



**The Corporation of the Municipality of Whitestone**

**AMENDED Agenda of Regular Council Meeting  
Monday, June 15, 2020**

**Via Teleconference**

Teleconference: Call 1-855-898-6392 Participant Pass Code 4334304

**Please mute your telephone by pressing \*6 or the MUTE button**

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1. **Roll call and Call to Order** **6:30 p.m.**
2. **Disclosure of Pecuniary Interest**
3. **Approval of Agenda with the addition of correspondence related to Item number 7.1:**

Correspondence received from:

- Steve and Irene Bottrell, dated June 10, 2020
- W.J. Burns, dated June 11, 2020
- Stanley and Susan Jessup, dated June 12, 2020
- Paul and Jill Langford, dated June 12, 2020
- Norma-June Davis and Clayton Emlaw dated June 12, 2020
- Susan Jennings dated June 14, 2020
- Sarah and Josh Woolner dated June 15, 2020
- Nathalie Euler and Lee Jeanneault dated June 15, 2020
- Donna Thomson dated June 15, 2020

4. **Presentations and Delegations – None**
5. **Move into Committee of the Whole**

**Planning Item(s)**

- 5.1 Consent Application B08/2020(W) – Brumpton, Wilfred Charles
  - Memorandum from John Jackson, Planner dated June 9, 2020

6. **Reconvene into Regular Meeting**  
**Matters Arising from the Committee of the Whole**
7. **Adjourn to Public Meeting**

- 7.1 Greenwood, Ted Malcolm - Proposed Zoning By-law amendment is to rezone Part of Lot 51, Concession B, geographic Township of Hagerman, now in the Municipality of White-stone (1937A Highway 124) from the Rural (RU) Zone to a General Commercial (C1).

**8. Reconvene into Regular Meeting**

**Matters Arising from the Public Meeting**

**9. 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.*

9.1 Council and Committee Meeting Minutes

9.1.1 Adoption of the Special Council Minutes for the meeting of May 27, 2020.

9.1.2 Adoption of the Regular Council Minutes for the meeting of June 1, 2020.

9.2 Unfinished Business (listed on page 3)

**Matters Arising from Consent Agenda**

9.2 Item 1, Unfinished Business – Scheduling a Public Meeting

Official Plan Amendment (OPA) Number 2: Private Road Development and Land uses on vacant lots, and Trailers and Campers

**10. Accounts Payable**

10.1 Accounts Payable

**11. By-Laws - None**

**12. Staff Reports**

12.1 Staff Report FIN-2020-07

Budgetary Control Report for the five months ending May 31, 2020

12.2 Staff Report FIN-2020-08

Tax Arrears and Tax Registration Update

12.3 Staff Report PW-2020-02

Tender 2020-06 Supply, Deliver, Mix and Stockpile Winter Sand (or Granite Screenings)

12.4 Staff Report PW-2020-03

Tender 2020-10, Re-Surfacing 2.8 km of Municipal roads with double High Float surface treatment

12.5 Staff Report PW-2020-04

Tender 2020-12 Supply, Deliver and Spread Granular A (Balsam and Canning Roads)

**13. Business Matters**

13.1 COVID-19 Pandemic and related matters in respect of Municipal operations

- Dunchurch Beach and Public Washrooms
- Public water tap at the Dunchurch Community Centre
- Dunchurch Community Centre
- Memo: Waste Management and Landfill Site Operational Matters

13.2 Memo: Library renovation and construction update

**14. Correspondence (listed on page 3)**

## Matters Arising from Correspondence

- 15. Councillor Items
- 16. Questions from the Public
- 17. Closed Session - None
- 18. Confirming By-Law
- 19. Adjournment

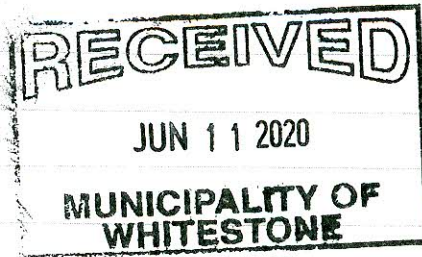
## Unfinished Business

| #  | ITEM  | STATUS  |
|----|---|---|
| 1. | Official Plan Amendment (OPA) Number 2<br>Private Road Development<br>Land uses on vacant lots and Trailers and Campers | Report to Council presented December 9, 2019.<br><br>A Public Meeting on these matters will be scheduled for late summer:<br><br>The report with attachments will be posted on the Municipality of Whitestone's website in regards to a public meeting to be held late summer of 2020, at a time that is convenient to all ratepayers<br><br>Notifications with regard to the meeting as well as the John Jackson report will also be sent to all Road Associations |
| 2. | Animal and Bird control By-law  | Referred to Whitestone Agricultural Advisory Committee (April 2019)<br><br>Update on this matter as of March 16, 2020:<br>A proposed/draft By-Law currently under review by the By-Law Enforcement Officers (March 2020) and the Committee  |
| 3. | Open Air Burning By-Law   | Fire Chief Bob Whitman and Mayor George Comrie working on this By-Law; item to be brought to a future meeting (Resolution 2019-34)  |

## Correspondence

- A. The City of Brantford's Resolution to establish an Essential Workers Day – March 17 to their local MP and MPP.
- B. Women's Own Resource Centre request for funding dated June 1, 2020.
- C. Rotary Club of West Parry Sound request to transfer our donation from the 3 Pitch event to their virtual fundraising events, dated June 1, 2020.

- D. The Township of Puslinch's Resolution to support continuation of programs of the Grand River Conservation Authority, Conservation Halton and Hamilton Conservation Authority, dated June 3, 2020.
- E. Northumberland County Resolution for support from the Ministry of Natural Resources and Forestry regarding Provincially Significant Wetlands dated May 20, 2020.
- F. Steve Clark, Minister of Municipal Affairs and Housing letter asking for Federal support for reliable broadband access across Ontario dated June 4, 2020.
- G. Township of Puslinch's Resolution support for the Mapleton Farm Property Class Tax Rate Programme, dated June 5, 2020.
- H. Town of Parry Sound Q1 2020 POA Partner Distribution along with the Q1 General Ledger dated, June 5, 2020.



June 10, 2020

R.R. 1 Dunchurch,  
Ontario

To the Municipality of Whitestone  
Council,

Re: The Rezoning of Part Lot 51,  
Concession B, (1937 A Highway 124),  
from the Rural Zone to General  
Commercial,

We have concerns regarding this  
rezoning and Ted Greenwood's  
business.

The letter from the municipality  
doesn't indicate what he really  
plans on doing.

How many acres or hectares of land  
does he want to change to  
commercial?

There are also environmental

and safety concerns.

Are air and ground pollution levels being considered?

Mr. Greenwood has been repairing and refinishing old cars. Is his building safe for welding? Is there adequate fire protection and water available? Most industrial buildings are required to have a certain number of cubic metres of water available for the fire department.

Our home is surrounded by pine trees, hence the concern. A fire could be devastating for us as well as our neighbours.

What will the noise level be if he is allowed to increase his business?

Does the municipality really need another boat and small vehicle storage and repair shop?

How is the toxic waste, lead paint, etc. being disposed of?

Finally, do we need a commercial business in a rural residential zone?

Sincerely,  
Steve + Irene Bottrell

*Steve Bottrell*  
*Irene Bottrell*

Burns, W. Jim

Dunchurch, ON P0A 1G0

June 11, 2020

Michelle Hendry, CAO-Clerk  
Municipality of Whitestone  
21 Church Street  
Dunchurch, ON P0A 1G0

To Council

RE: Proposed Zoning By-Lay Amendment (June15, 2020)  
- Re-Zone Part of Lot 51, Concession B,  
Township of Hagerman now Municipality of Whitestone  
(1937A Hwy 124) - RU to C1

As being a Palliative Care person and recently have gone blind, I am unable to set-up my computer to view or listen to the preceding. Hence this letter.

As a budding neighbour to this property, I have never had or heard any traffic issues. My wife has not seen any unsightly mess on the property or around the building or heard any loud noises coming from this property during the day and at night or the weekends.

As being Palliative, I have been unable to do the regular maintenance on our two 4-wheelers. Because of this they came to our house and picked up the two 4-wheelers. They did the regular maintenance and oil changes and any needed repairs and returned them in a timely and professional manner. You do not find this type of service very often.

I feel that the community should be welcoming small businesses and be grateful to this caliber of mechanic and who is willing to teach our younger generation.

Respectfully

W.J. Burns

Dunchurch, ON., POA 1G0  
June 12, 2020

Municipality of Whitestone  
21 Church St.,  
Dunchurch, ON., POA 1G0

To the Council for the Corporation of Whitestone;

We are writing in response to the proposed zoning bylaw amendment for Part of Lot 51, Concession B, Municipality of Whitestone (1937A Highway 124).

**We are opposing this zoning change because of the increased activity leading to increased noise this will bring in our area. There is a lot of wildlife in the area that will be affected by this increased activity/noise which could be at any time during the day or night.**

There could possibly be increased 4X4 or snowmobile activity in the area.

**Could the zoning amendment be made for the front half of the lot bordering Highway 124 leaving the back half in its natural state?**

The property in question is already being used for at least one of the proposed uses namely a service shop. **It states in your letter that no outside storage will be permitted in the front or side yards without screening. Since the drive shed was built there has been storage in both these areas.**

We don't understand why, if the property is already being used for these purposes the proposal for zoning amendment wasn't requested before. Because of this we respectfully submit that if the amendment is granted then the property may be used for purposes not outlined in the zoning change.



Stanley Jessup



Susan Jessup

Michelle Hendry, CAO-Clerk  
Mayor and Councillors  
Municipality of Whitestone  
21 Church St.  
Dunchurch, ON  
POA 1G0

June 12, 2020

Dear Ms. Hendry, Mayor and Council,

Thank you for notice that there is a new application for a Zoning By-Law amendment to rezone Part of Lot 51, Concession B, Township of Hagerman, in the Municipality of Whitestone from Rural (RU) to General Commercial (C1). Our residence is on Lots 48 and 49 Concession B in Hagerman Township and we have concerns with the rezoning of this property.

We support economic development in the area, however if someone proposes to start a business they should do their due diligence and purchase property that is zoned for the intended purpose or apply for rezoning before constructing the facilities for the business. The owner has put the cart before the horse with the expectation of council's sympathetic ear when it comes to rezoning.

The Municipality updated its zoning by-law in the fall of 2017 and in the consultation process lots in this area were zoned RU and residential. We urge you to carefully consider this matter in order to protect the way of life of the residents adjacent to this property and in the surrounding community. Many people have upgraded or built new homes in the immediate area, and we are seeing young families settle nearby. Several residences are very close to this proposed commercial operation, which would diminish their quality of life.

We appreciate that the applicant has defined his intended uses and removed "etc." from the application. The owner is already storing a number of vehicles outside and visible from the road, who is to say there won't be many more in the broad category of finished products or products for sale. The current owner may be conscientious of neighbours and refrain from cluttering their views, but what about subsequent owners? Does the municipality have or intend to put bylaws in place to control the outdoor storage now and in the future?

There are a number of concerns with the property being zoned General Commercial:

- A business would require signage and security lighting, degrading the night sky view for the neighbours.
- Storage could mean unsightly vehicles and boats on site, creating an eyesore for neighbours and people passing by. We note a number of vehicles are already parked in view on the property. What does this hint about how the applicant would maintain the look of a commercial property here?
- Servicing or modifying vehicles produces nuisance noise (use of air compressor and impact tools, testing engines). Furthermore periodic, unexpected noises would interrupt the sleep of shift workers, seniors and young children, undermining their health and well-being. What noise-abatement plan did the applicant provide?
- There would be a risk of petroleum products and glycol leaching into the water table, contaminating local wells and watercourses. We can assume this location has sandy soil like the rest of Sunny Slope, making it difficult to contain spills. Does the applicant have an oil-and water separator in place? What spill- and drip-containment structures does the applicant plan to install in the work and engine/vehicle storage/parking zones? What process does the applicant plan to use to have waste oil collected?
- A welding shop is required to vent harmful vapours. Will the applicant be required to install a particulate and chemical containment system?

- If such a business goes into operation and then goes out of business, the owner or the municipality would be responsible to conduct an environmental site assessment before the land could be repurposed or resold. As well, the neighbours could be obligated to pay for an environmental site assessment on their land before they can sell it, due to being in proximity to a business that might have contaminated its land and thus theirs as well. See the Ontario Brownfields rules. <https://www.ontario.ca/page/brownfields-redevelopment>.
- C1 Zoning opens the door to over 50 uses that are inconsistent to life in this rural residential area, and the municipality would have no recourse to control future use. We trust that you will read that list of permitted uses before making your decision.

Residents for several miles on either side of this property take great pride in their properties and this is a very desirable area to live, raise a family and enjoy a quiet country life. The municipality should encourage and protect this type of residential settlement. When this proposed amendment was before council last year a large number signed a petition to this effect. Please take the concerns of these residents into consideration when you make your decision.

Although a commercial zoning may seem to offer a financial benefit to the municipality, what would the net result of the increased taxes paid on a C1 property be if the assessed value of all the adjacent residential properties declined? We can see no other outcome for a home that was built or bought in a residential area and that suddenly finds itself adjacent to a mechanical commercial area.

Thank you for the opportunity to provide our opinion on the proposed amendment to the zoning by-law. We would appreciate receiving notice of the decisions made.

Sincerely,  
Paul & Jill Langford

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June 14, 2020

Dear Municipality CAO, Mayor & Council Members;

As Ted Greenwood's sister, member of the Whitestone community and having a close personal relationship to one of the councilors, I have held off from involvement until today. I would love to see everyone come to a reasonable agreement and everyone support a new business the area needs. If only the goal posts would stop moving.

Despite ongoing daily harassment & some scary/crazy allegations from one neighbour, Ted has been trying to keep a level head, trying to make a living and do the right things to start a business. And continuing to adjust to those moving goal posts from council members.

After downloading the June 15 Agenda, Ted and I at the same time today – just became aware of John Jackson's/Municipality "Site Plan Agreement". While Ted is aware of the request to restrict business uses and to provide "screening" to neighbouring properties, it also attempts to completely limit HOW HE CAN MOVE AROUND & OPERATE ON HIS OWN PROPERTY. I find this absolutely wrong and I object to this amount of power & oversight from neighbours and the municipality. Rather than protect Ted from unreasonable requests by neighbours, council has been enabling this by:

- Not wanting to see vehicles on the property, front or back.
- Wanting expensive "screening" erected as a visual buffer.

Council members approaching Ted now, stating that they personally don't want to drive by and see anything from the highway. **Does this standard apply** to the huge amount of farm equipment all over the numerous farm properties that neighbor Ted? Does this standard apply to the Municipal Roads lot, buildings, and vehicles that are visible from the highway and within the 500M neighbour circle? Or consider the Legion and 3 abandoned homes that neighbor Ted? Or even the homes with numerous boats and other items in their own properties. No. That is a big "NO". Again, as council, you must represent the strategic plan and have the ability to ignore unreasonable complaints and requests from neighbours, because that's what most often they are, as no one likes CHANGE. Requiring complete "screening" of all his activities or limiting his property use by telling him what can park where or where he can drive ATV's and sleds is absolutely ludicrous. A completely unreasonable request. You are setting him up for failure. Or perhaps that's the angle councilors are looking for.

Even before applying for C1, Ted could legally be parking vehicles, storing equipment and running ATV's and Sleds over it without them having any rights to limit – just as the farms across the road rightfully enjoy. Just as one of the councilor's has on their own farm with a **competing small engine repair business** and retail sale of outside furnaces, without a C1 zoning. I'm unaware of this councillor's zoning or if the business is registered or an under the table cash business, but it has been communicated to Ted that without a C1, only rural residential can run a home-based auto repair shop. Now that this has become the hot potato, Ted has a right to know if the playing field applies TO ALL. Because the playing field must be fair and level. Without conflicts of interest hiding in the hay.

To this point, why can't a rural zoning contain an automotive business the same as a rural residential property? Perhaps that needs amended to present day realities.

Another moving goal post - who pushed the municipal office to expand the 120M rule for letters sent to neighbours to 500M (but then go beyond that to about 760M) to include "more of the community" has left Ted at the mercy of even more politics as you should absolutely be well aware. That harassment has been endured unfairly since his purchase of Karbehewe and you just allowed it fester further unnecessarily. And granting audience to a neighbour that trespassed, harassed, and called in false criminal allegations – and then requesting to give this neighbour additional property buffer out of goodwill?! Seriously? At this point, watching Ted endure all this vicious harassment has me worried for his health. Are you committed to protecting Ted's rights at all?

I read over the ECONOMIC components of the municipality's strategic plan – it absolute *sounds supportive*, but is completely disingenuous. A smoke screen. It is a riddle, wrapped in a mystery, inside an enigma; but perhaps there is a key. That key is to recognize the obvious conflict of interest from 2 councilors, to discount unreasonable concerns from neighbours and harassers, and to start demonstrating real support for a new venture. If such a business cannot open on a Queen's highway with visual access to passing traffic to aid with promotion and marketing and easy access for clients – where is it appropriate that the Municipality thinks a business should open?????? If you are trying to hide Ted's new business and prevent him from marketing and promoting it, you are not going to stand beside him for a Miller photo op to celebrate a rare opening of a new business in Whitestone. That is very sad. Opening a new small business is no small feat, and in this case, almost impossible when attempted in Whitestone.

In summary, it is my feeling that this Site Plan Agreement is intrusive and unreasonable and Ted should first consult legal counsel to protect himself from entering into a restrictive, one-sided agreement that really does leave him open to ongoing interference, harassment and continued unreasonable costs. In good faith he has done all the right things and invested considerable monies to meet all C1 requirements and MTO permitting. Agreeing to restricted business uses is one thing. Agreeing to how he can move around on his property is another thing entirely.

Regards,  
Susan Jennings

Sarah and Josh Woolner

June 15, 2020

Municipality of Whitestone  
21 Church Street  
Dunchurch ON P0A 1G0

Dear Whitestone Council,

We recently received a letter regarding 1937A Highway 124 becoming a commercial property and we wanted to voice our concerns. Our family is located across from the property, 1944 Highway 124, and worry about property value and noise level in the area.

In our last letter we voiced concerns of property value and the number of vehicles visible from the road. In the details of the zoning bylaw amendment it stated that no outside storage will be permitted in the front or side yards without screening. In the past two weeks there has been on average approximately ten vehicles (boats, snowmobiles, cars, etc.) and storage containers visible to the road. It appears based on the vehicles coming and going and the number of vehicles in the yard that the business is already up and running. If this amendment is approved will there be a set time frame on the necessary screening to be built. I worry about the visibility because the guidelines are already not being followed to meet the criteria.

I also have concerns about the ambiguity of the wording of "finished products". Are finished products such things as vehicles that have been completed and waiting for pickup, or a boat that has been winterized included in the finished product? These products do not need to be visible to the road but will it be allowed because of the wording?

We purchased our home in Whitestone because the area offered privacy and the serenity of nature; we would like it to remain this way. We are very concerned about this property becoming commercial in a rural residential area. We worry about noise level and the property value of our home and all those homes surrounding this business in an all residential area. It is our desire is to raise our family in this area and in an area of young families, a 100-acre shop doesn't seem suitable to keeping those families in the area.

Thank you and we look forward to hearing back.

Sincerely,  
Sarah and Josh Woolner

## Paula Macri

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**From:** Michelle Hendry <michelle.hendry@whitestone.ca>  
**Sent:** June-15-20 6:12 AM  
**To:** Paula Macri  
**Subject:** FW: Part of lot 51, Concession B

Michelle Hendry, C.E.T.  
Chief Administrative Officer / Clerk

21 Church Street - Dunchurch, Ontario - POA 1G0  
705-389-2466 - Ext. 23

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-----Original Message-----

**From:** Norma Davis <norma1987davis@gmail.com>  
**Sent:** June 12, 2020 8:13 PM  
**To:** Michelle Hendry <michelle.hendry@whitestone.ca>  
**Subject:** Part of lot 51, Concession B

Hi Michelle, and Counsellors of the municipality of Whitestone I, Norma-June Davis & Clayton Emlaw of 1950 Hwy 124 Dunchurch, On POA1G0. would like to note the file of Mr. Greenwood ( Part Of lot 51, Concession B in the Municipality of Whitestone Township of Hagerman - 1937A Hwy 124 ) We fully support Mr. Greenwood's wishes to amend the rezoning of his above noted property from RU (Rual) to C1 (General Commercial). We feel strongly that this change would bring much needed employment opportunities as well as provide essential and convenient services to not only our community but our Neighboring communities as well.  
Should anyone need to contact either of us Clayton's cell phone is

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Sincerely  
Norma-June Davis & Clayton Emlaw.

Nathalie Euler

Lee Jeanneault

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June 15, 2020

To whom it may Concern,

We still **OBJECT** to the application in regard to the proposed rezoning of the Neighboring property in question to Commercial, for the following reasons.

This is not Acceptable and should be denied for multiple reasons as We will state in the following, zoning this property to commercial would subject our Family and infant to noise and smell along with excess traffic noise into the property. Environmental concerns of ground seepage of Hazardous waste contaminating the surrounding soil and fumes as the predominant wind blowing towards our house. This all would cause Excess noise and constant disturbance of our peace and quiet and enjoyment of our property which is why it was purchased in the first place out in a rural area, for the fact of the treed area and beautiful picturesque location to enjoy the Beauty of the forest and not feel like we are living next to an Industrial park. Commercial properties should remain away from Rural Residential Homes.

This would also decrease the value of our Property and surrounding neighbor's properties and continue to be an already eye sore as it is with the Monstrosity of a building as we were all misled in the beginning when construction of the existing building first began in the zoning of Agricultural when in fact this owner has never brought any Farm equipment to the property, but only classic cars, boats, snowmobiles and R.V.'s for winter storage. A hidden agenda all along.

So, please consider our Valid Concerns for this objection and thank you for taking the time to read this letter.

Respectfully yours,

Nathalie Euler, Lee Jeanneault

NE

LJ

Donna Thomson

Abutting Owner

Mr. Mayor and Members of Council - On a completely without prejudice basis I make the following comments and observations

I reiterate this evening as I did at a meeting I believe held September 3, 2019 that I fully support and stand behind Mr. Greenwood's application and effort to change his rezoning on his shop property from RU to a Commercial C1.

Mr. Greenwood since day one now coming up to I believe a year this September has completed all paperwork required and has expended substantial amounts of money in this seemingly long drawn out process.

The cost to Mr. Greenwood let alone to this municipality in this still as yet unresolved application is phenomenal and in my opinion totally unnecessary.

In my opinion and it would seem at every opportunity and at no expense to them, certain individuals within this community seem to have a vendetta against Mr. Greenwood's attempts at anything in this community and seem determined to impede anything he wants to do.

In my opinion, the neighbor complaints that I am aware of are picayune and should have no relevance or cause for concern and ultimately have no bearing on Mr. Greenwood's application.

A quick peek at some municipal findings indicated that increased traffic potential, storm water issues, crime threats and reduced home values while general claims, were generally rejected by the municipality.

In my opinion, Mr. Greenwood has legally done everything necessary in this matter. On the other hand, I am aware of an individual who without paying fees and doing paperwork, carries out small engine repairs on land zone RU, on a cash only basis. While it's none of my business, this seems to be just fine while Mr. Greenwood on the other hand who has legally completed all documentation and paid appropriate fees seems to be bombarded by issues. How absurd is it that??

Again in my opinion, I seemed to get the distinct feeling from one meeting I attended that preference by one councilor in particular seemed to be in favour of fully supporting and satisfying and in my opinion, the ludicrous concerns of the neighbors including the seemingly individuals insisting on carrying on their vendetta against Mr. Greenwood.

Once again in my opinion the certain individuals that seem to be opposing Mr. Greenwood have been upset since Mr. Greenwood initially purchased Karbeuhuwe and now progressed with Mr. Greenwood's purchase of the Sands farm and what he has done and is proposing to do thereat.

In my opinion, I simply do not understand why those individuals simply did not band together and purchase Karbeuhuwe and Sands locations themselves. Again, in my opinion the legal owner of the land should be allowed to do what he or she wants to do, within reason, and it should be no one else's business.

In reality, life is life, things change, people live, people die, people sell and people move, and life goes merrily along.

Ted Greenwood has chosen Dunchurch to be his home having lived and visited here much of his life. Mr. Greenwood simply wants and in my opinion, no reasonable complaints for so not doing be granted his rezoning from RU to Commercial to conduct his shop business in this area. We should be supportive and accommodate Mr. Greenwood in his efforts.

Looking down the highway from the area of the shop there would seem to be a broader area for complaints at junky yards, fallen down structures and the likes. Again none of my business and if the owner happy to live in such conditions, it's his choice.

Living alongside a highway creates far more noise and dust than Mr. Greenwood's shop would ever permeate, again in my opinion.

Mr. Greenwood's shop was built to specification and in my opinion a very nice building to be housed in our community. Mr. Greenwood fixes and repairs and test drives the vehicles he has worked on but no more so than snowmobiles nonstop day and night running rural properties.

The taxes alone Mr. Greenwood generates to his community helps keep the municipality's coffers in the black.

I would ask that council simply appreciate what Mr. Greenwood, a fairly new entrepreneur to our community is trying to do in HIS yes HIS community as well.

It would seem many don't want change but personally I welcome it to keep my community alive and vibrant. Should Mr. Greenwood's business prosper, perhaps employment may be generated for some of our young who are now forced to go to the city to find work.

In my opinion after this long drawn out application ordeal, no further expense or paperwork should be incurred by Mr. Greenwood including any signing of a Site Plan Agreement recommended by the Planner in his most recent letter to the municipality date June 8, 2020 found as an attachment to the Agenda yesterday. My comment on Mr. Jackson's letter would also be that Mr. Greenwood seek legal counsel prior to signing anything further. In my opinion Mr. Jackson seems to be protecting his employer, this municipality and the neighborhood complaints while seemingly constricting and restraining Mr. Greenwood.

In closing, it was also my understanding that councilors are appointed to serve the best interests of their community in which they serve and if a member cannot separate friendships or family from business, then, and again in my opinion, the politically correct thing to do would be to simply declare a conflict of interest.

In Mr. Greenwood's application process, I note not one councilor has declared a conflict, which in turn makes me wonder is this fair to Mr. Greenwood in his efforts, all legal, his expenditures of money and tax contributions paid to this community.

All of the above is once again in my opinion and completely without prejudice.

Thank you Mr. Mayor and members of council.

Donna Thomson

June 15, 2020