of four lane of Highway 69 and 400 dated September 16, 2022.

THAT the Council of the Municipality of Whitestone does hereby support Sudbury MPP Jamie West's call for the province to expedite completion of four-laning of Hwy 400 between Sudbury and Parry Sound.

AND THAT this Resolution be forwarded to Hon. Caroline Mulroney, Minister of Transportation, Graydon Smith, MPP Parry Sound-Muskoka, Jamie West, MPP Sudbury and the municipalities in the District of West Parry Sound.

Carried

Resolution No. 2022-368

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe McEwen

- 11.2 Memo – Holiday Office and Landfill Schedule 2022

THAT the Council of the Municipality of Whitestone hereby receives for information the Memo – Holiday Office and Landfill Schedule 2022;

AND THAT the Council of the Municipality of Whitestone hereby approves the Holiday Office and Landfill Schedule for 2022.

Carried

Resolution No. 2022-369

Moved by: Councillor Joe Lamb

Seconded by: Mayor George Comrie

- 11.3 Memo – Committees of Council and Boards

THAT the Council of the Municipality of Whitestone hereby receives the Memo – Committees of Council and Boards for information;

AND THAT the Council of the Municipality of Whitestone hereby approves an extension of the appointment of the current members of the Recreation Committee to January 30, 2023 or until Committee members are reappointed or new Committee members are appointed by the new Municipal Council

Carried

Resolution No. 2022-370

Moved by: Councillor Joe Lamb

Seconded by: Councillor Brian Woods

11.4 Memo - Joint Compliance Audit Committee – alternate member appointment

THAT the Council of the Municipality of Whitestone hereby receives Memo – Joint Compliance Audit Committee – alternate member appointment for information;

AND THAT the Council of the Municipality of Whitestone hereby appoints Joel Kennedy to the West Parry Sound Joint Compliance Audit Committee as the alternate member.

Carried

Resolution No. 2022-371

Moved by: Councillor Joe McEwen

Seconded by: Mayor George Comrie

11.5 Memo – Funding Agreement between WPS Recreation and Cultural Centre Municipal Services Board and the Municipality of Whitestone

THAT the Council of the Municipality of Whitestone hereby receives the Memo – Funding Agreement between WPS Recreation and Cultural Centre Municipal Services Board and the Municipality of Whitestone for information;

AND THAT the Council of the Municipality of Whitestone hereby authorizes the CAO/Clerk and Mayor to execute the Funding Agreement (as amended by Resolution No. 2022-329) with the WPS Recreation and Cultural Centre Municipal Services Board.

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

Carried

12. Correspondence (listed on page 9 of the Agenda)

Resolution No. 2022-372

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe Lamb

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 9 of the October 18, 2022 Council agenda;

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

C. Ardbeg Community Centre email, request for financial support.

Carried

Matters Arising from Correspondence

Resolution No. 2022-373

Moved by: Mayor George Comrie

Seconded by: Councillor Brian Woods

THAT the Council of the Municipality of Whitestone will support Ardbeg Community Club with a donation of \$3,200 for heating.

Carried

13. Councillor Items

Councillor Beth Gorham-Mathews

- Ardbeg Community Club is hosting a Halloween Party on October 29th as a fundraiser
- A \$1000 grant for 'Grow-Me-Instead' has been approved. Information will be advertised in the new year in advance of spring 2023

Councillor Joe McEwen

- Noted that he attended his last meeting at the Parry Sound Area Planning Board on Monday October 17th and will be attending his last CPAC meeting this coming Thursday. It has been a pleasure representing the Municipality of Whitestone.

14. Questions from the Public

15. Confirming By-law

Resolution No. 2022-374

Moved by: Councillor Joe Lamb

Seconded by: Councillor Joe McEwen

THAT By-law 56-2022 Being the Confirmatory By-law for the Council meeting of Tuesday, October 18, 2022, be given a First, Second, Third and final reading and is passed as of this date.

Carried

16. Adjournment

Resolution No. 2022-374

Moved by: Councillor Brian Woods

Seconded by: Councillor Joe McEwen

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 9:23 p.m. until the Regular Council meeting of November 1, 2022 at 6:30 p.m. or at the call of the chair.

Carried

Beth Gorham-Matthews

Chairperson

Michelle Hendry

CAO/ Clerk

ACCOUNTS PAYABLE

Report Date
2022-10-26 12:17 PM

Municipality of Whitestone
List of Accounts for Ratification
As of 2022-10-26
Batch: 2022-00090 to 2022-00092

Page 1

Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
Bank Code: AP - AP-GENERAL OPER					
Computer Cheques:					
36735	2022-10-21	4 Imprint	Appreciation Event		
10437058		16-123 - Admin - Volunteer Appreciation Event	Appreciation Event	926.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	102.30	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	118.32	1,028.47
36736	2022-10-21	Aird Berlis, LLP	Legal		
1310820		16-120 - Admin - Legal Expenses	Legal	2,750.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	303.81	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	351.39	3,054.39
36737	2022-10-21	Amorak Trail Association	Amorak Trail Road Grant		
Road Grant 2202		16-440-4 - Roads Grant Program	Amorak Trail Road Grant	2,819.49	2,819.49
36738	2022-10-21	Ardbeg Community Club	Donation		
Che Rec Oct 22		16-122 - Admin - Donations	Donation	3,200.00	3,200.00
36739	2022-10-21	Bell Canada	Fire Tower		
Oct/22		16-212 - Fire - Radio Tower & Air	Fire Tower	119.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.23	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	15.30	133.00
36740	2022-10-21	Bell Canada - Public Access	Pay Telephone		
169749		16-787 - Recreation - Public Pay T	Pay Telephone	50.88	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.50	56.50
36741	2022-10-21	Elizabeth Gorham-Matthews	Board Honar. PSAPB		
PSAPB Hon.		11-225 - Due to Due (from) Misc	Board Honar. PSAPB	520.00	520.00
36742	2022-10-21	Brandt Sudbury	Backhoe		
PW-2022-07		19-345 - Backhoe	Backhoe	185,853.71	
		11-210-2 - A/R HST Receivable	HST Tax Code	17,487.54	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	20,226.16	203,341.25
36743	2022-10-21	Canada Post Corporation	Elections		
9839746616		16-121 - Admin - Election	Elections	2.99	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.33	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.38	3.32
36744	2022-10-21	Chimo Cove Club	Road Grant Chimo Cove Road		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Chimo Cove Roa	1,030.89	1,030.89
36745	2022-10-21	Canadian National Non Freight	Bunny Trail		
91652736		16-414 - Bunny Trail RR Crossing	Bunny Trail	326.50	326.50

Municipality of Whitestone

List of Accounts for Ratification

As of 2022-10-26

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36746 2022 Levy 4Q	2022-10-21	Dist P.Sound.Social Service 16-618 - Dist. Soc. Services (DSS. 4 Quarter Levy	4 Quarter Levy	66,132.72	66,132.72
36747 Road Grant 2022	2022-10-21	John Wesley 16-440-4 - Roads Grant Program	Road Grant Dunks Cres Assoc. Road Grant Dunks Cres Ass	562.16	562.16
36748 300709221043169	2022-10-21	Minister of Finance-Policing 16-274 - Policing Levy	Credit - Local Service Realign Credit - Local Service Re	459.56-	459.56-
302809221048087		16-274 - Policing Levy	OPP Levy	35,231.00	35,231.00
300510221055081		16-274 - Policing Levy	Credit - Local Service Re	1,148.00-	1,148.00-
				Payment Total:	33,623.44
36749 62900	2022-10-21	Fowler Construction Co Ltd 16-398 - Roads-Turn Around Upgr 19-811 - Recreation Capital - Goo 16-399 - Roads-Boat Launch Goo 19-205 - Helipad Improvements 19-308 - Roads-Capital-Strucure M 16-513 - Maple Is. Cemetery -Matr 16-522 - Whitestone Cemetery -M 16-375 - Gravel-Summer Mainten 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 Gravel Tender 2022-05 HST Tax Code HST Tax Code	3,052.81 508.80 3,052.80 4,070.41 5,088.01 508.80 508.80 39,795.53 6,250.13 7,228.93	62,836.09
36750 AG5810	2022-10-21	G-Force Marketing 16-110 - Admin - Office Supplies 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Assessment Roll Binder Assessment Roll Binder HST Tax Code HST Tax Code	197.67 21.83 25.25	219.50
36751 Sep 29/22	2022-10-21	Janet Jackson 16-798 - After School Program	ASP ASP	272.12	272.12
36752 Road Grant 2022	2022-10-21	Ann Lupal 16-440-4 - Roads Grant Program	Road Grant Langford Drive Road Grant Langford Drive	523.36	523.36
36753 Road Grant 2022	2022-10-21	Magnatawan Pioneer Associatic 16-440-4 - Roads Grant Program	Road Grant Magnetawan Pioneers Road Grant Magnetawan Pio	5,466.17	5,466.17
36754 Road Grant 2022	2022-10-21	Gary Green 16-440-4 - Roads Grant Program	Road Grant Hayles Road Road Grant Hayles Road	1,140.15	1,140.15
36755 PSAPB Hon.	2022-10-21	Joseph McEwen 11-225 - Due to Due (from) Misc	Board Honar. PSAPB Board Honar. OPP	520.00	520.00
36756	2022-10-21	Sarah McPhee	Page Refund of Overpayment		

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	Che Rec Oct22	15-720 - Licences/Permits	Refund of Overpayment	15.00	15.00
36757	2022-10-21	Medi Sure Canada Inc.	Supplies		
13531		16-258 - Station 2 - Supplies	Supplies	29.67	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.28	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.79	32.95
36758	2022-10-21	Brian Minielly	50% Refund of Permit 2022-7015		
Che Rec Oct/22		15-329 - Roads Damage Deposit	50% Refund of Permit 2022	1,158.00	1,158.00
36759	2022-10-21	Municipal Property Assessment	Quarterly billing - 4th		
1800031645		16-119 - Admin - MPAC Fees	Quarterly billing - 4th	19,561.40	19,561.40
36760	2022-10-21	Near North Concrete	Sun Shade Cement		
1249		19-808 - Recreation-Capital-Sun S	Sun Shade Cement	1,221.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	134.88	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	156.00	1,356.00
36761	2022-10-21	Parry Sound Industrial Park Bd	Industrial Park		
2765		16-458 - Parry Sound Industrial P	Industrial Park	14,736.24	14,736.24
36762	2022-10-21	Red Gate Lane Association	Road Grant Red Gate Lane Assoc		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Red Gate Lane	577.99	577.99
36763	2022-10-21	Terry & Agnes Richardson	Road Damage Deposit Return		
Che Rec Oct 22		15-329 - Roads Damage Deposit	Road Damage Deposit Retur	1,000.00	1,000.00
36764	2022-10-21	Township of Seguin	Training - NFPA 1041 Level 1		
2022-240		16-202 - Fire - Training	Training - NFPA 1041 Leve	571.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	63.12	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	73.00	634.52
36765	2022-10-21	Shawanaga Lake Property Ownr	Road Grant Shawanaga Lake		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Shawanaga Lake	2,264.48	2,264.48
36766	2022-10-21	Dennis Snedden	Road Grant Snakeskin Trail		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Snakeskin Trai	523.36	523.36
36767	2022-10-21	Toronto Dominion Bank	Sept 2022 Remittance		
Sept 2022		12-333 - Rrsp - Benefit	Sept 2022 Remittance	315.80	315.80
36768	2022-10-21	Ted Greenwood	Road Grant Karbehuwe Lane		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Karbehuwe Lane	506.10	506.10
36769	2022-10-21	Windebank, Thomas	Road Grant Running Bear Trail		
Road Grant 2022		16-440-4 - Roads Grant Program	Road Grant Running Bear T	1,242.26	1,242.26

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36770 WPSGN-2022-11	2022-10-21	West Parry Sound Geography 16-843 - Planning & Development 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	WPSGN Membership WPSGN Membership HST Tax Code HST Tax Code	15,506.28 1,712.73 1,980.95	17,219.01
36771 Q3 Payment	2022-10-21	Workplace Safety Insurance Bd. 12-335 - WSIB	Q3 2022 Payment Q3 2022 Payment	10,221.72	10,221.72
36772 1950	2022-10-21	Muskoka Hydrovac Ltd. 19-701 - Facilities-Capital-Nursing 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Services Services HST Tax Code HST Tax Code	2,378.65 262.73 303.88	2,641.38
36773 Election 2022	2022-10-24	The Duck Rock Restaurant 16-121 - Admin - Election 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	EO Dinner EO Dinner HST Tax Code HST Tax Code	284.21 31.39 36.31	315.60
EFT:					
844 156784	2022-10-25	Adams Bros Construction Ltd 16-459 - York Landfill - Bulk Waste 16-471 - Auld Landfill - Bulk Waste 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Bulk Waste Bulk Waste Bulk Waste HST Tax Code HST Tax Code	142.46 366.34 56.20 65.00	565.00
845 1039066	2022-10-25	AGO Industries Inc. 16-222 - Fire - Bunker/Safety/Unifi 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies Supplies HST Tax Code HST Tax Code	407.24 44.99 52.03	452.23
846 39076	2022-10-25	Azimuth Environmental Consult 16-456 - York Landfill - Monitoring 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	LF Monitoring LF Monitoring HST Tax Code HST Tax Code	393.05 43.41 50.21	436.46
847 7927	2022-10-25	Carr Aggregates Inc. 16-769 - Facilities / Parks Mainten 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Topsoil Topsoil HST Tax Code HST Tax Code	434.52 47.99 55.51	482.51
848 Sept 2022	2022-10-25	Canadian Union of Public 12-338 - CUPE-Union Dues	Sept 2022 Remittance Sept 2022 Remittance	936.46	936.46
849 INV0001884	2022-10-25	Da-Lee Dust Control 16-360 - Hard Top Patch-Goods& 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Road Repair Road Repair HST Tax Code HST Tax Code	2,381.19 263.01 304.20	2,644.20

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850	2022-10-25	Duck Rock Resort	Supplies		
Aug 22		16-446 - York Landfill - Supplies	Supplies	45.61	
		16-466 - Auld Landfill - Supplies	Supplies	45.61	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.07	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.65	101.29
Aug 22-28		16-769 - Facilities / Parks Mainten	Supplies	65.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.24	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	8.37	72.79
Aug/22 27		16-769 - Facilities / Parks Mainten	Supplies	87.39	
		16-320 - Garage - Mtc/Supplies/Tc	Supplies	9.51	
		16-394-2 - Dodge Ram 2018 Fuel	Supplies	194.61	
		16-408-1 - New 1 tTone Fule	Supplies	453.04	
		16-776 - Facilities Truck - Fuel	Supplies	175.14	
		11-210-2 - A/R HST Receivable	HST Tax Code	101.58	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	117.49	1,021.27
Aug/22 32		16-769 - Facilities / Parks Mainten	Supplies	57.98	
		16-394-2 - Dodge Ram 2018 Fuel	Supplies	234.37	
		16-408-1 - New 1 tTone Fule	Supplies	537.29	
		16-776 - Facilities Truck - Fuel	Supplies	239.32	
		11-210-2 - A/R HST Receivable	HST Tax Code	118.07	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	136.56	1,187.03
Aug/22 30		16-253 - Station 2 - Fuel & Oil	Supplies	94.84	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.47	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.11	105.31
Aug/22 29		16-234 - Station 1 - Fuel & Oil	Supplies	145.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.01	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.52	161.01
Aug/22 26		16-234 - Station 1 - Fuel & Oil	Supplies	85.59	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.45	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	10.93	95.04
Aug/22 23		16-234 - Station 1 - Fuel & Oil	Supplies	20.52	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.27	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.62	22.79
Aug/22 25		16-234 - Station 1 - Fuel & Oil	Supplies	416.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	45.95	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	53.15	462.04
Aug/22 31		16-279 - Building Dept Truck - Fue	Supplies	134.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	14.82	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	17.14	149.00
Aug/22 24		16-110 - Admin - Office Supplies	Supplies	48.14	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.32	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.15	53.46

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Sep/22-33		16-769 - Facilities / Parks Mainten	Supplies	15.50	
		16-408-1 - New 1 tTone Fule	Supplies	719.02	
		16-776 - Facilities Truck - Fuel	Supplies	437.57	
		11-210-2 - A/R HST Receivable	HST Tax Code	129.47	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	149.74	1,301.56
sep/22 39		16-320 - Garage - Mtc/Supplies/Tc	Supplies	7.47	
		16-408-1 - New 1 tTone Fule	Supplies	130.27	
		16-776 - Facilities Truck - Fuel	Supplies	281.61	
		11-210-2 - A/R HST Receivable	HST Tax Code	46.32	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	53.57	465.67
Sep/22 37		16-769 - Facilities / Parks Mainten	Supplies	26.96	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.98	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.45	29.94
Sep/22 38		16-234 - Station 1 - Fuel & Oil	Supplies	103.10	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.39	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	13.17	114.49
Sep/22 34		16-234 - Station 1 - Fuel & Oil	Supplies	520.60	
		11-210-2 - A/R HST Receivable	HST Tax Code	57.50	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	66.51	578.10
Sep/22 35		16-279 - Building Dept Truck - Fue	Supplies	142.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.72	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.18	158.00
Sep/22 36		16-110 - Admin - Office Supplies	Supplies	11.46	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.26	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.46	12.72
				Payment Total:	6,091.51
851	2022-10-25	Duncor Entreprises Inc.	Slurry Seal		
2022688		19-351-2 - Roads 2022 Canning R	Slurry Seal	45,538.42	
		19-351-3 - Roads 2022 Whiteston	Slurry Seal	45,538.42	
		11-210-2 - A/R HST Receivable	HST Tax Code	10,059.79	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11,635.19	101,136.63
852	2022-10-25	Ewart O Dwyer	Legal		
10937		16-120 - Admin - Legal Expenses	Legal	1,026.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	113.32	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	131.07	1,139.32
853	2022-10-25	FAD Architects Inc.	Mun Office Reno		
22210		19-601 - Admin-Cap-Mun Bldg Re	Mun Office Reno	457.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	50.58	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	58.50	508.50

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854 IN99213	2022-10-25	G.F. Preston Sales & Service 19-351-4 - Roads 2022 Maple Isla 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Excavator Rental Excavator Rental HST Tax Code HST Tax Code	6,746.70 745.20 861.90	7,491.90
855 375444-1	2022-10-25	Glen Martin Limited 16-742 - Pavilion - Building Mtce 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies Supplies HST Tax Code HST Tax Code	24.55 2.71 3.14	27.26
375444		16-742 - Pavilion - Building Mtce 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies HST Tax Code HST Tax Code	156.79 17.32 20.03	174.11
376073		16-153 - Office - Janitorial Supplie 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies HST Tax Code HST Tax Code	33.39 3.69 4.27	37.08
				Payment Total:	238.45
856 624647	2022-10-25	Hicks Morley LLP 16-120 - Admin - Legal Expenses 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Legal Legal HST Tax Code HST Tax Code	221.33 24.45 28.28	245.78
857 Oct/22	2022-10-25	Hydro One Networks Inc.-All 16-743 - Pavilion - Hydro 16-705 - Dunchurch Hall - Hydro 16-439 - Roads - Street Lights 16-323 - Garage - Hydro 16-150 - Office - Heating/Hydro 16-232 - Station 1 - Hydro 16-251 - Station 2 - Hydro 16-719 - Maple Is. Hall - Heat/Hyd 16-798 - After School Program 16-150 - Office - Heating/Hydro 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Hydro Hydro Hydro Hydro Hydro Hydro Hydro Hydro Hydro Hydro Hydro HST Tax Code HST Tax Code	79.15 350.83 265.41 180.22 142.43 427.30 59.90 184.53 48.52 50.47- 181.06 209.42	1,868.88
858 Sep 27/22	2022-10-25	Hydro One Networks Inc.-York 16-446-1 - York Landfill - Hydro 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	York LF Hydro York LF Hydro HST Tax Code HST Tax Code	43.55 4.82 5.57	48.37
859 4383405	2022-10-25	Ideal Supply Company Ltd. 16-402 - Freightliner Tandem - Ma 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-L	Supplies Supplies HST Tax Code HST Tax Code	63.19 6.98 8.07	70.17
4384095		16-402 - Freightliner Tandem - Ma	Supplies	102.72	

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		16-404-2 - Freightliner - Snow Plow Supplies		104.75	
		11-210-2 - A/R HST Receivable	HST Tax Code	22.91	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	26.50	230.38
4381973		16-404-3 - Freightliner - Snow Plow Supplies		36.62	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.05	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.68	40.67
4382170		16-394-1 - Dodge Ram 2018 Main Supplies		95.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.53	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.18	105.84
4381964		16-394-1 - Dodge Ram 2018 Main Supplies		36.62	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.05	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.68	40.67
4385285		16-446 - York Landfill - Supplies	Supplies	24.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.70	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.12	27.10
4385151		16-446 - York Landfill - Supplies	Supplies	24.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.70	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.12	27.10
4385091		16-394-1 - Dodge Ram 2018 Main Supplies		50.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.55	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	6.42	55.80
4391125		16-320 - Garage - Mtc/Supplies/Tc	Supplies	378.37-	
		11-210-2 - A/R HST Receivable	HST Tax Code	41.79-	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	48.34-	420.16-
4395144		16-402 - Freightliner Tandem - Ma	Supplies	152.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.49	169.43
4401759		16-320 - Garage - Mtc/Supplies/Tc	Supplies	41.71	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.61	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	5.33	46.32
4401592		16-402 - Freightliner Tandem - Ma	Supplies	111.83	
		11-210-2 - A/R HST Receivable	HST Tax Code	12.36	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	14.29	124.19
4401968		16-402 - Freightliner Tandem - Ma	Supplies	8.03	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.88	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.02	8.91
4429713		16-402 - Freightliner Tandem - Ma	Supplies	31.80	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.51	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.06	35.31

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				Payment Total:	561.73
860	2022-10-25	Jenn Gerlach	Facebook Management		
1640		16-126 - Admin - Communications	Facebook Management	400.00	400.00
1660		16-126 - Admin - Communications	Facebook Management	400.00	400.00
				Payment Total:	800.00
861	2022-10-25	Local Authority Services Ltd.	Supplies		
MGBP000003064		16-110 - Admin - Office Supplies	Supplies	20.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.25	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.60	22.59
862	2022-10-25	Law N Mowers	Bylaw Enforcement		
Oct 1/22		16-275 - By-Law Enforcement	Bylaw Enforcement	1,488.16	1,488.16
863	2022-10-25	Magnetawan Building Centre Lt	Supplies		
103-101714		19-701 - Facilities-Capital-Nursing	Supplies	101.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.24	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	13.00	112.98
102-39489		19-714 - Facilities - Capital - Elect	Supplies	75.25	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.31	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.61	83.56
				Payment Total:	196.54
864	2022-10-25	McDougall Energy	Diesel		
6063297		16-403 - Freightliner Tandem- Fue	Diesel	608.75	
		16-411 - International - Fuel	Diesel	608.75	
		16-404-2 - Freightliner - Snow Plow	Diesel	608.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	201.71	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	233.30	2,027.95
6063303		16-423 - Grader - Fuel	Diesel	1,019.44	
		11-210-2 - A/R HST Receivable	HST Tax Code	112.61	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	130.24	1,132.05
6090563		16-423 - Grader - Fuel	Diesel	1,919.72	
		11-210-2 - A/R HST Receivable	HST Tax Code	212.04	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	245.25	2,131.76
6090569		16-403 - Freightliner Tandem- Fue	Diesel	1,156.11	
		16-411 - International - Fuel	Diesel	1,156.11	
		16-404-2 - Freightliner - Snow Plow	Diesel	1,156.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	383.09	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	443.08	3,851.40

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				Payment Total:	9,143.16
865	2022-10-25	Momentum Conferencing	Conference Calling		
MOM-0062229		16-126 - Admin - Communications	Conference Calling	4.68	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.52	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	0.60	5.20
866	2022-10-25	Magnetawan Truck and Trailer	Repair		
904		16-402 - Freightliner Tandem - Ma	Repair	18.60	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.06	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.38	20.66
957		16-404-3 - Freightliner - Snow Plow	Repair	506.70	
		11-210-2 - A/R HST Receivable	HST Tax Code	55.97	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	64.73	562.67
951		16-409 - International-Maintenance	Repair	356.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.34	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	45.50	395.50
958		16-404-3 - Freightliner - Snow Plow	Repair	356.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.34	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	45.50	395.50
962		16-404 - Freightliner Single Axle -	Undercoating	152.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.86	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.50	169.50
963		16-404-3 - Freightliner - Snow Plow	Repair	152.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.86	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	19.50	169.50
				Payment Total:	1,713.33
867	2022-10-25	Rejected EFT (Muskoka Hydro)			
868	2022-10-25	My-Tech Information Technolog Computer Support			
Sep 30/22		16-115 - Admin - Computer Suppl	Computer Support	1,169.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	129.17	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	149.40	1,298.60
869	2022-10-25	Near North Industrial Solution	Supplies		
82166		19-308 - Roads-Capital-Structure	Supplies	87.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.63	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	11.14	96.86
82173		19-308 - Roads-Capital-Structure	Supplies	146.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.16	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	18.69	162.44
82330		19-308 - Roads-Capital-Structure	Supplies	136.73	

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		11-210-2 - A/R HST Receivable	HST Tax Code	15.10	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	17.47	151.83
				Payment Total:	411.13
870	2022-10-25	Near North Laboratories Inc.	Water Testing		
92052		16-779 - Water Testing	Water Testing	175.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.44	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	22.48	195.38
92157		16-779 - Water Testing	Water Testing	21.98	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.81	24.41
92191		16-779 - Water Testing	Water Testing	21.98	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.81	24.41
				Payment Total:	244.20
871	2022-10-25	OMERS	Sept 2022 Remittance		
Sept 2022		12-339 - OMERS	Sept 2022 Remittance	15,320.38	15,320.38
872	2022-10-25	Parry Sound Home Hardware	Supplies		
175062		16-320 - Garage - Mtc/Supplies/Tc	Supplies	76.23	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.42	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.74	84.65
873	2022-10-25	Purolator Courier Ltd	Courier		
451650278		16-106 - Admin - Postage Expensi	Courier	37.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.12	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	4.77	41.43
451709748		16-222 - Fire - Bunker/Safety/Unif	Courier	28.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.11	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.60	31.33
451762864		16-222-1 - Fire-Turnout/Repair/Cl	Courier	9.81	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.08	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.25	10.89
				Payment Total:	83.65
874	2022-10-25	Parry Sound Auto Parts Co Ltd	Supplies		
1-2907726		16-210 - Fire - Miscellaneous	Supplies	18.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.03	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.35	20.42
875	2022-10-25	Parry Sound Fuels	Fuel Oil		
791259		16-256 - Station 2 - Heating	Fuel Oil	484.55	

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		11-210-2 - A/R HST Receivable	HST Tax Code	53.52	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	61.90	538.07
876	2022-10-25	Point To Point Communications	HST from previous invoice		
0000263067		16-210 - Fire - Miscellaneous	HST from previous invoice	8.19	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.91	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.05	9.10
877	2022-10-25	Waste Connections of Canada	Recycling		
7113-0000324104		16-448 - York Landfill - Recycling	Recycling	2,744.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	303.09	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	350.56	3,047.14
878	2022-10-25	Russell Christie LLP	Legal		
Oct 11/22		19-345 - Backhoe	Legal	520.20	
		11-210-2 - A/R HST Receivable	HST Tax Code	57.46	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	66.46	577.66
879	2022-10-25	Rebecca Green	ASP		
Oct 7/22		16-798 - After School Program	ASP	340.15	340.15
Oct 10/22		16-798 - After School Program	ASP	340.15	340.15
				Payment Total:	680.30
880	2022-10-25	Ricoh Canada Inc.	Copier/Printer		
SCO93831281		16-113 - Admin - Office Equipmen	Copier/Printer	625.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	69.10	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	79.92	694.68
881	2022-10-25	Sands Canada Inc.	Supplies		
00713964		16-252 - Station 2 - Minor Purchas	Supplies	287.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	31.70	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	36.67	318.77
00714196		16-252 - Station 2 - Minor Purchas	Supplies	514.97	
		11-210-2 - A/R HST Receivable	HST Tax Code	56.88	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	65.79	571.85
00714268		16-271 - Defibrillator Expense	Supplies	486.65	
		11-210-2 - A/R HST Receivable	HST Tax Code	53.75	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	62.17	540.40
				Payment Total:	1,431.02
882	2022-10-25	Sling-Choker Safety &	Supplies		
126392		19-308 - Roads-Capital-Strucure	Supplies	99.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.01	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	12.73	110.65

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95756		19-308 - Roads-Capital-Structure	Supplies	407.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	44.98	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	52.02	452.16
				Payment Total:	562.81
883	2022-10-25	SDB Truck & Equipment Repair	Safety Inspection		
12548		16-261 - Station 2 -Tanker-	Inspec Safety Inspection	1,282.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	141.62	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	163.80	1,423.80
12573		16-242 - Station 1 - Rescue #1	Ins Safety Inspection	356.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.34	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	45.50	395.50
				Payment Total:	1,819.30
884	2022-10-25	Star Metroland Medita	Advertising		
7524308		16-108 - Admin - Advertising	Advertising	728.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	80.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	93.02	808.56
885	2022-10-25	Sutherland HR Consulting Inc.	HR - Employee Handbook		
1023		19-112 - Consultant - HR Policy H	HR - Employee Handbook	4,520.00	4,520.00
886	2022-10-25	Telizon Inc.	Long Distance		
06319120221010		16-109 - Admin - Telephone	Long Distance	9.59	
		16-237 - Station 1 - Telephone	Long Distance	6.38	
		16-803 - Library - Expenses	Long Distance	0.80	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.85	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	2.14	18.62
887	2022-10-25	Canadian TODS Limited	Highway Signs		
114079497		16-845 - Tourisium Orientation De	Highway Signs	1,221.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	134.88	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	156.00	1,356.00
114079482		16-845 - Tourisium Orientation De	Highway Signs	1,200.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	132.63	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	153.40	1,333.40
				Payment Total:	2,689.40
888	2022-10-25	Tom Mathews	Boot and Clothing Allowance		
Exp Oct 3 2022		16-316 - Garage - Miscellaneous	Boot and Clothing Allowan	250.00	250.00
889	2022-10-25	Vianet	High Speed Internet		
Oct 2022		16-240 - Station 1 - Internet	High Speed Internet	170.91	
		16-710 - Dunchurch Hall -High Sp	High Speed Internet	106.79	
		16-321 - Garage - High Speed Int	High Speed Internet	106.80	

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Payment # Invoice #	Date	Vendor Name GL Account	Reference GL Transaction Description	Detail Amount	Payment Amount
		16-720 - Maple Is. Hall - Telephon	High Speed Internet	106.80	
		16-457-1 - York Landfill - Internet	High Speed Internet	160.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	72.02	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	83.30	724.05
890	2022-10-25	Whitmell, Ron	Staking Fees		
Exp Oct 7/22		16-501-1 - Staking Fees	Staking Fees	500.00	
		16-513 - Maple Is. Cemetery -Mat	Staking Fees	12.72	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.41	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1.63	514.13
891	2022-10-25	W.S. Morgan Construction	Progress #4 Mun Office		
Prelim205315		19-601 - Admin-Cap-Mun Bldg Re	Progress #4 Mun Office	11,219.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	1,239.19	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	1,433.25	12,458.25
892	2022-10-25	Wurth Canada Limited	Supplies		
25057322		16-320 - Garage - Mtc/Supplies/Tc	Supplies	520.09	
		11-210-2 - A/R HST Receivable	HST Tax Code	57.44	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	66.44	577.53
25057213		16-320 - Garage - Mtc/Supplies/Tc	Supplies	30.52	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.37	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	3.90	33.89
				Payment Total:	611.42
893	2022-10-25	Xplornet (Aulds)	Aulds LF Internet		
INV44820649		16-479 - Auld Landfill - Heating	Aulds LF Internet	76.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.43	
		99-999-1 - HST (Statistical) Non-L	HST Tax Code	9.75	84.74
				Total for AP:	648,850.52

Report prepared for Council October 26, 2022

BY-LAWS

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

By-Law No. 55-2022

To close and stop up that part of the original shore road allowance along the shores of Lake Wahwashkesh, in front of Lot 27, Concession 5, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-21927 and to sell Part 1, Plan 42R-21927 (Assessment Roll Number 49 39 050 004 08251 STOLL, Bruce and FICHER-STOLL, Susan)

WHEREAS it is deemed expedient in the interest of the Corporation of the Municipality of Whitestone, hereinafter called the Corporation, that the original unopened shore road allowance described in Schedule A hereto be closed, and thereafter Part 1, Plan 42R-21927 be sold and conveyed to the adjacent owners;

AND WHEREAS the adjacent owners have made a request to the Corporation for the purchase of part of the said original unopened shore road allowance designated as Part 1, Plan 42R-21927;

AND WHEREAS public notice of the intention of the Corporation to close the said portion of the said shore road allowance has been made in accordance the municipality's By-laws regarding the same.

AND WHEREAS no persons have objected in writing to the closing or appeared before the Council claiming that his, her or its lands will be prejudicially affected by this By-law.

AND WHEREAS no person uses the road allowance for motor vehicle access to or from the person's land.

AND WHEREAS the road allowance does not abut land owned by the Crown in right of Canada or lead to or abut on the bridge, wharf, dock, quay or other work owned by the Crown in right of Canada.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Whitestone enacts as follows:

1. **THAT** upon and after the passing of this By-law that part of the original unopened shore road allowance described in Schedule A hereto be, and the same is hereby closed and stopped up.
2. **THAT** upon and after passing of this By-law that part of the road allowance described as Part 1, Plan 42R-21927, be sold and conveyed by the Corporation to the adjacent owner or owners forthwith after this By-law comes into effect for other lawful consideration and the sum of One Dollar (\$1.00).

3. **THAT** the road allowance described in Schedule A hereto is declared surplus.
4. **THAT** the Mayor and Chief Administrative Officer/Clerk be and they are hereby authorized and directed to sign all such conveyances as may be necessary and expedient for carrying out the provisions of this By-law, and to affix to such conveyances the Corporate Seal of the Municipality.
5. **THAT** this By-law shall come into effect upon the date, and at the time of its passing.

READ a **FIRST** and **SECOND** time this 1st day of November, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

READ a **THIRD** and **FINAL** time and **PASSED** this 1st day of November, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

SCHEDULE A

Part of the original shore road allowance along the shores of Lake Wahwashkesh, in front of Lot 27, Concession 5, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-21927

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

BY-LAW No. 57-2022

A By-law to Enter into an Agreement for Conditions of Approval of Consent B07-2019(W) A-F (Assessment Roll Nos. 49 39 010 008 02600) – DT ENTERPRISES NORTH LTD.

WHEREAS Section 9 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended provides for powers of a natural person whereby a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 51(26) of the Planning Act authorizes municipalities to enter into agreements as a condition of approval of a consent;

AND WHEREAS it is deemed desirable that the Corporation of the Municipality of Whitestone enter into an agreement with DT Enterprises North Ltd. for the purposes of fulfilling conditions of an approved Consent Application B07-2019(W) A-F;

NOW THEREFORE BE IT RESOLVED that the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

- 1. THAT the Mayor and CAO/Clerk of the Corporation of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an Agreement between the Municipality of Whitestone and DT Enterprises North Ltd.
2. THAT the said Agreement is attached hereto and shall form part of this By-law as Schedule "A".
3. THAT this By-law shall come into effect upon the date, and at the time of its passing.

Read a First and Second time this 1st day of November, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

Read a Third time and Passed, Signed and Sealed this 1st day of November, 2022.

Mayor George Comrie

CAO/Clerk Michelle Hendry

Schedule 'A' to By-law 57-2022

CONSENT AGREEMENT

THIS AGREEMENT made in duplicate this 1st day of November, 2022.

BETWEEN:

DT ENTERPRISES NORTH LTD.

hereinafter called the "Owner" of the First Part

-and-

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

hereinafter called the "Municipality" of the Second Part

WHEREAS Section 51(26) of the *Planning Act* authorizes municipalities to enter into agreements as a condition of approval of a consent;

AND WHEREAS the Parry Sound Area Planning Board approved a consent for two (2) new waterfront lots on Whitestone Lake in Application No. B07/2019(W) A-F;

AND WHEREAS the application was approved with a number of conditions including the requirement that the applicant enter into an agreement to fulfil the conditions;

NOW THEREFORE, THIS AGREEMENT WITNESSETH THAT, in the consideration of other good and valuable consideration and the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Municipality to the Owner, the receipt whereof is hereby acknowledged, the Owner and the Municipality, covenant, declare and agree as follows:

PART A – GENERAL

1. The lands to be bound by the terms and conditions of this Agreement referred to as "the subject lands" are located in the Municipality and more particularly described in Schedule 'A' hereto.
2. The development plan is described on Schedule 'B' attached hereto and forms part of this Agreement.
3. The survey plan describing the severed land is Reference Plan No. 42R-21942.
4. This agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended, at the expense of the Owner.

5. This agreement will not be amended or removed from the title of the subject lands except where agreed upon by the Municipality and the Owner.

PART B – PURPOSE OF THE DEVELOPMENT

6. The Owner has applied for and received approval by the Parry Sound Area Planning Board under File No. B07/2019(W) A-F for a consent for two (2) new waterfront lots on Whitestone Lake.

PART C – ACCESS

7. The Owner hereby acknowledges and recognizes that the right-of-way being Parts 2 & 3 of Reference Plan No. 42R-21942 and providing access to the subject lands is a privately owned and maintained road.
8. That the private road be constructed in accordance with the standards set out in the [JC Engineering Report of October 16, 2019](#).
9. The Owner hereby covenants and agrees that the road is a private road.
10. The Owner hereby recognizes and agrees that the Municipality is not responsible or liable for the non repair of the private road identified in paragraph 7 above.
11. The Owner hereby acknowledges and understands that the Municipality may not be able to provide emergency services to the subject lands accessed by the private rights-of-way.

PART D – STORMWATER

12. The Owner hereby recognizes and shall conform to the mitigation measures as they relate to fish habitat as identified in [the Fish Habitat and Site Evaluation Report prepared by Fri Ecological Services dated July 2019](#) as set out herein.
13. French drains or soakaway pits be used for treating stormwater from hard surfaces (roof-tops) as a method of decreasing potential phosphorus impacts to downgradient surface waters.
14. Prior to the construction of any buildings or septic systems, properly constructed sediment fencing be installed along the inner limit of the 30 metres shoreline setback in areas adjacent to or downgradient from the proposed site disturbances and construction activities.
15. Properly constructed sediment fencing be installed along the inner limit of the required shoreline setback prior to the construction of any buildings or septic

systems and be maintained until all construction has been completed to avoid excess sedimentation and potential loss of fish and wildlife habitat.

PART E – SEPTIC SYSTEM DESIGN REQUIREMENTS

16. The Owner hereby recognizes and shall conform to the mitigation measures as they relate to fish habitat as identified in the [Fish Habitat and Site Evaluation Report prepared by Fri Ecological Services dated July 2019](#) as set out herein.
17. That the Septic envelope is to be located a minimum of 15m from the shoreline of Whitestone Lake and 30m from Type 1 fish habitat.
18. In order to mitigate potential water quality impacts relating to phosphorus in Whitestone Lake, the tile field must be located such that the overland flow is directed away from the lake to the watershed of Whitestone.
19. Should “B” horizon soils be excavated during the construction of any dwellings, they should be incorporated into the base of the tile field, where possible.
20. If more imported soil is required for the construction of the tile field, soil with a minimum phosphorus retaining capability of 500 mg/kg should be incorporated.

PART F – DOCKING ENVELOPE

21. No dock shall be located fronting Parts 1, 4 & 5 of Reference Plan No. 42R-21942 except within the Docking Envelope identified on Schedule 'B', and shall be no closer than 15 metres from any land zoned Environmental Protection (EP).

PART G – SHORELINE WORKS

22. The Owner hereby recognizes and shall conform to the mitigation measures as they relate to fish habitat as identified in the [Fish Habitat and Site Evaluation Report prepared by Fri Ecological Services dated July 2019](#) as set out herein.
23. Wherever possible, construct the docking structure either from a barge or float on the water or through the ice instead of using machinery from the shoreline.
24. If work is done from land, operate machinery in a manner that minimizes disturbance to the shoreline.
25. Minimize the amount of riparian vegetation that is removed to provide access to the shoreline structure.
26. Utilize a dock design that has a small footprint on the lakebed (e.g. floating, cantilevered or post).

27. Time the installation of all shoreline structures to prevent disruption of sensitive fish life stages by adhering to appropriate fisheries timing windows.
28. Construct cribs in an open-faced manner and fill with large rocks that provide crevices for fish and other small organisms. Leave enough space between cribs (two metres) and locate them at least two metres from the high water mark to allow nearshore water to circulate.
29. Vegetate any disturbed areas by planting and seeding preferably with native trees, shrubs or grasses and cover such areas with mulch to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring. Further recommendations for the protection of the shoreline are provided in The Shore Primer (DFO 2008) and Protect Your Waterfront Investment Best Practices Guidelines (Muskoka Watershed Council).
30. Use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for dock structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.
31. The following shall apply to any development of the lots:
 - i) All construction to be setback a minimum of 10m from mapped potential Type 1 fish habitat.
 - ii) Shoreline development area shall be no more than 15m wide to access the lake with existing shoreline vegetation to be retained outside of this area.
 - iii) Any in-water or nearshore works that take place subsequent to the consent approval, for example; a culvert replacement or water crossing, should undergo a self-assessment to determine if a request for review should be submitted to Fisheries and Oceans (DFO) where work may impact fish and fish habitat.
 - iv) The area between the shoreline and any development on the lot including the cottage and septic system be maintained in its natural state in order to preserve a buffer of natural vegetation. Trees should not be cut, nor vegetation cleared within it so that it functions as a natural shoreline buffer, except for access (a reasonable wide pathway to the shoreline), safety, or selective cutting or limbing for the reasonable provision of views from dwelling or cabins.

- v) French drains or soakaway pits should be used for treating stormwater from hard surfaces (roof-tops) as a method of decreasing potential phosphorus impacts to downgradient surface waters.
- vi) Properly constructed sediment fencing should be installed along the inner limit of the required shoreline setback prior to the construction of any buildings or septic systems and be maintained until all construction has been completed to avoid excess sedimentation.

PART H – EROSION CONTROL

- 32. Any silt fence should be constructed of heavy material and solid posts to ensure its integrity, and should be properly trenched in to maintain its integrity during weather events.
- 33. Straw bales and silt fence should be stock piled on site to be prepared for potential breaches in the silt and erosion control works
- 34. If they are installed, these works are to be maintained in good working order until the exposed soils have been greened up.
- 35. Install effective sediment and erosion control measures prior to the exposure of any soil to prevent the entry of sediment into the lake, and inspect them regularly during the course of construction and make all necessary repairs if any damage occurs.

PART I - EXPENSES TO BE PAID BY THE OWNER

- 36. Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words “at the expense of the Owner” unless the context otherwise requires.
- 37. The Owner shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.

PART J – INDEMNIFICATION FROM LIABILITY AND RELEASE

- 38. The Owner covenants and agrees with the Municipality, on behalf of itself, its successors and assigns, to indemnify and save harmless the Municipality, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the negligent or unlawful performance of or failure to perform any work by the Owner or on his behalf in connection with the carrying out of the provisions of this Agreement provided that such default, failure or neglect was not caused as a result of negligence or breach of this Agreement on the part of the Municipality its servants or agents.

39. The Owner further covenants and agrees to release and forever discharge the Municipality from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Municipality to carry out any of its obligations under this Agreement, or, as a result of the Municipality performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Owner, provided that such default, failure or neglect was not caused as a result of negligence or breach of this Agreement on the part of the Municipality, its servants or agents.

PART K – ADMINISTRATION

40. The Owner acknowledges that this agreement is entered into under the provisions of Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended and that any expense of the Municipality arising out of the administration and enforcement of this agreement may be recovered as taxes under Section 398 of the *Municipal Act*, 2001 as amended and further that the terms and conditions of this agreement may be enforced under conditional building permits under the *Building Code Act* and regulations thereunder.
41. The Owner and the Municipality acknowledge that the provisions of Section 67 of the *Planning Act*, R.S.O. 1990, as amended that provides that persons who contravene Section 51 and 52 of the *Planning Act* are liable on a first conviction to a fine of not more than Twenty-Five Thousand (\$25,000.00) Dollars and on a subsequent conviction of not more than Ten Thousand (\$10,000.00) Dollars for each day or part thereof upon which the contravention has continued after the day in which the person was first convicted.
42. This agreement shall ensure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
43. This agreement shall come into effect on the date of execution by the Municipality and the Owner.

IN WITNESSETH WHEREOF the Municipality has caused their Corporate seal to be affixed over the signature of the respecting signing officers.

By the Municipality on this 1st day of November, 2022.

**THE CORPORATION OF THE
MUNICIPALITY OF WHITESTONE**

Per: _____
George Comrie, Mayor

Michelle Hendy, CAO/Clerk

By the Owner on this 1st day of November, 2022.

DT ENTERPRISES NORTH LTD.

Witness

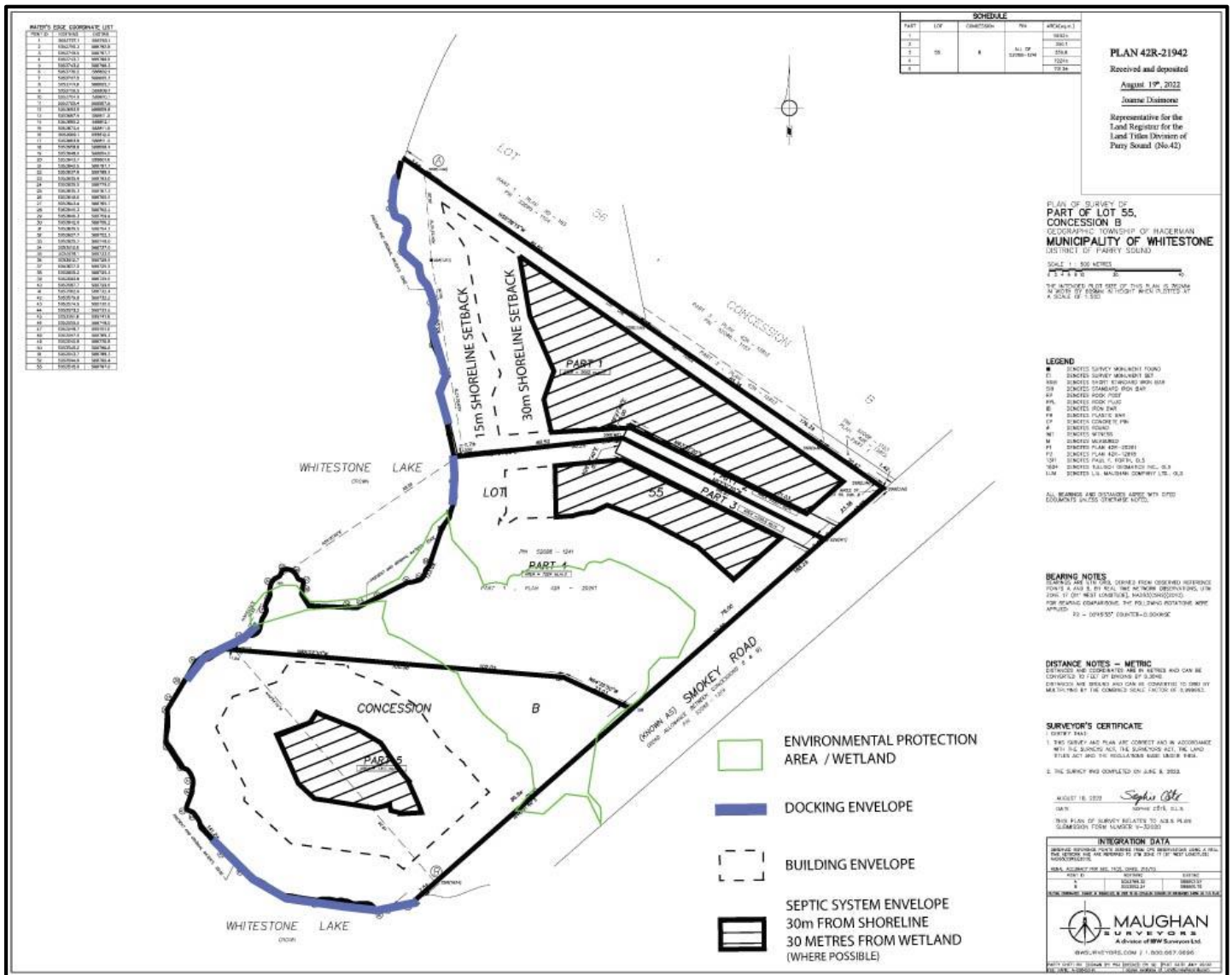
Per:

I have the authority to bind the Corporation

Schedule ' A '

The "Subject Lands" are described as Part of Lot 55, Concession B, Geographic Township of Hagerman, now in the Municipality of Whitestone being Parts 1-5 of Reference Plan 42R-21942. PIN 52088-1241

Schedule ' B '



BUSINESS MATTERS



MEMORANDUM

To: Mayor and Council
From: Michelle Hendry CAO/Clerk
Date: November 1, 2022
Re: Parker Bay Road boat launch

In respect of recent questions about the status of the Parker Bay Road and more particularly the boat launch, the following documentation is provided for information.

ATTACHMENT A

Notice of Public Meeting regarding Parker Bay Road, dated June 24, 2005

- This Document provides a well written background and summary of the Parker Bay Road and the boat launch at Lake Wahwashkesh issue.

ATTACHMENT B

Letter dated April 21, 2006 addressed 'Dear Ratepayer' from CAO-Clerk Liliane Nolan, advising of a decision of Council, Resolution 2006-212.

Included with the letter and per the above referenced Resolution are Schedule A and B being correspondence from R.C. Hawkins, O.L.S. (L.U. Maughan Company Ltd) and Joel W. Kennedy, Barrister, Solicitor and Notary Public.

Ω

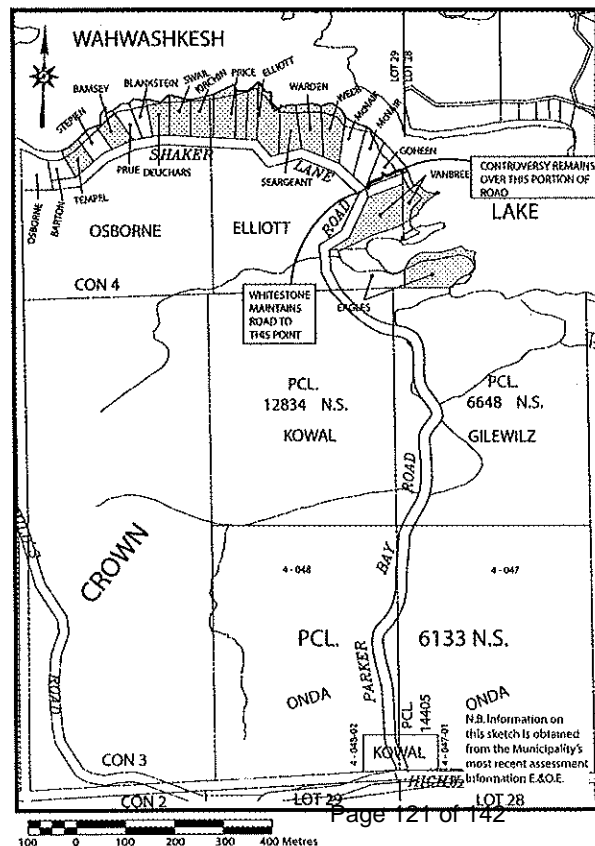


PUBLIC MEETING
SUBJECT: PARKER BAY ROAD
PLACE: ARDBEG COMMUNITY CENTRE
DATE: July 19, 2005
TIME: 6:30 p.m.

BACKGROUND

During the discussions around the new official plan for the Municipality of Whitestone, the matter of access on Wahwashkesh Lake was an issue requiring policy attention. As a part of these policy discussions, it was recognized that there are three public access points in the north basin of the lake and Parker Bay Road in the south. The suggestion that Parker Bay Road was a public access to the lake created a large public outcry by property owners who reside on Shaker Lane that is accessed off Parker Bay Road.

At a number of meetings of Council and its Planning and Development Committee, residents opposed any suggestion that Parker Bay Road was a public road leading to Wahwashkesh Lake. Council agreed to investigate the matter and bring information back to the property owners on Shaker Lane. This public meeting is Council's commitment to present the findings on the status of Parker Bay Road and to collect input from residents on future action.

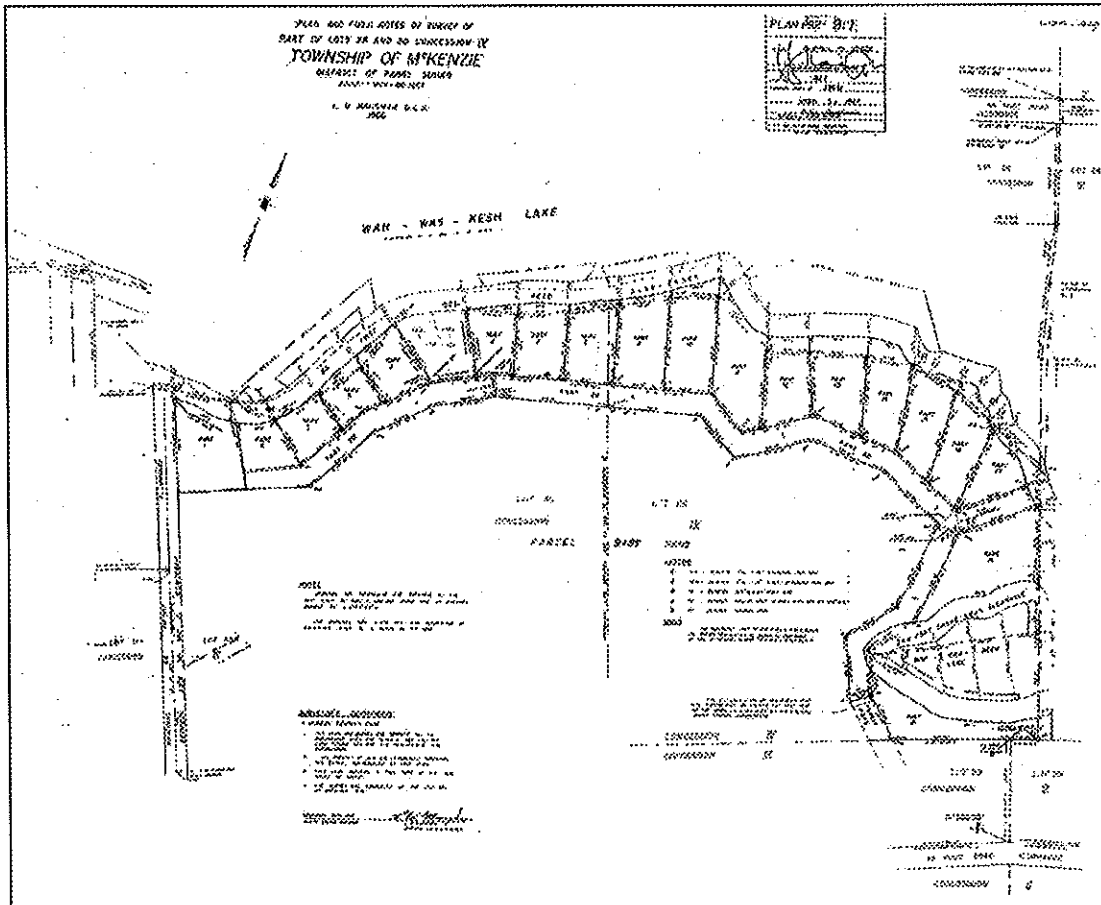


STATUS OF ROAD

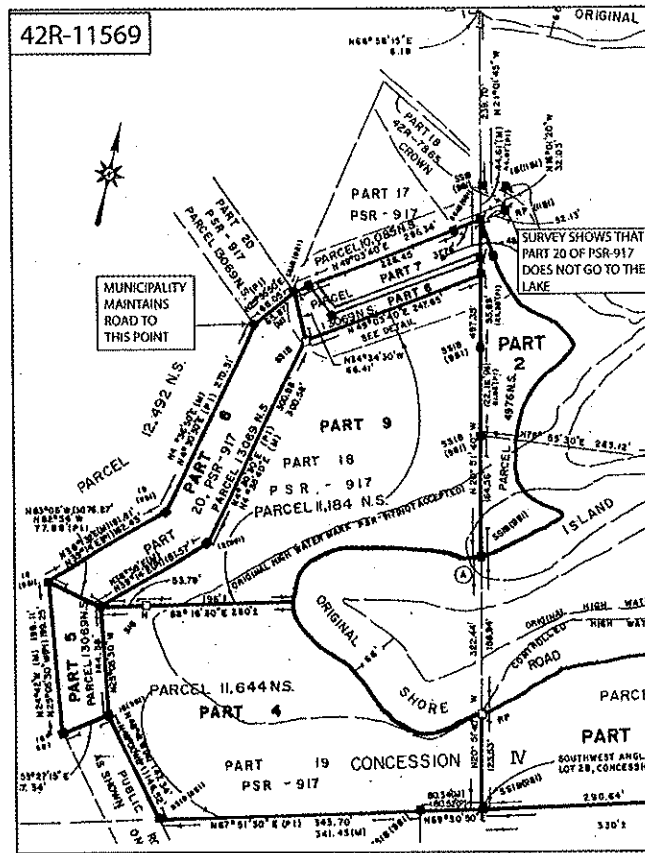
Presently, the Municipality of Whitestone maintains Parker Bay Road up to the beginning of Shaker Lane. Shaker Lane is a private right-of-way maintained by the residents who use the private road.

When the Municipality of Whitestone was incorporated in the year 2000, the requirements of incorporation included the mandatory takeover of all public roadways that were under the jurisdiction of the former local roads board.

The local roads board set out its road system on a map that included Parker Bay Road from Highway No. 520 to the edge of Wahwashkesh Lake. All of the waterfront land owners contend that they have no knowledge of any such road maintenance done to the edge of Wahwashkesh Lake and further that the access is of such poor quality, that it could not be considered a proper facility for public access. In addition, the alleged portion of Parker Bay Road leading from the beginning of Shaker Lane down to the lake was part of the description of the private right-of-way over which all of the land owners on the lane enjoyed. Part 20 of Plan PSR-917 is shown below.



Research has confirmed that historically, Parker Bay Road did serve as an access to Wahwashkesh Lake, long before the Shaker Lane lots were created. From a practical point of view, the portion of historical roadway leading down to the water is inappropriate for use as a landing or water access facility: it is narrow, steep, there is no land for parking; and the small bay is not suited for any significant water access traffic. It would appear that the earlier settlers on the lake did not have the same access standards that are expected today.



This option may only be available if those declaring that they will be denied access can be offered a private right-of-way or compensated financially for their loss of access.

This option would likely include several thousands of dollars in cost to the Municipality.

Interested ratepayers are welcome to attend the meeting and provide Council with verbal or written submissions on any proposed option or recommendations respecting Parker Bay Road.

Any additional information or questions may be directed to the Municipality during normal business hours.

Dated this 24 day of June 2005.

Liliane Nolan, Clerk
 Municipality of Whitestone
 General Delivery
 21 Church Street
 Dunchurch, Ontario
 POA 1G0
 Phone (705)389-2466
 Fax (705)389-1855
 Email: info@whitestone.ca



www.whitestone.ca
E-mail: info@whitestone.ca

April 21, 2006

Dear Ratepayer:

Re: Parker Bay Road

Please be advised that the Council of the Corporation of the Municipality of Whitestone passed the following resolution at its Special Council Meeting of Wednesday, April 12, 2006:

Parker Bay Road

2006-212

Moved by Bill Church

Seconded by Chris Armstrong

Whereas the Municipality of Whitestone has been requested to investigate the status of Parker Bay Road to determine if it is a public road to the shoreline of Wah-Wash-Kesh Lake; and

Whereas the Municipality of Whitestone has obtained a legal opinion that all Local Roads Board roads identified on the local map are deemed to be public roads to be assumed by the Municipality; and

Whereas the terminus of Parker Bay Road is shown to be the shoreline of Lake Wah-Wash-Kesh; and

Whereas the Municipality has obtained a report from the Ontario Land Surveyors (OLS) that confirms the findings of the Municipality's legal counsel; and

Whereas, the Council of the Municipality of Whitestone shares the concerns of the residents on Parker Bay Road and Shaker Lane that the public access to Wah-Wash-Kesh is not an appropriate recognized access to Wash-Wash-Kesh Lake; and

Now Therefore Be It Resolved, that Council of the Municipality of Whitestone confirms that this access to Wah-Wash-Kesh will not be recognized as an official access in this Official Plan; and

That the Municipality of Whitestone will not undertake any maintenance or repairs of this area beyond the intersection of Parker Bay Road and Shaker Lane; and

That the terminus of the publicly maintained road be appropriately signed; and

That the March 2006 report of the OLS and the December 21, 2005 report from the Municipal Solicitor (attached hereto as Schedule "A" and "B") be made available to the public. **Carried**

If you have any questions or require additional information, please contact the undersigned at (705) 389-2466.

Yours truly,



Liliane Nolan,
CAO-Clerk

"A"

L.U. MAUGHAN, O.L.S., O.L.I.P.
R.C. HAWKINS, O.L.S., O.L.I.P.
D.U. MAUGHAN, O.L.S., O.L.I.P.

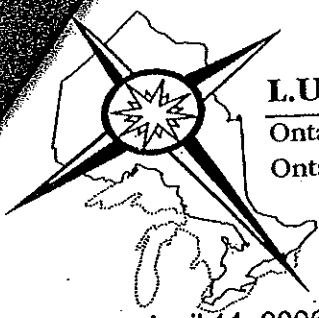
Telephone: (705) 746-5805

Fax: (705) 746-7276

5 McMurray Street

Parry Sound, ON P2A 1E6

website: www.parrysoundsurveyors.com



L.U. MAUGHAN company limited
Ontario Land Surveyors
Ontario Land Information Professionals

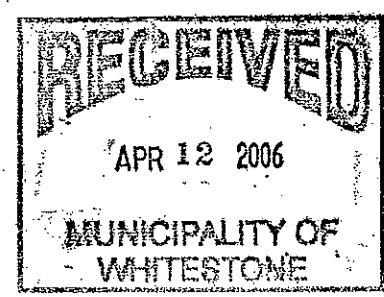
April 11, 2006
Our File: 06142

The Municipality of Whitestone
General Delivery
Dunchurch ON P0A 1G0

ATTENTION: Liliane Nolan, Clerk

Dear Ms. Nolan:

RE: Parker's Bay Road



Please be advised that we received the correspondence and instructions from your planner, John Jackson, late on April 4, 2006. To do justice to this complex problem, more time should be allotted, so that we may view the records and Crown instructions at the Surveyor General's Office in Peterborough, as well as interview some key professionals as to the status of roads.

In the interim, I can only report on the present information and facts before me. Our firm prepared the reference plan, PSR-917, for Mr. Wm. Auld in 1966. Our file contained the enclosed letter from the McKenzie, Burpee Statute Labour Board signed by secretary/treasurer - Wm. Auld and dated January 26, 1967. You will note that he agrees with the terminus of Parker's Bay Road as shown on PSR-917. The description for the "public road" is approximately 0.75 miles north of Highway #520, which would actually place the terminus of the road closer to the Lake entrance as now shown on the Local Roads Board map.

I have also reviewed the letter dated August 30, 1976 from Clifford E. Bennett, stating that the public road extended to Wahwashkesh Lake and is further shown on the Local Roads Board map #N -1361-2, signed by the Minister of Highways and dated January 12, 1968. As solicitor, Joel Kennedy has stated, the physical location of the public road as maintained could have moved northerly after December 22, 1966 (i.e. PSR-917).

Page 1 of 2

Established 1960
Authorized Dealer of Ontario Base Maps & MNR Products

SURVEY RECORDS OF DAVID BEATTY 1876 - 1920; J.T. COLTHAM 1920 - 1959; FITZMAURICE & BOYER 1957 - 1963;
BART TOMPSETT 1959 - 1962; SIMPSON & TAYLOR 1962 - 1968; JOHN BRADBURY 1968-1973

I also enclose a portion of the Improved Road Plan by E.L. Cavanna, OLS, Dated 1932, which shows Parker's Bay Road extending to the "water's edge" as surveyed. I spoke with James MacIntosh, OLS, Coordinator of Crown Land Surveys with the Ministry of Natural Resources in Peterborough. As previously mentioned, without reviewing the Crown instructions, Mr. MacIntosh's first thoughts were that the Cavanna survey was prepared under Crown instructions of the road as it existed in 1932 and is considered a "Public Highway".

Also I note, in Mr. W.D. (Rusty) Russell, Q.C. book "Russell on Roads" he states:

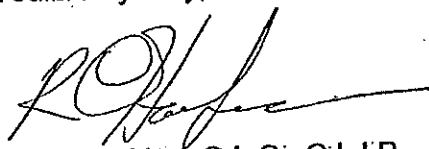
"The Highway Act of 1810 specifically stated that the performance of statute labour on a road was evidence of assumption, provided it was usually performed. The key words are "usually performed"."

"In the case of St. Vincent (Township) v. Greenfield, Osler, J.A. at page 307 states, "If the origin of the road is unknown, it is presumed to be a highway if statute labour has been usually performed upon it"."

Therefore, based on the foregoing facts, but not limited to, it appears that the Local Roads Board map rightfully shows the road extending to the water's edge (wherever that might be) and confirms this location as surveyed by E.L. Cavanna, OLS, in 1932 on the Improved Road Plan.

I trust the foregoing is the information you require, together with your solicitor's reports, to properly address the status and extent of Parker's Bay Road. Kindly advise the undersigned if you wish our firm to pursue the matter further.

Yours very truly,



R. C. Hawkins, O.L.S., O.L.I.P.
RCH/thm
Encl.

c.c./-----John Jackson, Planner

JOEL W. KENNEDY

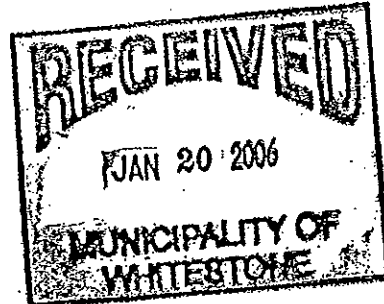
"B"

Professional Corporation
Barrister, Solicitor, & Notary Public

21 December, 2005

BY REGULAR MAIL

John Jackson Planner Inc.
70 Isabella Street, Unit #110
Parry Sound, ON
P2A 1M6



Dear Mr. Jackson:

Re: Municipality of Whitestone
Parker Bay Road
My file: 1475-002

I acknowledge receipt of your fax of October 20, 2005, and your clarifying e-mail of November 3, 2005. I have conducted somewhat more title searching than would normally be necessary in an attempt to provide you with more information than simply rehashing my earlier reports, but unfortunately I have been unable to locate any new facts.

In answer to your questions:

1. Review the surveyor's note on reference plan PSR -- 917

The field work for this surveying was completed on December 22, 1966. The surveyor clearly and I presume accurately as of that date marks the northerly terminus of the public road as being the southerly boundary of Part 20 on the plan.

The relevant date at which the existence and status of a public road needs to be determined is, as pointed out in my letter of May 4, 2004 to Ms Junck, the date of the Restructuring Order, being February 23, 1999.

After PSR -- 917 was created, and before the Restructuring Order, the official Local Roads Board map filed Jan. 24, 1968 shows the northerly terminus of the public road had physically moved well north of where it was located on PSR -- 917, and the question is, and to my mind always has been, just how far north did the local roads Board organization move the road after December 22, 1966 and before 1999.

7 James Street
Parry Sound, Ont.
Canada
P2A 1T4

Telephone: 705-746-6444
Fax: 705-746-2366
Email: kennedy@zeuter.com
www.parrysoundlaw.com

cc Council

Therefore the surveyor's note does not affect my earlier opinion, and in fact was taken into account at the time I wrote my letter of May 4.

2 (a) review the title of the Van Bree property and determine whether the title has any recognition of Parker Bay Road.

You clarified this by indicating the property in question was Part 20, Plan PSR – 917. The whole of Part 20, Plan PSR – 917 is recorded in the name of 12308751 Ontario Limited, and is endorsed as being subject to previous rights of ways. I always presumed that Part 20 was "Parker Bay Road", that there is in fact a physical road on, or which is supposed to be on Part 20, and the question for the Township is what parts of Part 20 are public, and which are private.

In my opinion, the existence of Part 20 recognizes the existence of a physical road, and the existence of the Local Roads Board map recognizes the existence of a public traveled road, and I would guess that "Parker Bay Road" is a mixture of the two.

2 (b) review the title of the Onda property and determine whether title has any recognition of Parker Bay Road.

The Onda property is half a concession lot to the south of the area we have been looking at up until now. My title searches disclose that John Onda and June Onda are the recorded owners of parts of the south halves of Lots 28 and 29, Concession 3 in the Township, comprising the whole of parcel 6133 in the register for Parry Sound North Section. The Crown patent for Lot 29 reserves "any public or colonization roads crossing the said land at the date of the letters patent," being July 3, 1903, but this is not relevant to our inquiry.

In addition to the Ondas parcel register, of course, there is also the Local Roads Board map, which clearly shows the public road meandering through both Concession lots owned by the Onda's, and clearly affects their title, even though it is not referred to on the parcel register.

3. Comment on correspondence received from Mr. van Bree's lawyer, being a letter addressed to Ms. Nolan dated August 18, 2005. That letter refers to an earlier letter sent to the Ministry of Housing by the lawyer, dated June 24, 2004 which I have not had an opportunity of reviewing.

Since I am not quite sure what Mr. van Bree's complaint is, I am not sure how to interpret his lawyer's statements. However, he says that something on file "is evidence that the municipality did not consider that it had ownership of the disputed road". I agree that the municipality does not own any part of Part 20, Plan PSR – 917. It does not "own" any part of the former Local Roads Board road which passes through Concession 3.

Local Roads Board did not own the land on which their roads were constructed, and accordingly title was not an asset of the Board, which passed by the Restructuring Order to the municipality. This explains why, for instance, the existing LRB road passing through the Kowal lands to the south of the Onda property was not identified by the surveyor who was asked to prepare a perimeter survey for title transfer purposes.

The existence of a public traveled road, whether a forced or trespass road, or whether constructed pursuant to the Local Roads Board legislation, is a different concept from ownership. It is the status of parts of Parker Bay Road as a public traveled road, and whether or not the public has a right to use it and whether or not the municipality has an obligation to maintain it, that I understand are the questions being raised.

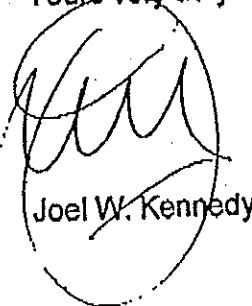
Mr. van Bree's lawyer, Mr. Bryant, is again correct when he states "the disputed road is not a road allowance". For our purposes, however, I believe the label is not particularly important. The location of the Local Roads Board road, as of the date of the Restructuring Order, is the location of a highway for the purposes of the Municipal Act, and road closing procedures are available to the municipality. These procedures, if not exactly the same as the procedures for closing a road allowance, will be extremely similar.

Mr. Bryant concludes by requesting notice of any attempt by the municipality to deal with title, or to stop up the highway, and of course he is entitled to the notice. I do not believe his letter adds anything new to the overall picture.

In conclusion, I do not believe there is much to gain by the continuation of the argument until a surveyor is retained to determine the location of the Local Roads Board road as it existed on February 23, 1999. The surveyor is entitled to conduct interviews and to review records to assist him, and his conclusions are a necessary ingredient in resolving any dispute.

I trust the foregoing review is of some assistance to you. Should you have any questions, please feel free to ask.

Yours very truly



Joel W. Kennedy

JWK: mpt



Whitestone and Area Nurse Practitioner-Led Clinic Building Expansion Fundraising and Financial Report to Whitestone Council October 26, 2022

Community Fundraising

We are pleased to report that we have raised \$170,139 towards the nurse practitioner-led clinic (NPLC) building expansion, as of October 26, 2022. With the matching funds from our very generous anonymous donor, the total funds raised totals \$260,139¹. This is **145% of our original goal of \$180,000**.

As many of you are aware, our final fundraising initiative was the two raffles sponsored by the Whitestone McKellar Lions' Club. At the event where the prize winners were announced, the Lions Club presented a cheque for the \$3,500 raised by the raffles. This cheque brought our community-raised funds to \$91,614, which means we were able to collect the full \$90,000 pledged by our anonymous donor.

The table below provides a summary of the sources of the community donations. Every category has representation from each of our three key communities: Magnetawan, McKellar and Whitestone.

Community Donations (\$s)

	<u>Subtotal</u>
Individuals	32,822
Service Organizations	22,500
Committee-sponsored events	13,272
Local Business/individual sponsored events	8,705
Cottage/Community Associations	7,340
Local Businesses	<u>6,975</u>
Grand Total	<u><u>91,614</u></u>

All Funding Sources Update

The Township of McKellar contributed \$30,000 toward the project in 2021 (the anticipated 2022 donation of \$30,000 was not approved in their budget); the Municipality of Magnetawan has contributed \$5,000 in 2022.

A summary table of the total funds available for the capital project (including government grants) is shown on the following page. Note that the funds required from the Municipality of Whitestone are expected to be approximately \$25,000 (which allows a small budget for donor appreciation).

¹ After adjustment for the raffle prizes and CanadaHelps service charges, the net funds available are \$258,113.

Sources of Funds	\$s	\$s
Grants		
Northern Ontario Heritage Fund	500,000	
Infrastructure Canada Investment Program	100,000	
Subtotal grants		600,000
Community Commitment		
Community fundraising ²	89,588	
Matching funds	90,000	
NPLC Community Advisory Comm ³	23,525	
Lloyd-Carr Harris Foundation	25,000	
Anonymous donor grant	30,000	
Subtotal community commitment		258,113
Municipal Contributions		
Township of McKellar	30,000	
Municipality of Magnetawan	5,000	
Municipality of Whitestone	23,966	
Subtotal Municipal contributions		58,966
Total funds available		917,079

Next Steps

Our committee is currently developing a donor appreciation strategy to recognize the tremendous support from our community.

We are also looking forward to an official opening of the expanded clinic sometime in the new year. At the official opening, we will complete our donor appreciation – and reveal the identity of our very generous anonymous donor.

Thank you for Your Support

Once again, our Committee would like to sincerely thank our three municipal councils in Magnetawan, McKellar and Whitestone for their continued support of our activities. In addition to the financial support pledged and provided, we appreciate the assistance in getting our messages out through social media and assisting us with our letter writing campaigns. You have made our fundraising so much easier!

Respectfully Submitted by:

Marcella Sholdice Chair, Whitestone and Area Nursing Station Community Advisory Committee	Michelle Hendry CAO/Clerk, Municipality of Whitestone
---	--

² Net of service fees for CanadaHelps donations by credit card and raffle prize payouts.
³ Commitment from the Community Advisory Committee was \$26,500, primarily from historical fundraising (e.g., bingo). The shown contribution is net of donations received since January 1, 2022, which are included in the “Community fundraising” line because they are eligible for matching. These funds have not been received by the Municipality yet.

CORRESPONDENCE

Office of the Chief Veterinarian for Ontario (OCVO)

October 17, 2022

Greetings:

Cases of highly pathogenic avian influenza (H5N1) in domestic poultry continue to be confirmed across Ontario by the Canadian Food Inspection Agency (CFIA).

While the CFIA leads the disease response for highly pathogenic avian influenza and may impose [permitting requirements in defined areas of the province](#), I am writing to inform you and your members of the action that the province is taking to help limit the spread of the virus.

On my advice and recommendation as Deputy Chief Veterinarian for Ontario, the Minister of Agriculture, Food and Rural Affairs is extending the [Minister's Order](#) under the *Animal Health Act, 2009*, for the purpose of limiting the commingling of birds from different locations in Ontario to reduce the likelihood of disease transmission in domestic birds by limiting direct contact. Commingling events pose a real and significant risk to domestic poultry, especially during the current migration period. This Order applies province wide.

Effective since September 23, 2022, this Order will now continue through to November 21, 2022. The Order temporarily prohibits events where birds commingle, such as bird shows, bird sales and swaps, portions of fairs where birds are exhibited, sport and educational displays where birds are brought from multiple locations, vaccination gatherings for birds from multiple locations, and prohibits the movement of birds to those events. Temporarily reducing direct contact between birds from different locations will limit the spread of avian influenza and protect flock health. This Order may be further extended if required.

I also strongly encourage your members to maintain strict biosecurity measures to help reduce the risk of introducing avian influenza to their birds.

Avian influenza is not a threat to food safety but impacts domesticated and wild birds. Ontario poultry and eggs are safe to eat when, as always, proper handling and cooking takes place. People working with poultry should take additional precautions and are strongly encouraged to follow all public health guidelines and maintain strict biosecurity.

For more information on the Minister's Order, please visit [OMAFRA's Avian Influenza webpage](#).

I continue to monitor this quickly developing situation and may implement further measures as part of the response to this disease.

I appreciate your cooperation in working together to enhance biosecurity and reduce the spread of avian influenza.

Sincerely,

Original signed by

Paul Innes, DVM
Deputy Chief Veterinarian for Ontario



Call for Nominations: 2023 - 2027 ROMA Board of Directors

Request of Municipal Clerks: Please make this document available to all new and incumbent council members coming out of the October 24th, 2022 municipal elections. We do not have all of their email addresses at this time.

ROMA Policies and Procedures set out the requirements for the Notice and deadline for Zone Nominations. Deadline for receipt of nominations is Friday, December 23, 2022, so if an individual of your 2023 – 2027 Council wishes to run for the ROMA Board, Council (or its Committee of the Whole) will need to pass a supporting resolution at a November or December 2022 meeting.

ROMA Elections Notice

Please be advised that in accordance with the Rural Ontario Municipal Association's Policies and Procedures, this is notice of nominations for Zone Representatives to the 2023 – 2027 ROMA Board. One (1) representative will be elected for each of the ten zones. The term of the ROMA Board is four years. Candidates reflecting Ontario's diversity are encouraged to seek election to the ROMA Board.

The [2023 - 2027 ROMA Board of Directors nomination package](#) contains:

- A summary of the qualifications to serve on the ROMA Board of Directors;
- A sample Council resolution;
- An estimate of the annual time commitment required to serve on the ROMA Board and information regarding reimbursement of expenses; and
- Nomination Form.

The election will take place on Monday, January 23, 2023 at the 2023 Annual Conference. The conference is January 22 – January 24, 2023, Sheraton Hotel, 123 Queen Street West, Toronto, Ontario.

In the event the conference is held virtually due to public health restrictions, conference delegates will vote through electronic means.

Submission

A completed Nomination Form and supporting material (i.e., Council or Committee of the Whole resolution of support) must be received no later than 12:00 p.m. on Friday, December 23, 2022. Nominations will not be accepted beyond that date.

Please forward a completed Nomination Form to the Association via email romaelections@roma.on.ca or fax at 416-971-6191 or mail to the attention of Brian Rosborough, Executive Director. Scans and photographic images of documents are acceptable. All candidates will be contacted to confirm receipt of their nomination.

ROMA's Chief Returning Officer, Peter Fay, will review and certify the nomination. A Nominations Report will be issued to the membership in advance of the conference. Information regarding the elections process will be sent at that time.

If you have any questions regarding this information, please contact Brian Rosborough, Executive Director at 416-971-9856, ext. 362, e-mail brosborough@amo.on.ca or Adam Garcia, Manager, Executive Office, 416-971-9856, ext. 356, email agarcia@amo.on.ca.

Keep up to date with the rural municipal voice
of the province, on social media.

Website Twitter LinkedIn Youtube

Our mailing address is:
200 University Avenue, Suite 801
Toronto, Ontario
M5H 3C6

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The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, September 20, 2022

Resolution # RC22159	Meeting Order: 5
Moved by: <i>Cathy Cannon</i>	Seconded by: <i>M Hayfield</i>

WHEREAS the Government of Ontario, through the Minister of Municipal Affairs and Housing, has introduced Bill 3 which is described as "An Act to amend various statutes with respect to special powers and duties of heads of council";

AND WHEREAS this Bill, if enacted, will initially apply to the City of Toronto and City of Ottawa, but will later be expanded to include other municipalities according to a statement made by the Premier at the 2022 AMO annual conference;

AND WHEREAS this Bill, if enacted, will give Mayors additional authority and powers, and correspondingly take away authority and powers from Councils and professional staff, and will include giving the Mayor the authority to propose and adopt the Municipal budget and to veto some decisions of Council;

AND WHEREAS this Bill, if enacted, will give authority over professional staff to the Mayor, including that of the Chief Administrative Officer;

AND WHEREAS these changes will result in a reduction of independence for professional staff including the CAO, who currently provide objective information to the Council and public and will now take direction from the Mayor alone when the Mayor so directs;

AND WHEREAS these are surprising and unnecessary changes to the historical balance of power between a Mayor and Council, and which historically gave the final say in all matters to the will of the majority of the elected Council; and

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa does hereby passes this resolution to petition the Government of Ontario that:

p.2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

- 1. These changes to the Municipal Act, 2001, are unnecessary and will negatively affect the Municipality of Wawa;
2. That if the Ontario Government deems these changes necessary in large single-tier municipalities such as Toronto and Ottawa, that such changes should not be implemented in smaller municipalities;
3. That the Ontario Government should enact legislation clarifying the role of Mayor, Council and Chief Administrative Officer, similar to those recommended by the Ontario Municipal Administrator's Association and those recommended by Justice Marrocco in the Collingwood judicial inquiry of 2020; and
4. That if the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the Planning Act and funding of more affordable housing.

FURTHER, Council of the Corporation of the Municipality of Wawa directs the Clerk to ensure that a copy of this resolution be provided to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the "Standing Committee on Heritage, Infrastructure and Cultural Policy", MPP for Algoma-Manitoulin – Kapuskasing, Michael Mantha, MPP, the Association of Municipalities of Ontario, and other Municipalities in Ontario."

Table with 4 columns: RESOLUTION RESULT, RECORDED VOTE, MAYOR AND COUNCIL, YES, NO. Rows include CARRIED, DEFEATED, TABLED, RECORDED VOTE (SEE RIGHT), PECUNIARY INTEREST DECLARED, and WITHDRAWN.

Disclosure of Pecuniary Interest and the general nature thereof.

Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

Table with 2 columns: MAYOR - PAT TAIT, CLERK - CATHY CYR. Contains handwritten signatures of Pat Tait and Cathy Cyr.

2023 Annual FONOM Conference

The Annual conference will be held in

Parry Sound, Ontario

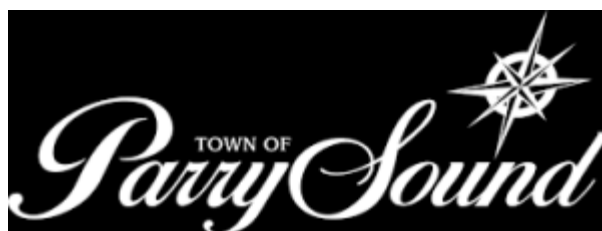
Charles W. Stockey Centre for the Performing Arts

2 Bay St, Parry Sound, ON P2A 1S3

Starting with lunch on Monday, May
8th, 2023,

and running until

Wednesday, May 10th, 2023, at
12noon.



A List of places to stay in Parry Sound can be found [HERE](#).

RESOLUTION NO.: 2022-111



DATE: October 19, 2022

CARRIED: ✓

DEFEATED: _____

<u>MOVED BY:</u>	<u>DIVISION LIST</u>	<u>FOR</u>	<u>AGAINST</u>
<u>Councillor Malott</u>	Councillor Constable	_____	_____
	Councillor Gregory	_____	_____
<u>SECONDED BY:</u>	Councillor Malott	_____	_____
	Councillor Ryman	_____	_____
<u>Councillor Ryman</u>	Mayor Robinson	_____	_____

WHEREAS the Council for the Corporation of the Municipality of McDougall and West Parry Sound area municipalities have expressed concern over the outdated data from a 2013 Accommodation Review Committee (ARC) upon which closure of Nobel and McDougall Public Schools, and the building plans and budget for the junior kindergarten to grade 12 mega school are based, and

WHEREAS the Near North District School Board through its January 21, 2022 letter to West Parry Sound area municipalities confirms that it is not willing to expedite a new Accommodation Review Committee to evaluate the impact of updated data on building plans and budget, and

WHEREAS per the attached Schedule, the 2021 Statistics Canada census data released on February 9, 2022 confirms a growth rate of 13.9% over 5 years within the permanent resident population of the West Parry Sound area, and

WHEREAS Parry Sound's draft development charge study projects continued growth; and

WHEREAS immigration projections, including Ukrainian immigration to West Parry Sound indicates an increase in population, including immigration of families with school age children; and

WHEREAS schools are an integral part of supporting continued growth and Provincial prioritization plans to build more homes to accommodate current and projected population growth, and

WHEREAS the August 2022 Smart Prosperity Institute's report projects a need for 1.5m homes across the province over the next 10 years, 3,200 of which will be required in the Parry Sound District;

NOW THEREFORE the Municipality of McDougall calls for reconsideration of the closure of Nobel and McDougall Public Schools, and the building plans and budget for the proposed junior kindergarten to grade 12 mega school, to ensure that the schools will adequately accommodate current and projected population growth; and

FURTHER THAT a meeting be requested with our Near North District School Board trustee on this matter; and

FURTHER THAT copies of this resolution be sent to Minister of Education Stephen Lecce, Minister of Municipal Affairs & Housing Steve Clark, Premier Doug Ford, MPP Graydon Smith, Heads of Council of the municipalities of The Archipelago, Carling, McDougall, McKellar, Seguin and Whitestone and the Near North District School Board Chair.



MAYOR

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



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234-2022-4624

October 25, 2022

Good afternoon,

On October 25, 2022, our government released [More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-2023](#) that proposes bold and transformative action to get 1.5 million homes built over the next 10 years.

Details about the range of measures in our plan can be found in the [news release here](#).

The More Homes Built Faster Plan proposes policies and tools that reflect recommendations from the [Housing Affordability Task Force Report](#) and builds on [More Homes, More Choice](#) and the [More Homes for Everyone Plan](#). Our plan also draws on many elements from AMO's 2022 A Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis and ROMA's 2022 Task Force Report on Attainable Housing and Purpose-Built Rentals. These changes are providing a solid foundation to address Ontario's housing supply crisis over the long term and will be supplemented by continued action in the future.

Our government has also introduced the More Homes Built Faster Act, 2022, and is seeking feedback on the changes proposed under the legislation and associated regulations. Additionally, various housing and land use policy reviews – including a housing-focused policy review of A Place to Grow and the Provincial Policy Statement, with a theme of supporting rural and northern housing – are being undertaken to identify and remove barriers to getting more homes built. These and other related consultations can be found through the [Environmental Registry of Ontario and the Ontario Regulatory Registry](#).

We encourage you share this information with senior staff in the municipality and to inform the newly elected head of council and council members. Our government is building a strong foundation for action that will continue to ensure Ontario is a prosperous and growing province – and the best place in the world to call home. We look forward to continued collaboration with our municipal partners to get more homes built faster.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark
Minister

- c. The Honourable Michael Parsa, Associate Minister of Housing
Kate Manson-Smith, Deputy Minister
Ryan Amato, Chief of Staff, Minister's Office
Joshua Paul, Assistant Deputy Minister, Housing Division
Municipal Chief Administrative Officers

Certificate of Appreciation

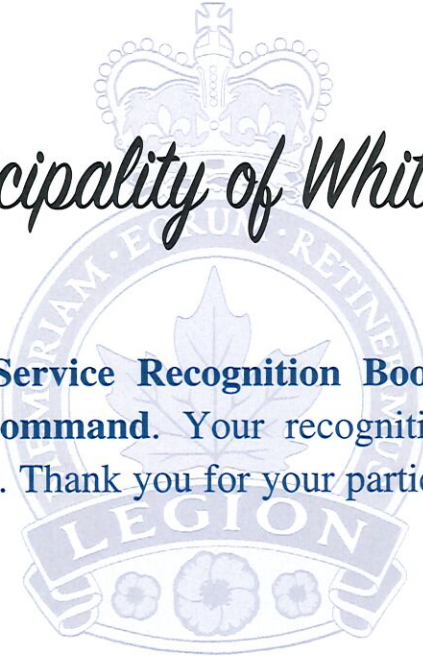


Presented to



Municipality of Whitestone

For supporting the **Military Service Recognition Book - Volume IX** of **The Royal Canadian Legion Ontario Command**. Your recognition and support for Veterans in Ontario is sincerely appreciated. Thank you for your participation.



Derek Moore

Derek Moore
Provincial President

2022

THE ROYAL CANADIAN LEGION ONTARIO COMMAND

"LEST WE FORGET"