The Corporation of the Municipality of Whitestone

Agenda of Regular Council Meeting
Tuesday, August 19, 2025

Dunchurch Community Centre

and

Join Zoom Meeting **(Video)**
https://us02web.zoom.us/j/83753827745

(Phone Call Only)
Dial +1 204 272 7920 then Enter Meeting ID: 837 5382 7745#

Every effort is made to record meetings with the exception of the Closed Session matters.
Both the audio and video are posted on the Municipal Website.
The written minutes are the official record of the meeting.

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1. Call to Order and Roll Call **10:00 a.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

Move into Committee of the Whole ®

5. Committee of the Whole

5.1 **Planning Matters**

5.1.1 Consent Application No. B16/2025(W) – McRAE, Rodney and Ruthanne ®
Memorandum from Parry Sound Area Planning Board dated August 8, 2025

5.1.2 Consent Application No. B17/2025(W) – DAILEY-PLOUFFE, Margaret ®
Memorandum from Parry Sound Area Planning Board dated July 25, 2025

Reconvene into Regular Meeting ®

Matters Arising from Committee of the Whole ®

6. Public Meeting - None

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 Meeting Minutes

7.1.1 Regular Council Meeting Minutes

7.2 Council Committee and Board Minutes

7.2.1 Parry Sound Area Planning Board – May 26, 2025

7.2.2 Draft Whitestone Cemetery Board Minutes – May 8, 2025

7.2.3 West Parry Sound Emergency Management Services Advisory Committee – May 22, 2025

7.2.4 North Bay Parry Sound District Health Unit Board of Health – April 23, 2025

7.3 Unfinished Business (listed on page 4 of the agenda)

Matters Arising from Consent Agenda

8. Accounts Payable

8.1 Accounts Payable ®

9. Staff Reports - None

10. By-laws - None

11. Business Matters

11.1 Draft 1 – Official Plan Review

11.1.1 Staff Report from MHBC Planners dated August 19, 2025

11.2 CN Request for Support of Rail Safety Week September 15 to 21, 2025 ®

11.3 Road Grant Application Process Update ®
- Memorandum from Treasurer / Tax Collector Jessica Sinkowski dated August 19, 2025

11.4 Photos from Bolger Lake

12. Correspondence ®

Matters Arising from Correspondence ®

13. Councillor Items

14. Questions from the Public

Move into Closed Session ®

15. Closed Session

15.1 Closed Session Minutes of the Regular Closed Session Council Meeting of Tuesday, July 15, 2025 ®

15.2 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, pursuant to the Ontario Municipal Act Section 239(2)(f)
- Correspondence from Gowling WLG (Canada) LLP ®

15.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239(2) (b)
- Volunteer resignation from WESC ®

Reconvene to Regular meeting ®

Matters arising from Closed Session ®

16. Confirming By-law ®

17. Adjournment ®

Unfinished Business

DATE	ITEM AND DESCRIPTION	ASSIGNED TO	STATUS
March 15, 2021	**Review of By-law 20-2014** (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	Administration Staff	Public meeting for Public input: March 19, 2024. DRAFT By-law presented at the May 21, 2024 Council to submit comments by June 7, 2024 to Staff Memo to Council meeting August 20, 2024 – Policy direction provided for future iteration of By-law Revised Draft to Council submitted November 19, 2024 Staff to seek legal review and provide to Council at a future Council meeting To Council April 15 2025 – deferred To Council May 20 2025 May 20 – staff to review and provide update
July 4, 2023	**Strategic Plan, By-law Initiatives** **THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from CAO/Clerk Hendry, Strategic Plan – moving forward with 2023 priorities	Assigned to various staff	In progress

September 5, 2023	**Snakeskin Lake boat launch** Staff to work with MNRF to determine if a Land Use Permit is required to develop the Snakeskin Lake boat launch, and if so, to apply for one.	Staff	Land Use Permit discussions In progress Report to Council August 20, 2024 – final decision pending Manager Creasor to seek MNRF permission to install a 'Boat Launch' sign Signs to be installed in early spring
July 16, 2024	**Consideration of an Encroachment permit system for rail systems / shore dockers** **THAT** the Council of the Municipality of Whitestone request that staff develop an encroachment agreement process for rail systems / shore dockers by November 1, 2024 and report back to Council in respect of the process, no later than the November 19, 2024 Regular Council meeting.	Staff	In progress Signs to be installed in early spring Signs installed; shore dockers to be removed by July 7, 2025 Remaining 3 shore dockers removed after July 7, 2025
May 2025	**Demolition of the Twist** After budget discussions it was decided that the building known as The Twist on Municipal property at 2125 Highway 124 be demolished, as per the recommendation in the Steenhoff Report dated May 2023. Staff will carry out the demolition	Staff	In progress

END

Correspondence

A	Aylmer	Increase in support for veterans
B	South Huron	Producers take more responsibility for blue box / recycling
C	Tweed	Proposals for OPP funding and supporting small rural and northern Ontario housing developers
D	FONOM	Requesting 2+1 construction of Highways 11 and 17
E	Head	Question re. Councillors on Bolger Lake
F	Fisher, Fairy	Question re. Councillors on Bolger Lake
G	Sullivan	Question re. Councillors on Bolger Lake
H	Harsta	“Climate change” reference in newsletter
I	Richardson	Thank you fire department
J	West Parry Sound District Museum	Thank you for donation
K	Halton	Elect Respect Pledge
L	Georgian Bay Biosphere	10-year renewal of designation by UNESCO that Georgian Bay is a region of global ecological significance

COMMITTEE OF THE WHOLE

PLANNING ITEMS

PARRY SOUND AREA PLANNING BOARD

1 Mall Drive, Unit 2, Parry Sound, Ontario P2A 3A9

CONSENT APPLICATION NO. B16 2025 W - McRae
LOTS 20-22, PLAN M-260
GEOGRAPHIC TOWNSHIP OF HAGERMAN
MUNICIPALITY OF WHITESTONE

Roll # 493901001001950 PIN: 520880864
493901001002000 PIN: 520880863
493901001002200 PIN: 520880862

11C, 11D & 19 Bears Paw

Applicants: Rodney and Ruthanne McRae

August 8, 2025

BACKGROUND / PURPOSE

Rodney and Ruthanne McRae own 11C, 11D & 19 Bears Paw off of Canning Road in the Municipality of Whitestone.



The owners wish to reconfigure their lots to include existing features (lawns, waterfront views etc.) to more suite the use of the properties.

PROPERTY DESCRIPTION

The lands are described as:

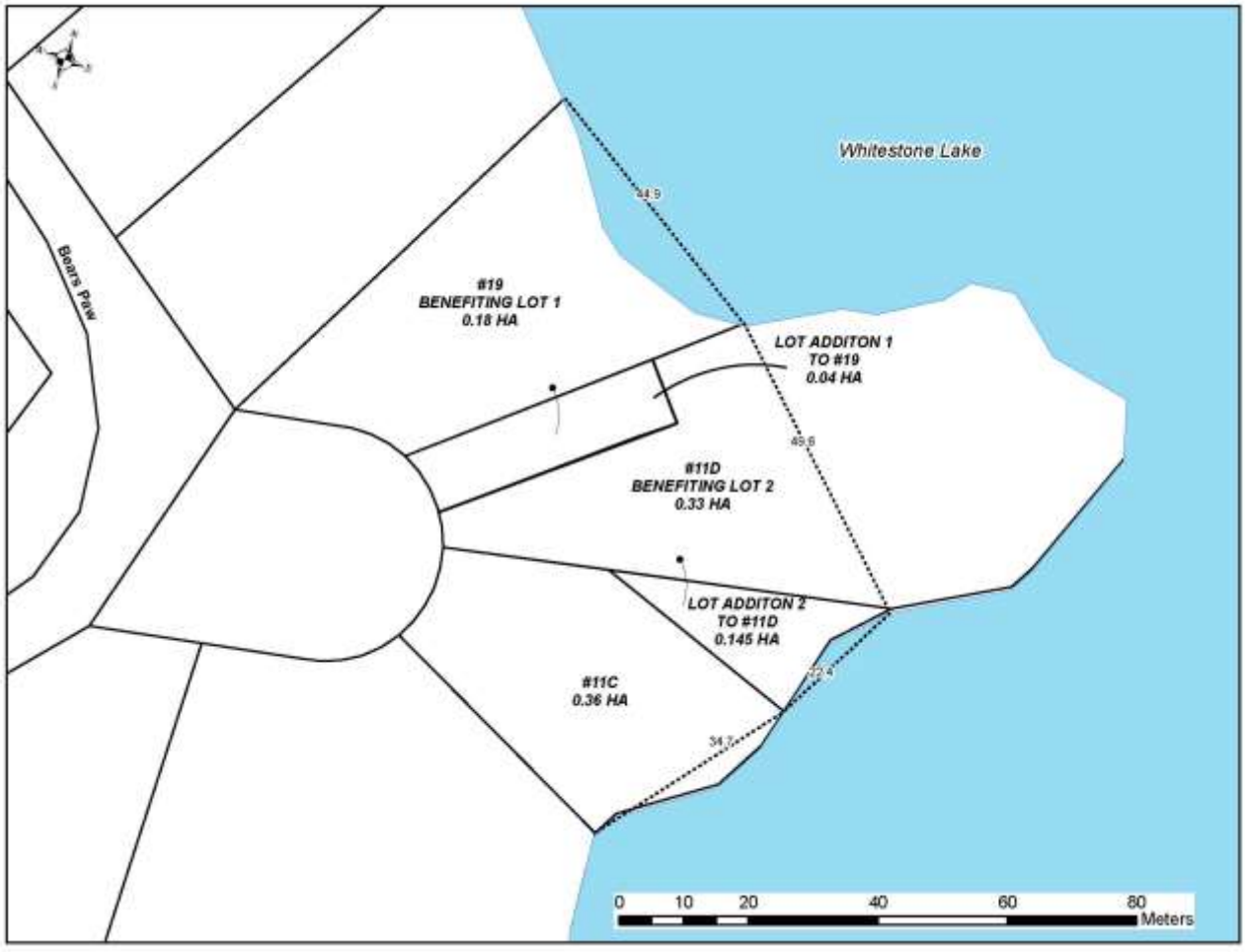
PIN: 520880864 (Rodney McRae)
LT 20 PL 260; WHITESTONE

PIN: 520880863 (Rodney McRae)
LT 21 PL 260; WHITESTONE

PIN: 520880863 (Rodney McRae, Ruthanne McRae)
LT 22 PL 260; WHITESTONE

PROPOSED CONSENT

The proposed consent would allow a lot addition from #11C to #11D Bears Paw and a lot addition from #11D to #19 Bears Paw as shown below.



	Frontage (m)		Area (ha)	
	Existing	Proposed	Existing	Proposed
(11C Bears Paw)	57.1	34.7	±0.5	±0.36
(11D Bears Paw)	49.6	61.2	±0.37	±0.47
(19 Bears Paw)	44.9	44.9	±0.18	±0.22

EXISITNG AND PROPOSED LOT CONDITIONS



The air photo above best illustrates the motivation for the proposed lot additions.

The owners have constructed a new dwelling at #19 Bears Paw. From the dwelling it would appear that the lawn on the north side of the driveway belongs to the lot. The owners wish to add this section to #19.

Similarly, a triangular section of #11C Bears Paw is directly in the view from the dwellings on #11D. Therefore, the owners would like to add this section of shoreline to the lot.

#11C is the only lot that is losing both water frontage and area. The Zoning By-law allows this reduced lot size as the result will be greater than the prescribed minimum lot size.

OFFICIAL PLAN

The subject lands are designated Waterfront in the Municipality's Official Plan.

There are no new lots being created as a result of this application and no conflicts with official plan policies.

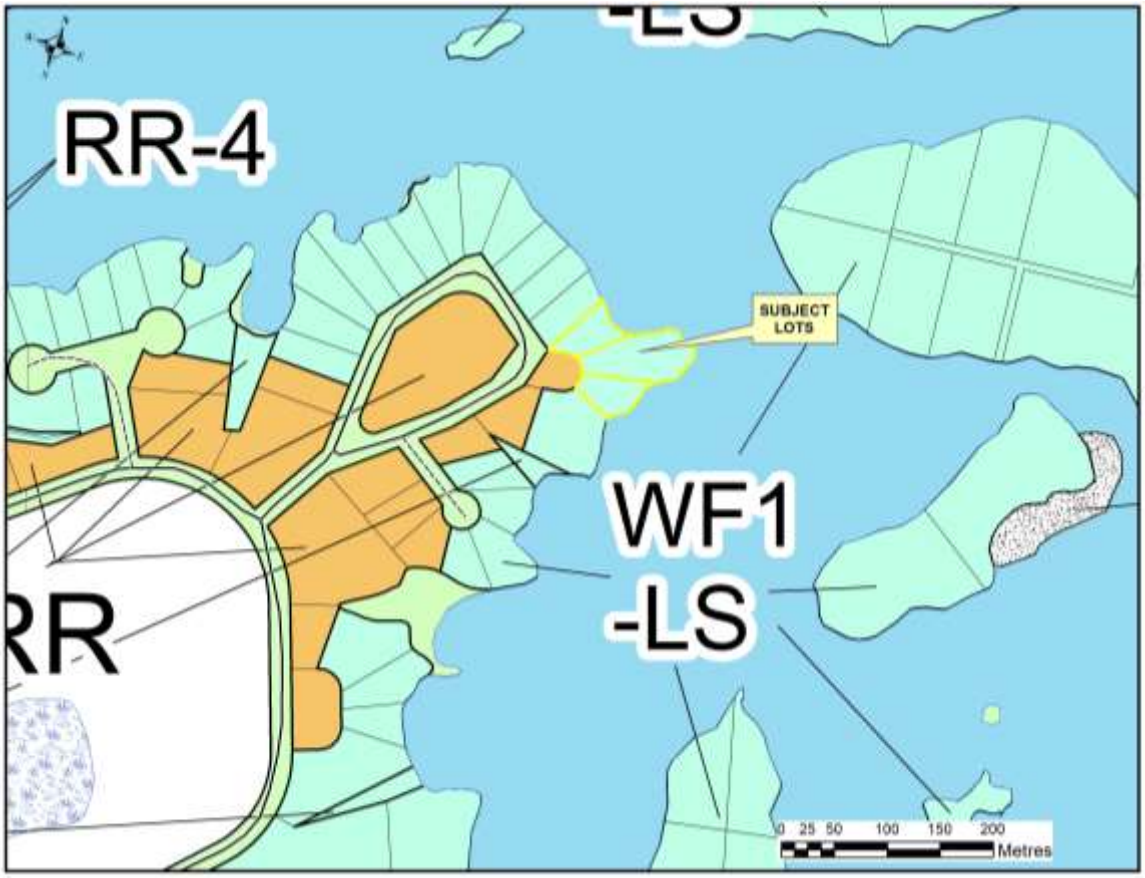
PROVINCIAL POLICY STATEMENTS (P.P.S)

These lands are considered Rural lands in the Provincial Policy Statement. There are no conflicts with the P.P.S and no new lots are being created as a result of this application.

ZONING BY-LAW

The subject lands are zoned Waterfront Residential 1 (WF1) in the Municipality's Zoning By-law.

There is no EP (Type 1 fish habitat) identified on the shoreline in front of these lands, and no new lots are being created.



The Zoning By-law includes the following policies in support of this type of application:

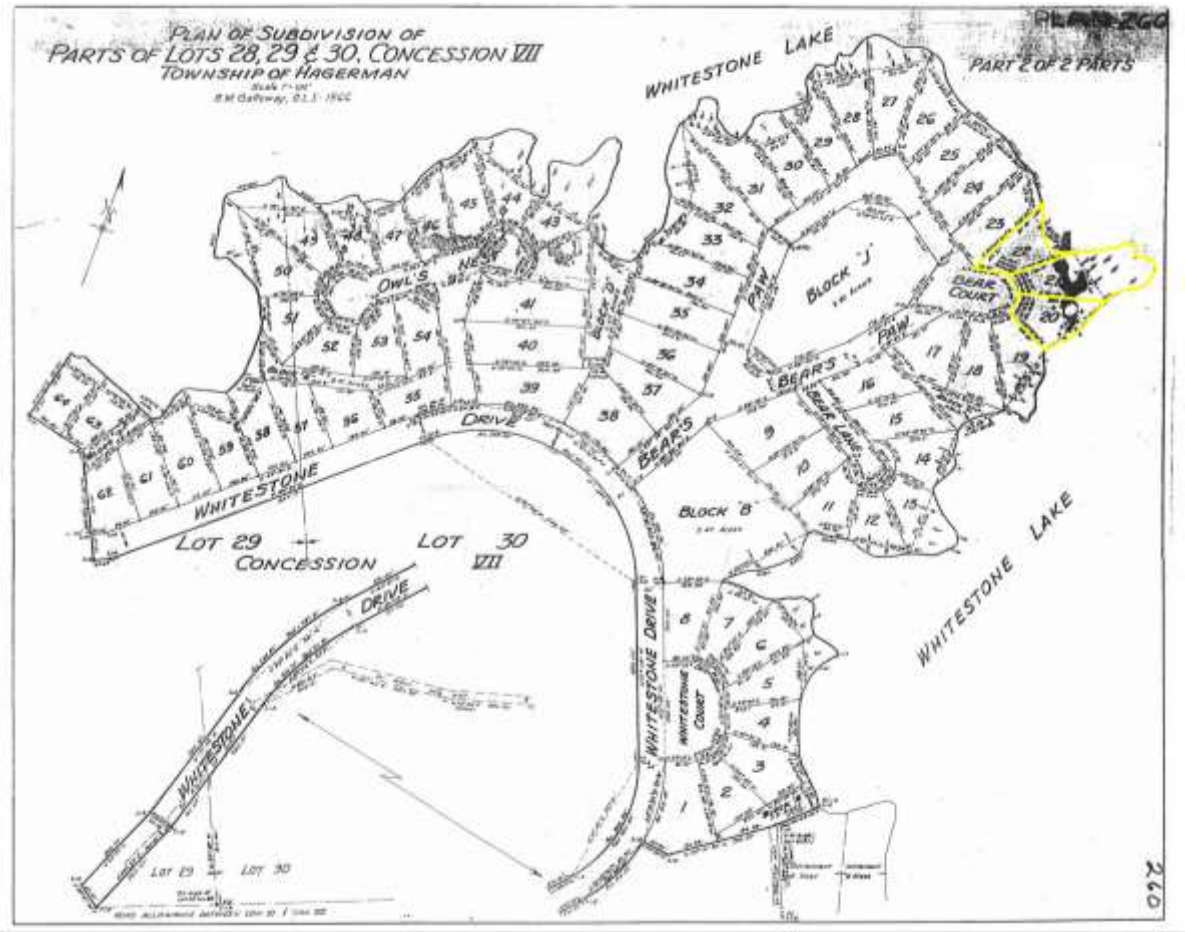
> ***" 3.41 Lot Additions and Encroachments A lot that is reduced in size by the granting of a consent for the purpose of facilitating an addition of land to an abutting parcel shall be deemed to conform to the frontage, depth, and area provision of this By-law subject to the provisions of this By-law.***
>
> ***3.42 Lots Having Less Area, Frontage or Depth Than Required Where a lot having a lesser frontage, area or depth than is required by this By-law is:***
>
> ***a) held under distinct and separate ownership from abutting lots on or before the date of passing of this By-law; or,***
>
> ***b) a lot on a registered plan of subdivision; or***
>
> ***c) a lot created as a result of a consent granted by the Minister under the provisions of the Planning Act; or,***
>
> ***d) created as a result of an expropriation or other land acquisition by any authority having statutory powers of expropriation; or,***
>
> ***e) a lot created as a result of the granting of a consent by the land division authority prior to the passage of this By-law;***
>
> ***and where such a lot has a frontage of at least 30 metres, and a depth of at least 60 metres, or an area of at least 1,600 square metres, such lot shall be deemed to conform to the area, frontage and depth requirements of this By-law. "***

The plan of subdivision (Plan 260) was registered in 1966, prior to the incorporation of the Municipality of Whitestone.

The resulting lots would exceed the 0.16 ha minimum lot area.

DEEMING OF SUBDIVISION LOTS

The subject lands are Lots 20-22 of Plan M-260.



The Municipality of Whitestone will need deem these lots not to be lots in a plan of subdivision in order for the lot boundaries to be adjusted.

RECOMMENDATIONS

That the proposed consent to allow a lot addition from #11C to #11D Bears Paw and a lot addition from #11D to #19 Bears Paw as applied for by Rodney and Ruthanne McRae in Application No. B16/2025(W) be approved subject to the following conditions:

1. That the applicant apply to the municipality to have Lots 20-22 in Plan M-260 deemed not to be lots in a plan of subdivision;

2. That the applicant's solicitor confirm that the lot additions will merge with the benefiting lots and

3. Payment of all applicable planning board fees.

Respectfully,



Patrick Christie, C.P.T.
Secretary-Treasurer
Parry Sound Area Planning Board

PARRY SOUND AREA PLANNING BOARD

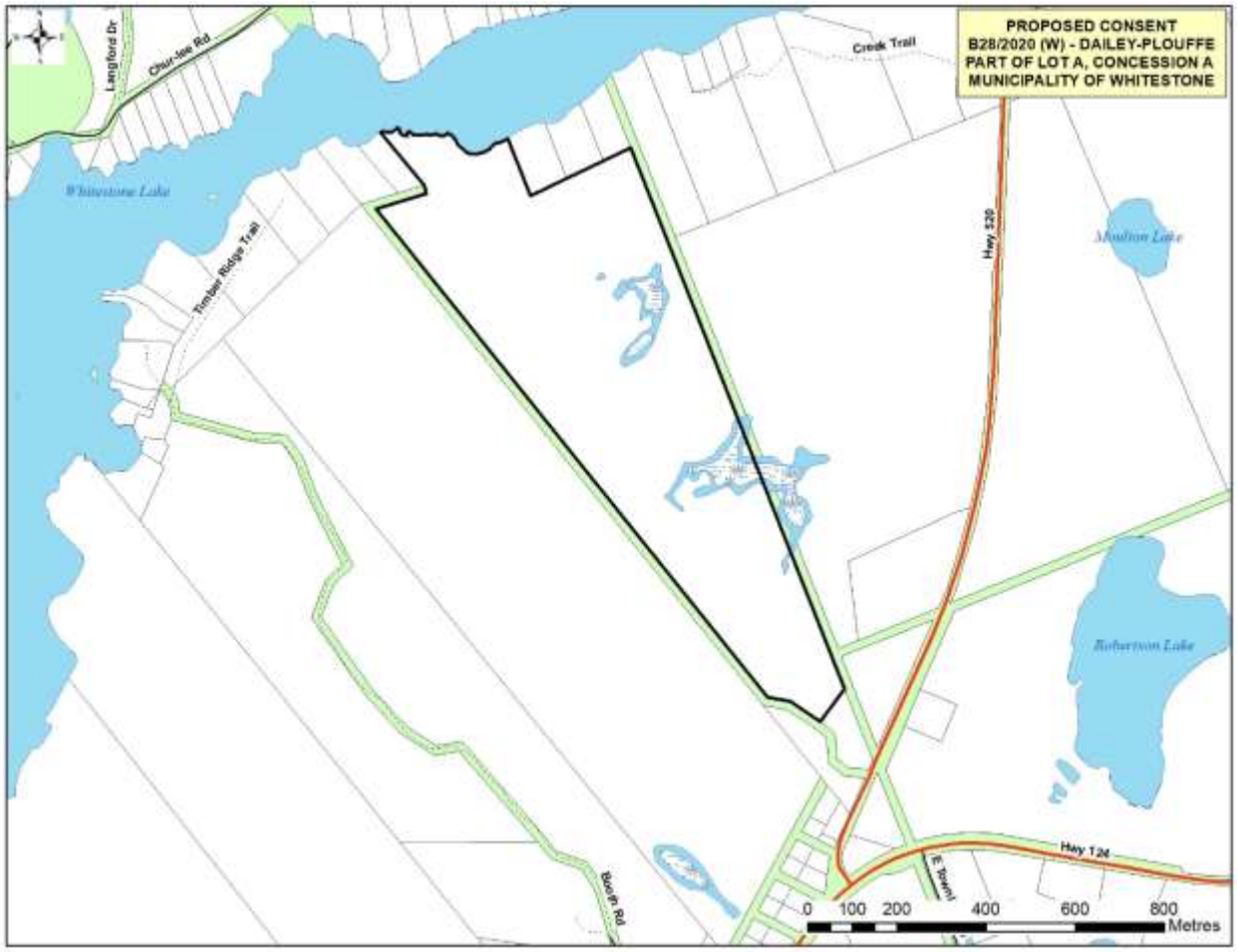
1 Mall Drive, Unit 2, Parry Sound, Ontario P2A 3A9

Consent Application B17/2025(W) – Dailey-Plouffe
Applicant(s): Margaret Dailey-Plouffe
Part of Lot A, Concession A – Geographic Township of Hagerman

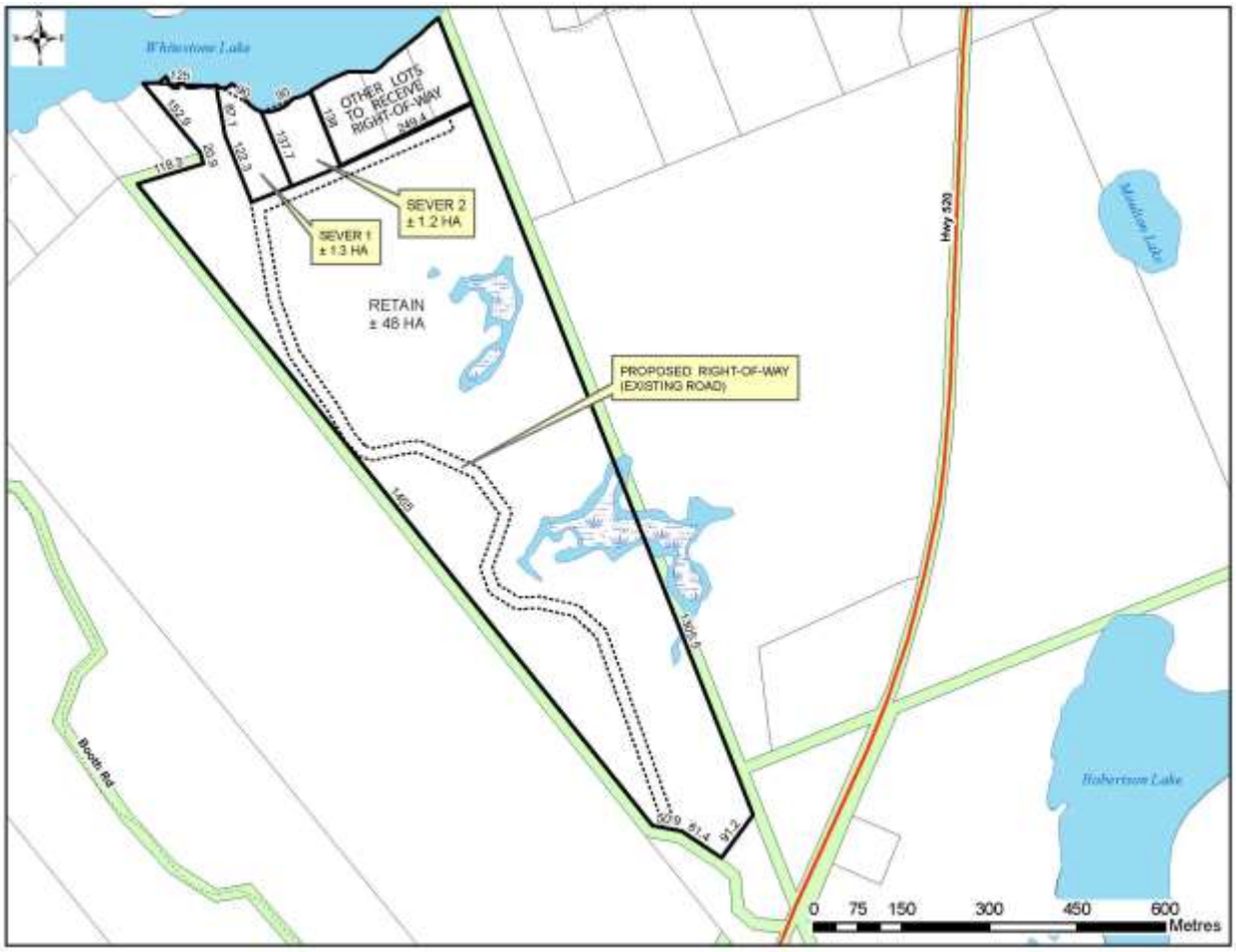
Date: July 25, 2025

Background/Purpose

Margaret Dailey-Plouffe owns a parcel of land off Highway No. 520 that extends to Whitstone Lake in the northeast quadrant of the lake.



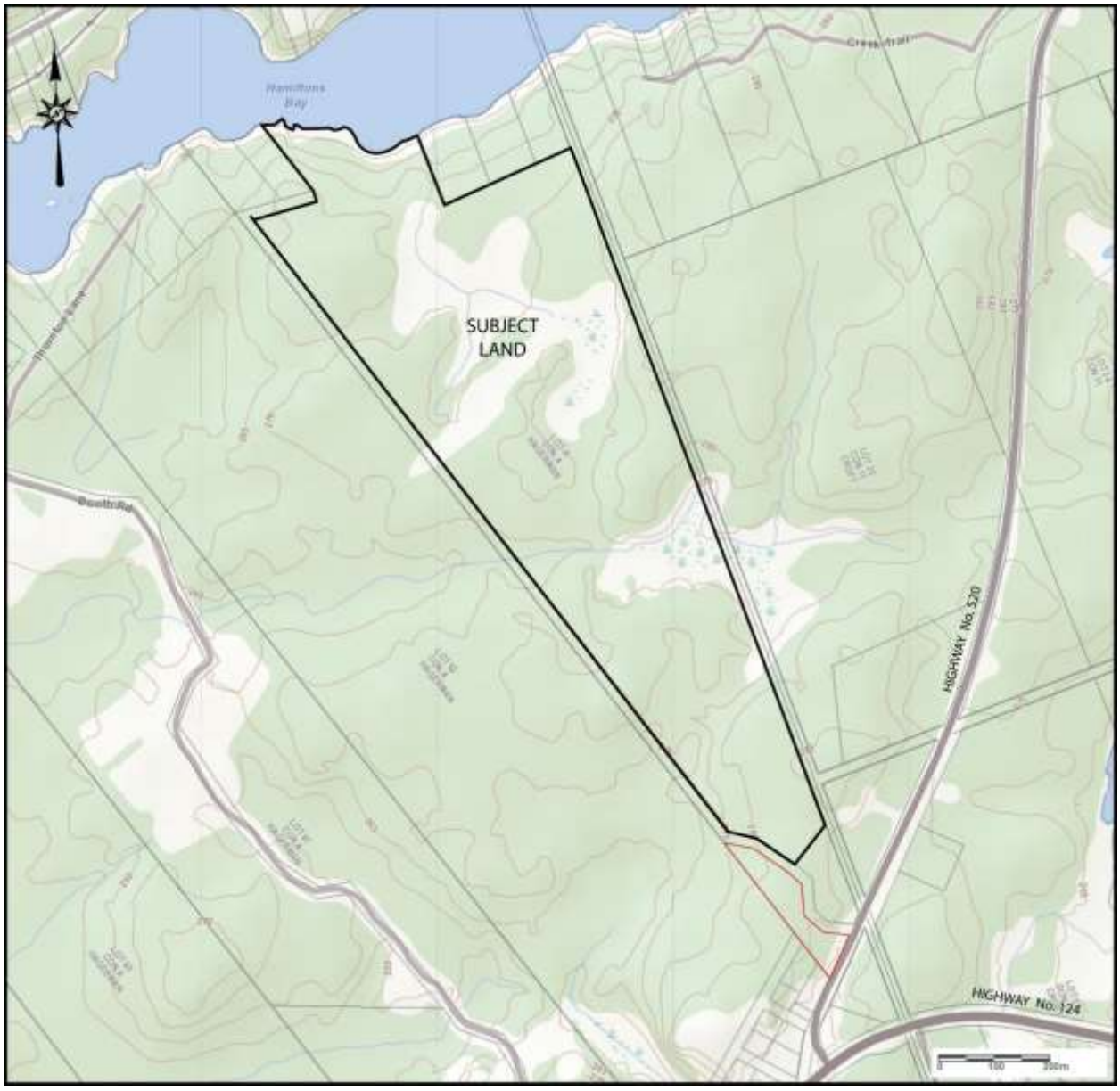
Margaret is proposing to create two new lake front lots accessed off a private right-of-way from Highway No. 520.



Property Description

The subject lands have over 300 metres of shoreline on Whitestone Lake with a significant acreage (±50ha).

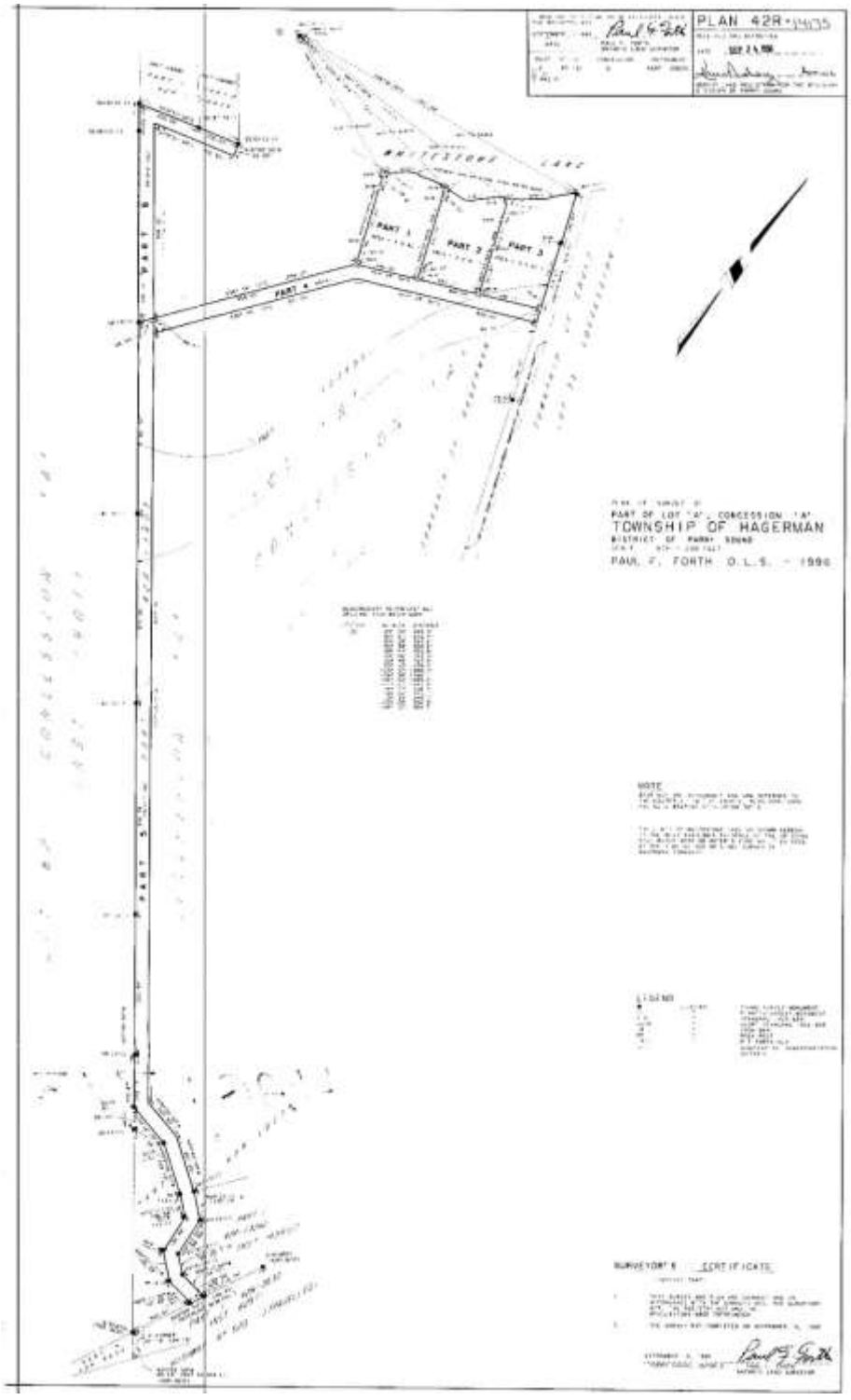
There is an existing, small cabin on the property. A private road (Margaret's Way) has been constructed for access to the retained lands as well as three (3) existing lots and two (2) proposed new waterfront lots on Whitestone Lake.



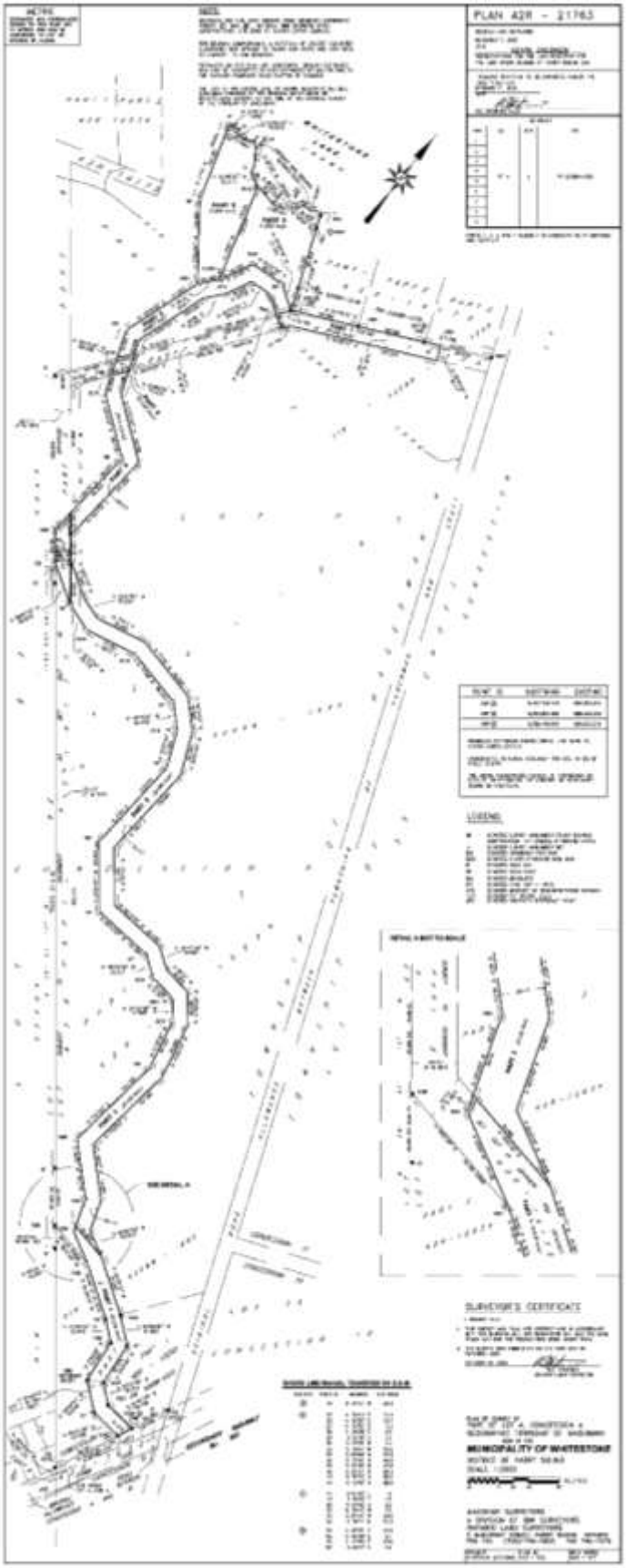
Previous Consent

25 years ago, the owner received a consent for three lots for the same property. There lots were to be accessed off a former right-of-way. No road was constructed over the former right-of-way. In the current application, these lots will now be sharing the new access road.

Existing Lots and Former Right-of-way



Proposed Lots and Existing Road / Right-of-way



Previous Approval

The proposed consent was approved under application No. B28/2020(W), which was extended in 2021 and lapsed in 2022. During that time, a survey was registered, the road construction was completed, the road was named, 911 address were issued and the fee in lieu of parkland dedication was paid to the municipality.

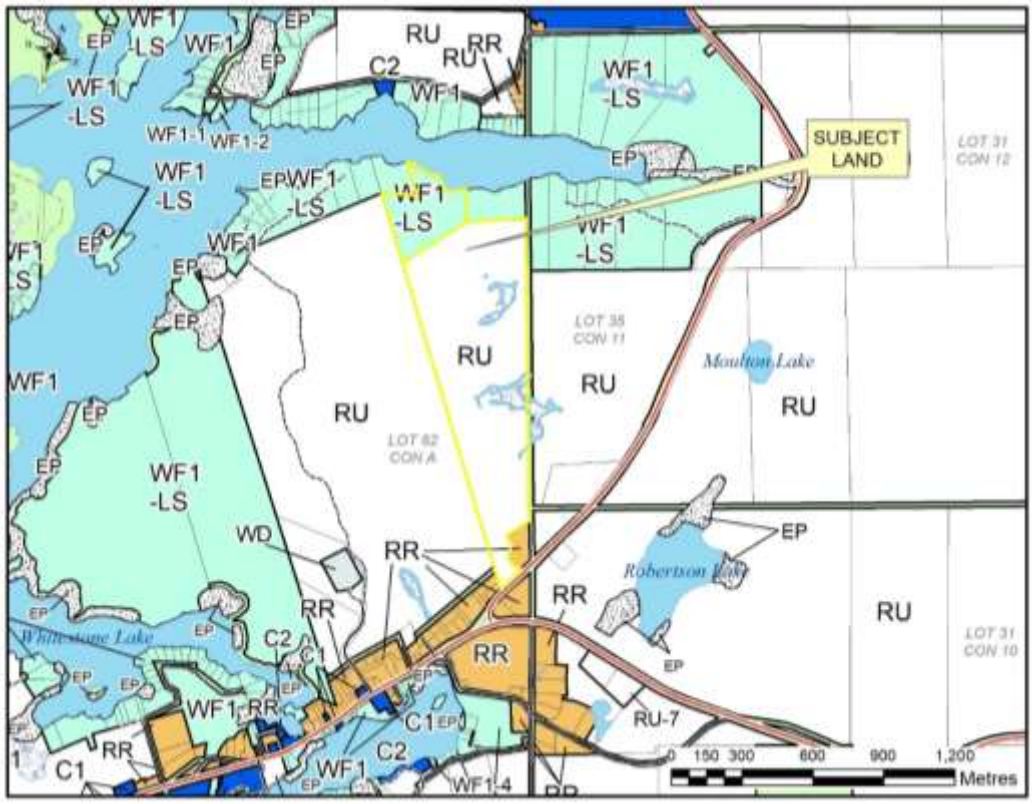
The only outstanding task is to have deeds created for the proposed new lots and transfer right-of-way over the exiting road to the existing waterfront lots
.
The existing right-of-way should be quitclaimed and formally replaced on title with the new right-of-way.

Official Plan

The subject lands are designated Waterfront in the official plan. The minimum standards for new waterfront lots on Whitestone Lake is 90 metres (Section **17.09.2**). There are no environmental constraints on the subject lands nor are there any fishery concerns along the waterfront.

Zoning By-Law

The subject lands are zoned Waterfront Residential 1 with the Limited Services designation (WF1-LS).



The proposed lots will comply with the standards set out in Whitestone's zoning by-law.

Recommendation

That the application to create two new waterfront lots on Whitestone Lake together with rights-of-way off Highway No. 520, be approved as applied for in Consent application No. B17/2025(W) subject to the following conditions:

1. That the right-of-way be extended to the adjoining lots in plan 42R-14175;
2. That the former right-of-way be removed in favour of a registered right-of-way over the new road. and
3. Payment of all applicable planning fees

Respectfully,



Patrick Christie, C.P.T.
Secretary-Treasurer
Parry Sound Area Planning Board

CONSENT AGENDA

MUNICIPALITY OF Whitestone
21 Church Street
Dunchurch, Ontario P0A 1G0
Phone: 705-389-2466 ~ Fax: 705-389-1855
www.whitestone.ca
E-mail: info@whitestone.ca

DRAFT Regular Council Meeting Minutes
Tuesday July 15, 2025, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing

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

Staff: Nigel Black, CAO/Clerk
Mike Huggins, Public Works Manager (10:00 a.m. to4:30 p.m.)
Paula Macri, Planning Assistant (10:00 a.m. to 4:30 p.m.)
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer / Tax Collector
Bob Whitman, Fire Chief (10:00 a.m. to 4:30 p.m.)

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

Other Guests: 6 in person
8 via audio/videoconferencing

1. Roll Call and Call to Order 10:04 a.m.

2. Disclosure of Pecuniary Interest

Mayor Comrie requested that any pecuniary interest be declared for the record. None was declared.

3. Approval of the Agenda

Resolution No. 2025-224
Moved by: Councillor Lamb
Seconded by: Councillor Bray

WHEREAS the Members of Council have been presented with an Agenda for the July 15, 2025 Regular Council meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented.

Resolution No. 2025-225
Moved by: Councillor Lamb
Seconded by: Councillor Bray

DRAFT

THAT the Council of the Municipality of Whitestone suspend Section 3.2 of the Procedural By-law 80-2023 to permit an item be added to the Closed agenda.

Recorded vote requested by Councillor Nash

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

Carried

Amendment proposed by Mayor Comrie:

Resolution No. 2025-226
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone amend the closed agenda to add Item 15.4 “Personal matters related to resignations from the Whitestone Environmental Stewardship Committee.”

Recorded vote requested by Councillor Nash:

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

Carried

Amendment proposed by Councillor Nash:

Resolution No. 2025-227
Moved by: Councillor Nash
Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone add Item 11.3 under Business Matters: “Groups and Associations” for discussion.

Recorded vote requested by Councillor Nash:

		YEAS	NAYS	ABSTAIN
1	Councillor Bray	X		
2	Councillor Lamb	X		
3	Councillor Nash	X		

DRAFT

4	Councillor Woods	X	
5	Mayor Comrie		X

Carried

Amendment proposed by Councillor Nash:

Resolution No. 2025-228
Moved by: Councillor Nash
Seconded by: Councillor Woods

THAT Item 4.1 Sustainable Economic Development for the Municipality of Whitestone be removed from the agenda.
Withdrawn by mover

Resolution No. 2025-224 as amended
Moved by: Councillor Lamb
Seconded by: Councillor Bray

WHEREAS the Members of Council have been presented with an Agenda for the July 15, 2025 Regular Council meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented and amended:

- Item 15.4 “Personal matters related to resignations from the Whitestone Environmental Stewardship Committee.”
- Item 11.3 under Business Matters: “Groups and Associations”

Carried

4. Presentations and Delegations

4.1 Sustainable Economic Development for the Municipality of Whitestone
- Presentation by Mayor Comrie

Matters Arising from Presentations and Delegations

Deputy Mayor Lamb assumed the Chair for Mayor Comrie’s presentation.

Resolution No. 2025-229
Moved by: Councillor Nash
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone allow the Mayor an addition three minutes to complete his presentation.

Recorded vote requested by Councillor Nash

DRAFT

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

Carried

Resolution No. 2025-230
Moved by: Councillor Bray
Seconded by: Deputy Mayor Lamb

4.1 Sustainable Economic Development for the Municipality of Whitestone

THAT the Council of the Municipality of Whitestone receives for information, the presentation by Mayor Comrie, with thanks.

Carried

Mayor Comrie resumed the Chair.

Move into Committee of the Whole

Resolution No. 2025-231
Moved by: Councillor Bray
Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone move into Committee of the Whole at 11:15 a.m.
Carried

5. Committee of the Whole

5.1 Official Plan Update - Draft Background Report June 2025

- MHBC Planners

Reconvene into Regular Meeting

Resolution No. 2025-232
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 12:17 p.m.
Carried

Matters Arising from Committee of the Whole

Resolution No. 2025-233
Moved by: Councillor Bray
Seconded by: Councillor Lamb

DRAFT

5.1 Official Plan Update - Draft Background Report June 2025

THAT the Council of the Municipality of Whitestone receives for information the Official Plan Update Draft Background Report and presentation from MHBC Planners.

Carried

6 Public Meeting

Move into Public Meeting

Resolution No. 2025-234
Moved by: Councillor Woods
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone move into the Public Meeting at 12:19 p.m.
Carried

Public Meeting Agenda:

Call to Order

- Introductions are made by the Chairperson - Council, Staff and Patrick Townes of MHBC Planners

Disclosure of Pecuniary Interest and General Nature Thereof

Meeting Protocol

- The Chairperson indicates that attendance will be captured in the Zoom meeting record. For those in attendance who display a phone number only, please advise your name for the record.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

Notice

- The Chairperson will ask the Clerk how the Notices were delivered and if any letters or related correspondence have been received in regards to:

6.1 1300488 Ontario Ltd. (Carr Aggregates Ltd. - Proposed Zoning By-law amendment)

RECESS 1:00 p.m. to 1:45 p.m.

6.2 SKEBA, Ilona and Christopher (Proposed Zoning By-law amendment)

6.3 Council Remuneration

Discussion:

6.1 1300488 Ontario Ltd. (Carr Aggregates Ltd. - Proposed Zoning By-law amendment)

- Patrick Townes, Municipal Planner of MHBC will present his Memorandum dated July 4, 2025 and speak to any correspondence received
- Questions or comments from Council and the public

6.2 SKEBA, Ilona and Christopher (Proposed Zoning By-law amendment)
- Memorandum from Paula Macri, Planning Assistant dated July 4, 2025
- Questions or comments from Council and the public

6.3 Council Remuneration
- Report ADMIN-2025-13 from CAO/Clerk Black
- Questions or comments from Council and the public

Adjournment

Reconvene into Regular Meeting

Resolution No. 2025-235
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone reconvene into the Regular meeting at 2:35 p.m.
Carried

Matters Arising from Public Meeting

Resolution No. 2025-236
Moved by: Councillor Lamb
Seconded by: Councillor Bray

6.1 1300488 Ontario Ltd. (Carr Aggregates Ltd. – Proposed Zoning By-law amendment)

THAT the Council of the Municipality of Whitestone receives the Information Planning Report dated July 15, 2025, respecting Zoning By-law Amendment for the property located at 1711-1733 Highway 124, owned by 1300488 Ontario Inc. (Carr Aggregates Ltd); and,

THAT the Council of the Municipality of Whitestone directs staff to prepare a subsequent Recommendation Report, considering any new information, comments and feedback received at the July 15, 2025 Statutory Public Meeting, for presentation at a subsequent Council meeting.

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

		YEAS	NAYS	ABSTAIN
3	Councillor Bray	X		
4	Councillor Lamb	X		
1	Councillor Nash	X		

DRAFT

2	Councillor Woods	X
5	Mayor Comrie	X

Carried

Resolution No. 2025-237
Moved by: Councillor Lamb
Seconded by: Councillor Bray

6.2 SKEBA, Ilona and Christopher Mario - Proposed Zoning By-law amendment to re-zone Part of Lot 10, Concession 3 of the geographic Township of Hagerman from (i) the Waterfront Residential 1 – Limited Services (WF1-LS) Zone to the Rural – Limited Services (RU-LS) Zone; and (ii) the Rural (RU) Zone to the Waterfront Residential 1 – Limited Services (WF1-LS) Zone.

THAT the Council of the Municipality of Whitestone receives for information the Memorandum from Paula Macri, Planning Assistant dated July 4, 2025.

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

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

Carried

Resolution No. 2025-238
Moved by: Councillor Woods
Seconded by: Councillor Bray

6.3 Council Remuneration

THAT the Council the Municipality of Whitestone receives for information report ADMIN-2025-13 (Council Remuneration); and

THAT the Council of the Municipality of Whitestone does hereby endorse an updated Council Remuneration By-law.

Carried

7. Consent Agenda

Resolution No. 2025-239
Moved by: Councillor Lamb
Seconded by: Councillor Bray

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

DRAFT

7.1 Council Meeting Minutes
7.1.1 Regular Council Meeting Minutes – June 17, 2025

7.2 Council Committee and Board Minutes
7.2.1 Parry Sound District Social Services Board – May 8, 2025
7.2.2 West Parry Sound OPP Detachment Board Annual Report 2024
7.2.3 Belvedere Heights Board of Management – May 28, 2025

7.3 Unfinished Business (listed on page 5 and 6 of the Agenda)

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone hereby approves the following Council Meeting Minutes:

7.1 Council and Committee Meeting Minutes
7.1.1 Regular Council Meeting Minutes of June 17, 2025; and

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

7.2 Council Committee and Board Minutes
7.2.1 Parry Sound District Social Services Board – May 8, 2025
7.2.2 West Parry Sound OPP Detachment Board Annual Report 2024
7.2.3 Belvedere Heights Board of Management – May 28, 2025

7.3 Unfinished Business (listed on pages 5 and 6 of the Agenda)
Carried

8. Accounts Payable

Resolution No. 2025-240
Moved by: Councillor Lamb
Seconded by: Councillor Woods

8.1 Accounts Payable

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of $965,314.98 for the period ending June 30, 2025.

Carried

9. Staff Reports

Resolution No. 2025-241
Moved by: Councillor Bray
Seconded by: Councillor Woods

9.1 Report BLDG-2025-03
Building Services, Q2

DRAFT

THAT the Council of the Municipality of Whitestone does hereby receive report BLDG-2025-03 (Building Services update and Building Permit activity – April 1 to June 30, 2025) for information.

Carried

Resolution No. 2025-242
Moved by: Councillor Nash
Seconded by: Councillor Woods

9.2 Report PLN-2025-03
Planning Services, Q2

THAT the Council the Municipality of Whitestone receives Report PLN-2025-03 (Planning Services Statistic Q2, 2025) for information.

Carried

Resolution No. 2025-243
Moved by: Councillor Lamb
Seconded by: Councillor Woods

9.3 Report FIRE-2025-04
Fire and Rescue Services, Q2

THAT the Council of the Municipality of Whitestone receives report FIRE-2025-04 Fire and Rescue Services activity for the second quarter of 2025, for information.

Carried

Resolution No. 2025-244
Moved by: Councillor Bray
Seconded by: Councillor Woods

9.4 Report ADMIN-2025-14
Regional Economic Development Proposal

THAT the Council the Municipality of Whitestone receives Report ADMIN-2025-14 (West Parry Sound Economic Development Collaborative) for information; and

THAT the Council of the Municipality of Whitestone pass the following resolution:

Whereas on June 2nd, 2025 the West Parry Sound Economic Development Collaborative (WPSEDC) Board of Directors has endorsed, and recommended for approval, the "Proposal for Regional Economic Development"; and

That the regional economic development model prescribed in the "Proposal for Regional Economic Development" will permanently

DRAFT

replace the West Parry Sound Economic Development Collaborative (WPSEDC);

Now Therefore Be It Hereby Resolved That the Municipality of Whitestone Council approves the "Proposal for Regional Economic Development"; and

Be It Further Resolved That the Municipality of Whitestone Council authorizes the execution of a Memorandum of Understanding (MOU) with the Town of Parry Sound to put the "Proposal for Regional Economic Development" into effect; and

Be It Further Resolved That the Municipality of Whitestone Council authorizes the formal dissolution of the West Parry Sound Economic Development Collaborative (WPSEDC), to be carried out by the Board of Directors at the final meeting of the Board.

Recorded vote requested by Mayor Comrie

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

Defeated

Resolution No. 2025-245
Moved by: Councillor Lamb
Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone wishes to opt out of the West Parry Sound Economic Development Collaborative offer, and requests a refund of the Municipality's share of the remaining funds in the Collaborative; and

THAT the funds be used for promotion of economic development in Whitestone**.**

Recorded vote requested by Councillor Lamb

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

Carried

Resolution No. 2025-246
Moved by: Councillor Nash
Seconded by: Councillor Woods

9.5 Report ADMIN-2025-15
Update on identified enforcement issues in the Clear Lake area

THAT the Council the Municipality of Whitestone receives for information report ADMIN-2025-15 (Clear Lake).

Carried

Resolution No. 2025-247
Moved by: Councillor Bray
Seconded by: Councillor Nash

9.6 Report ADMIN-2025-16
Use of the Cogeco Assets transferred to the Municipality

THAT the Council the Municipality of Whitestone receives for information report ADMIN-2025-16 (Cogeco Building); and

THAT the Council endorse the use of this building by the Recreation Committee as a "Food Pantry/Food Storage" facility in its current location.

Carried

Resolution No. 2025-248
Moved by: Councillor Lamb
Seconded by: Councillor Bray

9.7 Report ADMIN-2025-17
2026 Municipal and School Board Election – Voting Methods

THAT the Council of the Municipality of Whitestone receive report ADMIN-2025-17 (Municipal and School Board Election 2026 – Alternative Voting Methods) for information; and

THAT the Council of the Municipality of Whitestone approves the following Alternative Voting Methods for the Municipal and School Board Election 2026:

- eVoting by internet
- Telephone Voting

Amendment proposed by Councillor Lamb

Resolution No. 2025-249
Moved by: Councillor Lamb
Seconded by: Councillor Nash

DRAFT

THAT the Council of the Municipality of Whitestone add “mail-in ballot” as an additional voting method.

Carried

Resolution No. 2025-248 as amended
Moved by: Councillor Lamb
Seconded by: Councillor Bray

9.7 Report ADMIN-2025-17
2026 Municipal and School Board Election – Voting Methods

THAT the Council of the Municipality of Whitestone receive report ADMIN-2025-17 (Municipal and School Board Election 2026 – Alternative Voting Methods) for information; and

THAT the Council of the Municipality of Whitestone approves the following Alternative Voting Methods for the Municipal and School Board Election 2026:

- eVoting by internet
- Telephone Voting
- Mail-in ballot

Recorded vote requested by Councillor Lamb

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

Carried

10. By-laws

Resolution No. 2025-250
Moved by: Councillor Woods
Seconded by: Councillor Lamb

10.1 **THAT** By-law No. 28-2025, being a By-law for a Zoning By-law amendment – SKEBA, Ilona and Christopher Mario, is hereby passed this 15th day of July, 2025.

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

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

Carried

DRAFT

Resolution No. 2025-251
Moved by: Councillor Bray
Seconded by: Councillor Nash

10.2 **THAT** By-law No. 29-2025, being a By-law to establish remuneration and expenses for the Members of Council of the Municipality of Whitestone, is hereby passed this 15th day of July, 2025.

Amendment proposed by Councillor Nash

Resolution No. 2025-252
Moved by: Councillor Nash
Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone agrees to move the second paragraph of Section 7 of By-law 29-2025, to the end of Section 8
Defeated

Resolution No. 2025-251
Moved by: Councillor Bray
Seconded by: Councillor Nash

10.2 **THAT** By-law No. 29-2025, being a By-law to establish remuneration and expenses for the Members of Council of the Municipality of Whitestone, is hereby passed this 15th day of July, 2025.
Carried

11. Business Matters

Resolution No. 2025-253
Moved by: Councillor Woods
Seconded by: Councillor Bray

11.1 Rural Ontario Development (ROD) Program – funding opportunities

THAT the Council for the Municipality of Whitestone does hereby provide the following direction to staff in respect of the Rural Ontario Development Program grant opportunity:

- Review grant protocol for applicability of current projects for funding;
- Publicize ROD program to community

Carried

Resolution No. 2025-254
Moved by: Councillor Lamb
Seconded by: Councillor Bray

CURFEW

DRAFT

WHEREAS Section 6.5.2 Daytime meetings (commencing prior to 4:00 p.m.) of the Municipality of Whitestone Procedural By-law No. 80-2023, being a By-law to establish protocols governing the proceedings of Council, Committee and Boards of the Corporation of the Municipality of Whitestone, states:

No item of business may be dealt with at a Council meeting after seven (7.0) hours of the meeting unless authorized by a resolution supported by a majority of the Members present, to allow an additional agreed upon length of time.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone hereby continues the June 17, 2025 Regular Council Meeting past the allotted time of seven (7.0) hours at 5:30 p.m. and continues for an additional one hour.

Carried

Resolution No. 2025-255
Moved by: Councillor Lamb
Seconded by: Councillor Woods

11.2 Report ADMIN-2025-18
Non-Union Salary Scales

THAT the Council the Municipality of Whitestone receives for information report ADMIN-2025-18 Non Union Pay scales; and

THAT the Council direct the CAO/Clerk further review Non-union Pay Scales (including comparative information) prior to the end of 2025.

Carried

11.3 Addition of item requested by Councillor Nash
Groups and Associations

This matter was deferred to a future meeting.

12. Correspondence

Resolution No. 2025-256
Moved by: Councillor Bray
Seconded by: Councillor Lamb

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 7 of the July 15, 2025 Council Meeting agenda,

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

B – Black River – Matheson – Mandatory Certification Requirements for Volunteer Firefighters
C – Whitestone Fire and Rescue – Jaws of Life Usage Certificate
E – Almaguin Pride – Donation request
I – Andrew Hume – Enforcement of By-law at Bolger Landing

Carried

13. Councillor Items

Councillor Bray
- The fire department has two signs re. green flashing lights [indicating volunteer firefighter responding], to be installed on Church St. and one of the landfill sites, for public awareness

Councillor Lamb
- Asked when the building known as the Twist is going to be torn down as mold poses a health risk; the waterfront property will be useful for expansion of municipal assets
- Would like to have a meeting at the Ardbeg Community Centre; staff will arrange for the 2026 Council meeting schedule

Councillor Nash
- Whitestone Environmental Stewardship Committee projects updates: the Invasive Species Action Fund provided funding for an Invasive Species workshop by Georgian Bay Biosphere, a pollinator garden at the Ardbeg Firehall, and three signs being installed at three boat launches providing boaters information how to stop the spread of invasive species.
- Requested another fire rating sign installed somewhere along Clear Lake Road with information about the requirement to obtain a fire permit
- Reminded everyone that anyone has the right to be on Crown land and do not need municipal approval

Councillor Woods
- Would also like to have a meeting at the Ardbeg Community Centre
- Asked if we can offer usable equipment from the Twist to community groups
- Asked if there are ways to make Council meetings shorter

Mayor Comrie
- Presented the Louise Woods bursary to high school graduate Alex Fuscaldo
- Reminded Council that the Association of Municipalities of Ontario (AMO) conference in Ottawa August 17 to 19
- The WahWashKesh annual general meeting this year included a presentation on invasive species

14. Questions from the Public – none

15. Closed Session

Moved into Closed Session

Resolution No. 2025-257
Moved by: Councillor Lamb
Seconded by: Councillor Bray

THAT this meeting be adjourned into a Closed Session meeting at 6:45 p.m. for the following matters:

DRAFT

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday June 17, 2025

15.2 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, pursuant to Ontario Municipal Act, Section 239(2) (f)
- Bolger landing Shore Dockers update

15.3 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
15.3.2 Volunteer Application to Whitestone Fire and Rescue Services

15.4 Personal matters related to resignations from the Whitestone Environmental Stewardship Committee.

Recorded vote requested by Councillor Nash

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

Carried

RECORDING PAUSED

Resolution No. 2025-258
Moved by: Councillor Lamb
Seconded by: Councillor Bray

CURFEW

WHEREAS Section 6.5.2 Daytime meetings (commencing prior to 4:00 p.m.) of the Municipality of Whitestone Procedural By-law No. 80-2023, being a By-law to establish protocols governing the proceedings of Council, Committee and Boards of the Corporation of the Municipality of Whitestone, states:

No item of business may be dealt with at a Council meeting after seven (7.0) hours of the meeting unless authorized by a resolution supported by a majority of the Members present, to allow an additional agreed upon length of time.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Whitestone hereby continues the June 17, 2025 Regular Council Meeting past the allotted time of seven (7.0) hours at 5:30 p.m. and continues for an additional forty-five minutes.
Carried

Reconvene into Regular Meeting

Resolution No. 2025-259
Moved by: Councillor Bray
Seconded by: Councillor Lamb

DRAFT

THAT this meeting be reconvened to a Regular Meeting at 8:06 p.m.
Carried

RECORDING RESUMED

Matters arising from Closed Session

Resolution No. 2025-260
Moved by: Councillor Lamb
Seconded by: Councillor Bray

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday June 17, 2025

THAT the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday June 17, 2025.
Carried

Resolution No. 2025-261
Moved by: Councillor Woods
Seconded by: Councillor Lamb

15.2 Advice that is subject to solicitor-client privilege, including communications necessary for that purpose, pursuant to Ontario Municipal Act, Section 239(2)(f)

- Bolger Landing Shore Dockers update

THAT Council of the Municipality of Whitestone receives the verbal update from CAO/Clerk Black, for information.
Carried

Resolution No. 2025-262
Moved by: Councillor Bray
Seconded by: Councillor Woods

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

- Volunteer Application to Whitestone Fire and Rescue Services

THAT the Council of the Municipality of Whitestone approves the appointment of Terry Cooper as a probationary Firefighter /First Rescue starting July 30,2025; and

THAT, subject to completion of mandatory training and one year of successful probation, Terry Cooper may move up as a regular Firefighter/First Responder in the Whitestone Fire Rescue Department.
Carried

DRAFT

15.4 Resignations from Whitestone Environmental Stewardship Committee (WESC)

This matter was spoken to in closed session. Council received and accepted resignations from WESC.

16. Confirming By-law

Resolution No. 2025-263
Moved by: Councillor Lamb
Seconded by: Councillor Nash

THAT By-law No. 30-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on July 15, 2025 is hereby enacted this 15th day of July, 2025.
Carried

Resolution No. 2025-264
Moved by: Councillor Woods
Seconded by: Councillor Lamb

17. Adjournment

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 8:10 p.m. until the Regular Council Meeting of Tuesday August 19, 2025 at 10:00 a.m. or at the call of the chair.
Carried

_____

George Comrie **Mayor**

_____

Nigel Black **CAO / Clerk**

DRAFT

Parry Sound Area Planning Board

Meeting Minutes

Monday May 26, 2025 6:30 p.m. Zoom Electronic Web Meeting

Members Present:, Kathy Hamer, Joe Lamb, Morley Haskim, David Moore, Lisa Cook, JJ Blower, Scott Nash

Regrets: Pam Wing

1.1. Additions to Agenda

1.1.1 Appointments

1.2. Prioritization of Agenda

1.3. Disclosure of Pecuniary Interest and the General Nature Thereof

1.4. Minutes and Matters Arising From Minutes

2. Adoption of Minutes

Resolution: 2025-27
Moved By: Lisa Cook
Seconded By: Kathy Hamer

David Moore commented that resolution numbers were missing, as was the "deferred" of B38/2022(McD)

That the minutes of a meeting held April 28, 2025 be adopted.

"Deferred"

3. B35/2024 (C) – JTJAF Holdings

Recorded Vote	YES	NO
JJ Blower	X	
Kathy Hamer	X	
Joe Lamb		X
Scott Nash		X
Morley Haskim	X	
David Moore	X	
Pam Wing	X	
Lisa Cook	X	
Total	**6**	**2**

Resolution: 2025-28
Moved By: Morley Haskim
Seconded By: Scott Nash

Doug Calow was in attendance and spoke asking for the upgrade of certain sections of Calow Road and the increased traffic from new year-round homes.

Ryan Snowball commented that Fire Chief determined that Calow Road did not meet the Township standards for private road access and that a road serving 5 lots can no longer be considered a driveway.

Patrick Christie asked if members of the board received the report of Mr. Jackson and that the report stated the cost of the upgrade should be shared by the users.

Joe Lamb commented that Whitestone does not get involved in private roads.

There was discussion about whether the municipality is required to take a road over if it brought to a prescribed standard.

Ryan Snowball answered that he did not believe there was an obligation to assume the road.

Scott Nash commented that questioned the need for the road standard and other conditions.

JJ Blower asked about road standards for existing private roads with 5 lots or more vs. new roads. She also asked if there is a president and if there are 11 lots on Calow road, why was the road upgrade not triggered then.

Kathy Hamer asked about the indemnification condition and road maintenance.

Morley Haskim commented about other users benefitting from the road upgrades.

Lisa Cook commented that this is a road standard and that this is an opportunity to implement the standard for safety.

Joe Lamb commented that the road situation is overkill, specifically since the road is not owned by the applicant.

Scott Nash asked for an amendment to remove the 51(26) agreement conditions.

That application B35/2024(C) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in section 51 (24) of the Planning Act, Planning Board hereby grant the creation of two (2) new Waterfront lots at #34 Calow Road fronting on Deep Bay of the Georgian Bay in the Township of Carling as applied for by JTJAF Holding in application No. B35/2024(C) be approved subject to the following conditions:

<u>Planning Board Requirements</u>

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

Municipal Compliance Letter Requirements

1) That the North Bay Mattawa Conservation Authority confirm that they are capable of issuing building permits for sewage disposal systems on Severed Lot 1 and Severed Lot 2 in the locations identified in the Lakeshore Capacity/Water Quality Impact Assessment prepared by Michalski Nielsen Associates Limited.

2) That Severed Lot 1 and Severed Lot 2 be rezoned from the Waterfront Residential 1 (WF1) Zone to a Waterfront Residential 1 Exception (WF1-x) Zone to require the following:

a. Increased front yard for sewage systems on both Severed Lot 1 and Severed Lot 2 as follows:

i. Severed Lot 1: Minimum Front Yard: 55 metres

ii. Severed Lot 2: Minimum Front Yard: 75 metres

b. A natural buffer, 20 metres in width, to be maintained across the shoreline, with an allowance for a reduction to as little as 17 metres, with opportunities for pathways up to 2 metres width and a shoreline amenity area no greater than 40m2 located in proximity of the shoreline structure

c. Docks shall consist of a gangway no more than 1.3 metres in width and shall extend to a distance of at least 10 metres offshore, to a floating dock. The gangway shall be pole supported and/or suspended and shall be located at least 0.5 metres above the water. Docks shall be no more than 20 metres in length. Floating dock portions of the dock shall sit no more than 0.5 metres above the water line. Covered dock slips are not permitted.

3) That the Owner provide the Township of Carling and the Parry Sound Area Planning Board with confirmation from an Ontario Land Surveyor that the existing dock belonging to the proposed Retained Lot complies with required setbacks to side lot line projections as established in the Township of Carling's Comprehensive Zoning By-law. Alternatively, the dock be relocated to a location that complies with the Comprehensive Zoning By-law or the Owner apply for and obtain a Zoning By-law Amendment which establishes a lesser required setback to the projection of side lot lines.

4) That the Owner enter into a development agreement with the Township of Carling. Such Agreement shall detail and require the following:

a. Implement the recommendations contained in the Environmental Impact Study, Fisheries Assessment, Lakeshore Capacity/Water Quality Impact Assessment and Boating Impact/Recreational Carrying Capacity Assessment prepared by Michalski Nielsen Associated Limited.

b. Require the Owner to upgrade the entirety of the private road(s) providing access to the subject lands, including Calow Road and other private access roads, to the *Fire Apparatus Access Road* standards outlined in the International Wildland-Urban Interface Code 2012 (IWUIC 2012). A copy of the relevant standards have been attached as Appendix 4.

c. Require that the Owner provide the Township of Carling and the Parry Sound Area Planning Board with a letter from a licensed Professional

Engineer indicating that the access has been upgraded/constructed to the required standard.

d. That any surface waters used for human consumption be disinfected and/or treated to meet Ontario Drinking Water Standards and any other applicable legislation establishing standards for water quality for human consumption.

e. Include a provision indemnifying the Township and all other public bodies of all responsibility for any maintenance of the road and any liability of the road and alleged failure to provide emergency services or any other public services.

5) That the Owner provide a draft Reference Plan prepared by an Ontario Land Surveyor which illustrates the Retained Lot, Severed Lot 1 and Severed Lot 2 each comply with minimum lot area, lot frontage and lot depth requirements as established and applicable in the Township of Carling's Official Plan and Comprehensive Zoning By-law.

6) That the Owner provide a letter from his Solicitor confirming both the Retained Lot, Severed Lot 2, and Severed Lot 3 will have legal registered right-of-way over the private road access beginning at Highway 559.

7) Providing the Township of Carling with parkland dedication, or alternatively, cash-in-lieu of parkland dedication to the satisfaction of the Township of Carling.

8) Receiving confirmation from Hydro One, Bell Canada, and Canada Post that each of the proposed lots can be serviced by their respective agency.

9) That any easement, as may be required from Hydro One, Bell Canada, or Canada Post be described on the final Reference Plan and be legally transferred to the respective agency.

10) That civic addresses be assigned for Severed Lot 1 and Severed Lot 2.

11) Payment of any other applicable planning fees.

"Carried"

4. B05/2025(McK) – Oldham

Resolution: 2025-29
Moved By: David Moore
Seconded By: Morley Haskim

That application B05/2025(McK) be re-approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in section 51 (24) of the Planning Act, Planning Board hereby grant the creation of two (2) new rural lots on Balsam Road in Part of Lot 19, Concession 13 in the Township of McKellar as applied for by Howard Oldham in application No. B05/2025(McK) be approved subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) Payment of a fee in lieu of parkland as required in the Township of McKellar Fees and Charges By-Law;
2) 911 addressing for the proposed new lot;
3) That 10m from the centre line of Balsam Road be transferred to the Township, if found to not be in the Township's ownership.

"Carried"

5. B062025 (McK) - Cox

Resolution: 2025-30
Moved By: Kathy Hamer
Seconded By: Morley Haskim

That application B06/2025(McK) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby grant a lot addition from 809 to 811 Centre Road in Part of Lot 23, Concession 3, Township of McKellar, to correct a driveway encroachment as applied for by Michael and Tammy Cox in Application No. B06/2025(McK) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

"Carried"

Kathy Hamer left the meeting

6. B07/2025(W) – Waefler

Resolution: 2025-31

Moved By: Lisa Cook
Seconded By: Morley Haskim

Matthew Wyjad spoke regarding his property boundary that was not accurately shown on the notice.

That application B07/2025(W) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in Section 51(24) of the Planning Act, Planning Board hereby grant three (3) new rural lots on Balsam Road in Part of Lot 25, Concession 2 in the Municipality of Whitestone in Application No. B07/2025(W) subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer
a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes
From Surveyor
c) a copy of the survey plan deposited in the Land Registry office.

2) Payment of all applicable planning fees to the Parry Sound Area Planning Board.

Municipal Compliance Letter Requirements

1) Payment of a Parkland dedication fee in accordance with the Municipality's fee By-Law;

2) Receiving adequate 911 addressing for the new lots;

3) Payment of all applicable planning board fees.

"Carried"

Kathy Hamer returned to the meeting

7. B38/2022(McD) – Mansoorifar

Resolution: 2025-32
Moved By: Kathy Hamer
Seconded By: JJ Blower

Scott Nash asked why the condition for a vegetative buffer was present.

That application B38/2022(McD) be approved subject to the following conditions as shown on the attached sketch.

Having regard to the items set out in section 51 (24) of the Planning Act, Planning Board hereby grant the creation of three (3) new rural lots at #199 McDougall Road in the Municipality of

McDougall as applied for by Fatemeh Mansoorifar in application No. B38/2022(McD) be approved subject to the following conditions:

Planning Board Requirements

1) That the applicant provides the Secretary-Treasurer with:

From Lawyer

a) the original executed transfer (deed), a duplicate original and one photocopy;
b) a schedule describing the severed parcel and naming the grantor and grantee attached to the transfer for approval purposes

From Surveyor

c) a copy of the survey plan deposited in the Land Registry office.

Municipal Compliance Letter Requirements

1. That the applicant applies for and obtains a Zoning by-law Amendment to, among other matters;

    a. Rezone the new rural lots from Waterfront Residential Four (WF4) zone to Rural (RU) Zone with an exception;

    b. Include an exception for severed lot 2 and severed lot 3 to increase the front yard setback to prohibit habitable buildings within 300m from the aggregate operation on adjacent lands.

2. That the applicant enters into a 51(26) Consent agreement to include;

    a. The necessary conditions related to well water parameters and mitigation measures in response to the land use compatibility assessments, including but not limited to allowing the Municipality to continue to sample any water supply wells installed on the severed lands.

    b. Significant, healthy tree vegetation shall be maintained within the 300m setback area, save and except for the necessary clearing for an access road and or non-habitable buildings and structures, amongst other matters.

    c. That all purchase/tenant agreements for the lots include a noise and vibration warning clause highlighting the presence of the quarry operation on the adjacent lands

3. That the applicant conveys to the Municipality any portion of McDougall Road along the severed and retained lands, 10 metres from the centre line of the travelled road;
4. That the applicant completes and closes permit number MD-2023-23, for the demolition of an existing barn on severed lot one (1);
5. Approval of driveway location(s) for the proposed severed lots to the satisfaction of the Municipality's Public Works Department;
6. Payment of a fee in lieu of Parkland in accordance with the Municipality’s fee By-Law;

7. That all municipal taxes be paid to the Municipality of McDougall;
8. Acquiring adequate 911 addressing; and
9. Payment of any applicable planning fees.

"Carried"

8. Closed

9. Correspondence

Carling Township – A/1/2025 Bilous – 30 Fred Dubie Road

9.1. Enquiries

Discussion regarding the roll of Council in the consent process.

9.2. Accounts Payable

Resolution: 2025-33
Moved By: David Moore
Seconded By: JJ Blower

That the accounts for April 2025 be paid in the amount of ***$16,750.49***

"Carried"

9.3. Accounts

9.4. Administration

Resolution: 2025-34
Moved By: JJ Blower
Seconded By: Morley Haskim

That the board approves the insurance payment to MIS Insurance in the amount of **$4,263.62**

"Carried"

10. Adjournment

Resolution: 2025-35
Moved By: Morley Haskim
Seconded By: Kathy Hamer

That we do now adjourn at 8:18 pm.

"Carried"

Minutes of the Cemetery Board
meeting held on Thursday, May 8, 2025 at 4:00 p.m.
at the Dunchuch Community Centre

Present: Terry Brear
Randy Johnson
Paula Macri, Secretary
Muriel Stiles
Shelia Wesley
Ron Whitmell

Regrets: Michael Musgrave
Brian Woods, Councilor

Draft

1. CALL TO ORDER

Ron Whitmell called the meeting to order at 4:00 p.m.

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 & GENERAL NATURE THEREOF - None

3. ADOPTION OF AGENDA

2025-09CB Moved by Muriel Stiles
Seconded by Sheila Wesley

WHEREAS the members of the Cemetery Board have been presented with the Agenda for this meeting;

BE IT RESOLVED THAT the Agenda for this meeting be adopted as presented and circulated.

Carried

4. ADOPTION OF MINUTES

2025-10CB Moved by Terry Brear
Seconded by Randy Johnson

WHEREAS the Cemetery Board is in receipt of the minutes of the previous meeting;

AND WHEREAS there are no errors, omissions or amendments;

BE IT RESOLVED THAT the minutes of the meeting held October 10, 2024 be adopted as presented and the reading thereof dispensed with.

Carried

5. DISCUSSIONS

5.1 Review April 2025 Cemetery Tour
- Cemetery Tours of April 21 and 26, 2025 were reviewed
- Action items to be to the Municipality Public Works Department

5.2 Cemetery Handbook update
- Sheila Wesley and Muriel Stiles will review the handbook

5.3 Schedule of Fees
- Paula Macri advised that the Cemetery Board Minutes of October 10, 2024, will be included on the May 20, 2025, Council agenda for Council to approve a revision to the cemetery fee structure to align with Provincial updates.

Draft

6. UNFINISHED BUSINESS

6.1 Progress of data reconciliation & entry into Stone Orchard software database.
- 6.1.1 Fairholme Cemetery – 80% completed. Site verification required. All 2024 interments, monuments and lot sales recorded in database.
- 6.1.2 Whitestone Cemetery – 99% complete. 2024 updates will be required. All 2024 interments, monuments and lot sales recorded in database.
- 6.1.3 Maple Island Cemetery – 50% complete on verification, no update.

7. NEW BUSINESS

7.1 Unmarked grave cemetery lists.
- Reviewed the unmarked grave cemetery list
- List will be provided to Whitestone Historical Society for consideration of supplying markers.

7.2 Historical plaque location – verbal request to move plaque to Maple Island Cemetery if required. Information only. Formal request to follow if required.

7.3 Set Cemetery Board meeting date.
- Thursday, October 9, 2025 at 4:00 p.m.

7.4 Andrew Tuck bench request

- The Chair will write a letter of approval with conditions regarding decorum and dignity, requesting the submission of bench specifications and photos for the Cemetery Board's review

8. CORRESPONDENCE

The Cemetery Board reviewed the correspondence from the Whitestone Historical Society and was pleased to learn that the Society is providing $11,000 toward the purchase of grave markers for currently unmarked graves in the three cemeteries within the Municipality of Whitestone.

9. ADJOURNMENT

2025-11CB Moved by Randy Johnson
Seconded by Terry Brear

BE IT RESOLVED THAT this Meeting be adjourned at 4:40 pm until the next regular meeting or at the call of the chair.

Carried

Draft

_____ _____

Ron Whitmell, Chair Paula Macri, Secretary

Town of Parry Sound EMS Advisory Committee

Open Minutes

Date:

May 22, 2025

Time: 6:30pm

06:30pm

Location:

(on-line) ZOOM Meeting and for streaming of the meeting please click on the link below.

https://www.youtube.com/channel/UC4QrR6HjwibWOJRbLwnjcFQ/videos

Members Present:

Jamie McGarvey - chairperson, Scott Sheard, Ann MacDiarmid, Pearl Ivens, Shelly Foote

Regrets:

Joel Constable

Present:

Dave Thompson, Director of Development and Protective Services

Recording:

Sheri Skinner, Administrative Assistant

Guests:

Matthew Thomas, EMS Manager

Land Acknowledgment

Town of Parry Sound EMS Advisory Committee

Open Minutes

1. Agenda

Moved by Pearl Ivens

Seconded by Scott Sheard

That pursuant to Section 239(2) of the Municipal Act, R.S.O. 2001, Chapter 25, as amended, the EMS Advisory Committee move to a meeting closed to the public in order to address a matter(s) pertaining to:

d) labour relations or employee negotiations

carried

1.1 Additions to Agenda

1.2 Prioritization of Agenda

1.3 Adoption of Agenda

Moved by Pearl Ivens

Seconded by Shelly Foote

That the May 22, 2025 Parry Sound District Emergency Medical Services Committee meeting Agenda be approved.

carried

1.4 Disclosure of Pecuniary Interest and the General Nature Thereof

2. Minutes and Matters Arising from Minutes

2.1 Adoption of Minutes

Moved by Ann MacDiarmid

Seconded by Shelly Foote

That the Minutes of the February 27, 2025 meeting of the Parry Sound District Emergency Medical Services Committee be approved as circulated.

Carried

3. Correspondence

4. Deputations

5. Emergency Services Director's Report

6. Reports

6.1 EMS Statistical Report - March 2025

6.2 EMS Night Call Statistics - March 2025

6.3 EMS Vehicle Inventory - March 2025

Dave Thompson provided a descriptive overview of the various reports attached.

Moved by Shelly Foote

Second by Scott Sheard

That the EMS Committee members have received reports 6.1, 6.2, 6.3 as listed above.

carried

7. Ratification of Matters from Closed Agenda

8. Other Business

8.1 DT R&R Burks Falls Base Renovations Award - 2025

Discussions on the Burk's Falls Renovation Projects included the low and high bid amounts received, Burk's Falls caped dollar figure on the project, financing thru the Village of Burk's Falls vs. using EMS reserves, capitalization on Ministry funding, the actual dollar figure/amount needed to be financed, and the project having a 40% increase over budget.

Moved by Ann MacDiarmid

Seconded by Shelly Foote

Resolution

That the EMS Advisory Committee recommends report DT R&R Burks Falls Base Renovations Award - 2025 proceed to Town of Parry Sound Council

Carried

8.2 DT CPLTC Sustainability - 2025

Chairpersons requested resultant Town resolution to also be forward to AMO, MoH, local MPP, and the MOLTC.

Moved by Pearl Ivens

Seconded by Scott Sheard

Resolution

That staff prepare a resolution for Town Council requesting the province to provide sustainable, long-term funding for the current Community Paramedicine programs and that the resolution be provided to all Parry Sound District municipalities for support

carried

9. Adjournment @ 7:12pm

Moved by Shelly Foote

Seconded by Pearl Ivens

carried

A meeting of the Board of Health for the North Bay Parry Sound District Health Unit was held on Wednesday, April 23, 2025, via teleconference. The meeting was open to the public and live streaming of the proceedings was provided for the media and public through a link on the Health Unit's website.

PRESENT:

Nipissing District:	
Central Appointee	Karen Cook
Central Appointee	Jamie Lowery *(Vice-Chairperson)*
Central Appointee	Sara Inch
Central Appointee	Maurice Switzer
Central Appointee	Dave Wolfe
Eastern Appointee	Rick Champagne (*Chairperson)*
Western Appointee – Nipissing District	Jamie Restoule
Parry Sound District:	
Northeastern Appointee	Blair Flowers
Southeastern Appointee	Marianne Stickland
Western Appointee	Jamie McGarvey
Public Appointees:	Tim Sheppard
	Catherine Still

REGRETS:

ALSO IN ATTENDANCE:

Medical Officer of Health/Executive Officer	Dr. Carol Zimbalatti
Executive Assistant, Executive Director's Office	Christine Neily

Recorder

Executive Assistant, Office of the Medical Officer of Health	Ashley Lecappelain

1.0 CALL TO ORDER

The Board of Health members joined the meeting in person from the Nipissing Room at 345 Oak Street West, North Bay, Ontario, and virtually via Teams video conference.

Rick Champagne, Board of Health Chairperson called the Board of Health meeting to order at 6:50 p.m.

2.0 APPROVAL OF AGENDA

The agenda for the April 23, 2025, Board of Health meeting was reviewed, and the following motion was read:

Board of Health Resolution #BOH/2025/04/01 *Sheppard/Still

***Be It Resolved**, that the Board of Health Agenda, dated April 23, 2025, be approved.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

3.0 CONFLICT OF INTEREST DECLARATION

There were no conflicts of interest declared.

4.0 APPROVAL OF PREVIOUS MINUTES

4.1 Board of Health Minutes – February 26, 2025

The minutes from the Board of Health meeting held on February 26, 2025, were reviewed and the following motion was read:

Board of Health Resolution #BOH/2025/04/02 *Restoule/Flowers

***Be It Resolved**, that the minutes from the Board of Health meeting held on February 26, 2025, be approved as presented.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		

Blair Flowers	X	Marianne Stickland	X
Sara Inch	X	Catherine Still	X
Jamie Lowery	X	Maurice Switzer	X
Jamie McGarvey	X	Dave Wolfe	X

"Carried"

5.0 DATE OF THE NEXT MEETING

Date: June 26, 2025
Time: to be determined
Place: Georgian Room, Parry Sound Office

6.0 BUSINESS ARISING

There was no discussion under Business Arising.

7.0 REPORT OF MEDICAL OFFICER OF HEALTH

The Report of the Medical Officer of Health dated April 23, 2025, was presented to the Board of Health for information purposes.

Questions and comments were received and addressed.

8.0 BOARD COMMITTEE REPORTS

8.1 Finance and Property Committee

A Finance and Property Committee meeting was held prior to the Board of Health meeting. The following motions were read:

Board of Health Resolution #BOH/2025/04/03 *Stickland/Sheppard

***Whereas**, on June 25, 2008, the Board of Health for the North Bay Parry Sound District Health Unit approved a municipal reserve fund be established; and*

***Whereas,** on September 26, 2012, the Board of Health by resolution removed the cap from the municipal reserve; and*

***Whereas,** on April 23, 2025, the Finance and Property Committee of the Board of Health reviewed the North Bay Parry Sound District Health Unit draft annual audited financial statements for the year-ended December 31, 2024.*

***Now Therefore Be It Resolved,** that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve*

the transfer of funds from the Health Unit general account to the municipal reserve in the amount of $154,064; and

Furthermore Be It Resolved, *that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve the North Bay Parry Sound District Health Unit audited financial statements for the year-ended December 31, 2024; and*

Furthermore Be It Resolved, *that the annual audited financial statements for the North Bay Parry Sound District Health Unit, which includes a note outlining the transactions of the municipal reserve fund for the year-ended December 31, 2024, be sent to member municipalities.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / <u>No</u> (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

<u>Board of Health Resolution #BOH/2025/04/04 *Inch/Restoule</u>

Whereas, *the Board of Health for the North Bay Parry Sound District Health Unit approved a list of signing officers for 2025 at its meeting on January 22, 2025; and*

Whereas, *a new position, Manager Finance has been created through the reorganization process;*

Therefore, Be It Resolved*, that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve Kimberly Gervais, Manager, Finance, as a signing officer for the year 2025.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / <u>No</u> (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		

Blair Flowers	X	Marianne Stickland	X
Sara Inch	X	Catherine Still	X
Jamie Lowery	X	Maurice Switzer	X
Jamie McGarvey	X	Dave Wolfe	X

"Carried"

Board of Health Resolution #BOH/2025/04/05 *Sheppard/McGarvey

Whereas, *the current Executive Director, Finance was given delegated authority to represent the Health Unit in 2020; and*

Whereas, *the current Executive Director, Finance position will not be refilled after retirement; and*

Whereas, *a level III Representative with CRA assists with the efficient operation of the Health Unit.*

Therefore Be It Resolved, *that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve the appointment of the Manager, Finance, as their level III Representative with the Canada Revenue Agency (CRA), with no set end date.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

Board of Health Resolution #BOH/2025/04/06 *Wolfe/Lowery

Whereas, *the North Bay Parry Sound District Health Unit submitted a one-time funding request with the annual service plan on March 31, 2025; and*

Whereas, *the Board of Health approval should have been obtained prior to submission; and*

Whereas, *the Ministry of Health permitted applications for the purchase of new purpose-built vaccine refrigerators;*

Therefore Be It Resolved, *that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve the submission of a request for two purpose-built vaccine refrigerators at a total cost of $30,816.00.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / <u>No</u> (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

<u>Board of Health Resolution #BOH/2025/04/07 *Still/Stickland</u>

Whereas, *the current thresholds for approving of legal documents, purchases, and asset capitalization have not been revised since 2007; and*

Whereas, *the cost of living and inflation have changed significantly since that time;*

Therefore Be It Resolved, *that on the recommendation of the Finance and Property Committee that the Board of Health for the North Bay Parry Sound District Health Unit approves thresholds as presented in Tables 1-4.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / <u>No</u> (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

8.1 Personnel Policy, Employee/Labour Relations Committee

A Personnel Policy, Employee/Labour Relations Committee meeting was held prior to the Board of Health meeting. The following motions were read:

Board of Health Resolution #BOH/2025/04/08 *Lowery/McGarvey

Whereas, *Dr. Carol Zimbalatti was appointed as full-time Medical Officer of Health/Executive Officer for the North Bay Parry Sound District Health Unit by the Board of Health, effective July 11, 2023; and*

Whereas*, the Board of Health conducted a performance evaluation for the Medical Officer of Health/Executive Officer (MOH/EO) in 2024 as per Board of Health Bylaw Section IV, #54; and*

Whereas, *the Board of Health directed that the next evaluation occur in 2025,*

Therefore Be it Resolved, *that on the recommendation of the Personnel Policy, Employee/Labour Relations Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve the continuation of the Ad Hoc committee, called the "Medical Officer of Health Performance Evaluation Committee," which is comprised of the Chairperson of the Board of Health, Chairperson of the Personnel Policy, Labour/Employee Relations Committee, and the Executive Director of Corporate Services; and*

Further Be It Resolved, *that on the recommendation of the Personnel Policy, Employee/Labour Relations Committee that the Board of Health for the North Bay Parry Sound District Health Unit approve remuneration for this activity in accordance with Board of Health Bylaw Section Vl, #79.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / <u>No</u> (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

9.0 CORRESPONDENCE

Board of Health correspondence listed for the April 23, 2025, meeting is made available for review by Board members in the Board of Health online portal.

10.0 NEW BUSINESS

10.1 Association of Local Public Health Agencies (alPHa) 2025 Annual General Meeting

The following motion was read:

Board of Health Resolution #BOH/2025/04/09 *Stickland/Restoule

***Be It Resolved**, that the Board of Health for the North Bay Parry Sound District Health Unit authorizes two Board of Health member(s) to attend the Association of Local Public Health Agencies (alPHa) 2025 Annual General Meeting and Conference to be held June 18-20 at The Pantages Hotel, located at 200 Victoria Street in Toronto, ON; and*

***Furthermore Be It Resolved,** that expenses related to attendance of the alPHa 2025 Annual General Meeting and Conference be paid in accordance with the Board of Health Bylaw, VI, #79.*

The recorded vote was as follows:

RECORDED VOTE FOR CIRCULATION: Yes / No (Please circle one)

Name:	For:	Against:	Abstain:	Name:	For:	Against:	Abstain:
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	X			Marianne Stickland	X		
Sara Inch	X			Catherine Still	X		
Jamie Lowery	X			Maurice Switzer	X		
Jamie McGarvey	X			Dave Wolfe	X		

"Carried"

16.0 IN CAMERA

There was no in camera session.

17.0 ADJOURNMENT

Having no further business, Rick Champagne the Board of Health Chairperson adjourned the Board of Health meeting at 7:24 p.m.

Original Signed by Rick Champagne	2025/06/25
Chairperson/Vice-Chairperson	Date (yyyy/mm/dd)
Original Signed by Ashley Lecappelain	2025/06/25
Ashley Lecappelain, Recorder	Date (yyyy/mm/dd)

ACCOUNTS PAYABLE

Municipality of Whitestone
List of Accounts for Approval
Batch: 2025-00191 to 2025-00242

Date Printed
08-06-2025 10:22 AM

Bank Code - AP - AP-GENERAL OPER

COMPUTER CHEQUE

Payment # / Invoice #	Date / GL Account	GL Transaction Description	Detail Amount		Payment Amount
37655	**07-02-2025 For One Four Studio**				
Jun 18/25	16-342 - Invasive Species	WESC - invasive species action fund	210.00		210.00
37656	**07-02-2025 Brandon Lee Nunney**				
Ref M. Vari	15-380 - Planning & Zoning Rev	refund of partial sec. dep. re	889.80		889.80
37657	**07-02-2025 REV - Jason and Lori Hanna**				
37658	**07-02-2025 Acclaim Sound & Lighting**				
47344	19-110 - Community Centre Con	audio equipment for council	2,470.94		
	11-210-2 - A/R HST Receivable	HST Tax Code	272.93		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	315.67	NL	2,743.87
37659	**07-02-2025 Bell Canada - Public Access**				
175860	16-787 - Recreation - Public Pay	Pay Telephone	50.88		
	11-210-2 - A/R HST Receivable	HST Tax Code	5.62		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	6.50	NL	56.50
37660	**07-02-2025 C.L.I.X. Graphic Installations**				
2025-0620	16-484-3 - Whitestone Environm	vinyl print WESC sign	564.77		
	11-210-2 - A/R HST Receivable	HST Tax Code	62.38		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	72.15	NL	627.15
37661	**07-02-2025 Little Gardens**				
15451	16-767 - Municipal Flowers	flowers	912.47		
	11-210-2 - A/R HST Receivable	HST Tax Code	100.79		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	116.57	NL	1,013.26
37662	**07-09-2025 Will Roberts**				
refund	11-224 - Due to Due (from) Park	Parkland Dedication Refunc	100.00		100.00
37663	**07-09-2025 Bell Mobility**				
0096438580	16-212 - Fire - Radio Tower & Ai	Fire Tower	119.77		
	11-210-2 - A/R HST Receivable	HST Tax Code	13.23		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	15.30	NL	133.00
37664	**07-09-2025 Realtax Inc.**				
106750	16-120 - Admin - Legal Expense	legal services re Butler	779.70		779.70
106752	16-120 - Admin - Legal Expense	legal services re Keresi, Est	700.60		700.60
106753	16-120 - Admin - Legal Expense	legal services re Ellement	700.60		700.60
106754	16-120 - Admin - Legal Expense	legal services re Kowalchuc	700.60		700.60
106755	16-120 - Admin - Legal Expense	legal services re Watkinson	700.60		700.60
			Payment Total:		3,582.10
37665	**07-09-2025 E.A. Shipman Electric Ltd.**				
4013	16-439 - Roads - Street Lights	streetlight repairs	2,981.35		
	11-210-2 - A/R HST Receivable	HST Tax Code	329.30		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	380.87	NL	3,310.65
37666	**07-09-2025 Blitz Electric**				
10377	16-703 - Dunchurch Hall - Bld M	repairs and maintenance	825.02		
	11-210-2 - A/R HST Receivable	HST Tax Code	91.13		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	105.40	NL	916.15
37667	**07-09-2025 Jason and Lori Hanna**				

COMPUTER CHEQUE

Payment # / Invoice #	Date / GL Account	GL Transaction Description	Detail Amount		Payment Amount
ref of sec dep	15-380 - Planning & Zoning Rev	return of remaining security	1,484.00		1,484.00
37668	**07-16-2025 Ardco Security Inc.**				
1347	16-334 - Garage - Building Main	new NVR fan	269.66		
	11-210-2 - A/R HST Receivable	HST Tax Code	29.79		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	34.45	NL	299.45
37669	**07-16-2025 Central Square Canada**				
442454	16-502-2 - Cemetery Software	Cemetary - Mapping Annua	543.66		
	11-210-2 - A/R HST Receivable	HST Tax Code	60.05		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	69.45	NL	603.71
37670	**07-16-2025 TMI Brushing**				
186	16-343 - Road Side Brushing - C	roadside mowing	5,708.75		
	11-210-2 - A/R HST Receivable	HST Tax Code	630.55		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	729.30	NL	6,339.30
37671	**07-23-2025 Blitz Electric**				
10388	16-334 - Garage - Building Main	repairs and maintenance	1,098.31		
	11-210-2 - A/R HST Receivable	HST Tax Code	121.31		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	140.31	NL	1,219.62
37672	**07-23-2025 Constable Towing & Recovery**				
48064	16-250 - Station 1 - Truck #10	FORD F150 Fire truck - tow	254.40		
	11-210-2 - A/R HST Receivable	HST Tax Code	28.10		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	32.50	NL	282.50
37673	**07-23-2025 Paul Carter**				
July 23/25	16-302 - Roads-Office-Wages/B	Work boots	195.32		
	11-210-2 - A/R HST Receivable	HST Tax Code	21.58		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	24.96	NL	216.90
37674	**07-23-2025 Minister of Finance-Policing**				
3809072512471	16-274 - Policing Levy	April Policing Services	35,087.00		35,087.00
3811072510093	16-274 - Policing Levy	Credit (2025 Jan - Mar Revi	-486.33		-486.33
			Payment Total:		34,600.67
37675	**07-23-2025 Torkin Manes**				
553203	16-120 - Admin - Legal Expense	legal services	4,451.50		
	11-210-2 - A/R HST Receivable	HST Tax Code	491.69		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	568.69	NL	4,943.19
555017	16-120 - Admin - Legal Expense	legal services	1,932.94		
	11-210-2 - A/R HST Receivable	HST Tax Code	213.50		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	246.94	NL	2,146.44
555018	16-120 - Admin - Legal Expense	legal services	1,674.46		
	11-210-2 - A/R HST Receivable	HST Tax Code	184.96		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	213.92	NL	1,859.42
			Payment Total:		8,949.05
37676	**07-29-2025 Laury Lamoureux**				
2024 Road Grar	16-440-4 - Roads Grant Progran	2024 Road Grant - McLenn	1,197.79		1,197.79
37677	**08-01-2025 Minister Of Finance**				
73531	16-845-1 - Walking Trails-Mainte	Crown-land use permit - Bu	67.88		
	11-210-2 - A/R HST Receivable	HST Tax Code	7.50		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	8.67	NL	75.38
37678	**07-30-2025 Scott Nash**				

Municipality of Whitestone
List of Accounts for Approval
Batch: 2025-00191 to 2025-00242

COMPUTER CHEQUE

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
WESC exps.		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	270.22		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	503.71		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	155.61		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	235.19		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	496.85		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	254.40		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	270.22		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	51.87		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	588.23		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	160.35		
		16-484-3 - Whitestone Environm	Council - ESC - Pol. Garder	56.88		
		11-210-2 - A/R HST Receivable	HST Tax Code	276.48		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	319.78	NL	3,320.01
				Total Online Banking:		72,170.86

ONLINE BANKING

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
OB-148	**07-08-2025**	**Receiver General**				
PP12 Remit		12-331 - Payroll Deductions	Jun 1 - 15 2025 PP12 Remi	18,806.68		18,806.68
OB-149	**07-08-2025**	**Quadient Canada Ltd.**				
Top up June		16-106 - Admin - Postage Exper	top up for postage machine	4,502.66		
		11-210-2 - A/R HST Receivable	HST Tax Code	497.34		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	575.22	NL	5,000.00
OB-150	**07-08-2025**	**Bell Canada**				
June 6/25		16-092 - Council - Miscellaneous	June Cell Phones - Council	39.94		
		16-322 - Cell Phone	June Cell Phones - MH	34.07		
		16-283-1 - Cell Phone	June Cell Phones - CBO	33.58		
		16-322 - Cell Phone	June Cell Phones - Roads	36.37		
		16-109 - Admin - Telephone	June Cell Phones - Admin	40.91		
		11-210-2 - A/R HST Receivable	HST Tax Code	20.44		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	23.64	NL	205.31
OB-151	**07-08-2025**	**Municipality Of McDougall**				
25872		16-459 - York Landfill - Bulk Wa:	Household waste - YLF	1,125.69		
		16-471 - Auld Landfill - Bulk Wa:	Household waste - ALF	755.72		1,881.41
OB-152	**07-08-2025**	**TD Visa**				
June Visa - JS		16-115 - Admin - Computer Sup	June Visa - JS	335.81		
		11-210-2 - A/R HST Receivable	HST Tax Code	37.09		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	42.90	NL	372.90
OB-153	**07-08-2025**	**TD Visa**				
June Visa - Lib		11-223 - Due to Due (from) Libra	June Visa - Library	1,884.97		1,884.97
OB-154	**07-08-2025**	**TD Visa**				
June Visa WS		16-091 - Council - Travel	Station Tap House - Meal -	55.82		
		16-091 - Council - Travel	Station Tap House - Meal -	13.64		
		16-710 - Dunchurch Hall -High S	Starlink	142.46		
		16-110 - Admin - Office Supplies	Amazon	6.08		
		16-210 - Fire - Miscellaneous	Amazon	162.80		
		16-110 - Admin - Office Supplies	Zoom	53.93		

ONLINE BANKING

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		16-110 - Admin - Office Supplies	Costco	70.09		
		16-126 - Admin - Communicatio	Mailchimp	37.58		
		16-126 - Admin - Communicatio	Mailchimp	37.58		
		16-843 - Planning & Developmer	Onland	15.18		
		16-110 - Admin - Office Supplies	Amazon	68.00		
		11-210-2 - A/R HST Receivable	HST Tax Code	64.13		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	74.19	NL	727.29
OB-155	**07-15-2025**	**Receiver General**				
PP13 Remit		12-331 - Payroll Deductions	June 16 - 30 2025 Remittan	15,977.76		15,977.76
OB-156	**07-29-2025**	**Workplace Safety Insurance Bd.**				
Q2 WSIB Remit		12-335 - WSIB	Q2 2025 WSIB Remittance	11,015.86		
		16-275 - By-Law Enforcement	Q2 2025 WSIB Remittance-	57.25		
		16-798 - After School Program	Q2 2025 WSIB Remittance-	92.38		
		16-204 - Fire - Workplace Safety	Q2 2025 WSIB Remittance-	2,895.75		14,061.24
OB-157	**07-29-2025**	**Minister Of Finance**				
June EHT Remit		12-332 - Employer Health Tax	June 2025 EHT Remittance	2,401.27		2,401.27
OB-158	**07-29-2025**	**Bell Canada**				
June CC		16-706 - Dunchurch Hall - Telep	June Bell - Community Cen	53.56		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.91		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.84	NL	59.47
June Garage		16-324 - Garage Telephone	June - Bell - Garage	53.56		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.91		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.84	NL	59.47
June Stn 1		16-237 - Station 1 - Telephone	June - Bell - Stn. 1	76.45		
		11-210-2 - A/R HST Receivable	HST Tax Code	8.44		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	9.76	NL	84.89
July - Internet		16-162 - High Speed Internet	July Internet	172.99		
		11-210-2 - A/R HST Receivable	HST Tax Code	19.11		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.10	NL	192.10
June Stn 2		16-257 - Station 2 - Telephone	June - Bell - Stn. 2	80.98		
		11-210-2 - A/R HST Receivable	HST Tax Code	8.94		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	10.34	NL	89.92
June Internet		16-162 - High Speed Internet	June - Internet	172.99		
		11-210-2 - A/R HST Receivable	HST Tax Code	19.11		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.10	NL	192.10
June - MI		16-720 - Maple Is. Hall - Telepho	June - Bell - MI	63.73		
		11-210-2 - A/R HST Receivable	HST Tax Code	7.04		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.14	NL	70.77
June - Office		16-109 - Admin - Telephone	June - Bell - Office	265.65		
		11-210-2 - A/R HST Receivable	HST Tax Code	29.33		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	33.92	NL	294.98
				Payment Total:		1,043.70
OB-159	**07-29-2025**	**Bell Mobility Inc.**				
June Cell		16-092 - Council - Miscellaneous	June Cell Phones - Council	39.94		
		16-322 - Cell Phone	June Cell Phones - MH	34.82		
		16-283-1 - Cell Phone	June Cell Phones - CBO	33.58		
		16-322 - Cell Phone	June Cell Phones - TT	34.64		
		16-109 - Admin - Telephone	June Cell Phones - Admin	40.66		
		11-210-2 - A/R HST Receivable	HST Tax Code	20.28		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	23.45	NL	203.92

ONLINE BANKING

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
OB-160	**07-29-2025**	**Hydro One Networks Inc.-All**				
July Hydro		16-743 - Pavilion - Hydro	July Hydro - Pavilion	111.99		
		16-743 - Pavilion - Hydro	July Hydro - Pavilion	-14.42		
		16-705 - Dunchurch Hall - Hydrc	July Hydro - Dunchurch Hal	281.51		
		16-705 - Dunchurch Hall - Hydrc	July Hydro - Dunchurch Hal	-36.24		
		16-439 - Roads - Street Lights	July Hydro - Roads, Street I	15.65		
		16-439 - Roads - Street Lights	July Hydro - Roads, Street I	-2.01		
		16-439 - Roads - Street Lights	July Hydro - Roads, Street I	276.63		
		16-439 - Roads - Street Lights	July Hydro - Roads, Street I	-35.61		
		16-323 - Garage - Hydro	July Hydro - Roads, Garage	194.70		
		16-323 - Garage - Hydro	July Hydro - Roads, Garage	-25.06		
		16-232 - Station 1 - Hydro	July Hydro - Roads, Stn. 1	542.90		
		16-232 - Station 1 - Hydro	July Hydro - Roads, Stn. 1	-69.89		
		16-150 - Office - Heating/Hydro	July Hydro - Office	180.97		
		16-150 - Office - Heating/Hydro	July Hydro - Office	-23.30		
		16-251 - Station 2 - Hydro	July Hydro - Stn. 2	64.16		
		16-251 - Station 2 - Hydro	July Hydro - Stn. 2	-8.26		
		16-719 - Maple Is. Hall - Heat/Hy	July Hydro - MI	90.79		
		16-719 - Maple Is. Hall - Heat/Hy	July Hydro - MI	-11.69		
		16-719 - Maple Is. Hall - Heat/Hy	July Hydro - MI	32.64		
		16-719 - Maple Is. Hall - Heat/Hy	July Hydro - MI	-2.99		
		16-731-3 - 2125 HWY 124 - Hyd	July Hydro - 2125 Hwy 124	42.82		
		16-731-3 - 2125 HWY 124 - Hyd	July Hydro - 2125 Hwy 124	-5.51		
		11-210-2 - A/R HST Receivable	HST Tax Code	202.64		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	234.38	NL	1,802.42
OB-161	**07-29-2025**	**Hydro One Networks Inc.-Auld**				
June Hydro ALF		16-466-1 - Aulds Landfill - Hydrc	June Hydro - Aulds LF	86.95		
		16-466-1 - Aulds Landfill - Hydrc	June Hydro - Aulds LF	-11.19		
		11-210-2 - A/R HST Receivable	HST Tax Code	9.61		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.11	NL	85.37
OB-162	**07-29-2025**	**Hydro One Networks Inc.-York (6266)**				
June - YLF		16-446-1 - York Landfill - Hydro	June Hydro - York LF	45.38		
		16-446-1 - York Landfill - Hydro	June Hydro - York LF	-5.84		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.01		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	5.80	NL	44.55
OB-163	**07-29-2025**	**Municipality Of McDougall**				
25924		16-459 - York Landfill - Bulk Wa:	Household Waste - York LF	623.79		
		16-471 - Auld Landfill - Bulk Wa:	Household Waste - Aulds L	516.24		1,140.03
OB-164	**07-29-2025**	**TD Visa**				
July Visa Lib		11-223 - Due to Due (from) Libra	July - Library	1,009.76		1,009.76
OB-165	**07-29-2025**	**TD Visa**				
July Visa JS		16-115 - Admin - Computer Supl	July Visa - JS	335.81		
		11-210-2 - A/R HST Receivable	HST Tax Code	37.09		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	42.90	NL	372.90
OB-166	**07-30-2025**	**TD Visa**				
July Visa WS		16-710 - Dunchurch Hall -High S	Starlink	142.46		
		19-110 - Community Centre Con	Acclaim	237.40		
		16-103 - Admin - Membership/S:	Canva	149.99		

ONLINE BANKING

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
		16-484-3 - Whitestone Environm	Displays to Go	426.72		
		16-110 - Admin - Office Supplies	Zoom	53.93		
		16-790 - Recreation Cmttee-Pro	Costco	1,104.51		
		16-790 - Recreation Cmttee-Pro	Costco - discount	-16.00		
		11-130 - Chequing Account	payment	-3,016.67		
		16-790 - Recreation Cmttee-Pro	Costco	2,282.38		
		16-790 - Recreation Cmttee-Pro	Costco - discount	-4.00		
		16-790 - Recreation Cmttee-Pro	Home Depot	414.17		
		11-130 - Chequing Account	payment	-2,988.24		
		16-110 - Admin - Office Supplies	Costco	96.03		
		16-126 - Admin - Communicatio	Mail Chimp	37.29		
		16-110 - Admin - Office Supplies	Dollar Tree	3.56		
		16-303 - Roads-Office-Supplies/	Walmart	63.14		
		16-110 - Admin - Office Supplies	Walmart	3.53		
		16-303 - Roads-Office-Supplies/	Walmart	63.14		
		16-444-1 - York Landfill - Trainir	Worksitesafety.ca	78.74		
		19-110 - Community Centre Con	Amazon	43.48		
		19-110 - Community Centre Con	Amazon	32.20		
		19-212 - Replace Washer	Home Depot	1,719.75		
		16-118 - Admin - Financial Expe	Overlimit fee	29.00		
		16-476 - Auld Landfill - Misc/Tra	Worksitesafety.ca	78.73		
		11-210-2 - A/R HST Receivable	HST Tax Code	703.47		
		99-999-1 - HST (Statistical) Non	HST Tax Code	813.63	NL	1,738.71
OB-167	**07-30-2025**	**TD Visa**				
July Visa NB		16-103 - Admin - Membership/S	July Visa - IMC -$200 U.S.	279.93		
		16-103 - Admin - Membership/S	July Visa - OBOA training fc	1,067.46		
		11-210-2 - A/R HST Receivable	HST Tax Code	117.91		
		99-999-1 - HST (Statistical) Non	HST Tax Code	136.37	NL	1,465.30
OB-168	**07-30-2025**	**TD Visa**				
Visa - June, DC		16-320 - Garage - Mtc/Supplies/	Walmart	79.91		
		16-446 - York Landfill - Supplies	Walmart	31.57		
		16-466 - Auld Landfill - Supplies	Walmart	31.57		
		16-320 - Garage - Mtc/Supplies/	Walmart	51.66		
		16-321 - Garage - High Speed Ir	Walmart	142.46		
		11-210-2 - A/R HST Receivable	HST Tax Code	15.74		
		99-999-1 - HST (Statistical) Non	HST Tax Code	18.20	NL	352.91
OB-169	**07-30-2025**	**TD Visa**				
Visa Jul DC		16-321 - Garage - High Speed Ir	Starlink	142.46		
		11-210-2 - A/R HST Receivable	HST Tax Code	15.74		
		99-999-1 - HST (Statistical) Non	HST Tax Code	18.20	NL	158.20
				Total Online Banking:		70,736.60

EFT

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount	Payment Amount
3113	**07-07-2025**	**VOID - Rejected EFT (Acclaim Sound &**			
3114	**07-07-2025**	**Canadian National Non Freight**			
91798245		15-502 - Railway ROW	Bunny Trail	403.50	403.50

EFT

Payment # / Invoice #	Date / GL Account	GL Transaction Description	Detail Amount		Payment Amount
3115	**07-07-2025 Georgian Bay Biosphere**				
Donation	16-484-3 - Whitestone Environm	donation on behalf of WESC	100.00		100.00
3116	**07-07-2025 Glen Martin Limited**				
419532	16-227 - Fire - Office Supplies	lysol spray	137.95		
	11-210-2 - A/R HST Receivable	HST Tax Code	15.23		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	17.62	NL	153.18
3117	**07-07-2025 Ideal Supply Company Ltd.**				
1542185	16-394-1 - 2018 Dodge Ram Mi	supplies	293.06		
	11-210-2 - A/R HST Receivable	HST Tax Code	32.37		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	37.44	NL	325.43
3118	**07-07-2025 Janet Jackson**				
June 3-5	16-798 - After School Program	June 3 - 5 ASP	173.55		173.55
Jun 10 - 12	16-798 - After School Program	June 10 - 12 ASP	173.55		173.55
Jun 17 - 19	16-798 - After School Program	June 17 - 19 ASP	173.55		173.55
Jun 24 - 26	16-798 - After School Program	June 25 - 26 ASP	173.55		173.55
			Payment Total:		694.20
3119	**07-07-2025 Kidd's Home Hardware**				
2968320	16-702 - Dunchurch Hall - Suppl	supplies	65.10		
	11-210-2 - A/R HST Receivable	HST Tax Code	7.19		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	8.32	NL	72.29
2967458	16-320 - Garage - Mtc/Supplies/	supplies	40.66		
	16-702 - Dunchurch Hall - Suppl	supplies	54.72		
	11-210-2 - A/R HST Receivable	HST Tax Code	10.53		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	12.18	NL	105.91
			Payment Total:		178.20
3120	**07-07-2025 McDougall Energy**				
7881963	16-432 - Roads-	Dyed Diesel LS	203.13		
	16-427-1 - 2022 Backhoe -Fuel	Dyed Diesel LS	203.14		
	16-439-2 - Hyundai Excavator F	Dyed Diesel LS	203.13		
	11-210-2 - A/R HST Receivable	HST Tax Code	67.31		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	77.85	NL	676.71
7881968	16-411 - 2007 International - Fu	LS Diesel Clear	729.97		
	16-404-2 - 2020 Freightliner - Sr	LS Diesel Clear	729.96		
	16-404-1 - 2017 Freightliner Sin	LS Diesel Clear	729.98		
	16-403 - 2015 Freightliner Tand	LS Diesel Clear	729.97		
	11-210-2 - A/R HST Receivable	HST Tax Code	322.51		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	373.02	NL	3,242.39
7881985	16-394-2 - 2018 Dodge Ram 20	Regular Gas with Ethanol	372.60		
	16-408-1 - 2022 Dodge 2500 Fu	Regular Gas with Ethanol	372.59		
	11-210-2 - A/R HST Receivable	HST Tax Code	82.31		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	95.20	NL	827.50
			Payment Total:		4,746.60
3121	**07-07-2025 Moore Propane Limited**				
164008137	16-741-1 - Pavilion-Heating	liquid propane	116.87		
	11-210-2 - A/R HST Receivable	HST Tax Code	12.91		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	14.93	NL	129.78
164008136	16-150 - Office - Heating/Hydro	liquid propane	234.79		
	16-236 - Station 1 - Heating	liquid propane	234.79		
	11-210-2 - A/R HST Receivable	HST Tax Code	51.87		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	59.99	NL	521.45

EFT

Payment # / Invoice #	Date	Vendor Name / GL Account	GL Transaction Description	Detail Amount		Payment Amount
				Payment Total:		651.23
3122	**07-07-2025**	**Municipal Property Assessment Corp**				
1800038401		16-119 - Admin - MPAC Fees	Q3 MPAC	20,412.91		20,412.91
3123	**07-07-2025**	**My-Tech Information Technology**				
Jun 30/25		16-115 - Admin - Computer Sup	IT support	1,169.43		
		11-210-2 - A/R HST Receivable	HST Tax Code	129.17		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	149.40	NL	1,298.60
3124	**07-07-2025**	**Parry Sound Auto Parts Co Ltd**				
1-3076741		16-320 - Garage - Mtc/Supplies/	tank rental	88.53		
		11-210-2 - A/R HST Receivable	HST Tax Code	9.78		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.31	NL	98.31
3125	**07-07-2025**	**Rebecca Green**				
Jun 23/25		16-790 - Recreation Cmttee-Pro		220.91		
		11-210-2 - A/R HST Receivable	HST Tax Code	10.72		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	12.40	NL	231.63
3126	**07-07-2025**	**Ricoh Canada Inc.**				
SCO94923509		16-113 - Admin - Office Equipme	copier usage	617.01		
		11-210-2 - A/R HST Receivable	HST Tax Code	68.16		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	78.83	NL	685.17
3127	**07-14-2025**	**Air Automotive Tracking**				
WS2507		16-310 - Roads-Supplies GPS M	July wireless	254.40		
		11-210-2 - A/R HST Receivable	HST Tax Code	28.10		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	32.50	NL	282.50
3128	**07-14-2025**	**Adams Bros Construction Ltd**				
182404		16-452 - York Landfill - Maintena	service customer owned toil	101.76		
		16-473 - Auld Landfill - Maintena	service customer owned toil	101.76		
		11-210-2 - A/R HST Receivable	HST Tax Code	22.48		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	26.00	NL	226.00
182415		16-459 - York Landfill - Bulk Wa	Empty & return bins - YLF	396.86		
		16-471 - Auld Landfill - Bulk Wa	Empty & return bins - ALF	534.25		
		11-210-2 - A/R HST Receivable	HST Tax Code	102.84		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	118.95	NL	1,033.95
				Payment Total:		1,259.95
3129	**07-14-2025**	**Deborah Comrie**				
July 2/25		16-790 - Recreation Cmttee-Pro	Sobeys	423.92		
		16-790 - Recreation Cmttee-Pro	No Frills	106.78		
		16-790 - Recreation Cmttee-Pro	Sobeys	178.08		
		16-790 - Recreation Cmttee-Pro	Royal Canadian Legion	538.72		
		16-790 - Recreation Cmttee-Pro	Temu	58.52		
		16-790 - Recreation Cmttee-Pro	Temu	61.23		
		16-790 - Recreation Cmttee-Pro	Temu	71.04		
		16-790 - Recreation Cmttee-Pro	Amazon	229.96		
		16-790 - Recreation Cmttee-Pro	Amazon	74.79		
		16-790 - Recreation Cmttee-Pro	Amazon	96.32		
		11-210-2 - A/R HST Receivable	HST Tax Code	156.35		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	180.84	NL	1,995.71
3130	**07-14-2025**	**Entandem**				
461570		16-790 - Recreation Cmttee-Pro	Rec. Facilities - licensing fe	239.62		

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	11-210-2 - A/R HST Receivable	HST Tax Code	26.47		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	30.61	NL	266.09
3131	**07-14-2025 Fowler Construction Co Ltd**				
86476	16-360 - Hard Top Patch-Goods	repairs and maintenance	2,208.76		
	11-210-2 - A/R HST Receivable	HST Tax Code	243.96		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	282.17	NL	2,452.72
3132	**07-14-2025 Freightliner North Bay**				
IN14352	16-289 - Bld Official-Reserve-Ve	parts	15.59		
	11-210-2 - A/R HST Receivable	HST Tax Code	1.72		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	1.99	NL	17.31
IN14405	16-320 - Garage - Mtc/Supplies/	parts	73.65		
	11-210-2 - A/R HST Receivable	HST Tax Code	8.14		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	9.41	NL	81.79
			Payment Total:		99.10
3133	**07-14-2025 Gilroy's Tires**				
10691	16-426-1 - 2022 Backhoe Manit	new tires	3,465.00		
	11-210-2 - A/R HST Receivable	HST Tax Code	382.72		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	442.66	NL	3,847.72
3134	**07-14-2025 Ideal Supply Company Ltd.**				
1562224	16-394-1 - 2018 Dodge Ram M:	repairs and maintenance	497.04		
	11-210-2 - A/R HST Receivable	HST Tax Code	54.90		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	63.50	NL	551.94
3135	**07-14-2025 Local Authority Services Ltd.**				
MGBP0000151E	16-115 - Admin - Computer Sup	supplies - toner	89.08		
	16-115 - Admin - Computer Sup	supplies - toner	0.00		
	11-210-2 - A/R HST Receivable	HST Tax Code	9.84		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	11.38	NL	98.92
MGBP0000151E	16-110 - Admin - Office Supplies	supplies	211.77		
	11-210-2 - A/R HST Receivable	HST Tax Code	23.40		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	27.06	NL	235.17
			Payment Total:		334.09
3136	**07-14-2025 Magnetawan Truck and Trailer**				
3724	16-404-3 - 2020 Freightliner Sn	safety inspection and repair	2,331.24		
	11-210-2 - A/R HST Receivable	HST Tax Code	257.50		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	297.82	NL	2,588.74
3728	16-402 - 2015 Freightliner Tand	repairs	137.38		
	11-210-2 - A/R HST Receivable	HST Tax Code	15.17		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	17.55	NL	152.55
			Payment Total:		2,741.29
3137	**07-14-2025 Near North Laboratories Inc.**				
109564	16-779 - Water Testing	water testing	93.21		
	11-210-2 - A/R HST Receivable	HST Tax Code	10.30		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	11.91	NL	103.51
3138	**07-14-2025 Ontario Federation of Anglers & Hunters**				
IN0753	16-790 - Recreation Cmttee-Pro	course	766.94		
	11-210-2 - A/R HST Receivable	HST Tax Code	43.84		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	50.70	NL	810.78
3139	**07-14-2025 OMERS**				
June 18/25	16-118 - Admin - Financial Expe	interest amt re late remittan	64.82		64.82

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3140	**07-14-2025 Parry Sound Auto Parts Co Ltd**				
1-3077950	16-394-1 - 2018 Dodge Ram M:	parts	259.64		
	11-210-2 - A/R HST Receivable	HST Tax Code	28.68		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	33.17	NL	288.32
3141	**07-14-2025 PSD Citywide Inc.**				
24486	19-110-1 - AMP Consultan Phas	Compliant 2025 Asset Mgm	8,853.14		
	11-210-2 - A/R HST Receivable	HST Tax Code	977.86		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	1,131.00	NL	9,831.00
3142	**07-14-2025 Sands Canada Inc.**				
00728448	16-258 - Station 2 - Supplies	supplies	126.15		
	11-210-2 - A/R HST Receivable	HST Tax Code	13.94		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	16.12	NL	140.09
3143	**07-14-2025 Vianet**				
July 1/25	16-321 - Garage - High Speed Ir	Internet - Garage	106.80		
	16-720 - Maple Is. Hall - Telephc	Internet - MI	106.80		
	16-457-1 - York Landfill - Interne	Internet - YLF	160.72		
	11-210-2 - A/R HST Receivable	HST Tax Code	41.35		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	47.82	NL	415.67
3144	**07-14-2025 Xplore (Aulds)**				
INV56632417	16-479-1 - Aulds Landfill - Intern	Internet - ALF	92.59		
	11-210-2 - A/R HST Receivable	HST Tax Code	10.23		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	11.83	NL	102.82
3145	**07-14-2025 Canadian Union of Public**				
June Remit	12-338 - CUPE-Union Dues	June 2025 Remittance	1,156.88		1,156.88
3146	**07-21-2025 Bay Area Electrical Co Lt**				
74574	16-811 - Nursing Station Expens	repairs and maintenance	1,227.48		
	11-210-2 - A/R HST Receivable	HST Tax Code	135.58		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	156.81	NL	1,363.06
3147	**07-21-2025 Fowler Construction Co Ltd**				
86870	16-375 - Gravel-Summer Mainte	crushed granite	7,258.79		
	11-210-2 - A/R HST Receivable	HST Tax Code	801.62		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	927.16	NL	8,060.41
3148	**07-21-2025 Jim Anderson Contracting Ltd**				
1521	16-505 - Fairholme - Grasscuttir	cemetary grass cut & trim -	595.72		
	16-524 - Whitestone Cemetery (	cemetary grass cut & trim - '	248.50		
	16-515 - Maple Is. Cemetery - G	cemetary grass cut & trim -	322.54		
	11-210-2 - A/R HST Receivable	HST Tax Code	128.88		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	149.06	NL	1,295.64
3149	**07-21-2025 Janice Barnes**				
July 15/25	16-092 - Council - Miscellaneous	timbits and muffins for Cour	29.28		29.28
3150	**07-21-2025 Local Authority Services Ltd.**				
MGBP00001594	16-110 - Admin - Office Supplies	office supplies	10.56		
	11-210-2 - A/R HST Receivable	HST Tax Code	1.17		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	1.35	NL	11.73
3151	**07-21-2025 MHBC Planning LTD**				
5037095	16-843 - Planning & Developme	Carr Aggregates Lt. - ZBA	1,487.73		

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	11-210-2 - A/R HST Receivable	HST Tax Code	164.33		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	190.06	NL	1,652.06
3152	**07-21-2025 Momentum Conferencing**				
0183156	16-126 - Admin - Communicatio	Conference Calling	76.32		
	11-210-2 - A/R HST Receivable	HST Tax Code	8.43		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	9.75	NL	84.75
3153	**07-21-2025 Parry Sound Home Hardware**				
187719	16-210 - Fire - Miscellaneous	parts	29.49		
	11-210-2 - A/R HST Receivable	HST Tax Code	3.26		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	3.77	NL	32.75
186702	16-252 - Station 2 - Minor Purch	Flag - Ontario	374.45		
	11-210-2 - A/R HST Receivable	HST Tax Code	41.36		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	47.84	NL	415.81
			Payment Total:		448.56
3154	**07-21-2025 Parry Sound Auto Parts Co Ltd**				
2-1218518	16-202 - Fire - Training	repairs and maintenance	2,136.44		
	11-210-2 - A/R HST Receivable	HST Tax Code	235.98		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	272.93	NL	2,372.42
1-3078943	16-409 - 2007 International-Mair	parts	38.11		
	11-210-2 - A/R HST Receivable	HST Tax Code	4.21		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	4.87	NL	42.32
			Payment Total:		2,414.74
3155	**07-21-2025 Michael Skof, Prosecutor**				
Jan 21/25	16-120 - Admin - Legal Expense	legal services - January	1,255.47		
	11-210-2 - A/R HST Receivable	HST Tax Code	138.67		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	160.39	NL	1,394.14
Feb 28/25	16-120 - Admin - Legal Expense	legal services - February	457.92		
	11-210-2 - A/R HST Receivable	HST Tax Code	50.58		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	58.50	NL	508.50
May 31/25	16-120 - Admin - Legal Expense	legal services - May	3,029.91		
	11-210-2 - A/R HST Receivable	HST Tax Code	334.67		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	387.08	NL	3,364.58
June 30/25	16-120 - Admin - Legal Expense	legal services - June	499.90		
	11-210-2 - A/R HST Receivable	HST Tax Code	55.21		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	63.86	NL	555.11
			Payment Total:		5,822.33
3156	**07-21-2025 Smellies Design and Print Shop**				
45892	16-110 - Admin - Office Supplies	business envelopes	890.40		
	11-210-2 - A/R HST Receivable	HST Tax Code	98.35		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	113.75	NL	988.75
3157	**07-21-2025 Metroland Media Group Ltd.**				
7751326	16-092 - Council - Miscellaneous	public notice	80.39		
	11-210-2 - A/R HST Receivable	HST Tax Code	8.88		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	10.27	NL	89.27
3158	**07-21-2025 Telizon Inc.**				
0631912025071	16-109 - Admin - Telephone	long distance - Admin	16.96		
	16-109 - Admin - Telephone	long distance - Admin	0.08		
	16-237 - Station 1 - Telephone	long distance - Stn. 1	1.25		
	16-803 - Library - Expenses	long distance - Library	0.55		
	16-720 - Maple Is. Hall - Telephc	long distance - MI	0.07		

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		11-210-2 - A/R HST Receivable	HST Tax Code	2.08		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	2.41	NL	20.99
3159	**07-28-2025**	**Deborah Comrie**				
July 14/25		16-790 - Recreation Cmttee-Pro	Rock n Duck - Archery	204.84		
		16-790 - Recreation Cmttee-Pro	Rock n Duck - Archery - tip	30.20		
		16-790 - Recreation Cmttee-Pro	Whitestone Marina - Archer	3.00		
		16-790 - Recreation Cmttee-Pro	Whitestone Marina - Archer	39.94		
		16-790 - Recreation Cmttee-Pro	Whitestone Marina - Canad	53.68		
		16-790 - Recreation Cmttee-Pro	Whitestone Marina - Canad	8.50		
		16-790 - Recreation Cmttee-Pro	No Frills - Bingo	86.59		
		16-790 - Recreation Cmttee-Pro	Kracken - D&D	218.50		
		16-790 - Recreation Cmttee-Pro	Amazon - Bingo	109.84		
		16-790 - Recreation Cmttee-Pro	Amazon - Crafts	96.32		
		11-210-1 - A/R Gst Recoverable	GST Tax Code	0.15		
		99-999 - Gst Paid (Statistical) N	GST Tax Code	0.15	NL	
		11-210-2 - A/R HST Receivable	HST Tax Code	59.79		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	69.15	NL	911.35
3160	**07-28-2025**	**Duck Rock Resort**				
83143		16-320 - Garage - Mtc/Supplies/	fuel and office supplies	4.53		
		16-784 - Mower Expense	fuel and office supplies	164.09		
		11-210-2 - A/R HST Receivable	HST Tax Code	18.12		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	20.96	NL	186.74
83144		16-234 - Station 1 - Fuel & Oil	fuel	459.78		
		11-210-2 - A/R HST Receivable	HST Tax Code	50.79		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	58.74	NL	510.57
83145		16-110 - Admin - Office Supplies	office supplies	13.59		13.59
83146		16-320 - Garage - Mtc/Supplies/	office supplies	7.75		7.75
83147		16-279 - Building Dept Truck - F	gas - CBO	70.24		
		11-210-2 - A/R HST Receivable	HST Tax Code	7.76		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.97	NL	78.00
83148		16-784 - Mower Expense	gas	8.21		
		11-210-2 - A/R HST Receivable	HST Tax Code	0.91		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	1.05	NL	9.12
				Payment Total:		805.77
3161	**07-28-2025**	**Fire Marshal's Public Fire**				
IN168940		16-208 - Fire - Prevention/Educa	Junior Fire Chief Helmets	188.26		
		11-210-2 - A/R HST Receivable	HST Tax Code	20.79		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	24.05	NL	209.05
3162	**07-28-2025**	**Fowler Construction Co Ltd**				
87023		16-375 - Gravel-Summer Mainte	granular	20,413.25		20,413.25
3163	**07-28-2025**	**Glen Martin Limited**				
420741		16-110 - Admin - Office Supplies	office supplies	47.41		
		11-210-2 - A/R HST Receivable	HST Tax Code	5.24		
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.06	NL	52.65
3164	**07-28-2025**	**Joseph Lamb**				
July 15/25		16-091 - Council - Travel	mileage - Planning Board	57.60		57.60
3165	**07-28-2025**	**Magnetawan Building Centre Ltd**				
103-147965		16-320 - Garage - Mtc/Supplies/	supplies	63.56		
		11-210-2 - A/R HST Receivable	HST Tax Code	7.02		

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	99-999-1 - HST (Statistical) Non-	HST Tax Code	8.12	NL	70.58
3166	**07-28-2025 McDougall Energy**				
7908826	16-394-2 - 2018 Dodge Ram 20	Regular Gas with Ethanol	189.70		
	16-408-1 - 2022 Dodge 2500 Fı	Regular Gas with Ethanol	189.70		
	16-776 - 2016 Facilities Truck - I	Regular Gas with Ethanol	189.70		
	11-210-2 - A/R HST Receivable	HST Tax Code	62.86		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	72.70	NL	631.96
7908988	16-423 - 2010 Grader - Fuel	Dyed Diesel	463.86		
	16-427-1 - 2022 Backhoe -Fuel	Dyed Diesel	463.87		
	16-439-2 - Hyundai Excavator F	Dyed Diesel	463.85		
	11-210-2 - A/R HST Receivable	HST Tax Code	153.71		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	177.78	NL	1,545.29
7908975	16-403 - 2015 Freightliner Tand	LS Diesel Clear	617.93		
	16-404-2 - 2020 Freightliner - Sr	LS Diesel Clear	617.92		
	16-411 - 2007 International - Fu	LS Diesel Clear	617.93		
	16-404-1 - 2017 Freightliner Sin	LS Diesel Clear	617.91		
	11-210-2 - A/R HST Receivable	HST Tax Code	273.01		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	315.76	NL	2,744.70
			Payment Total:		4,921.95
3167	**07-28-2025 MHBC Planning LTD**				
5037094	16-844 - Planning-Capital-Officia	Official Plan Update	13,634.85		
	11-210-2 - A/R HST Receivable	HST Tax Code	1,506.02		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	1,741.87	NL	15,140.87
3168	**07-28-2025 Mike Huggins**				
July 23/25	16-316 - Garage - Miscellaneous	mileage-personal vehicle us	97.92		
	16-375 - Gravel-Summer Mainte	mileage-personal vehicle us	15.12		
	16-375 - Gravel-Summer Mainte	mileage-personal vehicle us	16.56		129.60
3169	**07-28-2025 Patricia Xerri**				
11	16-092 - Council - Miscellaneous	soup & sandwiches - counc	144.00		144.00
12	16-092 - Council - Miscellaneous	Wraps & salad - council me	144.00		144.00
			Payment Total:		288.00
3170	**07-28-2025 Parry Sound Auto Parts Co Ltd**				
2-1218911	16-784 - Mower Expense	parts	98.18		
	11-210-2 - A/R HST Receivable	HST Tax Code	10.84		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	12.54	NL	109.02
2-1218814	16-784 - Mower Expense	parts	103.51		
	11-210-2 - A/R HST Receivable	HST Tax Code	11.43		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	13.22	NL	114.94
2-1218928	16-784 - Mower Expense	credit re invoice #2-121881	-29.45		
	11-210-2 - A/R HST Receivable	HST Tax Code	-3.25		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	-3.76	NL	-32.70
			Payment Total:		191.26
3171	**07-28-2025 Smellies Design and Print Shop**				
45916	16-110 - Admin - Office Supplies	window envelopes	993.84		
	11-210-2 - A/R HST Receivable	HST Tax Code	109.77		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	126.96	NL	1,103.61
3172	**07-28-2025 Town of Parry Sound (Fire)**				
IVC....23652	19-204 - Fire - Capital - New Re	2019 Ford	9,005.33		
	11-210-2 - A/R HST Receivable	HST Tax Code	994.67		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	1,150.44	NL	10,000.00

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3173	**07-31-2025 OMERS**				
June OMERS	12-339 - OMERS	June 2025 OMERS Remitta	18,914.02		18,914.02
3174	**08-01-2025 Chris Kasulke**				
W202506	16-275 - By-Law Enforcement	By-law enforcement	2,569.60		2,569.60
3175	**08-01-2025 Fowler Construction Co Ltd**				
87388	16-375 - Gravel-Summer Mainte	Granite Cursher	5,592.56		
	11-210-2 - A/R HST Receivable	HST Tax Code	617.62		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	714.34	NL	6,210.18
87382	16-375 - Gravel-Summer Mainte	Crushed Asphalt	1,994.04		
	11-210-2 - A/R HST Receivable	HST Tax Code	220.25		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	254.74	NL	2,214.29
			Payment Total:		8,424.47
3176	**08-01-2025 Iron Mountain Canada**				
KPCT120	16-110 - Admin - Office Supplies	shredding	95.06		
	11-210-2 - A/R HST Receivable	HST Tax Code	10.50		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	12.14	NL	105.56
3177	**08-01-2025 Local Authority Services Ltd.**				
MGBP00001794	16-110 - Admin - Office Supplies	office supplies	155.48		
	11-210-2 - A/R HST Receivable	HST Tax Code	17.17		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	19.86	NL	172.65
3178	**08-01-2025 Magnetawan Building Centre Ltd**				
101-166810	16-110 - Admin - Office Supplies	Water	26.98		
	11-210-2 - A/R HST Receivable	HST Tax Code	2.98		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	3.45	NL	29.96
101-166811	16-466 - Auld Landfill - Supplies	insecticide	16.46		
	16-452 - York Landfill - Maintena	insecticide	16.46		
	11-210-2 - A/R HST Receivable	HST Tax Code	3.64		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	4.21	NL	36.56
			Payment Total:		66.52
3179	**08-01-2025 Parry Sound Auto Parts Co Ltd**				
2-1219115	16-784 - Mower Expense	Parts	50.26		
	11-210-2 - A/R HST Receivable	HST Tax Code	5.55		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	6.42	NL	55.81
3180	**08-01-2025 Point To Point Communications**				
0000282039	19-209 - Replace Rescue 1	Service call	967.10		
	11-210-2 - A/R HST Receivable	HST Tax Code	106.82		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	123.55	NL	1,073.92
3181	**08-01-2025 Sun Life Assurance Company of Canada**				
00250172	16-101 - Admin- Benefits	EAP - July	38.06		
	11-210-2 - A/R HST Receivable	HST Tax Code	4.20		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	4.86	NL	42.26
00253597	16-101 - Admin- Benefits	EAP - August	39.18		
	11-210-2 - A/R HST Receivable	HST Tax Code	4.33		
	99-999-1 - HST (Statistical) Non-	HST Tax Code	5.01	NL	43.51
			Payment Total:		85.77
			Total EFT:		164,769.39

Total AP:	307,676.85

Report prepared for Council August-06-25

Janice Barnes , Asst. to the Treasurer

BUSINESS MATTERS

MUNICIPALITY OF WHITESTONE – COUNCIL STAFF REPORT FOR OFFICIAL PLAN REVIEW			
Report Prepared For:	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	File:	Official Plan Review Draft #1.2 for Council Review and Submission to Ministry
Report Prepared By:	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	Report Date:	August 19, 2025

A. RECOMMENDATION

THAT Council receives the Report associated with the Official Plan Review, dated August 19, 2025; and,

THAT Council directs staff/planning staff to submit Draft #1.2 of the Official Plan to the Ministry of Municipal Affairs and Housing for the purposes of completing the 90-day review period of the draft Official Plan.

B. OVERVIEW

The Municipality of Whitestone is in the process of undertaking an Official Plan Review. The current Official Plan was approved by the Ministry of Municipal Affairs and Housing in 2015 and is scheduled for an update in accordance with the requirements with the Planning Act.

The purpose and intent of this Report is to provide an overview of the status of the Official Plan Review process and to provide Council with a copy of the updated Draft #1.2 for review and consideration. Based on the project schedule and further opportunity to review and refinements, it is recommended that Draft #1.2 of the Official Plan be formally submitted to the Ministry of Municipal Affairs and Housing for the mandatory review of the draft Official Plan.

The Ministry of Municipal Affairs and Housing has a mandatory 90 day review period where the member Ministries prepare and forward formal comments on a draft of the Offiical Plan. The Municipality cannot host the mandotary and legislative Open House Meeting and Statutory Public Meeting until at least 90 days following the submissoin of the draft Official Plan to the Ministry for comment.

Following the presentation provided at the First Open House meeting, it is recongized that the community, staff and Council have an important role in helping form the policy basis for the Municipality from a land use planning perspective. Additional comments have been received

by the Municipality and those comments have been reviewed and considered through the Official Plan Review.

It is impotant to highlight that even if Council makes the deicsion to forward Draft #1.2 of the Official Plan to the Ministry following the Council meeting on August 19, 2025, the Draft version of the Plan to the Ministry is not the position of Council, it is a Draft, that is being provided for comment only. There remains substantial opportunity to provide input and refine the document in advance of future meetings which are proposed to be held at the end of 2025/early 2026 depending on the timeliness of the Minsitry's review and written comments.

C. SUMMARY OF PROCESS AND PUBLIC COMMENTS

An Official Plan Review process is required to following the legislative requirements of the Planning Act. The following is a summary of the main items that have taken place to date:

1) Required meeting under Section 26(3) of the *Planning Act* was held on March 18, 2025.
2) Pre-consultation meeting "Core Team Meeting" was held on June 6, 2025, with representatives from various Provincial Ministries and Municipal Staff.
3) MHBC has collected background information regarding Provincial legislation, Provincial Planning Statement and mapping data.
4) Draft Background Study presented to Council on July 15, 2025.
5) Public Open House held on July 29, 2025, and presentation of Draft #1 of the Official Plan.

Following the presentation of Draft #1 of the Official Plan at the Public Open House on July 29, 2025, all the comments received to date have been reviewed in order to update the document for the purposes of submitting the updated draft, Draft #1.2, to the Ministry of Municipal Affairs and Housing.

The public comments that have been received prior to the preparation of this Report have been summarized in the Comment Summary Table, which is included as Attachment #1 to this Report. The comments have been reviewed and responded to, and where appropriate, refinements to the Draft #1.2 of the Official Plan have been incorporated.

D. SUMMARY

Based on the work that has been completed to date, Draft #1.2 is in a position to send to the Ministry of Municipal Affairs and Housing for the 90-review period of the Official Plan. Again, the submission of the draft Official Plan to the Ministry does not mean that review and input from the local and community perspective needs to stop. It is anticipated that comments will continue to be submitted, and planning staff will be working towards a Draft #2 in late 2025/early 2026 for the purposes of conducting the legislative Public Open House and Statutory Public Meeting.

The Comment Summary Table is included as Attachment #1 to this Report.

The following versions of the Draft #1.2 of the Official Plan have been prepared:

1) Clean Version of Draft #1.2 of the Official Plan.
2) Overall Track Changes Version - illustrates the differences between the current Official Plan that is in effect and the Draft #1.2 Official Plan, dated August 19, 2025.
3) Post Open House Track Changes Version – illustrates the differences between the Draft #1 Official Plan, dated July 29, 2025 and the Draft #1.2 Official Plan, dated August 19, 2025.

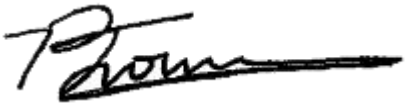
Please note that sections in the draft Official Plan that have been updated based on the Provincial Planning Statement have been highlighted in yellow.

Respectively submitted,

MHBC PLANNING



Jamie Robinson, BES, MCIP, RPP
Partner



Patrick Townes, BA, BEd
Associate

Attachment #1 – Comment Summary Table

Meghan Lutz, 53 Captain Estates Road		
#	Comment	Comment Response
1.	I am writing to respectfully request that the Municipality of Whitestone consider revisiting its policy regarding the sale of road allowances that extend to water. Many of these road allowances have not been used for decades and, in many cases, are not realistically accessible or functional for public use. While they may have held long-term strategic value in the past, today they represent an untapped source of revenue that could help address the financial challenges facing small municipalities.	9.04.6 – Proposed policies are not to sell municipal road allowances leading to water, unless other accesses to the water exist.
2.	Small communities like Whitestone often face funding gaps in essential areas. Income from the sale of selected, unused road allowances could be reinvested into: • Emergency services and fire infrastructure, particularly given increasing wildfire risk due to climate change. • Maintenance and upgrades to rural roads and culverts, many of which are aging and costly to repair. • Recreation and community spaces, such as public docks, trails, or community halls Affordable housing or seniors' support programs, which are growing concerns in rural Ontario. • Broadband and connectivity improvements, which are essential for education, business, and emergency communication.	Acknowledged.
3.	I understand the importance of protecting public access to waterfront and green space, but there is room for a more flexible, case-by-case policy, especially for allowances that are landlocked, inaccessible, or unused. With clear criteria, transparency, and community input, this policy change could offer long-term benefits without compromising our natural heritage.	The policies provide instances where the sale of a road allowance may be appropriate.

Ed Bennett March 18, 2025		
#	**Comment**	**Comment Response**
4.	**Impact on Local Businesses and Jobs:** For over a century, our family-run business has contributed to the local economy by providing jobs to residents and offering services that cater to both locals and visitors. The WWKCA's stringent recommendations—such as requiring environmental engineering reports, septic re-inspections, and the potential halting or hindering of development—could stifle growth and create an environment where businesses like ours struggle to expand or improve. We are fully committed to environmental stewardship, but we also believe in the need for a balanced approach that supports both preservation and local economic sustainability.	Acknowledged.
5.	**Barriers to Responsible Development:** The proposals to impose extensive regulations on new development, including costly environmental impact assessments and strict setbacks, will not only affect individual property owners but also the local businesses that rely on a steady influx of residents, cottagers, and tourists. Our family business, which has seen this community evolve, has always supported responsible growth. However, the over-regulation proposed by the WWKCA risks deterring new investment and limiting opportunities for local enterprises to adapt to the growing needs of the community.	Acknowledged.
6.	**Water Quality Improvements and Current Regulatory Effectiveness:** One of the arguments made by the WWKCA is the need for stricter environmental controls, yet this seems to overlook the fact that water quality on Wah-Wash-Kesh Lake has remained consistent over the years under the current regulations. These standards, which are compliant with the Ontario Building Code (OBC), have been effective in protecting the lake. No concrete evidence or scientific data supports the need for the increased regulatory burdens suggested by the WWKCA. Our community has worked hard to maintain the balance between environmental protection and	Acknowledged.

Ed Bennett March 18, 2025		
#	**Comment**	**Comment Response**
	development, and the progress we have made should not be disregarded without compelling justification.	
7.	**Community Collaboration Over Restriction:** We have always worked with our neighbors and local authorities to ensure that the lake and its surroundings are treated with respect. However, the WWKCA's approach feels exclusionary, especially considering the limited membership and unverified survey data. Our business, and others like it, have thrived by collaborating with the community—not by imposing restrictive measures that could potentially alienate residents and new investors. Instead of introducing regulations that could stifle development, why not focus on community education and voluntary environmental initiatives that encourage property owners and businesses to adopt sustainable practices without undue financial burden?	Acknowledged.
8.	**Sustaining Our Legacy and Future Generations:** My family has been part of this community for over a century, and we want to ensure that Lake Wah-Wash-Kesh remains a place where future generations can live, work, and enjoy the natural beauty we have cherished for so long. The restrictive proposals set forth by the WWKCA seem to prioritize halting development rather than addressing the real environmental challenges, such as water level management and shoreline preservation due to the dam's effects. If we are serious about preserving the lake for future generations, let us focus on solutions that address the root causes of environmental issues without undermining the livelihoods of the very people who have built this community.	Acknowledged.
9.	**Conclusion:** While I fully support environmental protection, it must be achieved through balanced, inclusive, and practical measures that support local families, businesses, and residents. A	Acknowledged.

Ed Bennett March 18, 2025		
#	**Comment**	**Comment Response**
	thriving, sustainable community is one that values both its natural environment and its economic growth. We need to work together to create solutions that protect our lake while ensuring that long-standing businesses and local jobs are not sacrificed in the process.	

Tony Poxleitner March 18, 2025		
#	**Comment**	**Comment Response**
10.	I asked whether the Official Plan would cover policies associated with Crown land on Municipality of Whitestone boundaries. I was told in a nutshell, that although the MNR controls the land, some policies could be incorporated into the official plan. I would like to suggest some possible inclusions to the process: a) On Clear lake Road and Beyond to Black Lake, new unofficial campgrounds are popping up by non-residents and trees are being cleared for trailers and firewood destroying the environment. There are large trailers being accessed to these spots on the sides of the road. Fire Pits are also being made which risk creating Forest Fires due to lack of any controls. I would guess that they do not pay much attention to fire restrictions. Bylaws and signage would be useful. This of course will need to be done in conjunction with the MNR but please consider if we can add some policies to controlling crown land.	This comment relates to the use and occupation of Crown Land. This is not within the jurisdiction of the OP.
11.	b) Similar to a) above, Black Lake camping and lack of any control is also a detriment to the environment at that location. The area has become a free for all with no controls or oversight that we are aware of. This policy could be in conjunction with a) above.	See response to previous comment.
12.	c) Nesbitt Trail was placed on Crown Land by the Municipality many years ago and has now been destroyed by off road vehicles and basically is an un-walkable trail. Can we include in the official plan the requirements to	See new 9.10.3.

Tony Poxleitner March 18, 2025		
#	**Comment**	**Comment Response**
	fully block all municipal trails from Off Road Vehicles, and place proper signage and possible put bylaws in place including fines.	

Graham Keene March 28, 2025		
#	**Comment**	**Comment Response**
13.	To subdivide water access property on Wahwashkesh one needs a conveyance of a mainland parking spot less than 1/2 km from a dock. This bylaw is not practical as few lots if any are available. Many water access lots can be divided wrt size and water frontage to meet WF 2 zoning. Families are looking to split their property to pass on to their children but are unable to do so due to lack of mainland parking. I would like to see municipal parking on lake expanded and funded by a surcharge to those wishing to subdivide. In my case i was required to pay 50k for 10 private parking spots that was approved by the municipality. These funds would have been better spent on expanding parking and conveying a parking spot to the property. It is a win/win. The further development of this very low density lake would result in larger tax base and economic development.	New section 22.15 proposed, that provides details on waterfront landings. Proposed Section 8.03 d) & e) recognizes the requirement for mainland access prior to water access lot creation. Refer to 17.10.3. Plan does not propose the creation of a municipal parking areas. There are marinas that provide docking and parking services on the lake and the policies of the OP protect these commercial uses.
14.	The Whitestone bylaw 3.59 for zoning refers to OBC. Residents are required to maintain their septic systems in good order and ensure the sludge level is below a prescribed level. i believe Whitestone residents for the good of our environment should be required by law to have their septic system inspected ensuring conformance with OBC. I see the inspection being every 3 or 4 years. Many residences I have been told by an unnamed pumping company only deal with their septic when it has backed up and too late. There are very few proactive initiatives.	This comment is outside of the scope of the OP Review. A request could be made to Council in this regard.
15.	Also a Bylaw wrt septic bed elevation needs to be created. The regulation Wrt tank elevation is also unclear and unreasonable. The theoretical flood level is just that as it is	13.04.3 requires a setback for the filter bed of 30 metres. This would need to be implemented in the ZBL. Tanks and piping are

Graham Keene March 28, 2025		
#	**Comment**	**Comment Response**
	assumed based on loose information. There is not a clear understanding of what is logical and real.	a closed system and are not generally subject to setbacks.

John Hertel, Lorimer Lake Association May 12, 2025		
#	**Comment**	**Comment Response**
16.	We have reviewed the parts of the existing plan that deal with Lake Trout Lakes in various aspects. These are found in Sections 12, 13 and 17 of the Official Plan. We find the existing guidelines need to be strengthened for future protection of Lake Trout Lakes (Cold Water Lakes) and suggest that Council increase the protection for these lakes in recognition of the unique conditions required for Lake Trout to survive. Lake Trout Lakes make up only 1% of the lakes in Ontario but are responsible for 20% of the world's Lake Trout population. We have investigated how other municipalities in Ontario that have Lake Trout Lakes (Cold Water Lakes) have protected and managed these lakes within there Official Plans and By-laws. Specifically, Watersheds Canada has published a document "At-Capacity Cold Water Lakes - Lake Trout Fact Sheet" that details the unique aspects of these lakes and references 7 cold water lakes that are at capacity. These 7 "at-capacity" lakes are in the Municipality of Hastings, and we undertook to investigate theses municipalities Official Plans and By-Laws. As part of this investigation, we also reviewed the Official Plans of Seguin and the Archipelago, as they also have Lake Trout Lakes (Cold Water Lakes) and are located close to the Municipality of Whitestone. Both municipalities have specific references to Lake Trout Lakes in their Official Plans and By-Laws. In our research we found that the Municipality of Hastings has the most comprehensive and strongest guidelines for Lake Trout Lakes (Cold Water Lakes) and would suggest that the	Acknowledged.

John Hertel, Lorimer Lake Association May 12, 2025		
#	**Comment**	**Comment Response**
	Municipality of Whitestone incorporate these guidelines in the New Official Plan and By-Laws, currently under review. Some of the key Sections from the Official Plan of the Municipality of Hastings are below as examples:	
17.	4.2.5.1 The County acknowledges the importance of cold water bodies in sustaining salmonoid fish species, such as lake trout, and the sensitivity to physical, thermal and chemical changes to such waterbodies. Cold water bodies are less common than other water habitats and are relatively reliant on groundwater discharge/recharge, undisturbed shoreline areas and other naturally occurring dynamics that maintain water quality, base flows and temperatures. Lake trout have two basic water quality requirements, low water temperatures and high levels of dissolved oxygen. Phosphorus loading that tends to promote growth of plants and algae is the key pollutant that can most jeopardize the two key noted water quality requirements.	Acknowledged
18.	4.2.5.4 Lakes Managed for Lake Trout denoted with the symbol 'LTL-AC' on Table A4.2 are considered to be at capacity and future development upon such lakes is generally prohibited except in accordance with the policies of this Plan.	Acknowledged.
19.	4.2.5.7 New planning approvals will not be granted by the County and/or a Member Municipality for new development within 300 metres of lake trout lakes designated 'LTL-AC'. Development of existing lots of record may occur in accordance with existing zoning. Lands within 300 metres of at capacity lake trout lakes shall be zoned such that the permitted minimum lot frontage and area represents the current existing lot frontage and area of those lands.	Acknowledged.
20.	4.2.5.8 Notwithstanding Part A - Section 4.2.5.7 above, the following exceptions for new development may be made for development which would not result in decreased water quality: a) All new residential,	Acknowledged. Setback for development is proposed to be 300 metres on at capacity lakes which is consistent with the LCAH.

John Hertel, Lorimer Lake Association May 12, 2025		
#	**Comment**	**Comment Response**
	commercial or industrial development that is connected to a municipal sewage treatment facility; b) All new tile fields are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake; c) All new tile fields are located such that they would drain into the drainage basin of another waterbody, which is not at capacity; or, d) To separate existing habitable dwellings, each having a separate septic system, provided that the land use would not change. In these exceptional circumstances, the following conditions to development shall be imposed as appropriate within the comprehensive zoning by-law, a site plan agreement and/or development agreement which implements the County's Water Quality Impact Assessment Guidelines: e) Restrict the removal of vegetation within 30 metres of the lake, except to accommodate a limited number of paths, water lines, docking facilities and removal of trees posing a hazard; f) Require a minimum 30 metre setback for all buildings and structures, save and except docking facilities; and, g) Prohibit the use of fertilizers on lawns and gardens within 300 metres of the lake .	
21.	4.2.5.9 Notwithstanding Part A - Section 4.2.5.7, an exception for limited development such as one consent for a new lot may be considered where it is demonstrated through an approved site evaluation report pursuant to Section 7.8.8 of this Plan that there are deep soils native to the site, undisturbed and over 3m in depth, meeting a specified chemical composition and hydrologic conditions. Conditions to development may be imposed as appropriate consistent with Section 4.2.5.8 of this Plan in consultation with the MNRF and the MOECC.	Acknowledged.
22.	4.2.5.10 In considering any development, including an amendment to the Official Plan and/or Zoning By-law and any consent or subdivision application, within 300 metres of a Lake Managed for Lake Trout identified with an	Acknowledged. The OP requires Lake Capacity Studies prior to development on an at Capacity Lake.

John Hertel, Lorimer Lake Association May 12, 2025		
#	**Comment**	**Comment Response**
	'LTL-C' designation on Schedule OP-B, the County and Member Municipalities may require a cold water lake capacity study and/or a site evaluation report prepared by a qualified person and submitted by the proponent(s) in accordance with Part A - Sections 7.8.7 and 7.8.8 of this Plan. The same requirement may apply to those lakes identified in Part A – Section 4.2.5.5 or to major development proposals on warm water lakes (those that involve more than two new residential building envelopes or non-residential developments of a similar impact from an original holding). Acceptance Hastings County Official Plan – December 2017 Prepared by the Hastings County Planning Department 83 of an adequate Lake Capacity Study does not guarantee that the proposed development will be approved.	

Margie Szilagyi May 28, 2025		
#	**Comment**	**Comment Response**
23.	**Roads**. Year-round care and maintenance of Municipal roads should be highly prioritized in the official plan. If one can't reasonably and safely get to their home in Whitestone, all other municipal services, while wonderful and abundant, lack value. Rate payers pay year round taxes and it is a reasonable extension, that year round care of municipal roads/assets should be provided. There are approx 115 km of municipal roads, 15 or so are seasonal and of those 15, 6.5 is Shawanaga Lake Road. It appears to me that SLR is a significant municipal asset which is unfairly under serviced. As a seasonal road, maintenance gravel, dust control etc is not provided and care is only given for 1/3 of the year. June 15-Oct 15. SLR does not meet even the seasonal road standard due to width, rock outcrops and gravel base. There should be a plan to deal with these deficits and ongoing safety issues.	The Official Plan scope does not include maintenance standards, but it could include policies related to right of way width and seasonal vs. year round maintenance requirements. These are found in Section 9.05 and in a table at the conclusion of the OP.

Margie Szilagyi May 28, 2025		
#	**Comment**	**Comment Response**
24.	**Specific lake policy in** the 2003 official plan, there was a section in which improving SLR deficiencies was specifically committed to, along with a mechanism to do so. This commitment was removed in the 2016 version. Given the tax base, ongoing development along SLR and continued safety issues, it is my suggestion that this commitment be reinstated.	Comment will be provided to Council for consideration.
25.	**Assets** until such a time as all current assets (ie roads) are brought up to documented standards and are cared for adequately, new assets should be limited and acquired only in a fiscally prudent manner with public consultation. According to the recent asset management discussions, two new properties, one shed and seven boat launches have been added in the past two-three years. The purchased properties remain under utilized without a clear plan of use and in fact structures on same now require demolition.	Acknowledged.
26.	**Equity** All areas of municipality and rate payers in those areas should receive similar services for similar tax dollars paid. SLR rate payers remain disadvantaged due to our limited seasonal property access. Despite a 20 million property valuation for homes accessed via SLR (similar to lorimer and greater than swords, crown retreats etc) and hence tax base, other roads are maintained year round..ie plowed..and SLR is not. The resultant burden to do this winter maintenance ourselves in unfair, when rate payers on other municipal roads do not have the cost, liability and expectation of same. This is despite other roads also failing to meet year round standard.	Comment to be provided to Council for consideration.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
Section 4.0 Basis of the Plan		
27.	4.14 The conversion of cottages to year round use is encouraged by this Official Plan. However,	4.16 – The OP recognizes that there may be servicing limitations. The planning documents do not require planning act approval to convert

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	policies need to be carefully prepared that recognize the servicing limitations that may apply to some converted properties.	a dwelling from seasonal to permanent occupancy.
28.	4.18 The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters while responding to the inevitable demand for additional waterfront recreational land. There are a variety of lake and river conditions that m ay require lake or river specific policies to properly respond to neighbourhood policy needs.	Acknowledged.
Section 5 – Objectives		
29.	5.01 Maintaining, protecting and improving the natural environment within the Municipality and region;	Official Plan updated includes a number of policies pertaining to the protection of natural heritage features.
30.	5.03 Promoting additional growth in the recreational and residential areas that is sustainable, responsible and appropriate to meet a growing demand for such development in the Municipality;	Acknowledged.
31.	5.06 Requiring new development to be responsible for all costs directly associated with that development so that the Municipality does not assume any costs beyond normal maintenance and service;	Acknowledged.
32.	5.18 P reserving and enhancing the wilderness or semi wilderness character of the numerous recreational waterbodies in the Municipality;	Acknowledged.
Section 6 – Growth and Settlement		
33.	6.02 Year Round Population … As a relatively new municipality that is small in population spread over a large region, it is difficult to qualify any emerging growth issues. In the interim, Whitestone residents have indicated that they are not opposed to growth so long as the character, heritage, and the natural landscapes of the Municipality are preserved.	Modifications provided to Section 6.02.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	Year round population growth is likely to occur in the communities, along the waterfront and in the rural areas in accordance with the performance standards for each of these land use areas. The council of the municipality will encourage year round population growth in each of these sectors in accordance with the policies of this Plan.	
34.	6.03 Seasonal Population The Municipality encourages new waterfront development. Any new growth along the waterfront will be required to be sustainable in terms of minimizing its impacts on the social, physical and financial environments of the Municipality. There are a number of general and lake specific policies contained in this Plan that recognize the ability of some waterbodies to withstand additional development. These policies should be reviewed in conjunction with provincial policies when assessing lake carrying capacities.	Acknowledged.
35.	8.02 New Lot Standards New lot standards will be set out in the implementing zoning by-law based upon the policy provisions for the various waterfront, rural and community neighbourhoods.	Acknowledged.
36.	9.02 Municipal Roads New development must front upon a year round road or a year round cottage road. The road must be publicly maintained except in the following circumstances:	Acknowledged.
37.	9.02.2 water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;	Acknowledged.
38.	9.13 Navigational Impacts 9.13.1 The Council of the Municipality is aware of a number of nuisances that are created by watercrafts that generate damaging wakes in terms of the environmental, noise, safety and enjoyment to others. The municipality may take whatever steps are necessary and	Not included; beyond the jurisdiction of the municipality.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	reasonably available to preserve the quiet enjoyment, safety and aesthetics of its waterfront neighbourhoods.	
39.	11.08 Residential Conversions 11.08.1 There is a substantial proportion of the population of the Municipality of Whitestone that is identified as seasonal given that their principal residence is located elsewhere. While these second home owners generally continue to use their Whitestone dwellings in a part-time basis and principally in the summer season, there are a small number interested in locating in the Municipality at their part-time residence on a full-time basis (June 2001 survey). While it is anticipated that the number of actual seasonal residential conversions to year round use will be low, there may be some land use implications that arise as a result of this action.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
40.	11.08.2 Seasonal residential conversions will be supported by the Municipality.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
41.	11.08.04 Any consideration of the conversion of seasonal dwellings to year round dwellings and t he relative change in nutrient loading on the water quality of a recreational waterbody will be assessed in accord with the Lakeshore Capacity Assessment Handbook.	Section not included, plan does not distinguish between seasonal and permanent dwellings.
42.	12.01 Fish Habitat 12.01.1 The Municipality recognizes the importance and value of the sports fishery including the protection of fish habitats. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all of the recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.	See Section 12.01.
43.	12.01.1.1 (a) L and Division on Shoreline with Type 1 Fish Habitat All severed and retained lots must have a minimum of 15 metres of	See updates to Section 12.01.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	their respective shorelines free of Type 1 Fish Habitat; (i) where a severed or retained lot does not include a minimum of 15 metres of non-Type 1 Fish Habitat, it may be re-inspected for errors or omissions respecting the mapping; (ii) if the re-inspection reveals an accuracy issue, a revised Type 1 Fish Habitat mapping is to be confirmed by the Ministry of Natural Resources and Forestry, or	
44.	(b) the Parry Sound Area Planning Board may obtain a report by a qualified biologist to indicate how the development can comply with the Provincial Policy Statements. The costs of such a study will be at the expense of the proponent; or	See Section 21.16.3.
45.	(c) authorization for a dock and/or boathouse must be received from the Department of Fisheries and Oceans.	Not included.
46.	Section 13.0 Waterfront Policies 13.02 Form of Development 13.02.1 The general form of development includes: • low density, single detached residential development; • open space uses; • tourist commercial uses; and • access facilities.	Acknowledged, only existing tourist commercial uses proposed to be permitted.
47.	13.03 Principles of Waterfront Development 13.03.2 These principles include maintaining the low density residential shoreline density together with occasional tourist commercial uses.	Occasional modified to existing.
48.	13.03.3 The municipality is interested in preserving the character of its waterfront communities.	Acknowledged.
49.	13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.	Acknowledged.
50.	13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage values. The municipality will require the assessment of impacts and in	Acknowledged.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.	
51.	An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.	Acknowledged.
52.	13.04 Water Quality Protection It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at l east 30 metres from the shoreline of the lake whenever possible.	Acknowledged.
53.	13.04.6 The area between the shoreline and any development on the lot including the cottage and septic system ben maintained in its natural state in order to preserve a buffer of natural vegetation. The restrictions would require that the setback be altered or disturbed as little as possible, and trees should not be cut, nor vegetation cleared within it so that ti 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 (bunkies). The width of the buffer should be required front yard set out in the zoning by-law or larger should dwellings exceed the minimum required yard.	Acknowledged.
54.	Recreational Capacity The Municipality of Whitestone is aware that inland waterbodies may have limited capacity t o accommodate additional waterfront activities like boating, fishing, swimming and other i n water recreation. While it is recognized that this aspect of a waterbody use is an extremely subjective analysis, the municipality may	Acknowledged.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	require an assessment of the development on the present users of the lake.	
55.	New Waterfront Commercial Development 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.	Acknowledged.
56.	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.	Acknowledged.
57.	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 o f need, impacts and any mitigative measures. A zoning by-law amendment would also be required.	Revised approach included, that permits existing commercial uses and requires an OPA for new uses with policies to be satisfied.
58.	13.07 Shoreline Structures and Modifications 13.07.1 The principle objectives of the policies for development in the waterfront area of the Municipality of Whitestone are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.	Acknowledged.
59.	13.07.2 There are a range of accessory buildings and structures that can be expected to be developed a long the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing zoning bylaw, and the applicable policies of this Plan, operation statements or any other applicable approvals of government agencies.	Acknowledged.
60.	13.07.3 Boathouses are waterfront structures that have significant impacts on the natural landscape o f the shorelines along the recreational waterbodies. It is the policy of this	See revised policies in plan.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	Plan not to permit boathouses except through a site specific zoning amendment.	
61.	13.07.4 Marinas, boat access facilities, docks, boathouses, boatports and other shoreline structures w ill not be permitted where they would front onto Type 1 Fish Habitat.	See revised policies in plan.
SECTION 16.0 Land Use Policy Areas		
	16.02 Waterfront 16.02.1 Lands that are physically and functionally located adjacent to recreational waterbodies have been designated in the Waterfront policy designation. A broad band around each lake has been identified on the Land Use Schedule intending to apply to a single depth of properties. Second tier or back lot development is not permitted in these areas.	Acknowledged.
62.	16.02.2 The Waterfront policy category will include single residential dwellings and associated uses, seasonal residential dwellings and tourist commercial uses in accordance with all other policies of this Plan.	Acknowledged and modified.
63.	16.02.3 The base standard for new development in the Waterfront designation are set out in the Specific Lake Policies set out below.	Acknowledged.
64.	16.02.4 The standard for new or expanding tourist commercial facilities on the Municipality's lakes will be set out in the implementing zoning by-law. These standards will include a maximum density and minimum waterfront requirements.	Acknowledged.
65.	16.02.12 The Council of the Municipality of Whitestone recognizes the interest of a number of lake neighbourhoods to undertake planning programs for lakes. The results of these lake planning studies may form the basis for additional lake specific planning policies as set out in Section 17.0 below.	Acknowledged.
66.	Specific Lake Policies Gooseneck Lake 17.02.1 Gooseneck Lake is located partly in Burton and partly in McKenzie Townships and empties into the south basin of Lake	Acknowledged.

Gooseneck Lake Property Owners Association June 1, 2021		
#	Comment	Comment Response
	Wahwashkesh. Although the lake is small (217 ha) it has over 2 2.8 kilometres of shoreline.	
67.	17.02.2 Much of the lake is water access. There is a historical public access on the lake that the Municipality supports maintaining using proceeds of any cash-in lieu of parkland collected as a condition of development or the sale of shore road allowances.	Acknowledged.
68.	17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish Habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.	Acknowledged, reference to "Type 1" removed as per ministry approach.
69.	17.02.4 The water quality of Gooseneck is relatively good. However, there are a number of significant constraints to any new lot creation along the shoreline. When new lot creation is proposed, t he approval authority will carefully consider impacts and appropriateness based upon the character of the lake and applying best management practices for new development.	See draft Official Plan for modified policy.
70.	Section 22.0 Special Policies 22.14 Narrow Waterbodies Development on narrow waterbodies and channels will be discouraged, where the width o f the channel or waterbody is less than 100 metres. Rather than prohibiting development in such instances, Council and Planning Board will apply a formula designed to increase minimum frontages for new development as the width of the waterbody decreases.	See Official Plan for modified policy.

Harry Missal July 13, 2025		
#	**Comment**	**Comment Response**
71.	my name is Harry Missal and I live at 410 Shawanaga Lake Rd. My wife has health issues and last fall we called the ambulance twice to take her to the Parry Sound Hospital. Because of her health issues and because Shawanaga Lake road is not ploughed in the winter, we can not live in our home during this period.	Comment will be passed to Council.

Harry Missal July 13, 2025		
#	**Comment**	**Comment Response**
	Therefore, during your official plan review, I like to stress that a key focus at this meeting is road infrastructure so that all residents have access to their homes all year long.	

Whitestone Lake Property Owner's July 25, 2025		
#	**Comment**	**Comment Response**
72.	In revising the Official Plan, and updating the By-laws, we, WL property's owners, would like the Municipality to apply the following key principles: ● Make decisions based on best available evidence and scientific research – current, accurate, transparent and trusted ● Apply a watershed approach, which includes creeks, wetlands and surrounding natural habitat and features, to reflect shared responsibility to the linked natural environment ● Maintain or enhance - rather than dismantle - environmental protections in the Official Plan and associated By-laws	Acknowledged.
Areas of concern and suggested actions:		
73.	Water Quality Management In the last 4 years, WL had at least two algae blooms with potential toxic cyanobacteria, identified by the North Bay/Parry Sound District Health Unit and the laboratory of the Ministry of the Environment, Conservation and Parks. This year, there has been a sudden and elevated rise in lake water levels, raising the concerns about potentially harmful stormwater runoff.	Acknowledged.
74.	Whitestone's Official Plan needs to recognize the interconnectedness of all elements of the lake as a whole, and where indicated, to implement preventive and proactive actions to reduce nutrient input (phosphorus and nitrogen in particular). Climate change is a reality and a proactive approach is needed to anticipate its impact on warming of lake waters and on the development of algae, bacteria and harmful levels of chemical elements.	The OP establishes development setbacks, vegetation requirements and requires various supporting studies to support development applications.

Whitestone Lake Property Owner's July 25, 2025		
#	**Comment**	**Comment Response**
75.	We encourage the Municipal Council to set in place ● Regular monitoring of Whitestone lake and associated elements of our local biome in various sections of the lake;	Section 13.04.11 added to the OP to enable the Municipality to undertake lake monitoring.
76.	● A strict, guided and impartial capacity assessment of WL before authorizing further development on its shoreline for potential impact on water quality, taking in account the specificities of Whitestone Lake and its various sections;	Section 13.04.10 added to the OP to enable the Municipality undertake lake capacity studies.
77.	● A review of septic setback regulations using current best practice; and strict implementation of any recommendations arising from the review. This will help to ensure that septic systems will be above the high water mark, protecting the lake as a source of drinking water and aquatic habitat for those who rely on it.	Section 17.02.7 requires septic systems to be 30 metres from the lake.
78.	**Habitat Protection and Restoration**: The draft Official Plan has the opportunity to provide crucial clarity of vision, of process and associated enforcement for any projects governed by permits that will be undertaken within its borders. For the health and wellbeing of the lake and its current and future inhabitants, we urge the inclusion of the following elements: ● Protection, maintenance and restoration of natural shoreline vegetation, wetlands, and other habitats, including: ○ Educating property owners on vegetative shorelands and their importance to the local biome ○ Promoting use of native plants and shoreline transitions to reduce nutrient runoff into the lake	See section 13.04, including 13.04.6.
79.	● Discouraging or prohibiting practices that threaten the fragile eco-system of WL. This extends to: ○ clearing the natural vegetative barrier along shorelines and within properties, ○ hardscaping the shoreline, ○ creating artificial shoreline beaches by importing sand,	See Section 13.04, including 13.04.6.

Whitestone Lake Property Owner's July 25, 2025		
#	**Comment**	**Comment Response**
	○ neglecting to access appropriate permits for docking systems, ○ temporary and longer-term trailer parking,	
80.	● Intrusive shoreline lighting.	Section 22.16.1 added.
81.	In addition, we advocate for ● Discouraging or prohibiting the use of MOW docks at the landings as semi-permanent mooring locations	Acknowledged.
82.	● Educating motorized boaters on best and safe practices when navigating the lake and ensuring enforcement of boat speeds when transiting any narrow areas or bays/arms of the lake or navigating close to the shore (within 100 feet) which together are all a risk to safety of swimmers and users of non-motorized vessels, habitat destruction and shoreline erosion issues (i.e signage).	Beyond the scope of the Official Plan.
83.	Invasive Species Management: We recommend that the new Official Plan incorporates a recognition of the threats posed by the introduction and spread of non-native plant and animal species, and also includes mechanisms to discourage their introduction, and where necessary, to instigate remedial action.	Beyond the scope of the Official Plan.
84.	This recognition may include by laws or municipal guidelines that: ● Promote safe and appropriate boating practices (Wash, Clean, Dry) at boat launches and among boaters (being motorized or non-motorized floating equipment) and re-enforce best practices.	Beyond the scope of the Official Plan.
85.	● Monitor invasive species and inform constituents of best practices taking account of the watershed flows between lakes and adjacent communities also at risk by invasive species	Beyond the scope of the Official Plan.
86.	● Educate constituents and municipal employees of proper identification and disposal of invasive species	Beyond the scope of the Official Plan.
87.	**Climate Change Adaptation**: We recommend that the new Official Plan includes a recognition of the shared responsibility of the property owner and the	Section 22.20 added.

Whitestone Lake Property Owner's July 25, 2025		
#	**Comment**	**Comment Response**
	municipality to safeguard the environmental assets of this region for this and for future generations. We recommend that the Official Plan include a commitment to assess and where possible, mitigate the local impacts of climate change from such trends as increased water temperatures and altered precipitation patterns, and human-based threats to the ability of the local biome to absorb the effects of habitat destruction. This will involve identifying risks, and implementing strategies to lessen these impacts and enhance the resilience of both the watershed and the lake.	
88.	**Community Engagement:** Public awareness and participation is essential for successful lake protection efforts. Encourage responsible practices for proper waste disposal on site/property and at landfills, as well as those for water conservation. It is also important to consider that nearly half of the septic systems in the municipality are at least 30 years old and some do not have a record of their waste management system.	Acknowledged.
89.	We recommend: ● Close the York street landfill, which has been identified as being at capacity and could pose an issue due to its close proximity to Whitestone Lake (Reference: Azimuth Environmental Consulting, Inc. Landfill Sites Overview presentation dated November 7, 2023. The site should move towards a Progressive Closure which no longer has capacity to accept new wastes. Future use of the site following closure could be as a waste transfer station.)	Beyond the scope of the Official Plan review.
90.	● Implement a discretionary septic maintenance inspection program similar to those of other municipalities in Ontario that are not protected by the Clear Water Act, working in collaboration with North Bay Matawa Conservation Authority (NBMCA). Neither Whitestone Municipality nor NBMCA are ensuring property owners follow the Ontario Building Code (OBC) guidelines under	Section 8.04.1.9 provides the opportunity for a reinspection program.

Whitestone Lake Property Owner's July 25, 2025		
#	**Comment**	**Comment Response**
	The Ontario Building Code Section 8.9. Operation and Maintenance, January 2025. At this time, there is no enforcement of these regulations; by-laws and OBC requirements must have viable enforcement processes to be effective and must include site inspections. In addition, a report on Whitestone Lake, by the Cottage Pollution Program, found that sewer systems problems were in older developments. (MacDonald and Barrs, 1997).	

Sherri Aldis July 26, 2025		
#	**Comment**	**Comment Response**
91.	Recommend that new development on private roads be subject to public hearings with the property owners on the private road, to ensure proper guarantees are in place for road maintenance and equitable use, rights of way etc. as well as to ensure there is capacity for new development.	See section 9.06.
92.	Severances and new development on private roads should be limited to one per property.	Acknowledged, Section 9.06 provides lot creation policies for private roads.
93.	Recommend there be site planning control on waterfront sites regarding alteration or removal of natural characteristics, including vegetation. Ensure that the vegetation and shorelines are protected, with a particular focus on fish habitat.	See Section 12.03.4.
94.	The maximum number of 3 new lots + 1 retained should be formally indicated in the Plan, for development on publicly maintained roads. For private roads this should be limited to 1 new lot and 1 retained.	Official Plan not proposed to create lot maximums. No direction was given from Council to establish a limit.
95.	Include the protection of "unclassified wetlands" in addition to Significant Wetlands.	Wetlands identified in MNR mapping are designated Environmental Protection.
96.	Include recommendations for the required conditions for roads, including private roads, in the Plan. This should include language on obligations for property owners building on private roads to maintain the roads and repair any damage, and set out the conditions and	Road requirements are provided in appendix to the plan. Private road maintenance is beyond the scope of an Official Plan.

Sherri Aldis July 26, 2025		
#	**Comment**	**Comment Response**
	mechanism for new owners to maintain any private road.	
97.	Maintain and enforce the lake specific recommendations for development. It is of note that Lorimer Lake was considered "at capacity" in the current plan and there has been recent intense development on the Whitestone portion of the lake.	Acknowledged.
98.	Support the recommendations from the Lorimer Lake Association regarding that the unique Lake Trout lakes (Cold Water Lakes) be properly protected and managed in the new Official Plan.	Acknowledged.
99.	Ensure the people are informed when there are changes to the Official Plan such as amendments.	Notification of OPA's is provided in accordance with the Planning Act.
100.	Ensure the MPAC mailing list is kept up to date more regularly and also consider email notifications in addition to regular mail. In a recent instance none of the direct neighbours of a significant development project on Lorimer Lake received notifications and no physical on-site notification was done.	Acknowledged.

Stanley Family – Green Lane July 27, 2025		
#	**Comment**	**Comment Response**
101.	Private road development needs to be subject to public hearings with the participation of impacted land owners which extends past the current 60 meter notification required, and should include all owners on shared access roads. New development should be site specific with "boots on the ground" assessment of impact from use, capacity for development, environmental impacts and managed by capping the limits of severances and development by single land owners.	Acknowledged. No change proposed for notification requirements. Official Plan requires various supporting studies as part of the complete application.
102.	Update development, severance and rezoning notification policy to include not only current MPAC rate payers contact information but to change the requirements of informed consent to requiring an actual agree/oppose response, not the current "no response equals consent"	Notification provided in accordance with the Planning Act; no modifications proposed.

Stanley Family – Green Lane July 27, 2025		
#	**Comment**	**Comment Response**
	approach, and again should go out to ALL land owners or their proxies on private use roads because it has an immediate financial impact to all who share that private road. It can also impact use and enjoyment, safe access, and changes to natural vegetation that may be unforeseen without local resident input.	
103.	Maintain and govern lake specific recommendations including a clear understanding of "at capacity" and to support and adopt the recommendations from the Lorimer Lake Association that our unique cold water trout lake be properly protected and managed in a forward thinking, conservation focused manner. This lack of clear understanding has created confusion, and in some cases animosity because of the historical interpretation of "at capacity" and what appears to be a changing definition of the same term.	Acknowledged.
104.	Clear language, information and resources for private access road associations to adopt municipal road condition requirements of repair and maintenance. This should outline obligations for all property owners to share costs, maintain safe access for all property owners and emergency services, repair damage (both natural impact and land owner caused) and to contribute equitably to avoid issues around "unjust enrichment". This should also include public information for owners (current and new) on potential road association membership fees, accessing road grant funds, implementing road levies, road easements and right of way fees on private roads. By having the municipality set forth robust guidelines the expectations have more credibility, create consistency in private road conditions and provide a universal framework to build from.	It is beyond the scope of the Official Plan to provide direction on private road maintenance commitments.
105.	Develop a plan to address short term rentals, RV parking, camping, bunkies and tiny homes with a mindset of meeting the moment of changing times that can accomplish all of these initiatives well with some careful	Updated Trailer policies in Section 11.03. STR policies in Section 22.19.

Stanley Family – Green Lane July 27, 2025		
#	**Comment**	**Comment Response**
	planning. Many cottage country land owners have a unique opportunity to use their property to generate income and to ensure their family cottages stay in the family by having multiple generations contribute to the costs and labour involved. Building bunkies, or allowing tiny homes that fits with the character and spirit consistent with environmental stewardship can be a boost to the community. Promoting cottage country tourism with short term rentals can also boost the local economy. There are lots of stories of how this goes wrong, so now is the opportunity to plan for successful, consistent and beneficial ways to get this right. Having a planning committee to research, develop and put forward recommendations on how other areas do this well in collaborative ways that benefit land owners, tourists and the municipality would be a good first step.	

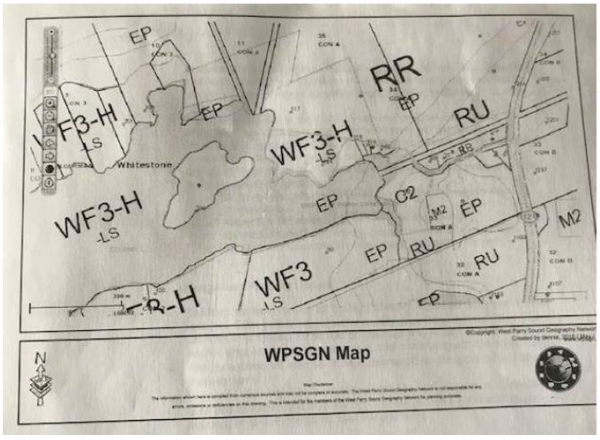
Edward Bennett July 28, 2025		
#	**Comment**	**Comment Response**
106.	Limited Business Consultation To date, there has been minimal direct engagement with marina operators, resort owners, and major waterfront landholders on Wah-Wash-Kesh Lake. Broader consultation is essential to ensure the Plan reflects the needs and realities of those who contribute to the municipality's economic and social fabric.	Acknowledged.
107.	Rezoning Restrictions on Marinas – Section 17.10.4 Restricting the ability to rezone marina properties for residential purposes limits long-term business flexibility, impedes succession planning, and closes the door to adaptive reuse options.	The approach of the Official Plan is to protect existing commercial zoning on waterbodies as the proposed policies of the Official Plan do not permit the establishment of new commercial uses. Accessory residential uses are permitted on marina properties. Additional residential uses could be supported through an OPA provided that it is demonstrated that the commercial function of the marina is maintained.

Edward Bennett July 28, 2025		
#	**Comment**	**Comment Response**
108.	Prohibition of New Waterfront Commercial Developments – Section 13.06.3 An outright ban on new waterfront commercial development contradicts the Plan's stated commitment to supporting tourism and limits opportunities for future economic growth.	The policy approach with respect to commercial uses on waterbodies recognizes the predominate use of the waterfront area for residential purposes and ensures careful consideration prior to the introduction of any new commercial uses in the waterfront area.
109.	Discretionary and Costly Environmental Impact Study (EIS) Requirements – Section 17.10.8 Vague thresholds for triggering EIS requirements create uncertainty, add costs, and delay projects, placing a disproportionate burden on small, family-run businesses.	Acknowledged.
110.	Blanket Site Plan Control on Wah-Wash-Kesh Lake – Section 17.10.6 Applying blanket site plan control across the lake introduces additional regulatory and financial hurdles for longstanding landowners, even for modest improvements.	Acknowledged.
111.	Regulatory Barriers to Resort Expansion – Various Waterfront Designation Sections Layered requirements for design studies and environmental assessments for minor upgrades discourage reinvestment and limit business development potential.	Unclear what regulatory barriers exist for minor upgrades.
112.	New Water Access Requirements for Lots – Sections 17.10.3 and 8.03(d) Mandating that all water-access lots secure dedicated mainland parking and docking may unintentionally undermine the role of marinas and pose logistical and financial challenges for future development.	These policies preserve the role of marina in providing mainland parking and docking. Please refer to 8.03(e).
113.	Lack of Transparency in Future Plan Amendments – Section 21.11 Allowing future changes without public notification and input conflicts with principles of transparency and open governance.	Amendments proposed in Section 21.11 are generally clerical/technical in nature.
114.	The current draft presents significant challenges for waterfront businesses and landowners, particularly given the absence of targeted stakeholder engagement and a robust economic impact assessment. The proposed policies have the potential to impact property values, business continuity, and local employment—outcomes that warrant careful consideration.	Acknowledged.

Edward Bennett July 28, 2025		
#	**Comment**	**Comment Response**
	I respectfully encourage Council to engage collaboratively with small business owners and landholders across the Municipality before finalizing the Plan. Given the long-term implications, the perspectives of those who support Whitestone's economic stability and community well-being must be meaningfully incorporated into the planning process.	

Barb Blasutti July 28, 2025		
#	**Comment**	**Comment Response**
115.	With respect to this particular issue (the adoption of the Official Plan by Council and the vote on the Official Plan by Council) would there be a set of circumstances and/or criteria that would (should) necessitate the declaration of a conflict of interest by a Council member? If so, could you outline what these criteria would be?	Conflict of interest determined in accordance with the Municipal Conflict of Interest Act, and it would be the responsibility of the Council members to declare such conflict if any.

Lorimer Lake Association July 28, 2025		
#	**Comment**	**Comment Response**
116.	We at the Lorimer Lake Association agree with the following changes (in blue) that you have made to the official plan regarding Lorimer Lake: 17.06 Lorimer Lake 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation may shall only be considered permitted in accordance with the LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake.	Acknowledged.
117.	17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.	Acknowledged.
118.	17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are	Acknowledged.

Lorimer Lake Association July 28, 2025		
#	**Comment**	**Comment Response**
	native and undisturbed soils to a depth of over 3 metres meeting specified chemical composition and hydrologic conditions.	
119.	Lorimer Lake is a trout lake at capacity, and was zoned as WF3, requiring 150 metres of frontage, on the 2016 MPSGN map. In 2018 it was changed to WF1, without council's knowledge and without any input from the public or consultation with the MNR. Therefore, we feel it is very important that the following (in red) be added to the official plan, under the heading "Lorimer Lake", in section 17.06.1: 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be considered permitted in accordance with the LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. Furthermore, all new lots, which may be approved, only after an environmental impact study is conducted, must be a minimum of 150 metres of frontage.	See Section 17.06.1; lot frontage increased to 150 metres.
120.	Please find below a picture of the WPSGN map from 2016, which shows Lorimer Lake as WF3. In addition, please note that in the Municipality of McDougal's official plan, it specifies that a minimum 150 meters of frontage is required for Lorimer Lake. 	Acknowledged, see Section 17.06.1.
121.	As you are aware, it is very important to give the public adequate time to look over the draft of the official plan, and to make changes. After	Adoption of the Official Plan is not expected until the new year. There are a number of opportunities to provide additional comment.

Lorimer Lake Association July 28, 2025		
#	**Comment**	**Comment Response**
	speaking to a number of Whitestone residents, we feel strongly that you should allow at least a month after the open house for the public to give you adequate feedback and make changes as appropriate to the draft version of the official plan.	

Robert Duda July 29, 2025		
#	**Comment**	**Comment Response**
122.	All of our comments are based on consideration of people, landowners and Whitestone as a whole having a balance of growth, development, environmental protection, natural features etc. The proposed changes in the Official Plan are not minor adjustments but a significant change in overall policy and direction for Whitestone. Why is this needed? The changes represent more of a conservation approach and will result in meaningful negative impacts to development and the other goals noted by Whitestone and will not support the Provincial Policy requirements. We cannot have a balance of all societal factors when the changes to the official plan are more focused on conservation and layers of barriers to developing and improving land. Many council members ran elections based on Whitestone having growth and being open for business… these changes go too far and generally against these goals and provincial goals on development.	Acknowledged.
123.	We all want clean lake, environmental protection, heritage, etc. but we also have to have growth, investment, jobs and prosperity. The proposed changes may be good for a closed society that only values conservation… they are too burdensome for Whitestone that has broader societal objectives for all people - they may be okay for other areas but are too onerous for a balanced Whitestone. These changes need a lot of hard review to ensure the implications are understood and there is actual merit to having them. Lets make the Official Plan something that includes all stakeholders	Acknowledged.

Robert Duda July 29, 2025		
#	**Comment**	**Comment Response**
	needs and not just a conservation approach. This is what makes a good society.	
124.	Basis for Official Plan Changes. Changes to the official plan must be made based on a need and not wide open discretion. Did the town define a scoping revision document to ensure all revisions were needed, justified etc. before changes are made? Otherwise the revisions are just additional regulation with potentially no benefit to the people and landowners. Have we not learned from the housing crisis what happens when regulations are layered excessively and the government gets involved? A justification document is needed that demonstrates Whitestone needs the specific regulation and examples of where development have caused damage. Then, and only then, a specific regulation can be made to target the issue. Otherwise adding regulation is just layering burden on the town for enforcement and unneeded bureaucracy.	Acknowledged. The OP Background Study and PPS provide the basis for many of the updates provided within the OP.
125.	Item 5.02 "promote growth". Based on the changes in the document we fail to see where promotion is growth is adequately addressed, in fact, the additional requirements for growth are so excessive that growth/developed would be seriously negatively impacted by additional consent requirements, environmental protection zones, species at risk etc.	The OP has a permission lot creation approach found within the Lot Creation Section of the OP.
126.	Item 6.03 Municipality encourages new waterfront development". This is in contradiction with the excessive requirements for new lots having 15m of non fish habitat frontage, no commercial development, excessive definition of fish habitat and environmental protection etc.	The lot creation policies of the OP permit new lot creation where development standards can be met. Fish habitat policies reflect the provincial approach to fish habitat.
127.	Section 8 General Development Policy. The language throughout the entire official plan needs to be consistent with Lot Creation, land division, new lots. Its confusing. Additionally, additional information on Lot Creation is included in the Road Section. Suggest be cleaned up and made consistent.	Acknowledged.
128.	Section 8.02 New Lot Standards. What are "new" lot standards. Needs different wording.	Acknowledged.

Robert Duda July 29, 2025		
#	**Comment**	**Comment Response**
129.	Section 8.03. This section needs to be removed entirely as it starts to reach into other regulations and development that are not needed for lot creation. The role of council when creating new lots is to determine if the proposed new lot conforms to the proposed zoning and use requirements. There are other numerous regulations that address all these requirements when an owner goes to actually develop, build the land and/or use it. • A to C Remove all requirements related to private roads…. restricting use of land is against a growth policy. • F. This can be a burdensome requirement for simple lot creation / severance /division. • H. These requirements are excessive. What is an "appropriate" water supply. Remove. ○ Drainage patterns are not related to land division. When developing land there are other regulations that address this. • L. Impact on other heritage features is addressed in other regulation.	Acknowledged.
130.	Section 9.02 Municipal roads. Remove this section as it conflicts other sections and adds confusion.	Acknowledged.
131.	Section 11.02.5 Additional. Remove E, conflicts with other requirements.	Modified to reflect legal access.
132.	Section 12.01.1 15m fish habitat. Remove. Based on the loose definition and the Schedule provided, does this not stop all development on lakes, water bodies, wet areas? This is massive impact on Whitestone.	Modified reflect that zoning by-law to contain regulations.
133.	Section 12.03 Significant Wildlife Habitat, 12.04 Natural interest, 12.05 Species. Remove, existing regulations address this.	Included to ensure conformity with PPS.
134.	Section 12.06. Mineral. Remove, existing regulations address this.	No modification proposed.
135.	Section 13.06. New Waterfront Commercial. Remove the additions. The existing requirements were adequate. These changes close Whitestone to jobs, prosperity etc. A commercial property can have less impact that some waterfront owners.	No changes proposed. Approach is to require an OPA for new commercial uses in the shoreline to ensure that they are compatible with the predominantly residential character of waterfront areas.

Robert Duda **July 29, 2025**		
#	**Comment**	**Comment Response**
136.	Section 15 Cultural Heritage and 15.03 Archaeological Resources. Remove all additions. Existing requirements were adequate.	No change proposed. Implements Section 4.6 of the PPS.
137.	Section 16.04 Environmental Protection Designation. Remove. The provincial and federal regulations on environment, species at risk etc. adequately address protection areas. A proper study by professionals would be required to define an area as significant as is used in Federal and Provincial relations. Having wide open requirements for env. Protection will result in a burden to land owners to use, develop and transact their properties.	Implements the PPS. Approach recognizes that rural areas and lots are generally large, and the approach directs development away from features.
138.	Schedules and attachments are excessive in the definition of environmental protection and result in extremely burdensome requirements for landowners to use their lands. The province specifically defines significant wetlands in their regulations to ensure the right level of regulation. These definitions of environmental protection, fish habitat results in a complete shutdown of any development. In essence, all projects in Whitestone need to stop for cottagers. Future potential buyers of land and waterfront will stop as they will not want to have the burden on development activities and this will result in lower property value and lower tax base… negative growth.	Prior to development proceeding, if it is proposed in an area identified as EP or containing a feature on Schedule B, a study will be required, if determined to be required at pre-consultation prior to development proceeding. The policies apply equally for seasonal and permanent residents.

Vasco Rodigues **July 29, 2025**		
#	**Comment**	**Comment Response**
139.	Upon reading of the Draft Official Plan proposed updates, I am amazed that Council and Staff would have made these proposed changes. You have totally abandoned the fulltime residents and many other people and instead fully catered and pandered to NIBYISM and I can't say how disappointed, I am in you as a Municipality and Council Members. The only member of council whom I have heard many of these crazy proposed changes coming from is Mayor Comrie, but most people know that this is	Acknowledged.

Vasco Rodigues July 29, 2025		
#	**Comment**	**Comment Response**
	because the mayor is pandering to the Lake Associations as he has always done, I am just sad that the rest of Council and staff has followed him. Some of the proposed updates that are problematic are as follows;	
140.	8.01.3 requiring Plans of Subdivisions for many things instead of Consent applications	It is common to require plan of subdivision where multiple lot creation is proposed.
141.	8.03 (D) Limiting lsland lots only to existing right-of-way's for access, and (H) requiring water supply for lot creation , M Lot shape dimension restrictions. Read A to P sections	This section requires mainland access prior to the creation of water access lots. It is to ensure that water access lots can continue to be accessed in perpetuity.
142.	8.04.1.2 requiring Hydrological Studies for lots under 2.5 acres. Almost any rural lot	MECP requirement.
143.	8.04. (i) Lot creation will not have impact on lake or waterbody and biological recreation capacity	Acknowledged.
144.	11.02.5 Additional Residential Units are only allowed on public road or condominium road.	Acknowledged. Amendment could be proposed where it is demonstrated that infrastructure could support additional units.
145.	11.03 Trailer restrictions, even though Council voted to eliminate the Trailer By-Law	Proposed OP policies generally permit trailers.
146.	11.06. C -No home occupations or at least very limited	Home occupation policies are permissive.
147.	11.07.1/11.07.2 Home lndustries not allowed on waterfront and limited in many other areas	Home industries generally have nuisances associated with them. They have been directed away from locations where they may not be compatible with adjacent residential uses.
148.	11.09.1-(C) Garden or Granny Suites must be connected to the existing dwelling	Permitted in separate building.
149.	12.03.1 Not allowing site alterations or new lots adjacent to significant wildlife habitat. That would we every lot in the entire municipality we are in the wilderness and wildlife could be all around at any time	This is a requirement in Section 4.1.5 (d) and 4.1.8 of Provincial Planning Statement.
150.	12.0.5 120 Setbacks from unclassified wetlands (This would be lost of the Municipality)	Consistent with the Provincial Planning Statement approach.
151.	12.01.1 Removed the work Type 1 fish habitat and now you need to say away from fish habitat is general. How is that possible on a lake	Consistent with the Provincial Planning Statement- approach to fish habitat.
152.	13.02 a adding the word EXISTING to tourist commercial uses. An attempt to stop commercial growth on Lakes	Approach insure compatibility with predominantly residential uses.

Vasco Rodigues July 29, 2025		
#	**Comment**	**Comment Response**
153.	13.06.3 Not allowing new commercial development of Lake Front	Approach insure compatibility with predominantly residential uses.
154.	13.07.3 Not allowing Boat Houses / Boatports	Consistent with current approach.
155.	17.02 lncreasing Lot size to 150m or 500 feet, increased septic set back	Measures to protect water quality.
156.	17.06 lncreased set back, 3 meters of native undisturbed soil depth, 300 M set back for septic's	Provincial Approach outlined in Lakeshore Capacity Assessment Handbook.
157.	17.10.4 Existing Marines held for ransom	Policy preserves function of existing commercial properties.
158.	22.14 Narrow Waterbodies, stopping development and improvements on lakes or portions under 100m in width	Policies are included to ensure navigational safety and preserve natural character.
159.	22.16.1 Dark Sky Lighting limitations	Policies included to preserve night sky.

Cathy Bennett July 30, 2025		
#	**Comment**	**Comment Response**
160.	As discussed, the released Draft #1 does not include a comprehensive list of public comments or written submissions that were considered in its development. I would like to formally request access to all written submissions and comments that were received and utilized in the preparation of Draft #1. To be clear, I am only requesting those submissions that informed the current draft, and I fully understand that any feedback received after the release of Draft #1 may not yet be compiled or available at this time.	Acknowledged.

Tony & Marie Poxleitner July 31, 2025		
#	**Comment**	**Comment Response**
161.	I see that there is no change in regards to Crown Land use within the boundaries of the Municipality of Whitestone. I am not sure what legal steps council can take, but I would have assumed that there would be a statement that the Council will work in conjunction with Ontario agencies to ensure recreational land use environmentally responsible in regards to trail use and damage, deforestation and	See Section 16.03.6 added to the Official Plan.

Tony & Marie Poxleitner July 31, 2025		
#	**Comment**	**Comment Response**
	garbage. I hate to see the municipality sticking their heads in the sand and not taking any action to protect our crown land forest and lakes. It is a Jewel within our boundaries	
162.	I am very happy to see the updated Lake description and the four new sections added to the Official Plan for Gooseneck Lake based on the professional study completed for the lake on Behalf of the GLPOA. The lake is a unique Riverine style lake. The lot sizes and septic set-backs will certainly held us control of use of this lake and protect the water way for all to enjoy. I just hope that council will leave these in place, and not oppose these changes to serve possible special interests.	Acknowledged.

Derrick Weyrauch July 31, 2025		
#	**Comment**	**Comment Response**
163.	I am in agreement and support the Lorimer Lake Association's comments with regard to the draft official plan regarding the trout lake named Lorimer Lake. Specifically, the following changes (in blue) which were presented in the blacklined version of the draft plan 17.06 Lorimer Lake 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation may shall only be considered permitted in accordance with the *LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake.* *17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.* *17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are native and undisturbed soils to a depth of*	Acknowledged.

Derrick Weyrauch July 31, 2025		
#	**Comment**	**Comment Response**
	over 3 metres meeting specified chemical composition and hydrologic conditions.	
164.	Lorimer Lake is a trout lake that was previously designated as being at capacity and was zoned as WF3 accordingly, thereby requiring a minimum 150 metres of frontage, on the 2016 MPSGN map. In 2018, the designation was administratively changed to WF1 without an approval process, that is, without council's knowledge and without any input from the public or consultation with the MNR and impacted First Nations. Therefore, to correct the administrative 'error/change', I feel it is appropriate and important that the following (in red) be added to the official plan, under the heading "Lorimer Lake", in section17.06.1: 17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be considered permitted in accordance with the *LCAH Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. Furthermore, any new lots, can only be created provided a minimum of: Environmental Impact Assessment, Species at Risk, Flora and Fauna and Fish Habitat studies are conducted and which demonstrate NO adverse impact. New lots must be a minimum of 150 metres of shoreline frontage."* *By correcting the unauthorized change, the Counsel and Major would demonstrate their compliance to the core values of Nature Preservation and Natural History Preservation and regulatory propriety.*	Updated to require 150 metres shoreline frontage. Fish habitat and EP policies require supporting studies where appropriate.
165.	The draft official plan appears to be silent with regard to reclamation requirements where unapproved disturbances were made. For example, clear cutting / harvesting forests, the building of a roads, establishing quarries, blasting of outcrop, blasting of bedrock, extraction of sand and gravel, ect. It seems appropriate that just as is required in the	Policies within the OP can be used to direct enforcement and remediation.

Derrick Weyrauch July 31, 2025		
#	**Comment**	**Comment Response**
	extractive industries, patented landowners and lease holders ought to be held accountable and be required to correct such disturbances by way of mandated reclamation activities. Having such a policy would be aligned with core principles of Nature and Natural Preservation. Without a reclamation policy/mandate in place, property owners would be able to undertake unauthorized activities, that could harm the natural environment, affect species at risk, impact surface / ground waters and impair flora and fauna without consequence. The reason being, that following an unauthorized / unevaluated disturbance, it could be argued that "the damage is done therefore no need to fix". The township should have a policy to hold bad actors to account. We know from the requirements in the extractive industries, reclamation and site restoration are standard requirements. Why not apply those same concepts to bad actors in Whitestone?	

Rourke Tapp – 20 WA Gooseneck Lake August 3, 2025		
#	**Comment**	**Comment Response**
166.	I am interested in the purchase of the road access part of my property. Therefore I support that section of the plan.	Acknowledged.
167.	Secondly , I am very interested in the section concerning water access properties. My property is one of those. We currently use the public boat launch to access our land. The present by-law restricts the number of days we can park on the lot adjacent to the boat launch. I would request an amendment allowing water access property owners to park for longer duration. Our property has deeded access to water from a private road, however the owner of the land over which the deeded access runs is uncooperative in accommodating this access. I would suggest	Deeded access concerns are a civil matter. The Official Plan does not contain any limitations with respect to parking at municipal launch locations.

Rourke Tapp – 20 WA Gooseneck Lake August 3, 2025		
#	**Comment**	**Comment Response**
	the plan clarify the rights and responsibilities of the property owners over which the right of way runs. Without this, the right of way exists only on paper and water access development properties are left without a clear way of getting to their property. this seriously reduces the viability of future water access property development.	

Donald R. Hall – Dubois Lake August 6, 2025		
#	Comment	Comment Response
168.	More specific to the right of way, myself (as well as three (3) other property owners that I am working with) are trying to understand what obligation the land developer (in this case Mr. Leibur) have (if any) to develop the right of way, and ensure its use as access to the properties for the intent described in the Transfer/Deed of Land noted above. i.e. "with a right of way for vehicular and pedestrian traffic including the right to park vehicles and boat trailers in, along and upon".	This is a site specific situation and can be considered outside of the OP review.
169.	Can the municipality provide direction as to how I am supposed to develop the "development responsibilities"? I do not know who all of the landowners are, I do not have access to the individual owners names, their contact information, and so on. Can the Municipality provide this information to me so that I can contact the individuals In order to develop the "development responsibilities"? As a follow up note; I would like to state that the Municipality approved this land subdivision/development. I believe it an inherent responsibility on the Municipality's part to facilitate the subsequent development of the lands that they were responsible for approving. I'm not sure that simply stating that "the Municipality does not get involved" is an appropriate position for the Municipality to take.	This is a site specific situation and can be considered outside of the OP review.
170.	This is a huge gap in what I would consider a Municipal obligation. The Municipality approves	This is a site specific situation and can be considered outside of the OP review.

Donald R. Hall – Dubois Lake August 6, 2025		
#	Comment	Comment Response
	the land subdivisions, then allows for their sale, then collects taxes from the resultant 9 separate landowners, yet provides no support or guidance as to how the lands are to be accessed? Does this sound reasonable?	
171.	if the Planning Board and the Municipalities approve these developments, should that not also include some form of agreement with the developers to develop the right of way, OR, at minimum, provide an agreement between mutual landowners of what the requirements of the property ownership include – including the rights and obligations for the right-of-way – i.e. a condominium agreement of sorts? This seems so simple, why would this not have been done?	This is a site specific situation and can be considered outside of the OP review.

Steve Bros August 6, 2025		
#	**Comment**	**Comment Response**
172.	I have a cottage on 7901 Portage Bay Kashagaba Lake and have one comment on the draft land use plan: Section 17.01.1 states *However, the inhabitants of these lakes understand the isolation and difficulty of access, often preferring float plane access.* Please note Inhabitants of these lakes prefer road access to their properties. Float plane access to properties is extremely expensive and rarely used.	Reference to float plane removed.

Lake Wah-Wash-Kesh Conservation Association August 7, 2025		
#	**Comment**	**Comment Response**
173.	Environment: Maintaining Water Quality: Over 90% of survey respondents considered water quality of "High Importance". Lake Wah-Wash-Kesh is subject to wide fluctuations in water levels included the spring freshet, due to having many inlets, and only one outlet, as	Acknowledged.

Lake Wah-Wash-Kesh Conservation Association August 7, 2025		
#	**Comment**	**Comment Response**
	well as being downstream of many large lakes in the Magnetawan River system, with water levels tightly controlled by log dams. Survey respondents mentioned the difficulties this presents in shoreline management and preservation.	
174.	The MOW should work with the watershed community and the Ministry of Natural Resources (MNR) to mitigate the spring freshet or other periods of high water by the undue release of water to Lake Wah-Wash-Kesh	Beyond the scope of the Official Plan.
175.	Institute a septic reinspection program, particularly given the general thin layer of till and exposed rock on Canadian shield lakes such as Lake Wah-Wash-Kesh.	Section 8.04.19 supports the establishment of a septic reinspection program.
176.	Enforce existing regulations and augment guidance on the maintenance of shoreline vegetative buffers	Official Plan supports vegetative buffers and enforcement is completed through By-law and site plan agreements.
177.	Support development of a Lake Wah-Wash-Kesh-specific Lake Plan, including a capacity assessment of Lake Wah-Wash-Kesh based on best practices	No lake specific plan is proposed. Community could request a lake specific plan from council.
178.	Development: The vast majority of the Lake Plan survey respondents indicated that future development is an area of significant concern, with 62.7% and 24.7% rating their concerns either "High" or "Moderate" respectively. Respondents identified concerns related to impacts on water quality, the natural environment, including sensitive habitats and shoreline degradation, as well as increasing density that will change the overall character of the lake. In addition, lake access continues to be a concern for Lake Wah-Wash-Kesh many water access lots due to overcrowding. Lake Wah-Wash-Kesh is served by two public launch and parking areas managed and maintained by the MOW.	Acknowledged.
179.	Suggested Action: The MOW should work with the watershed community and the Ministry of Natural Resources (MNR) to mitigate the spring freshet or other periods of high water by the undue release of water to Lake Wah-Wash-Kesh	Acknowledged. Not within the scope of the Official Plan review.

Lake Wah-Wash-Kesh Conservation Association August 7, 2025		
#	**Comment**	**Comment Response**
180.	Continue and enforce site plan control for Lake Wah-Wash-Kesh	Acknowledged. Not within the scope of the Official Plan review.
181.	Update, utilizing best evidence and input from the MNR, the Lake Wah-Wash- Kesh flood elevation (currently a 1:100 flood level - for Lake Wah-Wash-Kesh this is set as 229.57 metres above Canadian Geodetic Datum). Review this at appropriate time points (e.g. every 5 years) to reflect changing climate conditions	MNR responsibility. Municipal policies to be updated based on MNR review.
182.	Clarify, using best evidence as above, the septic system setback in relation to the flood elevation	Septic system minimum elevation to be above flood level. See Section 12.08.1.
183.	Institute development charges for lot severance or subdivision and utilize them to enhance public parking and launches. It is noted that the current practice of having any new lots have a dedicated new and private mainland parking space, while well intentioned, is not regulated in terms of whether these are used, and it is difficult to find land for such lots close to public docking facilities. The result is increasing pressure on public parking	New Section 21.15 has been included to enable the municipality to consider development charges in the future.
184.	Use of Lake Resources: Survey respondents expressed many concerns related to the impact of various uses of lake resources. This includes clearing the natural vegetative barrier, sand dumping, neglecting to access appropriate permits for docking systems, using the MOW docks at the landings as semi-permanent mooring locations, temporary and longer-term trailer parking, and intrusive shoreline lighting to name a few. In addition, concerns were expressed about boat speeds when transiting any number of the narrows on the lake or approaching the shore, which together are all becoming safety, habitat and erosion issues.	Some of these items are beyond the scope of the Official Plan, others would require site specific studies before implementation.
185.	Suggested Action: Clarify the MOW vision regarding the safe use of the areas they control (parking and docking) that are enforceable through well-constructed By-laws	Beyond the scope of the Official Plan.

Lake Wah-Wash-Kesh Conservation Association August 7, 2025		
#	**Comment**	**Comment Response**
186.	Provide crucial clarity of vision and process as well as enforcement for any application-based projects, particularly for lot severances or subdivisions. This would include dockage, shoreline alterations, as well as septic and wastewater management. Unquestionably this needs to be covered in a robust site plan application for any development. The application should cover all costs to guarantee the identified process has been followed.	Official Plan establishes policies to guide development including lot creation to address this comment.
187.	The MOW has many tools to encourage appropriate actions by its residents and visitors. The MOW should prioritize providing education and promoting awareness of appropriate actions. The MOW must also have and apply, when other means fail, viable enforcement processes.	Acknowledged.

Will Rootham-Roberts August 8, 2025		
#	**Comment**	**Comment Response**
188.	This revised official plan represents an exceptional framework for stalling economic growth and curbing investment in the Whitestone region. With a significant increase in mechanisms for the NIMBY people to add to their anti development arsenals, why would anyone want to invest here?	Acknowledged.
189.	Where do the ideas in the new plan come from? I am not able to find any information or justification for these ideas.	PPS, OP background report, approaches used in other municipalities.
190.	More red tape regulation on all development projects, increased setbacks, restrictions on shorelines, wetland restrictions.	Acknowledged.
191.	New septic regulations that could be challenging for any property owner to meet given land requirements.	Variances could be accommodated based on site specific circumstances. Septic regulations are intended to protect water quality.
192.	I see phases like "carrying capacity and heritage sites" loosely defined wording which is an easy way to build a resistance and stall unwanted change or development.	Acknowledged.
193.	Bolger lake plan: where did this come from? Bolgers "heritage" includes a commercial fishing lodge located on the river that was	Carry over from existing OP, if there is history that you would like considered for inclusion please provide details.

Will Rootham-Roberts August 8, 2025		
#	**Comment**	**Comment Response**
	originally used for tourism for many decades. People accessed it using the railway as well as their residences. Why are we choosing to recognize some heritage and forget about others?	
194.	Bolger is presently accessed by many through a marina facility and a municipality managed launch which is surrounded by tiny aluminum boats pulled up on shore. Recently we had our MPA AGM and the OP was not addressed or voted on. When I contacted the new president regarding the MPA position on the revised OP he directed me to submit my comments directly. I am that we update the Bolger lake plan to reflect reality of our both past and present situation.	Acknowledged.
195.	We all want clean lakes, privacy and a healthy ecosystem balanced with prosperity for all residents. Let's not kid ourselves the new OP plan protects private NIMBY interests on the lakes and arms them with ways to curb development in the Whitestone area. Businesses are becoming more hawkish with capital investments this OP could risk being lost in the periphery due to over regulation. All you have to do is look at what over regulation and red tape did to Canadas housing market. The current plan represents RISK to all of Whitestone residents, economic downturn, increased taxes, and the potential amalgamation of a dysfunctional municipality.	Acknowledged.

Susan Jennings August 9, 2025		
#	**Comment**	**Comment Response**
196.	Sorry for the late email, hopefully I'm included in the discussion on the OP. I have expressed my concern via phone with Brian Woods a few days ago while house painting (very busy). I've had some opportunity to read parts and do not agree with the plan in its current form, as it incompletely handcuffs local businesses whether they are tourist oriented or otherwise.	Acknowledged.
197.	Having witnessed what TXM Motorsports was put through trying to open a business, and	Acknowledged.

Susan Jennings August 9, 2025		
#	**Comment**	**Comment Response**
	being in support of all the great local independent businesses and infrastructure projects that are helping to advance prosperity locally, this wording is very anti business. In fact I was a bit puzzled and read it several times. Still puzzled. And I don't expect it would pass Provincial approval. Thanks for your attention, and I welcome all discussions.	

Garth Nash August 10, 2025		
#	**Comment**	**Comment Response**
198.	We have the opportunity to live, play, and work here because of the policies that guided prior job creation, development, and establishment of a tax base. I fear that under proposed revisions to the Official Plan, Whitestone will become a harder place to work and a more expensive place to live.	Acknowledged.
199.	Restrictions put in place on the creation of commercial endeavours and where businesses may operate will take jobs away. Restrictions on "granny flats" will make housing more expensive. Policies that discourage development will make it harder to grow the tax base, making tax increases more likely.	Acknowledged.
200.	In addition to these broader issues, I wanted to address one more focused item. The proposed revisions to the Official Plan introduce a large number of lake specific policies for Gooseneck Lake. Gooseneck Lake is a nice lake, as are many, many water bodies within Whitestone. Gooseneck is neither the largest nor smallest lake in the Municipality. Nor is Gooseneck the most developed nor least developed lake within Whitestone. Despite being a typical lake, the proposed treatment of Gooseneck in the Official Plan is atypical: I believe it is proposed to be subject to more lake specific policies than contemplated for any other lake in Whitestone. I object to Gooseneck being treated in a significantly different manner than are other lakes.	Acknowledged.
201.	My understanding is that many of the policies proposed for Gooseneck Lake are taken from a	Acknowledged.

Garth Nash August 10, 2025		
#	**Comment**	**Comment Response**
	limited scope ("to assess the development capacity") study that has been submitted to the Municipality. To the best of my knowledge, the Municipality had no role in the scoping the report, setting terms of reference, or selection of the consultant. Further, it is my understanding that this limited scope study was entirely funded by individual(s) and a lake association. I question relying solely on a document upon which the Municipality had no hand to set official policy that affects current and future tax payers on Gooseneck Lake. I believe that the level of detail prescribed for Gooseneck should be in keeping with that for other lakes and that similar standards should apply.	
202.	Several observations of specific items which I feel should be removed are: - Gooseneck being the only lake in the proposed Official Plan as a "semi-wilderness" lake. I would first note that this is not a defined term. It should be removed from the draft report. If the decision is made to include the term "semi-wilderness" in the document, it must be defined and applied equally to each and every lake within Whitestone, not just one. When applying that definition, it should be acknowledged that cottagers have been on Gooseneck Lake for the best part of a century and many have lawns down to the water's edge.	Reference to "semi-wilderness" removed.
203.	Under Section 17.02.1, the reference to "undeveloped character" is inaccurate. (An undeveloped lake would not, by definition, have a property owners association.) Again, Itis a lake with a long history of cottagers and being used for recreation by the local community and day-trippers. More broadly, the level of detail proposed to be added to this section is inappropriate vis a vis other lakes and should be stricken.	"undeveloped" removed.
204.	Sections 17.02.5, 17.02.6, and 17.02.7 should be stricken unless Council decides to adopt them for all lakes across the Municipality (which it should not).	No modification proposed in this draft.

Garth Nash **August 10, 2025**		
#	**Comment**	**Comment Response**
205.	17.02.8 There is no need to increase the minimum frontage to 150 m. There are several cottages that have been developed and built over the past 20 or so years that serve of what can be done under the existing plan. If one didn't see the dock, they would pass right by not knowing a dwelling was there. There is no justifiable reason for increasing frontage by 50%. I would also note that such an increase in frontage will inevitably create an even higher financial barrier for those wanting to enjoy a waterfront lot.	No modification proposed in this draft.
206.	Finally, under section 17.02.2, and elsewhere, the usage of a defined term (Type 1) for fish habitant should be maintained.	Province has moved away from the term "Type 1".

Larry Watkinson **August 10**		
#	**Comment**	**Comment Response**
207.	I would like the municipality and council to know that I oppose the official plan draft in its current state there are a lot of items in it that will make growth in the municipality very difficult	Acknowledged.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
208.	**13.04 Water Quality Protection** **13.04.01** The preservation of water quality of recreational waterbodies is paramount to the	Acknowledged.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	~~municipality.~~ Municipality. The ~~municipality~~ Municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook ~~as well as the former provincial water quality objectives.~~	
209.	**TO BE ADDED** *The Municipality will request an assessment for all Municipal lakes* ***~~that~~ have an interest of concern*** *and publish the results to be accessible.*	See Section 21.17 and 13.04.10.
Proposed Other Sections to be added		
210.	***13.04.10 Lake Monitoring, Lake Partner Protection Program, MOE*** *The Municipality will enroll and publish results for all lakes of concern in the program or that have septic systems within 200 feet of the shoreline.*	No change proposed.
211.	**13.04.11 Solid Waste Management** The Municipality of Whitestone shall prepare a waste management strategy to address issues related to the disposal of solid waste. The strategy will include the development of plans and adequate financial reserves for long-term sustainability of waste management systems. Design of any buildings and sites should accommodate the separation and collection of organic waste for compost, dry recyclables such as plastic bags, paper and waste.	Added to Section 21.17.
212.	**13.04.12 Operating and Maintaining Your Septic System** The Municipality of Whitestone will follow the guidelines set out by the Ontario Ministry of	No change proposed; this is a building code matter.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	Municipal Affairs & Housing as well as the Ontario Building Code	
213.	**17.09 Whitestone Lake** 17.09.1 Whitestone Lake is the second largest ~~lake~~ Lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. The water quality of Whitestone Lake is good (1), and Council will take whatever measures (2) are necessary and appropriate to protect this water quality ***- (1) Good is the term used in the 2016 Official Plan. Has the Municipality of Whitestone done Lakeshore Capacity Assessment as per the Lakeshore Capacity Assessment Handbook prepared by the Ministry of the Environment in partnership with the ministries of Natural Resources and Municipal Affairs and Housing?*** ***- (2) Whatever measures, will it include new by-laws and enforcements?***	Section modified, please see modification.
214.	*As the second largest Lake in the Municipality and part of the Magnetewan Watershed, Whitestone Lake is a spring-fed and surface runoff lake* ***bounded*** *by 65 kilometers of shoreline, of which only 10% is designated as crown lands, and protected from development. With over 900 dwellings (most of which were built in the sixties and have been or are being replaced by bigger*	Acknowledged.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	four-season homes), Whitestone Lake (WL) development is at or beyond capacity. *The lake is divided into 3 distinct sections. The south section is about 1.6 kms long and contains several large islands and Hudson's Bay. Moving north through the narrows, there is Middle Reach, the mid-lake, a long, thin stretch just over 2 1/2 kms long. The north section of the lake, beyond Dunchurch/Hwy 124, is the largest section with an irregular shape and many arms.* *Whitestone Lake flows north west and its only outlet feeds the Whitestone River flowing eventually into Lake Wahwashkesh. Because of the unusual shape of the lake - many long narrow bays - it is prone to higher risks from unsafe boating practices and speeding boats routinely come close to shore and endanger swimmers and smaller non-motorized watercraft. Large wake from speeding and/or tow boats, such as" wake" boats further stresses costly floating dock infrastructure in populated areas, in addition to eroding natural shoreline and wildlife habitat. Although the lake is, as of 2025, considered for the most part, healthy, its ecosystem is under many pressures affecting its water quality, aquatic, vegetation and animal life, as well the enjoyment, health and safety of all of its users.* Also Council will establish baseline measurements according to best scientific practices, to define a "healthy" lake, supportive	

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	of aquatic life and human use in consultation with the regulated community, non-governmental organizations, the public and the scientific/technical community. Council will set aside funds for a best practice schedule for water quality testing on the lakes identified in this plan within Section 17. Council will publish the results along with all historical data on its website for the benefit of all community members.	
215.	***17.09.2 The Municipality of Whitestone will ensure and support best practices to preserve the natural shoreline to minimize potential harmful water runoff.*** *Since 2021 WL has had at least two algae blooms - with the potential for toxic cyanobacteria poisoning - identified by the North Bay/Parry Sound District Health Unit and the laboratory of the Ministry of the Environment, Conservation and Parks.* In summer 2025, there has been a sudden and elevated rise in lake water levels due to severe rainstorms, raising concerns about potentially harmful stormwater runoff. Such weather occurrences are likely to occur more frequently due to climate change. Furthermore, there appears to be an increase in the number of property owners who have removed or reduced the shoreline's natural 'vegetative	Acknowledged.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	buffer 'exacerbating the risks of extreme weather runoff to the water quality of the lake. Council will implement bylaws and education programs to reduce existing shoreline 'clearing 'and restore the ***natural shoreline to preserve and protect not only the water quality of the lake but also its beauty and functionality as a`wilderness' lake for all to enjoy.***	
216.	***17.09.3 ~~17.09.2~~ New development may occur on Whitestone Lake at a standard not less than ~~90~~ 150 metres of water frontage subject to all other policies of this Plan.*** *Possibly the geological features of the lots should be considered.* ***~~17.09.3 There is only one good public access located on Whitestone Lake in the villageVillage of Dunchurch. Council will attempt to secure additional access points for the public on Whitestone Lake.~~*** *Increasing boat traffic also increases the occurrence of invasive species and it would threaten the health of Whitestone Lake. Further studies need to be made before considering adding a new public launch on the lake in the Village of Dunchurch. Also*	Modified to 150 metres in the draft Official Plan. Acknowledged.

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
	depending on the level of the water, boat traffic may be limited to the south part which has many narrow areas.	
217.	17.09.4 Council is becoming increasingly aware of Whitestone Lake residents concerns over congestion on the ~~lake~~ Lake and unsafe boating conditions. Council will undertake measures to impose speed limits and promote safety on Whitestone and other lakes in the Municipality. Lake PROPOSED WORDING: Council is becoming increasingly aware of Whitestone Lake residents 'concerns over congestion on the Lake and unsafe boating conditions. Council will undertake measures to impose and enforce speed limits and shoreline distances to promote greater safety on Whitestone Lake. This is especially important on its many arms or smaller bays where speeding boats pose risks to the many swimmers and nonmotorized watercraft such as paddleboards, canoes, and kayaks etc. Because of the many narrow 'arms and legs 'that characterize the shape of the lake, noise and wake from high speed boatcraft within 100 feet of the shoreline is common and has an outsized downside impact. Therefore a 15 km/hr speed limit and 'no wake' zones should be created in the populated bays to ensure a safe water environment for all.	Navigation is not the responsibility of the Municipality it is the responsibility of Transport Canada. Enforcement is the responsibility of OPP. These concerns can be relayed to your local MP and MPP respectively.
Proposed other sections to be added		

	• **Ashley Lindsay, 234 Chur-Lee Road, Dunchurch** • **Janet Mosher, 234 Chur-Lee Road, Dunchurch** • **Margaret May, 28 Owls Nest, Dunchurch** • **Sandy Southon, 19 Creek Trail, Dunchurch** • **Joe Southon,19 Creek Trail, Dunchurch** • **Agnès and James McNamara, 241 Dunchurch Estates Road** • **Peter Derrick 23 Owl's Nest** **August 11, 2025**	
#	**Comment**	**Comment Response**
218.	17.09.6 Residents are concerned about the increasing amount of light pollution. Council will set aside funds to educate residents on the existing bylaws supporting the 'Dark Sky 'policies of the municipality.	See Section 22.16
219.	17.09.7 Residents are concerned about the status of the York Street Landfill site given its proximity to Whitestone Lake and the risk that site runoff or groundwater reaches and contaminates the lake. Residents note the 2023 Azimuth Environmental Consulting report recommending this site transition to a transfer station and call on Council to fulfill that recommendation. Further, Council will publish on the website - at a minimum annually – reports on the water quality from the 10 sites of regular and ongoing water monitoring it performs at the landfill site.	Not within the scope of the Official Plan. See Section 21.17.1(g).

Recommendations for Specific Lake Policies for Gooseneck Lane		
#	**Comment**	**Comment Response**
220.	Specific Lake Policy should be considered that proactively defines the desired character of Gooseneck Lake and provides policies to guide new land use so that development rights are shared equitably over time around the lake instead of on a first come, first serve, basis.	No clear what policies to be included.

Recommendations for Specific Lake Policies for Gooseneck Lane		
#	**Comment**	**Comment Response**
221.	Specific Lake Policy should be considered that prohibits new commercial development in order to protect the current low density residential character of Gooseneck Lake.	Only existing tourist commercial permitted. All new commercial to require OPA – Township wide.
222.	Specific Lake Policy should be considered to discourage the disposition of Crown shoreline, except to correct encroachments. Specific Lake Policy should also be considered to discourage new commercial or industrial development on Crown land within 300 m of the lake to protect the undeveloped wilderness nature of Gooseneck Lake.	Policy added Section 17.02; All new commercial/industrial development would require an OPA.
223.	Specific Lake Policy should be considered that restricts the size of shoreline activity areas to 25% of the shoreline frontage.	New Section added to 17.02 (New Section: 17.02.06).
224.	Specific Lake Policy should be considered and the Zoning By-law 07-2018 should be amended to require all new septic systems on Gooseneck Lake to be located a minimum of 30 m from the high water mark to protect the water quality of the lake.	New Section added to 17.02 (New Section 17.02.07).
225.	Specific Lake Policy should be considered that requires 150 m of lot frontage for new lots on Gooseneck Lake in order to protect its low density semi wilderness residential character.	New Section added to 17.02 (New Section 17.02.08).
226.	Specific Lake Policy should be considered to recognize that the size and narrow shape of Gooseneck Lake contributes to its character and limits development.	Addressed through increased lot frontage requirements.
227.	Specific Lake Policy should be considered that prohibits the long-term private use of public docking facilities to allow all ratepayers unencumbered use of public lands and implements a policy similar to that for Wahwashkesh Lake.	Updated consent policies require demonstration of suitable access.
228.	Specific Lake Policy should be considered that defines a minimum size and frontage of private access landings to ensure there is adequate access to the lake and sufficient mainland parking.	Waterfront landing policies included (Section 22.02).

Recommendations for Specific Lake Policies for Gooseneck Lane		
#	**Comment**	**Comment Response**
229.	Specific Lake Policy should be considered that prohibits boathouses to be constructed in the water on Gooseneck Lake.	22.11 does not permit in water boathouses.
230.	Specific Lake Policy should be considered to encourage all development to incorporate proper design and placement of artificial light to enhance the semi wilderness character of the lake.	New Section added to 22 (New Section 22.15).
231.	The Municipality should retain the current Specific Lake Policy regarding Type 1 Fish Habitat: • 17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.	Section maintained reference to Type 1 Fish Habitat.
232.	Specific Lake Policy should be considered that increases the minimum lot frontage requirement from 90 m to 150 m to limit the total number of lots on the lake.	Lot frontage proposed to be increased.
233.	Recommendation - Consider adopting Specific Lake Policies for Gooseneck Lake that: Defines the desired character of Gooseneck Lake, such as: Gooseneck Lake is a medium sized, semi wilderness lake comprised of low density residential lots and Crown land. It has a long "riverine" shape that consists of narrow "gooseneck like" channels and bays which limits the lake surface for use and recreational boating. The landscape is typical Canadian Shield, and the rocky shorelines have a rugged and natural appearance that contributes to its undeveloped character. Thirty percent of its shorelines are Crown land and this contributes to its natural wilderness character.	Added to Section 17.02.
234.	Recognizes that the size and shape of Gooseneck Lake restricts recreational boating activity and development, such as:	Waterfront Landing Section Added, Lot frontage limits lot creation.

Recommendations for Specific Lake Policies for Gooseneck Lane		
#	**Comment**	**Comment Response**
	Gooseneck Lake is located partly in Burton and partly in McKenzie Townships and empties into the south basin of Lake Wahwashkesh. Although the lake is small (217 ha) it has over 22.8 kilometres of shoreline. In consideration of the long, narrow shape of Gooseneck Lake, and to prevent it from being heavily impacted by recreational boats, the creation of new lots will be limited. Mainland water access points (for water access properties) shall be of a sufficient size and configuration to provide for adequate docking and parking without impacting abutting properties.	
235.	Ensures Water Access is Maintained for Public Use, such as: Access to most of the developed shoreline properties is provided by limited service private roads. However, a portion of the undeveloped shoreline is water access. New water access lots will be required to provide a mainland access that is legally conveyed with the water access property in order not to put further pressures to over crowd the public landing. Variances to this water access policy will be discouraged.	Requirement for mainland parking added to lot creation section 8.0.2.2.d).
236.	Retains existing policy that recognizes the importance of Type 1 Fish Habitat: A large portion of the shoreline of Gooseneck Lake has been identified as Type 1 fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.	Fish Habitat policies apply.
237.	Applies Development Standards to Maintain Lake Character, such as: The water quality of Gooseneck and its semi wilderness character is protected by its current low residential density and relatively undisturbed shorelines and extent of Crown land. In order to protect the water quality and character of Gooseneck Lake: • new commercial development shall not be permitted; • 36	All items addressed in previous references.

Recommendations for Specific Lake Policies for Gooseneck Lane		
#	**Comment**	**Comment Response**
	• new residential lots shall have minimum lot frontages of 150 m; • all development should maintain 75% of its shoreline as a natural buffer, focusing shoreline activities (docks, swimming areas, pumphouses etc.) to 25% of the shoreline; • all sewage systems to be located 30 m from the high water mark; • the disposition of Crown land (including all islands) along the shoreline shall be discouraged. An exception may be made to correct existing encroachments on Crown land; • the disposition of Crown land for industrial or commercial purposes within 300 m of the high water mark shall be discouraged; and • all development should incorporate proper design and placement of artificial light to enhance the semi wilderness character of the lake.	

MUNICIPALITY OF WHITESTONE

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OFFICIAL PLAN

FOR THE

MUNICIPALITY OF WHITESTONE

DRAFT

Draft #1.2 - August 19th 2025 Council Version

Clean Version

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OFFICIAL PLAN FOR

THE

MUNICIPALITY OF WHITESTONE

SECTION 1.0 – TITLE AND COMPONENTS OF THE PLAN

This Plan, when approved by the Ministry of Municipal Affairs and Housing will be known as the:

"OFFICIAL PLAN OF THE MUNICIPALITY OF WHITESTONE"

This Official Plan applies to the Municipality of Whitestone, a member Municipality of the Parry Sound Area Planning Area. The Municipality of Whitestone consists of the Township of Hagerman and the Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and the westerly five lots of Croft.

The Parry Sound Area Planning Area includes Whitestone, McDougall, Carling, McKellar and the Town of Parry Sound.

The Plan includes Goals, Objectives, general development policies and land use policies. The mapping schedules are attached and are considered to be part of this Official Plan, including the following:

- Schedule 'A' is the Land Use Plan;
- Schedule 'B' identifies the Natural Heritage Features; and,
- Schedule 'C' identifies Natural Resources.

SECTION 2.0 – PURPOSE OF THE PLAN

The purpose of this Official Plan is to set forth the general policies to shape and guide the physical growth of the Municipality of Whitestone and to promote sustainable economic development in a healthy natural environment within the Municipality.

This Official Plan is intended to provide the basis for a land use planning program that will guide Council and the citizens of the Municipality of Whitestone with a clear and understandable set of goals, objectives and policies for making land use decisions.

This Official Plan was prepared under the Provincial *Planning Act* and as such is in accordance with those items identified as matters of Provincial interest under Section 2 of the *Planning Act*. This Official Plan has been prepared to be consistent with the Provincial Planning Statement prepared under Section 3 of the *Planning Act*.

This Official Plan also recognizes the Growth Plan for Northern Ontario that was prepared as a Provincial Plan under the *Places to Grow Act*.

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SECTION 3.0 – GOAL OF THE PLAN

The goal of the Official Plan for the Municipality of Whitestone is to preserve the high quality of life in the Municipality and to enhance that quality through preserving the natural environment while encouraging sustainable growth in all sectors to attract new citizens and visitors to the community.

SECTION 4.0 – BASIS OF THE PLAN

4.01 The Municipality of Whitestone was formed on January 1, 2000, as a result of the Central Parry Sound District Restructuring Commission. The Restructuring Commission was part of the province's program to consolidate and strengthen local governments. The formation of the Municipality of Whitestone united Hagerman Township with the Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and part of the geographic Township of Croft, all located in the central area of the Parry Sound District.

4.02 The Municipality of Whitestone is characterized by a large, lake-based area with sparse populations. The Canadian Shield produces a rugged appearance with rocky shorelines dominated by white pine trees. These features, together with its proximity to southern Ontario make the area an appealing recreation and retirement community.

4.03 There are two north-south highway corridors in Parry Sound District that create two distinct communities of interest. The Highway 11 corridor services those Municipalities along the east side of the District and Highway 69 serves the west side of the District. The Municipality of Whitestone is located halfway between these Provincial Highways on Highway 124, the only major east-west Provincial Highway in the District. Because of its location in the middle of the District, it shares a combined influence between east and west.

4.04 In many ways, the Municipality of Whitestone reflects the character of much of the District of Parry Sound. It has a small year-round population, a large proportion of which are seasonal residents that have recreational properties.

Whitestone Population (2021)	1,075
Total Private Dwellings (2021)	1,427
Private Dwellings Occupied by Seasonal Residents (2021)	878

Source: Statistics Canada

4.05 The local economy for the Municipality of Whitestone is largely derived from its seasonal landowners as the majority of the properties are seasonally occupied. Here are other components of the Municipality's economy that are important including resource extraction, service, retail and construction. The Municipality is interested in promoting additional development and diversifying the local economy. In both cases, however, the emphasis must be on sustainability and compatibility with the natural environment.

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4.06 The Municipality has approximately 106 kilometres of road providing access throughout the Municipality.

4.07 The Municipality of Whitestone has a significant Crown Land base. Approximately 80% of the land within the Municipality is Crown Land. There are two Provincial Parks and several Conservation Reserves. The Official Plan must recognize the relationship between the differing types of Crown Land and the expression of policy contained in the Ontario Living Legacy and the private land holdings in the Municipality.

4.08 The Municipality of Whitestone covers a large geographic area in the central part of the District of Parry Sound. The delivery of local service over this broad region is a challenge, which requires new, sustainable development to offset any increasing local government costs.

4.09 The Municipality has undertaken an extensive electronic mapping program including a geographic information system. This new mapping system will be used as part of this Official Plan and the Zoning By-law documents and the information system will assist in the delivery of the land use planning and other Municipal programs. Land use data has been added to this electronic mapping to be used in the Official Plan and Zoning Study.

4.10 Public consultation has been an extensive part of the Official Plan Review for the Municipality of Whitestone. Given the nature, geography and the young age of the Municipality, extra care has been taken to ensure the greatest opportunity to participate in the policy review and to incorporate comments that have been received throughout the review process.

4.11 As part of the Official Plan Review, relevant agencies and organizations have been invited to make submissions respecting the new Official Plan for the Municipality of Whitestone. There are numerous submissions that have been reviewed and incorporated into the policy foundation of this Official Plan. Indigenous communities have been included in the review of this Official Plan. These agencies have included first nations.

4.12 Development activity in the region has been tracked and quantified. The amount of development has been limited over the past 20 years. This is partly due to the economy, the isolation of the region and the competing investment economies. As the real estate market continues to become more competitive, as the number of recreational property opportunities diminishes in the southern parts of the District and as the economy for rural recreational properties increases, growth in the Municipality of Whitestone is anticipated to be steady. This is not anticipated to be a large growth that impacts the Municipality's ability to deliver services.

4.13 There are a number of businesses and resorts in the Municipality that will need to be recognized and supported in this Official Plan. The success and survival of these businesses are vital to the long-term health of the Municipality of Whitestone.

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4.14 The population of Whitestone is made up of year-round and seasonal residents. The seasonal residents out number the year-round residents about five to one. The proportionate differences between seasonal and year-round residents are not likely to change dramatically as the strongest growth will continue to be for new cottages. Notwithstanding this general trend, it is anticipated that there will be a steady number of retirees considering their cottages for future year-round use.

4.15 The Council of the Municipality of Whitestone, with this Official Plan and other strategies of the Municipality, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities.

4.16 The conversion of cottages to year-round use is permitted by this Official Plan. However, there are servicing limitations that may apply to some areas of the Municipality.

4.17 The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters while responding to the inevitable demand for additional waterfront recreational land. There are a variety of lake and river conditions that may require lake or river specific policies to properly respond to neighbourhood policy needs.

4.18 The Municipality of Whitestone is an area that is rich in history having been part of the original *Free Land Grant Act* of 1879. There have been multiple generations of area families that have contributed to the character and past history of the Municipality and contributions will continue with present and future generations. The policy of this Official Plan will be sensitive to the conservation of this heritage and character.

4.19 All of the Municipality's development and future development will be serviced by individual on-site water services and individual on-site sewage services

4.20 This Official Plan provides policies for community improvement pursuant to the *Planning Act*.

SECTION 5.0 – OBJECTIVES OF THE PLAN

5.01 Maintain, restore and where possible improve the natural environment.

5.02 Promote additional growth in the recreational and residential areas that is sustainable, responsible and appropriate to meet a growing demand for such development in the Municipality.

5.03 Encourage the orderly development of commercial and light industrial activities to diversify the economic base in the community and generate job opportunities within the community.

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5.04 Ensure the compatibility of land uses.

5.05 Require new development to be responsible for all costs directly associated with the development so that the Municipality does not assume any costs beyond normal maintenance and service.

5.06 Encourage the principles of energy and resource conservation, recycling and maintaining the supply of renewable resources.

5.07 Encourage an efficient transportation system that allows for the safe convenient movements of traffic within the Municipality, including requiring an appropriate standard for access and road design for all new development.

5.08 Preserve elements of the rural character of the Municipality along the major roads and Provincial Highways.

5.09 Ensure adequate supply of land for new residential development and supporting those housing programs that preserve housing stocks and introduce affordable housing, including additional dwelling units.

5.10 Maintain, expand and support recreational facilities, programs and open space areas throughout the Municipality.

5.11 Encourage community improvements in built-up areas of the Municipality in both private and public sectors for the rehabilitation maintenance and preservation of these important neighbourhoods.

5.12 Ensure that new structural development will occur in a manner that will minimize the potential for loss of life, property damage, social disruption and the need for emergency evacuation under flood or fire conditions.

5.13 Ensure that new development considers the importance of local sand and gravel and other mineral resources to the Municipality.

5.14 Encourage development that strengthens the communities of Dunchurch, Maple Island, Whitestone and Ardbeg.

5.15 To identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning.

5.16 Preserve and enhance the wilderness or semi-wilderness character of the numerous recreational waterbodies in the Municipality.

5.17 Conserve cultural heritage resources in accordance with the Provincial Planning Statement.

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SECTION 6.0 – GROWTH AND SETTLEMENT PATTERN

6.01 General

The Municipality of Whitestone is a rural-recreational Municipality with a large number of freshwater lakes. Most of the area's growth occurs along the shoreline of its lakes. Apart from the shoreline of the larger lakes, the Municipality is sparsely populated covering a large area within the District of Parry Sound. A large portion of the interior area of Municipality is Crown Land.

The composition of the Municipality's population is not expected to change over the period of this Official Plan. There will be a continual, but small amount of growth in both year-round and seasonal populations as demand increases and as the supply of rural-recreational opportunities diminishes elsewhere in the Parry Sound District.

The Council of the Municipality of Whitestone, with this Official Plan and other strategies, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities. Home-based business opportunities will be encouraged throughout the Municipality with only home occupations being permitted in the Waterfront designation.

6.02 Year-Round Population

The year-round population in the Municipality of Whitestone includes a large proportion of retirees and those that cater to the tourist sector. Some residents are employed in the larger centres either on the Provincial Highway 400/69 or 11 corridors.

Modest growth is forecasted, with the settlement areas being the focus of new growth. All growth in the Municipality must ensure that the character, heritage, and the natural landscapes of the Municipality are preserved.

Limited year-round population growth is likely to occur in waterfront and in the rural areas in accordance with the policies of this Plan.

The Municipality is aware of current limitations imposed by its small population and assessment, and it is currently exploring compatible economic and community development programs through its relationship with other Municipalities, varied ministries and area strategic planning initiatives.

6.03 Seasonal or Waterfront Development

The Municipality encourages new waterfront development. Any new growth along the waterfront will be required to be sustainable in terms of minimizing its impacts on the social, physical and financial environments of the Municipality.

There are a number of general and lake specific policies contained in this Official Plan that recognize the ability of some waterbodies to withstand additional

development. These policies should be reviewed in conjunction with Provincial land use policies when assessing the varying capacities of various lakes.

SECTION 7.0 – GENERAL ECONOMIC POLICY

7.01 The Municipality of Whitestone supports local economic pursuits that do not have a significant adverse effect on the natural environment or on sensitive land uses.

7.02 The Municipality wishes to attract new businesses to create new employment opportunities, to diversify the economic base and to convenience its inhabitants with local services.

7.03 Any economic activity that complements the local character of Whitestone and can be shown to be reasonably cost efficient will be supported in principle by the Municipality.

7.04 The resource sector provides a number of local businesses particularly in the timber and construction industries. Existing resource industries and new businesses will be encouraged in appropriate locations within the rural area and in isolated instances along the waterfront and in community areas. These industries are supported so long as they are carried out in a responsible environmental manner and so that no adverse impacts are created on any adjacent sensitive land uses.

7.05 The Municipality will develop an economic development strategy, including the provisions of this Official Plan, to attract new business and enhance or expand the opportunities for existing businesses.

7.06 It is recognized that there are a large number of persons that have established businesses in their homes, cottages or shops that provide an important component of the local economy. This Official Plan supports those businesses based within a residential property so long as the business use is secondary and accessory to the residential use and there are no adverse impacts on adjacent residential/sensitive uses.

7.07 The Municipality supports development and activities that seek to strengthen the local economy, attract tourists and visitors to the area and add to the potential employment base. These may include expanding the trail system, assisting businesses with government agencies to improve local business opportunities or joining organizations with programs or projects that are intended to enhance the local economy.

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SECTION 8.0 – GENERAL DEVELOPMENT POLICY

8.01 Lot Creation Policy

8.01.1 Lot Creation may proceed by either Plan of Subdivision or Consent in accordance with the *Planning Act* and the policies contained in this Official Plan.

8.01.2 Plans of Subdivision will be required for those multiple lot developments are proposed that are required to be supported by special studies to determine service issues and needs or where an entirely new development pattern is being established in an area of the Municipality.

8.01.3 Consents for the creation of a limited number of new lots will continue to be the recommended process for land division within the Municipality. Consents will be permitted where it can be demonstrated that a Plan of Subdivision is not required for the appropriate development of the land and where the Consent conforms to the general development pattern of the area or adjacent Plans of Subdivision.

8.01.4 The land division authority would generally interpret the Consent policy on any given application to limit the creation of up to three new lots and one retained lot. Subsequent applications for Consents for these lands may be considered so long as the general principles and standards respecting new lot creation are maintained. Any exceptions to this policy may be made in special circumstances where the purpose and intent of the above policy is maintained and the land division authority is satisfied that there is no need, benefit or public interest in proceeding by a Plan of Subdivision.

8.02 New Lot Standards

8.02.1 New lot standards will be set out in the implementing Zoning By-law based upon the policy provisions for the various waterfront, rural and community neighbourhoods. The lot standards will reflect the appropriate minimum standards for new lots. These minimum standards will not necessarily be the maximum dimension or areas of any proposed new lots. New lots proposed to be created must conform with the policies of this Official Plan, the criteria under the *Planning Act*, applicable Provincial policies and good planning practices.

Exceptions to the strict minimum standards for new lots as set out in the comprehensive Zoning By-law may be made under one or more of the following conditions, as long as the proposal has regard to matters of Provincial interest, the Provincial Planning Statement and all other applicable policies of this Official Plan:

(a) Where a deed or title correction is required; or

(b) Where there are existing buildings on the severed and retained lands so that there would be no additional development; or

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(c) Where lots have inadvertently merged (not separately conveyable) and the re-creation of the lots would be consistent with the existing lot pattern and there are adequate building envelopes for development on each lot; or

(d) Where the shortfall in the standard of the proposed lot is so minor that it does not conflict with the purpose and intent of the policies of this Official Plan.

When considering any of the above exceptions, a Minor Variance or Zoning By-law Amendment may be required to meet the provisions of the Zoning By-law.

8.03 New Lot Creation Criteria

8.03.1 In considering applications for the creation of new lots, the consent granting authority shall be satisfied that both the severed and retained lots:

(a) Conform to the specific land division policies contained in the land use designation sections of this Plan;

(b) Fronts on a public road or a condominium road that is maintained on a year-round basis; or

(c) Is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;

(d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once alternative deeded mainland access has been registered on the title of the water access lot;

(e) Access to water access lots may be provided from a marina, provided written confirmation from the marina is obtained which indicates that adequate mainland parking and boat mooring is available to provide access for the additional development;

(f) Will not cause a traffic hazard;

(g) Has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;

(h) Can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or

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as appropriate in accordance with the land use designation Sections of this Plan;

(i) Will not have a negative impact on the drainage patterns in the area;

(j) Will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;

(k) Will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;

(l) Will not have a negative impact on the features and functions of any natural heritage feature in the area;

(m) The shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;

(n) Prior to the approval of a development application, the applicant shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;

(o) Suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,

(p) Meets the requirement of Section 51(24) of the *Planning Act.*

Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the *Planning Act*.

(q) A condition of the creation of a new shoreline lot shall be that the shore road allowance be purchased.

8.04 Servicing

8.04.1 Sewage

8.04.1.1 All development in the Municipality is on individual on-site sewage services and this is not expected to change when this Official Plan is in effect. Development proposed by communal servicing shall require an amendment to the Official Plan.

8.04.1.2 The Municipality and the land division authority must be satisfied that any land proposed for development must be suitable for the installation of individual on-site sewage services, such as septic systems. A Hydrogeological Study shall be required for new lots proposed under one hectare in lot area to demonstrate that the proposed lot is suitable to accommodate both a well and septic system.

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8.04.1.3 The standards for new lots and the design of any septic systems must meet current Provincial requirements in accordance with Provincial D-5 Series Guidelines.

8.04.1.4 The land division authority will require confirmation that a licensed sewage hauler has available capacity for the haulage and disposal of any septic waste as a condition of development.

8.04.1.5 A Septic System Impact Study will be required for commercial, industrial, institutional or other uses that produce in excess of 10,000 litres per day. Development proposals that produce waste in excess of 10,000 litres per day will require an Environmental Compliance Approval issued under Section 53 of the *Water Resources Act*.

8.04.1.6 A Servicing Options Report and Hydrogeological Report shall be required for application for the creation of five or more lots on individual on-site sewage services or where fewer than five lots on individual on-site sewage services are proposed, and would result in more than 4,500 litres of effluent per day.

8.04.1.7 Any development proposed on the basis of private communal sewage services shall require an amendment to this Plan and must comply with the standards of the Province and any maintenance, responsibilities and liabilities must be to the satisfaction of the Municipality.

8.04.1.8 There are additional policies relating to the provision of sewage systems that apply for new development proposed adjacent to recreational waterbodies in Section 13 of this Official Plan.

8.04.1.9 The Municipality of Whitestone supports a septic system re-inspection program to ensure that septic systems are functioning correctly. These re-inspections will be done in conjunction with the local associations and the approval authority.

8.04.2 Water Supply

8.04.2.1 Domestic water supplies for properties in the Municipality come from surface waters or individual wells, or individual on-site water services. All property owners are responsible for individual water treatment.

8.04.2.2 Any applications for land division proposing more than five lots or units will be required to undertake a Hydrogeological Study in accordance with Provincial guidelines.

8.04.2.3 A Servicing Options Report and Hydrogeological Report shall be required for a Plan of Subdivision that would permit more than five lots on privately owned and operated individual wells.

8.04.2.4 Any development proposed on private communal water services shall require an amendment to this Plan and must comply with the standards of the Province

and any maintenance, responsibilities and liabilities must be to the satisfaction of the Municipality.

8.04.2.5 The Provincial D-Series Guidelines recommend that any multi lot development that proposes new lots less than one hectare in size using individual septic systems and wells be required to prepare a hydrogeological study to ensure the lot is suitable to accommodate water and sewer.

8.04.2.6 All private water supplies should be treated or disinfected to ensure that the water is potable and aesthetically adequate.

8.04.3 Drainage

8.04.3.1 A preliminary stormwater management or drainage report from a qualified professional shall be included with the subdivision application or a statement from the applicant how drainage will be managed on the lands.

A stormwater management plan shall include:

(a) how the drainage complies with a storm water management policy; or

(b) an analysis of the watershed drainage including the identification of floodplains, an analysis and an evaluation of the management of storm water, its impact on the proposed development including recommendations to the Municipality.

8.05 Ontarians with Disabilities

8.05.1 Where applicable, any plans or decisions respecting plans or programs within the Municipality of Whitestone shall be in accordance with the *Ontarians with Disabilities Act*.

8.05.2 The Municipality may establish an Accessibility Advisory Committee pursuant to the *Ontarians with Disabilities Act* to provide a long-term strategy to ensure compliance with the Act.

SECTION 9.0 – ROADS AND TRANSPORTATION

9.01 Provincial Highways

9.01.1 There are two Provincial Highways in the Municipality. Council supports the continued maintenance and upgrading of Highways 124 and 520 as Provincial highways serving the Municipality. In order to preserve the function and efficiencies of these Provincial Highways, the number of new entrances should be limited. Any proposed new entrance or any change to the use or design of an existing entrance will require a permit from the Ministry of Transportation and will be required to meet operational and safety criteria. Noise studies may be

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required for sensitive land uses within 100 metres of a Provincial Highway. Provincial Environmental Noise Guideline - Stationery and Transportation Sources - Approval and Planning (NPC-300) provides guidance on noise studies.

9.01.2 New development proposed to have an entrance directly on to a Provincial Highway outside of any community will be required to have a minimum frontage that is twice the standard for a rural lot unless it can be demonstrated that the rural standard will not impair the functional or operational qualities of the Highway.

9.01.3 Building and land use permits, along with entrance and sign permits, are required from the Ministry of Transportation prior to any construction and/or grading on sites near a Provincial Highway and within a Ministry of Transportation Permit Control Area. New lot frontages may be determined by the Ministry of Transportation.

9.01.4 Any development within a specified distance of a Provincial Highway may be required to undertake noise studies to the satisfaction of the Municipality.

9.01.5 The Municipality supports the continued expansions of Provincial Highways 400, 69 and 11 through the District of Parry Sound to promote safe and convenient travel into and out of the District.

9.02 Municipal Roads

9.02.1 New development must front upon a year-round municipal road, a year round cottage road or Provincial Highway. The road must be publicly maintained except in the following circumstances:

a) New lots in accordance with the lot creation policies of this Official Plan.

b) water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;

c) Camps used in connection with hunting, fish or maple syrup operations so long as there is an existing legal means of access to a given property.

d) A business, industrial or resource use so long as there is a legal right-of-way to the property from a publicly maintained, year-round road.

9.03 Major Roads

9.03.1 Major Roads are Provincial Highways, Bunny Trail, Lorimer Lake Road and Balsam Road.

9.03.2 New development will be encouraged to minimize direct access on to major roads and Provincial Highways. Where new development is proposed on major roads and highways, internal roads will be preferred, or shared driveways to

preserve the efficiency of these roadways. In all instances, new access on to or off of major roads and highways will be required to have adequate sight lines for safety.

9.04 Municipal Road Allowance

Improvements to Municipal road allowances that are not maintained are not permitted unless the following occurs:

(a) The Municipality declares the road allowance surplus and the Municipal road allowance is stopped up and sold in accordance with the provisions of the *Municipal Act*; or

(b) The road is brought up to a Municipal standard and assumed by the Municipality for maintenance purposes; or

(c) The proponents of the road allowance improvements enter into legal agreement with the Municipality that includes provisions for indemnification of liability, signage and liability insurance; and,

(d) It has been demonstrated that the proposal conforms with Section 12.0 - Natural Heritage of the Official Plan. Prior to approval, the Municipality may require an assessment by a qualified professional to demonstrate that there are no negative impacts to natural heritage features. This policy applies to any crossing of an unopened road allowance.

9.04.6 Where an abutting owner requests to use or authorize a historical use of a portion of a road allowance for any use permitted by this Official Plan, the Municipality may consider the request subject to the following:

(a) there is no immediate access use for the road allowance;

(b) the use is authorized by the Municipality, that may include an agreement;

(c) the landowner is aware of the potential removal of any buildings or structures on short term notice;

(d) circulation of the request to adjacent owners that may have an interest; and,

(e) compliance with the Zoning By-law.

Any permission to authorize the use of or occupation of an unassumed road allowance is not to be interpreted to confer any road frontage compliance as otherwise required by this Official Plan.

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9.04.6 The Municipality shall not sell a road allowance leading to water or providing access to lots that are not capable of being accessed by a municipally maintained road unless there is another municipal access point to the waterbody or there is alternative access to the lots. Where a road allowance is proposed for sale, it shall first be offered to abutting lot owners equally.

9.05 Municipal Road Standards

9.05.1 The Municipality may only assume and maintain new roads or existing private roads if the road is brought up to the standards of the Municipality. For the assumption of private roads, the benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.05.2 The Municipality must be convinced that the assumption of a new road or an upgraded road is in the public interest before it commits to the assumption of the road.

9.05.3 Over the long term, the Municipality hopes to achieve a uniform standard for year-round, and seasonal Municipal roads. Council will adopt a program of prioritizing these improvements as need and funds permit.

9.05.4 The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal, or cottage use only. Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards, at the expense of the benefiting property owners.

9.05.5 The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

9.05.7 Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards at no cost to the Municipality.

9.06 Private Roads

9.06.1 It is the policy of the Municipality that any new lot creation be required to front directly on a year-round, publicly maintained road. Exceptions to this policy are set out below.

9.06.2 The Municipality may only assume these roads if they are upgraded to the appropriate Municipal standard. Benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.06.3 Development on a private road may be may be placed in a limited service zone in the implementing Zoning By-law. The zoning will reflect that Municipality has no responsibility for the maintenance or standards of the road and is not responsible for the delivery of services.

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9.06.4 When reviewing the infilling of new lots in the waterfront on existing rights-of-way, a minor extension at the terminus of the private road may also be considered infilling. However, any significant private road extension may only be allowed to proceed by a condominium road. In reviewing such extensions, Council will have regard to the purpose of the road, its length, the number of condominium road users, the future status of the road, and any relevant road construction or operational standards.

9.06.5 Any new lots that are created on existing private rights-of-way that are considered infilling will be required to enter into an agreement with the Municipality to be registered on title to indemnify the Municipality and any other public bodies of all responsibility of any maintenance of the road and all liability for any use of the private road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the lot. In this type of agreement, the Municipality will ensure a maintenance responsibility program is in place for the road.

9.06.6 Existing non-waterfront lots on private or unassumed roads that have a registered right-of-way or some for of legal access are eligible for development, including consents or building permits

9.06.7 The Municipality may consider new roads as common elements under the Condominium Act where deemed appropriate.

9.06.8 The Municipality is aware of the abundance of ratepayers that access their properties by means of private or unassumed roads. The Municipality has adopted a program to assist in offsetting private road maintenance costs when funds are available.

9.07 Colonization and Deviation Roads

9.07.1 The Municipality will not recognize any former colonization road or deviation road as a publicly maintained road for the purpose of this Plan notwithstanding that it retains ownership of the roadbed. The Municipality must have been maintaining a roadway on a regular basis for the road to be recognized as a year-round publicly maintained road.

9.07.2 Where the Municipality realigns an existing road, the former roadbed will be conveyed to the abutting landowners in accordance with the *Municipal Act*.

9.08 Shore Road Allowances

9.08.1 Shore road allowances are present on a number of lakes in the Municipality. The Municipality is prepared to stop and sell these shore road allowances to the riparian landowners.

9.08.2 That part of the shore road allowance below the controlled high-water mark will be retained by the Municipality.

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9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the environmental feature(s).

9.08.4 That part of the shore road allowance identified as having historical or cultural features may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the historical or cultural features.

9.08.5 No shore road allowance will be stopped up and sold to the riparian landowner where it is used for access by an adjoining property owner or where the sale will have a negative impact on an adjoining property owner.

9.09 Roads Over Crown Land

9.09.1 The Municipality has no objection to the establishment of roads over Crown Land if the proponent receives the necessary permit from the Ministry of Natural Resources and so long as it is understood that the Municipality has no responsibility for the maintenance of the road.

9.10 Recreational Trails

9.10.1 The Municipality supports the continued program of recreational trails in the region as important components of the areas recreational attractions, economy and transportation system. The Municipality will co-operate as far as possible to preserve and improve upon the existing system of trails.

9.10.2 The Municipality supports the establishment of trans-provincial trail efforts and will participate in the construction of these trails as far as possible.

9.10.3 The Municipality will may restrict motorized vehicles from trails where appropriate.

9.11 Float Planes

9.11.1 The use of float planes in the Municipality is an important form of access to camps and cottages both inside and outside the Municipality. New uses and buildings or structures associated with float planes are required to comply to the applicable regulations under Transport Canada.

9.12 Railways

9.12.1 All proposed residential or other sensitive development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Municipality, in accordance with the Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300),and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

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9.12.2 All proposed residential or other sensitive development within 100 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Municipality, in accordance with the Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300), and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.12.3 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

SECTION 10.0 – GENERAL PARKS AND OPEN SPACE

10.01 Parkland Policy

10.01.1 Council will encourage the preservation and expansion of its existing parks and lake access points throughout the Municipality provided that such expansions do not overload existing lake neighbourhoods by introducing excessive traffic on any given waterbody.

10.01.2 It will be the preference of the Council to require a parkland dedication as a condition of land division or development. The land conveyed or dedicated for parkland shall be an amount in accordance with the *Planning Act*. In cases where the development proposal is too small to be practical for parkland use, Council may consider cash-in-lieu of a land dedication to the value of the land as determined in accordance with the *Planning Act*. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality.

10.02.3 As a condition of development or redevelopment on one of the Municipality's waterbodies, Council will attempt to preserve or expand upon public access to that lake.

10.02.4 Council will generally discourage the stopping up and transferring of road allowances that lead to a recreational waterbody unless the use of the road allowance, either now or in the future could not feasibly serve as a public access. Alternatively, an applicant interested in acquiring a particular road allowance leading to water, could provide an alternative access to replace the road allowance.

10.02.5 Council supports the existing recreational trail system throughout the Municipality and encourages the maintenance and expansion of this system to meet growing demands. Council endorses the ongoing partnerships of governments, organizations and individuals to continue to operate and enhance the trail system.

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10.02 Golf Course Policy

10.02.1 Golf courses are permitted uses in all land use designations. A rezoning will be required for the establishment of any new golf course(s) or the extension or expansion of any existing golf course, and will be evaluated based on the following:

(a) an Environmental Impact Study that examines the environmental impacts of the golf course development;

(b) an inventory of natural features and wildlife;

(c) a hydrogeology study;

(d) an environmental management plan that ensures best business management practices and that results in no negative impacts on natural features or their ecological functions;

(e) the implementation of a monitoring program;

(f) site plan approval;

(g) approval of any relevant agency;

(h) an agreement to ensure the long-term maintenance responsibilities of the golf course use; and,

(i) a stormwater management plan.

SECTION 11.0 – HOUSING AND SPECIAL LAND USES

11.01 General

11.01.1 The primary type of residential use in the Municipality is a single detached dwelling or seasonal residential dwelling. It is the policy of the Municipality of Whitestone to maintain the single detached dwelling unit or seasonal residential unit as the primary permitted housing form in the Municipality. A single detached dwelling unit may be converted to more than one dwelling unit in accordance with the provisions of the Zoning By-law. Other forms of multi-unit residential dwellings may be permitted in the appropriate designation by rezoning and subject to all other applicable policies of this Plan.

11.01.2 Higher density residential housing development including medium density housing may be considered in the communities where it may be demonstrated that adequate services are available for such development and subject to rezoning to consider any land use implications.

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11.01.3 The Municipality of Whitestone supports the continued use of rehabilitation and subsidized housing programs sponsored by the Provincial or Federal Governments where applicable in the Municipality.

11.01.4 An acceptable standard of housing design will be established in the Municipality through zoning, property maintenance and occupancy standards, and where necessary, through Site Plan Control where applicable. In general, new housing design shall not detract from the rural character already established in the Municipality.

11.01.5 The Municipality of Whitestone supports subsidized housing programs within the Municipality and will take active steps to pursue sponsoring these programs where eligible under current Provincial and Federal Government criteria.

11.01.6 It will be the policy of this Official Plan that unless otherwise provided, only one dwelling unit is permitted on any separate parcel of land subject to all other applicable policies of this Official Plan.

11.01.7 The Township supports attainable housing initiatives. The Township supports the provision of housing which is affordable to low and moderate-income households. In this regard, the overall target is 25% of new residential dwelling units to be attainable as defined in this Plan. This target is intended to apply on aggregate across the Township, but not necessarily to each individual site-specific development proposal.

11.01.8 Creative and innovative approaches to the provision of attainable housing may also be considered, including alternative development standards and forms of housing, provided that other objectives of this Plan can be achieved.

11.01.9 Lands within settlement areas may be pre-zoned to permit housing styles that may be attainable.

11.01.10 Surplus Township-owned land and/or buildings should be considered for the provision of housing required to meet the social, health and well-being requirements of current and future residents, including attainable housing.

11.02 Additional Residential Units

The *Planning Act* requires Municipalities to allow additional residential units in detached, semi-detached and row house dwellings as well as in accessory structures. It is the policy of this Plan to recognize this type of permission subject to the following:

(a) Additional residential units are permitted in all land use designations where detached, semi-detached and row house dwellings and accessory structures are permitted, except for the Waterfront designation. Lake planning and development has been determined on the basis of one dwelling unit for each parcel of land;

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(b) Additional residential units must comply with all applicable laws and standards. Adequate servicing (i.e., well and septic) must be available for the additional residential units;

(c) The character of the single detached, semi-detached or row house should be preserved when establishing an additional residential unit; and,

(d) Where an Additional Residential Units is permitted, up to two second units are permitted per lot. However, only one second unit is permitted in an accessory structure.

11.02.5 Additional Residential Units are subject to the following criteria:

(a) Appropriate on-site parking, sewage, water and drainage is provided for the existing and additional unit(s);

(b) If serviced by a municipal or communal water supply, confirmation that sufficient reserve capacity is available in the system;

(c) The Second Unit is secondary and incidental to the existing dwelling on the same lot;

(d) The conversion of existing dwelling units to accommodate a Second Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;

(e) The lot fronts has legal access; and,

(f) The number of bedrooms is limited to ensure that the Second Unit is subordinate to the primary dwelling unit.

11.03 Trailers

11.03.1 The Municipality of Whitestone discourages trailers, motorhomes and camping on any lands in contrast to conventional single detached dwellings or cottages. However, it does recognize that under certain circumstances that controlled and limited use of trailers, motorhomes and camping may be a reasonable temporary land use for vacant parcels of land in the Municipality.

11.03.2 A trailer, motorhome, or tent is a permitted accessory use to a permitted dwelling where such uses function as accessory uses subject to complying with all provisions related to accessory structures for the zone in which the use is proposed.

11.03.3 A trailer, motorhome, or tent for the purpose of sale or storage may be permitted on any parcel with a principal dwelling.

11.03.4 The Municipality may enact a trailer by-law to regulate the licensing of trailers, motorhomes, and tents.

11.03.5 The Municipality may arrange for a temporary use of a trailer on a property where a building permit has been issued for a main dwelling and such trailer may be located on the subject property for the period required to construct the main dwelling so long as this period does not exceed three years.

11.03.6 A trailer camp, tourist camp, or motel is a commercial use. The Municipality may enact by-laws to regulate, license, or govern tourist camps, trailer camps, or motels.

11.03.7 The number of trailer sites allowed, tourist camp sites, or motel units will be prescribed in the implementing Zoning By-law.

11.03.8 All trailer placements are required to meet requirements for wastewater disposal.

11.04 Mobile Homes

11.04.1 Any policy restricting the use of travel trailers is not intended to apply to mobile or modular homes on permanent foundations.

11.04.2 Mobile or modular homes are permitted in all designations so long as they are placed upon permanent foundations and comply with the minimum standards contained in the Municipality's Zoning By-law.

11.04.3 Mobile home parks will be subject to Site Plan Control.

11.05 Supported Group Living Residences

11.05.1 Supported group living residences will be permitted in accordance with the applicable policies of this Official Plan.

11.06 Home Occupations

11.06.1 Home occupations are businesses that are conducted entirely within a residential dwelling or in an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home occupations shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

11.06.2 Home occupations are permitted in all designations and subject to the following:

(a) the business must satisfy all statutory requirements for emissions and waste management;

(b) the business will clearly be secondary and incidental to the residential use;

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(c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

(e) only a limited portion of the dwelling will be used for the business;

(f) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

(g) the residential character and appearance of the property and the neighbourhood will be maintained;

(h) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

(i) the business will be compatible with adjacent residences and the neighbourhood;

(j) the business will have no negative environmental impacts or adverse effects;

(k) the business will not be a high traffic generator;

(l) the business will be a low water user and sewage effluent producer;

(m) there will be no outdoor storage or display; and,

(n) the Zoning By-law shall limit the amount of the dwelling or accessory building that is dedicated to the home occupation.

11.06.3 The implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

11.07 Home Industries

11.07.1 Home industries are small-scale industrial uses that are within an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home industries may include welding, carpentry, contractor/landscaping yards or machine shops, or agriculture-related uses that involve the processing agricultural crops or other products. The repair, or sale of motor vehicles is not considered to be a home industry. For purposes of this Official Plan, a self- storage facility containing individual lockable units, is not considered to be a home industry. Home industries shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

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11.07.2 Home industries are permitted in all designations, except the Waterfront designation, and subject to the following:

(a) the business must satisfy all statutory requirements for emissions and waste management;

(b) the business will clearly be secondary and incidental to the residential use;

(c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

(e) only a limited portion of the dwelling will be used for the business;

(f) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

(g) the residential character and appearance of the property and the neighbourhood will be maintained;

(h) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

(i) the business will be compatible with adjacent residences and the neighbourhood;

(j) the business will have no negative environmental impacts or adverse effects;

(k) the business will not be a high traffic generator;

(l) the business will be a low water user and sewage effluent producer;

(m) there will be no outdoor storage or display; and,

(n) the Zoning By-law shall establish limitations on the amount of floor area or the accessory building dedicated to the home industry.

11.07.3 The implementing Zoning By-law shall further detail the conditions under which a home industry may be permitted.

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11.08 Bed and Breakfasts

11.08.1 Bed and breakfasts are permitted in any designation.

11.08.2 Bed and breakfasts must be a minimum of 0.5 kilometres from an existing bed and breakfast in the waterfront designation.

11.08.3 A bed and breakfast is to be considered a home occupation and the policies of Section 11.06 shall apply.

11.08.4 No more than three rental bedrooms or guestrooms are permitted in a single bed and breakfast.

11.09 Garden Suites

11.09.1 Notwithstanding the provisions of this Plan, a "garden suite" or "granny flat" may be authorized in any community or rural designation of this Plan by a Temporary Use By-law for a period not exceeding 20 years. In considering garden suites, Council, prior to passing a Temporary Use By-law, shall be satisfied that:

(a) Adequate parking for the garden suite is available;

(b) The garden suite shall not cause an encroachment into any required yard imposed by the Zoning By-law;

(c) The garden suite shall be portable; however, trailers shall not be permitted;

(d) The garden suite is serviced through an extension from the existing dwelling unit and the private services are adequate to service the principal residential unit and the garden suite; and,

(e) An agreement is entered into with the Municipality regarding the maintenance, alterations and improvements and eventual removal of the garden suite unit. This agreement may include a bond or security held by the Municipality that would ensure the removal of the unit.

11.10 Hunt Camps

11.10.1 The Municipality of Whitestone is an area with a significant number of camps used for hunting and fishing. This Official Plan recognizes that these camps are important to the recreational and economic base of the Municipality. These uses often have special considerations that allow some flexibility in terms of access, building and related services. The Municipality of Whitestone may make specific provisions for hunt camps and fishing camps in any by-law implementing this Official Plan.

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SECTION 12.0 – NATURAL HERITAGE

12.0.1 The Municipality of Whitestone recognizes that there are a number of known and unknown natural heritage features in the Municipality. It is also understood that there is legislation, regulations, provincial policies, guidelines and manuals prescribing measures to recognize, protect and preserve these natural heritage features. This Plan recognizes the responsibility of the Municipality together with its associated approval authorities to make decisions that reflect these legislative and policy requirements.

12.0.2 The Province has provided information on known natural heritage features, and this data has been compiled and added as Schedule 'B' to this Plan.

12.0.3 The Planning Board and the Municipality will use this data to determine the need for an ecological assessment.

12.0.4 No development or site alteration is permitted within Provincially Significant Wetlands or significant coastal wetlands. If development is proposed within or adjacent to other significant natural heritage features, a site assessment is required to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological function.

12.0.5 Adjacent lands are those lands that are within:

(a) 120 metres of: significant habitat of endangered and threatened species; provincially significant wetlands; significant coastal wetlands; significant woodlands and valleylands; Areas of Natural and Scientific Interest (life science); fish habitat and unclassified wetlands greater than 2 hectares.

(b) 50 metres of Areas of Natural and Scientific Interest (earth science).

(c) 300 metres of at-capacity inland lake trout lakes on the Canadian Shield.

12.0.6 In the case of plans for subdivisions, ecological assessments will be required to determine what, if any, natural heritage feature may be present and what measures, if any, are required to ensure no negative impacts on the significant natural heritage features or their ecological functions.

12.0.7 If there are significant gaps in the data respecting natural heritage features, the proponent(s) shall be required to undertake an ecological assessment at the proponent's expense to determine what, if any, natural heritage features are present. Where natural heritage features are found, development or site alteration shall not be permitted within or adjacent to the natural heritage features unless it can be demonstrated that there will be no negative impacts on the natural features or on their ecological function.

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12.0.8 Plan 42M-625 is a subdivision on the shoreline of Wahwashkesh Lake approved prior to the incorporation of the Municipality of Whitestone. This approval included restrictions in a Minster's Zoning Order to protect a number of specific natural heritage features. This Zoning Order was revoked, and it will be the policy of Whitestone to replace these restrictions where relevant and appropriate to continue to protect these features. These restrictions will be included in the implementing Zoning By-law.

12.01 Fish Habitat

12.01.1 The Municipality recognizes that fish habitat should be protected from incompatible development. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.

12.01.2 Properties may be rezoned to reflect updated fish habitat area mappingas provided by the Ministry of Natural Resources and Forestry.

12.01.3 Where development is proposed, a condition of approval shall require that the applicant sign an acknowledgement form that they have received and read a copy of the information sheets on docks and shoreline development from the Ministry of Natural Resources and Forestry and the Department of Fisheries and Oceans.

12.01.4 To protect fish habitat along watercourses the Zoning By-law shall establish a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres for cool or cold-water streams. Staley's Creek and Jordan Creek and their tributaries may provide cool/cold water habitat and should have a 30-metre setback for buildings and structures.

12.01.5 Where new lot creation is proposed, the severed and retained lot shall demonstrate that at least 15 metres of the lot frontage of each lot does not contain fish habitat.

12.02 Wetlands

12.02.1 The Municipality recognizes the importance of wetlands for fish and wildlife preservation. It is the Municipality's intention to protect wetlands and restrict development on, in or adjacent to, wetlands unless it is demonstrated that there are no adverse impacts on the wetland.

12.02.2 The Municipality may place wetlands in an environmentally sensitive category in the Official Plan and identify these on the land use schedule or in the comprehensive Zoning By-law. Development will be prohibited in these areas. Where there are wetlands that have not been designated or identified in the implementing Zoning By-law, development should be directed away from these wetlands.

12.02.3 In accordance Provincial policy, no development or site alteration is permitted within a provincially significant wetland. Where development and/or site alteration is proposed adjacent to a Provincially Significant Wetland, the Municipality will require an Environmental Impact Study by a qualified professional to demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the provincially significant wetland. The costs of such a study would be borne by the applicant and completed prior to the approval of the development and/or site alteration.

12.03 Significant Wildlife Habitat

12.03.1 Significant Wildlife Habitat, such as bird nesting sites or deer yards, are important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through and EIS that the development will not result in negative impacts on the natural features or their ecological functions.

12.03.2 The Ministry of Natural Resources have identified a large portion of lands within the Municipality as a Deer Yard (Stratum 2). These areas are identified on Schedule 'B' of the Official Plan. It is understood that these areas may change over time and that development in these areas must be sensitive to the impact on the deer wintering areas. The removal of vegetation in these areas should be minimized.

12.03.3 Within the Deer Yard (Stratum 2) areas shown on Schedule 'B', new lots should avoid areas of dense conifer cover or be of a sufficient size to provide a suitable development area outside most significant deer wintering habitat areas. The minimum lot frontage shall be 90 metres and the minimum lot size shall be 1 hectare.

12.03.4 In Waterfront areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.

12.04 Areas of Natural and Scientific Interest

12.04.1 There are two types of Areas of Natural and Scientific Interest (ANSI). These include earth science ANSI's and Life Science ANSI's. ANSI's are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSI's are identified on Schedule 'B'.

12.04.2 Prior to development and site alteration occurring within or adjacent to an ANSI, an Environmental Impact Study shall be submitted to the satisfaction of the Municipality demonstrating that there will be no negative impact on the natural features or ecological function of the ANSI.

12.05 Habitat of Endangered and Threatened Species

12.05.1 The Municipality recognizes the importance and value of protecting the habitat of endangered or threatened species. The exact location of habitat for these species is considered sensitive information and cannot be shown on Schedule B but will be used by the Municipality when development or site alteration is proposed. The Municipality may consult with Ministry of Natural Resources on matters related endangered or threatened species.

12.05.2 The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed, except in the accordance with Provincial and federal standards.

12.05.3 All development must ensure that the habitat of threatened or endangered, species is protected. No development or site alteration shall be permitted in the habitat of endangered or threatened species.

12.05.4 Where development is proposed adjacent to the habitat of endangered or threatened species an environmental impact study may be required to ensure development and site alteration does not occur within habitat except in accordance with provincial and federal standards.

12.05.5 Where development is proposed in areas that have the potential to contain habitat of endangered or threatened species, an Environmental Impact Study shall be required.

12.05.6 Where an Environmental Impact Study has been prepared, prior to approving any development the Municipality shall ensure, through land use planning controls, that the appropriate measures are in place to mitigate potential negative impacts to the habitat of endangered and threatened species. If an Environmental Impact Study identifies species-at-risk habitat, the Study shall be circulated to the Ministry of Natural Resources. As a condition of an approval under the Planning Act, the proponent may be required to obtain an authorization from the Ministry of Natural Resources, or a written indication from Ministry that an application under the Endangered Species Act is complete and is likely meet the legislated requirements of the Act.

12.06 Mineral Aggregates - Pits and Quarries

12.06.1 The Municipality of Whitestone is now designated under the *Aggregate Resources Act*. Only those existing aggregate resources that are currently licenced under the *Aggregate Resources Act* will be recognized in the Municipality's Zoning By-law.

12.06.2 It is understood that any new pits and quarries proposed in the Municipality will be required to comply with the licencing criteria set out in the regulations under the *Aggregate Resources Act*. Because of the costs associated with undertaking any assessments related to obtaining a new pit or quarry license, it is most likely

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that limited new pits or quarries are likely to be established over the period of this Plan. Notwithstanding this reality the Municipality supports the establishing of new pits or quarries subject to complying with the *Aggregate Resources Act* requirements, the Provincial Planning Statement and the implementing Zoning By-law.

12.06.3 The Zoning By-law shall permit existing pits and quarries in the Rural Zone. Any new pits or quarries will be required to be rezoned to afford neighbouring property owners an opportunity to assess the aggregate operation proposal. Pit and quarry operations can have similar impacts to sensitive uses as a Class III Industry with a potential influence area of 1,000 metres. It is the policy of the Municipality to prevent incompatible land uses and activities both on site and adjacent to existing pits and quarries and any significant deposits of aggregate resources. New quarries shall also require an amendment to the Official Plan.

12.06.4 Applications to expand existing mineral aggregate quarry operations will require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Applications to develop new or expand existing sand and gravel aggregate operations shall require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Any application for Amendment to the Official Plan and/or the Zoning By-law shall be supported by studies that address:

a) the potential impacts of the operation on:

i) the ~~significant~~ natural heritage features and ecological functions on the site and on adjacent lands;

ii) nearby communities and residential uses;

iii) agricultural resources and activities;

iv) the character of the area;

v) the quality and quantity of groundwater and surface water;

vi) the cultural heritage resources in the area;

vii) significant geologic formations on the site and in the area;

viii) the groundwater recharge functions on the site and on adjacent lands; and,

ix) nearby wells used for drinking water purposes.

b) the effect of the increased truck traffic on the environment and the land uses in the area;

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c) the suitability of the proposed haul routes;

d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;

e) how the natural features and functions on the site and on adjacent lands can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;

f) how the impacts from the proposed operation on adjacent uses will be mitigated; and,

g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed operation on the items listed in this Section and also take into account the impacts from existing operations in the immediate area. In considering the cumulative impact of the new operation and existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

Applicants shall consult with the Municipality to determine the nature, scope, and terms of reference for the required supporting studies under this section.

12.06.4 The Province has provided mapping of existing sand and gravel deposits in the Municipality. The Municipality will make use of this data when assessing any new development to ensure any compatibility issues are resolved as part of a development review. Sensitive land uses will not be permitted in close proximity to viable mineral aggregate resources. Mapping of sand and gravel deposits are attached as a Schedule to this Plan and shall be protected.

12.06.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan amendment, Zoning By-law amendment, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

12.07 Mineral Resources - Mines

12.07.1 Mineral resources and mining operations will be protected from activities that would be incompatible for reasons of public health, safety or environmental impact. In areas of known mineral resources or mining activity no development will be permitted that would preclude or hinder viable mining operations. Sensitive uses will be separated and/or buffered from mining operations in accordance with provincial legislation, policies and guidelines.

12.07.2 Mine hazards are any feature of a mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. There are currently three abandoned mine hazard sites (AMIS) in the Municipality of Whitestone. The one kilometre area that surrounds each AMIS point is to be considered a flag to contact the Ministry of Energy and Mines when development is proposed within that area. In some cases, a smaller area may be justified due to specific characteristics of the hazard. These decisions will be made on a case-by-case basis in consultation with the Ministry of Energy and Mines.

12.08 Hazard Lands

12.08.1 Historically, only Wahwashkesh Lake has been identified as having a potential flood hazard. Flooding on Wahwashkesh occurs annually during the spring freshet where fluctuations of 3 to 4 metres are natural because of the large numbers of inlets to the lake and the restriction at the outlet where the Magnetawan River is narrowed by a significant gorge. The summer level of Wahwashkesh is controlled by a fixed dam with an elevation of approximately 224 metres above sea level.

12.08.2 The regulatory flood elevation (flood plain) for Wahwashkesh Lake, based on the 1:100 year flood, is established at 229.57 metres above Canadian Geodetic Datum (229.14 metres, stillwater conditions, plus 0.43 for wind set-up and wave run-up).

12.08.3 The regulatory flood elevations (flood plains) for Kashegaba and Gooseneck Lakes are based upon the Timmins flood and are 1.44 metres and 1.45 metres, respectively, above the top of the weir and the main spillway for these lakes, respectively.

12.08.4 The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain of the aforementioned three lakes. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new buildings must have a minimum elevation for openings at or above the flood elevations. These flood elevations will be implemented in the Zoning By-law.

12.08.5 Septic systems shall be above the required flood elevation on any Lake.

12.08.6 The regulatory flood elevation (flood plan) for all other lakes and rivers is based on the 1:100 year flood. The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new building must have a minimum elevation for openings at or above the flood elevation. These flood elevations will be implemented in the Zoning By-law.

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12.08.7 Because there is no engineered mapping available for the Municipality of Whitestone and because the boundaries of the flood plain may be designated on Schedule 'A' through aerial photograph interpretation by qualified professionals, marginal refinements to the boundaries of the Flood Plain areas will not require an amendment to this Plan provided that any boundary adjustments are in keeping with the intent of the flood plain mapping and provided that the refinements are acceptable to both Council and the Ministry of Natural Resources and that the adjoining land use designation will apply.

12.08.8 The Official Plan will be amended to incorporate engineered flood plain mapping should this become available. Where mapping exists, it will be shown on the schedules to this Plan.

12.08.9 Under certain circumstances, within or near designated Flood Plains, an application for new development may be required to obtain a detailed engineering study to more accurately determine the level and extent of the regulatory flood elevation.

12.08.10 The expansion of existing non-conforming uses, i.e. those uses below the current regulatory flood elevation, will also generally be subject to review and Municipal approval in the Flood Plain. However, minor additions to existing development may be permitted by rezoning.

12.08.11 New lots may be created by consent or plan of subdivision along a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access under flood conditions. Development and site alteration shall be prohibited in areas with potential erosion hazards unless it has been demonstrated that the site and its access would be safe using the 100 year erosion rate.

12.08.12 The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category.

12.09 Land Use Compatibility

12.09.1 This Plan recognizes that the Ministry of the Environment, Conservation and Parks establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the *Environmental Protection Act* and *Ontario Water Resources Act*. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.

12.09.2 All proposed development in the Municipality of Whitestone shall meet provincial standards for air, ground, light, noise, and water pollution control.

12.09.3 Any proposed change from an industrial or commercial use to a residential use will require the submission of a Record of Site Condition in accordance with the *Environmental Protection Act* prior to any rezoning.

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12.09.4 Brownfield Development

12.09.4.1 There are properties in the Municipality of Whitestone that may have been contaminated from a historic use of the land. Any proposed development or redevelopment on any land suspected to be contaminated will be the subject of a study by a qualified professional, in accordance with any applicable senior government guidelines, that will investigate and provide a remedial plan as required.

12.09.4.2 Where the need for any remediation work is confirmed, the proposed restoration work will be completed or implemented prior to any development taking place.

12.09.5 Land Use Change and Land Use Compatibility

12.09.5.1 Changes in land use must be managed with the utmost care. It is a goal of this Plan that no change in land use should be approved that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore, all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that no incompatible land uses are permitted within the Municipality.

12.09.5.1 The Approval Authority may request, in accordance with this Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority. These studies shall be in accord with applicable provincial guidelines.

12.09.6 Compatibility Between Land Uses

Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.

12.09.7 Establishing Influence Areas for Industrial Land Uses

In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in accord with applicable Ministry of the Environment, Conservation and Parks.

12.10.8 Development in Proximity to Waste Disposal Sites and Unidentified Waste Disposal Sites

Where new development is proposed within 500 metres of the boundary of any waste disposal site, a feasibility study in keeping with the provincial D-Series Guidelines will need to be prepared by a qualified professional.

SECTION 13.0 WATERFRONT POLICIES

13.01 Definition

13.01.1 All of the lands adjacent to the recreational waterbodies in the Municipality are available for waterfront development with the exception of those lands that are constrained by significant ecological, environmental or physical constraints. Generally, lands available for waterfront development are those lands designated as Waterfront on Schedule 'A' – Land Use Plan

13.01.1 The depth of the lands adjacent to recreational waterbodies varies but generally these lands are intended to be those lands within the first 300 metres or those parcels of land adjacent to the waterbodies.

13.02 Form of Development

13.02.1 The general form of development includes:

(a) low density, single detached residential development;

(b) open space uses;

(c) existing tourist commercial uses;

(d) waterfront landings; and

(e) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

13.03 Principles of Waterfront Development

13.03.1 The principles of waterfront development are based upon the relevant objectives of this Plan.

13.03.2 These principles include maintaining the low-density residential shoreline density together with existing tourist commercial uses.

13.03.3 The Municipality is interested in preserving the character of its waterfront communities.

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13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.

13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage vales. The Municipality will require the assessment of impacts and in particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.

13.03.6 An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.

13.03.7 The Municipality shall consider the degree of obtrusiveness of built form to ensure the compatibility of any new development. To this end, boathouses and boatports are not permitted over the water.

13.03.8 The Municipality shall ensure that all development is evaluated for risks in terms of traffic, navigation, natural or man-made hazards.

13.03.9 In considering applications for waterfront development council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the Municipality will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

13.04 Water Quality Protection

13.04.1 The preservation of water quality of recreational waterbodies is paramount to the Municipality. The Municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook.

13.04.2 The Municipality of Whitestone has both warm water lakes and cold-water lakes. The cold water lakes include Fairholme, Lorimer, Miskokway, Trout Lake and Lake Wahwashkesh. Development on or upstream of any of these lakes that are deemed to be at capacity shall only occur in accordance with the Lakeshore Capacity Assessment Handbook.

13.04.3 It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.

13.04.4 To the greatest extent possible, the lot owners and/or their contractors make use of B Horizon soils in constructing their leaching beds given the high and beneficial capabilities of such soils to irreversibly complex phosphorus.

13.04.5 For any imported soils needed to construct the leaching beds, the lot owners and/or their contractors be required to use tested B horizon soil that may have high capabilities to retain phosphorus (in the order of 50 milligrams phosphorus

per 100 grams of soil), based on electrostatic absorption or binding, and mineralization with reactive iron and aluminum.

13.04.6 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. The restrictions would require that the setback be altered or disturbed as little as possible, and 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 (bunkies). The width of the buffer should be the required front yard set out in the Zoning By-law or larger should dwellings exceed the minimum required yard.

13.04.7 French drains or soakaway pits be used for treating stormwater from hard surfaces (roof-tops) as a method of decreasing potential phosphorus impacts to down-gradient surface waters.

13.04.8 Prior to the construction of any buildings or septic systems, properly constructed sediment fencing be installed along the inner limit of the required shoreline setback in area adjacent to or down-gradient from the proposed site disturbances and construction activities.

13.04.9 The sediment fencing be properly maintained until all construction has been completed and the soils have been fully stabilized following construction to avoid excess sedimentation and potential loss of fish and wildlife habitat.

13.04.10 The Municipality may undertake lake capacity studies to assist in guiding future planning and development policies for specific lakes.

13.04.11 The Municipality may establish a water monitoring program for lakes to guide future planning and development policies.

13.05 Recreational Capacity

13.05.1 The Municipality of Whitestone is aware that inland waterbodies may have limited capacity to accommodate additional waterfront activities like boating, fishing, swimming and other in water recreation. While it is recognized that this aspect of a waterbody use is an extremely subjective analysis, the Municipality may require an assessment of the development on the present users of the lake.

13.05.2 Marinas and boat access facilities are important elements in a waterfront community. While existing marinas and boat access facilities need protection, new and expanding facilities may have significant impacts on existing waterfront activities. As a result, new marinas and boat access facilities will be required to undertake an assessment to determine the appropriateness and suitability of such uses.

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 The resort commercial uses permitted in the Waterfront designation shall be limited to existing and appropriately zoned tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort commercial use shall also be permitted. Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other similar personal and staff members.

13.06.4 It is the intent of this Plan to provide for the continuation of existing tourist establishments and resort commercial uses and, wherever possible, to recognize their future viability and contribution to the local economy in keeping with changing lifestyles and leisure activities.

13.06.5 Prior to considering a rezoning application to allow the conversion of existing tourist commercial uses to residential uses, the Municipality shall be satisfied that the change in use has a positive long-term impact on the economy, the environment and the surrounding area.

13.06.6 New resort commercial developments shall not be permitted. The Municipality may consider expansions of existing resort commercial uses by way of Zoning By-law amendment and or site plan control. In considering such applications, the following shall be addressed:

(a) Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

(b) It is the intent of this Plan to encourage increased setbacks of large-scale development from the shoreline. Setbacks for buildings, structures and uses requiring proximity to the water such as docks, boathouses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.

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(c) A detailed hydrogeological report with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services may be required. All individual sewage systems and water systems shall be installed in accordance with the authority responsible for their approval. Tertiary treatment systems may be required in accordance with the recommendations of a Site Evaluation Report.

(d) In considering the expansion of a resort commercial use, the Municipality shall have regard for the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan.

(e) Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

(f) Site Plan Control shall be required.

(g) Expansions of existing tourist commercial uses shall not be permitted within 300 metres of at-capacity or over threshold lakes as set out on Appendix I, Appendix II, and Appendix III respectively to this Plan.

13.07 Shoreline Structures and Modifications

13.07.1 The principal objectives of the policies for development in the waterfront area of the Municipality of Whitestone are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

13.07.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing Zoning By-law, and the applicable policies of this Plan, operation statements or any other applicable approvals of government agencies.

13.07.3 Boathouses and Boatports are not permitted. These shoreline structures have the potential to impact the character of a lake.

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SECTION 14.0 – COMMERCIAL OR INDUSTRIAL DEVELOPMENT

14.01 The Council of the Municipality of Whitestone supports the establishment of new businesses in Rural designation including the Communities Overlay to improve employment opportunities and to provide an increased commercial assessment base.

14.02 Commercial and dry industrial uses are permitted in any designation, with the exception of the Waterfront designation, subject to the following conditions in accordance with Provincial D-Series Guidelines:

(a) 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;

(b) An amendment to the Zoning By-law;

(c) The approval of a site plan; and,

(d) Consultation with any relevant agency.

SECTION 15.0 – CULTURAL HERITAGE

15.01 Cultural Heritage Policies

15.01.1 For the purpose of this Plan, cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes, either individually or in groups, and are considered by the Municipality or other agencies as being of cultural heritage value or interest. The conservation, which includes identification or recognition, protection, use and proper management, of significant cultural heritage resources is encouraged by the Council of the Municipality of Whitestone. The Council of the Municipality of Whitestone will encourage the conservation of cultural heritage resources or properties of cultural heritage value or interest.

15.01.2 Pursuant to the Ontario Heritage Act, Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:

a) designate properties to be of cultural heritage value or interest;

b) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and

c) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

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15.01.3 Alteration or demolition of designated property may also be postponed until such time as Council is satisfied that the heritage attributes of the property are conserved by alternative or altered development proposals.

15.01.4 Council will require any person who proposes to demolish or alter a property designated under Part IV of the *Ontario Heritage Act* to submit an application to Council for approval under the *Ontario Heritage Act*.

15.01.5 Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Alteration or demolition should be supported by technical cultural heritage studies (e.g., heritage impact assessment).

15.01.6 Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.

15.01.7 The municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated under Part IV or Part V of the *Ontario Heritage Act*. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the *Ontario Heritage Act*. The Register of Heritage Properties will be available on a publicly accessible website and will be updated regularly to ensure effective conservation.

15.01.8 A Municipal Heritage Committee may be established pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist council on matters related to Parts IV and V of the *Ontario Heritage Act*.

15.01.9 In partnership with Indigenous communities, Council will develop a protocol and collaborative process for conserving cultural heritage resources that may be of interest to Indigenous communities.

15.02 Heritage Impact Assessments

A heritage impact assessment conducted by a qualified professional shall be required whenever a development has the potential to affect a protected heritage property/cultural heritage resource.

15.03 Archaeological Resources

15.03.1 The Municipality recognizes that there may be significant (terrestrial and/or marine) archaeological sites or areas of archaeological potential in Whitestone. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved.

15.03.2 The Municipality shall require archaeological assessments to be carried out by consultant archaeologists licensed under the *Ontario Heritage Act* as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.

15.03.3 Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Citizenship and Multiculturalism, as well as the terms and conditions of an archaeological licence under the *Ontario Heritage Act*.

15.03.4 Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

15.03.5 The preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.

15.03.6 When development has the potential to impact a known or suspected cemetery or burial site, the Municipality shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.

15.03.7 The Municipality will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning.

15.03.8 The Municipality will regularly update municipal archaeological resource mapping under the provisions of a municipal-provincial data sharing agreement, as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.

15.03.9 The Municipality may develop an Archaeological Management Plan which includes but not limited to:

a) maps that identify known archaeological sites, and areas of archaeological potential, and archaeologically sensitive areas where known significant or culturally sensitive archaeological sites are present and where probability of finding another site is high;

b) processes and procedures for identifying and managing archaeological resources in a municipality; and

c) a protocol for collaborative approaches with Indigenous communities to identify known or potential archaeological sites.

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Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan

15.04 Marine Archaeological Resources

15.04.1 Council recognizes that, within the boundaries of the Municipality, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. A marine archaeological assessment conducted by a licenced marine archaeologist pursuant to the *Ontario Heritage Act* may be required if partially or fully submerged marine archaeological resourcessuch as the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value or interest are identified and impacted by shoreline and waterfront developments or in-water works. The remains may currently be under water or were, at one time, under water but are no longer submerged.

SECTION 16.0 – LAND USE POLICY AREAS

The following land use policy areas are identified on Schedule 'A' – The Land Use Plan.

16.01 Rural Designation

16.01.1 This designation will apply to the interior areas of the Municipality away from the recreational waterfront areas and beyond the communities of Dunchurch, Maple Island, Whitestone and Ardbeg.

16.01.2 Permitted uses in the Rural designation include:

(a) resource extraction – pits and existing quarries

(b) agricultural

(c) residential

(d) parks and recreation

(e) institutional

(f) utilities

(g) commercial/industrial by rezoning

(h) bed and breakfasts

(i) home occupations

(j) forestry

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(k) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law

16.01.3 The Rural areas of the Municipality are a significant part of Whitestone's character. It is the intention of this Plan to preserve this character as far as possible.

16.01.4 New lot creation in the Rural area shall occur by consent. New lots should be at a larger standard to maintain the qualities of the Rural area.

16.01.5 All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development. The application of Minimum Distance Formulae will include the flexibility of all implementation guidelines where applicable.

16.01.6 In addition to the permitted uses of this Section, On-farm diversified uses and agriculture related uses shall be permitted on farm properties.

16.01.7 Whitestone has a rich history of agricultural uses. Agricultural lots shall be protected from incompatible development including lot creation that would remove agricultural lands from operation.

16.02 Waterfront Designation

16.02.1 Lands that are physically and functionally located adjacent to recreational waterbodies have been designated in the Waterfront policy designation. A broad band around each lake has been identified on the Land Use Schedule intending to apply to a single depth of properties. Second tier or back lot development is not permitted in these areas.

16.02.2 Permitted uses in the Waterfront designation include detached residential dwellings, existing marinas and existing tourist commercial uses in accordance with all other policies of this Plan, and a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

16.02.3 The base standard for new development in the Waterfront designation are set out in the Specific Lake Policies set out below.

16.02.4 The Zoning By-law will establish standards for new or expanding tourist commercial facilities. These standards will include a maximum density and minimum lot frontage requirements.

16.02.5 Lakes or rivers not designated in the Waterfront Policy Area but that are considered as recreational waterbodies, may be developed provided the applicable policies of this Plan are met. Land division for these parcels will be at larger standards to reflect the more limited recreational qualities of these waterways.

16.02.6 Any expansion of existing tourist commercial uses on lakes that are currently at capacity, must demonstrate, to the satisfaction of Council, that these facilities will not increase the nutrient concentration of the lake.

16.02.7 It will be the policy of the Council of the Municipality to obtain public access to each of the recreational waterbodies where none currently exists and where available and appropriate.

16.02.8 All lake development will be reviewed in respect of the natural heritage and biophysical features of the lake including slopes, sensitive areas, soils, tree cover, views and impacts on the natural landscape. Individual site constraints will be considered during the review of any development.

16.02.9 All lands adjacent to or fronting recreational waterbodies will be considered as Site Plan Control areas.

16.02.10 The Council of the Municipality of Whitestone recognizes the interest of a number of lake neighbourhoods to undertake planning programs for lakes. The results of these lake planning studies may form the basis for additional lake specific planning policies as set out in Section 17.0.

16.03 Crown Land Designation

16.03.1 General

A significant portion of the Municipality of Whitestone's land base is Crown land. The policies of the Official Plan and Zoning By-law are not binding on Crown land activities. The use of Crown lands will be determined by the province with regard for the established planning policies of the Municipality. The Ministry of Energy and Mines issues mining leases, Exploratory Licenses of Occupation, mining claims and other forms of land tenure on Crown Land.

16.03.2 If Crown land should be patented or leased to private landowners, the Municipality's planning documents will be applied to these lands.

16.03.3 Crown lands including parks and conservation reserves will be identified on the land use plan.

16.03.4 While the Municipality supports the Ministry of Natural Resources and its management programs for Crown land, there may be a number of opportunities to dispose of Crown lands not identified as protected areas, that could be developed in a sustainable manner and that would contribute to the economic base of Whitestone without compromising the environment or the quiet enjoyment of the inhabitants of the area. Council supports Crown land dispositions in these instances.

16.03.5 The Township may be concerned over conflicts that occur between parks, conservation reserves and historical uses that are permitted in these protected areas. Council will support whatever measures are available to resolve these conflicts in favour of historical land use activities.

16.03.6 The Township may work with the MNR to encourage Crown Lands are appropriately managed in order to reduce conflict between users of Crown Land and area residents and to ensure that the infrastructure that supports the use of Crown Land is appropriately managed.

16.04 Environmental Protection Designation

16.04.1 *Environmental Protection* designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or the Municipality.

16.04.2 *Environmental Protection Area* lands contain features such as locally significant wetlands, watercourses, habitat of endangered and threatened species, significant wildlife habitat, fish habitat, lands prone to flooding, steep slopes or erosion hazards.

16.04.3 Permitted uses include:

(a) passive recreational uses, such as nature viewing and pedestrian trail activities;
(b) floating docks accessory to a residential use;
(c) forestry and resource management use where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area; and
(d) watershed management and flood and erosion control projects carried out or supervised by a public agency and archaeological conservation.

16.04.4 It is the policy of this Plan to restrict the alteration of the physical or ecological features of lands designated *Environmental Protection Area*. Any proposed site alteration to an *Environmental Protection Area* shall be supported by appropriate justification in the form of an Environmental Impact Study. The precise boundary of any *Environmental Protection Area* shall be determined as a component of the required Environmental Impact Study.

16.04.5 Not all of the natural heritage features in the Municipality have been designated *Environmental Protection Area* or incorporated on the Land Use Schedules at the date of the adoption of this Plan. As new information becomes available, additional lands may be incorporated into the *Environmental Protection Area* designation as part of the five-year review or as an Amendment to the Official Plan required by the *Planning Act*.

16.04.6 It is essential that *Environmental Protection Areas* be protected from future development to preserve the Municipality's natural environment. As such, an application for the redesignation of an area of private lands designated *Environmental Protection Area*, may be given due consideration only if it is established to the satisfaction of the Municipality through an Environmental Impact Study that the lands and/or adjacent lands are not part of the environmental feature and that any development proposed will have no negative

impact on the environmental feature or ecological function of the area. Nothing in this Official Plan shall be construed to imply that *Environmental Protection Area* lands are free and open to the general public or that such areas will be purchased by the Municipality or any other public agency.

16.04.7 The Zoning By-law shall incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated *Environmental Protection Area* in relation to the extent and importance of the natural environmental features and ecological functions of the area.

SECTION 17.0 – LAKE SPECIFIC POLICIES

17.01 Bolger/Kashegaba Lakes

17.01.1 Bolger and Kashegaba Lakes are located in Burton Township and straddle the CNR railway line. Historically, the railway was the primary access into these lakes. Access to the lakes remains poor. However, the inhabitants of these lakes understand the isolation and difficulty of access. There are opportunities for a land division by consent where a limited number of lots are created. The standard for new lots should reflect the pattern of existing development on the lakes.

17.01.2 Access to Kashegaba and Bolger Lakes is increasing at the access facility adjacent to the hydro line at the west end of the lakes. This access point is limited in terms of space for both vehicular and boat parking. The trail or roadway into the access point is in poor condition and can often be impassable. The Municipality recognizes the efforts of lake residents to maintain this access arrangement and it supports this facility so long as the Province continues to allow the access and it is recognized that the Municipality has no liability or responsibility for this facility.

17.01.3 Any proposal for additional lots on these lakes will be required to demonstrate that adequate parking and docking is available.

17.02 Gooseneck Lake

17.02.1 Gooseneck Lake is located partly in Burton Township and partly in McKenzie Township and empties into the south basin of Lake Wahwashkesh. Although the Lake is small (217 hectares) it has over 22.8 kilometres of shoreline. Gooseneck Lake is a medium sized, lake comprised of low density residential lots and Crown Land. It has a long “riverine” shape that consists of narrow “gooseneck like” channels and bays which limits the lake surface for use and recreational boating. The landscape is typical Canadian Shield, and the rocky shorelines have a rugged and natural appearance that contributes to its character. Thirty percent of its shorelines are Crown land and this contributes to its predominantly natural character.

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17.02.2 Much of the lake is water access. There is a historical public access on the Lake that the Municipality supports using proceeds of any cash-in-lieu of parkland collected as a condition of development or the sale of shore road allowances.

17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.

17.02.4 IN order to maintain the quality of Gooseneck Lake, when new lot creation is proposed, the approval authority will carefully consider impacts and appropriateness based upon the location of natural features, the character of the lake and applying best management practices for new development including but not limited to development setbacks and preservation or revegetation of shoreline areas.

17.02.5 The Municipality of does not support the disposition of Crown Land except to address historic minor encroachments.

17.02.6 In order to protect the quality of the lake environment and to ensure there is an appropriate balance between the built form and natural environment the Zoning By-law shall establish a maximum shoreline activity area of up to 25% of the shoreline frontage. The Zoning By-law may also cap the width of shoreline activity areas.

17.02.7 New septic systems shall be setback a minimum of 30 metres from the Lake. Reductions to this distance shall not require an amendment to this Plan, but shall only be permitted when supported by a study prepared by a professional that details how phosphorus and nitrogen are managed to prevent impacts to the water quality of the Lake.

17.02.8 New lot creation on Gooseneck Lake shall generally have a minimum lot frontage of 150 metres. Lesser lot frontages shall only be considered where site specific justification is provided to demonstrate how the semi-wilderness values of the Lake are protected. This could involve the greater building setbacks, restrictions on shoreline structures or increased vegetation preservation areas.

17.03 Magnetawan River

17.03.1 The Magnetawan River flows from one end of the Municipality westward eventually into the Georgian Bay. The River and its tributaries are a significant recreational waterbody in Whitestone, and it has attracted considerable growth and development including communities like Maple Island. The Municipality supports additional development along the River but at a premium standard outside of the Maple Island community.

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17.03.2 The Magnetawan River Basin Regulatory Flood Levels Study has examined the issue of water levels along the Magnetawan River and the lakes that it connects. This waterway and its associated lakes are subject to flooding particularly during the spring thaw. While few lakes and rivers have had a detailed engineering study to determine actual flood plain levels or potential floodways, any development along the river or its connecting waterbodies may need the determination of these flood levels by a qualified engineer.

17.03.3 The standard for new development along the Magnetawan River or its tributaries will require a minimum of 90 metres of river frontage.

17.04 Fairholme Lake

17.04.1 Fairholme Lake in Hagerman Township is a lake trout lake that is at capacity. New lot creation shall only be permitted where a septic system can be located at least 300 metres from the Lake and in accordance with the Lakeshore Capacity Assessment Handbook.

17.04.2 A historical subdivision development on Fairholme Lake being Plans M-430 and M-431 were designed so that few of the lots had direct frontage on the lake. Instead, two Blocks, A and G were designed to require any building to be off the lake and to limit or reduce the impact of human activity on the Lake. Block A and G of Plans M-430 and M-431 may be used for shoreline structures including docks, decks, boathouses, saunas or pump houses so long as these structures are approved by the collective owners of these blocks and so long as any of these structures are authorized by any applicable government agency.

17.05 Limestone Lake

17.05.1 Limestone Lake is a small lake in Hagerman that abuts Highway No. 124 at Limestone Lake Lodge. A recent subdivision along the south shore has all but depleted any residual development capacity for the lake. Much of the balance of the undeveloped portion of the lake is water access and has fish habitat.

17.05.2 Additional development by consent may occur on Limestone Lake if it can be demonstrated that there is development capacity and in accordance with all other applicable policies of this Plan.

17.06 Lorimer Lake

17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be permitted in accordance with the Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. All new lots shall have a minimum lot frontage of 150 metres.

17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.

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17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are native and undisturbed soils to a depth of over 3 metres meeting specified chemical composition and hydrologic conditions.

17.07 Manson Lake

17.07.1 Manson Lake is a small lake that is partly in Whitestone and partly in McKellar. The Lake is subject to heavy fishing pressure partly because of the convenient landing at a nearby public road.

17.07.2 The Municipality will allow a limited number of consents on the Lake to recognize the desire by some property owners to create a parcel for a family member. These land divisions should be subject to a large lot standard (90 metres) and be subject to all other policies of this Plan.

17.07.3 Due to the Lake being partly located within McKellar, the Municipality encourages its neighbour to adopt similar policy and land regulations for this lake.

17.07.4 The Municipality may adopt a strategy that discourages heavy fishing on the Lake by removing or limiting access to the lake.

17.08 Shawanaga Lake / Shawanaga River

17.08.1 Shawanaga Lake is a warm water lake with considerable shoreline in Hagerman, Ferguson and Burpee. There is potential for additional development along its shoreline.

17.08.2 Because of the long, narrow shape of Shawanaga Lake, it is heavily impacted by recreational boats. New development should be available on a limited basis to recognize the crowding that is occurring on the lake.

17.08.3 There is limited land available for additional development on Shawanaga Lake for new lot creation although the lake is considered to have excellent water quality.

17.09 Whitestone Lake

17.09.1 Whitestone Lake is the second largest Lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. Development controls may be required to to protect the water quality.

17.09.2 New development may occur on Whitestone Lake at a standard not less than 150 metres of water frontage subject to all other policies of this Plan.

17.09.3 There is only one good public access located on Whitestone Lake in the Village of Dunchurch. Council will attempt to secure additional access points for the public on Whitestone Lake.

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17.09.4 Council is becoming increasingly aware of Whitestone Lake residents concerns over congestion on the Lake and unsafe boating conditions. Council will undertake measures to impose speed limits and promote safety on Whitestone Lake.

17.10 Wahwashkesh Lake

17.10.1 Wahwashkesh Lake is the largest Lake in the Parry Sound area with 1,721 hectares of surface area. The Lake is comprised of two distinct basins. The north basin is considered the smaller of the two, and the south basin is called "the Big Lake".

Wahwashkesh is part of the Magnetawan River System and while the Lake has over a dozen inlets, there is only one outlet to the Magnetawan River. The Lake is renowned for an extremely severe spring freshet with the lake levels often rising 3 to 4 metres above the control dam at the outlet of the river.

Wahwashkesh Lake is also well known for its diverse fishery. There are at least twelve species of sport fish in the Lake. The south basin is a naturally producing lake trout lake while the top lake, also a good lake trout lake, is a high-quality middle level lake. However, due to fishing pressures in the last few years, severe angling regulations, including closing Wahwashkesh to winter fishing, have been implemented.

17.10.2 The water quality of the north and south basins of Lake Wahwashkesh are sensitive to additional shoreline development. In order to respond to the need to protect and conserve the natural features of the Lake, the minimum new standards for the creation of new lots for the entire Lake will be 100 metres of frontage and 0.6 hectares of lot area. The residual development capacity will change in the future as more up-to-date scientific approaches are used to determine an appropriate level of development capacity.

17.10.3 A large number of property owners on Wahwashkesh Lake access their properties by water. There are only three public access points (all on the north basin) two marinas and a private landing. This Plan requires that any new water access lots be subject to the policies of Section 8.03.

17.10.4 There are two marinas on Wahwahkesh Lake. These marinas are important in providing access to water access properties. The Municipality will support the continued operation of these marinas and does not support the rezoning of these marinas for residential uses. The marinas shall be placed in a specific zone in the Zoning By-law that recognizes their use.

17.10.5 The water levels of Wahwashkesh Lake rise dramatically during the spring causing potential flood hazards. It will be the policy of this Plan that the openings of any habitable buildings must be above the theoretical flood elevation as set out in Section 12.05.1. Foundations, footings and non-habitable structures should be adequately designed to recognize the potential for flooding at elevations lower than the flood elevation.

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17.10.6 In order to properly respond to a diverse number of issues that may arise during the development of properties along the shoreline of Wahwashkesh Lake, these properties will be designated as a site plan control area. Site Plan Control is a necessary and valuable tool to protect the character of the shoreline of Lake Wahwashkesh and to provide vegetated buffers to mitigate the impacts of development on the natural environment and the lake.

17.10.7 Lake Wahwashkesh is known for its Atlantic Coastal Plain Flora. The Lake is ranked in the top five of all lakes in Ontario for such flora. This has been extensively documented by the Natural Heritage League and the World Wildlife Fund in a 1989 study. Any development along the shores of Lake Wahwashkesh should have regard for its impact on this rare coastal flora environment and be directed away from Atlantic Coastal Plain Flora features.

17.10.8 Prior to new lot creation, the consideration of reduced development setbacks from the shoreline or the sale of shore road allowances, the Municipality may require the preparation of an Environmental Impact Study.

17.11 Miskokway Lake and Trout Lake

17.11.1 The development capacity of Miskokway Lake and Trout Lake, has not been determined. These are known cold water lakes that support a cold water fishery. No further consents or land division that results in the creation of new lot development within 300 metres of the lakes will be permitted unless studies have been undertaken to demonstrate that there is capacity without adversely impacting the habitat features of these lakes. The Ministry of Natural Resources should be contacted for technical advice.

17.12 Labrash Lake

17.12.1 Labrash Lake is a small lake that flows into the Magnetawan River. The Lake is small with few cottages and the residents of the Lake have expressed an interest in preserving the low density on the lake. New lot creation on Labrash Lake will require a minimum frontage of 150 metres.

17.12.2 All development on Labrash Lake will be subject to Site Plan Control.

17.13 Other Recreational Waterbodies

17.13.1 Other waterbodies that fall within the definition of a recreational waterbody will be eligible for development subject to complying with all other applicable policies of this Plan for access, physical suitability, environmental protection and other relevant planning criteria.

17.13.2 The standard for new lots in the unspecified recreational waterbodies will be 90 metes of frontage and not less than 1.0 hectares of land area unless a study such as a hydrogeological study has been provided to demonstrate site conditions are suitable for the long-term provision of private individual sewer and water services.

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SECTION 18.0 – COMMUNITY AREAS OVERLAY

18.01 The Municipality of Whitestone has four distinct communities. These include Dunchurch, Maple Island, Whitestone Village and the Village of Ardbeg. These communities vary in size but they all function similarly in terms of identifying a community of interest, provide a number of non-residential service-type uses and having a concentration of smaller lot sizes distinct from the rural areas around the communities. In the case of Maple Island and Dunchurch, the communities are partly located on recreational waterbodies.

18.02 The predominant use for community areas will be detached dwellings and local commercial uses, institutional uses including churches, schools and community centres. Home occupations and bed and breakfasts will be permitted in the Community designation.

18.03 In addition to the above, new commercial uses and industrial uses will be permitted in the Community designation subject to the other policies of this Plan and so long as these uses are compatibly with existing residential uses.

18.04 The minimum lot area for new development in the residential areas will be 1.0 hectares with a minimum frontage of 45 metres on a year-round Municipal road. Lesser lot areas may be considered where it is demonstrated that an individual sewage and individual water service can be sited on the lot.

18.05 No traffic hazards shall be created by the establishment of new driveways on major roadways due to increased traffic or limited sight lines on curves or grades.

18.06 Lots in the original surveys for the Village of Dunchurch are approximately 20 metres by 40 metres. This density of development may potentially lead to a need for municipal sewer and water services. Wherever possible and appropriate, the Municipality will encourage these existing surveyed lots to be merged with adjoining lots to reduce the overall density in the Village.

18.07 The extent of the areas identified as Community are shown on Schedule 'A'. These areas have been identified in the broadest way and the actual communities may consist of a much smaller area. Some of the above policies may not necessarily apply to lands on the perimeter of the lands designated Community.

18.08 The Municipality will support the establishment of committees from each community area to provide ongoing recommendations for the upgrading and rejuvenation of these communities including any specific plans or programs that may be delivered by the Municipality with the support of senior levels of government where available.

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SECTION 19.0 – COMMUNITY IMPROVEMENT POLICIES

19.01 Goal

It is the goal of the Municipality of Whitestone to maintain and improve the physical living environment in the Municipality.

19.02 Objective

The objectives of the Municipality of Whitestone are to:

(a) upgrade the present Municipal services, utilities and facilities throughout the Municipality;

(b) encourage the upgrading of existing private properties;

(c) undertake a program of physical improvements which are fiscally responsible;

(d) expand upon the number of services and facilities available in the Municipality where economically feasible;

(e) encourage the expansion of commercial enterprises in the Municipality to improve the availability of local services and to improve the local economy;

(f) upgrade the public services provided at the waterfront to increase the appearance and level of services offered to both Municipal visitors and residents; and,

(g) encourage the upgrading of private services at the waterfront.

19.03 Improvement Criteria

To achieve the community improvement objectives of this Plan, improvements will be identified based on one or more of the following criteria:

(a) the deficiencies or inadequacies of recreational services and facilities;

(b) street conditions;

(c) the inadequacy of hydro-electric services;

(d) absence of street lighting;

(e) land use conflicts;

(f) improved waterfront facilities;

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(g) the physical condition and age of buildings and structures;

(h) need for increased fire protection services; and,

(i) proposed commercial developments.

19.04 Phasing

The Council of the Municipality of Whitestone has identified needed or desired improvements to the present services and facilities in the Municipality. A system of phased improvements will be identified to recognize priorities and fiscal constraints in the Municipality.

19.05 Community Improvement Area

The whole of the Municipality of Whitestone as outlined on Schedule 'A' to this Plan will henceforth be known as the Municipality of Whitestone Community Improvement Area.

19.06 Implementation

In order to implement the Whitestone Community Improvement policies, the following activities and programs may be employed (but not limited to):

(a) designating community improvement areas and prepare community improvement plans under the Planning Act;

(b) the enforcement of Section 6 - Property Standards By-law, through a Property Standards By-law;

(c) supporting the Municipal residents in rehabilitation programs;

(d) participating in provincial and federal rehabilitation programs;

(e) petitioning the relevant provincial agencies in order to apply for special assistance for new recreational facilities where available;

(f) encouraging and supporting new development, particularly commercial development;

(g) participating in any local improvements which support the community improvement objectives;

(h) co-operation with local service clubs and organizations to undertake local improvements;

(i) the sale of surplus Municipal land may be applied to community improvements subject to the requirements of the *Municipal Act*; and,

(j) applying Municipal reserve funds towards an eligible community

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improvement project.

SECTION 20.0 – PROPERTY STANDARDS

20.01 Council may enact by-laws prescribing the minimum standards for maintenance and occupancy of all types of property and their enforcement. To protect the amenities of the natural environment and existing and future development, a Property Standards By-law will contain requirements with respect to:

(a) garbage disposal;

(b) pest prevention;

(c) structural maintenance of buildings;

(d) building safety;

(e) cleanliness of buildings;

(f) plumbing, heating and electricity (where applicable);

(g) keeping lands and particularly waterfront properties free from rubbish, debris, abandoned vehicles, trailers, boats or materials;

(h) maintaining yards, lands, parking and storage areas;

(i) maintaining fences, accessory buildings and signs; and,

(j) occupancy standards.

20.02 The Municipality may amend this by-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the *Ontario Heritage Act*.

SECTION 21.0 – IMPLEMENTATION

21.01 Accessory Uses

Wherever a use is permitted in the land use policy in this Plan, it is intended that any uses, buildings or structures normally incidental, accessory and subordinate to the principal permitted use will also be permitted within that policy provision.

21.02 Boundaries

The boundaries illustrated on Schedule 'A' - Land Use Plan are to be considered as approximate only. Amendments to the policy categories will not be required for minor interpretations of boundary locations shown on Schedule 'A'.

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21.03 Numerical Interpretation

Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the spirit and intent of the policy is maintained minor adjustments to these figures up or down may be considered.

21.04 Deeming By-laws

There are several older registered plans of subdivision located within the Municipality of Whitestone. Some of these registered plans contain lots that do not or can not meet minimal standards for construction purposes. The Municipality may exercise its authority to deem such subdivisions or parts thereof not to be considered as registered plans under the *Planning Act*.

21.05 Site Plan Control

All development in the whole of the Municipality may be subject to the provisions of the Site Plan Control requirements under the *Planning Act*. Commercial, industrial, institutional and certain residential uses may be designated as Site Plan Control Areas by by-law of the Municipality in accordance with the requirements of the *Planning Act*. Site Plan Control can be utilized wherever possible to conserve cultural heritage resources by ensuring that new development is compatible with and/or does not adversely impact those resources. This may include requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the Site Plan Control agreement with the Municipality.

21.07 Special Exceptions For Existing Uses

Where there are existing building and structures or uses on a lot proposed to be divided, the Municipality may make an exception to the minimum standards for the retained or severed parcel subject to the passage of an amending Zoning By-law or a minor variance being obtained.

21.08 Holding Provisions

21.08.1 The *Planning Act* provides for the use of the holding symbol "H" in conjunction with any land use zone found within the implementing Zoning By-law.

21.08.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place and the appropriate environmental studies and services have been reviewed and approved. The objectives and use of this symbol are set out herein.

21.08.3 The holding symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:

(a) development or redevelopment is to be phased; or

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(b) the implementation of policies requires special design features.

21.08.4 The holding symbol may be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major Municipal roads.

21.08.5 In accordance with the *Planning Act*, the Zoning By-law implementing this Plan will identify lands subject to holding provisions by the inclusion of an "H" suffix to the zone symbol.

21.08.6 The Zoning By-law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.

21.08.7 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:

(a) extensions for services are approved by the appropriate authority;

(b) site plans are approved in the case of commercial and industrial development;

(c) approvals are received from the Ministries of Natural Resources and Environment, Conservation and Parks where applicable; and

(d) the objectives of the Official Plan including development criteria are met.

21.09 Zoning

The Municipality will be responsible for enacting implementing Zoning By-laws that reflect current Official Plan policies as amended. Through the Zoning By-law, Council may conserve the integrity of archaeological resources to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource. Should any existing Zoning By-laws contain provisions that do not conform to the Official Plan as amended, Council will take whatever steps are necessary to properly implement current Official Plan policies.

21.10 Non-Conforming Uses

This Plan recognizes legal nonconforming uses in accordance with section 34(9) of the *Planning Act*.

21.11 Special Notices

Council by resolution, may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Zoning By-law Amendments if such amendments relate to matters which will not affect the

policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and will be restricted to the following matters:

(a) altering the numbering and location of the text, schedules and maps;

(b) altering punctuation or language to obtain a uniform mode of expression;

(c) correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;

(d) inserting historical footnotes or similar annotations to indicate the original and approval of each provision;

(e) consolidating amendments;

(f) transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new Ontario Base maps or other maps which might be prepared in conjunction with a specific study; and,

(g) adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

21.12 Plan Review

This Plan shall be reviewed in accordance with the requirements of the Planning Act to ensure it is up to date.

21.13 Amendments

In considering Amendment to this Plan, Council shall have regard to the following criteria:

(a) the need for the proposed use;

(b) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;

(c) the physical suitability of the land for such proposed use;

(d) the location of the areas under consideration with respect to:

i. the adequacy of the existing and proposed roadway system;

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ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;

iii. the adequacy of the water supply, sewage disposal facilities, and other Municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval authority having jurisdiction;

iv. the compatibility of such proposed use with uses in the surrounding area;

v. the potential effect of the proposed use on the financial position of the Municipality;

vi. the impacts of the proposed use on the natural environment; and

(e) the Provincial Planning Statement.

21.14 Amenity Policies

21.14.1 Adequate buffering shall be required between all uses where one use may adversely affect or conflict with an adjoining use. The buffering may include the following:

(a) an appropriate tree screen;

(b) fence;

(c) berming;

(d) sufficient distance; or

(e) a combination of the above.

21.14.2 Development proponents should contact the local Ministry of the Environment, Conservation, and Parks office to ensure that there is compliance with separation requirements and environmental objectives where applicable.

21.14.2 All residential and non-residential uses including commercial, industrial or institutional uses are identified as site plan control areas. The Municipality may designate these areas by By-law as site plan control areas and require the proponents of such uses to file site plans and agreements as provided for under the *Planning Act*.

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21.15 Development Charges/ Community Benefits

21.15.1 The Township may enact a Development Charges By-law or Community Benefits By-law in accordance with the provisions of the *Planning Act*.

21.16 Pre-consultation and Complete Application

21.16.1 Prospective applicants are encouraged to pre-consult with the Township prior to the submission of a *Planning Act* application.

21.16.2 As part of a Pre-consultation application, Township staff will identify the material needed to support an application which may include a variety of supporting studies, that may include:

(a) Planning Justification Report;

(b) Environmental Impact Study;

(c) Master Servicing Study/Servicing Options Report;

(d) Traffic Impact Study;

(e) D-4 Landfill Study;

(f) Agricultural Impact Assessment and/or MDS calculation;

(g) Environmental Site Assessment;

(h) Hydrogeological Study/Hydrology Study;

(i) Stormwater Management Report;

(j) Wellhead Protection – Risk Assessment Report;

(k) Flooding, Erosion, Slope Stability Report

(l) Noise and Vibration Impact Analysis;

(m) Odour, Dust and Nuisance Impact Analysis;

(n) Geotechnical/Soils Stability Report;

(o) Wind Study;

(p) Archaeological Assessment;

(q) Cultural Heritage Report and/or Heritage Impact Study;

(r) Tree Preservation Plan

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(s) Functional Servicing Report;

(t) Illumination Study; and/or

(u) Any additional information identified by the Municipality during pre-consultation.

21.16.3 The cost associated with all the required studies shall be the sole responsibility of the applicant. Costs incurred for the Municipality to peer review the studies, as required, shall also be the responsibility of the applicant.

21.17 Future Studies to Address Emerging Issues

21.17.1 Through the Official Plan Review a number of issues or emerging issues have been identified. These issues may required separate study to research the issues and consider the most appropriate policy and/or implementation options. The following list provides examples of existing and emerging issues that may require additional study, but is not intended to be an exhaustive list:

a) Public and municipal access points to lakes for cottage lots.
b) Disposition of Crown Land for municipal purposes.
c) Roads inventory and Roads Needs Study.
d) Lake-by-lake development potential/capacity review.
e) Municipal Employment Area Study.
f) Municipal property review
g) Solid Waste Management Study

SECTION 22.0 – SPECIAL POLICIES

22.01 Exceptions

From time to time, the Council of the Municipality of Whitestone will find it appropriate and necessary to adopt a site-specific exception to the policies of this Plan to provide for a particular land use, development or to apply special provisions. These exceptions are set out below:

22.02 Water Use

22.02.1 The Council of the Municipality of Whitestone recognize the overlapping but limited jurisdiction over navigable waters. The Municipality will support and participate in any planning programs over water use with senior levels of government to manage such activities in accordance with the goals and objectives of this Official Plan.

22.02.2 It is the policy of the Municipality to support applications for new or expanded water lot licenses for commercial uses subject to the following conditions:

(a) approval of relevant agencies including the Department of Fisheries and Oceans Canada and the Ministry of Natural Resources;

(b) ensuring that there is a buffer between the water lot and any adjoining residential uses;

(c) complying with any Municipal standards governing setbacks from major or minor navigation channels;

(d) where applicable, there is adequate car parking available to service boat docking rental customers and visitors;

(e) the configuration and size of the water lot has regard for orientation of adjoining property lines such that egress and ingress are considered and protected as far as possible;

(f) the size of the water lot does not exceed the size of the onshore lands including adjacent Crown reserves or shore road allowance;

(g) there are adequate onshore services including sewage disposal, water treatment, hydro and solid waste disposal facilities to accommodate the use of the docking facility.

22.02.2 In addition to the Zoning By-law and Site Plan Control, Council may implement other controls including the imposition of speed limits or special signage regulations in conjunction with lake associations.

22.03 Signs

The Municipality may enact a by-law to regulate against the proliferation of signs which conflict with the natural environment of the Municipality.

22.04 Lights

The Municipality will take whatever measures are necessary to restrict any offensive lighting away from adjacent residential lands and to restrict on-shore lighting that may be hazardous to navigation.

22.05 Sleeping Cabins

Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are: subordinate in size to any residential use; retained as an accessory function (i.e. no cooking facilities); and restricted in number so as to preserve the principal residential use.

22.06 Channels

No development will be permitted on a portion of the shoreline of any lot which is located on any customarily and regularly travelled channel or water course to which there is no convenient alternative where docks, wharves or other

shoreline structures could be hazardous to navigation or where the passage of boats could be hazardous to the users of such shoreline facilities.

22.07 Second Cottages

It is the policy of this Plan to permit one additional cottage and accessory buildings by Zoning By-law Amendment where the parcel would otherwise be eligible for a severance and the additional buildings are located in conformity with all provisions of this Plan and the Zoning By-law as if the lots were separated.

22.08 Navigability

Development will only be permitted where the water frontage is deemed to be navigable. Navigability, in this context, refers to one's ability to gain convenient access to and from a proposed lot during all normal water level conditions without environmental degradation in an appropriate-sized runabout.

22.09 Common Docks

Access to and from certain existing lots of record may be gained by common dockage involving at least a right-of-way if suitable access as described in 22.08 is unattainable.

22.10 Derelict Vehicles

The Municipality may enact by-laws to control derelict motor vehicles.

22.11 Boathouses

22.11.1 In-water boathouses and boatports are not permitted. Dry-land boathouses are permitted accessory structures in the Waterfront designation.

22.11.2 The use of structures to store boats along or at the shoreline of properties is a planning concern in the Municipality, particularly where the said structures are large and/or obtrusive on the natural landscape.

22.11.3 The Zoning By-law shall provide for size, setback, and height regulations for dryland boathouses.

22.11.4 Dry land boathouses that exceed the regulations set out in the Zoning By-law will be reviewed and assessed in accordance with the following criteria:

(a) the size of the structure relative to the shoreline frontage and area of the property;

(b) the need for such a structure;

(c) the visibility of the structure from adjoining channels and properties;

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(d) the public reaction to the oversized boathouse as determined in the processing of a Zoning By-law amendment to allow for the structure;

(e) the elevation of the boathouse and special design and locational features used to lessen its impact;

(f) the location and size of the boathouse relative to existing buildings and structures on the adjoining land;

(g) the proposed internal uses of the boathouse space; and,

(h) the policies that may affect limits of boathouses.

22.11.5 All such oversized dryland boathouses will be subject to Site Plan Control.

22.12 Noise/Vibration/Land Use Compatibility

22.12.1 Residential areas and other uses of similar sensitivity, such as the sites of hospitals, nursing homes, and homes for the aged, will be protected from situations of undesirable air quality and excessive noise/vibration through good land use planning and site plan control.

22.12.2 Developers will be required to carry out noise and/or vibration assessments and determine control measures which are satisfactory to the Municipality and the Planning Board in accordance with M provincial D-Series Guidelines.

22.12.3 There are additional land use compatibility matters that must be considered in the Official Plan. Long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants. Development and land use patterns which may cause environmental or public health and safety concerns will be avoided. When assessing land use compatibility issues, the Municipality shall have regard to the Provincial D-Series Guidelines and recognize minimum separation distances where required.

22.13 Crown Lakebed

As a condition of development or redevelopment, flooded land below the controlled high-water mark may be required to be conveyed to a public authority.

22.14 Narrow Waterbodies

22.14.1 Development on narrow waterbodies and channels will be discouraged, where the width of the channel or waterbody is less than 100 metres.

22.14.2 Where lot creation is proposed in narrow waterbodies, larger lot frontages shall be required to maintain the character of the shoreline.

22.14.3 New shoreline structures development in narrow waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.

22.14.4 New development in narrow waterbodies shall be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report to identify the location of development on the property in a manner that will minimize the risk to navigation safety and environmental features to the satisfaction of the Municipality.

22.14.5 Properties in narrow waterbodies may be placed in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures in comparison to other waterfront areas.

22.15 Waterfront Landings

22.15.1 Waterfront Landings are properties that provide access for water access properties. Waterfront Landings may contain parking areas and docking facilities for a limited number of boats and may be tied to water access properties. Waterfront Landings are not appropriate for all properties and may be permitted in the Waterfront Designation subject to a Zoning By-law amendment and the following criteria:

(a) A limited number of boat docking spaces may be permitted.

(b) Site specific zoning to specify the use and outline performance standards such as the maximum number of boat docking and car parking spaces and to limit the development of structures.

(c) The site is appropriately buffered from neighbouring land uses.

(d) A natural shoreline buffer is maintained between parking areas and the shoreline, except for a meandering path for access to docking areas.

(e) A stormwater management plan is provided to outline how stormwater

(f) from the parking area is to be mitigated before entering the lake.

(g) The preparation of an EIS to consider fish habitat and the potential impact of dock development and parking areas and to recommend mitigation measure and techniques. The EIS shall also identify the most appropriate location for docks.

(h) Proper legal access.

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22.16 Dark Sky Lighting

22.16.1 The Municipality supports efforts to reduce, light pollution while ensuring safe access to lots. Through the site plan control process, all light fixtures shall be dark sky complaint. The Municipality will support future stewardship initiatives that promote public education on dark sky lighting initiatives.

22.17 Telecommunication Facilities

22.17.1 Wireless communications are increasingly required for personal, business and emergency requirements. Emergency response services such as 911, police, fire and ambulance services rely on wireless communication to reduce response times and ultimately keep the Municipality's residents safe.

22.17.2 In order to increase the level of service that telecommunication carriers provide, there must also be an increase in the associated infrastructure. In anticipation of this increased demand, this policy is intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers) and stealth and unobtrusive design. In the future, as service providers scope-down and localize their networks, it is anticipated that stealth design in telecommunication towers will be the vehicle of choice for carriers. As a result, this policy encourages stealth applications in all areas of the Municipality. Before stealth design becomes viable throughout the Municipality, the Municipality will promote co-location and unobtrusive design. It must be noted that co-location and unobtrusive design are mutually exclusive. Co-location towers are more bulky in order to support increased load and therefore a more obtrusive design. The Municipality will work with service providers to determine which option best suits each location. Emphasis will be placed on co-location.

22.17.3 Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and as such, is regulated by Innovation, Science and Economic Development Canada (ISED). Through CPC-2-0-03, (Environmental Process, Radio frequency Fields and Land-Use Consultation), ISED has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although ISED requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a co-operative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Municipality.

22.17.4 The Municipality may develop a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Municipality.

22.18 Renewable Energy Systems

22.18.1 The Municipality supports the reduction of greenhouse gas emissions and preparing for the impacts of a changing climate through the use of energy

efficient building materials and designs, and low impact development and landscaping design practices, and the use and development of alternative energy systems and renewable energy systems.

22.18.2 The Municipality supports the establishment of location requirements and setback requirements for the establishment of renewable energy infrastructure including solar panels and wind turbines. This infrastructure, whether for personal or commercial purposes, shall be directed away from waterbodies and the view sheds surrounding waterbodies.

22.19 Short-Term Rental

22.19.1 The Municipality recognizes that dwelling units (including cottages) have been rented for years for various timeframes.

22.19.2 The recent phenomenon of dwelling units being used as dedicated short-term accommodations has precipitated the need for management and regulation of short-term rental accommodations to protect the planned function of residential areas.

22.19.3 The Municipality shall enact both Zoning By-law regulations and a Licensing By-law to regulate short-term rental accommodations which together shall:

a) Establish a definition of short-term rental accommodations;

b) Permit short-term rental accommodations within zones that permit a dwelling unit;

c) Establish regulations to ensure the planned function of residential areas is maintained;

d) Establish regulations to ensure the character of residential areas and residential uses are maintained; and,

e) Establish regulations to minimize the potential negative impacts of short-term rental accommodations.

22.20 Climate Change

22.20.1 The Municipality supports energy and water conservation, air improvement and protection, and climate change adaptation.

22.20.2 Future development and public works shall be designed to consider potential impacts of climate change.

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Appendix 1- Municipal Road Standards

Year-Round Road Standards are as follows:

- right-of-way 20 metres
- clearing width 20 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 1 metre (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

Cottage Road Standards are as follows:

Minimum standards for subdivision roads and streets – Cottage Standard Roads for estimated volumes below 50 vehicles per day.

- right-of-way 20 metres
- clearing width 12 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 0.5 metes (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

Seasonal Road Standard

- right-of-way 20 metres
- clearing width 12 metres
- surface width 5 metres
- granular depth 150mm
- surface treatment granular
- shoulder width 0.5 metres
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 14%
- dead ends 10 metres

Caution: The above standards may be subject to change without notice.

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MUNICIPALITY OF WHITESTONE

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OFFICIAL PLAN

FOR THE

MUNICIPALITY OF WHITESTONE

Draft #1.2 - August 19th 2025 Council Version

Overall Track Changes Version compared to the Current Official Plan

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OFFICIAL PLAN FOR

THE

MUNICIPALITY OF WHITESTONE

SECTION 1.0 – TITLE AND COMPONENTS OF THE PLAN

This Plan, when approved by the Ministry of Municipal Affairs and Housing will be known as the:

"OFFICIAL PLAN OF THE MUNICIPALITY OF WHITESTONE"

This Official Plan applies to the Municipality of Whitestone, a member ~~municipality~~Municipality of the Parry Sound Area Planning Area. The Municipality of Whitestone consists of ~~:~~

the Township of Hagerman~~;~~ and the ~~geographic townships~~Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and the westerly five lots of Croft. ~~herein after referred to as the "Municipality".~~

The Parry Sound Area Planning Area includes Whitestone, McDougall, Carling, McKellar and the Town of Parry Sound.

The Plan includes Goals, Objectives, general development policies and land use policies. ~~There are two map~~The mapping schedules are attached ~~to~~ and are considered to be part of this Official Plan, including the ~~official plan.~~ following:

- Schedule 'A' is the Land Use Plan ~~and~~ ;
- Schedule 'B' identifies the Natural Heritage Features ~~for the Municipality of Whitestone~~; and,
- Schedule 'C' identifies Natural Resources.

SECTION 2.0 – PURPOSE OF THE PLAN

The purpose of this Official Plan is to set forth the general policies ~~concerned with the shaping and guiding of~~to shape and guide the physical growth of the Municipality of Whitestone and to promote sustainable economic development in a healthy natural environment within the ~~municipality~~Municipality.

This Official Plan is intended to provide the basis for a land use planning program that will guide Council and the citizens of the Municipality of Whitestone with a clear and understandable set of ~~guidelines~~goals, objectives and policies for making land use decisions.

~~The~~This Official Plan ~~is~~was prepared under the ~~provincial~~Provincial *Planning Act* and as such is in ~~accord~~accordance with those ~~matters~~items identified as matters of ~~provincial~~Provincial interest under Section 2 of the *Planning Act*. ~~The~~This Official Plan

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has been prepared to be consistent with the Provincial ~~Policy~~Planning Statement prepared under Section 3 of the *Planning Act* ~~that came into effect on April 30, 2014.~~.

~~The~~This Official Plan also recognizes the Growth Plan for Northern Ontario ~~Growth Plan~~ that ~~has been~~was prepared as a ~~provincial plan~~Provincial Plan under the *Places to Grow Act*.

SECTION 3.0 – GOAL OF THE PLAN

The goal of the Official Plan for the Municipality of Whitestone is to preserve the high quality of life in the Municipality and to enhance that quality through preserving the natural environment while encouraging sustainable growth in all sectors to attract new citizens and visitors to the community.

SECTION 4.0 – BASIS OF THE PLAN

4.01 The Municipality of Whitestone was formed on January 1, 2000, as a result of the Central Parry Sound District Restructuring Commission. The Restructuring Commission was part of the province's program to consolidate and strengthen local governments. The formation of the Municipality of Whitestone united Hagerman Township with the ~~geographic townships~~Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and part of the geographic ~~township~~Township of Croft, all located in the central area of the Parry Sound District.

4.02 The Municipality of Whitestone is characterized by a large, lake ~~strewn~~-based area with sparse populations. The Canadian Shield produces a rugged appearance with rocky shorelines dominated by white pine trees. These features, together with its proximity to southern Ontario make the area an appealing recreation and retirement community.

4.03 There are two north-south highway corridors in Parry Sound District that create two distinct communities of interest. The Highway 11 corridor services those ~~municipalities~~Municipalities along the east side of the District ~~while~~and Highway 69 serves the west~~.~~ side of the District. The Municipality of Whitestone is located ~~half way~~halfway between these ~~trans-provincial highways~~Provincial Highways on Highway 124, the only major east-west ~~highway~~Provincial Highway in the District. Because of its location in the middle of the District, it shares a combined influence between east and west.

4.04 In many ways, the Municipality of Whitestone reflects the character of much of the District of Parry Sound. It has a small year-round population, a large proportion of which are seasonal residents ~~and a small assessment~~that have recreational properties.

Whitestone Population (2021)	~~918~~1,075

~~Permanent~~Total Private Dwellings (2021)	~~416~~1,427
Private Dwellings Occupied by Seasonal ~~Dwellings~~Residents (2021)	~~1317~~878
~~2012 Assessment~~	~~$459,970,600~~
~~Crown land (80% of land area)~~	~~56,783 hectares~~
~~Parks (includes Conservation Reserves)~~	~~16,321 hectares~~
~~Water~~	~~12,014 hectares~~
~~Patented Land~~	~~18,833 hectares~~
~~Total Land Area~~	~~91,937 hectares~~
~~Municipal Roads~~	~~106.45 km~~

Source: Statistics Canada~~, Assessment Records, MTIG~~

4.05 The local economy for the Municipality of Whitestone is largely~~*~~ derived from its seasonal ~~land owners. There~~landowners as the majority of the properties are seasonally occupied. Here are other components of the Municipality's economy that are important including resource extraction, service, retail and construction. The Municipality is interested in promoting additional development and diversifying the local economy. In both cases, however, ~~the ratepayers have indicated that~~ the emphasis must be on sustainability and compatibility with the natural environment.

~~4.06 The year round population of less than 1000 persons is spread over 106.45 kilometres of road in 91,937 hectares. The limited assessment base is a challenge to provide an efficient level of services and carefully considered development to limit any increase in costs for providing basic services. The Official Plan provides for a potential population of 1500 over the planning period.~~

4.06 The Municipality has approximately 106 kilometres of road providing access throughout the Municipality.

4.07 The Municipality of Whitestone has a significant Crown Land base. Approximately 80% of the land ~~base. Eighty percent of Whitestone~~within the Municipality is Crown ~~land.~~ Land. There are two ~~provincial parks~~Provincial Parks and several ~~conservation reserves.~~Conservation Reserves. The Official Plan must recognize the relationship between the differing types of ~~crown land~~Crown Land and the expression of policy contained in the Ontario Living Legacy and the private land holdings in the Municipality.

4.08 The Municipality of Whitestone covers a large ~~region~~geographic area in the central part of the District of Parry Sound. The delivery of local service over this broad region is a challenge, which requires new, sustainable development to offset any increasing local government costs.

4.09 The Municipality has undertaken an extensive electronic mapping program including a geographic information system. This new mapping system will be used as part of ~~the~~this Official Plan and ~~zoning by~~the Zoning By-law documents and the information system will assist in the delivery of the land use planning and other ~~municipal~~Municipal programs. Land use data has been added to this electronic mapping to be used in the Official Plan and Zoning Study.

4.10 Public consultation has been an extensive part of the ~~official plan program~~Official Plan Review for the Municipality of Whitestone. Given the nature, geography and the young age of the ~~municipality~~Municipality, extra care has been taken to ensure the greatest opportunity to participate in the policy review and to incorporate comments that have been received throughout the review process.

4.11 As part of the Official Plan ~~Study~~Review, relevant agencies and organizations have been invited to make submissions respecting the new Official Plan for the Municipality of Whitestone. There are numerous submissions that have been reviewed and incorporated into the policy ~~formulation~~foundation of this Official Plan. Indigenous communities have been included in the review of this Official Plan. These agencies have included first nations.

~~* approximately 80% of tax income is derived from seasonal population~~

4.12 Development activity in the region has been tracked and quantified. The amount of development has been limited over the past ~~ten~~20 years. This is partly due to the economy, the isolation of the region and the competing investment economies. As the real estate market ~~becomes~~continues to become more competitive, as the number of recreational property opportunities diminishes in the southern parts of the ~~district~~District and as the economy for rural recreational properties increases, growth in the Municipality of Whitestone is anticipated to be steady. This is not anticipated to be a large growth that ~~impairs~~impacts the Municipality's ability to deliver services.

4.13 There are a number of businesses and resorts in the Municipality that will need to be recognized and supported in ~~the~~this Official Plan. The success and survival of these businesses are vital to the long-term health of the Municipality of Whitestone.

4.14 The population of Whitestone is made up of year-round and seasonal residents. The seasonal residents out number the year-round residents about five to one. The proportionate differences between seasonal and year-round residents ~~is~~are not likely to change dramatically as the strongest growth will continue to be for new cottages. Notwithstanding this general trend, it is anticipated that there will be a steady number of retirees considering their cottages for future year-round use.

4.15 The Council of the Municipality of Whitestone, with this Official Plan and other strategies of the Municipality, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities.

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4.16 The conversion of cottages to year-round use is ~~encouraged~~permitted by this Official Plan. However, ~~policies need to be carefully prepared that recognize the~~ there are servicing limitations that may apply to some ~~converted properties~~areas of the Municipality.

~~4.17 The Council of the Municipality of Whitestone has held a number of public meetings, has established a special section on its website to advertise planning activities including the new Official Plan program and has set up a planning advisory committee consisting of representatives of citizens throughout the Municipality to review and contribute to the construction of the new Official Plan.~~

~~4.18~~4.17 The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters while responding to the inevitable demand for additional waterfront recreational land. There are a variety of lake and river conditions that may require lake or river specific policies to properly respond to neighbourhood policy needs.

~~4.19 Despite its recent incorporation,~~4.18 The Municipality of Whitestone is an area that is rich in history having been part of the original *Free Land Grant Act* of 1879. There have been multiple generations of area families that have contributed to the character and past history of the Municipality and contributions will continue with present and future generations. The policy of this Official Plan will be sensitive to the ~~preservation~~conservation of this heritage and character.

4.~~20~~19 All of ~~Whitestone's~~the Municipality's development and future development will be serviced by ~~private systems for~~individual on-site water ~~supply~~services and individual on-site sewage ~~treatment. The policy of this Plan does not expect any change to this arrangement so that new development will always be expected to be on private services.~~services

~~4.21 The plan~~4.20 This Official Plan provides policies for community improvement pursuant to the *Planning Act*.

SECTION 5.0 – OBJECTIVES OF THE PLAN

~~The objectives necessary to fulfill the Official Plan include:~~

5.01 ~~Maintaining, protecting~~Maintain, restore and ~~improving~~where possible improve the natural environment ~~within the Municipality and region;~~.

~~5.02 Providing a level of service that is consistent with the basic needs and financial resources of the local government and maintains fiscal responsibility and encourages development;~~

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~~5.03 Promoting~~5.02 Promote additional growth in the recreational and residential areas that is sustainable, responsible and appropriate to meet a growing demand for such development in the Municipality~~;~~.

5.~~04 Encouraging~~03 Encourage the orderly development of commercial and light industrial activities to diversify the economic base in the community and generate job opportunities within the community~~;~~.

5.~~05 Ensuring~~04 Ensure the compatibility of land uses~~;~~.

5.~~06 Requiring~~05 Require new development to be responsible for all costs directly associated with ~~that~~the development so that the Municipality does not assume any costs beyond normal maintenance and service~~;~~.

5.~~07 Encouraging~~06 Encourage the principles of energy and resource conservation, recycling and maintaining the supply of renewable resources~~;~~.

5.~~08~~07 Encourage an efficient transportation system that allows for the safe convenient movements of traffic within the Municipality~~. Require~~, including requiring an appropriate standard for access and road design for all new ~~recreational and residential~~ development~~;~~.

5.~~09 Preserving~~08 Preserve elements of the rural character of the Municipality along the major roads and ~~highways;~~Provincial Highways.

5.~~10 Ensuring an~~09 Ensure adequate supply of land for new residential development and supporting those housing programs that preserve housing stocks and introduce affordable housing~~;~~, including additional dwelling units.

~~5.11 Maintaining, expanding~~5.10 Maintain, expand and ~~supporting~~support recreational facilities, programs and open space areas throughout the Municipality~~;~~.

5.~~12 Encouraging~~11 Encourage community improvements in built-up areas of the Municipality in both private and public sectors for the rehabilitation maintenance and preservation of these important neighbourhoods~~;~~.

5.~~13~~12 Ensure that new structural development will occur in a manner that will minimize the potential for loss of life, property damage, social disruption and the need for emergency evacuation under flood or fire conditions~~;~~.

5.~~14~~13 Ensure that new development considers the importance of ~~indigenous~~local sand and gravel and other mineral resources to the Municipality~~;~~.

5.~~15~~14 Encourage development that strengthens the communities of Dunchurch, Maple Island, Whitestone and Ardbeg~~;~~.

~~5.16 To ensure that water supply and sewage services are planned and utilized in accordance with long-term planning and growth management objectives;~~

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~~5.17~~5.15 To identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning~~;~~.

5.~~18 Preserving~~16 Preserve and ~~enhancing~~enhance the wilderness or semi-wilderness character of the numerous recreational waterbodies in the Municipality~~; and~~.

5.~~19 Protecting~~17 Conserve cultural heritage resources in accordance with the ~~PPS~~Provincial Planning Statement.

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SECTION 6.0 – GROWTH AND SETTLEMENT PATTERN

6.01 General

The Municipality of Whitestone is a rural-recreational Municipality with a large number of ~~fresh water~~freshwater lakes. Most of the ~~areas~~area's growth occurs along the shoreline of its lakes. Apart from the shoreline of the larger lakes, the Municipality is sparsely populated covering a large area within the District of Parry Sound. A large portion of the interior area of ~~Whitestone~~Municipality is Crown ~~land~~Land.

The composition of the Municipality's population is not expected to change over the period of this Official Plan. There will be a continual, but small amount of growth in both year-round and seasonal populations as demand increases and as the supply of rural-recreational opportunities diminishes elsewhere in the Parry Sound District.

The Council of the Municipality of Whitestone, with this Official Plan and other strategies, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities. Home-based business opportunities will be encouraged throughout the Municipality with only home occupations being permitted in the Waterfront designation.

6.02 Year-Round Population

The year-round population in the Municipality of Whitestone includes a large proportion of retirees and those that cater to the tourist sector. Some residents are employed in the larger centres either on the Provincial Highway ~~No.~~ 400/69 or 11 corridors. ~~While there~~

Modest growth is ~~not anticipated to be significant~~forecasted, with the settlement areas being the focus of new growth. All growth in the ~~year round population of Whitestone, Council will support development or redevelopment that attracts additional population in the Municipality. It is hoped that any additional population will bolster the local economy and introduce new business opportunities.~~

~~As a relatively new municipality that is small in population spread over a large region, it is difficult to qualify any emerging growth issues. In the interim, Whitestone residents have indicated that they are not opposed to growth so long as~~Municipality must ensure that the character, heritage, and the natural landscapes of the Municipality are preserved.

~~Year~~ Limited year-round population growth is likely to occur in ~~the communities, along the~~ waterfront and in the rural areas in accordance with the ~~performance standards for each of these land use areas. The council of the municipality will encourage year round population growth in each of these sectors in accordance with the~~ policies of this Plan.

The Municipality is ~~cognizant~~aware of current limitations imposed by its small population and assessment, and it is currently exploring compatible economic and community development programs through its relationship with other ~~municipalities~~Municipalities, varied ministries and area strategic planning initiatives.

6.03 Seasonal or Waterfront Development

The Municipality encourages new waterfront development. Any new growth along the waterfront will be required to be sustainable in terms of minimizing its impacts on the social, physical and financial environments of the Municipality.

There are a number of general and lake specific policies contained in this Official Plan that recognize the ability of some waterbodies to withstand additional development. These policies should be reviewed in conjunction with ~~provincial~~Provincial land use policies when assessing ~~lake carrying~~the varying capacities of various lakes.

SECTION 7.0 – GENERAL ECONOMIC POLICY

7.01 The Municipality of Whitestone supports local economic pursuits that do not have a significant adverse ~~affect~~effect on the natural environment or on sensitive land uses.

7.02 The Municipality wishes to attract new businesses to create new employment opportunities, to diversify the economic base and to convenience its inhabitants with local services.

7.03 Any economic activity that complements the local character of Whitestone and can be shown to be reasonably cost efficient will be supported in principle by the Municipality.

7.04 The resource sector provides a number of local businesses particularly in the timber and construction industries. Existing resource industries and new businesses will be encouraged in appropriate locations within the rural area and in isolated instances along the waterfront and in community areas. These industries are supported so long as they are carried out in a responsible environmental manner and so that no adverse impacts are created on any adjacent sensitive land uses.

7.05 ~~Council~~The Municipality will develop an economic development strategy, including the provisions of this Official Plan, to ~~aggressively~~ attract new business and enhance or expand the opportunities for existing businesses.

7.06 It is recognized that there are a large number of persons that have established businesses in their homes, cottages or shops that provide an important component of the local economy. This Official Plan supports those businesses based within a residential property so long as the business use is secondary

and accessory to the residential use and there are no adverse impacts on ~~adjoining~~adjacent residential/sensitive uses.

7.07 ~~Council~~The Municipality supports development and activities that seek to strengthen the local economy, attract tourists and visitors to the area and add to the potential employment base. These may include expanding the trail system, assisting businesses with government agencies to improve local business opportunities or joining organizations with programs or projects that are intended to enhance the local economy.

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SECTION 8.0 – GENERAL DEVELOPMENT POLICY

8.01 ~~Land Division~~Lot Creation Policy

8.01.1 ~~Land division~~Lot Creation may proceed by either ~~plan~~Plan of ~~subdivision~~Subdivision or ~~consent~~Consent in accordance with the *Planning Act* and the policies contained in this Official Plan.

8.01.2 Plans of ~~subdivisions~~Subdivision will be required for those multiple lot developments ~~where there~~ are ~~extensions~~proposed that are required to ~~municipal services, where there is a need for~~be supported by special studies to determine service issues and needs~~,~~ or where an entirely new development pattern is being established in an area of the Municipality.

8.01.3 Consents for the creation of a limited number of new lots will continue to be the ~~most used~~ recommended process for land division ~~procedure.~~ within the Municipality. Consents will be permitted where it can be demonstrated that a ~~plan~~Plan of ~~subdivision~~Subdivision is ~~unnecessary~~not required for the ~~proper~~appropriate development of the land and where the ~~consent~~Consent conforms to the general development pattern of the area or adjacent ~~plans~~Plans of ~~subdivision. Consents proposing to create lots in the waterfront areas are subject to the servicing policies set out in this Plan. Consents shall have regard to these items set out under Section 51(24) of the Planning Act.~~Subdivision.

8.01.4 The land division authority would generally interpret the ~~consent~~Consent policy on any given application to limit the creation of up to ~~3~~three new lots and ~~a~~one retained lot. Subsequent applications for ~~consents~~Consents for these lands may be considered so long as the general principles and standards respecting new lot creation are maintained. Any exceptions to this ~~practise, up or down,~~policy may be made in special circumstances where the purpose and intent of the above policy is maintained and the land division authority is satisfied that there is no need, benefit or public interest in proceeding by ~~registered plan~~a Plan of ~~subdivision~~Subdivision.

8.02 New Lot Standards

8.02.1 New lot standards will be set out in the implementing ~~zoning by~~Zoning By-law based upon the policy provisions for the various waterfront, rural and community neighbourhoods. The lot standards will reflect the appropriate minimum standards for new lots. These minimum standards will not necessarily be the maximum dimension or areas of any proposed new lots. New lots proposed to be created must ~~comply~~conform with the policies of this Official Plan, the criteria under the *Planning Act*, applicable ~~provincial~~Provincial policies and ~~sound~~good planning ~~practises~~practices.

Exceptions to the strict minimum standards for new lots as set out in the comprehensive ~~zoning by~~Zoning By-law may be made under one or more of the following conditions, as long as the proposal has regard to matters of Provincial

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interest, the Provincial Planning Statement and all other applicable policies of this Official Plan:

(a) ~~(a) where~~Where a deed or title correction is required; or

(b) ~~(b) where~~Where there are existing buildings on the severed and retained lands so that there would ~~essentially~~ be no additional development; or

(c) ~~(c) where~~Where lots have inadvertently merged ~~and~~(not separately conveyable) and the re-~~separation~~creation of ~~said~~the lots would be consistent with the existing lot pattern~~,~~ and ~~so long as~~ there ~~is sufficient merit respecting the physical suitability of recreating said~~are adequate building envelopes for development on each lot; or

(d) ~~(d) where~~Where the shortfall in the standard of the proposed lot is so minor that it does not conflict with the purpose and intent of the policies of this Official Plan.

~~(e) so long as the proposal has regard to matters of provincial interest, the PPS and all other applicable policies of the Official Plan.~~

When considering any of the above exceptions, a ~~minor variance~~Minor Variance or ~~zoning by~~Zoning By-law ~~amendment~~Amendment may be required to meet the ~~strict requirements~~provisions of the Zoning By-law.

8.03 New Lot Creation Criteria

8.03.1~~zoning~~ In considering applications for the creation of new lots, the consent granting authority shall be satisfied that both the severed and retained lots:

(a) Conform to the specific land division policies contained in the land use designation sections of this Plan;

(b) Fronts on a public road or a condominium road that is maintained on a year-round basis; or

(c) Is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;

(d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once

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alternative deeded mainland access has been registered on the title of the water access lot;

(e) Access to water access lots may be provided from a marina, provided written confirmation from the marina is obtained which indicates that adequate mainland parking and boat mooring is available to provide access for the additional development;

(f) Will not cause a traffic hazard;

(g) Has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;

(h) Can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or as appropriate in accordance with the land use designation Sections of this Plan;

(i) Will not have a negative impact on the drainage patterns in the area;

(j) Will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;

~~(a)~~(k) Will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by ~~law.~~ this Plan;

(l) Will not have a negative impact on the features and functions of any natural heritage feature in the area;

(m) The shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;

(n) Prior to the approval of a development application, the applicant shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;

(o) Suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,

(p) Meets the requirement of Section 51(24) of the *Planning Act.*

Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the *Planning Act*.

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(g) A condition of the creation of a new shoreline lot shall be that the shore road allowance be purchased.

8.0304 Servicing

8.0304.1 Sewage

8.0304.1.1 ~~Presently, all~~All development in the Municipality is on individual ~~private septic systems. This will likely continue to be the means of treating sewage in Whitestone.~~on-site sewage services and this is not expected to change when this Official Plan is in effect. Development proposed by communal servicing shall require an amendment to the Official Plan.

8.0304.1.2 The Municipality and the land division authority must be satisfied that any land proposed for development must be suitable for the installation of ~~private~~ individual on-site sewage services, such as septic systems. A ~~study, such as a hydrogeological study,~~Hydrogeological Study shall be required for new lots proposed under ~~1.0~~one hectare in lot area to ~~ensure~~demonstrate that the proposed lot is suitable to accommodate both a well and septic ~~systems without negative impacts~~system.

8.0304.1.3 The standards for new lots and the design of any septic systems must meet current ~~provincial~~Provincial requirements in accordance with ~~relevant published guidelines or statutory provisions (M.O.E.C.C. – D Series).~~

~~8.03.1.4 Individual on-site sewage systems may be used for any new development of five lots or less.~~

Provincial

~~8.03.1.~~5 ~~The Municipality may consider a communal sewage service where a servicing option study has been prepared by a qualified consultant that concludes that a communal system is appropriate.~~

~~8.03.1.6 Any communal sewage system must comply with the M.O.E.C.C.'s~~ D-5 Series Guidelines ~~and the responsibility for any maintenance or liability of the system must be arranged to the satisfaction of the municipality~~.

8.0304.1.~~7~~4 The land division authority will require confirmation that a licensed sewage hauler has available capacity for the haulage and disposal of any septic waste as a condition of development.

8.0304.1.~~8~~5 A ~~septic system impact study~~Septic System Impact Study will be required for commercial, industrial, institutional or other uses that produce in excess of 10,000 litres per day. Development proposals that produce waste in excess of 10,000 litres per day will require an Environmental Compliance Approval issued under Section 53 of the *Water Resources Act*. ~~The M.O.E.C.C.'s D-5-4 Guidelines recommend that where the lot sizes are to be less than 1.0 hectares a hydrogeological study will be required.~~

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8.0304.1.9 In accordance with Planning Act Regulation 544/06, any plan6 A Servicing Options Report and Hydrogeological Report shall be required for application for the creation of subdivision that would permit five or more lots on privately owned and operated individual septic system an/on-site sewage services or would permitwhere fewer than five lots on privately owned and operated individual septic systems, and on-site sewage services are proposed, and would result in more than 450004,500 litres of effluent would be produced per day as a result of the .

8.04.1.7 Any development being completed willproposed on the basis of private communal sewage services shall require a servicing optionsan amendment to this Plan and must comply with the standards of the Province and hydrogeological report. any maintenance, responsibilities and liabilities must be to the satisfaction of the Municipality.

8.0304.1.108 There are additional policies relating to the provision of sewage systems that apply for new development proposed adjacent to recreational waterbodies – Seein Section 13. of this Official Plan.

8.0304.1.119 The Municipality of Whitestone supports a septic system reinspectionre-inspection program to ensure that septic systems are functioning correctly. These reinspectionsre-inspections will be done in conjunction with the local associations and the approval authority where funds are available.

8.0304.2 Water Supply

8.0304.2.1 Domestic water supplies for properties in the municipalityMunicipality come from surface waters or individual wells., or individual on-site water services. All property owners are responsible for individual water treatment.

8.0304.2.2 Any applications for land division proposing more than 5five lots or units will be required to undertake hydrogeological investigationsa Hydrogeological Study in accordance with provincialProvincial guidelines.

8.0304.2.3 In order to prevent any cross contamination of groundwater supplies, the zoning by-law will prescribe standards that comply with provincial guidelines. (See M.O.E.C.C.'s D-5-4 Guidelines.)

8.03.2.4 Any development proposing more than five lots on individual groundwater supplies willA Servicing Options Report and Hydrogeological Report shall be required to undertake groundwater assessments to confirm the long term availability of groundwater.

8.03.2.5 In accordance with Ontario Regulation 544/06, any plan of subdivisionfor a Plan of Subdivision that would permit more than five lots on privately owned and operated individual wells will require a servicing options and a hydrogeogical report. .

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8.~~03~~04.2.~~6~~4 Any development proposed on ~~the basis of~~private communal ~~supplies~~ water services shall require an amendment to this Plan and must comply with the standards of the ~~province~~Province and any maintenance, responsibilities and liabilities must be to the satisfaction of the ~~municipality~~Municipality.

8.~~03~~04.2.~~7~~5 The ~~M.O.E.C.C.~~Provincial D-~~Services~~Series Guidelines recommend that any multi lot development that proposes new lots less than ~~1.0~~one hectare in size using individual septic systems and wells be required to prepare a hydrogeological study to ensure the lot is suitable to accommodate water and sewer.

8.~~03~~04.2.~~8~~6 All private water supplies should be treated or disinfected to ensure that the water is potable and aesthetically adequate.

8.~~03~~04.3 Drainage

8.04.3.1 A preliminary ~~storm water~~stormwater management or drainage report from a qualified professional shall be included with the subdivision application or a statement from the applicant how drainage will be managed on the lands.

A ~~storm water~~stormwater management plan shall include:

(a) ~~(i)~~ how the drainage complies with a storm water management policy; or

(b) ~~(ii)~~ an analysis of the watershed drainage including the identification of floodplains, an analysis and an evaluation of the management of storm water, its impact on the proposed development including recommendations to the Municipality.

~~**8.04 Plans to Accommodate Handicapped**~~

8.05 Ontarians with Disabilities

8.05.1 Where applicable, any plans or decisions respecting plans or programs within the Municipality of Whitestone shall ~~have regard for the needs of the physically challenged to ensure that access is available to all segments of the population.~~be in accordance with the *Ontarians with Disabilities Act*.

8.05.2 The Municipality may establish an ~~accessibility advisory committee~~Accessibility Advisory Committee pursuant to the *Ontarians with Disabilities Act* to provide a long-term strategy to ensure compliance with ~~this~~the Act.

SECTION 9.0 – ROADS AND TRANSPORTATION

~~**TRANSPORTATION POLICY**~~

9.01 Provincial Highways

9.01.1 There are two ~~provincial highways~~ Provincial Highways in the Municipality. Council supports the continued maintenance and upgrading of Highways 124 and 520 as ~~provincial~~Provincial highways serving the Municipality. In order to preserve the function and efficiencies of these ~~provincial highways~~Provincial Highways, the number of new entrances should be limited. Any proposed new entrance or any change to the use or design of an existing entrance ~~such that the entrance~~ will require a permit from the Ministry of Transportation and will be required to meet operational and safety criteria ~~of the M.T.O.~~. Noise studies may be required for sensitive land uses within ~~50m~~100 metres of a ~~provincial highway right of way or within 100m of a provincial highway. The M.O.E.C.C. Noise Guidelines, LU-131 Series and the NPC-series Guidelines as well as M.T.O.'s~~Provincial Highway. Provincial Environmental ~~Guide for Noise (2006~~Noise Guideline - Stationery and Transportation Sources - Approval and Planning (NPC-300) provides guidance on noise studies.

9.01.2 New development proposed to have an entrance directly on to a ~~provincial highway~~Provincial Highway outside of any community will be required to have a minimum frontage that is twice the standard for a rural lot unless it can be demonstrated that the rural standard will not impair the functional or operational qualities of the ~~highway~~Highway.

9.01.3 Building and land use permits, along with entrance and sign permits, are required from the Ministry of Transportation prior to any construction and/or grading on sites ~~adjacent to any provincial highway.~~ near a Provincial Highway and within a Ministry of Transportation Permit Control Area. New lot frontages may be determined by the Ministry of Transportation.

9.01.4 Any development within a specified distance of a ~~provincial highway~~Provincial Highway may be required to undertake noise studies to the satisfaction of the Municipality ~~in consultation with the Ministry of the Environment and Climate Change~~.

9.01.~~3~~5 The Municipality supports the continued expansions of Provincial Highways ~~No.~~400, 69 and ~~No.~~ 11 through the District of Parry Sound to promote safe and convenient travel into and out of the District.

9.02 Municipal Roads

9.02.1 New development must front upon a year-round municipal road ~~or~~, a year round cottage road~~.~~ or Provincial Highway. The road must be publicly maintained except in the following circumstances:

a) ~~9.02.1 limited new waterfront~~New lots ~~created by a consent where~~ in accordance with the lot~~(s) front upon a recreational waterbody with an appropriate private right-of-way as determined by section 9.06 and all other creation~~ policies of this Official Plan~~;~~.

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b) ~~9.02.2~~ water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;

c) ~~9.02.3 camps~~Camps used in connection with hunting, fish or maple syrup operations so long as there is an existing legal means of access to a given property~~; and~~.

d) ~~9.02.4 a~~ A business, industrial or resource use so long as there is a legal right-of-way to the property from a publicly maintained, year-round road.

9.03 Major Roads

~~9.03.1~~9.03.1 Major Roads are Provincial Highways, Bunny Trail, Lorimer Lake Road and Balsam Road.

9.03.2 New development will be encouraged to minimize direct access on to major roads and ~~highways.~~ Provincial Highways. Where new development is proposed on major roads and highways, internal roads will be preferred, or shared driveways to preserve the efficiency of these ~~road ways.~~ roadways. In all instances, new access on to or off of major roads and highways will be required to have adequate sight lines for safety.

~~9.03.2 For the purposes of this Plan, major arterial roads in Whitestone include The Bunny Trail, Lorimer Lake Road and Balsam Road.~~

9.04 Municipal Road Allowance

Improvements to ~~municipal~~Municipal road allowances that are not maintained are not permitted unless the following occurs:

(a) ~~9.04.1 the~~The Municipality declares the road allowance surplus and the ~~municipal~~Municipal road allowance is stopped up and sold in accordance with the provisions of the *Municipal Act*; or

(b) ~~9.04.2 the~~The road is brought up to a ~~municipal~~Municipal standard and assumed by the Municipality for maintenance purposes; or

(c) ~~9.04.3 the~~The proponents of the road allowance improvements enter into legal agreement with the Municipality that includes provisions for indemnification of liability, signage and liability insurance; and,

~~9.04.4 it~~It has been demonstrated that the proposal conforms with Section 12.0 - Natural Heritage of the ~~official plan.~~ Official Plan. Prior to approval, the Municipality ~~shall~~may require an assessment by a qualified professional to demonstrate that there are no ~~adverse environmental~~negative impacts~~.~~

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(d) ~~9.04.5 The above~~ to natural heritage features. This policy applies to any crossing of an unopened road allowance.

9.04.6 Where an abutting owner requests to use or authorize a historical use of a portion of a road allowance for any use permitted by this Official Plan, the ~~municipality~~Municipality may consider the request subject to the following:

(a) ~~(i)~~ there is no immediate access use for the road allowance;

(b) ~~(ii)~~ the use is authorized by the ~~municipality~~Municipality, that may include an agreement;

(c) ~~(iii)~~ the ~~land owner~~landowner is aware of the potential removal of any buildings or structures on short term notice;

(d) ~~(iv)~~ circulation of the request to adjacent owners that may have an interest; and,

(e) ~~(v)~~ compliance with the ~~zoning by~~Zoning By-law.

Any permission to authorize the use of or occupation of an unassumed road allowance is not to be interpreted to confer any road frontage compliance as otherwise required by this Official Plan.

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9.04.6 The Municipality shall not sell a road allowance leading to water or providing access to lots that are not capable of being accessed by a municipally maintained road unless there is another municipal access point to the waterbody or there is alternative access to the lots. Where a road allowance is proposed for sale, it shall first be offered to abutting lot owners equally.

9.05 Municipal Road Standards

9.05.1 The Municipality may only assume and maintain new roads or existing private roads if the road is brought up to the standards of the Municipality. For the assumption of private roads, the benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.05.2 The Municipality must be convinced that the assumption of a new road or an upgraded road is in the public interest before it commits to the assumption of the road.

9.05.3 Over the long term, the Municipality hopes to achieve a uniform standard for year-round, ~~cottage~~ and seasonal ~~municipal~~Municipal roads. Council will adopt a program of prioritizing these improvements as need and funds permit.

~~9.05.4 The Municipality may consider waterfront development on a private road in accordance with the above policies where it may be demonstrated that a publicly assumed and maintained road is not necessary for the appropriate development of the Municipality.~~

~~9.05.5~~9.05.4 The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal, or cottage use only. Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards, at the expense of the benefiting property owners.

9.05.~~6~~5 The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

9.05.7 Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards at no cost to the ~~municipality~~Municipality.

9.06 Private Roads

9.06.1 It is the policy of the ~~municipality~~Municipality that any new lot creation be required to front directly on a year-round, publicly maintained road. Exceptions to this policy are set out below.

9.06.2 ~~Private roads are the principal means of access for a large number of waterfront property owners.~~ The Municipality ~~has limited jurisdiction over private roads. With the shift to market value assessment, the shoreline tax base pays a~~

~~significantly larger portion of the Municipality's tax base. There will be pressure placed on Council to assume some of these private roads. Council~~ may only assume these roads if they are upgraded to the appropriate ~~municipal~~Municipal standard. Benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

~~9.06.3 New lot creation that is determined to be infilling in the Waterfront area may be considered on existing private rights-of-way so long as new private roads may be considered to access new shoreline development so long as it is clearly understood that the~~9.06.3 Development on a private road may be may be placed in a limited service zone in the implementing Zoning By-law. The zoning will reflect that Municipality has no responsibility for the maintenance or standards of the road and is not responsible for the delivery of services ~~to the same extent as would be the case for lands directly abutting a year round, publicly maintained road. These lands may be placed in a limited service zone in the implementing zoning by-law~~.

9.06.4 When reviewing the infilling of new lots in the waterfront on existing rights-of-way, a minor extension at the terminus of the private road may also be considered infilling. However, any significant private road extension may only be allowed to proceed by a condominium road. In reviewing such extensions, Council will have regard to the purpose of the road, its length, the number of condominium road users, the future status of the road, and any relevant road construction or operational standards.

9.06.5 Any new lots that are created on existing private rights-of-way that are considered infilling will be required to enter into an agreement with the ~~municipality~~Municipality to be registered on title to indemnify the ~~municipality~~Municipality and any other public bodies of all responsibility of any maintenance of the road and all liability for any use of the private road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the lot. In this type of agreement, the ~~municipality~~Municipality will ensure a maintenance responsibility program is in place for the road.

~~9.06.6~~

9.06.6 Existing non-waterfront lots on private or unassumed roads that have a registered right-of-way or some for of legal access are eligible for development, including consents or building permits

9.06.7 The Municipality may consider new roads as common elements under the Condominium Act where deemed appropriate.

9.06.~~7~~8 The Municipality is aware of the abundance of ratepayers that access their properties by means of private or unassumed roads. The Municipality has adopted a program to assist in offsetting private road maintenance costs when funds are available.

9.07 Colonization and Deviation Roads

9.07.1 The Municipality will not recognize any former colonization road or deviation road as a publicly maintained road for the purpose of this Plan notwithstanding that it retains ownership of the roadbed. The Municipality must have been maintaining a roadway on a regular basis for the road to be recognized as a year-round publicly maintained road.

9.07.2 Where the Municipality realigns an existing road, the former roadbed will be conveyed to the abutting ~~land owners~~landowners in accordance with the *Municipal Act*.

9.08 Shore Road Allowances

9.08.1 Shore road allowances are present on a number of lakes in the Municipality. The Municipality is prepared to stop and sell these shore road allowances to the riparian ~~land owners~~landowners.

9.08.2 That part of the shore road allowance below the controlled high-water mark will be retained by the Municipality.

9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the environmental feature(s).

9.08.4 That part of the shore road allowance identified as having historical or cultural features may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the historical or cultural features.

9.08.5 No shore road allowance will be stopped up and sold to the riparian ~~land owner~~landowner where it is used for access by an adjoining property owner or where the sale will have a negative impact on an adjoining property owner.

9.09 Roads Over Crown Land

9.09.1 The Municipality has no objection to the establishment of roads over Crown ~~land so long as~~Land if the proponent receives the necessary permit from the Ministry of Natural Resources ~~and Forestry~~ and so long as it is understood that the Municipality has no responsibility for the maintenance of the road.

9.10 Recreational Trails

9.10.1 The Municipality supports the continued program of recreational trails in the region as important components of the areas recreational attractions, economy and transportation system. The Municipality will co-operate as far as possible to preserve and improve upon the existing system of trails.

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9.10.2 The Municipality supports the establishment of trans-provincial trail efforts and will participate in the construction of these trails as far as possible.

9.10.3 The Municipality will may restrict motorized vehicles from trails where appropriate.

9.11 Float Planes

9.11.1 The use of float planes in the Municipality is an important form of access to camps and cottages both inside and outside the Municipality. New uses and buildings or structures associated with float planes are required to comply to the applicable regulations under Transport Canada.

~~9.11.2 New float plane depots or staging areas will be required to be zoned commercial in the Municipality's comprehensive zoning by-laws to recognize the attendant land based activities and structures.~~

~~9.11.3 Any floating hangers or storage buildings alleged to be used in conjunction with private or commercial float planes will be considered boathouses or land-based storage buildings for the purposes of the Ontario Building Code Act.~~

9.12 Railways

9.12.1 All proposed residential or other sensitive development within 300 metres of a railway right-of-way ~~will~~may be required to undertake noise studies, to the satisfaction of the Municipality, in accordance with the ~~Ministry of the Environment and Climate Change~~Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300),and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

9.12.2 All proposed residential or other sensitive development within 100 metres of a railway right-of-way may be required to undertake ~~noise feasibility~~vibration studies, to the satisfaction of the Municipality, in accordance with the ~~Ministry of the Environment and Climate Change~~Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300), and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.12.3 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

~~9.13 Navigational Impacts~~

~~9.13.1 The Council of the Municipality is aware of a number of nuisances that are created by watercrafts that generate damaging wakes in terms of the~~

~~environmental, noise, safety and enjoyment to others. The municipality may take whatever steps are necessary and reasonably available to preserve the quiet enjoyment, safety and aesthetics of its waterfront neighbourhoods.~~

SECTION 10.0 – GENERAL PARKS AND OPEN SPACE

10.01 Parkland Policy

10.01.1 Council will encourage the preservation and expansion of its existing parks and lake access points throughout the Municipality provided that such expansions do not overload existing lake neighbourhoods by introducing excessive traffic on any given waterbody.

10.01.2 It will be the preference of the Council to require a parkland dedication as a condition of land division or development ~~under~~. The land conveyed or dedicated for parkland shall be an amount in accordance with the *Planning Act*. In cases where the development proposal is too small to be practical for parkland use, Council may consider cash-in-lieu of a land dedication to the value of the land as determined in accordance with the *Planning Act*. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality.

10.02.3 As a condition of development or redevelopment on one of the Municipality's waterbodies, Council will attempt to preserve or expand upon public access to that lake.

10.02.4 Council will generally discourage the stopping up and transferring of road allowances that lead to a recreational waterbody unless the use of the road allowance, either now or in the future could not feasibly serve as a public access. Alternatively, an applicant interested in acquiring a particular road allowance leading to water, could provide an alternative access to replace the road allowance.

10.02.5 Council supports the existing recreational trail system throughout the Municipality and encourages the maintenance and expansion of this system to meet growing demands. Council endorses the ongoing partnerships of governments, organizations and individuals to continue to operate and enhance the trail system.

10.02 Golf Course Policy

10.02.1 Golf courses are permitted uses in all land use designations. A rezoning will be required for the establishment of any new golf course(s) or the extension or expansion of any existing golf course~~. A condition of a rezoning~~, and will ~~include~~be evaluated based on the following:

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(a) ~~(a)~~ an ~~environmental report~~Environmental Impact Study that examines the environmental impacts of the golf course development;

(b) ~~(b)~~ an inventory of natural features and wildlife;

(c) ~~(c)~~ a hydrogeology study;

(d) ~~(d)~~ an environmental management plan that ensures best business management practices and that results in no negative impacts on natural features or their ecological functions;

(e) ~~(e)~~ the implementation of a monitoring program;

(f) ~~(f)~~ site plan approval;

(g) ~~(g)~~ approval of any relevant agency;

(h) ~~(h)~~ an agreement to ensure the long-term maintenance responsibilities of the golf course use; and,

(i) ~~(i)~~ a stormwater management plan.

SECTION 11.0 – HOUSING AND SPECIAL LAND USES

11.01 General

11.01.1 The primary type of residential use in the Municipality is a single detached dwelling or seasonal residential dwelling. It is the policy of the Municipality of Whitestone to maintain the single detached dwelling unit or seasonal residential unit as the primary permitted housing form in the Municipality. A single detached dwelling unit may be converted to more than one dwelling unit in accordance with the provisions of the Zoning By-law. Other forms of multi-unit residential dwellings may be permitted in ~~any policy area~~the appropriate designation by rezoning and subject to all other applicable policies of this Plan.

11.01.2 Higher density residential housing development including medium density housing may be considered in the communities where it may be demonstrated that adequate services are available for such development and subject to rezoning to consider any land use implications.

11.01.3 The Municipality of Whitestone supports the continued use of rehabilitation and subsidized housing programs sponsored by the Provincial or Federal Governments where applicable in the Municipality. ~~If required under any such program, the Municipality will produce and implement a Property Standards by-law.~~

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11.01.4 An acceptable standard of housing design will be established in the Municipality through zoning, property maintenance and occupancy standards, and where necessary, through ~~site plan control.~~ Site Plan Control where applicable. In general, new housing design shall not detract from the rural character already established in the Municipality.

11.01.5 The Municipality of Whitestone supports subsidized housing programs within the Municipality and will take active steps to pursue sponsoring these programs where eligible under current Provincial and Federal Government criteria.

11.01.6 It will be the policy of this Official Plan that unless otherwise provided, only one dwelling unit is permitted on any separate parcel of land subject to all other applicable policies of this Official Plan.

11.01.7 The Township supports attainable housing initiatives. The Township supports the provision of housing which is affordable to low and moderate-income households. In this regard, the overall target is 25% of new residential dwelling units to be attainable as defined in this Plan. This target is intended to apply on aggregate across the Township, but not necessarily to each individual site-specific development proposal.

11.01.8 Creative and innovative approaches to the provision of attainable housing may also be considered, including alternative development standards and forms of housing, provided that other objectives of this Plan can be achieved.

11.01.9 Lands within settlement areas may be pre-zoned to permit housing styles that may be attainable.

11.01.10 Surplus Township-owned land and/or buildings should be considered for the provision of housing required to meet the social, health and well-being requirements of current and future residents, including attainable housing.

11.02 ~~Secondary~~Additional Residential Units

The *Planning Act* requires ~~municipalities~~Municipalities to allow ~~secondary~~additional residential units in detached, semi-detached and row house dwellings as well as in accessory structures. It is the policy of this Plan to recognize this type of permission subject to the following:

(a) ~~11.02.1 Secondary~~Additional residential units are permitted in all land use designations where detached, semi-detached and row house dwellings and accessory structures are permitted, except for the Waterfront designation. Lake planning and development has been determined on the basis of one dwelling unit for each parcel of land~~.~~;

(b) ~~11.02.2 Secondary~~Additional residential units must comply with all applicable laws and standards. ~~A secondary unit must confirm that the~~Adequate servicing (i.e., well and septic ~~system is capable~~

~~of accommodating~~) must be available for the additional ~~bedrooms where necessary.~~residential units;

(c) ~~11.02.3~~ The character of the single detached, semi-detached or row house should be preserved when establishing ~~a secondary~~an additional residential unit~~.~~; and,

(d) Where an Additional Residential Units is permitted, up to two second units are permitted per lot. However, only one second unit is permitted in an accessory structure.

11.02.5 Additional Residential Units are subject to the following criteria:

(a) Appropriate on-site parking, sewage, water and drainage is provided for the existing and additional unit(s);

(b) If serviced by a municipal or communal water supply, confirmation that sufficient reserve capacity is available in the system;

(c) The Second Unit is secondary and incidental to the existing dwelling on the same lot;

(d) The conversion of existing dwelling units to accommodate a Second Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;

(e) The lot fronts has legal access; and,

(f) The number of bedrooms is limited to ensure that the Second Unit is subordinate to the primary dwelling unit.

11.03 Trailers

11.03.1 The Municipality of Whitestone ~~does not permit the use of travel~~discourages trailers ~~in place of conventionally built~~ , motorhomes and camping on any lands in contrast to conventional single detached dwellings~~. This restriction does not apply to the placement of travel trailers on a property~~ or cottages. However, it does recognize that ~~has an existing single detached dwelling where the trailer functions as an accessory building or where a trailer is placed on a property for storage or for sale. In addition, a trailer~~ under certain circumstances that controlled and limited use of trailers, motorhomes and camping may be a reasonable temporary land use for vacant parcels of land in the Municipality.

11.03.2 A trailer, motorhome, or tent is a permitted accessory ~~building or structure where such a building or structure is~~ use to a permitted ~~use~~dwelling where such uses function as accessory uses subject to complying with all provisions related to accessory structures for the zone in which the use is proposed.

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~~11.03.2 It is the policy of the Council of the Municipality of Whitestone to place all lawful, existing trailers in a legal non-conforming status with the hopes that over a number of years these legal non-conforming uses will be converted to conventional dwellings permitted by the zoning by-law.~~

~~11.03.3 Where trailers are being used as lawful single detached dwellings or seasonal residences and where these trailers are not assessed for taxation purposes, the Municipality will enact a licensing by-law to collect a fee in lieu of lost taxes for these trailers.~~

~~11.03.4~~11.03.3 A trailer, motorhome, or tent for the purpose of sale or storage may be permitted on any parcel with a principal dwelling.

11.03.4 The Municipality may enact a trailer by-law to regulate the licensing of trailers, motorhomes, and tents.

11.03.5 The Municipality may arrange for a temporary use of a trailer on a property where a building permit has been issued for a main dwelling and such trailer may be located on the subject property for the period required to construct the main dwelling so long as this period does not exceed three years.

11.03.~~5~~6 A trailer camp, tourist camp, or motel is a commercial use. The Municipality may enact by-laws to regulate, license, or govern tourist camps, trailer camps, or motels.

11.03.~~6~~7 The number of trailer sites allowed, tourist camp sites, or motel units will be prescribed in the implementing ~~zoning by~~Zoning By-law.

11.03.8 All trailer placements are required to meet requirements for wastewater disposal.

11.04 Mobile Homes

11.04.1 Any policy restricting the use of travel trailers is not intended to apply to mobile or modular homes on permanent foundations.

11.04.2 Mobile or modular homes are permitted in all designations so long as they are placed upon permanent foundations and comply with the minimum standards contained in the Municipality's ~~zoning by~~Zoning By-law.

11.04.3 Mobile home parks ~~are to be zoned as commercial uses and~~ will be subject to ~~site plan control~~Site Plan Control.

11.05 Supported Group ~~Homes~~Living Residences

11.05.1 ~~Group homes~~Supported group living residences will be permitted in accordance with the applicable policies of this Official Plan.

11.06 Home Occupations

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11.06.1 Home occupations are businesses that are conducted entirely within a residential dwelling or in an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home occupations shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

11.06.2 Home occupations are permitted in all designations and subject to the following:

(a) ~~a)~~ the business must satisfy all statutory requirements for emissions and waste management;

(b) ~~b)~~ the business will clearly be secondary and incidental to the residential use;

~~(a) c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;~~

(c) ~~d)~~ the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

~~(c)~~(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

~~(d)~~(e) ~~e)~~ only a limited portion of the dwelling will be used for the business;

~~(e)~~(f) ~~f)~~ where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

~~(f)~~(g) ~~g)~~ the residential character and appearance of the property and the neighbourhood will be maintained;

~~(g)~~(h) ~~h)~~ the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

~~(h)~~(i) ~~i)~~ the business will be compatible with adjacent residences and the neighbourhood;

~~(i)~~(j) ~~j)~~ the business will have no negative environmental impacts or adverse effects;

~~(j)~~(k) ~~k)~~ the business will not be a high traffic generator;

~~(k)~~(l) ~~l)~~ the business will be a low water user and sewage effluent producer;

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~~(l)~~(m) ~~m)~~ there will be no outdoor storage or display; and,

~~n) no more than 50% of~~ the ~~total floor area~~ Zoning By-law shall limit the amount of the dwelling ~~including the basement, shall be used for the business; and~~

~~(m)~~(n) ~~o) an accessory building~~ or ~~shop does not exceed 300 square metres~~accessory building that is dedicated to the home occupation.

11.06.3 The implementing ~~zoning by-law may make~~Zoning By-law shall further detail the conditions under which a ~~distinction between home industries in contrast to~~ home ~~occupations where the location and operational criteria may be more permissive~~occupation may be permitted.

11.07 Home Industries

11.07.1 Home industries are small-scale industrial uses that are within an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home industries may include welding, carpentry, contractor/landscaping yards or machine shops, or agriculture-related uses that involve the processing agricultural crops or other products. The repair, or sale of motor vehicles is not considered to be a home industry. For purposes of this Official Plan, a self- storage facility containing individual lockable units, is not considered to be a home industry. Home industries shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

11.07.2 Home industries are permitted in all designations, except the Waterfront designation, and subject to the following:

(a) the business must satisfy all statutory requirements for emissions and waste management;

(b) the business will clearly be secondary and incidental to the residential use;

(c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

(e) only a limited portion of the dwelling will be used for the business;

(f) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

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(g) the residential character and appearance of the property and the neighbourhood will be maintained;

(h) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

(i) the business will be compatible with adjacent residences and the neighbourhood;

(j) the business will have no negative environmental impacts or adverse effects;

(k) the business will not be a high traffic generator;

(l) the business will be a low water user and sewage effluent producer;

(m) there will be no outdoor storage or display; and,

(n) the Zoning By-law shall establish limitations on the amount of floor area or the accessory building dedicated to the home industry.

11.07.3 The implementing Zoning By-law shall further detail the conditions under which a home industry may be permitted.

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11.08 Bed and Breakfasts

11.~~07~~08.1 Bed and breakfasts are permitted in any designation.

11.~~07~~08.2 Bed and breakfasts must be a minimum of 0.5 kilometres from an existing bed and breakfast in the waterfront designation.

11.~~0.73~~08.3 A bed and breakfast is to be considered a home occupation and the ~~provisions~~policies of Section 11.~~05~~06 shall apply.

11.~~07~~08.4 No more than three rental bedrooms or guestrooms are permitted in a single bed and breakfast.

~~**11.08 Residential Conversions**~~

~~11.08.1 There is a substantial proportion of the population of the Municipality of Whitestone that is identified as seasonal given that their principal residence is located elsewhere. While these second home owners generally continue to use their Whitestone dwellings in a part-time basis and principally in the summer season, there are a small number interested in locating in the Municipality at their part-time residence on a full-time basis (June 2001 survey).~~

~~While it is anticipated that the number of actual seasonal residential conversions to year-round use will be low, there may be some land use implications that arise as a result of this action.~~

~~11.08.2 Seasonal residential conversions will be supported by the Municipality.~~

~~11.08.3 The conversions of seasonal dwellings to year-round use may require proof that an approved sewage system has been installed in accordance with the most recent standards including treatment capacity for hauled sewage from a licensed sewage hauler.~~

~~11.08.4 Any consideration of the conversion of seasonal dwellings to year round dwellings and the relative change in nutrient loading on the water quality of a recreational waterbody will be assessed in accord with the Lakeshore Capacity Assessment Handbook.~~

~~11.08.5 Residents intending to convert their seasonal dwellings into year round homes shall be aware that such conversions do not necessarily entitle that property to any additional services and that the Municipality may pass by-laws clearly identifying how such properties may be subject to limited services.~~

~~11.08.6 The conversion of a seasonal dwelling into a year-round home is insufficient, by itself, to encourage upgrading of municipal services to the home. The Municipality must evaluate all factors, including the costs to other taxpayers, before proceeding with any service upgrades.~~

11.09 Garden Suites

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11.09.1 Notwithstanding the provisions of this Plan, a "garden suite" or "granny flat" may be authorized in any community or rural designation of this Plan by ~~temporary use by~~a Temporary Use By-law for a period not exceeding 20 years~~ and provided~~. In considering garden suites, Council, prior to passing a Temporary Use By-law, shall be satisfied that~~ the land owner enter into an agreement with the Municipality.~~:

(a) Adequate parking for the garden suite is available;

(b) The garden suite shall not cause an encroachment into any required yard imposed by the Zoning By-law;

(c) The garden suite shall be portable; however, trailers shall not be permitted;

(d) The garden suite is serviced through an extension from the existing dwelling unit and the private services are adequate to service the principal residential unit and the garden suite; and,

(e) An agreement is entered into with the Municipality regarding the maintenance, alterations and improvements and eventual removal of the garden suite unit. This agreement may include a bond or security held by the Municipality that would ensure the removal of the unit.

11.10 Hunt Camps

11.10.1 The Municipality of Whitestone is an area with a significant number of camps used for hunting and fishing. This Official Plan recognizes that these camps are important to the recreational and economic base of the ~~municipality.~~ Municipality. These uses often have special considerations that allow some flexibility in terms of access, building and related services. The~~ Council of the~~ Municipality of Whitestone may make specific provisions for hunt camps and fishing camps in any by-law implementing this Official Plan.

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SECTION 12.0 – NATURAL HERITAGE

12.0.1 The Municipality of Whitestone recognizes that there are a number of known ~~as well as~~and unknown natural heritage features in the ~~municipality.~~ Municipality. It is also understood that there is legislation, regulations, provincial policies, guidelines and manuals prescribing measures to recognize, protect and preserve these natural heritage features. This Plan recognizes the responsibility of the ~~municipality~~Municipality together with its associated approval authorities to make decisions that reflect these legislative and policy requirements.

12.0.2 The ~~province~~Province has provided information on known natural heritage features, and this data has been compiled and added as Schedule 'B' to this Plan.

12.0.3 The ~~planning board~~Planning Board and the ~~municipality~~Municipality will use this data to determine the need for an ecological assessment.

12.0.4 No development or site alteration is permitted within Provincially Significant Wetlands or significant coastal wetlands. If development is proposed within or adjacent to other significant natural heritage features, a site assessment is required to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological function.

12.0.5 Adjacent lands are those lands that are within:

(a) ~~a)~~ 120 metres of: significant habitat of endangered and threatened species; provincially significant wetlands; significant coastal wetlands; significant woodlands and valleylands; Areas of Natural and Scientific Interest (life science); ~~and~~ fish habitat and unclassified wetlands greater than 2 hectares.

(b) ~~b)~~ 50 metres of Areas of Natural and Scientific Interest (earth science~~)~~).

(c) ~~c)~~ 300 metres of at-capacity inland lake trout lakes on the Canadian Shield.

12.0.6 In the case of plans for subdivisions, ecological assessments will be required to determine what, if any, natural heritage feature may be present and what measures, if any, are required to ensure no negative impacts on the significant natural heritage features or their ecological functions.

12.0.7 If there are significant gaps in the data respecting natural heritage features, the proponent(s) shall be required to undertake an ecological assessment at the ~~proponents~~proponent's expense to determine what, if any, natural heritage features are present. Where natural heritage features are found, development or site alteration shall not be permitted within or adjacent to the natural heritage

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features unless it can be demonstrated that there will be no negative impacts on the natural features or on their ecological function.

12.0.8 Plan 42M-625 is a subdivision on the shoreline of Wahwashkesh Lake approved prior to the incorporation of the Municipality of Whitestone. This approval included restrictions in a Minster's Zoning Order to protect a number of specific natural heritage features. This Zoning Order was revoked, and it will be the policy of Whitestone to replace these restrictions where relevant and appropriate to continue to protect these features. These restrictions will be included in the implementing ~~zoning by~~Zoning By-law.

12.01 Fish Habitat

12.01.1 The Municipality recognizes ~~the importance and value of the sports fishery including the protection of~~that fish ~~habitats.~~ habitat should be protected from incompatible development. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all ~~of the~~ recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.

~~12.01.1.1 (a) Land Division on Shoreline with Type 1 Fish Habitat~~

~~All severed and retained lots must have a minimum of 15 metres of their respective shorelines free of Type 1 Fish Habitat;~~

~~(i) where a severed or retained lot does not include a minimum of 15 metres of non-Type 1 Fish Habitat, it may be re-inspected for errors or omissions respecting the mapping;~~

~~(ii) if the re-inspection reveals an accuracy issue, a revised Type 1 Fish Habitat mapping is to be confirmed~~2 Properties may be rezoned to reflect updated fish habitat area mappingas provided by the Ministry of Natural Resources and Forestry~~; or~~.

~~(b) the Parry Sound Area Planning Board may obtain a report by a qualified biologist to indicate how the development can comply with the Provincial Policy Statements. The costs of such a study will beat the expense of the proponent; or~~

~~(c) authorization for a dock and/or boathouse must be received from the Department of Fisheries and Oceans.~~

~~12.01.1.2 The properties may be rezoned to show the extent of fish habitat areas as a result of a change in the Ministry of Natural Resources and Forestry fish habitat mapping.~~

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~~12.01.1.3 The applicant must~~12.01.3 Where development is proposed, a condition of approval shall require that the applicant sign an acknowledgement form that they have received and read a copy of the information sheets on docks and shoreline development from the Ministry of Natural Resources and Forestry and the Department of Fisheries and Oceans.

12.01.~~1.~~4 ~~It is the policy of this Plan that in order to~~To protect fish ~~habitats~~habitat along watercourses ~~that there be~~the Zoning By-law shall establish a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres for cool or cold-water streams. Staley's Creek and Jordan Creek and their tributaries may provide cool/cold water habitat and should have a 30-metre setback for buildings and structures.

12.01.~~1.~~5 ~~Any~~Where new ~~structures along shoreline identified as Type 1 fish Habitat will not be permitted unless it can be demonstrated~~lot creation is proposed, the severed and retained lot shall demonstrate that ~~there will be no adverse impacts.~~

~~12.01.1.6 Shorelines along recreational waterbodies that have not been evaluated for~~at least 15 metres of the lot frontage of each lot does not contain fish habitat ~~designation, should be treated as Type 1 Fish Habitat pending further assessment.~~.

~~12.01.1.7 The Municipality will include setbacks and buffers along sensitive shorelines of creeks, rivers and cool or cold watercourses.~~

12.02 Wetlands

12.02.1 The Municipality recognizes the importance of wetlands for fish and wildlife preservation. It is the Municipality's intention to protect wetlands and restrict development on, in or adjacent to, wetlands unless it is demonstrated that there are no adverse impacts on the wetland.

12.02.2 The Municipality may place wetlands in an environmentally sensitive category in the Official Plan and identify these on the land use schedule or in the comprehensive ~~zoning by~~Zoning By-law. Development will be prohibited in these areas. Where there are wetlands that have not been designated or identified in the implementing ~~zoning by~~Zoning By-law, development should be directed away from these wetlands.

12.02.3 In accordance ~~with 2.1.3 (b) of the PPS~~Provincial policy, no development or site alteration is permitted within a provincially significant wetland. Where development and/or site alteration is proposed adjacent to a Provincially Significant Wetland, the Municipality will require ~~a study~~an Environmental Impact Study by a qualified ~~consultant~~professional to demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the ~~Provincially Significant Wetland.~~ provincially significant wetland. The costs of such a study would be borne by the applicant and completed prior to the approval of the development and/or site alteration.

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12.03 Significant Wildlife Habitat

12.03.1 Significant Wildlife Habitat, such as bird nesting sites or deer yards, are important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through and EIS that the development will not result in negative impacts on the natural features or their ecological functions.

12.03.2 The Ministry of Natural Resources have identified a large portion of lands within the Municipality as a Deer Yard (Stratum 2). These areas are identified on Schedule 'B' of the Official Plan. It is understood that these areas may change over time and that development in these areas must be sensitive to the impact on the deer wintering areas. The removal of vegetation in these areas should be minimized.

12.03.3 Within the Deer Yard (Stratum 2) areas shown on Schedule 'B', new lots should avoid areas of dense conifer cover or be of a sufficient size to provide a suitable development area outside most significant deer wintering habitat areas. The minimum lot frontage shall be 90 metres and the minimum lot size shall be 1 hectare.

12.03.4 In Waterfront areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.

12.04 Areas of Natural and Scientific Interest

12.04.1 There are two types of Areas of Natural and Scientific Interest (ANSI). These include earth science ANSI's and Life Science ANSI's. ANSI's are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSI's are identified on Schedule 'B'.

12.04.2 Prior to development and site alteration occurring within or adjacent to an ANSI, an Environmental Impact Study shall be submitted to the satisfaction of the Municipality demonstrating that there will be no negative impact on the natural features or ecological function of the ANSI.

12.05 Habitat of Endangered and Threatened Species

12.05.1 The Municipality recognizes the importance and value of protecting the habitat of endangered or threatened species. The exact location of habitat for these species is considered sensitive information and cannot be shown on Schedule B but will be used by the Municipality when development or site alteration is

proposed. The Municipality may consult with Ministry of Natural Resources on matters related endangered or threatened species.

12.05.2 The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed, except in the accordance with Provincial and federal standards.

12.05.3 All development must ensure that the habitat of threatened or endangered, species is protected. No development or site alteration shall be permitted in the habitat of endangered or threatened species.

12.05.4 Where development is proposed adjacent to the habitat of endangered or threatened species an environmental impact study may be required to ensure development and site alteration does not occur within habitat except in accordance with provincial and federal standards.

12.05.5 Where development is proposed in areas that have the potential to contain habitat of endangered or threatened species, an Environmental Impact Study shall be required.

12.05.6 Where an Environmental Impact Study has been prepared, prior to approving any development the Municipality shall ensure, through land use planning controls, that the appropriate measures are in place to mitigate potential negative impacts to the habitat of endangered and threatened species. If an Environmental Impact Study identifies species-at-risk habitat, the Study shall be circulated to the Ministry of Natural Resources. As a condition of an approval under the Planning Act, the proponent may be required to obtain an authorization from the Ministry of Natural Resources, or a written indication from Ministry that an application under the Endangered Species Act is complete and is likely meet the legislated requirements of the Act.

12.06 Mineral Aggregates - Pits and Quarries

12.~~03~~06.1 The Municipality of Whitestone is now designated under the *Aggregate Resources Act*. Only those existing aggregate resources that are currently ~~licensed~~licenced under the *Aggregate Resources Act* will be recognized in the Municipality's ~~zoning by~~Zoning By-law.

12.~~03~~06.2 It is understood that any new pits and quarries proposed in the ~~municipality~~Municipality will be required to comply with the ~~licensing~~licencing criteria set out in the regulations under the *Aggregate Resources Act*. Because of the costs associated with undertaking any assessments related to obtaining a new pit or quarry license, it is most likely that limited new pits or quarries are likely to be established over the period of this Plan. Notwithstanding this reality the Municipality supports the establishing of new pits or quarries subject to complying with the *Aggregate Resources Act* requirements, the Provincial ~~Policy~~Planning Statement and the implementing ~~zoning by~~Zoning By-law.

~~12.03.3~~ 12.06.3 The Zoning By-law shall permit existing pits and quarries in the Rural Zone. Any new pits or quarries will be required to be rezoned to afford neighbouring property owners an opportunity to assess the aggregate operation proposal. Pit and quarry operations can have similar impacts to sensitive uses as a Class III Industry with a potential influence area of ~~1000~~1,000 metres. It is the policy of the ~~municipality~~Municipality to prevent incompatible land uses and activities both on site and adjacent to existing pits and quarries and any significant deposits of aggregate resources. New quarries shall also require an amendment to the Official Plan.

12.~~03~~06.4 Applications to expand existing mineral aggregate quarry operations will require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Applications to develop new or expand existing sand and gravel aggregate operations shall require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Any application for Amendment to the Official Plan and/or the Zoning By-law shall be supported by studies that address:

a) the potential impacts of the operation on:

i) the ~~significant~~ natural heritage features and ecological functions on the site and on adjacent lands;

ii) nearby communities and residential uses;

iii) agricultural resources and activities;

iv) the character of the area;

v) the quality and quantity of groundwater and surface water;

vi) the cultural heritage resources in the area;

vii) significant geologic formations on the site and in the area;

viii) the groundwater recharge functions on the site and on adjacent lands; and,

ix) nearby wells used for drinking water purposes.

b) the effect of the increased truck traffic on the environment and the land uses in the area;

c) the suitability of the proposed haul routes;

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d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;

e) how the natural features and functions on the site and on adjacent lands can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;

f) how the impacts from the proposed operation on adjacent uses will be mitigated; and,

g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed operation on the items listed in this Section and also take into account the impacts from existing operations in the immediate area. In considering the cumulative impact of the new operation and existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

Applicants shall consult with the Municipality to determine the nature, scope, and terms of reference for the required supporting studies under this section.

12.06.4 The ~~province~~Province has provided mapping of existing sand and gravel deposits in the ~~municipality.~~ Municipality. The ~~municipality~~Municipality will make use of this data when assessing any new development to ensure any compatibility issues are resolved as part of a development review. Sensitive land uses will not be permitted in close proximity to viable mineral aggregate resources. Mapping of sand and gravel deposits are attached as ~~an appendix~~a Schedule to this Plan and shall be protected.

12.~~03~~06.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an ~~official plan~~Official Plan amendment, ~~rezoning~~Zoning By-law amendment, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

12.~~04~~07 Mineral Resources - Mines

12.~~04~~07.1 Mineral resources and mining operations will be protected from activities that would be incompatible for reasons of public health, safety or environmental impact. In areas of known mineral resources or mining activity no development will be permitted that would preclude or hinder viable mining operations. Sensitive uses will be separated and/or buffered from mining operations in accordance with provincial legislation, policies and guidelines.

12.~~04~~07.2 Mine hazards are any feature of a mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. There are currently three abandoned mine hazard sites (AMIS) in the Municipality of Whitestone. The one kilometre area that surrounds each AMIS point is to be considered a flag to contact the Ministry of ~~Northern Development~~Energy and Mines when development is proposed within that area. In some cases~~,~~ a smaller area may be justified due to specific characteristics of the hazard. These decisions will be made on a case-by-case basis in consultation with the Ministry of ~~Northern Development~~Energy and Mines.

12.~~05~~08 Hazard Lands

12.~~05~~08.1 Historically, only Wahwashkesh Lake has been identified as having a potential flood hazard. Flooding on Wahwashkesh occurs annually during the spring freshet where fluctuations of 3 to 4 metres are natural because of the large numbers of inlets to the lake and the restriction at the outlet where the Magnetawan River is narrowed by a significant gorge. The summer level of Wahwashkesh is controlled by a fixed dam with an elevation of approximately 224 metres above sea level.

12.08.2 The regulatory flood elevation (flood plain) for Wahwashkesh Lake, based on the 1:100 year flood, is established at 229.57 metres above Canadian Geodetic Datum (229.14 metres, ~~stilwater~~stillwater conditions, plus 0.43 for wind set-up and wave run-up).

12.08.3 The regulatory flood elevations (flood plains) for Kashegaba and Gooseneck Lakes are based upon the Timmins flood and are 1.44 metres and 1.45 metres, respectively, above the top of the weir and the main spillway for these lakes, respectively.

12.08.4 The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain of the aforementioned ~~3~~three lakes. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new buildings must have a minimum elevation for openings at or above the flood elevations. These flood elevations will be implemented in the ~~zoning by~~Zoning By-law.

12.08.5 Septic systems shall be above the required flood elevation on any Lake.

12.08.6 The regulatory flood elevation (flood plan) for all other lakes and rivers is based on the 1:100 year flood. The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new building must have a minimum elevation for openings at or above the flood elevation. These flood elevations will be implemented in the ~~zoning by~~Zoning By-law.

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12.~~05.2~~08.7 Because there is no engineered mapping available for the Municipality of Whitestone and because the boundaries of the ~~Flood Plain~~flood plain may be designated on Schedule 'A' through aerial photograph interpretation by qualified ~~consultants~~professionals, marginal refinements to the boundaries of the Flood Plain areas will not require an amendment to this Plan provided that any boundary adjustments are in keeping with the intent of the flood plain mapping and provided that the refinements are acceptable to both Council and the Ministry of Natural Resources and ~~Forestry and~~ that the adjoining land use designation will apply.

12.~~05.3~~08.8 The Official Plan will be amended to incorporate engineered flood plain mapping should this become available. Where mapping exists, it will be shown on the schedules to this Plan.

12.~~05.4~~08.9 Under certain circumstances, within or near designated Flood Plains, an application for new development may be required to obtain a detailed engineering study to more accurately determine the level and extent of the regulatory flood elevation.

12.~~05.5~~08.10 The expansion of existing non-conforming uses, i.e. those uses below the current regulatory flood elevation, will also generally be subject to review and Municipal approval in the Flood Plain. However, minor additions to existing development may be permitted by rezoning.

12.~~05.6~~08.11 New lots may be created by consent or plan of subdivision along a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access under flood conditions. Development and site alteration shall be prohibited in areas with potential erosion hazards unless it has been demonstrated that the site and its access would be safe using the 100 year erosion rate.

12.~~05.7~~08.12 The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category.

~~**12.06 Environment**~~

12.09 Land Use Compatibility

12.~~06~~09.1 This Plan recognizes that the Ministry of the Environment, Conservation and ~~Climate Change~~Parks establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the *Environmental Protection Act* and *Ontario Water Resources Act*. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.

12.~~06~~09.2 All proposed development in the Municipality of Whitestone shall meet provincial standards for air, ground, light, noise, and water pollution control.

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12.~~06~~09.3 Any proposed change from an industrial or commercial use to a residential use will require the submission of a Record of Site Condition in accordance with the *Environmental Protection Act* prior to any rezoning.

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12.~~06~~09.4 Brownfield Development

12.09.4.1 There are properties in the Municipality of Whitestone that may have been contaminated from a historic use of the land. Any proposed development or redevelopment on any land suspected to be contaminated will be the subject of a study by a qualified professional, in accordance with any applicable senior government guidelines, that will investigate and provide a remedial plan as required.

12.09.4.2 Where the need for any remediation work is confirmed, the proposed restoration work will be completed or implemented prior to any development taking place.

12.~~06~~09.5 Land Use Change and Land Use Compatibility

12.09.5.1 Changes in land use must be managed with the utmost care. It is a goal of this Plan that no change in land use should be approved that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore, all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that no incompatible land uses are permitted within the Municipality.

12.09.5.1 The Approval Authority may request, in accordance with this Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority. These studies shall be in accord with applicable ~~M.O.E.C.C. Guidelines~~provincial guidelines.

12.~~06~~09.6 Compatibility Between Land Uses

Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.

12.~~06~~09.7 Establishing Influence Areas for Industrial Land Uses

In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in

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accord with applicable Ministry of the Environment, Conservation and ~~Climate Change Guidelines~~Parks.

12.~~06~~10.8 Development in Proximity to Waste Disposal Sites and Unidentified Waste Disposal Sites

Where new development is proposed within 500 metres of the boundary of any waste disposal site, a feasibility study in keeping with the ~~Ministry of the Environment and Climate Change's~~provincial D-Series Guidelines will need to be prepared by a qualified professional.

SECTION 13.0 WATERFRONT POLICIES

13.01 Definition

13.01.1 All of the lands adjacent to the recreational waterbodies in the ~~municipality~~Municipality are available for waterfront development with the exception of those lands that are constrained by significant ecological, environmental or physical constraints. Generally, lands available for waterfront development are those lands designated as Waterfront on Schedule 'A' – Land Use Plan

13.01.1 The depth of the lands adjacent to recreational waterbodies varies but generally these lands are intended to be those lands within the first 300 metres or those parcels of land adjacent to the waterbodies.

13.02 Form of Development

13.02.1 The general form of development includes:

(a) ~~(a)~~ low density, single detached residential development;

(b) ~~(b)~~ open space uses;

(c) ~~(c)~~ existing tourist commercial uses;

~~(c)~~(d) waterfront landings; and

~~(d) access facilities.~~

(e) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

13.03 Principles of Waterfront Development

13.03.1 The principles of waterfront development are based upon the relevant objectives of this Plan.

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13.03.2 These principles include maintaining the low-density residential shoreline density together with ~~occasional~~existing tourist commercial uses.

13.03.3 The ~~municipality~~Municipality is interested in preserving the character of its waterfront communities.

13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.

13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage vales. The ~~municipality~~Municipality will require the assessment of impacts and in particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.

13.03.6 An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.

13.03.7 The ~~municipality~~Municipality shall consider the degree of obtrusiveness of built form to ensure the compatibility of any new development. To this end, boathouses and boatports are not permitted over the water.

13.03.8 The ~~municipality~~Municipality shall ensure that all development is evaluated for risks in terms of traffic, navigation, natural or man-made hazards.

~~13.03.9 The municipality will encourage the protection of cultural heritage resources in accordance with 2.6 of the PPS.~~

13.03.9 In considering applications for waterfront development council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the Municipality will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

13.04 Water Quality Protection

13.04.1 The preservation of water quality of recreational waterbodies is paramount to the ~~municipality.~~ Municipality. The ~~municipality~~Municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook ~~as well as the former provincial water quality objectives~~.

13.04.2 The Municipality of Whitestone has both warm water lakes and cold-water lakes. The ~~coldwater~~cold water lakes include Fairholme, Lorimer, Miskokway, Trout Lake and Lake Wahwashkesh. Development on or upstream of any of these lakes that are deemed to be at capacity shall only occur in accordance with the Lakeshore Capacity Assessment Handbook.

~~For all other waterbodies including the river systems in the municipality, the following policies shall apply.~~

13.04.3 It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of

15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.

13.04.4 To the greatest extent possible, the lot owners and/or their contractors make use of B Horizon soils in constructing their leaching beds given the high and beneficial capabilities of such soils to irreversibly complex phosphorus.

13.04.5 For any imported soils needed to construct the leaching beds, the lot owners and/or their contractors be required to use tested B horizon soil that may have high capabilities to retain phosphorus (in the order of 50 milligrams phosphorus per 100 grams of soil), based on electrostatic absorption or binding, and mineralization with reactive iron and aluminum.

13.04.6 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. The restrictions would require that the setback be altered or disturbed as little as possible, and 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 (bunkies). The width of the buffer should be the required front yard set out in the ~~zoning by~~Zoning By-law or larger should dwellings exceed the minimum required yard.

13.04.7 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~~down-gradient surface waters.

13.04.8 Prior to the construction of any buildings or septic systems, properly constructed sediment fencing be installed along the inner limit of the required shoreline setback in area adjacent to or ~~downgradient~~down-gradient from the proposed site disturbances and construction activities.

13.04.9 The sediment fencing be properly maintained until all construction has been completed and the soils have been fully stabilized following construction to avoid excess sedimentation and potential loss of fish and wildlife habitat.

13.04.10 The Municipality may undertake lake capacity studies to assist in guiding future planning and development policies for specific lakes.

13.04.11 The Municipality may establish a water monitoring program for lakes to guide future planning and development policies.

13.05 Recreational Capacity

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13.05.1 The Municipality of Whitestone is aware that inland waterbodies may have limited capacity to accommodate additional waterfront activities like boating, fishing, swimming and other in water recreation. While it is recognized that this aspect of a waterbody use is an extremely subjective analysis, the ~~municipality~~Municipality may require an assessment of the development on the present users of the lake.

13.05.2 Marinas and boat access facilities are important elements in a waterfront community. While existing marinas and boat access facilities need protection, new and expanding facilities may have significant impacts on existing waterfront activities. As a result, new marinas and boat access facilities will be required to undertake an assessment to determine the appropriateness and suitability of such uses.

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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~~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 The resort commercial uses permitted in the Waterfront designation shall be limited to existing and appropriately zoned tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort commercial use shall also be permitted. Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other similar personal and staff members.

13.06.4 It is the intent of this Plan to provide for the continuation of existing tourist establishments and resort commercial uses and, wherever possible, to recognize their future viability and contribution to the local economy in keeping with changing lifestyles and leisure activities.

13.06.5 Prior to considering a rezoning application to allow the conversion of existing tourist commercial uses to residential uses, the Municipality shall be satisfied that the change in use has a positive long-term impact on the economy, the environment and the surrounding area.

13.~~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.~~

06.6 New resort commercial developments shall not be permitted. The Municipality may consider expansions of existing resort commercial uses by way of Zoning By-law amendment and or site plan control. In considering such applications, the following shall be addressed:

(a) Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

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(b) It is the intent of this Plan to encourage increased setbacks of large-scale development from the shoreline. Setbacks for buildings, structures and uses requiring proximity to the water such as docks, boathouses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.

(c) A detailed hydrogeological report with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services may be required. All individual sewage systems and water systems shall be installed in accordance with the authority responsible for their approval. Tertiary treatment systems may be required in accordance with the recommendations of a Site Evaluation Report.

(d) In considering the expansion of a resort commercial use, the Municipality shall have regard for the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan.

(e) Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

(f) Site Plan Control shall be required.

(g) Expansions of existing tourist commercial uses shall not be permitted within 300 metres of at-capacity or over threshold lakes as set out on Appendix I, Appendix II, and Appendix III respectively to this Plan.

13.07 Shoreline Structures and Modifications

13.07.1 The ~~principle~~principal objectives of the policies for development in the waterfront area of the Municipality of Whitestone are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

13.07.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing ~~zoning by~~Zoning By-law, and the applicable policies of this Plan, operation statements or any other applicable approvals of government agencies.

13.07.3 Boathouses and Boatports are ~~**waterfront structures that have significant impacts on the natural landscape of the shorelines along the recreational waterbodies. It is the policy of this Plan**~~ not ~~**to permit boathouses except through a site specific zoning amendment**~~permitted. These~~.~~

~~13.~~07.4 ~~Marinas, boat access facilities, docks, boathouses, boatports and other~~ shoreline structures ~~will not be permitted where they would front onto Type 1 Fish Habitat~~have the potential to impact the character of a lake.

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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~~Rural designation including the Communities Overlay to improve employment opportunities and to provide an increased commercial assessment base.

14.02 ~~As it is difficult to predict where new~~Commercial and dry 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~~uses are permitted in any designation, with the exception of the Waterfront designation, subject to the following conditions in accordance with ~~M.O.E.C.C.'s~~Provincial D-Series ~~and Noise~~ Guidelines:

(a) ~~14.02.1 submission~~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;

(b) ~~14.02.2 an~~An amendment to the ~~zoning by~~Zoning By-law;

(c) ~~14.02.3 the filing and~~ The approval of a site plan; and,

(d) ~~14.02.4 consultation~~Consultation with any relevant agency.

SECTION 15.0 – CULTURAL HERITAGE

15.01 Cultural Heritage Policies

15.01.1 For the purpose of this Plan, cultural heritage resources include ~~buildings, structures,~~ archaeological ~~and historic sites, cemeteries,~~resources, built heritage resources and cultural heritage landscapes ~~and landmarks~~, either individually or in groups, and are considered by the ~~municipality of~~ Municipality or other agencies as being ~~historically or prehistorically significant. The~~ of cultural heritage value or interest. The conservation, which includes identification~~,~~ or recognition, protection, ~~enhancement~~use and proper management, of significant cultural heritage resources is ~~encourage~~encouraged by the Council of the Municipality of Whitestone. The Council of the Municipality of Whitestone will encourage the ~~maintenance and preservation~~ conservation of ~~buildings, sites and structures of historical~~cultural heritage resources or ~~architectural~~ properties of cultural heritage value or interest.

15.01.2 Pursuant to the Ontario Heritage Act, Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:

a) designate ~~these buildings~~properties to be of cultural heritage value or interest;

b) define the municipality, or any area or areas within the municipality as ~~Heritage Conservation Areas pursuant to the Ontario Heritage Act in order~~an area to be examined for designation as a heritage conservation ~~options to be considered when there are development related impacts.~~ district; and

c) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

15.01.3 Alteration or demolition of designated property may also be postponed until such time as Council is satisfied that the heritage attributes of the property are ~~protected~~conserved by alternative or altered development proposals.

~~15.02 Cultural Heritage and Archaeological Resources~~

~~The Municipality recognizes that there may be significant archaeological potential areas in Whitestone. To date no such areas have been identified by the province or any agency. Should an area of cultural or archaeological significance become known, the municipality shall have regard for the provincial policy applying to the preservation of these resources.~~15.01.4 Council will require any person who proposes to demolish or alter a property designated under Part IV of the *Ontario Heritage Act* to submit an application to Council for approval under the *Ontario Heritage Act*.

15.01.5 Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Alteration or demolition should be supported by technical cultural heritage studies (e.g., heritage impact assessment).

15.01.6 Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.

15.01.7 The municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated under Part IV or Part V of the *Ontario Heritage Act*. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the *Ontario Heritage Act*. The Register of Heritage Properties will be available on a publicly accessible website and will be updated regularly to ensure effective conservation.

15.01.8 A Municipal Heritage Committee may be established pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist council on matters related to Parts IV and V of the *Ontario Heritage Act*.

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15.01.9 In partnership with Indigenous communities, Council will develop a protocol and collaborative process for conserving cultural heritage resources that may be of interest to Indigenous communities.

15.02

~~15.~~03 Heritage Impact Assessments

A heritage impact assessment conducted by a qualified professional shall be required whenever a development has the potential to affect a protected heritage property/cultural heritage resource.

15.~~04~~03 Archaeological Resources

~~Archaeological~~15.03.1 The Municipality recognizes that there may be significant (terrestrial and/or marine) archaeological sites or areas of archaeological potential in Whitestone. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved.

15.03.2 The Municipality shall require archaeological assessments to be carried out by consultant archaeologists licensed under the *Ontario Heritage Act* ~~shall be required~~ as a condition of any development proposal affecting areas containing ~~a known~~an archaeological site or considered to have archaeological potential.

15.03.3 Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of ~~Tourism, Culture~~Citizenship and ~~Sport~~Multiculturalism, as well as the terms and conditions of an archaeological licence under the *Ontario Heritage Act*.

15.03.4 Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

15.03.5 The preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.

~~15.05 Marine Archaeological Resources~~

15.03.6 When development has the potential to impact a known or suspected cemetery or burial site, the Municipality shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.

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15.03.7 The Municipality will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning.

15.03.8 The Municipality will regularly update municipal archaeological resource mapping under the provisions of a municipal-provincial data sharing agreement, as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.

15.03.9 The Municipality may develop an Archaeological Management Plan which includes but not limited to:

a) maps that identify known archaeological sites, and areas of archaeological potential, and archaeologically sensitive areas where known significant or culturally sensitive archaeological sites are present and where probability of finding another site is high;

b) processes and procedures for identifying and managing archaeological resources in a municipality; and

c) a protocol for collaborative approaches with Indigenous communities to identify known or potential archaeological sites.

Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan

15.04 Marine Archaeological Resources

15.04.1 Council recognizes that, within the boundaries of the Municipality, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. A marine archaeological assessment conducted by a ~~licensed~~licenced marine archaeologist pursuant to the *Ontario Heritage Act* may be required if partially or fully submerged marine ~~features such as~~ archaeological resources such as the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value or interest are identified and impacted by shoreline and waterfront developments~~.~~ or in-water works. The remains may currently be under water or were, at one time, under water but are no longer submerged.

SECTION 16.0 – LAND USE POLICY AREAS

The following land use policy areas are identified on Schedule 'A' – The Land Use Plan.

16.01 Rural Designation

16.01.1 This designation will apply to the interior areas of the Municipality away from the recreational waterfront areas and beyond the communities of Dunchurch, Maple Island, Whitestone and Ardbeg.

16.01.2 ~~Land~~Permitted uses in the Rural ~~area~~designation include:

(a) resource extraction – pits and existing quarries ~~by rezoning~~

(b) agricultural

(c) residential

(d) parks and recreation

(e) institutional

(f) utilities

(g) commercial/industrial by rezoning

(h) bed and breakfasts

(i) home occupations

~~forestry~~~~home industries~~

(j)

(k) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law

16.01.3 The Rural areas of the Municipality are a significant part of Whitestone's character. It is the intention of this Plan to preserve this character as far as possible.

16.01.4 New ~~development~~lot creation in the ~~rural~~Rural area ~~is most likely to proceed~~shall occur by consent. ~~Consents should be limited in number and new~~New lots should be at a larger standard to maintain the qualities of the Rural area.

~~16.01.5 To maintain the attractiveness of Whitestone's Rural character, the Municipality will require a high standard of property maintenance.~~

~~16.01.6 In accordance with the general policies of this Plan, travel trailers are not acceptable substitutes for conventional cottages or homes.~~

~~16.01.7~~16.01.5 All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development. The application of Minimum Distance Formulae will include the flexibility of all ~~implementations~~implementation guidelines where applicable.

16.01.6 In addition to the permitted uses of this Section, On-farm diversified uses and agriculture related uses shall be permitted on farm properties.

16.01.7 Whitestone has a rich history of agricultural uses. Agricultural lots shall be protected from incompatible development including lot creation that would remove agricultural lands from operation.

16.02 Waterfront Designation

16.02.1 Lands that are physically and functionally located adjacent to recreational waterbodies have been designated in the Waterfront policy designation. A broad band around each lake has been identified on the Land Use Schedule intending to apply to a single depth of properties. Second tier or back lot development is not permitted in these areas.

16.02.2 ~~The~~Permitted uses in the Waterfront ~~policy category will~~designation include ~~single~~detached residential dwellings, existing marinas and ~~associated uses, seasonal residential dwellings and~~existing tourist commercial uses in accordance with all other policies of this Plan, and a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

16.02.3 The base standard for new development in the Waterfront designation are set out in the Specific Lake Policies set out below.

16.02.4 The ~~standard~~ Zoning By-law will establish standards for new or expanding tourist commercial facilities ~~on the Municipality's lakes will be set out in the implementing zoning by-law.~~. These standards will include a maximum density and minimum ~~water front~~lot frontage requirements.

16.02.5 Lakes or rivers not designated in the Waterfront Policy Area but that are considered as recreational waterbodies, may be developed provided the applicable policies of this Plan are met. Land division for these parcels will be at larger standards to reflect the more limited recreational qualities of these waterways.

16.02.6 Any expansion of existing tourist commercial uses on lakes that are currently at capacity, must demonstrate, to the satisfaction of Council, that these facilities will not increase the nutrient concentration of the lake.

16.02.7 It will be the policy of the Council of the Municipality to obtain public access to each of the recreational waterbodies where none currently exists and where available and appropriate.

16.02.8

~~16.02.8 Boathouses associated with the commercial use are a permitted use on the lakebed adjacent to waterfront designated lands subject to complying with all applicable policies of this Plan and the implementing zoning by-law and obtaining the necessary approvals from the M.N.R.F. where required.~~

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~~16.02.9 Any permanently flooded lands that are privately owned should be conveyed to the Crown to form part of the Crown lakebed. Alternatively, should the Crown not be prepared to accept these flooded lands, the lands may be conveyed to the Municipality.~~

~~16.02.10~~ All lake development will be reviewed in respect of the natural heritage and biophysical features of the lake including slopes, sensitive areas, soils, tree cover, views and impacts on the natural landscape. Individual site constraints will be considered during the review of any development.

16.02.~~11~~9 All lands adjacent to or fronting recreational waterbodies will be considered as ~~site plan control~~Site Plan Control areas.

16.02.~~12~~10 The Council of the Municipality of Whitestone recognizes the interest of a number of lake neighbourhoods to undertake planning programs for lakes. The results of these lake planning studies may form the basis for additional lake specific planning policies as set out in Section 17.0 ~~below~~.

16.03 Crown Land Designation

16.03.1 General

A significant portion of the Municipality of Whitestone's land base is Crown land. The policies of the Official Plan and ~~zoning by~~Zoning By-law are not binding on Crown land activities. The use of Crown lands will be determined by the province with regard for the established planning policies of the Municipality. The Ministry of ~~Northern Development~~Energy and Mines issues mining leases, Exploratory Licenses of Occupation, mining claims and other forms of land tenure on Crown Land.

16.03.2 If Crown land should be patented or leased to private ~~land owners~~landowners, the Municipality's planning documents will be applied to these lands.

16.03.3 Crown lands including parks and conservation reserves will be identified on the land use plan.

16.03.4 While the Municipality supports the Ministry of Natural Resources ~~and Forestry~~ and its management programs for Crown land, there may be a number of opportunities to dispose of Crown lands not identified as protected areas, that could be developed in a sustainable manner and that would contribute to the economic base of Whitestone without compromising the environment or the quiet enjoyment of the inhabitants of the area. Council supports Crown land dispositions in these instances.

16.03.5 ~~Council~~The Township may be concerned over conflicts that occur between parks, conservation reserves and historical uses that are permitted in these protected areas. Council will support whatever measures are available to resolve these conflicts in favour of historical land use activities.

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16.03.6 The Township may work with the MNR to encourage Crown Lands are appropriately managed in order to reduce conflict between users of Crown Land and area residents and to ensure that the infrastructure that supports the use of Crown Land is appropriately managed.

16.04 Environmental Protection Designation

16.04.1 *Environmental Protection* designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or the Municipality.

16.04.2 *Environmental Protection Area* lands contain features such as locally significant wetlands, watercourses, habitat of endangered and threatened species, significant wildlife habitat, fish habitat, lands prone to flooding, steep slopes or erosion hazards.

16.04.3 Permitted uses include:

(a) passive recreational uses, such as nature viewing and pedestrian trail activities;
(b) floating docks accessory to a residential use;
(c) forestry and resource management use where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area; and
(d) watershed management and flood and erosion control projects carried out or supervised by a public agency and archaeological conservation.

16.04.4 It is the policy of this Plan to restrict the alteration of the physical or ecological features of lands designated *Environmental Protection Area*. Any proposed site alteration to an *Environmental Protection Area* shall be supported by appropriate justification in the form of an Environmental Impact Study. The precise boundary of any *Environmental Protection Area* shall be determined as a component of the required Environmental Impact Study.

16.04.5 Not all of the natural heritage features in the Municipality have been designated *Environmental Protection Area* or incorporated on the Land Use Schedules at the date of the adoption of this Plan. As new information becomes available, additional lands may be incorporated into the *Environmental Protection Area* designation as part of the five-year review or as an Amendment to the Official Plan required by the *Planning Act*.

16.04.6 It is essential that *Environmental Protection Areas* be protected from future development to preserve the Municipality's natural environment. As such, an application for the redesignation of an area of private lands designated *Environmental Protection Area*, may be given due consideration only if it is established to the satisfaction of the Municipality through an Environmental Impact Study that the lands and/or adjacent lands are not part of the environmental feature and that any development proposed will have no negative

impact on the environmental feature or ecological function of the area. Nothing in this Official Plan shall be construed to imply that *Environmental Protection Area* lands are free and open to the general public or that such areas will be purchased by the Municipality or any other public agency.

16.04.7 The Zoning By-law shall incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated *Environmental Protection Area* in relation to the extent and importance of the natural environmental features and ecological functions of the area.

SECTION 17.0 – LAKE SPECIFIC POLICIES

17.01 Bolger/Kashegaba Lakes

17.01.1 Bolger and Kashegaba Lakes are located in Burton Township and straddle the CNR railway line. Historically, the railway was the primary access into these lakes. Access to the lakes remains poor. However, the inhabitants of these lakes understand the isolation and difficulty of access~~, often preferring float plane access.~~ . There are opportunities for a land division by consent where a limited number of lots are created. ~~Only one new lot was created on these lakes in the last five years.~~ The standard for new lots should reflect the pattern of existing development on the lakes.

17.01.2 Access to Kashegaba and Bolger Lakes is increasing at the access facility adjacent to the hydro line at the west end of the lakes. This access point is limited in terms of space for both vehicular and boat parking. The trail or roadway ~~in to~~into the access point is in poor condition and can often be impassable. The ~~municipality~~Municipality recognizes the efforts of lake residents to maintain this access arrangement and it supports this facility so long as the ~~province~~Province continues to allow the access ~~so long as~~and it is recognized that the Municipality has no liability or responsibility for this facility.

17.01.3 Any proposal for additional lots on these lakes will be required to demonstrate that adequate parking and docking is available.

17.02 Gooseneck Lake

17.02.1 Gooseneck Lake is located partly in Burton Township and partly in McKenzie ~~Townships~~Township and empties into the south basin of Lake Wahwashkesh. Although the ~~lake~~Lake is small (217 ~~ha~~hectares) it has over 22.8 kilometres of shoreline. Gooseneck Lake is a medium sized, lake comprised of low density residential lots and Crown Land. It has a long “riverine” shape that consists of narrow “gooseneck like” channels and bays which limits the lake surface for use and recreational boating. The landscape is typical Canadian Shield, and the rocky shorelines have a rugged and natural appearance that contributes to its character. Thirty percent of its shorelines are Crown land and this contributes to its predominantly natural character.

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17.02.2 Much of the lake is water access. There is a historical public access on the ~~lake~~Lake that the Municipality supports ~~maintaining~~ using proceeds of any cash-in-lieu of parkland collected as a condition of development or the sale of shore road allowances.

17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as ~~Type 1~~ fish ~~Habitat.~~ habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.

17.02.4 ~~The water~~ IN order to maintain the quality of Gooseneck ~~is relatively good. However, there are a number of significant constraints to any new lot creation along the shoreline. When~~Lake, when new lot creation is proposed, the approval authority will carefully consider impacts and appropriateness based upon the location of natural features, the character of the lake and applying best management practices for new development including but not limited to development setbacks and preservation or revegetation of shoreline areas.

17.02.5 The Municipality of does not support the disposition of Crown Land except to address historic minor encroachments.

17.02.6 In order to protect the quality of the lake environment and to ensure there is an appropriate balance between the built form and natural environment the Zoning By-law shall establish a maximum shoreline activity area of up to 25% of the shoreline frontage. The Zoning By-law may also cap the width of shoreline activity areas.

17.02.7 New septic systems shall be setback a minimum of 30 metres from the Lake. Reductions to this distance shall not require an amendment to this Plan, but shall only be permitted when supported by a study prepared by a professional that details how phosphorus and nitrogen are managed to prevent impacts to the water quality of the Lake.

17.02.8 New lot creation on Gooseneck Lake shall generally have a minimum lot frontage of 150 metres. Lesser lot frontages shall only be considered where site specific justification is provided to demonstrate how the semi-wilderness values of the Lake are protected. This could involve the greater building setbacks, restrictions on shoreline structures or increased vegetation preservation areas.

17.03 Magnetawan River

17.03.1 The Magnetawan River flows from one end of the Municipality westward eventually into the Georgian Bay. The River and its tributaries are a significant recreational waterbody in Whitestone, and it has attracted considerable growth and development including communities like Maple Island. The Municipality supports additional development along the ~~river~~River but at a premium standard outside of the Maple Island community.

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17.03.2 The Magnetawan River Basin Regulatory Flood Levels Study has examined the issue of water levels along the Magnetawan River and the lakes that it connects. This waterway and its associated lakes are subject to flooding particularly during the spring thaw. While few lakes and rivers have had a detailed engineering study to determine actual flood plain levels or potential floodways, any development along the river or its connecting waterbodies may need the determination of these flood levels by a qualified engineer.

17.03.3 The standard for new development along the Magnetawan River or its tributaries will require a minimum of 90 metres of river frontage.

17.04 Fairholme Lake

17.04.1 Fairholme Lake in Hagerman Township is a lake trout lake that is at capacity. New lot creation ~~may~~shall only be ~~considered~~permitted where a septic system can be located at least 300 metres from the Lake and in accordance with the ~~LCAH.~~ Lakeshore Capacity Assessment Handbook.

17.04.2 A historical subdivision development on Fairholme Lake being Plans M-430 and M-431 were designed so that few of the lots had direct frontage on the lake. Instead, two Blocks, A and G were designed to require any building to be off the lake and to limit or reduce the impact of human activity on the ~~lake~~Lake. Block A and G of Plans M-430 and M-431 may be used for shoreline structures including docks, decks, boathouses, saunas or pump houses so long as these structures are approved by the collective owners of these blocks and so long as any of these structures are authorized by any applicable government agency.

17.05 Limestone Lake

17.05.1 Limestone Lake is a small lake in Hagerman that abuts Highway No. 124 at Limestone Lake Lodge. A recent subdivision along the south shore has all but depleted any residual development capacity for the lake. Much of the balance of the undeveloped portion of the lake is water access and has ~~Type 1~~ fish ~~Habitat shoreline~~habitat.

17.05.2 Additional development by consent may occur on Limestone Lake if it can be demonstrated that there is development capacity and in accordance with all other applicable policies of this Plan.

17.06 Lorimer Lake

17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation ~~may~~shall only be ~~considered~~permitted in accordance with the ~~LCAH~~Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. All new lots shall have a minimum lot frontage of 150 metres.

17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.

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17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are native and undisturbed soils to a depth of over 3 metres meeting specified chemical composition and hydrologic conditions.

17.07 Manson Lake

17.07.1 Manson Lake is a small lake that is partly in Whitestone and partly in McKellar. The ~~lake~~Lake is subject to heavy fishing pressure partly because of the convenient landing at a nearby public road.

17.07.2 The Municipality will allow a limited number of consents on the ~~lake~~Lake to recognize the desire by some property owners to create a parcel for a family member. These land divisions should be subject to a large lot standard (90 metres) and be subject to all other policies of this Plan.

17.07.3 ~~Because~~Due to the ~~lake is~~Lake being partly ~~in~~located within McKellar, the Municipality encourages its neighbour to adopt similar policy and land regulations for this lake.

17.07.4 The Municipality may adopt a strategy that discourages heavy fishing on the ~~lake~~Lake by removing or limiting access to the lake.

17.08 Shawanaga Lake / Shawanaga River

17.08.1 Shawanaga Lake is a warm water lake with considerable shoreline in Hagerman, Ferguson and Burpee. There is potential for additional development along its shoreline.

17.08.2 Because of the long, narrow shape of Shawanaga Lake, it is heavily impacted by recreational boats. New development should be available on a limited basis to recognize the crowding that is occurring on the lake.

17.08.3 There is limited land available for additional development on Shawanaga Lake for new lot creation although the lake is considered to have excellent water quality.

17.09 Whitestone Lake

17.09.1 Whitestone Lake is the second largest ~~lake~~Lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. ~~The water quality of Whitestone Lake is good and Council will take whatever measures are necessary and appropriate to protect this~~Development controls may be required to to protect the water quality.

17.09.2 New development may occur on Whitestone Lake at a standard not less than ~~90~~150 metres of water frontage subject to all other policies of this Plan.

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17.09.3 There is only one good public access located on Whitestone Lake in the ~~village~~Village of Dunchurch. Council will attempt to secure additional access points for the public on Whitestone Lake.

17.09.4 Council is becoming increasingly aware of Whitestone Lake residents concerns over congestion on the ~~lake~~Lake and unsafe boating conditions. Council will undertake measures to impose speed limits and promote safety on Whitestone ~~and other lakes in the Municipality~~Lake.

17.10 Wahwashkesh Lake

17.10.1 Wahwashkesh Lake is the largest ~~lake~~Lake in the Parry Sound area with ~~1721~~1,721 hectares of surface area. The ~~lake~~Lake is comprised of two distinct basins. The north basin is considered the smaller of the two, and the south basin is called "the Big Lake".

Wahwashkesh is part of the Magnetawan River System and while the ~~lake~~Lake has over a dozen inlets, there is only one outlet to the Magnetawan River. The ~~lake~~Lake is renowned for an extremely severe spring freshet with the lake levels often rising 3 to 4 metres above the control dam at the outlet of the river.

Wahwashkesh Lake is also well known for its diverse fishery. There are at least twelve species of sport fish in the ~~lake~~Lake. The south basin is a naturally producing lake trout lake while the top lake, also a good lake trout lake, is a high-quality middle level lake. However, due to fishing pressures in the last few years, severe angling regulations, including closing Wahwashkesh to winter fishing, have been implemented.

17.10.2 The water quality of the north and south basins of Lake Wahwashkesh are sensitive to additional shoreline development. In order to respond to the need to protect and conserve the natural features of the ~~lake~~Lake, the minimum new standards for the creation of new lots for the entire ~~lake~~Lake will be 100 metres of frontage and 0.6 hectares of lot area. The residual development capacity will change in the future as more up-to-date scientific approaches are used to determine an appropriate level of development capacity.

17.10.3 A large number of property owners on Wahwashkesh Lake access their properties by water. There are only three public access points (all on the north basin) two marinas and a private landing. This Plan ~~generally~~ requires that any new water access lots be ~~required~~subject to ~~provide a mainland access that is legally conveyed with~~ the ~~water access property in order not to put further pressures on the crowded public landings. Variances to this water access policy will be discouraged.~~policies of Section 8.03.

17.10.4 There are two marinas on Wahwahkesh Lake. These marinas are important in providing access to water access properties. The Municipality will support the continued operation of these marinas ~~as far as possible to ensure~~and does not support the ~~continuation~~rezoning of these ~~important services on~~marinas for

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residential uses. The marinas shall be placed in a specific zone in the ~~lake~~Zoning By-law that recognizes their use.

17.10.5 The water levels of Wahwashkesh Lake rise dramatically during the spring causing potential flood hazards. It will be the policy of this Plan that the openings of any habitable buildings must be above the theoretical flood elevation as set out in Section 12.05.1. Foundations, footings and non-habitable structures should be adequately designed to recognize the potential for flooding at elevations lower than the flood elevation.

17.10.6 In order to properly respond to a diverse number of issues that may arise during the development of properties along the shoreline of Wahwashkesh Lake, these properties will be designated as a site plan control area. Site ~~plan control~~Plan Control is a necessary and valuable tool to protect the character of the shoreline of Lake Wahwashkesh and to provide vegetated buffers to mitigate the impacts of development on the natural environment and the lake.

17.10.7 Lake Wahwashkesh is known for its Atlantic Coastal Plain Flora. The ~~lake~~Lake is ranked in the top five of all lakes in Ontario for such flora. This has been extensively documented by the Natural Heritage League and the World Wildlife Fund in a 1989 study. Any development along the shores of Lake Wahwashkesh should have regard for its impact on this rare coastal flora environment and be directed away from Atlantic Coastal Plain Flora features.

17.10.8 Prior to new lot creation, the consideration of reduced development setbacks from the shoreline or the sale of shore road allowances, the Municipality may require the preparation of an Environmental Impact Study.

17.11 Miskokway Lake and Trout Lake

~~For Miskokway and Trout Lakes, the~~17.11.1 The development capacity of Miskokway Lake and Trout Lake, has not been determined. These are known ~~coldwater~~cold water lakes that support a ~~coldwater~~cold water fishery. No further consents or land division that results in the creation of new lot development within 300 metres of the lakes will be permitted unless studies have been undertaken to demonstrate that there is capacity without adversely impacting the habitat features of these lakes. The Ministry of Natural Resources ~~and Forestry~~ should be contacted for technical advice.

17.12 Labrash Lake

17.12.1 Labrash Lake is a small lake that flows into the Magnetawan River. The ~~lake~~Lake is small with few cottages and the residents of the ~~lake~~Lake have expressed an interest in preserving the low density on the lake. New lot creation on Labrash Lake will require a minimum frontage of 150 metres.

17.12.2 All development on Labrash Lake will be subject to ~~site plan control~~Site Plan Control.

17.13 Other Recreational Waterbodies

17.13.1 Other waterbodies that fall within the definition of a recreational waterbody will be eligible for development subject to complying with all other applicable policies of this Plan for access, physical suitability, environmental protection and other relevant planning criteria.

17.13.2 The standard for new lots in the unspecified recreational waterbodies will be 90 metes of frontage and not less than 1.0 hectares of land area unless a study such as a hydrogeological study has been provided to demonstrate site conditions are suitable for the long-term provision of private individual sewer and water services.

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SECTION 18.0 – COMMUNITY AREAS OVERLAY

18.01 The Municipality of Whitestone has four distinct communities. These include Dunchurch, Maple Island, Whitestone ~~village~~Village and the ~~village~~Village of Ardbeg. These communities vary in size but they all function similarly in terms of identifying a community of interest, provide a number of non-residential service-type uses and having a concentration of smaller lot sizes distinct from the rural areas around the communities. In the case of Maple Island and Dunchurch, the communities are partly located on recreational waterbodies.

18.02 The predominant use for community areas will be ~~single~~ detached dwellings and local commercial uses, institutional uses including churches, schools and community centres. Home occupations and bed and breakfasts will be permitted in the Community designation.

18.03 In addition to the above, new commercial uses and industrial uses will be permitted in the Community designation subject to the other policies of this Plan and so long as these uses ~~do not interfere~~are compatibly with ~~the~~ existing residential ~~dwellings~~uses.

18.04 The minimum lot ~~size~~area for new development in the residential areas will be 1.0 hectares with a minimum frontage of 45 metres on a year-round ~~municipal~~Municipal road. Lesser lot areas may be considered where it is demonstrated that an individual sewage and individual water service can be sited on the lot.

18.05 No traffic hazards shall be created by the establishment of new driveways on major roadways due to increased traffic or limited sight lines on curves or grades.

18.06 Lots in the original surveys for the ~~village~~Village of Dunchurch are approximately ~~20m X 40m.~~ 20 metres by 40 metres. This density of development may potentially lead to a need for municipal sewer and water services. Wherever possible and appropriate, the Municipality will encourage these existing surveyed lots to be merged with adjoining lots to reduce the overall density in the ~~village~~Village.

18.07 The extent of the areas identified as Community are shown on Schedule 'A'. These areas have been identified in the broadest way and the actual communities may consist of a much smaller area. Some of the above policies may not necessarily apply to lands on the perimeter of the lands designated Community.

18.08 The Municipality will support the establishment of committees from each community area to provide ongoing recommendations for the upgrading and rejuvenation of these communities including any specific plans or programs that may be delivered by the Municipality with the support of senior levels of government where available.

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SECTION 19.0 – COMMUNITY IMPROVEMENT POLICIES

19.01 Goal

It is the goal of the Municipality of Whitestone to maintain and improve the physical living environment in the Municipality.

19.02 Objective

The objectives of the Municipality of Whitestone are to:

(a) ~~(a)~~ upgrade the present ~~municipal~~Municipal services, utilities and facilities throughout the Municipality;

(b) ~~(b)~~ encourage the upgrading of existing private properties;

(c) ~~(c)~~ undertake a program of physical improvements which are fiscally responsible;

(d) ~~(d)~~ expand upon the number of services and facilities available in the Municipality where economically feasible;

(e) ~~(e)~~ encourage the expansion of commercial enterprises in the Municipality to improve the availability of local services and to improve the local economy;

(f) ~~(f)~~ upgrade the public services provided at the waterfront to increase the appearance and level of services offered to both Municipal visitors and residents; and,

(g) ~~(g)~~ encourage the upgrading of private services at the waterfront.

19.03 Improvement Criteria

To achieve the community improvement objectives of this Plan, improvements will be identified based on one or more of the following criteria:

(a) ~~(a)~~ the deficiencies or inadequacies of recreational services and facilities;

(b) ~~(b)~~ street conditions;

(c) ~~(c)~~ the inadequacy of hydro-electric services;

(d) ~~(d)~~ absence of street lighting;

(e) ~~(e)~~ land use conflicts;

(f) ~~(f)~~ improved waterfront facilities;

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(g) ~~(g)~~ the physical condition and age of buildings and structures;

(h) ~~(h)~~ need for increased fire protection services; and~~,~~

(i) ~~(i)~~ proposed commercial developments.

19.04 Phasing

The Council of the Municipality of Whitestone has identified needed or desired improvements to the present services and facilities in the Municipality. A system of phased improvements will be identified to recognize priorities and fiscal constraints in the Municipality.

19.05 Community Improvement Area

The whole of the Municipality of Whitestone as outlined on Schedule 'A' to this Plan will henceforth be known as the Municipality of Whitestone Community Improvement Area.

19.06 Implementation

In order to implement the Whitestone Community Improvement policies, the following activities and programs may be employed (but not limited to):

(a) ~~(a)~~ designating community improvement areas and prepare community improvement plans under the Planning Act;

(b) ~~(b)~~ the enforcement of Section 6 - Property Standards By-law, through a ~~property standards by~~Property Standards By-law;

(c) ~~(c)~~ supporting the Municipal residents in rehabilitation programs;

(d) ~~(d)~~ participating in provincial and federal rehabilitation programs;

(e) ~~(e)~~ petitioning the relevant provincial agencies in order to apply for special assistance for new recreational facilities where available;

(f) ~~(f)~~ encouraging and supporting new development, particularly commercial development;

(g) ~~(g)~~ participating in any local improvements which support the community improvement objectives;

(h) ~~(h)~~ co-operation with local service clubs and organizations to undertake local improvements;

(i) ~~(i)~~ the sale of surplus ~~municipal~~Municipal land may be applied to community improvements subject to the requirements of the

Municipal Act; and,

(j) ~~(j)~~ applying ~~municipal~~Municipal reserve funds towards an eligible community improvement project.

SECTION 20.0 – PROPERTY STANDARDS

20.01 Council may enact by-laws prescribing the minimum standards for maintenance and occupancy of all types of property and their enforcement. To protect the amenities of the natural environment and existing and future development, a Property Standards By-law will contain requirements with respect to:

(a) garbage disposal;

(b) pest prevention;

(c) structural maintenance of buildings;

(d) building safety;

(e) cleanliness of buildings;

(f) plumbing, heating and electricity (where applicable);

(g) keeping lands and particularly waterfront properties free from rubbish, debris, abandoned vehicles, trailers, boats or materials;

(h) maintaining yards, lands, parking and storage areas;

(i) maintaining fences, accessory buildings and signs; and,

(j) occupancy standards.

20.02 The Municipality may ~~appoint a Property Standards Officer, who will be responsible~~amend this by-law to prescribe minimum standards for ~~administering and enforcing~~ the ~~Property Standards By-law. Information concerning substandard housing conditions, overuse~~maintenance of ~~existing buildings, neglected yards and other problems will also be collected by inspectors and other personnel in the Municipality.~~

~~The Municipality may appoint a Property Standards Committee as provided~~heritage attributes for ~~in the Planning Act for the purpose of hearing appeals against an order of the Property Standards Officer. It is intended that a close liaison will be maintained between the Property Standards Committee, the Property Standards Officer and Council to ensure effective administration of the By-law.~~

~~20.03 Without sacrificing in any way the long term objective of the Property Standards Policy, it is the policy of this Plan that the Property Standards By-law may be administered at all times to assist the citizens of the Municipality who have low or fixed incomes. Orders issued by the Property Standards Officer~~properties

designated under the ~~By-law will clearly be in the public interest~~*Ontario Heritage Act*.

~~20.04 As an integral part of the Property Standards Policy, Council may support continued participation in any available home rehabilitation programmes to afford its residents the greatest opportunity possible to comply with property standards.~~

SECTION 21.0 – IMPLEMENTATION

21.01 Accessory Uses

Wherever a use is permitted in the land use policy in this Plan, it is intended that any uses, buildings or structures normally incidental, accessory and subordinate to the principal permitted use will also be permitted within that policy provision.

21.02 Boundaries

The boundaries illustrated on Schedule 'A' - Land Use Plan are to be considered as approximate only. Amendments to the policy categories will not be required for minor interpretations of boundary locations shown on Schedule 'A'.

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21.03 Numerical Interpretation

Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the spirit and intent of the policy is maintained minor adjustments to these figures up or down may be considered.

21.04 Deeming By-laws

There are several older registered plans of subdivision located within the Municipality of Whitestone. Some of these registered plans contain lots that do not or can not meet minimal standards for construction purposes. The Municipality may exercise its authority to deem such subdivisions or parts thereof not to be considered as registered plans under the *Planning Act*.

21.05 Site Plan Control

All development in the whole of the Municipality may be subject to the provisions of ~~The~~the Site Plan Control ~~Requirements~~requirements under the *Planning Act*. Commercial, industrial, institutional and certain residential uses may be designated as ~~site plan control areas~~Site Plan Control Areas by by-law of the Municipality in accordance with the requirements of the *Planning Act*.

~~21.06 Existing Development Applications~~

~~There are a number of applications for subdivisions or consents that predate the adoption date of this Official Plan document. The new policies contained in this~~ Site Plan ~~may not apply to these applications so long as they are in compliance with current Municipal Standards for land use~~ Control can be utilized wherever possible to conserve cultural heritage resources by ensuring that new development ~~so long as they have been accepted as 'complete applications' per~~is compatible with and/or does not adversely impact those resources. This may include requiring the ~~prescribed information in~~ owner of a property with cultural heritage value or interest to satisfy conditions as part of the ~~Planning Act and so long as the Council is satisfied that the general intent and purpose of the new Official~~Site Plan ~~is maintained as far as possible~~Control agreement with the Municipality.

21.07 Special Exceptions For Existing Uses

Where there are existing building and structures or uses on a lot proposed to be divided, the Municipality may make an exception to the minimum standards for the retained or severed parcel subject to the passage of an amending ~~zoning by~~Zoning By-law or a minor variance being obtained.

21.08 Holding Provisions

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21.08.1 The *Planning Act* provides for the use of the holding symbol "H" in conjunction with any land use zone found within the implementing ~~zoning by~~Zoning By-law.

21.08.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place and the appropriate environmental studies and services have been reviewed and approved. The objectives and use of this symbol are set out herein.

21.08.3 The holding symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:

(a) ~~(a)~~ development or redevelopment is to be phased; or

(b) ~~(b)~~ the implementation of policies requires special design features.

21.08.4 The holding symbol may be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major ~~municipal~~Municipal roads.

21.08.5 In accordance with the *Planning Act*, the Zoning By-law implementing this Plan will identify lands subject to holding provisions by the inclusion of an "H" suffix to the zone symbol.

21.08.6 The ~~zoning by~~Zoning By-law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.

21.08.7 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:

(a) ~~(a)~~ extensions for services are approved by the appropriate authority;

(b) ~~(b)~~ site plans are approved in the case of commercial and industrial development;

(c) ~~(c)~~ approvals are received from the Ministries of Natural Resources and ~~Forestry and~~ Environment, Conservation and ~~Climate Change~~Parks where applicable; and

(d) ~~(d)~~ the objectives of the Official Plan including development criteria are met.

21.09 Zoning

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The Municipality will be responsible for enacting implementing ~~zoning by~~Zoning By-laws that reflect current Official Plan policies as amended. Through the Zoning By-law, Council may conserve the integrity of archaeological resources to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource. Should any existing ~~zoning by~~Zoning By-laws contain provisions that do not conform to the Official Plan as amended, Council will take whatever steps are necessary to properly implement current Official Plan policies.

21.10 Non-Conforming Uses

This Plan recognizes legal nonconforming uses in accordance with section 34(9) of the *Planning Act*.

21.11 Special Notices

Council by resolution, may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Zoning By-law Amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and will be restricted to the following matters:

(a) ~~i)~~ altering the numbering and location of the text, schedules and maps;

(b) ~~ii)~~ altering punctuation or language to obtain a uniform mode of expression;

(c) ~~iii)~~ correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;

(d) ~~iv)~~ inserting historical footnotes or similar annotations to indicate the original and approval of each provision;

(e) ~~v)~~ consolidating amendments;

(f) ~~vi)~~ transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new Ontario Base maps or other maps which might be prepared in conjunction with a specific study; and,

(g) ~~vii)~~ adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

21.12 Plan Review

~~Following approval of this Plan by the Ministry of Municipal Affairs and Housing, the Basis, Objectives and Policies of the Plan shall be reviewed at least once every~~

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~~five years at a meeting of Council in accordance with the provisions of the Planning Act. The Council of the Municipality of Whitestone shall, not less than every five years, hold a special meeting open to the public to determine the need for a revision of the Official Plan and in determining the need for a revision, Council shall have regard to the Provincial Policy Statement.~~

~~The five year review shall consist of an assessment of:~~

~~a) the continuing relevance of the assumptions used to develop this Plan as found in Section 4.0 of the Basis of this document;~~

~~b) the degree to which the objectives of this Plan have been met;~~

~~c) the effectiveness of the policies in the Plan in solving problems and realizing objectives;~~

~~d) the effectiveness of policy guidelines in protecting water quality, heritage resources, natural resources and habitat and the environment within the Municipality; and,~~

~~e) plans and policies of other levels of government.~~

This Plan shall be reviewed in accordance with the requirements of the Planning Act to ensure it is up to date.

21.13 Amendments

~~An amendment to Schedule 'A' or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan.~~ In considering ~~an amendment to Schedule 'A' with a view of designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of~~ Amendment to this Plan, Council shall have regard to the following criteria:

(a) ~~i)~~ the need for the proposed use;

(b) ~~ii)~~ the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;

(c) ~~iii)~~ the physical suitability of the land for such proposed use;

(d) ~~iv)~~ the location of the areas under consideration with respect to:

i. ~~-~~ the adequacy of the existing and proposed roadway system;

ii. ~~-~~ the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;

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iii. ~~-~~ the adequacy of the water supply, sewage disposal facilities, and other ~~municipal~~Municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval authority having jurisdiction;

iv. ~~-~~ the compatibility of such proposed use with uses in the surrounding area;

v. ~~-~~ the potential effect of the proposed use on the financial position of the Municipality;

vi. ~~-~~ the impacts of the proposed use on the natural environment; and

(e) ~~v)~~ the Provincial ~~Policy Statements~~Planning Statement.

21.14 Amenity Policies

21.14.1 Adequate buffering shall be required between all uses where one use may adversely affect or conflict with an adjoining use. The buffering may include the following:

(a) ~~a)~~ an appropriate tree screen;

(b) ~~b)~~ fence;

(c) ~~c)~~ berming;

(d) ~~d)~~ sufficient distance; or

(e) ~~e)~~ a combination of the above.

21.14.2 Development proponents should contact the local Ministry of the Environment, Conservation, and ~~Climate Change~~Parks office to ensure that there is compliance with separation requirements and environmental objectives where applicable.

21.14.2 All residential and non-residential uses including commercial, industrial or institutional uses are identified as site plan control areas. The Municipality may designate these areas by By-law as site plan control areas and require the proponents of such uses to file site plans and agreements as provided for under the *Planning Act*.

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21.15 Development Charges/ Community Benefits

21.15.1 The Township may enact a Development Charges By-law or Community Benefits By-law in accordance with the provisions of the *Planning Act*.

21.16 Pre-consultation and Complete Application

21.16.1 Prospective applicants are encouraged to pre-consult with the Township prior to the submission of a *Planning Act* application.

21.16.2 As part of a Pre-consultation application, Township staff will identify the material needed to support an application which may include a variety of supporting studies, that may include:

(a) Planning Justification Report;

(b) Environmental Impact Study;

(c) Master Servicing Study/Servicing Options Report;

(d) Traffic Impact Study;

(e) D-4 Landfill Study;

(f) Agricultural Impact Assessment and/or MDS calculation;

(g) Environmental Site Assessment;

(h) Hydrogeological Study/Hydrology Study;

(i) Stormwater Management Report;

(j) Wellhead Protection – Risk Assessment Report;

(k) Flooding, Erosion, Slope Stability Report

(l) Noise and Vibration Impact Analysis;

(m) Odour, Dust and Nuisance Impact Analysis;

(n) Geotechnical/Soils Stability Report;

(o) Wind Study;

(p) Archaeological Assessment;

(q) Cultural Heritage Report and/or Heritage Impact Study;

(r) Tree Preservation Plan

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(s) Functional Servicing Report;

(t) Illumination Study; and/or

(u) Any additional information identified by the Municipality during pre-consultation.

21.16.3 The cost associated with all the required studies shall be the sole responsibility of the applicant. Costs incurred for the Municipality to peer review the studies, as required, shall also be the responsibility of the applicant.

21.17 Future Studies to Address Emerging Issues

21.17.1 Through the Official Plan Review a number of issues or emerging issues have been identified. These issues may required separate study to research the issues and consider the most appropriate policy and/or implementation options. The following list provides examples of existing and emerging issues that may require additional study, but is not intended to be an exhaustive list:

a) Public and municipal access points to lakes for cottage lots.
b) Disposition of Crown Land for municipal purposes.
c) Roads inventory and Roads Needs Study.
d) Lake-by-lake development potential/capacity review.
e) Municipal Employment Area Study.
f) Municipal property review
g) Solid Waste Management Study

SECTION 22.0 – SPECIAL POLICIES

22.01 Exceptions

From time to time, the Council of the Municipality of Whitestone will find it appropriate and necessary to adopt a site-specific exception to the policies of this Plan to provide for a particular land use, development or to apply special provisions. These exceptions are set out below:

22.02 Water Use

22.02.1 The Council of the Municipality of Whitestone recognize the overlapping but limited jurisdiction over navigable waters. The Municipality will support and participate in any planning programs over water use with senior levels of government to manage such activities in accordance with the goals and objectives of this Official Plan.

22.02.~~1~~2 It is the policy of the Municipality to support applications for new or expanded ~~waterlot~~water lot licenses for commercial uses subject to the following conditions:

(a) ~~(a)~~ approval of relevant agencies including the Department of Fisheries and Oceans Canada and the Ministry of Natural Resources ~~and Forestry~~;

(b) ~~(b)~~ ensuring that there is a buffer between the ~~waterlot~~water lot and any adjoining residential uses;

(c) ~~(c)~~ complying with any ~~municipal~~Municipal standards governing setbacks from major or minor navigation channels;

(d) ~~(d)~~ where applicable, there is adequate car parking available to service boat docking rental customers and visitors;

(e) ~~(e)~~ the configuration and size of the ~~waterlot~~water lot has regard for orientation of adjoining property lines such that egress and ingress are considered and protected as far as possible;

(f) ~~(f)~~ the size of the ~~waterlot~~water lot does not exceed the size of the onshore lands including adjacent Crown reserves or shore road allowance;

(g) ~~(g)~~ there are adequate onshore services including sewage disposal, water treatment, hydro and solid waste disposal facilities to accommodate the use of the docking facility.

22.02.2 In addition to the Zoning By-law and ~~site plan control~~Site Plan Control, Council may implement other controls including the imposition of speed limits or special signage regulations in conjunction with lake associations.

22.03 Signs

The Municipality may enact a by-law to regulate against the proliferation of signs which conflict with the natural environment of the Municipality.

22.04 Lights

The Municipality will take whatever measures are necessary to restrict any offensive lighting away from adjacent residential lands and to restrict on-shore lighting that may be hazardous to navigation.

22.05 Sleeping Cabins

Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are: subordinate in size to any residential use; retained as an accessory function (i.e. no cooking facilities); and restricted in number so as to preserve the principal residential use.

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22.06 Channels

No development will be permitted on a portion of the shoreline of any lot which is located on any customarily and regularly travelled channel or water course to which there is no convenient alternative where docks, wharves or other shoreline structures could be hazardous to navigation or where the passage of boats could be hazardous to the users of such shoreline facilities.

22.07 Second Cottages

It is the policy of this Plan to permit one additional cottage and accessory buildings by ~~zoning by~~Zoning By-law ~~amendment~~Amendment where the parcel would otherwise be eligible for a severance and the additional buildings are located in conformity with all provisions of this Plan and the ~~zoning by~~Zoning By-law as if the lots were separated.

22.08 Navigability

Development will only be permitted where the water frontage is deemed to be navigable. Navigability, in this context, refers to one's ability to gain convenient access to and from a proposed lot during all normal water level conditions without environmental degradation in an appropriate-sized runabout.

22.09 Common Docks

Access to and from certain existing lots of record may be gained by common dockage involving at least a right-of-way if suitable access as described in 22.08 is unattainable.

22.10 Derelict Vehicles

The Municipality may enact by-laws to control derelict motor vehicles.

22.11 Boathouses

~~Boathouses~~22.11.1 In-water boathouses and boatports are not permitted. Dry-land boathouses are permitted accessory ~~uses~~structures in the Waterfront designation.

22.11.2 The use of structures to store boats along or at the shoreline of properties is a planning concern in the Municipality, particularly where the said structures are large and/or obtrusive on the natural landscape. ~~Rather than prohibit such structures, the zoning by-law implementing this policy will provide for size limitations for such structures and appropriate setback and height regulations.~~

~~Boathouses~~22.11.3 The Zoning By-law shall provide for size, setback, and height regulations for dryland boathouses.

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22.11.4 Dry land boathouses that exceed the regulations set out in the ~~zoning by~~Zoning By-law will be reviewed and assessed in accordance with the following criteria:

(a) ~~(a)~~ the size of the structure relative to the shoreline frontage and area of the property;

(b) ~~(b)~~ the need for such a structure;

(c) ~~(c)~~ the visibility of the structure from adjoining channels and properties;

(d) ~~(d)~~ the public reaction to the oversized boathouse as determined in the processing of a ~~zoning by~~Zoning By-law amendment to allow for the structure;

(e) ~~(e)~~ the elevation of the boathouse and special design and locational features used to lessen its impact;

(f) ~~(f)~~ the location and size of the boathouse relative to existing buildings and structures on the adjoining land;

(g) ~~(g)~~ the proposed internal uses of the boathouse space; and,

(h) ~~(h)~~ the policies that may affect limits of boathouses.

22.11.5 All such oversized dryland boathouses will be subject to ~~site plan control~~Site Plan Control.

22.12 Noise/Vibration/Land Use Compatibility

22.12.1 Residential areas and other uses of similar sensitivity, such as the sites of hospitals, nursing homes, and homes for the aged, will be protected from situations of undesirable air quality and excessive noise/vibration through good land use planning and site plan control.

22.12.2 Developers will be required to carry out noise and/or vibration assessments and determine control measures which are satisfactory to the Municipality and the Planning Board in accordance with M~~.O.E.C.C.'s~~ provincial D-Series ~~and Noise~~ Guidelines.

22.12.3 There are additional land use compatibility matters that must be considered in the Official Plan. Long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants. Development and land use patterns which may cause environmental or public health and safety concerns will be avoided. When assessing land use compatibility issues, the Municipality shall have regard to

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the ~~Ministry of the Environment and Climate Change's~~Provincial D-Series Guidelines ~~on Land Use Compatibility~~ and recognize minimum separation distances where required.

22.13 Crown Lakebed

As a condition of development or redevelopment, flooded land below the controlled high-water mark may be required to be conveyed to a public authority.

22.14 Narrow Waterbodies

22.14.1 Development on narrow waterbodies and channels will be discouraged, where the width of the channel or waterbody is less than 100 metres. ~~Rather than prohibiting development in such instances, Council and Planning Board will apply a formula designed to increase minimum frontages for new development as the width of the waterbody decreases.~~

~~**GLOSSARY (For interpretation purposes only and not part of plan policy)**~~

~~**Agricultural Use and Related Uses** means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-~~22.14.2 Where lot creation is proposed in narrow waterbodies, larger lot frontages shall be required to maintain the character of the shoreline.

22.14.3 New shoreline structures development in narrow waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.

22.14.4 New development in narrow waterbodies shall be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report to identify the location of development on the property in a manner that will minimize the risk to navigation safety and environmental features to the satisfaction of the Municipality.

22.14.5 Properties in narrow waterbodies may be placed in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures in comparison to other waterfront areas.

22.15 Waterfront Landings

22.15.1 Waterfront Landings are properties that provide access for water access properties. Waterfront Landings may contain parking areas and docking facilities for a limited number of boats and may be tied to water access properties. Waterfront Landings are not appropriate for all properties and may be permitted in the Waterfront Designation subject to a Zoning By-law amendment and the following criteria:

(a) A limited number of boat docking spaces may be permitted.

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(b) Site specific zoning to specify the use and outline performance standards such as the maximum number of boat docking and car parking spaces and to limit the development of structures.

(c) The site is appropriately buffered from neighbouring land uses.

(d) A natural shoreline buffer is maintained between parking areas and the shoreline, except for a meandering path for access to docking areas.

(e) A stormwater management plan is provided to outline how stormwater

(f) from the parking area is to be mitigated before entering the lake.

(g) The preparation of an EIS to consider fish habitat and the potential impact of dock development and parking areas and to recommend mitigation measure and techniques. The EIS shall also identify the most appropriate location for docks.

(h) Proper legal access.

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22.16 Dark Sky Lighting

22.16.1 The Municipality supports efforts to reduce, light pollution while ensuring safe access to lots. Through the site plan control process, all light fixtures shall be dark sky complaint. The Municipality will support future stewardship initiatives that promote public education on dark sky lighting initiatives.

22.17 Telecommunication Facilities

22.17.1 Wireless communications are increasingly required for personal, business and emergency requirements. Emergency response services such as 911, police, fire and ambulance services rely on wireless communication to reduce response times and ultimately keep the Municipality's residents safe.

22.17.2 In order to increase the level of service that telecommunication carriers provide, there must also be an increase in the associated infrastructure. In anticipation of this increased demand, this policy is intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers) and stealth and unobtrusive design. In the future, as service providers scope-down and localize their networks, it is anticipated that stealth design in telecommunication towers will be the vehicle of choice for carriers. As a result, this policy encourages stealth applications in all areas of the Municipality. Before stealth design becomes viable throughout the Municipality, the Municipality will promote co-location and unobtrusive design. It must be noted that co-location and unobtrusive design are mutually exclusive. Co-location towers are more bulky in order to support increased load and therefore a more obtrusive design. The Municipality will work with service providers to determine which option best suits each location. Emphasis will be placed on co-location.

22.17.3 Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and as such, is regulated by Innovation, Science and Economic Development Canada (ISED). Through CPC-2-0-03, (Environmental Process, Radio frequency Fields and Land-Use Consultation), ISED has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although ISED requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a co-operative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Municipality.

22.17.4 The Municipality may develop a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Municipality.

22.18 Renewable Energy Systems

22.18.1 The Municipality supports the reduction of greenhouse gas emissions and preparing for the impacts of a changing climate through the use of energy efficient building materials and designs, and low impact development and landscaping design practices, and the use and development of alternative energy systems and renewable energy systems.

22.18.2 The Municipality supports the establishment of location requirements and setback requirements for the establishment of renewable energy infrastructure including solar panels and wind turbines. This infrastructure, whether for personal or commercial purposes, shall be directed away from waterbodies and the view sheds surrounding waterbodies.

22.19 Short-Term Rental

22.19.1 The Municipality recognizes that dwelling units (including cottages) have been rented for years for various timeframes.

22.19.2 The recent phenomenon of dwelling units being used as dedicated short-term accommodations has precipitated the need for management and regulation of short-term rental accommodations to protect the planned function of residential areas.

22.19.3 The Municipality shall enact both Zoning By-law regulations and a Licensing By-law to regulate short-term rental accommodations which together shall:

a) Establish a definition of short-term rental accommodations;

b) Permit short-term rental accommodations within zones that permit a dwelling unit;

c) Establish regulations to ensure the planned function of residential areas is maintained;

d) Establish regulations to ensure the character of residential areas and residential uses are maintained; and,

e) Establish regulations to minimize the potential negative impacts of short-term rental accommodations.

22.20 Climate Change

22.20.1 The Municipality supports energy and water conservation, air improvement and protection, and climate change adaptation.

22.20.2 Future development and public works shall be designed to consider potential impacts of climate change.

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Appendix 1- ~~forestry; maple syrup production; associated on-farm buildings and structures; and those farm related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.~~

~~Garden Suites or Granny Flat~~ ~~is a small, portable, detached house originally conceived and designed to accommodate an elderly or disabled person(s) on the same lot as the home of the host family.~~

~~Group Home~~ ~~is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a household under responsible supervision consistent with the requirements of the residents and which is licenced or approved under Provincial Statute and in compliance with municipal by-laws.~~

~~Non Impact Lot~~ ~~is a parcel of land created by a land division authority that because of its location or servicing design will not contribute nutrients to any waterbody that is down grade form the lot.~~

~~Recreational Waterbody~~ ~~is a waterbody that is navigable, the bed of the waterbody is owned by the Crown and it is capable of sustaining normal recreational activities including swimming, boating and fishing.~~

~~Wayside Pit or Quarry~~ ~~means a temporary excavation from which sand, gravel or earth fill material is removed by:~~

~~(a) a public authority for its own use in maintaining local roads and highways or for land fill sites;~~

~~(b) by the owner of a lot having an area of an least two hectares for his own personal use; or,~~

~~(c) by someone issued a quarry permit from the appropriate government authority to extract sand or gravel from Crown land.~~

Municipal Road Standards

Year-Round Road Standards are as follows:

- right-of-way 20 metres
- clearing width 20 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 1 metre (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

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Cottage Road Standards are as follows:

Minimum standards for subdivision roads and streets – Cottage Standard Roads for estimated volumes below 50 vehicles per day.

- right-of-way 20 metres
- clearing width 12 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 0.5 metes (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

Seasonal Road Standard

- right-of-way 20 metres
- clearing width 12 metres
- surface width 5 metres
- granular depth 150mm
- surface treatment granular
- shoulder width 0.5 metres
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 14%
- dead ends 10 metres

Caution: The above standards may be subject to change without notice.

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MUNICIPALITY OF WHITESTONE

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OFFICIAL PLAN

FOR THE

MUNICIPALITY OF WHITESTONE

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Draft #1.2 - August 19th 2025 Council Version

Track Changes from Draft #1 prepared for the Open House on July 29th, 2025

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OFFICIAL PLAN FOR

THE

MUNICIPALITY OF WHITESTONE

SECTION 1.0 – TITLE AND COMPONENTS OF THE PLAN

This Plan, when approved by the Ministry of Municipal Affairs and Housing will be known as the:

"OFFICIAL PLAN OF THE MUNICIPALITY OF WHITESTONE"

This Official Plan applies to the Municipality of Whitestone, a member Municipality of the Parry Sound Area Planning Area. The Municipality of Whitestone consists of the Township of Hagerman and the Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and the westerly five lots of Croft.

The Parry Sound Area Planning Area includes Whitestone, McDougall, Carling, McKellar and the Town of Parry Sound.

The Plan includes Goals, Objectives, general development policies and land use policies. The mapping schedules are attached and are considered to be part of this Official Plan, including the following:

- Schedule 'A' is the Land Use Plan;
- Schedule 'B' identifies the Natural Heritage Features; and,
- Schedule 'C' identifies Natural Resources.

SECTION 2.0 – PURPOSE OF THE PLAN

The purpose of this Official Plan is to set forth the general policies to shape and guide the physical growth of the Municipality of Whitestone and to promote sustainable economic development in a healthy natural environment within the Municipality.

This Official Plan is intended to provide the basis for a land use planning program that will guide Council and the citizens of the Municipality of Whitestone with a clear and understandable set of goals, objectives and policies for making land use decisions.

This Official Plan was prepared under the Provincial *Planning Act* and as such is in accordance with those items identified as matters of Provincial interest under Section 2 of the *Planning Act*. This Official Plan has been prepared to be consistent with the Provincial Planning Statement prepared under Section 3 of the *Planning Act*.

This Official Plan also recognizes the Growth Plan for Northern Ontario that was prepared as a Provincial Plan under the *Places to Grow Act*.

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SECTION 3.0 – GOAL OF THE PLAN

The goal of the Official Plan for the Municipality of Whitestone is to preserve the high quality of life in the Municipality and to enhance that quality through preserving the natural environment while encouraging sustainable growth in all sectors to attract new citizens and visitors to the community.

SECTION 4.0 – BASIS OF THE PLAN

4.01 The Municipality of Whitestone was formed on January 1, 2000, as a result of the Central Parry Sound District Restructuring Commission. The Restructuring Commission was part of the province's program to consolidate and strengthen local governments. The formation of the Municipality of Whitestone united Hagerman Township with the Geographic Townships of Burton, East Burpee, McKenzie, Ferrie and part of the geographic Township of Croft, all located in the central area of the Parry Sound District.

4.02 The Municipality of Whitestone is characterized by a large, lake-based area with sparse populations. The Canadian Shield produces a rugged appearance with rocky shorelines dominated by white pine trees. These features, together with its proximity to southern Ontario make the area an appealing recreation and retirement community.

4.03 There are two north-south highway corridors in Parry Sound District that create two distinct communities of interest. The Highway 11 corridor services those Municipalities along the east side of the District and Highway 69 serves the west side of the District. The Municipality of Whitestone is located halfway between these Provincial Highways on Highway 124, the only major east-west Provincial Highway in the District. Because of its location in the middle of the District, it shares a combined influence between east and west.

4.04 In many ways, the Municipality of Whitestone reflects the character of much of the District of Parry Sound. It has a small year-round population, a large proportion of which are seasonal residents that have recreational properties.

Whitestone Population (2021)	1,075
Total Private Dwellings (2021)	1,427
Private Dwellings Occupied by Seasonal Residents (2021)	878

Source: Statistics Canada

4.05 The local economy for the Municipality of Whitestone is largely derived from its seasonal landowners as the majority of the properties are seasonally occupied. Here are other components of the Municipality's economy that are important including resource extraction, service, retail and construction. The Municipality is interested in promoting additional development and diversifying the local economy. In both cases, however, the emphasis must be on sustainability and compatibility with the natural environment.

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4.06 The Municipality has approximately 106 kilometres of road providing access throughout the Municipality.

4.07 The Municipality of Whitestone has a significant Crown Land base. Approximately 80% of the land within the Municipality is Crown Land. There are two Provincial Parks and several Conservation Reserves. The Official Plan must recognize the relationship between the differing types of Crown Land and the expression of policy contained in the Ontario Living Legacy and the private land holdings in the Municipality.

4.08 The Municipality of Whitestone covers a large geographic area in the central part of the District of Parry Sound. The delivery of local service over this broad region is a challenge, which requires new, sustainable development to offset any increasing local government costs.

4.09 The Municipality has undertaken an extensive electronic mapping program including a geographic information system. This new mapping system will be used as part of this Official Plan and the Zoning By-law documents and the information system will assist in the delivery of the land use planning and other Municipal programs. Land use data has been added to this electronic mapping to be used in the Official Plan and Zoning Study.

4.10 Public consultation has been an extensive part of the Official Plan Review for the Municipality of Whitestone. Given the nature, geography and the young age of the Municipality, extra care has been taken to ensure the greatest opportunity to participate in the policy review and to incorporate comments that have been received throughout the review process.

4.11 As part of the Official Plan Review, relevant agencies and organizations have been invited to make submissions respecting the new Official Plan for the Municipality of Whitestone. There are numerous submissions that have been reviewed and incorporated into the policy foundation of this Official Plan. Indigenous communities have been included in the review of this Official Plan. These agencies have included first nations.

4.12 Development activity in the region has been tracked and quantified. The amount of development has been limited over the past 20 years. This is partly due to the economy, the isolation of the region and the competing investment economies. As the real estate market continues to become more competitive, as the number of recreational property opportunities diminishes in the southern parts of the District and as the economy for rural recreational properties increases, growth in the Municipality of Whitestone is anticipated to be steady. This is not anticipated to be a large growth that impacts the Municipality's ability to deliver services.

4.13 There are a number of businesses and resorts in the Municipality that will need to be recognized and supported in this Official Plan. The success and survival of these businesses are vital to the long-term health of the Municipality of Whitestone.

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4.14 The population of Whitestone is made up of year-round and seasonal residents. The seasonal residents out number the year-round residents about five to one. The proportionate differences between seasonal and year-round residents are not likely to change dramatically as the strongest growth will continue to be for new cottages. Notwithstanding this general trend, it is anticipated that there will be a steady number of retirees considering their cottages for future year-round use.

4.15 The Council of the Municipality of Whitestone, with this Official Plan and other strategies of the Municipality, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities.

4.16 The conversion of cottages to year-round use is permitted by this Official Plan. However, there are servicing limitations that may apply to some areas of the Municipality.

4.17 The numerous freshwater lakes and the rivers are the lifeblood of the Municipality of Whitestone. Policies will need to be carefully constructed to ensure the continued maintenance of the quality of these waters while responding to the inevitable demand for additional waterfront recreational land. There are a variety of lake and river conditions that may require lake or river specific policies to properly respond to neighbourhood policy needs.

4.18 The Municipality of Whitestone is an area that is rich in history having been part of the original *Free Land Grant Act* of 1879. There have been multiple generations of area families that have contributed to the character and past history of the Municipality and contributions will continue with present and future generations. The policy of this Official Plan will be sensitive to the conservation of this heritage and character.

4.19 All of the Municipality's development and future development will be serviced by individual on-site water services and individual on-site sewage services

4.20 This Official Plan provides policies for community improvement pursuant to the *Planning Act*.

SECTION 5.0 – OBJECTIVES OF THE PLAN

5.01 Maintain, restore and where possible improve the natural environment.

5.02 Promote additional growth in the recreational and residential areas that is sustainable, responsible and appropriate to meet a growing demand for such development in the Municipality.

5.03 Encourage the orderly development of commercial and light industrial activities to diversify the economic base in the community and generate job opportunities within the community.

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5.04 Ensure the compatibility of land uses.

5.05 Require new development to be responsible for all costs directly associated with the development so that the Municipality does not assume any costs beyond normal maintenance and service.

5.06 Encourage the principles of energy and resource conservation, recycling and maintaining the supply of renewable resources.

5.07 Encourage an efficient transportation system that allows for the safe convenient movements of traffic within the Municipality, including requiring an appropriate standard for access and road design for all new development.

5.08 Preserve elements of the rural character of the Municipality along the major roads and Provincial Highways.

5.09 Ensure adequate supply of land for new residential development and supporting those housing programs that preserve housing stocks and introduce affordable housing, including additional dwelling units.

5.10 Maintain, expand and support recreational facilities, programs and open space areas throughout the Municipality.

5.11 Encourage community improvements in built-up areas of the Municipality in both private and public sectors for the rehabilitation maintenance and preservation of these important neighbourhoods.

5.12 Ensure that new structural development will occur in a manner that will minimize the potential for loss of life, property damage, social disruption and the need for emergency evacuation under flood or fire conditions.

5.13 Ensure that new development considers the importance of local sand and gravel and other mineral resources to the Municipality.

5.14 Encourage development that strengthens the communities of Dunchurch, Maple Island, Whitestone and Ardbeg.

5.15 To identify potentially contaminated sites to avoid unanticipated impacts, costs and delays in land use planning.

5.16 Preserve and enhance the wilderness or semi-wilderness character of the numerous recreational waterbodies in the Municipality.

5.17 Conserve cultural heritage resources in accordance with the Provincial Planning Statement.

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SECTION 6.0 – GROWTH AND SETTLEMENT PATTERN

6.01 General

The Municipality of Whitestone is a rural-recreational Municipality with a large number of freshwater lakes. Most of the area's growth occurs along the shoreline of its lakes. Apart from the shoreline of the larger lakes, the Municipality is sparsely populated covering a large area within the District of Parry Sound. A large portion of the interior area of Municipality is Crown Land.

The composition of the Municipality's population is not expected to change over the period of this Official Plan. There will be a continual, but small amount of growth in both year-round and seasonal populations as demand increases and as the supply of rural-recreational opportunities diminishes elsewhere in the Parry Sound District.

The Council of the Municipality of Whitestone, with this Official Plan and other strategies, will attempt to attract growth in all sectors of the population by encouraging settlement, development and business opportunities. Home-based business opportunities will be encouraged throughout the Municipality with only home occupations being permitted in the Waterfront designation.

6.02 Year-Round Population

The year-round population in the Municipality of Whitestone includes a large proportion of retirees and those that cater to the tourist sector. Some residents are employed in the larger centres either on the Provincial Highway 400/69 or 11 corridors.

Modest growth is forecasted, with the settlement areas being the focus of new growth. All growth in the Municipality must ensure that the character, heritage, and the natural landscapes of the Municipality are preserved.

Limited year-round population growth is likely to occur in waterfront and in the rural areas in accordance with the policies of this Plan.

The Municipality is aware of current limitations imposed by its small population and assessment, and it is currently exploring compatible economic and community development programs through its relationship with other Municipalities, varied ministries and area strategic planning initiatives.

6.03 Seasonal or Waterfront Development

The Municipality encourages new waterfront development. Any new growth along the waterfront will be required to be sustainable in terms of minimizing its impacts on the social, physical and financial environments of the Municipality.

There are a number of general and lake specific policies contained in this Official Plan that recognize the ability of some waterbodies to withstand additional

development. These policies should be reviewed in conjunction with Provincial land use policies when assessing the varying capacities of various lakes.

SECTION 7.0 – GENERAL ECONOMIC POLICY

7.01 The Municipality of Whitestone supports local economic pursuits that do not have a significant adverse effect on the natural environment or on sensitive land uses.

7.02 The Municipality wishes to attract new businesses to create new employment opportunities, to diversify the economic base and to convenience its inhabitants with local services.

7.03 Any economic activity that complements the local character of Whitestone and can be shown to be reasonably cost efficient will be supported in principle by the Municipality.

7.04 The resource sector provides a number of local businesses particularly in the timber and construction industries. Existing resource industries and new businesses will be encouraged in appropriate locations within the rural area and in isolated instances along the waterfront and in community areas. These industries are supported so long as they are carried out in a responsible environmental manner and so that no adverse impacts are created on any adjacent sensitive land uses.

7.05 The Municipality will develop an economic development strategy, including the provisions of this Official Plan, to attract new business and enhance or expand the opportunities for existing businesses.

7.06 It is recognized that there are a large number of persons that have established businesses in their homes, cottages or shops that provide an important component of the local economy. This Official Plan supports those businesses based within a residential property so long as the business use is secondary and accessory to the residential use and there are no adverse impacts on adjacent residential/sensitive uses.

7.07 The Municipality supports development and activities that seek to strengthen the local economy, attract tourists and visitors to the area and add to the potential employment base. These may include expanding the trail system, assisting businesses with government agencies to improve local business opportunities or joining organizations with programs or projects that are intended to enhance the local economy.

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SECTION 8.0 – GENERAL DEVELOPMENT POLICY

8.01 Lot Creation Policy

8.01.1 Lot Creation may proceed by either Plan of Subdivision or Consent in accordance with the *Planning Act* and the policies contained in this Official Plan.

8.01.2 Plans of Subdivision will be required for those multiple lot developments are proposed that are required to be supported by special studies to determine service issues and needs or where an entirely new development pattern is being established in an area of the Municipality.

8.01.3 Consents for the creation of a limited number of new lots will continue to be the recommended process for land division within the Municipality. Consents will be permitted where it can be demonstrated that a Plan of Subdivision is not required for the appropriate development of the land and where the Consent conforms to the general development pattern of the area or adjacent Plans of Subdivision.

8.01.4 The land division authority would generally interpret the Consent policy on any given application to limit the creation of up to three new lots and one retained lot. Subsequent applications for Consents for these lands may be considered so long as the general principles and standards respecting new lot creation are maintained. Any exceptions to this policy may be made in special circumstances where the purpose and intent of the above policy is maintained and the land division authority is satisfied that there is no need, benefit or public interest in proceeding by a Plan of Subdivision.

8.02 New Lot Standards

8.02.1 New lot standards will be set out in the implementing Zoning By-law based upon the policy provisions for the various waterfront, rural and community neighbourhoods. The lot standards will reflect the appropriate minimum standards for new lots. These minimum standards will not necessarily be the maximum dimension or areas of any proposed new lots. New lots proposed to be created must conform with the policies of this Official Plan, the criteria under the *Planning Act*, applicable Provincial policies and good planning practices.

Exceptions to the strict minimum standards for new lots as set out in the comprehensive Zoning By-law may be made under one or more of the following conditions, as long as the proposal has regard to matters of Provincial interest, the Provincial Planning Statement and all other applicable policies of this Official Plan:

(a) Where a deed or title correction is required; or

(b) Where there are existing buildings on the severed and retained lands so that there would be no additional development; or

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(c) Where lots have inadvertently merged (not separately conveyable) and the re-creation of the lots would be consistent with the existing lot pattern and there are adequate building envelopes for development on each lot; or

(d) Where the shortfall in the standard of the proposed lot is so minor that it does not conflict with the purpose and intent of the policies of this Official Plan.

When considering any of the above exceptions, a Minor Variance or Zoning By-law Amendment may be required to meet the provisions of the Zoning By-law.

8.03 New Lot Creation Criteria

8.03.1 In considering applications for the creation of new lots, the consent granting authority shall be satisfied that both the severed and retained lots:

(a) Conform to the specific land division policies contained in the land use designation sections of this Plan;

(b) Fronts on a public road or a condominium road that is maintained on a year-round basis; or

(c) Is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;

(d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once alternative deeded mainland access has been registered on the title of the water access lot;

(e) Access to water access lots may be provided from a marina, provided written confirmation from the marina is obtained which indicates that adequate mainland parking and boat mooring is available to provide access for the additional development;

(f) Will not cause a traffic hazard;

(g) Has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;

(h) Can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or

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as appropriate in accordance with the land use designation Sections of this Plan;

(i) Will not have a negative impact on the drainage patterns in the area;

(j) Will not have a negative impact on the quality of any lake or waterbody and is within the biological and recreational capacity as determined in accordance with the policies of this Plan;

(k) Will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;

(l) Will not have a negative impact on the features and functions of any natural heritage feature in the area;

(m) The shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;

(n) Prior to the approval of a development application, the applicant shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;

(o) Suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,

(p) Meets the requirement of Section 51(24) of the *Planning Act.*

Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the *Planning Act*.

(q) A condition of the creation of a new shoreline lot shall be that the shore road allowance be purchased.

8.04 Servicing

8.04.1 Sewage

8.04.1.1 All development in the Municipality is on individual on-site sewage services and this is not expected to change when this Official Plan is in effect. Development proposed by communal servicing shall require an amendment to the Official Plan.

8.04.1.2 The Municipality and the land division authority must be satisfied that any land proposed for development must be suitable for the installation of individual on-site sewage services, such as septic systems. A Hydrogeological Study shall be required for new lots proposed under one hectare in lot area to demonstrate that the proposed lot is suitable to accommodate both a well and septic system.

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8.04.1.3 The standards for new lots and the design of any septic systems must meet current Provincial requirements in accordance with Provincial D-5 Series Guidelines.

8.04.1.4 The land division authority will require confirmation that a licensed sewage hauler has available capacity for the haulage and disposal of any septic waste as a condition of development.

8.04.1.5 A Septic System Impact Study will be required for commercial, industrial, institutional or other uses that produce in excess of 10,000 litres per day. Development proposals that produce waste in excess of 10,000 litres per day will require an Environmental Compliance Approval issued under Section 53 of the *Water Resources Act*.

8.04.1.6 A Servicing Options Report and Hydrogeological Report shall be required for application for the creation of five or more lots on individual on-site sewage services or where fewer than five lots on individual on-site sewage services are proposed, and would result in more than 4,500 litres of effluent per day.

8.04.1.7 Any development proposed on the basis of private communal sewage services shall require an amendment to this Plan and must comply with the standards of the Province and any maintenance, responsibilities and liabilities must be to the satisfaction of the Municipality.

8.04.1.8 There are additional policies relating to the provision of sewage systems that apply for new development proposed adjacent to recreational waterbodies in Section 13 of this Official Plan.

8.04.1.9 The Municipality of Whitestone supports a septic system re-inspection program to ensure that septic systems are functioning correctly. These re-inspections will be done in conjunction with the local associations and the approval authority.

8.04.2 Water Supply

8.04.2.1 Domestic water supplies for properties in the Municipality come from surface waters or individual wells, or individual on-site water services. All property owners are responsible for individual water treatment.

8.04.2.2 Any applications for land division proposing more than five lots or units will be required to undertake a Hydrogeological Study in accordance with Provincial guidelines.

8.04.2.3 A Servicing Options Report and Hydrogeological Report shall be required for a Plan of Subdivision that would permit more than five lots on privately owned and operated individual wells.

8.04.2.4 Any development proposed on private communal water services shall require an amendment to this Plan and must comply with the standards of the Province

and any maintenance, responsibilities and liabilities must be to the satisfaction of the Municipality.

8.04.2.5 The Provincial D-Series Guidelines recommend that any multi lot development that proposes new lots less than one hectare in size using individual septic systems and wells be required to prepare a hydrogeological study to ensure the lot is suitable to accommodate water and sewer.

8.04.2.6 All private water supplies should be treated or disinfected to ensure that the water is potable and aesthetically adequate.

8.04.3 Drainage

8.04.3.1 A preliminary stormwater management or drainage report from a qualified professional shall be included with the subdivision application or a statement from the applicant how drainage will be managed on the lands.

A stormwater management plan shall include:

(a) how the drainage complies with a storm water management policy; or

(b) an analysis of the watershed drainage including the identification of floodplains, an analysis and an evaluation of the management of storm water, its impact on the proposed development including recommendations to the Municipality.

8.05 Ontarians with Disabilities

8.05.1 Where applicable, any plans or decisions respecting plans or programs within the Municipality of Whitestone shall be in accordance with the *Ontarians with Disabilities Act*.

8.05.2 The Municipality may establish an Accessibility Advisory Committee pursuant to the *Ontarians with Disabilities Act* to provide a long-term strategy to ensure compliance with the Act.

SECTION 9.0 – ROADS AND TRANSPORTATION

9.01 Provincial Highways

9.01.1 There are two Provincial Highways in the Municipality. Council supports the continued maintenance and upgrading of Highways 124 and 520 as Provincial highways serving the Municipality. In order to preserve the function and efficiencies of these Provincial Highways, the number of new entrances should be limited. Any proposed new entrance or any change to the use or design of an existing entrance will require a permit from the Ministry of Transportation and will be required to meet operational and safety criteria. Noise studies may be

required for sensitive land uses within 100 metres of a Provincial Highway. Provincial Environmental Noise Guideline - Stationery and Transportation Sources - Approval and Planning (NPC-300) provides guidance on noise studies.

9.01.2 New development proposed to have an entrance directly on to a Provincial Highway outside of any community will be required to have a minimum frontage that is twice the standard for a rural lot unless it can be demonstrated that the rural standard will not impair the functional or operational qualities of the Highway.

9.01.3 Building and land use permits, along with entrance and sign permits, are required from the Ministry of Transportation prior to any construction and/or grading on sites near a Provincial Highway and within a Ministry of Transportation Permit Control Area. New lot frontages may be determined by the Ministry of Transportation.

9.01.4 Any development within a specified distance of a Provincial Highway may be required to undertake noise studies to the satisfaction of the Municipality.

9.01.5 The Municipality supports the continued expansions of Provincial Highways 400, 69 and 11 through the District of Parry Sound to promote safe and convenient travel into and out of the District.

9.02 Municipal Roads

9.02.1 New development must front upon a year-round municipal road, a year round cottage road or Provincial Highway. The road must be publicly maintained except in the following circumstances:

a) ~~9.02.2~~ New lots in accordance with the lot creation policies of this Official Plan.

b) ~~9.02.3~~water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching are available exclusively for the proposed waterfront access development;

~~b)~~c) Camps used in connection with hunting, fish or maple syrup operations so long as there is an existing legal means of access to a given property.

~~c)~~d) ~~9.02.4~~ A business, industrial or resource use so long as there is a legal right-of-way to the property from a publicly maintained, year-round road.

9.03 Major Roads

9.03.1 Major Roads are Provincial Highways, Bunny Trail, Lorimer Lake Road and Balsam Road.

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9.03.2 New development will be encouraged to minimize direct access on to major roads and Provincial Highways. Where new development is proposed on major roads and highways, internal roads will be preferred, or shared driveways to preserve the efficiency of these roadways. In all instances, new access on to or off of major roads and highways will be required to have adequate sight lines for safety.

9.04 Municipal Road Allowance

Improvements to Municipal road allowances that are not maintained are not permitted unless the following occurs:

(a) ~~9.04.1~~ The Municipality declares the road allowance surplus and the Municipal road allowance is stopped up and sold in accordance with the provisions of the *Municipal Act*; or

(b) ~~9.04.2~~ The road is brought up to a Municipal standard and assumed by the Municipality for maintenance purposes; or

(c) ~~9.04.3~~ The proponents of the road allowance improvements enter into legal agreement with the Municipality that includes provisions for indemnification of liability, signage and liability insurance; and,

~~9.04.4~~ It has been demonstrated that the proposal conforms with Section 12.0 - Natural Heritage of the Official Plan. Prior to approval, the Municipality may require an assessment by a qualified professional to demonstrate that there are no negative impacts to natural heritage features.

(d) ~~9.04.5 The above~~ This policy applies to any crossing of an unopened road allowance.

9.04.6 Where an abutting owner requests to use or authorize a historical use of a portion of a road allowance for any use permitted by this Official Plan, the Municipality may consider the request subject to the following:

(a) there is no immediate access use for the road allowance;

(b) the use is authorized by the Municipality, that may include an agreement;

(c) the landowner is aware of the potential removal of any buildings or structures on short term notice;

(d) circulation of the request to adjacent owners that may have an interest; and,

(e) compliance with the Zoning By-law.

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Any permission to authorize the use of or occupation of an unassumed road allowance is not to be interpreted to confer any road frontage compliance as otherwise required by this Official Plan.

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9.04.6 The Municipality shall not sell a road allowance leading to water or providing access to lots that are not capable of being accessed by a municipally maintained road unless there is another municipal access point to the waterbody or there is alternative access to the lots. Where a road allowance is proposed for sale, it shall first be offered to abutting lot owners equally.

9.05 Municipal Road Standards

9.05.1 The Municipality may only assume and maintain new roads or existing private roads if the road is brought up to the standards of the Municipality. For the assumption of private roads, the benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.05.2 The Municipality must be convinced that the assumption of a new road or an upgraded road is in the public interest before it commits to the assumption of the road.

9.05.3 Over the long term, the Municipality hopes to achieve a uniform standard for year-round, and seasonal Municipal roads. Council will adopt a program of prioritizing these improvements as need and funds permit.

9.05.4 The Municipality may consider seasonal or cottage road standards where it is deemed appropriate for development that is designed for seasonal, or cottage use only. Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards, at the expense of the benefiting property owners.

9.05.5 The Municipality may vary the standards up or down to reflect the level of use so long as the determined standard has been established by a professional engineer or qualified consultant.

9.05.7 Year-round road service will not be provided on seasonal roads until such roads are upgraded to year-round standards at no cost to the Municipality.

9.06 Private Roads

9.06.1 It is the policy of the Municipality that any new lot creation be required to front directly on a year-round, publicly maintained road. Exceptions to this policy are set out below.

9.06.2 The Municipality may only assume these roads if they are upgraded to the appropriate Municipal standard. Benefiting property owners will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.06.3 ~~New lot creation that is determined to be infilling in the Waterfront area may be considered on existing private rights-of-way so long as it is clearly understood that the~~Development on a private road may be may be placed in a limited service zone in the implementing Zoning By-law. The zoning will reflect that

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Municipality has no responsibility for the maintenance or standards of the road and is not responsible for the delivery of services. ~~These lands may be placed in a limited service zone in the implementing Zoning By-law.~~

9.06.4 When reviewing the infilling of new lots in the waterfront on existing rights-of-way, a minor extension at the terminus of the private road may also be considered infilling. However, any significant private road extension may only be allowed to proceed by a condominium road. In reviewing such extensions, Council will have regard to the purpose of the road, its length, the number of condominium road users, the future status of the road, and any relevant road construction or operational standards.

9.06.5 Any new lots that are created on existing private rights-of-way that are considered infilling will be required to enter into an agreement with the Municipality to be registered on title to indemnify the Municipality and any other public bodies of all responsibility of any maintenance of the road and all liability for any use of the private road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the lot. In this type of agreement, the Municipality will ensure a maintenance responsibility program is in place for the road.

9.06.6 Existing non-waterfront lots on private or unassumed roads that have a registered right-of-way or some for of legal access are eligible for development, including consents or building permits

9.06.7 The Municipality may consider new roads as common elements under the Condominium Act where deemed appropriate.

9.06.8 The Municipality is aware of the abundance of ratepayers that access their properties by means of private or unassumed roads. The Municipality has adopted a program to assist in offsetting private road maintenance costs when funds are available.

9.07 Colonization and Deviation Roads

9.07.1 The Municipality will not recognize any former colonization road or deviation road as a publicly maintained road for the purpose of this Plan notwithstanding that it retains ownership of the roadbed. The Municipality must have been maintaining a roadway on a regular basis for the road to be recognized as a year-round publicly maintained road.

9.07.2 Where the Municipality realigns an existing road, the former roadbed will be conveyed to the abutting landowners in accordance with the *Municipal Act*.

9.08 Shore Road Allowances

9.08.1 Shore road allowances are present on a number of lakes in the Municipality. The Municipality is prepared to stop and sell these shore road allowances to the riparian landowners.

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9.08.2 That part of the shore road allowance below the controlled high-water mark will be retained by the Municipality.

9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the environmental feature(s).

9.08.4 That part of the shore road allowance identified as having historical or cultural features may be retained by the Municipality. Prior to approval, the Municipality may require an assessment by a qualified professional to determine the extent of the historical or cultural features.

9.08.5 No shore road allowance will be stopped up and sold to the riparian landowner where it is used for access by an adjoining property owner or where the sale will have a negative impact on an adjoining property owner.

9.09 Roads Over Crown Land

9.09.1 The Municipality has no objection to the establishment of roads over Crown Land if the proponent receives the necessary permit from the Ministry of Natural Resources and so long as it is understood that the Municipality has no responsibility for the maintenance of the road.

9.10 Recreational Trails

9.10.1 The Municipality supports the continued program of recreational trails in the region as important components of the areas recreational attractions, economy and transportation system. The Municipality will co-operate as far as possible to preserve and improve upon the existing system of trails.

9.10.2 The Municipality supports the establishment of trans-provincial trail efforts and will participate in the construction of these trails as far as possible.

9.10.3 The Municipality will may restrict motorized vehicles from trails where appropriate.

9.11 Float Planes

9.11.1 The use of float planes in the Municipality is an important form of access to camps and cottages both inside and outside the Municipality. New uses and buildings or structures associated with float planes are required to comply to the applicable regulations under Transport Canada.

9.12 Railways

9.12.1 All proposed residential or other sensitive development within 300 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Municipality, in accordance with the Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline -

Stationary and Transportation Sources - Approval and Planning (NPC-300),and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

9.12.2 All proposed residential or other sensitive development within 100 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Municipality, in accordance with the Provincial D-Series Guidelines on Land Use Compatibility, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300), and in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.12.3 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

SECTION 10.0 – GENERAL PARKS AND OPEN SPACE

10.01 Parkland Policy

10.01.1 Council will encourage the preservation and expansion of its existing parks and lake access points throughout the Municipality provided that such expansions do not overload existing lake neighbourhoods by introducing excessive traffic on any given waterbody.

10.01.2 It will be the preference of the Council to require a parkland dedication as a condition of land division or development. The land conveyed or dedicated for parkland shall be an amount in accordance with the *Planning Act*. In cases where the development proposal is too small to be practical for parkland use, Council may consider cash-in-lieu of a land dedication to the value of the land as determined in accordance with the *Planning Act*. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality.

10.02.3 As a condition of development or redevelopment on one of the Municipality's waterbodies, Council will attempt to preserve or expand upon public access to that lake.

10.02.4 Council will generally discourage the stopping up and transferring of road allowances that lead to a recreational waterbody unless the use of the road allowance, either now or in the future could not feasibly serve as a public access. Alternatively, an applicant interested in acquiring a particular road allowance leading to water, could provide an alternative access to replace the road allowance.

10.02.5 Council supports the existing recreational trail system throughout the Municipality and encourages the maintenance and expansion of this system to meet growing demands. Council endorses the ongoing partnerships of governments, organizations and individuals to continue to operate and enhance the trail system.

10.02 Golf Course Policy

10.02.1 Golf courses are permitted uses in all land use designations. A rezoning will be required for the establishment of any new golf course(s) or the extension or expansion of any existing golf course, and will be evaluated based on the following:

(a) an Environmental Impact Study that examines the environmental impacts of the golf course development;

(b) an inventory of natural features and wildlife;

(c) a hydrogeology study;

(d) an environmental management plan that ensures best business management practices and that results in no negative impacts on natural features or their ecological functions;

(e) the implementation of a monitoring program;

(f) site plan approval;

(g) approval of any relevant agency;

(h) an agreement to ensure the long-term maintenance responsibilities of the golf course use; and,

(i) a stormwater management plan.

SECTION 11.0 – HOUSING AND SPECIAL LAND USES

11.01 General

11.01.1 The primary type of residential use in the Municipality is a single detached dwelling or seasonal residential dwelling. It is the policy of the Municipality of Whitestone to maintain the single detached dwelling unit or seasonal residential unit as the primary permitted housing form in the Municipality. A single detached dwelling unit may be converted to more than one dwelling unit in accordance with the provisions of the Zoning By-law. Other forms of multi-unit residential dwellings may be permitted in the appropriate designation by rezoning and subject to all other applicable policies of this Plan.

11.01.2 Higher density residential housing development including medium density housing may be considered in the communities where it may be demonstrated that adequate services are available for such development and subject to rezoning to consider any land use implications.

11.01.3 The Municipality of Whitestone supports the continued use of rehabilitation and subsidized housing programs sponsored by the Provincial or Federal Governments where applicable in the Municipality.

11.01.4 An acceptable standard of housing design will be established in the Municipality through zoning, property maintenance and occupancy standards, and where necessary, through Site Plan Control where applicable. In general, new housing design shall not detract from the rural character already established in the Municipality.

11.01.5 The Municipality of Whitestone supports subsidized housing programs within the Municipality and will take active steps to pursue sponsoring these programs where eligible under current Provincial and Federal Government criteria.

11.01.6 It will be the policy of this Official Plan that unless otherwise provided, only one dwelling unit is permitted on any separate parcel of land subject to all other applicable policies of this Official Plan.

11.01.7 The Township supports attainable housing initiatives. The Township supports the provision of housing which is affordable to low and moderate-income households. In this regard, the overall target is 25% of new residential dwelling units to be attainable as defined in this Plan. This target is intended to apply on aggregate across the Township, but not necessarily to each individual site-specific development proposal.

11.01.8 Creative and innovative approaches to the provision of attainable housing may also be considered, including alternative development standards and forms of housing, provided that other objectives of this Plan can be achieved.

11.01.9 Lands within settlement areas may be pre-zoned to permit housing styles that may be attainable.

11.01.10 Surplus Township-owned land and/or buildings should be considered for the provision of housing required to meet the social, health and well-being requirements of current and future residents, including attainable housing.

11.02 Additional Residential Units

The *Planning Act* requires Municipalities to allow additional residential units in detached, semi-detached and row house dwellings as well as in accessory structures. It is the policy of this Plan to recognize this type of permission subject to the following:

(a) Additional residential units are permitted in all land use designations where detached, semi-detached and row house dwellings and accessory structures are permitted, except for the Waterfront designation. Lake planning and development has been determined on the basis of one dwelling unit for each parcel of land;

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(b) Additional residential units must comply with all applicable laws and standards. Adequate servicing (i.e., well and septic) must be available for the additional residential units;

(c) The character of the single detached, semi-detached or row house should be preserved when establishing an additional residential unit; and,

(d) Where an Additional Residential Units is permitted, up to two second units are permitted per lot. However, only one second unit is permitted in an accessory structure.

11.02.5 Additional Residential Units are subject to the following criteria:

(a) Appropriate on-site parking, sewage, water and drainage is provided for the existing and additional unit(s);

(b) If serviced by a municipal or communal water supply, confirmation that sufficient reserve capacity is available in the system;

(c) The Second Unit is secondary and incidental to the existing dwelling on the same lot;

(d) The conversion of existing dwelling units to accommodate a Second Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;

(e) The lot fronts ~~onto an open public road or condominium road~~has legal access; and,

(f) The number of bedrooms is limited to ensure that the Second Unit is subordinate to the primary dwelling unit.

11.03 Trailers

11.03.1 The Municipality of Whitestone discourages trailers, motorhomes and camping on any lands in contrast to conventional single detached dwellings or cottages. However, it does recognize that under certain circumstances that controlled and limited use of trailers, motorhomes and camping may be a reasonable temporary land use for vacant parcels of land in the Municipality. ~~.~~

11.03.2 A trailer, motorhome, or tent is a permitted accessory use to a permitted dwelling where such uses function as accessory uses subject to complying with all provisions related to accessory structures for the zone in which the use is proposed.

11.03.3 A trailer, motorhome, or tent for the purpose of sale or storage may be permitted on any parcel with a principal dwelling.

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11.03.4 The Municipality may enact a trailer by-law to regulate the licensing of trailers, motorhomes, and tents.

11.03.5 The Municipality may arrange for a temporary use of a trailer on a property where a building permit has been issued for a main dwelling and such trailer may be located on the subject property for the period required to construct the main dwelling so long as this period does not exceed three years.

11.03.6 A trailer camp, tourist camp, or motel is a commercial use. The Municipality may enact by-laws to regulate, license, or govern tourist camps, trailer camps, or motels.

11.03.7 The number of trailer sites allowed, tourist camp sites, or motel units will be prescribed in the implementing ~~zoning by~~Zoning By-law.

11.03.8 All trailer placements are required to meet requirements for wastewater disposal.

11.04 Mobile Homes

11.04.1 Any policy restricting the use of travel trailers is not intended to apply to mobile or modular homes on permanent foundations.

11.04.2 Mobile or modular homes are permitted in all designations so long as they are placed upon permanent foundations and comply with the minimum standards contained in the Municipality's Zoning By-law.

11.04.3 Mobile home parks will be subject to Site Plan Control.

11.05 Supported Group Living Residences

11.05.1 Supported group living residences will be permitted in accordance with the applicable policies of this Official Plan.

11.06 Home Occupations

11.06.1 Home occupations are businesses that are conducted entirely within a residential dwelling or in an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home occupations shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

11.06.2 Home occupations are permitted in all designations and subject to the following:

(a) the business must satisfy all statutory requirements for emissions and waste management;

(b) the business will clearly be secondary and incidental to the residential use;

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(c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

(e) only a limited portion of the dwelling will be used for the business;

(f) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

(g) the residential character and appearance of the property and the neighbourhood will be maintained;

(h) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

(i) the business will be compatible with adjacent residences and the neighbourhood;

(j) the business will have no negative environmental impacts or adverse effects;

(k) the business will not be a high traffic generator;

(l) the business will be a low water user and sewage effluent producer;

(m) there will be no outdoor storage or display; and,

(n) the Zoning By-law shall limit the amount of the dwelling or accessory building that is dedicated to the home occupation.

11.06.3 The implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

11.07 Home Industries

11.07.1 Home industries are small-scale industrial uses that are within an accessory building on a residential property and such businesses are considered to be secondary to the principal residential use of the property. Home industries may include welding, carpentry, contractor/landscaping yards or machine shops, or agriculture-related uses that involve the processing agricultural crops or other products. The repair, or sale of motor vehicles is not considered to be a home industry. For purposes of this Official Plan, a self- storage facility containing individual lockable units, is not considered to be a home industry. Home industries shall be promoted by the Municipality to encourage a mix and range of employment opportunities.

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11.07.2 Home industries are permitted in all designations, except the Waterfront designation, and subject to the following:

(a) the business must satisfy all statutory requirements for emissions and waste management;

(b) the business will clearly be secondary and incidental to the residential use;

(c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;

(d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;

(e) only a limited portion of the dwelling will be used for the business;

(f) where the business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;

(g) the residential character and appearance of the property and the neighbourhood will be maintained;

(h) the external residential appearance of the dwelling will be maintained and exterior signs restricted in size;

(i) the business will be compatible with adjacent residences and the neighbourhood;

(j) the business will have no negative environmental impacts or adverse effects;

(k) the business will not be a high traffic generator;

(l) the business will be a low water user and sewage effluent producer;

(m) there will be no outdoor storage or display; and,

(n) the Zoning By-law shall establish limitations on the amount of floor area or the accessory building dedicated to the home industry.

11.07.3 The implementing Zoning By-law shall further detail the conditions under which a home industry may be permitted.

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11.08 Bed and Breakfasts

11.08.1 Bed and breakfasts are permitted in any designation.

11.08.2 Bed and breakfasts must be a minimum of 0.5 kilometres from an existing bed and breakfast in the waterfront designation.

11.08.3 A bed and breakfast is to be considered a home occupation and the policies of Section 11.06 shall apply.

11.08.4 No more than three rental bedrooms or guestrooms are permitted in a single bed and breakfast.

11.09 Garden Suites

11.09.1 Notwithstanding the provisions of this Plan, a "garden suite" or "granny flat" may be authorized in any community or rural designation of this Plan by a Temporary Use By-law for a period not exceeding 20 years. In considering garden suites, Council, prior to passing a Temporary Use By-law, shall be satisfied that:

(a) Adequate parking for the garden suite is available;

(b) The garden suite shall not cause an encroachment into any required yard imposed by the Zoning By-law;

(c) The garden suite shall be portable; however, trailers shall not be permitted;

(d) The garden suite is serviced through an extension from the existing dwelling unit and the private services are adequate to service the principal residential unit and the garden suite; and,

(e) An agreement is entered into with the Municipality regarding the maintenance, alterations and improvements and eventual removal of the garden suite unit. This agreement may include a bond or security held by the Municipality that would ensure the removal of the unit.

11.10 Hunt Camps

11.10.1 The Municipality of Whitestone is an area with a significant number of camps used for hunting and fishing. This Official Plan recognizes that these camps are important to the recreational and economic base of the Municipality. These uses often have special considerations that allow some flexibility in terms of access, building and related services. The Municipality of Whitestone may make specific provisions for hunt camps and fishing camps in any by-law implementing this Official Plan.

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SECTION 12.0 – NATURAL HERITAGE

12.0.1 The Municipality of Whitestone recognizes that there are a number of known and unknown natural heritage features in the Municipality. It is also understood that there is legislation, regulations, provincial policies, guidelines and manuals prescribing measures to recognize, protect and preserve these natural heritage features. This Plan recognizes the responsibility of the Municipality together with its associated approval authorities to make decisions that reflect these legislative and policy requirements.

12.0.2 The Province has provided information on known natural heritage features, and this data has been compiled and added as Schedule 'B' to this Plan.

12.0.3 The Planning Board and the Municipality will use this data to determine the need for an ecological assessment.

12.0.4 No development or site alteration is permitted within Provincially Significant Wetlands or significant coastal wetlands. If development is proposed within or adjacent to other significant natural heritage features, a site assessment is required to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological function.

12.0.5 Adjacent lands are those lands that are within:

(a) 120 metres of: significant habitat of endangered and threatened species; provincially significant wetlands; significant coastal wetlands; significant woodlands and valleylands; Areas of Natural and Scientific Interest (life science); fish habitat and unclassified wetlands greater than 2 hectares.

(b) 50 metres of Areas of Natural and Scientific Interest (earth science).

(c) 300 metres of at-capacity inland lake trout lakes on the Canadian Shield.

12.0.6 In the case of plans for subdivisions, ecological assessments will be required to determine what, if any, natural heritage feature may be present and what measures, if any, are required to ensure no negative impacts on the significant natural heritage features or their ecological functions.

12.0.7 If there are significant gaps in the data respecting natural heritage features, the proponent(s) shall be required to undertake an ecological assessment at the proponent's expense to determine what, if any, natural heritage features are present. Where natural heritage features are found, development or site alteration shall not be permitted within or adjacent to the natural heritage features unless it can be demonstrated that there will be no negative impacts on the natural features or on their ecological function.

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12.0.8 Plan 42M-625 is a subdivision on the shoreline of Wahwashkesh Lake approved prior to the incorporation of the Municipality of Whitestone. This approval included restrictions in a Minster's Zoning Order to protect a number of specific natural heritage features. This Zoning Order was revoked, and it will be the policy of Whitestone to replace these restrictions where relevant and appropriate to continue to protect these features. These restrictions will be included in the implementing Zoning By-law.

12.01 Fish Habitat

12.01.1 The Municipality recognizes that fish habitat should be protected from incompatible development. New development will only be permitted where it can be carried out without negative impact on fish habitat. The Ontario Ministry of Natural Resources and Forestry has provided the Municipality with fish habitat mapping and other data for all recreational waterbodies in Whitestone. This data and mapping will be used by the Council and all other agencies when reviewing development applications.

12.01.2 Properties may be rezoned to reflect updated fish habitat area ~~mapping as~~mappingas provided by the Ministry of Natural Resources and Forestry.

12.01.3 Where development is proposed, a condition of approval shall require that the applicant sign an acknowledgement form that they have received and read a copy of the information sheets on docks and shoreline development from the Ministry of Natural Resources and Forestry and the Department of Fisheries and Oceans.

12.01.4 To protect fish habitat along watercourses ~~that there be~~the Zoning By-law shall establish a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres for cool or cold-water streams. Staley's Creek and Jordan Creek and their tributaries may provide cool/cold water habitat and should have a 30-metre setback for buildings and structures.

12.01.5 Where new lot creation is proposed, the severed and retained lot shall demonstrate that at least 15 metres of the lot frontage of each lot does not contain fish habitat.

12.02 Wetlands

12.02.1 The Municipality recognizes the importance of wetlands for fish and wildlife preservation. It is the Municipality's intention to protect wetlands and restrict development on, in or adjacent to, wetlands unless it is demonstrated that there are no adverse impacts on the wetland.

12.02.2 The Municipality may place wetlands in an environmentally sensitive category in the Official Plan and identify these on the land use schedule or in the comprehensive Zoning By-law. Development will be prohibited in these areas. Where there are wetlands that have not been designated or identified in the implementing Zoning By-law, development should be directed away from these wetlands.

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12.02.3 In accordance Provincial policy, no development or site alteration is permitted within a provincially significant wetland. Where development and/or site alteration is proposed adjacent to a Provincially Significant Wetland, the Municipality will require an Environmental Impact Study by a qualified professional to demonstrate that there will be no negative impacts on the natural features or on the ecological functions of the provincially significant wetland. The costs of such a study would be borne by the applicant and completed prior to the approval of the development and/or site alteration.

12.03 Significant Wildlife Habitat

12.03.1 Significant Wildlife Habitat, such as bird nesting sites or deer yards, are important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through and EIS that the development will not result in negative impacts on the natural features or their ecological functions.

12.03.2 The Ministry of Natural Resources have identified a large portion of lands within the Municipality as a Deer Yard (Stratum 2). These areas are identified on Schedule 'B' of the Official Plan. It is understood that these areas may change over time and that development in these areas must be sensitive to the impact on the deer wintering areas. The removal of vegetation in these areas should be minimized.

12.03.3 Within the Deer Yard (Stratum 2) areas shown on Schedule 'B', new lots should avoid areas of dense conifer cover or be of a sufficient size to provide a suitable development area outside most significant deer wintering habitat areas. The minimum lot frontage shall be 90 metres and the minimum lot size shall be 1 hectare.

12.03.4 In Waterfront areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.

12.04 Areas of Natural and Scientific Interest

12.04.1 There are two types of Areas of Natural and Scientific Interest (ANSI). These include earth science ANSI's and Life Science ANSI's. ANSI's are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSI's are identified on Schedule 'B'.

12.04.2 Prior to development and site alteration occurring within or adjacent to an ANSI, an Environmental Impact Study shall be submitted to the satisfaction of the Municipality demonstrating that there will be no negative impact on the natural features or ecological function of the ANSI.

12.05 Habitat of Endangered and Threatened Species

12.05.1 The Municipality recognizes the importance and value of protecting the habitat of endangered or threatened species. The exact location of habitat for these species is considered sensitive information and cannot be shown on Schedule B but will be used by the Municipality when development or site alteration is proposed. The Municipality may consult with Ministry of Natural Resources on matters related endangered or threatened species.

12.05.2 The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed, except in the accordance with Provincial and federal standards.

12.05.3 All development must ensure that the habitat of threatened or endangered, species is protected. No development or site alteration shall be permitted in the habitat of endangered or threatened species.

12.05.4 Where development is proposed adjacent to the habitat of endangered or threatened species an environmental impact study may be required to ensure development and site alteration does not occur within habitat except in accordance with provincial and federal standards.

12.05.5 Where development is proposed in areas that have the potential to contain habitat of endangered or threatened species, an Environmental Impact Study shall be required.

12.05.6 Where an Environmental Impact Study has been prepared, prior to approving any development the Municipality shall ensure, through land use planning controls, that the appropriate measures are in place to mitigate potential negative impacts to the habitat of endangered and threatened species. If an Environmental Impact Study identifies species-at-risk habitat, the Study shall be circulated to the Ministry of Natural Resources. As a condition of an approval under the Planning Act, the proponent may be required to obtain an authorization from the Ministry of Natural Resources, or a written indication from Ministry that an application under the Endangered Species Act is complete and is likely meet the legislated requirements of the Act.

12.06 Mineral Aggregates - Pits and Quarries

12.06.1 The Municipality of Whitestone is now designated under the *Aggregate Resources Act*. Only those existing aggregate resources that are currently licenced under the *Aggregate Resources Act* will be recognized in the Municipality's Zoning By-law.

12.06.2 It is understood that any new pits and quarries proposed in the Municipality will be required to comply with the licencing criteria set out in the regulations under the *Aggregate Resources Act*. Because of the costs associated with undertaking any assessments related to obtaining a new pit or quarry license, it is most likely

that limited new pits or quarries are likely to be established over the period of this Plan. Notwithstanding this reality the Municipality supports the establishing of new pits or quarries subject to complying with the *Aggregate Resources Act* requirements, the Provincial Planning Statement and the implementing Zoning By-law.

12.06.3 The Zoning By-law shall permit existing pits and quarries in the Rural Zone. Any new pits or quarries will be required to be rezoned to afford neighbouring property owners an opportunity to assess the aggregate operation proposal. Pit and quarry operations can have similar impacts to sensitive uses as a Class III Industry with a potential influence area of 1,000 metres. It is the policy of the Municipality to prevent incompatible land uses and activities both on site and adjacent to existing pits and quarries and any significant deposits of aggregate resources. New quarries shall also require an amendment to the Official Plan.

12.06.4 Applications to expand existing mineral aggregate quarry operations will require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Applications to develop new or expand existing sand and gravel aggregate operations shall require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.

Any application for Amendment to the Official Plan and/or the Zoning By-law shall be supported by studies that address:

a) the potential impacts of the operation on:

i) the ~~significant~~ natural heritage features and ecological functions on the site and on adjacent lands;

ii) nearby communities and residential uses;

iii) agricultural resources and activities;

iv) the character of the area;

v) the quality and quantity of groundwater and surface water;

vi) the cultural heritage resources in the area;

vii) significant geologic formations on the site and in the area;

viii) the groundwater recharge functions on the site and on adjacent lands; and,

ix) nearby wells used for drinking water purposes.

b) the effect of the increased truck traffic on the environment and the land uses in the area;

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c) the suitability of the proposed haul routes;

d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;

e) how the natural features and functions on the site and on adjacent lands can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;

f) how the impacts from the proposed operation on adjacent uses will be mitigated; and,

g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

In addition to the above, the appropriate studies shall take into account the added impact of the proposed operation on the items listed in this Section and also take into account the impacts from existing operations in the immediate area. In considering the cumulative impact of the new operation and existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.

Applicants shall consult with the Municipality to determine the nature, scope, and terms of reference for the required supporting studies under this section.

12.06.4 The Province has provided mapping of existing sand and gravel deposits in the Municipality. The Municipality will make use of this data when assessing any new development to ensure any compatibility issues are resolved as part of a development review. Sensitive land uses will not be permitted in close proximity to viable mineral aggregate resources. Mapping of sand and gravel deposits are attached as a Schedule to this Plan and shall be protected.

12.06.5 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan amendment, Zoning By-law amendment, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

12.07 Mineral Resources - Mines

12.07.1 Mineral resources and mining operations will be protected from activities that would be incompatible for reasons of public health, safety or environmental impact. In areas of known mineral resources or mining activity no development will be permitted that would preclude or hinder viable mining operations. Sensitive uses will be separated and/or buffered from mining operations in accordance with provincial legislation, policies and guidelines.

12.07.2 Mine hazards are any feature of a mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. There are currently three abandoned mine hazard sites (AMIS) in the Municipality of Whitestone. The one kilometre area that surrounds each AMIS point is to be considered a flag to contact the Ministry of Energy and Mines when development is proposed within that area. In some cases, a smaller area may be justified due to specific characteristics of the hazard. These decisions will be made on a case-by-case basis in consultation with the Ministry of Energy and Mines.

12.08 Hazard Lands

12.08.1 Historically, only Wahwashkesh Lake has been identified as having a potential flood hazard. Flooding on Wahwashkesh occurs annually during the spring freshet where fluctuations of 3 to 4 metres are natural because of the large numbers of inlets to the lake and the restriction at the outlet where the Magnetawan River is narrowed by a significant gorge. The summer level of Wahwashkesh is controlled by a fixed dam with an elevation of approximately 224 metres above sea level.

12.08.2 The regulatory flood elevation (flood plain) for Wahwashkesh Lake, based on the 1:100 year flood, is established at 229.57 metres above Canadian Geodetic Datum (229.14 metres, stillwater conditions, plus 0.43 for wind set-up and wave run-up).

12.08.3 The regulatory flood elevations (flood plains) for Kashegaba and Gooseneck Lakes are based upon the Timmins flood and are 1.44 metres and 1.45 metres, respectively, above the top of the weir and the main spillway for these lakes, respectively.

12.08.4 The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain of the aforementioned three lakes. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new buildings must have a minimum elevation for openings at or above the flood elevations. These flood elevations will be implemented in the Zoning By-law.

12.08.5 Septic systems shall be above the required flood elevation on any Lake.

12.08.6 The regulatory flood elevation (flood plan) for all other lakes and rivers is based on the 1:100 year flood. The erection of new buildings or structures, or the removal or placing of fill is not permitted in the flood plain. An exception would be those structures or works that are necessary for flood or erosion control, and those which, by their nature, must be located adjacent to waterbodies. Outside the flood plain, new building must have a minimum elevation for openings at or above the flood elevation. These flood elevations will be implemented in the Zoning By-law.

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12.08.~~2~~7 Because there is no engineered mapping available for the Municipality of Whitestone and because the boundaries of the flood plain may be designated on Schedule 'A' through aerial photograph interpretation by qualified professionals, marginal refinements to the boundaries of the Flood Plain areas will not require an amendment to this Plan provided that any boundary adjustments are in keeping with the intent of the flood plain mapping and provided that the refinements are acceptable to both Council and the Ministry of Natural Resources and that the adjoining land use designation will apply.

12.08.~~3~~8 The Official Plan will be amended to incorporate engineered flood plain mapping should this become available. Where mapping exists, it will be shown on the schedules to this Plan.

12.08.~~4~~9 Under certain circumstances, within or near designated Flood Plains, an application for new development may be required to obtain a detailed engineering study to more accurately determine the level and extent of the regulatory flood elevation.

12.08.~~5~~10 The expansion of existing non-conforming uses, i.e. those uses below the current regulatory flood elevation, will also generally be subject to review and Municipal approval in the Flood Plain. However, minor additions to existing development may be permitted by rezoning.

12.08.~~6~~11 New lots may be created by consent or plan of subdivision along a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access under flood conditions. Development and site alteration shall be prohibited in areas with potential erosion hazards unless it has been demonstrated that the site and its access would be safe using the 100 year erosion rate.

12.08.~~7~~12 The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category.

12.~~08~~09 Land Use Compatibility

12.~~06~~09.1 This Plan recognizes that the Ministry of the Environment, Conservation and Parks establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the *Environmental Protection Act* and *Ontario Water Resources Act*. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.

12.~~08~~09.2 All proposed development in the Municipality of Whitestone shall meet provincial standards for air, ground, light, noise, and water pollution control.

12.~~08~~09.3 Any proposed change from an industrial or commercial use to a residential use will require the submission of a Record of Site Condition in accordance with the *Environmental Protection Act* prior to any rezoning.

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12.~~08~~09.4 Brownfield Development

12.09.4.1 There are properties in the Municipality of Whitestone that may have been contaminated from a historic use of the land. Any proposed development or redevelopment on any land suspected to be contaminated will be the subject of a study by a qualified professional, in accordance with any applicable senior government guidelines, that will investigate and provide a remedial plan as required.

12.09.4.2 Where the need for any remediation work is confirmed, the proposed restoration work will be completed or implemented prior to any development taking place.

12.~~08~~09.5 Land Use Change and Land Use Compatibility

12.09.5.1 Changes in land use must be managed with the utmost care. It is a goal of this Plan that no change in land use should be approved that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore, all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that no incompatible land uses are permitted within the Municipality.

12.09.5.1 The Approval Authority may request, in accordance with this Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority. These studies shall be in accord with applicable provincial guidelines.

12.~~08~~09.6 Compatibility Between Land Uses

Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.

12.~~08~~09.7 Establishing Influence Areas for Industrial Land Uses

In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in accord with applicable Ministry of the Environment, Conservation and Parks.

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12.~~08~~10.8 Development in Proximity to Waste Disposal Sites and Unidentified Waste Disposal Sites

Where new development is proposed within 500 metres of the boundary of any waste disposal site, a feasibility study in keeping with the provincial D-Series Guidelines will need to be prepared by a qualified professional.

SECTION 13.0 WATERFRONT POLICIES

13.01 Definition

13.01.1 All of the lands adjacent to the recreational waterbodies in the Municipality are available for waterfront development with the exception of those lands that are constrained by significant ecological, environmental or physical constraints. Generally, lands available for waterfront development are those lands designated as Waterfront on Schedule 'A' – Land Use Plan

13.01.1 The depth of the lands adjacent to recreational waterbodies varies but generally these lands are intended to be those lands within the first 300 metres or those parcels of land adjacent to the waterbodies.

13.02 Form of Development

13.02.1 The general form of development includes:

(a) low density, single detached residential development;

(b) open space uses;

(c) existing tourist commercial uses;

(d) waterfront landings; and

(e) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

13.03 Principles of Waterfront Development

13.03.1 The principles of waterfront development are based upon the relevant objectives of this Plan.

13.03.2 These principles include maintaining the low-density residential shoreline density together with existing tourist commercial uses.

13.03.3 The Municipality is interested in preserving the character of its waterfront communities.

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13.03.4 These principles include ensuring that any development complies with any relevant carrying capacity for any particular lake or part thereof.

13.03.5 A strong principle in considering any waterfront development will be the protection of natural heritage vales. The Municipality will require the assessment of impacts and in particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions.

13.03.6 An important principle for the consideration of any waterfront development will be to prevent any negative impacts on water quality or quantity.

13.03.7 The Municipality shall consider the degree of obtrusiveness of built form to ensure the compatibility of any new development. To this end, boathouses and boatports are not permitted over the water.

13.03.8 The Municipality shall ensure that all development is evaluated for risks in terms of traffic, navigation, natural or man-made hazards.

13.03.9 In considering applications for waterfront development council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the Municipality will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

13.04 Water Quality Protection

13.04.1 The preservation of water quality of recreational waterbodies is paramount to the Municipality. The Municipality supports the tenets of the guidelines set out in the Lakeshore Capacity Assessment Handbook.

13.04.2 The Municipality of Whitestone has both warm water lakes and cold-water lakes. The cold water lakes include Fairholme, Lorimer, Miskokway, Trout Lake and Lake Wahwashkesh. Development on or upstream of any of these lakes that are deemed to be at capacity shall only occur in accordance with the Lakeshore Capacity Assessment Handbook.

13.04.3 It is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems. The Ontario Building Code requires a clearance of 15 metres. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be located at least 30 metres from the shoreline of the lake whenever possible.

13.04.4 To the greatest extent possible, the lot owners and/or their contractors make use of B Horizon soils in constructing their leaching beds given the high and beneficial capabilities of such soils to irreversibly complex phosphorus.

13.04.5 For any imported soils needed to construct the leaching beds, the lot owners and/or their contractors be required to use tested B horizon soil that may have high capabilities to retain phosphorus (in the order of 50 milligrams phosphorus

per 100 grams of soil), based on electrostatic absorption or binding, and mineralization with reactive iron and aluminum.

13.04.6 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. The restrictions would require that the setback be altered or disturbed as little as possible, and 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 (bunkies). The width of the buffer should be the required front yard set out in the Zoning By-law or larger should dwellings exceed the minimum required yard.

13.04.7 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~~down-gradient surface waters.

13.04.8 Prior to the construction of any buildings or septic systems, properly constructed sediment fencing be installed along the inner limit of the required shoreline setback in area adjacent to or ~~downgradient~~down-gradient from the proposed site disturbances and construction activities.

13.04.9 The sediment fencing be properly maintained until all construction has been completed and the soils have been fully stabilized following construction to avoid excess sedimentation and potential loss of fish and wildlife habitat.

13.04.10 The Municipality may undertake lake capacity studies to assist in guiding future planning and development policies for specific lakes.

13.04.11 The Municipality may establish a water monitoring program for lakes to guide future planning and development policies.

13.05 Recreational Capacity

13.05.1 The Municipality of Whitestone is aware that inland waterbodies may have limited capacity to accommodate additional waterfront activities like boating, fishing, swimming and other in water recreation. While it is recognized that this aspect of a waterbody use is an extremely subjective analysis, the Municipality may require an assessment of the development on the present users of the lake.

13.05.2 Marinas and boat access facilities are important elements in a waterfront community. While existing marinas and boat access facilities need protection, new and expanding facilities may have significant impacts on existing waterfront activities. As a result, new marinas and boat access facilities will be required to undertake an assessment to determine the appropriateness and suitability of such uses.

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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 The resort commercial uses permitted in the Waterfront designation shall be limited to existing and appropriately zoned tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort commercial use shall also be permitted. Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other similar personal and staff members.

13.06.4 It is the intent of this Plan to provide for the continuation of existing tourist establishments and resort commercial uses and, wherever possible, to recognize their future viability and contribution to the local economy in keeping with changing lifestyles and leisure activities.

13.06.5 Prior to considering a rezoning application to allow the conversion of existing tourist commercial uses to residential uses, the Municipality shall be satisfied that the change in use has a positive long-term impact on the economy, the environment and the surrounding area.

13.06.6 New resort commercial developments shall not be permitted. The Municipality may consider expansions of existing resort commercial uses by way of Zoning By-law amendment and or site plan control. In considering such applications, the following shall be addressed:

(a) Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

(b) It is the intent of this Plan to encourage increased setbacks of large-scale development from the shoreline. Setbacks for buildings, structures and uses requiring proximity to the water such as docks, boathouses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.

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(c) A detailed hydrogeological report with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services may be required. All individual sewage systems and water systems shall be installed in accordance with the authority responsible for their approval. Tertiary treatment systems may be required in accordance with the recommendations of a Site Evaluation Report.

(d) In considering the expansion of a resort commercial use, the Municipality shall have regard for the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan.

(e) Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

(f) Site Plan Control shall be required.

(g) Expansions of existing tourist commercial uses shall not be permitted within 300 metres of at-capacity or over threshold lakes as set out on Appendix I, Appendix II, and Appendix III respectively to this Plan.

13.07 Shoreline Structures and Modifications

13.07.1 The principal objectives of the policies for development in the waterfront area of the Municipality of Whitestone are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

13.07.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing Zoning By-law, and the applicable policies of this Plan, operation statements or any other applicable approvals of government agencies.

13.07.3 Boathouses and Boatports are not permitted. These shoreline structures have the potential to impact the character of a lake.

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SECTION 14.0 – COMMERCIAL OR INDUSTRIAL DEVELOPMENT

14.01 The Council of the Municipality of Whitestone supports the establishment of new businesses in Rural designation including the Communities Overlay to improve employment opportunities and to provide an increased commercial assessment base.

14.02 Commercial and dry industrial uses are permitted in any designation, with the exception of the Waterfront designation, subject to the following conditions in accordance with Provincial D-Series Guidelines:

(a) 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;

(b) An amendment to the Zoning By-law;

(c) The approval of a site plan; and,

(d) Consultation with any relevant agency.

SECTION 15.0 – CULTURAL HERITAGE

15.01 Cultural Heritage Policies

15.01.1 For the purpose of this Plan, cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes, either individually or in groups, and are considered by the Municipality or other agencies as being of cultural heritage value or interest. The conservation, which includes identification or recognition, protection, use and proper management, of significant cultural heritage resources is encouraged by the Council of the Municipality of Whitestone. The Council of the Municipality of Whitestone will encourage the conservation of cultural heritage resources or properties of cultural heritage value or interest.

15.01.2 Pursuant to the Ontario Heritage Act, Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:

a) designate properties to be of cultural heritage value or interest;

b) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and

c) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

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15.01.3 Alteration or demolition of designated property may also be postponed until such time as Council is satisfied that the heritage attributes of the property are conserved by alternative or altered development proposals.

15.01.4 Council will require any person who proposes to demolish or alter a property designated under Part IV of the *Ontario Heritage Act* to submit an application to Council for approval under the *Ontario Heritage Act*.

15.01.5 Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Alteration or demolition should be supported by technical cultural heritage studies (e.g., heritage impact assessment).

15.01.6 Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.

15.01.7 The municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated under Part IV or Part V of the *Ontario Heritage Act*. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the *Ontario Heritage Act*. The Register of Heritage Properties will be available on a publicly accessible website and will be updated regularly to ensure effective conservation.

15.01.8 A Municipal Heritage Committee may be established pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist council on matters related to Parts IV and V of the *Ontario Heritage Act*.

15.01.9 In partnership with Indigenous communities, Council will develop a protocol and collaborative process for conserving cultural heritage resources that may be of interest to Indigenous communities.

15.02 Heritage Impact Assessments

A heritage impact assessment conducted by a qualified professional shall be required whenever a development has the potential to affect a protected heritage property/cultural heritage resource.

15.03 Archaeological Resources

15.03.1 The Municipality recognizes that there may be significant (terrestrial and/or marine) archaeological sites or areas of archaeological potential in Whitestone. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved.

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15.03.2 The ~~municipality~~Municipality shall require archaeological assessments to be carried out by consultant archaeologists licensed under the *Ontario Heritage Act* as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.

15.03.3 Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Citizenship and Multiculturalism, as well as the terms and conditions of an archaeological licence under the *Ontario Heritage Act*.

15.03.4 Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

15.03.5 The preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.

15.03.6 When development has the potential to impact a known or suspected cemetery or burial site, the Municipality shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.

15.03.7 The Municipality will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning.

15.03.8 The Municipality will regularly update municipal archaeological resource mapping under the provisions of a municipal-provincial data sharing agreement, as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.

15.03.9 The Municipality may develop an Archaeological Management Plan which includes but not limited to:

a) maps that identify known archaeological sites, and areas of archaeological potential, and archaeologically sensitive areas where known significant or culturally sensitive archaeological sites are present and where probability of finding another site is high;

b) processes and procedures for identifying and managing archaeological resources in a municipality; and

c) a protocol for collaborative approaches with Indigenous communities to identify known or potential archaeological sites.

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Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan

15.~~05~~04 Marine Archaeological Resources

15.04.1 Council recognizes that, within the boundaries of the Municipality, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. A marine archaeological assessment conducted by a licenced marine archaeologist pursuant to the *Ontario Heritage Act* may be required if partially or fully submerged marine archaeological resourcessuch as the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value or interest are identified and impacted by shoreline and waterfront developments or in-water works. The remains may currently be under water or were, at one time, under water but are no longer submerged.

SECTION 16.0 – LAND USE POLICY AREAS

The following land use policy areas are identified on Schedule 'A' – The Land Use Plan.

16.01 Rural Designation

16.01.1 This designation will apply to the interior areas of the Municipality away from the recreational waterfront areas and beyond the communities of Dunchurch, Maple Island, Whitestone and Ardbeg.

16.01.2 Permitted uses in the Rural designation include:

(a) resource extraction – pits and existing quarries

(b) agricultural

(c) residential

(d) parks and recreation

(e) institutional

(f) utilities

(g) commercial/industrial by rezoning

(h) bed and breakfasts

(i) home occupations

(j) forestry

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(k) a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law

16.01.3 The Rural areas of the Municipality are a significant part of Whitestone's character. It is the intention of this Plan to preserve this character as far as possible.

16.01.4 New lot creation in the Rural area shall occur by consent. New lots should be at a larger standard to maintain the qualities of the Rural area.

16.01.5 All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development. The application of Minimum Distance Formulae will include the flexibility of all implementation guidelines where applicable.

16.01.6 In addition to the permitted uses of this Section, On-farm diversified uses and agriculture related uses shall be permitted on farm properties.

16.01.7 Whitestone has a rich history of agricultural uses. Agricultural lots shall be protected from incompatible development including lot creation that would remove agricultural lands from operation.

16.02 Waterfront Designation

16.02.1 Lands that are physically and functionally located adjacent to recreational waterbodies have been designated in the Waterfront policy designation. A broad band around each lake has been identified on the Land Use Schedule intending to apply to a single depth of properties. Second tier or back lot development is not permitted in these areas.

16.02.2 Permitted uses in the Waterfront designation include detached residential dwellings, existing marinas and existing tourist commercial uses in accordance with all other policies of this Plan, and a trailer, motorhome, or tent in accordance with the provisions of the Municipality's trailer by-law.

16.02.3 The base standard for new development in the Waterfront designation are set out in the Specific Lake Policies set out below.

16.02.4 The Zoning By-law will establish standards for new or expanding tourist commercial facilities. These standards will include a maximum density and minimum lot frontage requirements.

16.02.5 Lakes or rivers not designated in the Waterfront Policy Area but that are considered as recreational waterbodies, may be developed provided the applicable policies of this Plan are met. Land division for these parcels will be at larger standards to reflect the more limited recreational qualities of these waterways.

16.02.6 Any expansion of existing tourist commercial uses on lakes that are currently at capacity, must demonstrate, to the satisfaction of Council, that these facilities will not increase the nutrient concentration of the lake.

16.02.7 It will be the policy of the Council of the Municipality to obtain public access to each of the recreational waterbodies where none currently exists and where available and appropriate.

16.02.8 All lake development will be reviewed in respect of the natural heritage and biophysical features of the lake including slopes, sensitive areas, soils, tree cover, views and impacts on the natural landscape. Individual site constraints will be considered during the review of any development.

16.02.9 All lands adjacent to or fronting recreational waterbodies will be considered as Site Plan Control areas.

16.02.10 The Council of the Municipality of Whitestone recognizes the interest of a number of lake neighbourhoods to undertake planning programs for lakes. The results of these lake planning studies may form the basis for additional lake specific planning policies as set out in Section 17.0 ~~below~~.

16.03 Crown Land Designation

16.03.1 General

A significant portion of the Municipality of Whitestone's land base is Crown land. The policies of the Official Plan and Zoning By-law are not binding on Crown land activities. The use of Crown lands will be determined by the province with regard for the established planning policies of the Municipality. The Ministry of Energy and Mines issues mining leases, Exploratory Licenses of Occupation, mining claims and other forms of land tenure on Crown Land.

16.03.2 If Crown land should be patented or leased to private landowners, the Municipality's planning documents will be applied to these lands.

16.03.3 Crown lands including parks and conservation reserves will be identified on the land use plan.

16.03.4 While the Municipality supports the Ministry of Natural Resources and its management programs for Crown land, there may be a number of opportunities to dispose of Crown lands not identified as protected areas, that could be developed in a sustainable manner and that would contribute to the economic base of Whitestone without compromising the environment or the quiet enjoyment of the inhabitants of the area. Council supports Crown land dispositions in these instances.

16.03.5 ~~Council~~The Township may be concerned over conflicts that occur between parks, conservation reserves and historical uses that are permitted in these protected areas. Council will support whatever measures are available to resolve these conflicts in favour of historical land use activities.

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16.03.6 The Township may work with the MNR to encourage Crown Lands are appropriately managed in order to reduce conflict between users of Crown Land and area residents and to ensure that the infrastructure that supports the use of Crown Land is appropriately managed.

16.04 Environmental Protection Designation

16.04.1 *Environmental Protection* designation is land and water areas containing natural features or ecological functions of Provincial and local significance as identified by the Province or the Municipality.

16.04.2 *Environmental Protection Area* lands contain features such as locally significant wetlands, watercourses, habitat of endangered and threatened species, significant wildlife habitat, fish habitat, lands prone to flooding, steep slopes or erosion hazards.

16.04.3 Permitted uses include:

(a) passive recreational uses, such as nature viewing and pedestrian trail activities;
(b) floating docks accessory to a residential use;
~~(b)~~(c) forestry and resource management use where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area; and
~~(c)~~(d) watershed management and flood and erosion control projects carried out or supervised by a public agency and archaeological conservation.

16.04.4 It is the policy of this Plan to restrict the alteration of the physical or ecological features of lands designated *Environmental Protection Area*. Any proposed site alteration to an *Environmental Protection Area* shall be supported by appropriate justification in the form of an Environmental Impact Study. The precise boundary of any *Environmental Protection Area* shall be determined as a component of the required Environmental Impact Study.

16.04.5 Not all of the natural heritage features in the Municipality have been designated *Environmental Protection Area* or incorporated on the Land Use Schedules at the date of the adoption of this Plan. As new information becomes available, additional lands may be incorporated into the *Environmental Protection Area* designation as part of the five-year review or as an Amendment to the Official Plan required by the *Planning Act*.

16.04.6 It is essential that *Environmental Protection Areas* be protected from future development to preserve the Municipality's natural environment. As such, an application for the redesignation of an area of private lands designated *Environmental Protection Area*, may be given due consideration only if it is established to the satisfaction of the Municipality through an Environmental Impact Study that the lands and/or adjacent lands are not part of the environmental feature and that any development proposed will have no negative

impact on the environmental feature or ecological function of the area. Nothing in this Official Plan shall be construed to imply that *Environmental Protection Area* lands are free and open to the general public or that such areas will be purchased by the Municipality or any other public agency.

16.04.7 The Zoning By-law shall incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated *Environmental Protection Area* in relation to the extent and importance of the natural environmental features and ecological functions of the area.

SECTION 17.0 – LAKE SPECIFIC POLICIES

17.01 Bolger/Kashegaba Lakes

17.01.1 Bolger and Kashegaba Lakes are located in Burton Township and straddle the CNR railway line. Historically, the railway was the primary access into these lakes. Access to the lakes remains poor. However, the inhabitants of these lakes understand the isolation and difficulty of access~~, often preferring float plane access.~~. There are opportunities for a land division by consent where a limited number of lots are created. The standard for new lots should reflect the pattern of existing development on the lakes.

17.01.2 Access to Kashegaba and Bolger Lakes is increasing at the access facility adjacent to the hydro line at the west end of the lakes. This access point is limited in terms of space for both vehicular and boat parking. The trail or roadway into the access point is in poor condition and can often be impassable. The Municipality recognizes the efforts of lake residents to maintain this access arrangement and it supports this facility so long as the Province continues to allow the access and it is recognized that the Municipality has no liability or responsibility for this facility.

17.01.3 Any proposal for additional lots on these lakes will be required to demonstrate that adequate parking and docking is available.

17.02 Gooseneck Lake

17.02.1 Gooseneck Lake is located partly in Burton Township and partly in McKenzie Township and empties into the south basin of Lake Wahwashkesh. Although the Lake is small (217 hectares) it has over 22.8 kilometres of shoreline. Gooseneck Lake is a medium sized,~~ semi-wilderness~~ lake comprised of low density residential lots and Crown Land. It has a long “riverine” shape that consists of narrow “gooseneck like” channels and bays which limits the lake surface for use and recreational boating. The landscape is typical Canadian Shield, and the rocky shorelines have a rugged and natural appearance that contributes to its ~~undeveloped~~ character. Thirty percent of its shorelines are Crown land and this contributes to its predominantly natural~~ semi-wilderness~~ character.

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17.02.2 Much of the lake is water access. There is a historical public access on the Lake that the Municipality supports ~~maintaining~~ using proceeds of any cash-in-lieu of parkland collected as a condition of development or the sale of shore road allowances.

17.02.3 A large portion of the shoreline of Gooseneck Lake has been identified as fish habitat. Any development proposed along the shoreline will need to comply with the fish habitat protection policies of this Plan.

17.02.4 ~~The water~~ IN order to maintain the quality of Gooseneck Lake ~~is relatively good. However, there are a number of significant constraints to any new lot creation along the shoreline. When~~, when new lot creation is proposed, the approval authority will carefully consider impacts and appropriateness based upon the location of natural features, the character of the lake and applying best management practices for new development including but not limited to development setbacks and preservation or revegetation of shoreline areas.

17.02.5 The Municipality of does not support the disposition of Crown Land except to address historic minor encroachments. ~~This will assist to ensure the semi-wilderness value of Gooseneck Lake is protected.~~

17.02.6 In order to protect the ~~semi wilderness value~~equality of the ~~Lake~~lake environment and to ensure there is an appropriate balance between the built form and natural environment the Zoning By-law shall establish a maximum shoreline activity area of up to 25% of the shoreline frontage. The Zoning By-law may also cap the width of shoreline activity areas.

17.02.7 New septic systems shall be setback a minimum of 30 metres from the Lake. Reductions to this distance shall not require an amendment to this Plan, but shall only be permitted when supported by a study prepared by a professional that details how phosphorus and nitrogen are managed to prevent impacts to the water quality of the Lake.

17.02.8 New lot creation on Gooseneck Lake shall generally have a minimum lot frontage of 150 metres. Lesser lot frontages shall only be considered where site specific justification is provided to demonstrate how the semi-wilderness values of the Lake are protected. This could involve the greater building setbacks, restrictions on shoreline structures or increased vegetation preservation areas.

17.03 Magnetawan River

17.03.1 The Magnetawan River flows from one end of the Municipality westward eventually into the Georgian Bay. The River and its tributaries are a significant recreational waterbody in Whitestone, and it has attracted considerable growth and development including communities like Maple Island. The Municipality supports additional development along the River but at a premium standard outside of the Maple Island community.

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17.03.2 The Magnetawan River Basin Regulatory Flood Levels Study has examined the issue of water levels along the Magnetawan River and the lakes that it connects. This waterway and its associated lakes are subject to flooding particularly during the spring thaw. While few lakes and rivers have had a detailed engineering study to determine actual flood plain levels or potential floodways, any development along the river or its connecting waterbodies may need the determination of these flood levels by a qualified engineer.

17.03.3 The standard for new development along the Magnetawan River or its tributaries will require a minimum of 90 metres of river frontage.

17.04 Fairholme Lake

17.04.1 Fairholme Lake in Hagerman Township is a lake trout lake that is at capacity. New lot creation shall only be permitted where a septic system can be located at least 300 metres from the Lake and in accordance with the Lakeshore Capacity Assessment Handbook.

17.04.2 A historical subdivision development on Fairholme Lake being Plans M-430 and M-431 were designed so that few of the lots had direct frontage on the lake. Instead, two Blocks, A and G were designed to require any building to be off the lake and to limit or reduce the impact of human activity on the Lake. Block A and G of Plans M-430 and M-431 may be used for shoreline structures including docks, decks, boathouses, saunas or pump houses so long as these structures are approved by the collective owners of these blocks and so long as any of these structures are authorized by any applicable government agency.

17.05 Limestone Lake

17.05.1 Limestone Lake is a small lake in Hagerman that abuts Highway No. 124 at Limestone Lake Lodge. A recent subdivision along the south shore has all but depleted any residual development capacity for the lake. Much of the balance of the undeveloped portion of the lake is water access and has fish habitat.

17.05.2 Additional development by consent may occur on Limestone Lake if it can be demonstrated that there is development capacity and in accordance with all other applicable policies of this Plan.

17.06 Lorimer Lake

17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity. New lot creation shall only be permitted in accordance with the Lakeshore Capacity Assessment Handbook and where sewage disposal systems are a minimum of 300 metres from the Lake. All new lots shall have a minimum lot frontage of 150 metres.

17.06.2 New dwellings shall be setback a minimum of 30 metres from the Lake.

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17.06.3 Notwithstanding Section 17.06, limited development such as one new lot may be considered where it is demonstrated through an approved site evaluation report that there are native and undisturbed soils to a depth of over 3 metres meeting specified chemical composition and hydrologic conditions.

17.07 Manson Lake

17.07.1 Manson Lake is a small lake that is partly in Whitestone and partly in McKellar. The Lake is subject to heavy fishing pressure partly because of the convenient landing at a nearby public road.

17.07.2 The Municipality will allow a limited number of consents on the Lake to recognize the desire by some property owners to create a parcel for a family member. These land divisions should be subject to a large lot standard (90 metres) and be subject to all other policies of this Plan.

17.07.3 Due to the Lake being partly located within McKellar, the Municipality encourages its neighbour to adopt similar policy and land regulations for this lake.

17.07.4 The Municipality may adopt a strategy that discourages heavy fishing on the Lake by removing or limiting access to the lake.

17.08 Shawanaga Lake / Shawanaga River

17.08.1 Shawanaga Lake is a warm water lake with considerable shoreline in Hagerman, Ferguson and Burpee. There is potential for additional development along its shoreline.

17.08.2 Because of the long, narrow shape of Shawanaga Lake, it is heavily impacted by recreational boats. New development should be available on a limited basis to recognize the crowding that is occurring on the lake.

17.08.3 There is limited land available for additional development on Shawanaga Lake for new lot creation although the lake is considered to have excellent water quality.

17.09 Whitestone Lake

17.09.1 Whitestone Lake is the second largest Lake in the Municipality with a large number of homes and cottages. There is very little privately owned shoreline that is capable of being subdivided for additional lots on the lake. ~~The water quality of Whitestone Lake is good, and Council will take whatever measures are necessary and appropriate to protect this~~Development controls may be required to to protect the water quality.

17.09.2 New development may occur on Whitestone Lake at a standard not less than ~~90~~150 metres of water frontage subject to all other policies of this Plan.

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17.09.3 There is only one good public access located on Whitestone Lake in the Village of Dunchurch. Council will attempt to secure additional access points for the public on Whitestone Lake.

17.09.4 Council is becoming increasingly aware of Whitestone Lake residents concerns over congestion on the Lake and unsafe boating conditions. Council will undertake measures to impose speed limits and promote safety on Whitestone Lake.

17.10 Wahwashkesh Lake

17.10.1 Wahwashkesh Lake is the largest Lake in the Parry Sound area with 1,721 hectares of surface area. The Lake is comprised of two distinct basins. The north basin is considered the smaller of the two, and the south basin is called "the Big Lake".

Wahwashkesh is part of the Magnetawan River System and while the Lake has over a dozen inlets, there is only one outlet to the Magnetawan River. The Lake is renowned for an extremely severe spring freshet with the lake levels often rising 3 to 4 metres above the control dam at the outlet of the river.

Wahwashkesh Lake is also well known for its diverse fishery. There are at least twelve species of sport fish in the Lake. The south basin is a naturally producing lake trout lake while the top lake, also a good lake trout lake, is a high-quality middle level lake. However, due to fishing pressures in the last few years, severe angling regulations, including closing Wahwashkesh to winter fishing, have been implemented.

17.10.2 The water quality of the north and south basins of Lake Wahwashkesh are sensitive to additional shoreline development. In order to respond to the need to protect and conserve the natural features of the Lake, the minimum new standards for the creation of new lots for the entire Lake will be 100 metres of frontage and 0.6 hectares of lot area. The residual development capacity will change in the future as more up-to-date scientific approaches are used to determine an appropriate level of development capacity.

17.10.3 A large number of property owners on Wahwashkesh Lake access their properties by water. There are only three public access points (all on the north basin) two marinas and a private landing. This Plan ~~generally~~ requires that any new water access lots be ~~required~~subject to ~~provide a mainland access that is legally conveyed with~~ the ~~water access property in order not to put further pressures on the crowded public landings. Variances to this water access policy will be discouraged.~~policies of Section 8.03.

17.10.4 There are two marinas on Wahwahkesh Lake. These marinas are important in providing access to water access properties. The Municipality will support the continued operation of these marinas and does not support the rezoning of these marinas for residential uses. The marinas shall be placed in a specific zone in the Zoning By-law that recognizes their use.

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17.10.5 The water levels of Wahwashkesh Lake rise dramatically during the spring causing potential flood hazards. It will be the policy of this Plan that the openings of any habitable buildings must be above the theoretical flood elevation as set out in Section 12.05.1. Foundations, footings and non-habitable structures should be adequately designed to recognize the potential for flooding at elevations lower than the flood elevation.

17.10.6 In order to properly respond to a diverse number of issues that may arise during the development of properties along the shoreline of Wahwashkesh Lake, these properties will be designated as a site plan control area. Site Plan Control is a necessary and valuable tool to protect the character of the shoreline of Lake Wahwashkesh and to provide vegetated buffers to mitigate the impacts of development on the natural environment and the lake.

17.10.7 Lake Wahwashkesh is known for its Atlantic Coastal Plain Flora. The Lake is ranked in the top five of all lakes in Ontario for such flora. This has been extensively documented by the Natural Heritage League and the World Wildlife Fund in a 1989 study. Any development along the shores of Lake Wahwashkesh should have regard for its impact on this rare coastal flora environment and be directed away from Atlantic Coastal Plain Flora features.

17.10.8 Prior to new lot creation, the consideration of reduced development setbacks from the shoreline or the sale of shore road allowances, the Municipality may require the preparation of an Environmental Impact Study.

17.11 Miskokway Lake and Trout Lake

17.11.1 The development capacity of Miskokway Lake and Trout Lake, has not been determined. These are known cold water lakes that support a cold water fishery. No further consents or land division that results in the creation of new lot development within 300 metres of the lakes will be permitted unless studies have been undertaken to demonstrate that there is capacity without adversely impacting the habitat features of these lakes. The Ministry of Natural Resources should be contacted for technical advice.

17.12 Labrash Lake

17.12.1 Labrash Lake is a small lake that flows into the Magnetawan River. The Lake is small with few cottages and the residents of the Lake have expressed an interest in preserving the low density on the lake. New lot creation on Labrash Lake will require a minimum frontage of 150 metres.

17.12.2 All development on Labrash Lake will be subject to Site Plan Control.

17.13 Other Recreational Waterbodies

17.13.1 Other waterbodies that fall within the definition of a recreational waterbody will be eligible for development subject to complying with all other applicable policies of this Plan for access, physical suitability, environmental protection and other relevant planning criteria.

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17.13.2 The standard for new lots in the unspecified recreational waterbodies will be 90 metes of frontage and not less than 1.0 hectares of land area unless a study such as a hydrogeological study has been provided to demonstrate site conditions are suitable for the long-term provision of private individual sewer and water services.

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SECTION 18.0 – COMMUNITY AREAS OVERLAY

18.01 The Municipality of Whitestone has four distinct communities. These include Dunchurch, Maple Island, Whitestone Village and the Village of Ardbeg. These communities vary in size but they all function similarly in terms of identifying a community of interest, provide a number of non-residential service-type uses and having a concentration of smaller lot sizes distinct from the rural areas around the communities. In the case of Maple Island and Dunchurch, the communities are partly located on recreational waterbodies.

18.02 The predominant use for community areas will be detached dwellings and local commercial uses, institutional uses including churches, schools and community centres. Home occupations and bed and breakfasts will be permitted in the Community designation.

18.03 In addition to the above, new commercial uses and industrial uses will be permitted in the Community designation subject to the other policies of this Plan and so long as these uses are compatibly with existing residential uses.

18.04 The minimum lot area for new development in the residential areas will be 1.0 hectares with a minimum frontage of 45 metres on a year-round Municipal road. Lesser lot areas may be considered where it is demonstrated that an individual sewage and individual water service can be sited on the lot.

18.05 No traffic hazards shall be created by the establishment of new driveways on major roadways due to increased traffic or limited sight lines on curves or grades.

18.06 Lots in the original surveys for the Village of Dunchurch are approximately 20 metres by 40 metres. This density of development may potentially lead to a need for municipal sewer and water services. Wherever possible and appropriate, the Municipality will encourage these existing surveyed lots to be merged with adjoining lots to reduce the overall density in the Village.

18.07 The extent of the areas identified as Community are shown on Schedule 'A'. These areas have been identified in the broadest way and the actual communities may consist of a much smaller area. Some of the above policies may not necessarily apply to lands on the perimeter of the lands designated Community.

18.08 The Municipality will support the establishment of committees from each community area to provide ongoing recommendations for the upgrading and rejuvenation of these communities including any specific plans or programs that may be delivered by the Municipality with the support of senior levels of government where available.

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SECTION 19.0 – COMMUNITY IMPROVEMENT POLICIES

19.01 Goal

It is the goal of the Municipality of Whitestone to maintain and improve the physical living environment in the Municipality.

19.02 Objective

The objectives of the Municipality of Whitestone are to:

(a) upgrade the present Municipal services, utilities and facilities throughout the Municipality;

(b) encourage the upgrading of existing private properties;

(c) undertake a program of physical improvements which are fiscally responsible;

(d) expand upon the number of services and facilities available in the Municipality where economically feasible;

(e) encourage the expansion of commercial enterprises in the Municipality to improve the availability of local services and to improve the local economy;

(f) upgrade the public services provided at the waterfront to increase the appearance and level of services offered to both Municipal visitors and residents; and,

(g) encourage the upgrading of private services at the waterfront.

19.03 Improvement Criteria

To achieve the community improvement objectives of this Plan, improvements will be identified based on one or more of the following criteria:

(a) the deficiencies or inadequacies of recreational services and facilities;

(b) street conditions;

(c) the inadequacy of hydro-electric services;

(d) absence of street lighting;

(e) land use conflicts;

(f) improved waterfront facilities;

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(g) the physical condition and age of buildings and structures;

(h) need for increased fire protection services; and,

(i) proposed commercial developments.

19.04 Phasing

The Council of the Municipality of Whitestone has identified needed or desired improvements to the present services and facilities in the Municipality. A system of phased improvements will be identified to recognize priorities and fiscal constraints in the Municipality.

19.05 Community Improvement Area

The whole of the Municipality of Whitestone as outlined on Schedule 'A' to this Plan will henceforth be known as the Municipality of Whitestone Community Improvement Area.

19.06 Implementation

In order to implement the Whitestone Community Improvement policies, the following activities and programs may be employed (but not limited to):

(a) designating community improvement areas and prepare community improvement plans under the Planning Act;

(b) the enforcement of Section 6 - Property Standards By-law, through a Property Standards By-law;

(c) supporting the Municipal residents in rehabilitation programs;

(d) participating in provincial and federal rehabilitation programs;

(e) petitioning the relevant provincial agencies in order to apply for special assistance for new recreational facilities where available;

(f) encouraging and supporting new development, particularly commercial development;

(g) participating in any local improvements which support the community improvement objectives;

(h) co-operation with local service clubs and organizations to undertake local improvements;

(i) the sale of surplus Municipal land may be applied to community improvements subject to the requirements of the *Municipal Act*; and,

(j) applying Municipal reserve funds towards an eligible community

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improvement project.

SECTION 20.0 – PROPERTY STANDARDS

20.01 Council may enact by-laws prescribing the minimum standards for maintenance and occupancy of all types of property and their enforcement. To protect the amenities of the natural environment and existing and future development, a Property Standards By-law will contain requirements with respect to:

(a) garbage disposal;

(b) pest prevention;

(c) structural maintenance of buildings;

(d) building safety;

(e) cleanliness of buildings;

(f) plumbing, heating and electricity (where applicable);

(g) keeping lands and particularly waterfront properties free from rubbish, debris, abandoned vehicles, trailers, boats or materials;

(h) maintaining yards, lands, parking and storage areas;

(i) maintaining fences, accessory buildings and signs; and,

(j) occupancy standards.

20.02 The Municipality may amend this by-law to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the *Ontario Heritage Act*.

SECTION 21.0 – IMPLEMENTATION

21.01 Accessory Uses

Wherever a use is permitted in the land use policy in this Plan, it is intended that any uses, buildings or structures normally incidental, accessory and subordinate to the principal permitted use will also be permitted within that policy provision.

21.02 Boundaries

The boundaries illustrated on Schedule 'A' - Land Use Plan are to be considered as approximate only. Amendments to the policy categories will not be required for minor interpretations of boundary locations shown on Schedule 'A'.

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21.03 Numerical Interpretation

Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the spirit and intent of the policy is maintained minor adjustments to these figures up or down may be considered.

21.04 Deeming By-laws

There are several older registered plans of subdivision located within the Municipality of Whitestone. Some of these registered plans contain lots that do not or can not meet minimal standards for construction purposes. The Municipality may exercise its authority to deem such subdivisions or parts thereof not to be considered as registered plans under the *Planning Act*.

21.05 Site Plan Control

All development in the whole of the Municipality may be subject to the provisions of the Site Plan Control requirements under the *Planning Act*. Commercial, industrial, institutional and certain residential uses may be designated as Site Plan Control Areas by by-law of the Municipality in accordance with the requirements of the *Planning Act*. Site Plan Control can be utilized wherever possible to conserve cultural heritage resources by ensuring that new development is compatible with and/or does not adversely impact those resources. This may include requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the Site Plan Control agreement with the Municipality.

21.07 Special Exceptions For Existing Uses

Where there are existing building and structures or uses on a lot proposed to be divided, the Municipality may make an exception to the minimum standards for the retained or severed parcel subject to the passage of an amending Zoning By-law or a minor variance being obtained.

21.08 Holding Provisions

21.08.1 The *Planning Act* provides for the use of the holding symbol "H" in conjunction with any land use zone found within the implementing Zoning By-law.

21.08.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place and the appropriate environmental studies and services have been reviewed and approved. The objectives and use of this symbol are set out herein.

21.08.3 The holding symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:

(a) development or redevelopment is to be phased; or

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(b) the implementation of policies requires special design features.

21.08.4 The holding symbol may be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major Municipal roads.

21.08.5 In accordance with the *Planning Act*, the Zoning By-law implementing this Plan will identify lands subject to holding provisions by the inclusion of an "H" suffix to the zone symbol.

21.08.6 The Zoning By-law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.

21.08.7 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:

(a) extensions for services are approved by the appropriate authority;

(b) site plans are approved in the case of commercial and industrial development;

(c) approvals are received from the Ministries of Natural Resources and Environment, Conservation and Parks where applicable; and

(d) the objectives of the Official Plan including development criteria are met.

21.09 Zoning

The Municipality will be responsible for enacting implementing Zoning By-laws that reflect current Official Plan policies as amended. Through the Zoning By-law, Council may conserve the integrity of archaeological resources to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource. Should any existing Zoning By-laws contain provisions that do not conform to the Official Plan as amended, Council will take whatever steps are necessary to properly implement current Official Plan policies.

21.10 Non-Conforming Uses

This Plan recognizes legal nonconforming uses in accordance with section 34(9) of the *Planning Act*.

21.11 Special Notices

Council by resolution, may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Zoning By-law Amendments if such amendments relate to matters which will not affect the

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policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and will be restricted to the following matters:

(a) altering the numbering and location of the text, schedules and maps;

(b) altering punctuation or language to obtain a uniform mode of expression;

(c) correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;

(d) inserting historical footnotes or similar annotations to indicate the original and approval of each provision;

(e) consolidating amendments;

(f) transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new Ontario Base maps or other maps which might be prepared in conjunction with a specific study; and,

(g) adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

21.12 Plan Review

This Plan shall be reviewed in accordance with the requirements of the Planning Act to ensure it is up to date.

21.13 Amendments

In considering Amendment to this Plan, Council shall have regard to the following criteria:

(a) the need for the proposed use;

(b) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;

(c) the physical suitability of the land for such proposed use;

(d) the location of the areas under consideration with respect to:

i. the adequacy of the existing and proposed roadway system;

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ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;

iii. the adequacy of the water supply, sewage disposal facilities, and other Municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval authority having jurisdiction;

iv. the compatibility of such proposed use with uses in the surrounding area;

v. the potential effect of the proposed use on the financial position of the Municipality;

vi. the impacts of the proposed use on the natural environment; and

(e) the Provincial Planning Statement.

21.14 Amenity Policies

21.14.1 Adequate buffering shall be required between all uses where one use may adversely affect or conflict with an adjoining use. The buffering may include the following:

(a) an appropriate tree screen;

(b) fence;

(c) berming;

(d) sufficient distance; or

(e) a combination of the above.

21.14.2 Development proponents should contact the local Ministry of the Environment, Conservation, and Parks office to ensure that there is compliance with separation requirements and environmental objectives where applicable.

21.14.2 All residential and non-residential uses including commercial, industrial or institutional uses are identified as site plan control areas. The Municipality may designate these areas by By-law as site plan control areas and require the proponents of such uses to file site plans and agreements as provided for under the *Planning Act*.

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21.15 Development Charges/ Community Benefits

21.15.1 The Township may enact a Development Charges By-law or Community Benefits By-law in accordance with the provisions of the *Planning Act*.

21.16 Pre-consultation and Complete Application

21.16.1 Prospective applicants are encouraged to pre-consult with the Township prior to the submission of a *Planning Act* application.

21.16.2 As part of a Pre-consultation application, Township staff will identify the material needed to support an application which may include a variety of supporting studies, that may include:

(a) Planning Justification Report;

(b) Environmental Impact Study;

(c) Master Servicing Study/Servicing Options Report;

(d) Traffic Impact Study;

(e) D-4 Landfill Study;

(f) Agricultural Impact Assessment and/or MDS calculation;

(g) Environmental Site Assessment;

(h) Hydrogeological Study/Hydrology Study;

(i) Stormwater Management Report;

(j) Wellhead Protection – Risk Assessment Report;

(k) Flooding, Erosion, Slope Stability Report

(l) Noise and Vibration Impact Analysis;

(m) Odour, Dust and Nuisance Impact Analysis;

(n) Geotechnical/Soils Stability Report;

(o) Wind Study;

(p) Archaeological Assessment;

(q) Cultural Heritage Report and/or Heritage Impact Study;

(r) Tree Preservation Plan

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(s) Functional Servicing Report;

(t) Illumination Study; and/or

(u) Any additional information identified by the Municipality during pre-consultation.

21.16.3 The cost associated with all the required studies shall be the sole responsibility of the applicant. Costs incurred for the Municipality to peer review the studies, as required, shall also be the responsibility of the applicant.

21.17 Future Studies to Address Emerging Issues

21.17.1 Through the Official Plan Review a number of issues or emerging issues have been identified. These issues may required separate study to research the issues and consider the most appropriate policy and/or implementation options. The following list provides examples of existing and emerging issues that may require additional study, but is not intended to be an exhaustive list:

a) Public and municipal access points to lakes for cottage lots.
b) Disposition of Crown Land for municipal purposes.
c) Roads inventory and Roads Needs Study.
d) Lake-by-lake development potential/capacity review.
e) Municipal Employment Area Study.
f) Municipal property review
g) Solid Waste Management Study

SECTION 22.0 – SPECIAL POLICIES

22.01 Exceptions

From time to time, the Council of the Municipality of Whitestone will find it appropriate and necessary to adopt a site-specific exception to the policies of this Plan to provide for a particular land use, development or to apply special provisions. These exceptions are set out below:

22.02 Water Use

22.02.1 The Council of the Municipality of Whitestone recognize the overlapping but limited jurisdiction over navigable waters. The Municipality will support and participate in any planning programs over water use with senior levels of government to manage such activities in accordance with the goals and objectives of this Official Plan.

22.02.~~1~~2 It is the policy of the Municipality to support applications for new or expanded water lot licenses for commercial uses subject to the following conditions:

(a) approval of relevant agencies including the Department of Fisheries and Oceans Canada and the Ministry of Natural Resources;

(b) ensuring that there is a buffer between the water lot and any adjoining residential uses;

(c) complying with any Municipal standards governing setbacks from major or minor navigation channels;

(d) where applicable, there is adequate car parking available to service boat docking rental customers and visitors;

(e) the configuration and size of the water lot has regard for orientation of adjoining property lines such that egress and ingress are considered and protected as far as possible;

(f) the size of the water lot does not exceed the size of the onshore lands including adjacent Crown reserves or shore road allowance;

(g) there are adequate onshore services including sewage disposal, water treatment, hydro and solid waste disposal facilities to accommodate the use of the docking facility.

22.02.2 In addition to the Zoning By-law and Site Plan Control, Council may implement other controls including the imposition of speed limits or special signage regulations in conjunction with lake associations.

22.03 Signs

The Municipality may enact a by-law to regulate against the proliferation of signs which conflict with the natural environment of the Municipality.

22.04 Lights

The Municipality will take whatever measures are necessary to restrict any offensive lighting away from adjacent residential lands and to restrict on-shore lighting that may be hazardous to navigation.

22.05 Sleeping Cabins

Sleeping or guest cabins are permitted accessory uses so long as they remain subordinate and incidental to the main dwelling subject to the requirements of the Zoning By-law implementing this Plan. The Zoning By-law will include regulations that ensure that sleeping cabins are: subordinate in size to any residential use; retained as an accessory function (i.e. no cooking facilities); and restricted in number so as to preserve the principal residential use.

22.06 Channels

No development will be permitted on a portion of the shoreline of any lot which is located on any customarily and regularly travelled channel or water course to which there is no convenient alternative where docks, wharves or other

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shoreline structures could be hazardous to navigation or where the passage of boats could be hazardous to the users of such shoreline facilities.

22.07 Second Cottages

It is the policy of this Plan to permit one additional cottage and accessory buildings by Zoning By-law Amendment where the parcel would otherwise be eligible for a severance and the additional buildings are located in conformity with all provisions of this Plan and the Zoning By-law as if the lots were separated.

22.08 Navigability

Development will only be permitted where the water frontage is deemed to be navigable. Navigability, in this context, refers to one's ability to gain convenient access to and from a proposed lot during all normal water level conditions without environmental degradation in an appropriate-sized runabout.

22.09 Common Docks

Access to and from certain existing lots of record may be gained by common dockage involving at least a right-of-way if suitable access as described in 22.08 is unattainable.

22.10 Derelict Vehicles

The Municipality may enact by-laws to control derelict motor vehicles.

22.11 Boathouses

22.11.1 In-water boathouses and boatports are not permitted. Dry-land boathouses are permitted accessory structures in the Waterfront designation.

22.11.2 The use of structures to store boats along or at the shoreline of properties is a planning concern in the Municipality, particularly where the said structures are large and/or obtrusive on the natural landscape.

22.11.3 The Zoning By-law shall provide for size, setback, and height regulations for dryland boathouses.

22.11.4 Dry land boathouses that exceed the regulations set out in the Zoning By-law will be reviewed and assessed in accordance with the following criteria:

(a) the size of the structure relative to the shoreline frontage and area of the property;

(b) the need for such a structure;

(c) the visibility of the structure from adjoining channels and properties;

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(d) the public reaction to the oversized boathouse as determined in the processing of a Zoning By-law amendment to allow for the structure;

(e) the elevation of the boathouse and special design and locational features used to lessen its impact;

(f) the location and size of the boathouse relative to existing buildings and structures on the adjoining land;

(g) the proposed internal uses of the boathouse space; and,

(h) the policies that may affect limits of boathouses.

22.11.5 All such oversized dryland boathouses will be subject to Site Plan Control.

22.12 Noise/Vibration/Land Use Compatibility

22.12.1 Residential areas and other uses of similar sensitivity, such as the sites of hospitals, nursing homes, and homes for the aged, will be protected from situations of undesirable air quality and excessive noise/vibration through good land use planning and site plan control.

22.12.2 Developers will be required to carry out noise and/or vibration assessments and determine control measures which are satisfactory to the Municipality and the Planning Board in accordance with M provincial D-Series Guidelines.

22.12.3 There are additional land use compatibility matters that must be considered in the Official Plan. Long term economic prosperity will be supported by planning so that major facilities (such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants. Development and land use patterns which may cause environmental or public health and safety concerns will be avoided. When assessing land use compatibility issues, the Municipality shall have regard to the Provincial D-Series Guidelines and recognize minimum separation distances where required.

22.13 Crown Lakebed

As a condition of development or redevelopment, flooded land below the controlled high-water mark may be required to be conveyed to a public authority.

22.14 Narrow Waterbodies

22.14.1 Development on narrow waterbodies and channels will be discouraged, where the width of the channel or waterbody is less than 100 metres.

22.14.2 Where lot creation is proposed in narrow waterbodies, larger lot frontages shall be required to maintain the character of the shoreline.

22.14.3 New shoreline structures development in narrow waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.

22.14.4 New development in narrow waterbodies shall be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report to identify the location of development on the property in a manner that will minimize the risk to navigation safety and environmental features to the satisfaction of the Municipality.

22.14.5 Properties in narrow waterbodies may be placed in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures in comparison to other waterfront areas.

22.15 Waterfront Landings

22.15.1 Waterfront Landings are properties that provide access for water access properties. Waterfront Landings may contain parking areas and docking facilities for a limited number of boats and may be tied to water access properties. Waterfront Landings are not appropriate for all properties and may be permitted in the Waterfront Designation subject to a Zoning By-law amendment and the following criteria:

(a) A limited number of boat docking spaces may be permitted.

(b) Site specific zoning to specify the use and outline performance standards such as the maximum number of boat docking and car parking spaces and to limit the development of structures.

(c) The site is appropriately buffered from neighbouring land uses.

(d) A natural shoreline buffer is maintained between parking areas and the shoreline, except for a meandering path for access to docking areas.

(e) A stormwater management plan is provided to outline how stormwater

(f) from the parking area is to be mitigated before entering the lake.

(g) The preparation of an EIS to consider fish habitat and the potential impact of dock development and parking areas and to recommend mitigation measure and techniques. The EIS shall also identify the most appropriate location for docks.

(h) Proper legal access.

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22.16 Dark Sky Lighting

22.16.1 The Municipality supports efforts to reduce, light pollution while ensuring safe access to lots. Through the site plan control process, all light fixtures shall be dark sky complaint. The Municipality will support future stewardship initiatives that promote public education on dark sky lighting initiatives.

22.17 Telecommunication Facilities

22.17.1 Wireless communications are increasingly required for personal, business and emergency requirements. Emergency response services such as 911, police, fire and ambulance services rely on wireless communication to reduce response times and ultimately keep the Municipality's residents safe.

22.17.2 In order to increase the level of service that telecommunication carriers provide, there must also be an increase in the associated infrastructure. In anticipation of this increased demand, this policy is intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers) and stealth and unobtrusive design. In the future, as service providers scope-down and localize their networks, it is anticipated that stealth design in telecommunication towers will be the vehicle of choice for carriers. As a result, this policy encourages stealth applications in all areas of the Municipality. Before stealth design becomes viable throughout the Municipality, the Municipality will promote co-location and unobtrusive design. It must be noted that co-location and unobtrusive design are mutually exclusive. Co-location towers are more bulky in order to support increased load and therefore a more obtrusive design. The Municipality will work with service providers to determine which option best suits each location. Emphasis will be placed on co-location.

22.17.3 Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and as such, is regulated by Innovation, Science and Economic Development Canada (ISED). Through CPC-2-0-03, (Environmental Process, Radio frequency Fields and Land-Use Consultation), ISED has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although ISED requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a co-operative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Municipality.

22.17.4 The Municipality may develop a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Municipality.

22.18 Renewable Energy Systems

22.18.1 The Municipality supports the reduction of greenhouse gas emissions and preparing for the impacts of a changing climate through the use of energy

efficient building materials and designs, and low impact development and landscaping design practices, and the use and development of alternative energy systems and renewable energy systems.

22.18.2 The Municipality supports the establishment of location requirements and setback requirements for the establishment of renewable energy infrastructure including solar panels and wind turbines. This infrastructure, whether for personal or commercial purposes, shall be directed away from waterbodies and the view sheds surrounding waterbodies.

22.19 Short-Term Rental

22.19.1 The Municipality recognizes that dwelling units (including cottages) have been rented for years for various timeframes.

22.19.2 The recent phenomenon of dwelling units being used as dedicated short-term accommodations has precipitated the need for management and regulation of short-term rental accommodations to protect the planned function of residential areas.

22.19.3 The Municipality shall enact both Zoning By-law regulations and a Licensing By-law to regulate short-term rental accommodations which together shall:

a) Establish a definition of short-term rental accommodations;

b) Permit short-term rental accommodations within zones that permit a dwelling unit;

c) Establish regulations to ensure the planned function of residential areas is maintained;

d) Establish regulations to ensure the character of residential areas and residential uses are maintained; and,

e) Establish regulations to minimize the potential negative impacts of short-term rental accommodations.

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~~**GLOSSARY (For interpretation purposes only and not part of plan policy)**~~

22.20 Climate Change

22.20.1 The Municipality supports energy and water conservation, air improvement and protection, and climate change adaptation.

22.20.2 Future development and public works shall be designed to consider potential impacts of climate change.

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Appendix 1- Municipal Road Standards

Year-Round Road Standards are as follows:

- right-of-way 20 metres
- clearing width 20 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 1 metre (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

Cottage Road Standards are as follows:

Minimum standards for subdivision roads and streets – Cottage Standard Roads for estimated volumes below 50 vehicles per day.

- right-of-way 20 metres
- clearing width 12 metres
- surface width 6 metres
- granular depth 150mm
- surface treatment tar and chip
- shoulder width 0.5 metes (each side)
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 12%
- dead ends 12 metres

Seasonal Road Standard

- right-of-way 20 metres
- clearing width 12 metres
- surface width 5 metres
- granular depth 150mm
- surface treatment granular
- shoulder width 0.5 metres
- ditches 0.5 metres
- culverts 400mm
- cover over bedrock 450mm
- maximum grade 14%
- dead ends 10 metres

Caution: The above standards may be subject to change without notice.

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RESOLUTION

IN SUPPORT OF RAIL SAFETY WEEK

WHEREAS *Rail Safety Week* is to be held across Canada from September 15 to 21, 2025;

WHEREAS, 261 railway crossing and trespassing incidents occurred in Canada in 2024; resulting in 68 avoidable fatalities and 58 avoidable serious injuries;

WHEREAS, educating and informing the public about rail safety (reminding the public that railway rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries cause by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, indigenous communities, police services, media and others to raise rail safety awareness;

WHEREAS CN and Operation Lifesaver have requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor _____

seconded by Councillor _____

It is hereby **RESOLVED** to support national ***Rail Safety Week*** to be held from September 15 to 21, 2025.

www.cn.ca/railsafety

www.operationlifesaver.ca

21 Church Street
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E-mail: info@whitestone.ca

MEMORANDUM

To: Mayor and Council

From: Jessica Sinkowski, Treasurer/Tax Collector

Date: August 19, 2025

Re: Disbursement of Road Grant Funds

Background

The Road Grant Policy, as amended earlier this year, allows eligible road maintenance projects to be funded in the current year or applied toward work planned in a future year. The policy requires applications to be submitted by September 30 and supporting receipts by December 31. In past years, grant funds were released once a completed application was received, prior to receipts being submitted.

Update

Going forward, and to ensure accountability, transparency, and compliance with public sector financial practices, grant funds will be disbursed upon receipt of eligible documentation confirming the work has been completed. This applies to both current-year and future-year projects.

In the case of approved projects that are deferred to a future year, the corresponding grant amount will be placed in a dedicated reserve and released upon submission of receipts confirming the work was completed.

This approach:

- Aligns with Public Sector Accounting Standards
- Reflects best practices from other Ontario municipalities
- Ensures proper internal controls and audit compliance
- Minimizes risk associated with prepayment of public funds

The current policy does not indicate that grant funds must be paid out in advance and states that funds will be released at the discretion of the Municipal Treasurer. Holding funds until documentation is received ensures consistent, fair treatment across all applicants and mitigates financial risk to the municipality.

Next Steps:

Staff will:

- Communicate this clarification to all eligible road groups
- Track any approved future-year funding in a designated reserve
- Release funds promptly upon submission of required documentation
- No changes to the policy are required at this time.

Attachments:

A06-F09-01 Road Grant Protocol Policy

Attachment 1

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

CORPORATE POLICY MANUAL

POLICY MANUAL SECTION:	**POLICY NUMBER**:
Finance and Accounting	A06 – F09 - 01
POLICY NAME:	
Road Grant Protocol Policy	

DATE APPROVED:	**AUTHORITY:**
April 18, 2025	By-law No. 16-2025
REVISION DATES:	**DEPARTMENT RESPONSIBLE:**
	Finance

PURPOSE:

The purpose of this Policy is to provide assistance to ratepayers' associations in the care and condition of the many private roads within the Municipality of Whitestone.

SCOPE:

This policy applies to all Members of Council, its Committees and Boards, and employees of the Municipality of Whitestone.

ROAD GRANT PROTOCOL POLICY

Protocol for the authorizing of Annual Road Grants for the purposes of assisting property owners with the costs of maintaining Private and Unassumed Roads within the Municipality of Whitestone:

1) Road Grant Eligibility:

a) To be eligible to receive a Road Grant, property owners fronting on and/or utilizing one or more opened private or unassumed road(s) to access their property, must form a Road Group. Eligible properties include seasonal properties, year-round properties, water access properties and vacant lots. Properties can only be included for calculation in one Road Grant Application. Formation of a Road Group means that at least 60 % (sixty percent) of the total number of properties serviced by the road have agreed to make a Road Grant Application and have designated one or more members of the group to represent the Road Group with respect to the application.

b) It is not necessary for the Road Group to be incorporated; however, Road Groups are encouraged to have written constitutions providing for election/appointment of officers and to facilitate group decision-making with respect to the application being made and the maintenance to be undertaken. A ratepayer's association may serve as a road group for purposes of this By-Law.

c) The Road Group is required to submit an application yearly, by the deadline indicated on the application form in order to be considered for Road Grant funding.

2) Road Grant Application Process:

a) Applications will be submitted on the forms designated in Road Grant Protocol Policy and must be received by September 30th of each calendar year.

b) Applications shall be accompanied with a description of what the Road Grant Funds will be used for.

c) All applications shall be forwarded to the Municipal Treasurer who shall have the responsibility/authority of determining grant eligibility and authorizing Road Grants based on the provisions of the By-Law and details within the application forms.

d) Road Group members that represent at least 60 % (sixty percent) of the properties serviced by the Road(s) are required to complete Appendix “A” of the Application. Appendix “A” must be completed at least once every four (4) years, beginning with the 2025 Road Grant Application process.

e) Property Owner(s)/Right(s)-of-way Holder(s)/Easement Holder(s) on land that a road crosses or sits upon must provide their approval of the Road Grant Application on a yearly basis by completing Appendix “B”

f) In the case where a road(s) listed in the Road Grant Application that crosses or sits upon lands within a Land Use Permit (LUP), the Land Use Permit holder must provide their approval of the Road Grant Application on a yearly basis by completing Appendix “C”.

g) The general conditions of the Road Grant Funding are included and must be acknowledged by the Road Group on a yearly basis by completing Appendix “D”.

h) A Road Group representing several different roads may apply for grants for any or all affected roads unless a separate Road Group has already applied for a Road Grant on their own.

3) Road Grant Calculation:

a) Council will determine the available Road Grant funds as part of the annual municipal budget process, based on a calculation of x factor and y factor, where:

- x factor represents dollars ($) per kilometer, and
- y factor represents dollars ($) per Property

4) Road Grant Eligible Expenses:

a) Eligible expenses include any reasonable road maintenance or improvement expenses for spring, summer, fall or winter works. The municipality reserves the right to determine the eligibility of any expense.

b) Legal, insurance, survey and any other administrative expense will not be considered as eligible expenses.

5) Conditions of Grant:

a) Approved Road Grant funds will be issued in one payment per application. Fund distribution will be released at the discretion of the Municipal Treasurer.

b) The Road Group will be solely responsible to oversee the administration and supervision of annual work programs and related budget. Furthermore, the municipality will have no responsibility, obligation or exercise any degree of operational control with respect to maintenance of the affected roads.

c) Road Grants are approved on a yearly basis and are not guaranteed. Due to budgeting constraints the Road Grant Program may be curtailed at any time by way of Council Resolution(s)

d) All Road Grant funds must be used on the specified road(s) noted in the Road Grant Application within the calendar year of issuance or allocated to a special project to be completed within 36 months of issuance of the Road Grant Funds.

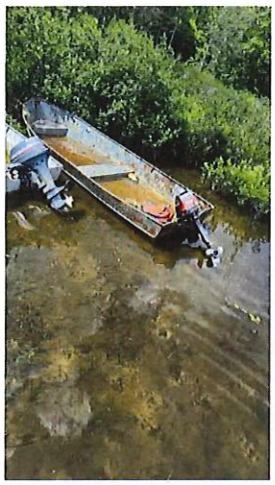
e) A written summary of money spent must be submitted to the Municipality Treasure including all supporting invoices by December 31 of each calendar year.

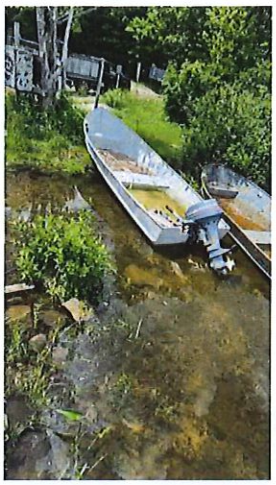
f) Non-compliance with reporting requirements will lead to the suspension of that Road Group's participation in the Road Grant Program until further notice. A resolution of Council will be required for the Road Group to be reinstated to the Road Grant Program.

g) All Road Groups and Road Group members understand and agree the Municipality of Whitestone holds no liability for any works completed or not completed on a road listed within a Road Grant Application as a result of the Road Grant Program.

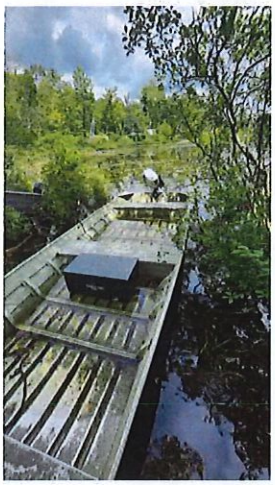
h) Council may from time to time establish further conditions on the Road Grant program by way of Council Resolution(s).

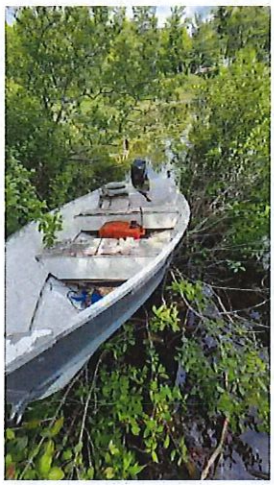

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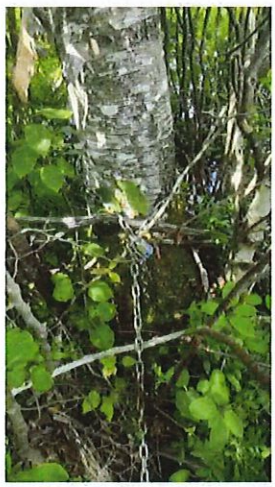








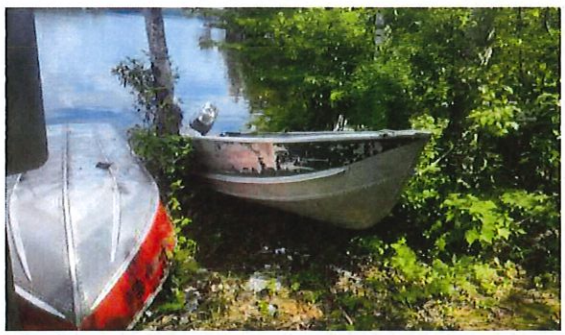




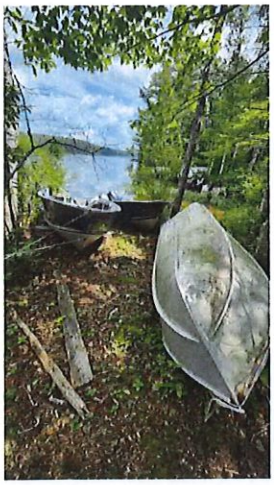








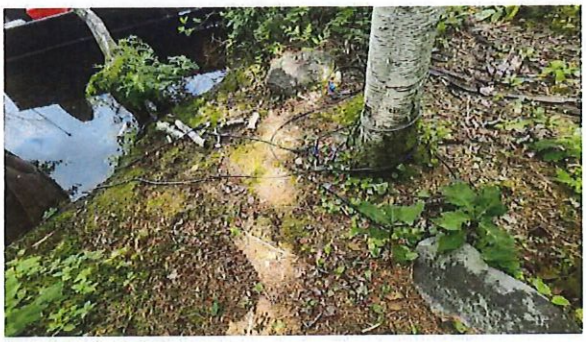


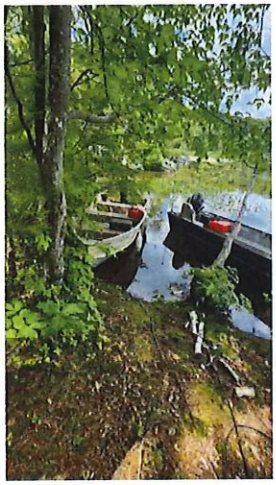




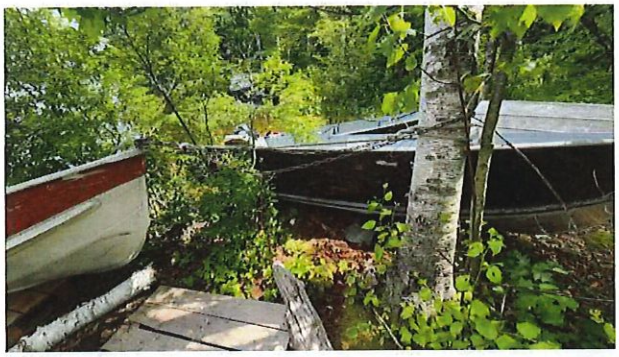










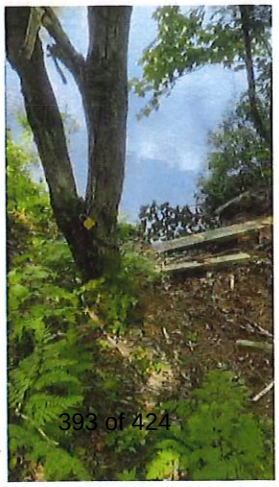





ENCROCHMENTS
NOT
PERMITTED ON
MUNICIPAL
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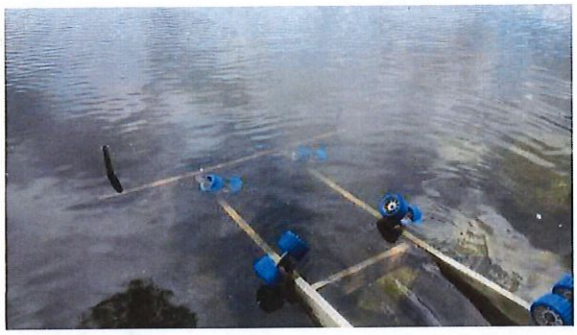


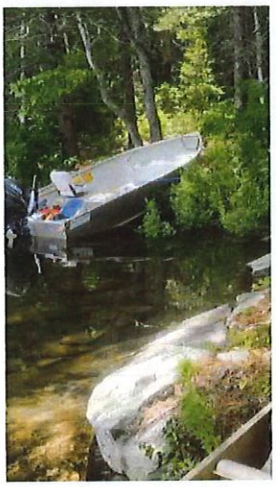
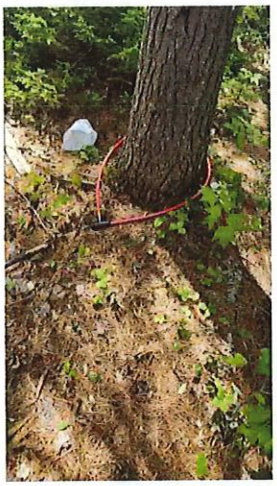
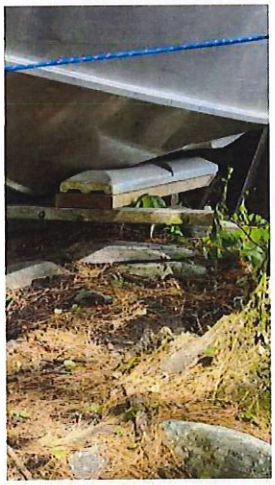
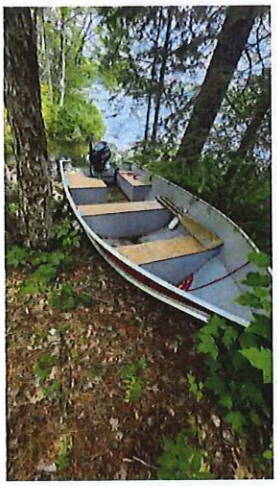
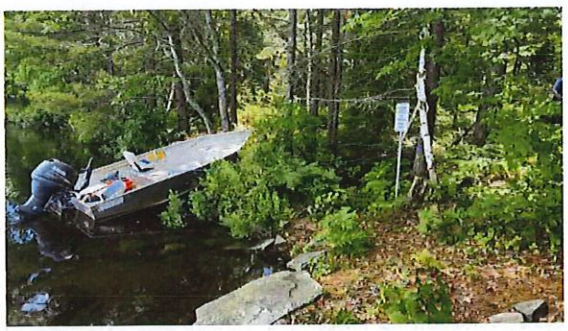








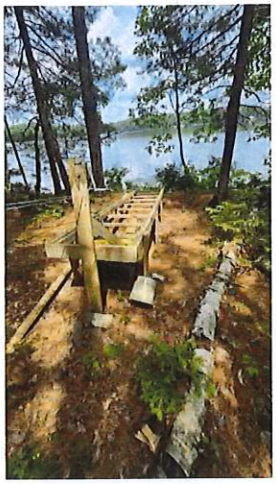















CORRESPONDENCE

The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

July 10, 2025 VIA EMAIL

Re: Advocacy for Increased Income Support Thresholds for Canadian Veterans

At their Regular Meeting of Council on July 9, 2025, the Council of the Town of Aylmer passed the below resolution:

WHEREAS the Town of Aylmer recognizes the selfless service and enduring sacrifices made by Canadian Armed Forces veterans in the defence of our country and values;

WHEREAS the 2021 Census, conducted by Statistics Canada, identified more than 460,000 veterans residing across Canada, a significant population segment deserving of comprehensive, accessible, and modernized federal support;

WHEREAS Veterans Affairs Canada (VAC) currently administers income support programs to assist veterans in need, including the Income Replacement Benefit (IRB) program;

WHEREAS the eligibility threshold for the Income Replacement Benefit (IRB) program which was created in 2019 – set at $20,000 annually for a single-person household – fails to reflect today's economic reality, particularly in light of inflation, soaring housing costs, and the general increase in cost of living;

WHEREAS such low eligibility thresholds may disincentivize employment and community participation by penalizing veterans for earning beyond an outdated benchmark, thereby discouraging reintegration and contribution to civic life;

WHEREAS it is the duty of all levels of government to stand in unified support of our veterans and to advocate for policy changes that enable them to live with dignity and financial stability;

THEREFORE, BE IT RESOLVED That the Council of the Town of Aylmer formally calls on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit (IRB) program from $20,000 to no less than $40,000 annually for a single-person household; and

THAT Council urges Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada;

THAT this motion be formally endorsed and sent to:

- The Right Honourable Mark Carney, Prime Minister of Canada;
- The Honourable Jill McKnight, Minister of Veterans Affairs;
- The Honourable Andrew Scheer, Acting Leader of the Official Opposition;

The Corporation of the Town of Aylmer
46 Talbot Street West, Aylmer, Ontario N5H 1J7
Office: 519-773-3164 Fax: 519-765-1446
www.aylmer.ca

- Andrew Lawton, Member of Parliament for Elgin-St. Thomas-London South;
- All 444 municipalities across the Province of Ontario;
- The Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO) for broader distribution and endorsement; and,

Regards,

Owen Jaggard
Director of Legislative Services/Clerk
519-773-3164 ext. 4913
ojaggard@town.aylmer.on.ca

CC: The Right Honourable Mark Carney, Prime Minister of Canada
Honourable Jill McKnight, Minister of Veterans Affairs
Honourable Andrew Scheer, Acting leader of the Official Opposition
Andrew Lawton, MP Elgin-St. Thomas-London South
All Ontario Municipalities
The Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
322 Main Street South P.O. Box 759
Exeter Ontario
N0M 1S6
Phone: 519-235-0310 Fax: 519-235-3304
Toll Free: 1-877-204-0747
www.southhuron.ca

July 18, 2025

Via email: doug.fordco@pc.ola.org

Premier's Office
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Dear Hon. Doug Ford,

Re: Producer Responsibility for Blue Boxes

Please be advised that South Huron Council passed the following resolution at their July 14, 2025 Regular Council Meeting:

286-2025
Moved By: Ted Oke
Seconded by: Aaron Neeb

That South Huron Council support the June 10, 2025 resolution from the Municipality of Tweed regarding producer responsibility for Blue Boxes; and

That South Huron hereby requests that the province amend Ontario Regulation 391/21: Blue Box so that producers are responsible for the end-of-life management of recycling products from all sources; and

That this resolution and originating documents be forwarded to the Premier of Ontario, Minister of the Environment, Conservation, and Parks, Minister of Natural Resources and Forestry, Minister of Municipal Affairs and Housing, MPP Thompson, and all Ontario Municipalities.

Result: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator
Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of the Environment, Conservation, and Parks, Hon. Todd McCarthy, todd.mccarthy@pc.ola.org; Minister of Natural Resources and Forestry, Hon. Kevin Holland, kevin.holland@pc.ola.org; Minister of Municipal Affairs and Housing, Hon. Graydon Smith, graydon.smith@pc.ola.org; MPP Lisa Thompson, lisa.thompson@pc.ola.org; AMCTO, amcto@amcto.com, AMO, resolutions@amo.on.ca, and all Ontario Municipalities.

Municipality of Tweed Council Meeting
Council Meeting

Resolution No. 274
Title: Notices of Motion
Date: Tuesday, June 10, 2025

Moved by D. DeGenova
Seconded by J. Palmateer

BE IT RESOLVED THAT:
WHEREAS under Ontario Regulation 391/21:Blue Box producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;
AND WHEREAS 'ineligible' sources, which producers are not responsible for, include businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings, and not-for-profit organizations, such as shelters and food banks;
AND WHEREAS failure to include 'ineligible sources under the Ontario Regulation 391/21:Blue Box program is in essence a provincial tax on ineligible sources;
AND WHEREAS should a municipality continue to provide services to the 'ineligible sources, the municipality will be required to oversee the collection, transportation, processing of the recycling, assuming 100% of the cost which amounts to yet another provincial municipal download;
NOW THEREFORE IT BE RESOLVED THAT the Municipality of Tweed Council hereby request that the province amend Ontario Regulation 391/21:Blue Box so that producers are responsible for the end-of-life management of recycling product from all sources;
AND FURTHER THAT Council hereby request the support of all Ontario Municipalities;
AND FURTHER THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks, Mike Harris, Minister of Natural Resources and Forestry, Ric Bresse, Member of Provincial Parliament for Hastings-Lennox and Addington, Minister of Affairs and Housing, Rob Flack and all Ontario Municipalities.

Carried

July 21, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford:

It has now been four months since the Municipality of Tweed submitted two detailed proposals for your consideration, both aimed at addressing pressing challenges facing small rural and northern communities. Despite our sincere efforts and outreach, we have yet to receive an acknowledgment or response from your office, your ministers, our local MPP, or the leaders of the opposition parties. This silence is deeply disheartening.

Please know that the Municipality of Tweed is grateful for your commitment to investing billions to protect Ontarians as promised in this year's provincial election. We look forward to the opportunity to capitalize on those investments.

The first proposal, sent directly to your office on March 25, 2025, addressed the *Repatriation of OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty*. Our proposal suggested a temporary repatriation of OPP policing costs as a meaningful way to demonstrate that this government understands and supports the needs of small municipalities.

The proposal included two important conditions: first, that OPP costs be repatriated to the province during this time of economic instability and global uncertainty triggered by U.S. policies; second, that the municipalities benefiting from this relief reinvest those savings directly into community infrastructure projects. In Tweed's case, the annual savings of $1.2 million would allow us to undertake long-overdue infrastructure upgrades that we simply cannot afford under the current burden of provincial policing costs.

The second proposal, submitted March 27, 2025, focused on *Supporting Small Rural and Northern Ontario Housing Developers* and aligns with your government's own priority to reduce barriers to housing development. This proposal was presented to Minister Surma, AMO President Robin Jones, and MPP Ric Bresee at the 2025 ROMA Conference. During our January 19, 2025 ROMA delegation, Minister Surma expressed interest and committed to raising it with then-Minister of Municipal Affairs and Housing, Paul Calandra. We revisited the proposal with MPP Bresee during a March 13th meeting and have since

shared it with ROMA President Christa Lowry, Federal Minister of Housing and Infrastructure Minister Robertson, and Prime Minister Carney.

We have copied the leaders of Ontario's three main political parties on this letter, as we did when the proposals were originally submitted. We respectfully ask all parties—regardless of political affiliation to consider their merit and potential, and to speak to them in the Legislature. We are eager to work with any partner committed to helping rural and northern Ontario succeed.

Both proposals offered practical, shovel-ready ideas grounded in lived rural experience. And while we remain grateful for ongoing provincial support through the Ontario Municipal Partnership Fund (OMPF: $2,058,700) and the Ontario Critical Infrastructure Fund (OCIF: $340,000), it must be acknowledged that these funds are no longer sufficient to meet the growing financial and infrastructure burdens faced by communities like ours. To manage persistent shortfalls, Tweed Council has had to implement tax increases of 7.3% in 2023, 17.8% in 2024, and 15% in 2025. The burden this places on our residents is both significant and unsustainable.

Given that four months have passed without acknowledgment, I am resubmitting both proposals for renewed consideration. It is deeply concerning that when a small rural municipality—operating with limited resources and under significant financial strain—takes the initiative to present tangible and constructive solutions, those efforts are met with silence. We expect such outreach to be met with dialogue. The absence of even basic acknowledgment sends a troubling message: that rural and northern municipalities are to be seen but not heard. Furthermore, I have reached out to AMO and ROMA and unfortunately my faith in both organizations as effective advocates in this regard is waning.

As I have made clear to all parties, I remain more than willing to serve as an engaged and constructive member of any committee or working group convened to address the challenges before us. The situation is serious. Many of us are teetering on the brink. The time to act was yesterday.

I respectfully request your attention to this matter and look forward to your response.

Yours truly,

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0
mayor@tweed.ca
613-848-7113

cc. Minister Surma, Minister of Infrastructure

Minister Flack, Minister of Municipal Affairs and Housing
Minister Bethlenfalvy, Minister of Finance
Minister Thompson, Minister of Rural Affairs
MPP Ric Bresee

MPP M. Stiles, Leader of the NDP and Leader of the Opposition
Ms. B. Crombie, Leader of the Liberal Party
MPP M. Schreiner, Leader of the Green Party

Robin Jones, President, AMO
Christa Lowry, President, ROMA
Warden Bonnie Clark, Chair, Eastern Ontario Wardens Caucus
Bob Mullin, Warden Hastings County

A copy of this letter has also been sent to all rural and northern Ontario Mayors.

Proposal to Repatriate OPP Costs for Small Rural and Northern Communities During this Period of Uncertainty
July 21, 2025 (Originally submitted March 25, 2025)

As Mayor of the Municipality of Tweed, I am representative of many small rural and northern Ontario communities that face growing financial pressures. Even in the best of times, we operate with limited resources, and now, the threat of President Trump's tariffs only intensifies our financial stress. Municipalities with populations of 10,000 or less are particularly vulnerable. We grapple with the same issues as larger cities—housing shortages, food insecurity, homelessness, healthcare concerns, inflation, and an overwhelming infrastructure funding deficit—but with far fewer financial resources and staffing capabilities. Unlike urban centres, which have access to additional funding streams and economies of scale, small rural and northern communities struggle to provide essential services with minimal support. Moreover, we are disproportionately affected by extreme weather events, further straining our already fragile infrastructure and emergency response capabilities. Without immediate and targeted assistance, many of our communities risk falling into economic and social decline.

With that in mind, we propose a temporary solution that would demonstrate your government's support for small rural and northern Ontario. Premier Ford, has stated that securing a strong majority was essential to investing billions in response to the Trump tariffs. Repatriating OPP policing costs for small rural and northern communities during this period of economic uncertainty would be a swift and impactful show of support. This initiative would immediately benefit 330 municipalities at a cost of less than $600 million. In the context of multi-billion-dollar expenditures, a $600 million investment is a meaningful way to show small municipalities that they matter.

This initiative could be structured with two key conditions: it would remain in place while Ontario remains vulnerable to economic pressures, and the funds saved by municipalities would be reinvested into critical infrastructure projects. For example, such a measure for the Municipality of Tweed would free up approximately $1.2 million, allowing us to address urgent infrastructure needs and support our local economy.

We need all levels of government to recognize that small rural and northern municipalities are extremely vulnerable and now more than ever we need governments so show that they stand with small municipalities. We look forward to discussing our proposal with you.

Don DeGenova
Mayor
Municipality of Tweed
255 Metcalf St.
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113

Proposal to Support Small Rural and Northern Housing Developers
July 21, 2025 (Originally submitted March 27, 2025)

The Municipality of Tweed supports all efforts to remove barriers to housing development. To demonstrate our commitment, we have proactively revised our zoning bylaws to encourage housing densification and affordability. We now permit tiny homes (400–600 sq. ft.), smaller homes (900–1200 sq. ft.), mobile homes on rural lots, reduced lot sizes and setbacks, and fewer parking space requirements. Additionally, we do not impose development fees. These measures aim to diversify our housing stock, enhance affordability, and minimize environmental impact.

Our commitment to housing expansion is already delivering results. We are collaborating with builders to develop a 80-unit retirement community and a retirement home, complementing our existing 120-bed extended care facility. In 2024, the Municipality of Tweed led Hastings County in housing starts, issuing 122 building permits, including 38 new homes and a 25-unit geared-to-income apartment complex. Last year, we hosted a Developers Forum, where local developers presented subdivision plans that could bring over 600 new homes to our community within the next five years.

We made a $4 million+ investment in our lagoon that will allow us to accommodate another 1500 homes. Our current well enhancements allow us to service an additional 750 homes. We are investigating future new water sources to allow us to reach our target of 1500 homes.

However, infrastructure costs for new subdivisions remain a significant barrier. Unlike large urban developers, small rural developers lack the financial backing of major investors and must independently finance subdivision infrastructure, making projects cost-prohibitive. There is a growing perception that federal and provincial housing investments are disproportionately focused on large urban centers, despite billions of dollars being allocated to housing initiatives.

Our proposal seeks financial assistance through interest-free loans for small rural and northern developers to cover infrastructure costs. These loans would be repaid as homes are sold, ensuring the government recoups its investment with the only cost being interest. Unlike current urban housing initiatives—where both principal and interest fall entirely on the province and federal government—this model ensures fiscal responsibility. Additionally, rather than the standard 25–30-year amortization period, our proposal anticipates repayment within five years, making it a practical and innovative solution to the housing crisis in small rural and northern communities.

The demand for housing in regions similar to ours remains strong. Seniors want to age in place, staying close to friends, family, and their established healthcare providers. When seniors relocate to urban centers, they leave behind a gap in healthcare continuity at a critical stage in their lives. Conversely, when seniors transition to retirement communities within rural areas, they free up existing housing stock for younger families. Additionally, the influx of urban retirees to rural communities has further driven demand which in turn increases the housing stock in those urban areas. Housing in small communities like Tweed can be built at a fraction of the cost compared to large urban centers, offering a cost-effective solution to Ontario's housing crisis. The Municipality of Tweed's absence of development fees provides yet another financial incentive for homebuyers and developers alike.

Premier Ford, we have answered your call for municipalities to facilitate housing growth. We urge you to give serious consideration to this proposal, recognizing Tweed as a model for how rural communities can be part of the solution to Ontario's housing crisis. We need all levels of government to recognize that small rural and northern municipalities are key to helping this country and province resolve our housing crisis. We look forward to discussing our proposal with you.

Don DeGenova
Mayor, Municipality of Tweed
255 Metcalf St.,
Tweed ON K0K 3J0

mayor@tweed.ca
613-848-7113

FONOM
Federation of Northern Ontario Municipalities

July 15, 2025

The Right Honourable Mark Carney
Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2
SENT BY EMAIL: PM@pm.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
SENT BY EMAIL: Premier@ontario.ca

Dear Prime Minister Carney and Premier Ford,

Subject: *A Nation-Building Case for a 2+1 Highway for enhanced east-west Canadian trade* **in Alignment with Prime Minister Carney's Five Criteria**

Purpose

This briefing presents a compelling case for federal investment in upgrading Northern Ontario's Highway 11 and Highway 17, utilizing **the proven 2+1 highway model.** Supported by evidence in infrastructure policy, safety, economic performance, and national security, the proposal aligns directly with the **five nation-building criteria** set out by Prime Minister Carney under the ***Building Canada Act*.**
We propose a two-phase approach:

- **Phase 1**
  - Construct 2+1 on **Highway 11 segments from North Bay to Cochrane**
  - Construct 2+1 on **Highway 17 from Renfrew to Sudbury**
- **Phase 2**
  - Extend the 2+1 **configuration from Cochrane to Nipigon on Highway 11**
  - Construct the 2+1 **configuration from Thunder Bay to Kenora on Highway 11 and 17**
  - Construct 2+1 on **Highway 17 from Sault Ste. Marie to Sudbury**

This initiative is far more than a regional infrastructure upgrade—it is a nation-building investment. It will strengthen Canada's internal connectivity, improve transportation resilience, and contribute to long-term economic growth, safety, and sovereignty.

306-665 Oak Street East North Bay, ON P1B 9E5 Tel: (705) 498-9510
Email: fonom.info@gmail.com Website: www.fonom.org

Background

With the **Building Canada Act** in place, the Government of Canada is proceeding with consultations with provinces, territories and Indigenous rights-holders to determine the initial list of national interest projects. This proposal presents a project deemed of national interest.

The **Building Canada Act** focuses on creating a unified Canadian economy that promotes enhanced trade between the east and west within Canada. It also focuses on the development of major nation-building projects that will likely involve the transportation of large industrial materials for building. With a vast land area and diverse geography, an efficient transportation network is crucial for connectivity and facilitating the movement of materials.

While air and rail form part of Canada's transportation network, highways and trucking are the backbone of Canada's transportation system, connecting major cities, towns and rural communities. Trucking companies and drivers rely on governments to ensure a well-connected transportation network, including highways, major routes, border crossings, and ports, for efficient and safe operations. In turn, knowing the most efficient and safe highways and routes helps truckers save time, fuel, and operational costs.

The Trans-Canada Highway itself—of which Highways 17 and 11 are a vital part—is the **longest continuous national highway in the world**, connecting all ten provinces and three territories. During the Great Depression, the federal government funded the highway's early development as a job-creation initiative and a strategic investment in national cohesion. Over $19 million was allocated to the provinces to construct a continuous road, enabling Canadians to travel across the Dominion without entering the United States. That same nation-building spirit is now needed once again in Northern Ontario.

Proposal

Except for Newfoundland, Prince Edward Island, and Ontario, most of the routes used by truckers crossing Canada are four-lane highways. In Ontario, truckers heading east from Manitoba or west from Quebec can choose to cross the province via Highway 17, the Trans-Canada Highway, or Highway 11, and what is now known as the **Northern Trans-Canada Route.** Truckers travelling from Toronto to western Canada can choose to take either 1) Highway 69 to Highway 17, then join the **Northern Route** of Highway 11 via Sturgeon Falls and King's Highway 64, or 2) Highway 11 to North Bay, then the **Northern Route**. Almost all sections of Highways 17 and 11 between the Manitoba border and Renfrew in eastern Ontario are two lanes, except for ongoing highway twinning projects near Nipigon and west of Thunder Bay, as well as a small, complete section east of Sault Ste. Marie. A small section of twinning has also been completed at Arnprior.

With Ontario being Canada's busiest province for truck traffic, these vital highways, which are linked to much of the country's economic activity, need to be considered for continued expansion beyond their existing two-lane profile. From their early days, they have formed part of Canada's **critical national corridor,** from playing a foundational role in connecting

Canada's frontier communities enable economic development and assert national sovereignty across the North. Unfortunately, road safety and infrastructure conditions in northern Ontario are deteriorating, according to the Ontario Trucking Association. Their primary concern is the danger of passing other vehicles. In turn, the Truckers for Safer Highways association recently stated: "People and truckers are dying on these highways!"

That is why the Federation of Northern Municipalities, an organization representing 110 cities, towns and municipalities. Has been a consistent and vocal advocate for the adoption of the 2+1 highway model in Northern Ontario. This cost-effective, safety-enhancing design has proven successful in many countries, including Sweden, Finland, and Australia. A 2+1 highway expands on a 2-lane road by implementing continuously alternating passing lanes and separates opposing directions of traffic with a crash-rated median barrier, resulting in safety outcomes that are equal to fully twinned highways.

The Government of Ontario is responding and has announced two pivotal initiatives that mark a turning point for Highway 11, offering a clear opportunity for federal collaboration. First, a **pilot project** is scheduled to commence in 2026 on a 2+1 highway segment between **North Bay and Temagami**. Second, the province committed to extending the 2+1 configuration further north, from **Temiskaming Shores to Cochrane**. These two segments lay the groundwork for a scalable, long-term corridor strategy—a shared infrastructure vision well-suited to a federal-provincial nation-building partnership that would see a phased approach to northern Ontario's highway development:

Data from Statistics Canada (see Appendix A) highlights that a five-year average from 2013 to 2017, over **925,000 truck shipments** were made between Western Canada and the Toronto/Montreal region via two-lane highways in Northern Ontario. By comparison, **960,005** between Toronto and Montréal, **206,574** between Toronto and Hamilton and 96,607 between Toronto and Windsor — routes served by four-lane highways. Put simply, **there is as much transport traffic on Highway 17 and 11 as on the Highway 401 corridor**—but it is forced to spread over narrower, less safe roads.

Priority should be given to Highway 11, as it offers a **preferred westward route** for commercial carriers. Compared to Highway 17, it is less hilly reducing fuel consumption and is not subject to frequent closures caused by Lake Superior's weather systems. In short, Highway 11 is more reliable and increasingly indispensable to national logistics and supply chains. Highway 11 will also be critical to the rapidly expanding mining and agriculture sectors in the north that depend on a safe and efficient transportation corridor.
Ministry of Transportation **Annual Average Daily Traffic (AADT)** volumes from 2021 confirm this importance:

- **Near Temiskaming Shores**: 7,800
- **Near Englehart**: 6,100
- **Between Kirkland Lake and Cochrane**: 3,200 to 5,500

These figures **meet or exceed international thresholds** for 2+1 highway justification. In fact, Ontario's Ministry of Transportation and Swedish transport authorities both find 2+1 highways are effective and safe at volumes of up to **18,000–20,000 AADT**, which is well above the current corridor levels of 3,200–7,800. This places Highway 11 within the model's ideal "sweet spot"—not only today, but for decades to come.

Moreover, these traffic counts were gathered during the COVID-19 pandemic, when private vehicle use was depressed. Actual normalized volumes are likely even higher.
Despite this high usage and strategic importance, Highway 11 faces challenges stemming from decades of underinvestment. These include:

- **Substandard Road Geometry**
- **Insufficient passing opportunities**
- **Above-average collision and fatality rates**
- **Regular closures due to weather and accidents**

These weaknesses not only endanger lives but also **disrupt freight movement**, **delay goods**, and **increase costs** for industries that depend on timely delivery.
The **2+1 model, featuring a crash-rated median barrier and alternating passing lanes every few kilometres, significantly improves safety and traffic flow at a substantially reduced cost compared to** traditional four-lane twinning. This makes it the ideal design for long rural corridors with steady but moderate traffic, such as Highway 11.

Alignment with Prime Minister Carney's Five Nation-Building Criteria

1. Strengthen Canada's Autonomy, Resilience, and Security

- **Strategic Defence Logistics**: Highways 17 and 11 support access to key military and NORAD infrastructure, including CFB North Bay. It also offers critical redundancy should either highway become compromised.
- **Nuclear Waste Transport**: The Nuclear Waste Management Organization has identified these highways for the secure transport of used nuclear reactor rods to a planned long-term storage site in Northwestern Ontario. Enhanced road safety is essential.
- **Emergency and Climate Resilience**: These roads play a vital role in wildfire evacuations and emergency response functions that will only grow more urgent with climate change.
- **Critical Minerals Access**: As Canada builds out its critical minerals sector, Highways 17 and 11 are essential for transporting the tools, supplies, and workforce needed to unlock Northern resource potential.

2. Deliver Economic Benefits and Support Growth

- **Economic Resilience and Supply Chain Reliability**
  Highways 17 and 11 are a lifeline for national industries such as mining, forestry, agriculture, and manufacturing. Collisions and closures in this corridor disrupt supply chains, delay shipments, and raise costs—undermining productivity and competitiveness. A safer, more reliable route will protect against these losses and help sustain Canada's industrial and export performance, particularly as interprovincial trade barriers ease and east-west commercial traffic increases.

- **Workforce Access and Regional Efficiency**
  Improved traffic flow enhances access for workers, goods, and services, strengthening regional economies and making it easier for businesses to attract and retain talent.
- **Job Creation and Indigenous Participation**
  Construction and long-term maintenance will create employment opportunities, with strong potential for Indigenous training, contracting, and equity partnerships.
- **Tourism and Local Business Vitality**
  As the primary transportation artery for dozens of rural communities, Highways 17 and 11 support tourism, retail, and service sectors. Safer, faster routes help keep these towns economically viable and socially connected.
- **High Return on Investment**
  According to the Northern Policy Institute, the proposed 2+1 pilot for Highway 11 delivers a benefit-cost ratio of **1.0 at 20 years**, rising to **3.6 at 60 years**—clear evidence of enduring value.

3. High Likelihood of Successful Execution

- **Shovel-Ready Projects**: Ontario's North Bay–Temagami pilot is fully designed and poised to go to tender
- **Provincial Commitment Already Secured**: The province has also announced plans to extend the 2+1 model northward between Temiskaming Shores and Cochrane.
- **Proven Design Model**: The 2+1 design has achieved fatality reductions of up to 76% in countries like Sweden, Finland, and Australia. It offers a practical model for safe, efficient travel across long rural corridors. Ontario's projects benefit from this body of international evidence.
- **Faster Cheaper Delivery**: By leveraging existing roadbeds, 2+1 roads require less land acquisition and construction time, avoid significant delays from environmental permitting, and can be implemented in phases. Ontario's own pilot designs incorporate global best practices from around the world.

- **Expandable by Design**: 2+1 highways can be converted to 2+2 highways in the future when traffic volumes warrant it, making 2+1 roads a flexible and cost-efficient steppingstone, ideal for future-proofing national transportation infrastructure.

4. Advance the Interests of Indigenous Peoples

- **Early and Ongoing Engagement:** Highways 17 and 11 intersect the traditional territories of several Indigenous Nations. Their early and ongoing involvement ensures meaningful participation and long-term benefits.
- **Pathways to Economic Reconciliation**: Indigenous-led training, employment, and equity stakes can be prioritized into project delivery, creating generational value. With designs that are modular, the Proposal also supports phased contracting and development models.
- **Improved Safety for Remote Access**: Both Highways are a lifeline for many Indigenous communities, enabling access to healthcare, food, education, and evacuation routes. Safer highways are a matter of equity.

5. Contribute to Clean Growth and Climate Objectives

- **Lower Emissions from Freight**: Improved traffic flow reduces idling, braking, and congestion, directly cutting greenhouse gas emissions. Infrastructure for electric vehicle (EV) charging can be integrated into the design.
- **Sustainable Construction Practices**: Ontario's design process is already integrating lower-emission materials and recycled aggregates to help Canada reach its climate goals.
- **Reduced Environmental Footprint**: Compared to full twinning, 2+1 highways use less land, preserve wildlife corridors, and prevent overbuilding—balancing transportation needs with environmental stewardship.

Conclusion

Transforming the Trans-Canada's Highway 17 and its Highway 11 Northern Route into 2+1 corridors is not simply a matter of regional equity—it is a strategic investment in Canada's future. It safeguards our autonomy, strengthens our supply chains, advances reconciliation, and supports economic growth—while reinforcing the vital national bond between northern and southern Canada.

The Federation of Northern Ontario Municipalities believes this project reflects the values and vision of a confident, resilient country—one that invites its northern regions to be equal partners in prosperity.

We now call on the provincial and federal government to build a Trans-Canada Highway worthy of our national ambitions—modern, safe, autonomous, and truly coast-to-coast.

Sincerely,



Danny Whalen
President

Appendix A

Number of Truck Shipments by Routes [Note 1]						**# of lanes in Ontario**
	2013	**2014**	**2015**	**2016**	**2017**	
Truck shipments to and from major destinations in western Canada to Toronto and Montreal	1,019,899	927,405	986,136	924,682	767,998 **NOTE: 5 year average 2013 to 2017= 925,224**	2 lanes northern Ontario / 4 lanes southern and eastern segments
Truck shipments to and from Toronto and Montreal	867,321	894,068	1,237,732	916,433	884,474 **Note: 5 year average = 960,005**	4+ lanes
Truck shipments to and from Toronto and Windsor	67,119	100,507	97,640	80,267	142,502 **Note: 5 year average= 97,607**	4+ lanes
Truck shipments to and from Toronto and Hamilton	181,567	191,839	186,954	332,986	139,044 **Note: 5 year average= 206,514**	4+ lanes

Note 1: Statistics Canada. Table 23-10-0142-01 Origin and destination of transported commodities, Canadian Freight Analysis Framework (see Appendix A). Shipments represent the aggregate number of shipments transported.

[Your Municpalities Letterhead]
[Date]

The Right Honourable Mark Carney
Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2
Email: PM@pm.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Email: Premier@ontario.ca

Cc: Federation of Northern Ontario Municipalities (FONOM) – fonom.info@gmail.com

Re: Support for Nation-Building 2+1 Highway Infrastructure in Northern Ontario

Dear Prime Minister Carney and Premier Ford,

On behalf of the Canadian Trucking Alliance, I am writing to express our strong support for the Federation of Northern Ontario Municipalities' proposal to expand Highways 11 and 17 in Northern Ontario using the **2+1 highway model**.

We believe this initiative aligns with national priorities related to economic resilience, transportation safety, Indigenous engagement, and climate-conscious infrastructure investment. A modern, safe, and efficient highway corridor through Northern Ontario is not only critical for regional development—it is essential for Canada's internal trade, supply chain continuity, and national cohesion.

The 2+1 highway approach offers a cost-effective, scalable, and environmentally responsible solution. We commend the Government of Ontario for launching a pilot segment between North Bay and Temagami, and we urge both levels of government to expand this model through a coordinated, nation-building strategy.

We respectfully encourage your governments to move forward with this project as a priority under the **Building Canada Act** framework.

Sincerely,
[Name]
[Title]
[Organization Name]
[Contact Information]

-------- Original message --------
From: JACQUELINE HEAD
Date: 2025-07-10 7:40 p.m. (GMT-05:00)
To: councillor.bray@whitestone.ca, mayor.comrie@whitestone.ca, councillor.lamb@whitestone.ca, councillor.nash@whitestone.ca
Subject: Bolger Lake - July 10

Dear Your Worship and Councillors,

Today, Councillors Woods and Nash attended Bolger Lake, touring the lake on a boat owned by Will Roberts. When the Councillors were asked what they were doing on the lake (as they were driving slowly and taking photos of everyone's cottages), they replied with "just touring the lake." This seems to be disingenuous with the role of a transparent, open council. It also brings to question concerns around conflict of interest and preferential treatment to constituents who have been granted exceptions to the planning act by the same councillors. Let alone the appointment of the same constituent to a committee of which they co-chair.

I would like to know the reason for the visit and the photos that were taken.

Sincerely,

Maggie Head

-----Original Message-----
From: Ted Fisher
Sent: July 11, 2025 9:13 AM
To: councillor.bray@whitestone.ca; mayor.comrie@whitestone.ca; councillor.lamb@whitestone.ca; councillor.nash@whitestone.ca; councillor.woods@whitestone.ca; nigel.black@whitestone.ca
Subject: Councillors attendance at Bolger Lake July 10, 2025

We are writing to request some information regarding Councillor Scott Nash and Councillor Brian Woods visit to Bolger Lake yesterday, July 10, at approximately 2:30 p.m.

The councillors were on a pontoon boat owned by Will Robert's and after seeming to be inspecting 2 other cottages near to us they crossed the lake and headed directly towards our cottage. As they approached and slowly drove past our property Councillor Woods was observed taking pictures of us and our property. When they returned about 15 minutes later Councillor Woods was again holding his phone up and appeared to be taking more pictures.
We understand from other neighbours that their properties were also photographed by the councillors.

It left us feeling disturbed and felt very much like an invasion of our privacy. We are wondering why Councillor Woods was adamant at a previous council meeting discussing the Magnatawan Pioneer Association's request for a security camera at the Bolger Landing that he would never be okay with cameras on municipal property yet he himself seemed to be okay with photographing constituents on their private property.

In the interest of transparency regarding Whitestone's elected officials we are requesting a written response as to the reason for this visit and what is the intended use of the photos of our private property that were taken by Councillor Woods.

Sincerely,
Ted Fisher & Janet Fairy

---------- Forwarded message ---------
From: **Brent Sullivan**
Date: Mon, Jul 14, 2025, 10:41 a.m.
Subject: Bolger Lake visitation
To: <info@whitestone.ca>

I would like an answer as to why two of your councilors (Nash and Woods) attended the lake and were taking pictures of area cottages . This occurred on July 10th and is of concern to area residents. It should also be noted that the pleasure craft in use, owned by Wil Roberts is without registration numbers. The obvious conflict of interest and preferential treatment as has been seen in the past is blatant. Secondly, with respect to recent signage in the area I want to know the Municipalities definition of encroachment .

Regards

From:	Scott Nash
To:	Nigel Black <nigel.black@whitestone.ca>; Wendy Schroeder;
Subject:	Re: Your statement: "rain equals proof climate change"
Sent:	2025-07-23 1:34:51 PM

Can this email from Rate Payer and to Council please be included in the next Council Agenda under Correspondence.

Regards
Scott

Get Outlook for Android

From: Johan Harsta
Sent: Wednesday, July 23, 2025 12:22:46 p.m.
To: mayor.comrie@whitestone.ca <mayor.comrie@whitestone.ca>
Cc: councillor.bray@whitestone.ca <councillor.bray@whitestone.ca>; councillor.lamb@whitestone.ca <councillor.lamb@whitestone.ca>; councillor.nash@whitestone.ca <councillor.nash@whitestone.ca>; councillor.woods@whitestone.ca <councillor.woods@whitestone.ca>
Subject: Your statement: "rain equals proof climate change"

Dear Mayor,

In the newletter I received today, you state that "*This summer has already confirmed that we are in an era of climate change*".

Well, that is is actually not the case. There is no scientifically proven link between a weather event such as the heavy rain we had earlier this summer and "climate change" (which is the currently popular term for what the activists used to call "catastrophic anthropogenic global warming").

In the future please avoid using taxpayer money to spread this type of misleading information.

Many thanks,
 /Johan



Bob
Justin
Janice
Kathy
John (asl)

...thank you so much.

With a heartfelt "Thank You" to everyone who came to help our 6 year old granddaughter who had a fish hook in her forehead.
We are forever greatful for the prompt response and kindness that was shown to all of us.
"Thank You".
The Richardson / White Families
2 Pine Brae Rd.

WEST PARRY SOUND DISTRICT MUSEUM



Inn 1868 the province offered grants of free land to settlers. Many immigrants came from the British Isles to work our lands.

DISPLAYS ON:

Natives
Explorers
Road & Rail
Logging
Farming
Pioneers
C.I.L.
Tourism

COME FOR A VISIT!

7 Days a week, 10:00 a.m. to 4:00 p.m.,
June to October
By appointment, October to May

P.O. Box 337, Parry Sound, Ontario P2A 2X4
705-746-5365

June 29, 2025

Municipality of Whitestone
21 Church St.
Dunchurch, ON
P0A 1G0

Dear Mayor Comrie and Council,

On behalf of the West Parry Sound District Museum I would like to thank you for your donation of $1,000 received on May 15, 2025. 5% of your contribution will be set aside for future Capital Repairs & the remainder will be used for 2025 Operational expenses.

The West Parry Sound District Museum relies on the generosity of donors such as yourself and is grateful for your support.

Thank you once again,
Sincerely,
Nadine Hamm

St. Catharines

July 30, 2025

Association of Municipalities of Ontario
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Sent via email: resolutions@amo.on.ca

Re: Elect Respect Pledge
Our File 10.12.1

To Whom it May Concern,

At its meeting of July 14, 2025, St. Catharines City Council approved the following motion:

> WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community; and
>
> WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions; and
>
> WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment; and
>
> WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office; and
>
> WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables; and
> WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office; and
>
> WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct; and

WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

NOW THEREFORE BE IT RESOLVED:
THAT City of St. Catharines Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct; and

BE IT FURTHER RESOLVED That City of St. Catharines Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

If you have any questions, please contact the Office of the City Clerk at extension 1524.

D Delvecchio

Donna Delvecchio, Acting City Clerk
Legal and Clerks Services, Office of the City Clerk
:av

cc: Ontario Big City Mayors
The Federation of Canadian Municipalities

Mayors and Regional Chairs of Ontario
MPs and MPPs
Regional Police
The Ontario Provincial Police
Royal Canadian Mounted Police

From: Delaina Arnold

Sent: August 5, 2025 3:35 PM

To: nigel.black@whitestone.ca

Cc: Becky Pollock

Subject: Request for Endorsement of UNESCO Biosphere Reserve

Hello Nigel,

Our organization would like to thank the Township of Whitestone for their years of support and request the support of Council by resolution, and accompanying letter of support, on the occasion of our 10-year renewal as a UNESCO biosphere reserve (known as a "biosphere region" in Canada). If provided, the resolution would be included in the application submitted to UNESCO for our hopeful continued endorsement. Suggested wording for the resolution for Council's consideration is as follows:

> *Whereas the Georgian Bay Biosphere Reserve was designated by UNESCO in 2004 as a region of global ecological significance; and*
>
> *Whereas the Township of Whitestone is committed to promoting environmental values and sustainable development, and have collaborated with the Georgian Bay Mnidoo Gamii Biosphere (GBB) organization on many projects since 2014, including conservation, education, climate action, community development, and reconciliation; and*
>
> *Whereas the UNESCO biosphere reserve designation, and the work coordinated by GBB as an organization in Canada, are both highly valued by our community and by our Council;*
>
> *Now Therefore be it resolved that the Township of Whitestone supports the Georgian Bay Biosphere Reserve in its continued designation by UNESCO and look forward to participating in the next ten years of collaborative activities.*

Thank you for considering our request for a Resolution of Council and accompanying letter of support, ideally returned to us on letterhead by **September 10th.** We would also be happy to provide a deputation should it be needed. Please just let us know.

Yours sincerely, on behalf of the Board of Directors,

Delaina Arnold
Delaina Arnold (she/her) BA, Community Programs Manager

Georgian Bay Biosphere +01 705 774 0978

PO Box 662 Parry Sound ON P2A 2Z1 I georgianbaybiosphere.com