



**The Corporation of the Municipality of Whitestone**

**Agenda of Regular Council Meeting  
Tuesday, September 16, 2025**

**Dunchurch Community Centre**

**and**

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/82561024179>

**(Phone Call Only)**

Dial +1 647 374 4685 then Enter Meeting ID: 825 6102 4179#

*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**

- 4.1 Library Update  
Eva Fincham, CEO, Whitestone Public Library and Technology Centre
- 4.2 Mega School  
Amy Black, Parents for Parry Sound

#### **Matters Arising from Presentations and Delegations ®**

#### **5. Committee of the Whole – None**

#### **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 – July 15, 2025
  - 7.1.2 Regular Council Meeting Minutes – August 19, 2025
- 7.2 Council Committee and Board Minutes
  - 7.2.1 Parry Sound Area Planning Board – July 28, 2025
  - 7.2.2 Parry Sound District Social Services Board – June 12, 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**

- 9.1 Report ADMIN-2025-19  
Dock Purchase Agreement between Magnatawan Pioneer Association and Municipality of Whitestone

#### **10. By-laws**

- 10.1 By-law No. 32-2025 being a By-law to enter into an Agreement for Conditions of Approval of Consent B04/2025(W) – (Skeba) ®
  - Memorandum from Paula Macri, Planning Assistant regarding status of conditions of approval
- 10.2 By-law No. 33-2025, being a By-law to enter into an agreement with the Magnatawan Pioneer Association for the transfer of ownership of the docks and associated structures at Bolger Landing ®

**11. Business Matters**

11.1 Furnace upgrade at Fire Station 2

- Report from CAO/Clerk Black

11.2 Green Initiatives Budget Funding ®

- Report from CAO/Clerk Black

11.3 District of Parry Sound Municipalities Association Fall Meeting – September 26 2025

11.4 Staging Request – Kashagaba Lake Dam Project

- Email from Benjamin Clements, Lakeshore Marine Contracting

**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, August 19, 2025

15.2 A matter that is regarding a proposed or pending acquisition or disposition of land by the municipality or local board, pursuant to the Ontario Municipal Act, Section 239(2)(c)

- Cogeco Building/Tower Assets transferred to the Municipality

**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	<b>Review of By-law 20-2014</b> (being a By-law for the licensing, regulating/governing of rental units in Whitestone)	Administration Staff	<p>Public meeting for Public input: March 19, 2024.</p> <p>DRAFT By-law presented at the May 21, 2024</p> <p>Council to submit comments by June 7, 2024 to Staff</p> <p>Memo to Council meeting August 20, 2024 – Policy direction provided for future iteration of By-law</p> <p>Revised Draft to Council submitted November 19, 2024</p> <p>Staff to seek legal review and provide to Council at a future Council meeting</p> <p>To Council April 15 2025 – deferred</p> <p>To Council May 20 2025</p> <p>May 20 – staff to review and provide update</p>
July 4, 2023	<b>Strategic Plan, By-law Initiatives</b> <b>THAT</b> 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

May 2025	<b>Demolition of the Twist</b>  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 be responsible for the demolition	Staff	In progress
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**END**

### **Correspondence**

- |    |   |  |
|----|---|--|
| A  | Town of Parry Sound                       | Request to province to complete 4-laning of Hwy 400                                |
| B  | North Bay                                 | Northern Ontario Resource Development Support program to become permanent          |
| C  | West Nipissing                            | Suspend aerial spraying of glyphosate  |
| D  | Armour                                    | Family Health Teams should have mandatory governance standards across the province |
| E  | Ministry of Municipal Affairs and Housing | Carling and McDougall withdrawal from Parry Sound Area Planning Board              |
| F  | Goderich                                  | Protect agricultural soil health   |
| G  | Tweed                                     | Calling for incineration of waste  |
| H  | Town of Parry Sound                       | Super School Delays  |
| H1 | Township of McKellar                      | Super School Delays  |
| I  | Whitestone Library Board                  | Request for bulletin board above water dispenser at Community Centre               |
| J  | Ministry of Municipal Affairs and Housing | 2025 Northeast Municipal Council Workshop  |

# **PRESENTATIONS AND DELEGATIONS**



# Whitestone Public Library

## & Technology Centre

### THE GAME PLAN FOR 2025



## Changes in 2025



Increased summer operating hours from 27 open hours per week to 36 per week. This allowed for consistent weekday hours of 10:00 AM – 6:00 PM.



Pop-up library programming and services in Ardbeg each Monday from 12:00 PM – 6:00 PM.

## What are you up to over there?



Over 600 computer users and 250 1:1 tech help appointments



Over 300 meeting room bookings



Over 2000 program participants

*As of August 2025*



# Fundraising

## Strawberry Social

- Organized by Carol Gorrie and Sheila Wesley.
- Run entirely by volunteers, including board members!
- Raised \$650.



## Book Sale

- Organized by Cathy Lamb and Merry Johnson.
- Thank you to the many amazing volunteers and municipal students who set up and tore down the sale!
- Raised \$2600.

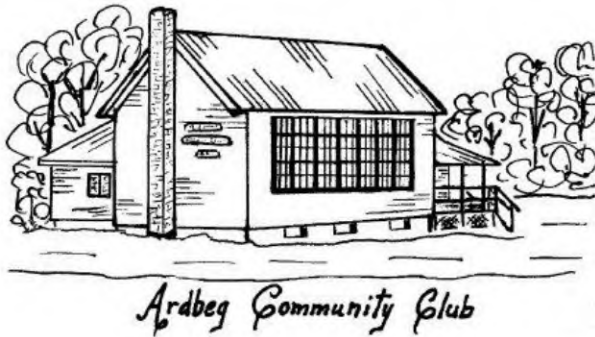


## Read-a-thon Fundraiser

- Organized by Melina Condren.
- Raised \$2000 to upgrade MakerSpace equipment and loanable STEM kits.
- Peer-to-peer fundraiser, where library supporters reached out to friends and family members for donations on the library's behalf.







An agency of the Government of Ontario  
Un organisme du gouvernement de l'Ontario

## Pop-up Pilot

- Runs every Monday at the Ardbeg Community Club
- Biweekly storytimes at Whitestone Central School
- Funded by the Ontario Trillium Foundation Seed Grant through 2025



## Pop-up Pilot

- We have reached over 180 participants in Ardbeg, reaching our OTF goal for the year in August.
- Biweekly arts and crafts programming, book club, storytimes.
- We bring a rotating collection of books, movies, games, and puzzles and offer printing, scanning, technology assistance, and laptops to access the internet.



# Where can we find you in the community?

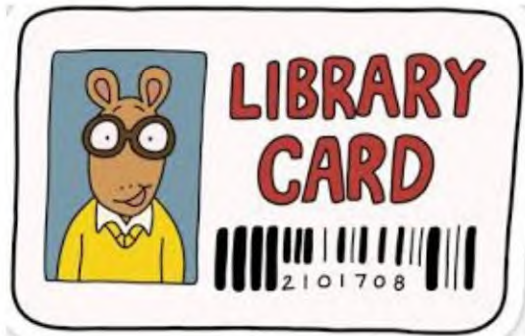


- Whitestone Cottage Show
- Canada Day Celebrations
- Library Book Sale
- Dunchurch Fall Fair
- CSS Lunch and Learn
- YMCA Job Fair

## Partnership Programming

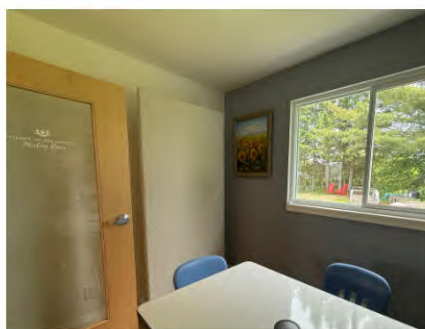
- D&D, Board Game Nights, Nintendo and STEAM Club, Archery, and Playgroup run with Whitestone Recreation Committee.
- Refreshments at seniors programming provided by the Health Unit. Health Unit also provided a microgrant to purchase an iPad available to be loaned out to seniors.
- Whitestone Historical Society partnership for the addition of photos and documents to our digital archive.
- Early ON Storytime visits with Ms. Ashlee.
- YMCA workshops focused on employment services and skill building.





## TD Summer Reading Club

- Runs annually in July and August
- Special shout-out to the Whitestone Recreation Committee and the Whitestone Fire Department for providing prizes for the Summer Reading Club!
- Recreation Committee volunteered and provided pizza and games at the TD Summer Reading Club Launch Party at the beach.
- Well over 200 participants in 2025's Summer Reading Club.



## Maple Island Thrift Shop

Thanks to the generous donations of the hardworking Thrift Shop volunteers we have been able to upgrade the library's physical space over the last few years including:

- Additional seating (with armrests)
- Television display for program promotion
- Noise baffles for the private meeting rooms to reduce the loud echoes.
- Display shelving



# Community Garden Beds

Built in 2022 by the Dunchurch Agricultural Society with funding from OMAFRA.

- Donations by the Whitestone McKellar Lions Club used for maintenance and seed purchases.
- Planted and maintained by an amazing committee of volunteers.
- Produce and seeds from the garden are distributed to the community free of charge.



## What's Next?

- Compile data and feedback from pop-up surveys and our general services survey
- Grant writing and reporting
- Prepare 2026 Budget

August 27, 2025

**To:** The Mayors and Councils of Parry Sound, McDougall, Seguin, Whitestone, McKellar, Archipelago, Carling and First Nations of Wasauksing, Shawanaga, Moose Deer Point, Henvey Inlet & Magetawan



**CC:** Minister of Education Paul Calandra, MPP Graydon Smith, Premier Doug Ford and the Near North District School Board

## **Request for a United Meeting with the Ministry of Education, MPP Graydon Smith and Premier Doug Ford**

From: Parents for Parry Sound

Dear Mayors and Councils,

On behalf of Parents for Parry Sound, we are writing to request your leadership and support in organizing a joint meeting with **Minister of Education Paul Calandra, MPP Graydon Smith, Premier Doug Ford and the Near North District School Board**. We believe this is the only way to establish a clear plan for the future of education in the Parry Sound region. We are asking that this meeting take place prior to the NNDSB's board meeting on September 9<sup>th</sup>.

Our community continues to face disruption and uncertainty with the delayed JK–12 build and the lack of transparent communication and mismanagement from NNDSB. At the same time, we are experiencing **significant population growth**, with more expected in the foreseeable future. Quite simply, the new school as designed does not have enough desks or capacity to meet current and future needs.

A practical, immediate solution exists: **keeping McDougall School open**. This would relieve overcapacity pressures at the new JK–12 school, ensure space for growth, and protect the quality of education for all students. We believe this should be formally tabled as part of the long-term planning agenda for our community.

Having all local mayors, councillors, First Nations representatives and municipal CFOs at the table with the Ministry, MPP Smith, Premier Ford and the NNDSB will demonstrate that our region is **united, organized, and unwilling to accept subpar education** for our children.

We also respectfully request that representatives from Parents for Parry Sound—**Vicki Christie, Shane Reynolds, and Amy Black**—be included in this meeting, so that the voices and lived experiences of families most directly impacted are part of the discussion.

We ask that your council take formal steps to request this meeting with the Ministry of Education, Premier Ford and MPP Smith. By standing together, we can show that the families of Parry Sound deserve accountability, transparency, and a sustainable plan for the future of education in our region.

We thank you for your continued support and look forward to working with you to make this meeting a reality.

Sincerely,  
Vicki Christie, Shane Reynolds & Amy Black  
Parents for Parry Sound

# CONSENT AGENDA



**REVISED 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. to 4:30 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



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

**Carried**

**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
<u>1</u>	Councillor Bray	X		
<u>2</u>	Councillor Lamb	X		
<u>3</u>	Councillor Nash	X		

<u>4</u>	Councillor Woods	X	
<u>5</u>	Mayor Comrie		X
<b>Carried</b>			

**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

		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

## 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
<u>3</u>	Councillor Bray	X		
<u>4</u>	Councillor Lamb	X		
<u>1</u>	Councillor Nash	X		

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

**Carried**

**Resolution No. 2025-238**

**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:

- 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

**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 2<sup>nd</sup>, 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***



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

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

**Carried**

**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

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

**Carried**

**Resolution No. 2025-251**

**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**

**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~~
- ~~Asked if the CAO/Clerk could chair Council meetings~~

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
- ~~Responding to Councillor Woods' question regarding the CAO/Clerk chairing meetings, indicates that the clerk and the chair cannot be the same, under the Municipal Act~~

### 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:

- 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

**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**

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**

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**George Comrie**

**Mayor**

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**Nigel Black**

**CAO / Clerk**

**DRAFT Regular Council Meeting Minutes**  
**Tuesday August 19, 2025, 10:00 a.m.**  
**Dunchurch Community Centre and Zoom Video Conferencing**

**Present:** Mayor George Comrie (10:00 a.m. to 2:00 p.m.)  
Councillor Janice Bray (4:55 p.m. to 7:00 p.m.)  
Deputy Mayor Joe Lamb (Chair)  
Councillor Scott Nash  
Councillor Brian Woods

**Staff:** Nigel Black, CAO/Clerk  
Paula Macri, Planning Assistant (10:00 a.m. to 5:30 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 Christie, Parry Sound Area Planning Board  
Jamie Robinson, MHBC

**Other Guests:** 0 in person  
12 via audio/videoconferencing

*Deputy Mayor Joe Lamb chaired the meeting, as per Procedural By-law 80-2023, Section 4.8.5  
"The Chair must be present in person at an Open Session Council meeting unless the Meeting  
is an Electronic-Only meeting."*

**1. Roll Call and Call to Order** 10:02 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. 2025-265**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Nash

**WHEREAS** the Members of Council have been presented with an Agenda for the August 19,  
2025 Regular Council meeting;

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

**Move into Committee of the Whole**

**Resolution No. 2025-266**

**Moved by:** Councillor Nash

**Seconded by:** Mayor Comrie

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 10:07 a.m.

**Carried**

**5. Committee of the Whole**

**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**

**Resolution No. 2025-267**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Woods

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 10:19 a.m.

**Carried**

**Matters Arising from Committee of the Whole**

**Resolution No. 2025-268**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

5.1.1 Consent Application No. B16/2025(W) – McRAE, Rodney and Ruthanne

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board dated August 8, 2025 regarding Consent Application B16/2025(W) – MCRAE, Rodney and Ruthanne and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this memorandum as information; and

**THAT** the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. **THAT** the applicant apply to the Municipality of Whitestone to have Lots 20-22 Plan M-260 deemed not to be lots in a plan of subdivision.
2. **THAT** written confirmation be received from the applicants' solicitor confirming that the lot additions will merge with the benefitting lots; and

3. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
	Councillor Bray	Not present		
<u>4</u>	Deputy Mayor Lamb	X		
<u>1</u>	Councillor Nash	X		
<u>2</u>	Councillor Woods	X		
<u>3</u>	Mayor Comrie	X		
<b>Carried</b>				

**Resolution No. 2025-269**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Woods

5.1.2 Consent Application No. B17/2025(W) – DAILEY-PLOUFFE, Margaret

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board dated July 25, 2025 regarding Consent Application B17/2025(W) – DAILEY-PLOUFFE, Margaret and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this memorandum as information; and

**THAT** the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. **THAT** the right-of-way be extended to the adjoining lots being Parts 1 to 3, on Plan 42R-14175;
2. **THAT** the former right-of-way, being Parts 4 and 5 on Plan 42R-14175 be quit claimed in favour of the registered right-of-way, being Parts 1 to 7, Plan 42R-21763, over the new road; and
3. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

Recorded vote as per Procedural By-law 80-2023 s.3.20

		YEAS	NAYS	ABSTAIN
	Councillor Bray	Not present		
<u>4</u>	Deputy Mayor Lamb	X		
<u>3</u>	Councillor Nash	X		
<u>1</u>	Councillor Woods	X		
<u>2</u>	Mayor Comrie	X		
<b>Carried</b>				

## **7. Consent Agenda**

### **Resolution No. 2025-270**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

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

- 7.1 Council Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes – July 15, 2025
- 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 pages 4 and 5 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 July 15, 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 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 pages 4 and 5 of the Agenda)

### **Resolution No. 2025-271**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

**THAT** the Minutes of the July 15, 2025 Regular Council Meeting be revised to reflect that, in the “Councillor Items” section, Councillor Woods asked if the CAO could chair Council meetings.

**Carried**

## **8. Accounts Payable**

### **Resolution No. 2025-272**

**Moved by:** Mayor Comrie

**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 \$307,676.85 for the period ending July 31, 2025.

**Carried**

## 9. Staff Reports – None

## 10. By-laws – None

## 11. Business Matters

*RECESS: 12:25 to 1:50*

*Mayor Comrie left the meeting at 2:00 p.m.*

*RECESS: 2:50 to 3:00*

*Councillor Bray joined the meeting at 4:55 p.m.*

### **Resolution No. 2025-273**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Nash

**CURFEW 5:40 p.m.**

**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 August 19, 2025 Regular Council Meeting past the allotted time of seven (7.0) hours at 5:40 p.m. and continues for an additional one and a half hours.

**Carried**

### **Resolution No. 2025-274**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

## 11.1 Draft 1.2 – Official Plan Review

**THAT** the Council of the Municipality of Whitestone receives for information the Report associated with the Official Plan Review, dated August 19, 2025; and

**THAT** the Council of the Municipality of Whitestone directs staff / planning staff to amend the Plan and bring it back to Council at a date to be determined.

**Carried**

**Resolution No. 2025-275**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Bray

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

**WHEREAS** Rail Safety Week is to be held across Canada from September 15 to 21, 2025;

**WHEREAS** 264 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 caused 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, police services, media and others to raise rail safety awareness;

**WHEREAS** CN and Operation Lifesaver have requested Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED** that the Council of the Municipality of Whitestone support national Rail Safety Week to be held from September 15 to 21, 2025.

**Carried**

**Resolution No. 2025-276**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

11.3 Road Grant Application Process Update

**THAT** the Council of the Municipality of Whitestone receives for information the Memorandum from Treasurer / Tax Collector Jessica Sinkowski dated August 19, 2025.

**Carried**

**Resolution No. 2025-277**

**Moved by:** Deputy Mayor Lamb

**Seconded by:** Councillor Nash

**THAT** the Council of the Municipality of Whitestone directs staff to administer Road Grant Protocol with respect to timing of payment as has been done in previous years and to revise the Policy to reflect this change.

Recorded vote requested by Councillor Lamb:

		YEAS	NAYS	ABSTAIN
<u>1</u>	Councillor Bray	X		
<u>4</u>	Deputy Mayor Lamb	X		
<u>2</u>	Councillor Nash			X
<u>3</u>	Councillor Woods	X		
	Mayor Comrie	Not present		

**Carried**

**Resolution No. 2025-278**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

11.4 Photos from Bolger Lake

**THAT** the Council of the Municipality of Whitestone receives for information the photographs provided by Councillor Woods.

**Carried**

**12. Correspondence**

**Resolution No. 2025-279**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the August 19, 2025 Council Meeting agenda,

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

- none -

**Carried**

**13. Councillor Items**

Councillor Bray

- thanks the public works staff for installing the "Green Light" sign (indicating volunteer firefighter)

Councillor Nash

- invasive species signs have been installed and the tools on the signs are being used to clean boats



Councillor Woods

- fall fair was another success; thankful for winning the raffle prize donated by TXM Motorsport.

#### **14. Questions from the Public**

Jacqueline Head from Bolger Lake, attending electronically, asked if Councillors Nash or Woods could tell her and other residents why they were taking photos of her on her property; what they were doing on the lake; and why they did not identify themselves when they were on the lake. Their answer was because they could be there, as it is a public lake.

#### **15. Closed Session**

##### **Move into Closed Session**

##### **Resolution No. 2025-280**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Woods

**THAT** this meeting be adjourned into a Closed Session meeting at 6:35 p.m. for the following matters:

- 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

**Carried**

**RECORDING PAUSED**

##### **Reconvene into Regular Meeting**

##### **Resolution No. 2025-281**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

**THAT** this meeting be reconvened to a Regular Meeting at 6:55 p.m.

**Carried**

**RECORDING RESUMED**

##### **Matters arising from Closed Session**

**Resolution No. 2025-282**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Woods

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday July 15, 2025

**THAT** the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday July 15, 2025.

**Carried**

**Resolution No. 2025-283**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Nash

- 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)
- Correspondence from Gowling WLG (Canada) LLP

**THAT** Council of the Municipality of Whitestone receives the correspondence from Gowling WLG (Canada) LLP, for information.

**Carried**

**Resolution No. 2025-284**

**Moved by:** Councillor Nash

**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 resignation from Whitestone Environmental Stewardship Committee

**THAT** the Council of the Municipality of Whitestone acknowledges and accepts Jo-Anne Boyle's resignation from the Whitestone Environmental Stewardship Committee, and thanks her for her volunteer time and valuable contributions to the Committee.

**Carried**

**16. Confirming By-law**

**Resolution No. 2025-285**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**THAT** By-law No. 31-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on August 19, 2025 is hereby enacted this 19th day of August, 2025.

**Carried**

**Resolution No. 2025-286**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

**17. Adjournment**

**WHEREAS** the business of this Meeting has concluded;

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 7:00 p.m. until the Regular Council Meeting of Tuesday September 16, 2025 at 10:00 a.m. or at the call of the chair.

**Carried**

\_\_\_\_\_  
**Joe Lamb**

\_\_\_\_\_  
**Deputy Mayor**

\_\_\_\_\_  
**Nigel Black**

\_\_\_\_\_  
**CAO / Clerk**

## **Committee and Board Minutes**

# Parry Sound Area Planning Board

## Meeting Minutes

Monday July 28, 2025 6:30 p.m. Zoom Electronic Web Meeting

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

**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

Morley Haskim – Item 4.0

## 2. B35/2024 (C) – JTJAF Holdings

John Jackson and Marc Kemerer were in attendance representing the appellant and spoke regarding concerns related to requirements to upgrade a portion of Calow Road and have the upgrades approved by an engineer. The representatives asked that the conditions be removed.

Joe Ryman spoke regarding the wording of the conditions.

David Moore asked if the indemnification condition could be included in the consent agreement.

Lisa Cook suggested that the file return to the Township to come to an agreement.

David Moore commented that these matters do not go to Council, only planning staff.

Morley Haskim suggested that the matter not go into closed session and that a new motion be put to a vote.

Lisa Cook suggested that the matter be discussed in closed session. No other members were in favour of a closed session.

Resolution: 2025-36  
Moved By: Morley Haskim  
Seconded By: David Moore

Recorded Vote	YES	NO
Joe Ryman	X	
Kathy Hamer	X	
Joe Lamb	X	
Scott Nash		
Morley Haskim	X	
David Moore	X	
Pam Wing		
Lisa Cook		X
<b>Total</b>	<b>5</b>	<b>1</b>

That the Parry Sound Area Planning Board approves the removal of municipal conditions 4(b) and (c) of resolution 2025-28 adopted May 26, 2025 as below:

- 4 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.

“Carried”

### 3. Adoption of Minutes

Resolution: 2025-37  
Moved By: Joe Ryman  
Seconded By: Kathy Hamer

That the minutes of a meetings held April 28, 2025 and May 26, 2025 be adopted

“Carried”

Morley Haskim left the meeting

### 4. B09/2025 (McK) – Haskim

Resolution: 2025-38  
Moved By: David Moore  
Seconded By: Kathy Hamer

That application B09/2025(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 the creation of One (1) new lot, a lot addition and a right-of-way at 167 Broadbent Road in part of Lot 15, Concession 4 in the Township of McKellar as applied for by Morley Haskim in Application No. B09/2025(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 fee By-Law;
- 2) 911 Addressing for the proposed new lot;
- 3) That the applicant convey any portion of Broadbent Road 10 metres from the centre line, for both the severed and retained property, to the Township of McKellar; and
- 4) That the applicants' solicitor confirm that the lot addition will merge with the benefitting lot.
- 5) That written confirmation be received from the Public Works Superintendent that an entrance permit for the proposed right-of-way leading to the retained lot can be provided.

"Carried"

Scott Nash joined the meeting

Morley Haskim returned to the meeting

**5. B08/2025(McK) – Madigan**

Resolution: 2025-39

Moved By: Lisa Cook

Seconded By: Scott Nash

Joe Lamb asked if the board would deny a dock.

Patrick Christie answered that most zoning by-laws require an amount of frontage free to Type 1 habitat and a biologist can be hired to assess habitat.

That application B08/2025(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 the creation of One (1) new waterfront lot fronting on McEwen Lake and Highway No. 124 in Part of Lot 24, Concession B in the Township of McKellar as applied for by Gene Madigan in application No. B08/2025(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; and
- 2) 911 addressing for the proposed new lot;

“Carried”

**6. B11/2025(C) – Hamala Holdings**

Resolution: 2025-40

Moved By: Lisa Cook

Seconded By: Kathy Hamer

Mark Payne was in attendance.

Scott Nash asked if we should be requiring railway conditions.

Patrick Christie indicated that studies have been required in other municipalities .

Mark Payne commented that in other cases the railway has not responded.

Joe Ryan asked how far the proposed lots are from the railway tracks.

Patrick Chistie measured ±160 to the proposed lots. He also indicated that the CP railway was circulated notice of the consent.

David Moore suggested that wording be added to avoid an unfulfillable condition.

David Moore suggested an amendment to remove municipal condition #2 and add “within 3 months of being notified” to condition #3

Amendment Moved by David Moore, Seconded by Morley Haskim “Carried”



That application B11/2025(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 three (3) new residential lot fronting on Carling Station Road in the Township of Carling as applied for by Hamala Holdings in Application No. B11/2025(C) 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) That the North Bay Mattawa Conservation Authority confirm that each of the lots proposed are capable of accommodating an initial and reserve Class IV sewage system within the development envelopes identified in the Environmental Impact Study prepared by FRICORP Ecological Services in support of the application;
- 2) ~~That the Canadian Pacific Railway indicate in writing to the Parry Sound Area Planning Board and the Township of Carling that they have no objection to the proposed development and that any safety measures recommended or required by the Canadian Pacific Railway be implemented through the appropriate planning mechanism afforded by the Planning Act, R.S.O. 1990, c. P.13 and deemed appropriate by the Township of Carling;~~
- 3) Should the Canadian Pacific Railway provide comments, within 3 months of being notified, indicating that additional studies should be prepared by the Owner in support of the application (i.e. noise study, vibration study etc.), the Owner apply for and obtain a Zoning By-law amendment to rezone the subject lands to include a Holding "H" symbol, which would only be removed upon completion of the required studies to the satisfaction of the Canadian Pacific Railway and the Township of Carling;
- 4) That the Owner enter into a Development Agreement with the Township of Carling to implement the recommendations of the Environmental Impact Study prepared by FRICORP Ecological Services and to implement any other requirements of the Canadian Pacific Railway or the Township, as deemed necessary by the Township;
- 5) That the Owner provide the Township of Carling and the Parry Sound Area Planning Board with a draft Reference Plan that clearly indicates each of the lots will satisfy minimum lot frontage, lot area, and lot depth requirements of the RU Zone as established in the Township's Comprehensive Zoning By-law C500-2011;
- 6) Providing the Township of Carling with parkland dedication, or alternatively, cash-in-lieu of parkland dedication to the satisfaction of the Township of Carling;
- 7) Receiving confirmation from Hydro One, Bell Canada, and Canada Post that each of the proposed lots can be serviced by their respective agency;

- 8) 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;
- 9) That civic addresses be assigned for each of the lots; and
- 10) Payment of any other applicable planning fees.

“Carried”

## **7. B12/2025(McD) – Orr**

Resolution: 2025-41  
Moved By: Joe Ryman  
Seconded By: Morley Haskim

That application B12/2025(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 one new residential lot fronting on Sylvan Drive in the Municipality of McDougall as applied for by Montgomery Orr in Application No. B12/2025(McD) 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 satisfactory to the Municipality;
2. That any portion of Sylvan Drive, and Newton Lane that encroaches 10 metres from the centre line of the road on the applicant's lands be conveyed to the Municipality.
3. That the severed lands hook up to the municipal water system, and the applicant pay the applicable connection fee;
4. Payment of any applicable planning fees; and
5. That the entrance for the severed lot front on Sylvan Drive, and that the driveway location be approved to the satisfaction of the Municipality's Public Works Department.

“Carried”

## **8. Reports & Enquiries**

## **9. Correspondence**

- 1) Carling Township – A/3/2025 Harrison/Stoica-Constantin – 303 Highway 559
- 2) Municipality of McDougall – Z03-2025 (Tomlins)
- 3) Municipality of McDougall – A02-2024 (Badley)
- 4) Municipality of McDougall – Z08-2024 (Hocking)

### **9.1. Enquiries**

### **9.2. Accounts Payable**

Resolution: 2025-42  
Moved By: Kathy Hamer  
Seconded By: David Moore

That the accounts for May and June 2025 be paid in the amount of **\$12,184.41**

“Carried”

### **9.3. Accounts**

### **9.4. Administration**

Resolution: 2025-43  
Moved By: Joe Ryman  
Seconded By: David Moore

That the board approves the Draft Audit prepared by Gingrich Harris Copeland.

“Carried”

## **10. Closed Session**

~~Re: OLT Appeal – B35/2024 (C) – JTJAF Holdings~~

## **11. Adjournment**

Resolution: 2025-44  
Moved By: Kathy Hamer  
Seconded By: Morley Haskim

That we do now adjourn at 8:04 pm.

“Carried”

# MEETING MINUTES

Thursday, June 12, 2025 at 6:30 PM

*Board Meeting via Zoom Video Conference*



## Board Members Present:

Joel Constable      Ted Collins  
 Jerry Brandt        Teri Brandt  
 Sharon Smith       Jamie McGarvey  
 Gail Finsson        Rick Zanussi  
 Irene Smit           Ted Knight  
 Janice Bray

## Board Members Absent:

Ryan Baptiste  
 Peter McIsaac  
 Teresa Hunt  
 Tom Lundy

## Staff:

Tammy MacKenzie, CAO  
 JJ Blower, Communications Officer  
 Sylvia Roy, Director of Finance  
 Sharon Davis, Director of Housing Operations and Service Management

### 1. **CALL MEETING TO ORDER:**

The meeting was called to order by Rick Zanussi at 6:32PM.

### 2. **TRADITIONAL LAND ACKNOWLEDGMENT.**

### 3. **DISCLOSURE OF PECUNIARY INTEREST.**

### 4. **APPROVAL OF AGENDA**

***Resolution 25 06 01***

**CARRIED**

*Moved by Ted Knight*

*Seconded by Teri Brandt*

“THAT the agenda of the Regular Meeting of the Board held on June 12, 2025 be accepted with the addition of: 9.5 Board Member Absence (requested by R. Zanussi) and 9.6 MEPCO Membership (requested by J. McGarvey).”

### 5. **APPROVAL OF MINUTES:**

5.1 May 8, 2025

***Resolution 25 06 02***

**CARRIED**

*Moved by Jamie McGarvey*

*Seconded by Jerry Brandt*

“THAT the Board meeting minutes of Thursday, May 8, 2025 be approved as presented.”

## **6. DEPUTATIONS & PRESENTATIONS.**

## **7. REPORTS:**

### 7.1 Chair

The Chair provided a verbal update on his attendance at the 2025 NOSDA AGM & Conference, held in Sault Ste. Marie from June 2 to 5, 2025. He gave an overview of the Northern Ontario Service Deliverers Association (NOSDA) and its role in advocating on behalf of DSSABs and CMSMs across Northern Ontario. The Chair extended his appreciation to the staff and CAOs who participated in the conference and attended key meetings with Assistant Deputy Ministers from various provincial ministries. He also reminded Board members to inform the Administration Officer, Ms. Blower, in advance of any anticipated absences from scheduled meetings to help ensure quorum is maintained.

### 7.2 Chief Administrative Officer

Ms. MacKenzie provided a verbal overview of key highlights from the written CAO report, expressing her appreciation to staff across all departments for their contributions and for helping to enhance the report. She noted that she was available to respond to any questions. Additionally, Ms. MacKenzie shared that she was attending the 47 Leads Meeting for OMSSA in Toronto this week, had participated in the NOSDA AGM & Conference in Sault Ste. Marie from June 2–5, the OMSSA Exchange Conference in Toronto in mid-May, and the District Municipal Association Meeting in Callander on May 23.

### 7.3 Director of Finance

Finance staff have completed several key reporting requirements, including the Social Housing Service Manager Annual Information Return, the Education Financial Information System (EFIS) Report, and year-end reporting for the Homelessness Prevention Program (HPP) and Ontario Works (OW). The team is currently awaiting the approval of the final Audited Financial Statements to proceed with submission to the Ministry via the TPON website.

In the coming weeks, staff will begin reporting for the Violence Against Women (VAW) program. Work is also underway on mid-year reconciliations related to the new cost-based funding model for both internal and external childcare centres.

The Yardi system upgrade has been successfully completed, and the platform is now operating on version 7.12. Additionally, the IT department has implemented a new electronic, real-time inventory tracking system using QR codes and handheld devices. The inventory for Local Housing Corporation assets is currently being uploaded into the system, with DSSAB-owned assets to follow once the process has been refined.

## **8. OUTSTANDING ISSUES.**

## **9. NEW BUSINESS:**

### 9.1 Tender – Roof Replacement

A written report was prepared by Ms. Davis and presented by Ms. Roy.

A question was raised by Mr. Constable relating to the range of bids. Staff confirmed that a

consultant had been engaged for the process, and all tender submissions met the required technical specifications and included attendance at the mandatory site visit.

***Resolution 25 06 03***

**CARRIED**

*Moved by Gail Finnson*

*Seconded by Janice Bray*

“THAT the Board direct staff to proceed with awarding the tender for the Roof Replacement at 1 Beechwood Drive, Parry Sound, ON, according to the outlined specifications and requirements detailed in tender RFT25-1BC in the amount of \$109,000.00 plus additional pricing for the replacement of the canopy entrance roof serving 22A Belvedere Ave., Parry Sound of \$69,900.00 for a total of \$178,900 (plus HST).”

**9.2 Housing & Homelessness Annual Report 2024-2025**

A written report was prepared by Ms. Davis and presented by Ms. MacKenzie, for information.

**9.3 Board Manual & Procedural Rules Update**

A written report was presented by Ms. Blower.

***Resolution 25 06 04***

**CARRIED**

*Moved by Sharon Smith*

*Seconded by Ted Collins*

“THAT the Board approves the updated Procedural Rules, and receives the updated Board Manual for information.”

**9.4 2025 BOSDA AGM Resolutions**

A written report was presented by the Chair.

***Resolution 25 06 05***

**CARRIED**

*Moved by Joel Constable*

*Seconded by Ted Knight*

“THAT the Board endorses the 2025 NOSDA AGM resolutions as attached.”

**9.5 Board Member Absence**

A verbal report was given and an attendance record was provided. Discussion ensued amongst the members to consider the continuance of a member of the Board with four consecutive absences, without authorization or notice provided for those absences.

***Resolution 25 06 06***

**CARRIED**

*Moved by Irene Smit*

*Seconded by Teri Brandt*

“WHEREAS Section 12 of the Procedural Rules of the District of Parry Sound Social Services Administration Board states that a Board Member is considered to have forfeited their membership upon missing three (3) consecutive meetings, unless such absences are authorized by the Board; and

WHEREAS Ryan Baptiste, the appointed representative for Area 4, has been absent from four (4) consecutive meetings of the Board without providing notice or seeking authorization for such absences;

NOW THEREFORE BE IT RESOLVED THAT Ryan Baptiste be deemed to have forfeited his position as a Member of the Board; and

BE IT FURTHER RESOLVED THAT communication with the municipalities of Area 4 be initiated to begin the process of appointing a new representative to the Board.”

9.6 Municipal Employer Pension Centre of Ontario (MEPCO) Membership

Mr. McGarvey provided a verbal report offering insight into MEPCO and its significance for municipal employers and employees. Staff were directed to further investigate the matter and report back at a future Board meeting.

**10. IN-CAMERA: 0**

**11. CORRESPONDENCE.**

11.1 NBPSDHU Overdose Report

11.2 Labour Focus March 2025 (The Labour Market Group)

11.3 Monthly Jobs Report February 2025 (The Labour Market Group)

**11. ADJOURNMENT.**

***Resolution 25 06 07***

**CARRIED**

*Moved by Ted Collins*

*Seconded by Joel Constable*

“THAT the Board meeting now be adjourned at 7:44 PM, and that the next Special meeting to be held Tuesday, June 17, 2025 at the hour of 11:00 AM via Zoom Video Conference.”

## **ACCOUNTS PAYABLE**



Date Printed  
09/03/2025 12:00 PM

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00243 to 2025-00260

Page 1

Bank Code - AP - AP-GENERAL OPER

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
37679 Aug. 5/25	08/05/2025	Anita Chechock 16-790 - Recreation Cmttee-Pro	Canada Day Performance	500.00	500.00
37680	08/06/2025	VOID - Cheque Confirmation			
37681	08/06/2025	VOID - Cheque Confirmation			
37682	08/06/2025	VOID - Cheque Confirmation			
37683	08/06/2025	VOID - Cheque Confirmation			
37684	08/06/2025	VOID - Cheque Confirmation			
37685	08/06/2025	VOID - Cheque Confirmation			
37686	08/06/2025	VOID - Cheque Confirmation			
37687	08/06/2025	VOID - Cheque Confirmation			
37688 176047	08/06/2025	Bell Canada - Public Access 16-787 - Recreation - Public Pay 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non	Pay Telephone HST Tax Code HST Tax Code	50.88 5.62 6.50 NL	56.50
37689 0096453800	08/06/2025	Bell Mobility 16-212 - Fire - Radio Tower & Ai 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non	Fire Tower HST Tax Code HST Tax Code	119.77 13.23 15.30 NL	133.00
37690 Aug. 5/25	08/06/2025	Royal Canadian Legion Ontario 16-108 - Admin - Advertising	donation - advertising	395.00	395.00
37691 3419	08/06/2025	Scott Dingman Trucking 16-762 - Maple ls. Park - Buildin 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non	pump out - MI store HST Tax Code HST Tax Code	407.04 44.96 52.00 NL	452.00
37692 Ref. ASP	08/06/2025	Lindsay Hammel 15-373 - After School Program	overpayment for 2023-2024	82.00	82.00
37693 15536	08/06/2025	Little Gardens 16-767 - Municipal Flowers 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non	flowers HST Tax Code HST Tax Code	535.77 64.70 74.83 NL	650.47
37694 3823072513261	08/06/2025	Minister of Finance-Policing 16-274 - Policing Levy	May Policing Services	35,087.00	35,087.00
37695	08/06/2025	REV - Matthew Clermont			

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00243 to 2025-00260

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>37696</b>	<b>08/07/2025</b>	<b>Torkin Manes</b>			
549900		16-120 - Admin - Legal Expense		333.27	
		11-210-2 - A/R HST Receivable	HST Tax Code	36.81	
		99-999-1 - HST (Statistical) Non	HST Tax Code	42.58 NL	370.08
549899		16-120 - Admin - Legal Expense		2,612.64	
		16-120 - Admin - Legal Expense		28.35	
		11-210-2 - A/R HST Receivable	HST Tax Code	288.58	
		99-999-1 - HST (Statistical) Non	HST Tax Code	333.77 NL	2,929.57
551645		16-120 - Admin - Legal Expense		599.88	
		11-210-2 - A/R HST Receivable	HST Tax Code	66.26	
		99-999-1 - HST (Statistical) Non	HST Tax Code	76.64 NL	666.14
551646		16-120 - Admin - Legal Expense		599.88	
		16-120 - Admin - Legal Expense		194.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	66.26	
		99-999-1 - HST (Statistical) Non	HST Tax Code	76.64 NL	860.14
			Payment Total:		4,825.93
<b>37697</b>	<b>08/26/2025</b>	<b>Tahinca Road Cottagers Association</b>			
2025RG		16-440-4 - Roads Grant Prograr	Basswood Cres-2025 Road	685.08	
		16-440-4 - Roads Grant Prograr	Smokey Rd-2025 Road Gra	1,234.69	
		16-440-4 - Roads Grant Prograr	Tahinca Rd-2025 Road Gra	4,287.96	6,207.73
<b>37698</b>	<b>08/26/2025</b>	<b>South-West Parry Sound</b>			
2025-Dues		16-209 - Fire - Memberships/Mu	2025 Membership Dues	450.00	450.00
<b>37699</b>	<b>08/26/2025</b>	<b>Jeff Sturtridge</b>			
2025RG		16-440-4 - Roads Grant Prograr	Taylor Lane-2025 Road Gra	761.39	761.39
<b>37700</b>	<b>08/26/2025</b>	<b>Jen Slykhuis</b>			
2025RG		16-440-4 - Roads Grant Prograr	Carlton Rd-2025 Road Gar	1,345.29	1,345.29
<b>37701</b>	<b>08/26/2025</b>	<b>Tony Poxleitner</b>			
2025RG		16-440-4 - Roads Grant Prograr	Sawcut Road-2025 Road G	625.92	625.92
<b>37702</b>	<b>08/26/2025</b>	<b>Ron Findley</b>			
2025RG		16-440-4 - Roads Grant Prograr	McGee Lake Rd-2025 Roac	1,707.25	1,707.25
<b>37703</b>	<b>08/26/2025</b>	<b>Rob Steeves</b>			
2025RG		16-440-4 - Roads Grant Prograr	Shady Maple Trail-2025 Ro	2,307.32	2,307.32
<b>37704</b>	<b>08/26/2025</b>	<b>Red Gate Lane Association</b>			
2025RG		16-440-4 - Roads Grant Prograr	Red Gate Lane-2025 Road	1,040.05	1,040.05
<b>37705</b>	<b>08/26/2025</b>	<b>Pratt Road Cottagers Association</b>			
2025RG		16-440-4 - Roads Grant Prograr	Pratt Rd-2025 Road Grant	1,860.60	1,860.60
<b>37706</b>	<b>08/26/2025</b>	<b>North Meadow Cove Property Owners Inc.</b>			
2025RG		16-440-4 - Roads Grant Prograr	North Meadow Cove Rd-20:	4,770.69	
		16-440-4 - Roads Grant Prograr	Deer Trail-2025 Road Grant	1,387.31	
		16-440-4 - Roads Grant Prograr	Moose Lane-2025 Road Gr:	998.04	7,156.04
<b>37707</b>	<b>08/26/2025</b>	<b>Dana Labrie</b>			
2025RG		16-440-4 - Roads Grant Prograr	Gooseneck Crescent-2025	998.04	
		16-440-4 - Roads Grant Prograr	Ring Rock Acres Road-202:	1,251.84	2,249.88
<b>37708</b>	<b>08/26/2025</b>	<b>Maurice Hutton</b>			
2025RG		16-440-4 - Roads Grant Prograr	Mitchell Lane-2025 Road G	667.93	667.93

**Municipality of Whitestone**  
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**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
37709 2025RG	08/26/2025	Green Lane Road Maintenance Association 16-440-4 - Roads Grant Progar	Green Lane-2025 Road Gra	2,732.60	2,732.60
37710 2025RG	08/26/2025	Margie Szilagyi 16-440-4 - Roads Grant Progar	Granite Lane-2025 Road Gi	1,314.08	1,314.08
37711 2025RG	08/26/2025	Carol Whiteman 16-440-4 - Roads Grant Progar	Dunchurch Estates Rd-202	3,931.27	3,931.27
37712 2025-08	08/26/2025	Brian Woods 16-093 - Council- Electronic Dev	2025 Allowance-B Woods	600.00	600.00
37713 2025RG	08/26/2025	Tracy Arthurs 16-440-4 - Roads Grant Progar	Serenity Lane-2025 Road G	1,234.69	1,234.69
Total Computer Cheque:					78,373.94

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
OB-170 PP14 Remit	08/15/2025	Receiver General 12-331 - Payroll Deductions	July 1 - 15 2025 Remittance	20,764.05	20,764.05
OB-171 July EHT Remit	08/12/2025	Minister Of Finance 12-332 - Employer Health Tax	July 2025 EHT Remittance	3,635.02	3,635.02
OB-172 PP15 & PP16 R	08/12/2025	Receiver General 12-331 - Payroll Deductions	July 16 - 31 2025 Remittanc	31,198.99	31,198.99
OB-173 July Stn 2	08/15/2025	Bell Canada 16-257 - Station 2 - Telephone	July Phone Stn 2	80.47	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.89	
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.28 NL	89.36
July Stn 1		16-237 - Station 1 - Telephone	July Phone Stn 1	75.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.39	
		99-999-1 - HST (Statistical) Non	HST Tax Code	9.70 NL	84.33
July Office		16-109 - Admin - Telephone	July Phone Office	264.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	29.20	
		99-999-1 - HST (Statistical) Non	HST Tax Code	33.77 NL	293.54
July MI		16-720 - Maple Is. Hall - Teleph	July Phone Maple Island	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
July Garage		16-324 - Garage Telephone	July Phone 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
July CC		16-706 - Dunchurch Hall - Telep	July Phone Community Cer	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
Payment Total:					656.94
OB-174 August Hydro	08/15/2025	Hydro One Networks Inc.-All 16-743 - Pavilion - Hydro	August Hydro Pavilion	127.91	
		16-743 - Pavilion - Hydro	August Hydro Pavilion - Rel	-16.47	
		16-705 - Dunchurch Hall - Hydr	August Hydro Dunchurch H	561.31	
		16-705 - Dunchurch Hall - Hydr	August Hydro Dunchurch H	-72.26	
		16-439 - Roads - Street Lights	August Hydro Street Lights	16.73	
		16-439 - Roads - Street Lights	August Hydro Street Lights	-2.15	

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**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		16-439 - Roads - Street Lights	August Hydro Street Lights	298.73	
		16-439 - Roads - Street Lights	August Hydro Street Lights	-38.46	
		16-323 - Garage - Hydro	August Hydro Garage	236.52	
		16-323 - Garage - Hydro	August Hydro Garage - Reb	-30.45	
		16-150 - Office - Heating/Hydro	August Hydro Office	654.65	
		16-150 - Office - Heating/Hydro	August Hydro Office - Reba	-84.28	
		16-232 - Station 1 - Hydro	August Hydro Stn 1	218.22	
		16-232 - Station 1 - Hydro	August Hydro Stn 1 - Rebat	-28.09	
		16-251 - Station 2 - Hydro	August Hydro Stn 2	167.92	
		16-251 - Station 2 - Hydro	August Hydro Stn 2 - Rebat	-21.62	
		16-719 - Maple Is. Hall - Heat/H	August Hydro Maple Island	72.74	
		16-719 - Maple Is. Hall - Heat/H	August Hydro Maple Island	-9.36	
		16-719 - Maple Is. Hall - Heat/H	August Hydro Maple Island	38.33	
		16-719 - Maple Is. Hall - Heat/H	August Hydro Maple Island	-3.51	
		16-731-3 - 2125 HWY 124 - Hyd	August Hydro 2125 Hwy 12	47.82	
		16-731-3 - 2125 HWY 124 - Hyd	August Hydro 2125 Hwy 12	-6.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	269.62	
		99-999-1 - HST (Statistical) Non	HST Tax Code	311.83 NL	2,397.69
<b>OB-175</b>	<b>08/15/2025</b>	<b>Hydro One Networks Inc.-York (6266)</b>			
July YLF		16-446-1 - York Landfill - Hydro	July Hydro York Landfill	57.28	
		16-446-1 - York Landfill - Hydro	July Hydro York Landfill - R	-7.37	
		16-446-1 - York Landfill - Hydro	July Hydro York Landfill - L	0.67	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.33	
		99-999-1 - HST (Statistical) Non	HST Tax Code	7.32 NL	56.91
<b>OB-176</b>	<b>08/15/2025</b>	<b>Municipality Of McDougall</b>			
25982		16-459 - York Landfill - Bulk Wa	Household Waste YLF	1,877.11	
		16-471 - Auld Landfill - Bulk Wa	Household Waste ALF	970.82	2,847.93
<b>OB-177</b>	<b>08/17/2025</b>	<b>Hydro One Networks Inc.-Auld</b>			
July ALF		16-466-1 - Aulds Landfill - Hydr	July Hydro Aulds LF	101.20	
		16-466-1 - Aulds Landfill - Hydr	July Hydro Aulds LF - Reba	-13.03	
		16-466-1 - Aulds Landfill - Hydr	July Hydro Aulds LF - Late I	1.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.18	
		99-999-1 - HST (Statistical) Non	HST Tax Code	12.93 NL	100.63
Total Online Banking:					61,658.16

**EFT**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>3182</b>	<b>08/11/2025</b>	<b>Air Automotive Tracking</b>			
WS2508		16-310 - Roads-Supplies GPS M	Aug. 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
<b>3183</b>	<b>08/11/2025</b>	<b>Adams Bros Construction Ltd</b>			
183673		16-452 - York Landfill - Mainten	Service Customer owned to	101.76	
		16-473 - Auld Landfill - Mainten	Service Customer owned to	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
183679		16-459 - York Landfill - Bulk Wa	empty & return bins - YLF	793.73	
		16-471 - Auld Landfill - Bulk Wa	empty & return bins - ALF	712.32	

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Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	166.35	
		99-999-1 - HST (Statistical) Non	HST Tax Code	192.40 NL	1,672.40
			Payment Total:		1,898.40
<b>3184</b>	<b>08/11/2025</b>	<b>Canadian National Non Freight</b>			
91802511		16-502 - Cemetery - Membershi	Bunny Trail	403.50	403.50
<b>3185</b>	<b>08/11/2025</b>	<b>Glen Martin Limited</b>			
421131		16-702 - Dunchurch Hall - Suppl	supplies	430.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	47.54	
		99-999-1 - HST (Statistical) Non	HST Tax Code	54.99 NL	477.97
<b>3186</b>	<b>08/11/2025</b>	<b>Jim Anderson Contracting Ltd</b>			
1526		16-505 - Fairholme Cemetery - (	grass cutting - Fairholme	595.72	
		16-524 - Whitestone Cemetery (	grass cutting - Whitestone C	248.50	
		16-515 - Maple Is. Cemetery - G	grass cutting - MI Cemetary	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
<b>3187</b>	<b>08/11/2025</b>	<b>Kidd's Home Hardware</b>			
2969791		16-702 - Dunchurch Hall - Suppl	supplies	42.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.72	
		99-999-1 - HST (Statistical) Non	HST Tax Code	5.46 NL	47.45
2970695		16-702 - Dunchurch Hall - Suppl		50.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.62	
		99-999-1 - HST (Statistical) Non	HST Tax Code	6.50 NL	56.47
2970898		16-702 - Dunchurch Hall - Suppl	supplies	-20.34	
		16-702 - Dunchurch Hall - Suppl	supplies	30.52	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.12	
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.30 NL	11.30
2971190		16-320 - Garage - Mtc/Supplies/	supplies	26.20	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.90	
		99-999-1 - HST (Statistical) Non	HST Tax Code	3.35 NL	29.10
Return 2971732		16-320 - Garage - Mtc/Supplies/	return of bags	-22.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	-2.47	
		99-999-1 - HST (Statistical) Non	HST Tax Code	-2.86 NL	-24.85
			Payment Total:		119.47
<b>3188</b>	<b>08/11/2025</b>	<b>Local Authority Services Ltd.</b>			
MGBP00001934		16-110 - Admin - Office Supplies	tape, cassette	24.40	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.70	
		99-999-1 - HST (Statistical) Non	HST Tax Code	3.12 NL	27.10
<b>3189</b>	<b>08/11/2025</b>	<b>Lakeside Electrical Solutions Inc.</b>			
3383-1		16-150 - Office - Heating/Hydro	service call - AC not workin	253.38	
		11-210-2 - A/R HST Receivable	HST Tax Code	27.99	
		99-999-1 - HST (Statistical) Non	HST Tax Code	32.37 NL	281.37
<b>3190</b>	<b>08/11/2025</b>	<b>Magnetawan Building Centre Ltd</b>			
103-148933		19-714-3 - Community Centre V	siding	3,230.58	
		11-210-2 - A/R HST Receivable	HST Tax Code	356.83	
		99-999-1 - HST (Statistical) Non	HST Tax Code	412.71 NL	3,587.41
<b>3191</b>	<b>08/11/2025</b>	<b>McDougall Energy</b>			
7937155		16-423 - 2010 Grader - Fuel	Dyed Diesel LS	451.77	
		16-427-1 - 2022 Backhoe -Fuel	Dyed Diesel LS	451.78	
		16-439-2 - Hyundai Excavator F	Dyed Diesel LS	451.76	

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Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
7937166		11-210-2 - A/R HST Receivable	HST Tax Code	149.70	
		99-999-1 - HST (Statistical) Non	HST Tax Code	173.14 NL	1,505.01
		16-403 - 2015 Freightliner Tand	LS Diesel Clear	652.77	
		16-404-2 - 2020 Freightliner - Sr	LS Diesel Clear	652.76	
		16-411 - 2007 International - Fu	LS Diesel Clear	652.77	
		16-404-1 - 2017 Freightliner Sin	LS Diesel Clear	652.77	
7937171		11-210-2 - A/R HST Receivable	HST Tax Code	288.40	
		99-999-1 - HST (Statistical) Non	HST Tax Code	333.57 NL	2,899.47
		16-776 - 2016 Facilities Truck - I	Regular Gas with Ethanol	313.52	
		16-394-2 - 2018 Dodge Ram 20	Regular Gas with Ethanol	313.53	
		16-408-1 - 2022 Dodge 2500 Fi	Regular Gas with Ethanol	313.51	
		11-210-2 - A/R HST Receivable	HST Tax Code	103.89	
		99-999-1 - HST (Statistical) Non	HST Tax Code	120.16 NL	1,044.45
			Payment Total:		5,448.93
<b>3192</b>	<b>08/11/2025</b>	<b>Moore Propane Limited</b>			
1440381		16-329 - Garage - Heating	renewal - July 31/25 - July 3	61.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.74	
1440380		99-999-1 - HST (Statistical) Non	HST Tax Code	7.80 NL	67.80
		16-741-1 - Pavilion-Heating	renewal July 31/25 - July 31	61.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.74	
		99-999-1 - HST (Statistical) Non	HST Tax Code	7.80 NL	67.80
			Payment Total:		135.60
<b>3193</b>	<b>08/11/2025</b>	<b>My-Tech Information Technology</b>			
July 31/25		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
<b>3194</b>	<b>08/11/2025</b>	<b>Ricoh Canada Inc.</b>			
SCO94956581		16-113 - Admin - Office Equipm	Copier usage	390.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	43.13	
		99-999-1 - HST (Statistical) Non	HST Tax Code	49.89 NL	433.66
<b>3195</b>	<b>08/11/2025</b>	<b>SDB Truck &amp; Equipment Repairs</b>			
13876		16-242 - Station 1 - Rescue #1 I	safety inspection	607.51	
		11-210-2 - A/R HST Receivable	HST Tax Code	67.10	
		99-999-1 - HST (Statistical) Non	HST Tax Code	77.61 NL	674.61
<b>3196</b>	<b>08/11/2025</b>	<b>Xplore (Aulds)</b>			
INV56935124		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
<b>3197</b>	<b>08/18/2025</b>	<b>Adams Bros Construction Ltd</b>			
183902		16-703 - Dunchurch Hall - Bld M	Septic pumping - CC, Rink	981.29	
		16-743 - Pavilion - Hydro	Septic pumping - CC, Rink	1,226.62	
		11-210-2 - A/R HST Receivable	HST Tax Code	243.87	
		99-999-1 - HST (Statistical) Non	HST Tax Code	282.06 NL	2,451.78
<b>3198</b>	<b>08/18/2025</b>	<b>A.J. Stone Company Ltd.</b>			
0000193369		16-210 - Fire - Miscellaneous	thread saver protective cap	150.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.63	
		99-999-1 - HST (Statistical) Non	HST Tax Code	19.23 NL	167.13
<b>3199</b>	<b>08/18/2025</b>	<b>Canadian Union of Public</b>			
July Remit		12-338 - CUPE-Union Dues	July 2025 Remittance	1,666.10	1,666.10

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EFT					
Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>3200</b>	<b>08/18/2025</b>	<b>Fire Marshal's Public Fire</b>			
IN169072		16-208 - Fire - Prevention/Educ	Firefighter plush bears	60.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.67	
		99-999-1 - HST (Statistical) Non	HST Tax Code	7.72 NL	67.12
<b>3201</b>	<b>08/18/2025</b>	<b>Jenn Gerlach</b>			
2750		16-126 - Admin - Communicatio	August newsletter	350.00	350.00
<b>3202</b>	<b>08/18/2025</b>	<b>Joseph Lamb</b>			
Aug 5/25		16-091 - Council - Travel	mileage - Planning Brd mee	57.60	57.60
<b>3203</b>	<b>08/18/2025</b>	<b>Local Authority Services Ltd.</b>			
MGBP00002036		16-115 - Admin - Computer Sup	printer cartridges	14.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.63	
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.88 NL	16.36
MGBP00002086		16-113 - Admin - Office Equipm	Printer	87.96	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.72	
		99-999-1 - HST (Statistical) Non	HST Tax Code	11.24 NL	97.68
			Payment Total:		114.04
<b>3204</b>	<b>08/18/2025</b>	<b>Momentum Conferencing</b>			
0184276		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
<b>3205</b>	<b>08/18/2025</b>	<b>Magnetawan Truck and Trailer</b>			
3771		16-404 - 2017 Freightliner Singl	safety inspection	2,135.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	235.90	
		99-999-1 - HST (Statistical) Non	HST Tax Code	272.84 NL	2,371.53
3774		16-404-3 - 2020 Freightliner Sn	service - AC not working	206.07	
		11-210-2 - A/R HST Receivable	HST Tax Code	22.76	
		99-999-1 - HST (Statistical) Non	HST Tax Code	26.33 NL	228.83
			Payment Total:		2,600.36
<b>3206</b>	<b>08/18/2025</b>	<b>Near North Industrial Solution</b>			
101857		16-404 - 2017 Freightliner Singl	repairs and maintenance	84.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.29	
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.74 NL	93.35
<b>3207</b>	<b>08/18/2025</b>	<b>Near North Laboratories Inc.</b>			
110440		16-779 - Water Testing	water testing	46.61	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.14	
		99-999-1 - HST (Statistical) Non	HST Tax Code	5.95 NL	51.75
<b>3208</b>	<b>08/18/2025</b>	<b>SDB Truck &amp; Equipment Repairs</b>			
13894		16-248 - Stat 1 - Pumper #1 Insp	safety inspection	1,014.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	112.06	
		99-999-1 - HST (Statistical) Non	HST Tax Code	129.61 NL	1,126.61
13895		16-261 - Station 2 -Tanker- Insp	safety inspection	622.77	
		11-210-2 - A/R HST Receivable	HST Tax Code	68.79	
		99-999-1 - HST (Statistical) Non	HST Tax Code	79.56 NL	691.56
			Payment Total:		1,818.17
<b>3209</b>	<b>08/18/2025</b>	<b>Vianet</b>			
Aug. 1/25		16-321 - Garage - High Speed In	internet - Garage	106.80	
		16-720 - Maple Is. Hall - Teleph	internet - MI	106.80	
		16-457-1 - York Landfill - Interne	internet - York LF	160.72	

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EFT					
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
		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
<b>3210</b>	<b>08/18/2025</b>	<b>Versa Net Solutions Group</b>			
344549		16-126 - Admin - Communicatio	exp. from 2024 under Horiz	299.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	33.05	
		99-999-1 - HST (Statistical) Non	HST Tax Code	38.22 NL	332.22
<b>3211</b>	<b>08/29/2025</b>	<b>Belvedere Heights</b>			
2025-2nd Instal		16-628 - Belvedere Home - Ope	2025 Operating Levy-2nd In	30,856.50	30,856.50
<b>3212</b>	<b>08/29/2025</b>	<b>Cedar Signs</b>			
INV/2025/1575		16-281 - Bld Official - Supplies	911 Signs/Posts	992.30	
		11-210-2 - A/R HST Receivable	HST Tax Code	109.61	
		99-999-1 - HST (Statistical) Non	HST Tax Code	126.77 NL	1,101.91
INV/2025/1576		16-391 - Signs/Safety- Goods &	Ontario Traffic Manual	81.41	
		11-210-2 - A/R HST Receivable	HST Tax Code	8.99	
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.40 NL	90.40
			Payment Total:		1,192.31
<b>3213</b>	<b>08/29/2025</b>	<b>Fire Marshal's Public Fire</b>			
IN169217		16-208 - Fire - Prevention/Educ	Fire Prevention Week Kit	480.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	53.05	
		99-999-1 - HST (Statistical) Non	HST Tax Code	61.36 NL	533.36
<b>3214</b>	<b>08/29/2025</b>	<b>Glen Martin Limited</b>			
422236		16-258 - Station 2 - Supplies	Supplies	119.48	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.19	
		99-999-1 - HST (Statistical) Non	HST Tax Code	15.26 NL	132.67
421934		16-702 - Dunchurch Hall - Suppl	Supplies	190.06	
		16-741 - Pavilion - Supplies	Supplies	190.06	
		16-153 - Office - Janitorial Suppl	Supplies	190.05	
		16-320 - Garage - Mtc/Supplies/	Supplies	190.04	
		11-210-2 - A/R HST Receivable	HST Tax Code	83.97	
		99-999-1 - HST (Statistical) Non	HST Tax Code	97.12 NL	844.18
			Payment Total:		976.85
<b>3215</b>	<b>08/29/2025</b>	<b>Kootenay Murphy Holding Ltd.</b>			
9283		16-267 - Fire Pro	FirePro2 Service Contract	454.86	
		11-210-2 - A/R HST Receivable	HST Tax Code	50.24	
		99-999-1 - HST (Statistical) Non	HST Tax Code	58.11 NL	505.10
<b>3216</b>	<b>08/29/2025</b>	<b>Local Authority Services Ltd.</b>			
70786834		16-110 - Admin - Office Supplies	Paper	120.06	
		16-110 - Admin - Office Supplies	Keyboard/Mouse	41.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	17.85	
		99-999-1 - HST (Statistical) Non	HST Tax Code	20.64 NL	179.41
<b>3217</b>	<b>08/29/2025</b>	<b>Law N Mowers</b>			
August 2025		16-275 - By-Law Enforcement	By-Law Enforcement - June	885.40	885.40
<b>3218</b>	<b>08/29/2025</b>	<b>Magnetawan Building Centre Ltd</b>			
104-122044		16-473 - Auld Landfill - Maintena	Supplies	112.64	
		11-210-2 - A/R HST Receivable	HST Tax Code	12.44	
		99-999-1 - HST (Statistical) Non	HST Tax Code	14.39 NL	125.08
102-73485		16-703 - Dunchurch Hall - Bld M	Supplies	95.99	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.60	



**Municipality of Whitestone**  
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Batch: 2025-00243 to 2025-00260

EFT					
Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
		99-999-1 - HST (Statistical) Non	HST Tax Code	12.26 NL	106.59
				Payment Total:	231.67
<b>3219</b>	<b>08/29/2025</b>	<b>McDougall Energy</b>			
7962540		16-403 - 2015 Freightliner Tand	Diesel	413.33	
		16-404-1 - 2017 Freightliner Sin	Diesel	413.33	
		16-404-2 - 2020 Freightliner - Si	Diesel	413.33	
		16-411 - 2007 International - Fu	Diesel	413.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	182.61	
		99-999-1 - HST (Statistical) Non	HST Tax Code	211.21 NL	1,835.94
7962539		16-423 - 2010 Grader - Fuel	Dyed Diesel	293.17	
		16-427-1 - 2022 Backhoe -Fuel	Dyed Diesel	293.17	
		16-439-2 - Hyundai Excavator F	Dyed Diesel	293.17	
		11-210-2 - A/R HST Receivable	HST Tax Code	97.15	
		99-999-1 - HST (Statistical) Non	HST Tax Code	112.36 NL	976.66
7962538		16-394-2 - 2018 Dodge Ram 20	Gas	186.52	
		16-408-1 - 2022 Dodge 2500 Fi	Gas	186.51	
		16-776 - 2016 Facilities Truck - l	Gas	186.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	61.80	
		99-999-1 - HST (Statistical) Non	HST Tax Code	71.48 NL	621.36
				Payment Total:	3,433.96
<b>3220</b>	<b>08/29/2025</b>	<b>MHBC Planning LTD</b>			
5037339		16-120 - Admin - Legal Expense		1,063.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	117.46	
		99-999-1 - HST (Statistical) Non	HST Tax Code	135.85 NL	1,180.85
5037341		16-843 - Planning & Developme	Carr Aggregates Ltd - ZBA	2,941.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	324.92	
		99-999-1 - HST (Statistical) Non	HST Tax Code	375.80 NL	3,266.55
5037340		19-115 - Offical Plan Consultant	Official Plan Update	21,632.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	2,389.35	
		99-999-1 - HST (Statistical) Non	HST Tax Code	2,763.53 NL	24,021.43
				Payment Total:	28,468.83
<b>3221</b>	<b>08/29/2025</b>	<b>Mullen Heating and Cooling Inc</b>			
981		16-239 - Station 1 - Building Mtc	Service Call-A/C Unit	262.03	
		11-210-2 - A/R HST Receivable	HST Tax Code	28.95	
		99-999-1 - HST (Statistical) Non	HST Tax Code	33.48 NL	290.98
<b>3222</b>	<b>08/29/2025</b>	<b>Near North Industrial Solution</b>			
102260		16-409 - 2007 International-Mair	Parts	85.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.39	
		99-999-1 - HST (Statistical) Non	HST Tax Code	10.86 NL	94.39
<b>3223</b>	<b>08/29/2025</b>	<b>OMERS</b>			
July OMERS		12-339 - OMERS		27,652.20	27,652.20
<b>3224</b>	<b>08/29/2025</b>	<b>Point To Point Communications</b>			
0000282688		16-263 - Station 2 - Radio Equip	Pager Earpiece	89.55	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.89	
		99-999-1 - HST (Statistical) Non	HST Tax Code	11.44 NL	99.44
0000282679		16-289 - Bld Official-Reserve-Ve	Portable Radio Antenna	140.43	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.51	
		99-999-1 - HST (Statistical) Non	HST Tax Code	17.94 NL	155.94
				Payment Total:	255.38
<b>3225</b>	<b>08/29/2025</b>	<b>SDB Truck &amp; Equipment Repairs</b>			

**Municipality of Whitestone**  
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EFT					
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
13902		16-254 - Station 2 -Rescue #2-Ir	Safety Inspection	909.74	
		11-210-2 - A/R HST Receivable	HST Tax Code	100.48	
		99-999-1 - HST (Statistical) Non	HST Tax Code	116.22 NL	1,010.22
13906		16-254 - Station 2 -Rescue #2-Ir	Install/Supply Battery	356.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	39.34	
		99-999-1 - HST (Statistical) Non	HST Tax Code	45.50 NL	395.50
13903		16-270 - Emergency Plan	Safety Inspection	305.28	
		11-210-2 - A/R HST Receivable	HST Tax Code	33.72	
		99-999-1 - HST (Statistical) Non	HST Tax Code	39.00 NL	339.00
			Payment Total:		1,744.72
<b>3226</b>	<b>08/29/2025</b>	<b>SignCraft Canada Inc.</b>			
3280		19-209 - Replace Rescue 1	Decal Installation	1,221.12	
		11-210-2 - A/R HST Receivable	HST Tax Code	134.88	
		99-999-1 - HST (Statistical) Non	HST Tax Code	156.00 NL	1,356.00
3309		19-209 - Replace Rescue 1	Unit Number Decals	27.48	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.03	
		99-999-1 - HST (Statistical) Non	HST Tax Code	3.51 NL	30.51
			Payment Total:		1,386.51
<b>3227</b>	<b>08/29/2025</b>	<b>Metroland Media Group Ltd.</b>			
7755773		16-092 - Council - Miscellaneous	Public Notice Ad	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
<b>3228</b>	<b>08/29/2025</b>	<b>Telizon Inc.</b>			
0631912025081		16-109 - Admin - Telephone	Long Distance Charges-Adi	5.62	
		16-237 - Station 1 - Telephone	Long Distance Charges-Adi	0.82	
		16-803 - Library - Expenses	Long Distance Charges-Adi	0.56	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.78	
		99-999-1 - HST (Statistical) Non	HST Tax Code	0.90 NL	7.78
<b>3229</b>	<b>08/29/2025</b>	<b>The Engraving Shoppe</b>			
101350		16-123 - Admin - Volunteer Appi	Order of Whitestone Plaque	119.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.15	
		99-999-1 - HST (Statistical) Non	HST Tax Code	15.21 NL	132.20
103590		16-123 - Admin - Volunteer Appi	Senior of the Year Plaque (	86.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.55	
		99-999-1 - HST (Statistical) Non	HST Tax Code	11.05 NL	96.04
			Payment Total:		228.24
<b>3230</b>	<b>08/29/2025</b>	<b>Whitmell, Ron</b>			
Aug 25/25		16-506 - Fairholme Cemetery - I	Fairholme Wheelbarrow Tir	15.25	
		16-501-1 - Staking Fees	Frances Fraser-Burial Staki	60.00	
		16-501-1 - Staking Fees	Frances Fraser-Open/Close	132.00	
		16-501-1 - Staking Fees	Henry Clarence Wye-Burial	60.00	
		16-501-1 - Staking Fees	Henry Clarence Wye-Open/	132.00	
		16-501-1 - Staking Fees	Cecile Wye-Open/Close Fe	132.00	
		16-501-1 - Staking Fees	Cecile Wye-Burial Staking F	60.00	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.69	
		99-999-1 - HST (Statistical) Non	HST Tax Code	1.95 NL	592.94
			Total EFT:		126,343.42

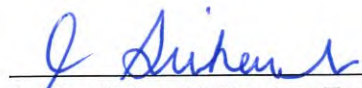
Date Printed  
09/08/2025 12:00 PM

**Municipality of Whitestone**  
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Total AP: 266,375.52

Report prepared for Council September 8, 2025



\_\_\_\_\_  
Jessica Sinkowski, Treasurer/Tax Collector

## **STAFF REPORTS**



## Municipality of Whitestone Report to Council

**Prepared for:** Council

**Department:** Administration

**Agenda Date:** September 16, 2025

**Report No:** ADMIN-2025-19

### **Subject:**

Consideration of a By-law/agreement to purchase the two docks at the Bolger Landing from the Magnatawan Pioneer Association for a nominal fee.

### **Recommendation:**

**THAT** the Council the Municipality of Whitestone receives Report ADMIN-2025-19 (Bolger Dock Purchase) for information; and

**THAT** the Council accept this agreement and proceed with a By-law to authorize the CAO and Mayor to enter into the agreement to purchase the docks at Bolger Landing.

### **Background:**

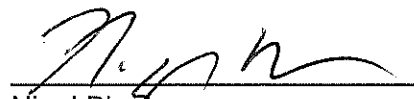
As Council is aware, The Municipality of Whitestone recently terminated the lease agreement of the Bolger Landing site between the Municipality and the Magnatawan Pioneer Association. There are two docks in the water at the site that are owned by the MPA. Initial discussions have taken place about the potential of the Municipality purchasing the docks for a nominal fee, similar to the purchase/sale agreement that was finalized in early 2025 to purchase the dock(s) at the Indian Narrows Landing and Bennett's Landing boat launches on WahWashKesh Lake.

The MPA was presented with a copy of the WahWashKesh agreement (as a template) to see if there would be interest in completing a similar deal. The former president of the MPA responded with a number of questions and concerns which have been answered. The Magnatawan Pioneer Association held its AGM in early August and following the election of a new board the incoming President reached out with a few additional concerns and also to request some additional time for the new board to consider the potential agreement. The questions were answered and I allowed for a deadline of September 5<sup>th</sup> to hear back with respect to a decision on the MPA's willingness to enter into this potential agreement.

On August 20<sup>th</sup>, the new President (Steve Bros) advised that the MPA Board had passed a resolution accepting the terms of the proposed Whitestone agreement.

The draft agreement is attached for Council's consideration and is formalized later in the agenda under By-laws.

**Respectfully submitted by:**

  
\_\_\_\_\_  
Nigel Black  
CAO/Clerk

ATTACHMENT A – Draft Asset Purchase Agreement

ASSET PURCHASE AGREEMENT

THIS AGREEMENT made the\_\_\_\_ day of \_\_\_\_\_, 2025

BETWEEN:

MAGNATAWAN PIONEER ASSOCIATION

Hereinafter called the "Vendor"

OF THE FIRST PART

- AND -

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

Hereinafter called the "Municipality"

OF THE SECOND PART

**WHEREAS** the Vendor is the owner of two docks with five sections and one ramp;

**AND WHEREAS** the above-noted assets are located on lands owned by the Municipality which are more specifically located at

Bolger Landing Boat Launch Area at the Eastern Terminus of the Semikoka Trail, Dunchurch, Ontario (*FIRSTLY: PART BROKEN LOT 24 CONCESSION 6 BURTON PART 5 42R20376; SECONDLY: PART SHORE RDAL IN FRONT OF LOT 24 CONCESSION 6 BURTON PART 3 42R20376, CLOSE AND STOP UP BY-LAW NO.51-2015 AS IN GB88943*, Municipality of Whitestone) (hereinafter referred to as "Bolger Landing"), where two docks are located:  
North Dock – 3 sections (10' x 20')  
South Dock – 2 sections (10'x20') and a 15' ramp

**AND WHEREAS** the Vendor wishes to sell, assign and transfer and the Municipality wishes to purchase the above-noted assets on and subject to the terms and conditions of this agreement,

**NOW THEREFORE IN CONSIDERATION** of the respective covenants and agreements contained in this agreement and for other good and valuable consideration (the receipt and sufficiency of which is mutually acknowledged), the parties covenant and agree as follows:

**1. Definitions**

As used in this agreement, unless the subject-matter or context is inconsistent, the following terms shall have the following meanings:

- (a) "Agreement" means this Asset Purchase Agreement and all instruments supplemental to it or in amendment or confirmation of it;

(b) "Assets" means:

2 Docks located at Bolger Landing:

North Dock – 3 sections (10' x 20')

South Dock – 2 sections (10'x20') and a 15' ramp

(c) "Closing" means the completion of the sale to and purchase by the Municipality of the Assets by the transfer and delivery of documents of title;

(d) "Closing Date" means a date as the Parties may agree is the date on which the Closing contemplated by this transaction shall take place;

(e) "Parties" means the Vendor and the Municipality, collectively, and "Party" means any one of them;

(f) "Person" means any individual, corporation, partnership, unincorporated syndicate, unincorporated organization, trust, trustee, executor, administration or other legal representative; and

(g) "Purchase Price" means the amount as set out in paragraph 2 in this Agreement.

## **2. Purchase and Sale**

(1) Subject to the terms and condition of this Agreement, and in reliance on the representations, warranties and conditions set forth in this Agreement, the Vendor agrees to sell, assign and transfer and deliver to the Municipality and the Municipality agrees to purchase the Assets from the Vendor.

(2) The Purchase Price for the Assets shall be the sum of two (\$2.00) dollars (Canadian).

## **3. Representations and Warranties**

(1) The Vendor represents and warrants to the Municipality that:

(a) The Vendor is a corporation duly incorporated under the laws of Ontario;

(b) The Vendor has all necessary corporate authority and capacity to enter into this Agreement and to perform its obligations under the Agreement;



- (c) The execution and delivery of this Agreement and the consummation of the transaction contemplated under it have been duly authorized by all necessary corporate action on the part of the Vendor;
  - (d) This Agreement constitutes a valid and binding obligation of the Vendor enforceable against it in accordance with the terms of this Agreement, subject to limitations with respect to enforcement imposed by law in connection with bankruptcy, insolvency or similar proceedings relating to creditor's rights generally and to the extent that equitable remedies such as specific performance and injunction are in the discretion of a court of competent jurisdiction;
  - (e) The Vendor is not a party to, bound or affected by or subject to any indenture, mortgage, lease, agreement, instrument, charter by-law provision, statute, rule, regulation, judgment, order, writ or decree of law which, with or without the giving of notice or the lapse of time, or both, would be violated, contravened, breached by, or under which default would occur as a result of the execution, delivery and performance of this Agreement or the consummation of the transaction provided for this Agreement;
  - (f) The Vendor is the absolute beneficial owner of the Assets, with good and marketable title, free and clear of any liens, charges, encumbrances or rights of others (other than statutory liens for taxes, assessments and other governmental charges the payment for which is not yet due and owing) and is exclusively entitled to possess and dispose of the same;
  - (g) The Vendor warrants that the Assets are in good working order and condition as of the date of the execution of this Agreement and will be in good working order and condition at Closing; and
  - (h) The Vendor warrants that no member of the council of the Municipality has either by himself or herself or with or through another, any direct or indirect pecuniary interest in the sale and purchase of the Assets.
- (2) Notwithstanding the generality of the foregoing, the Municipality agrees to accept the Assets in an "as is, where is" condition or state as of the date of this Agreement.
- (3) All statements contained in any certificate or other instrument delivered by or on behalf of one of the Parties pursuant to or in connection with the transaction contemplated by this Agreement shall be deemed to be made by that Party under this Agreement. All representations, warranties, covenants and agreements contained in this Agreement by each of the Parties shall survive Closing. The execution and delivery of any bills of sale, instruments of conveyance, assignments or other instruments of transfer of title to the Assets and the payment of the consideration for the Assets shall also survive Closing.

- (4) The Parties acknowledge that all representations and warranties contained in paragraph 3(1) of this Agreement shall not merge and shall survive closing.

#### **4. Conditions Precedent to Closing**

- (1) The obligation of the Municipality to complete the purchase of the Assets under this Agreement shall be subject to the satisfaction of or compliance with, at or before Closing, each of the following conditions precedent (each or which is acknowledged to be for the exclusive benefit of the Municipality and may be waived by it in whole or in part).
- (a) All of the written representations and warranties of the Vendor made in or pursuant to this Agreement, including the representations and warranties made by the Vendor as set forth in paragraph 3(1), shall be true and correct in all material respects as at Closing and with the same effect as if made at and as of Closing;
  - (b) The Vendor shall have performed or complied with, in all respects, all of its obligations, covenants and agreements under this Agreement;
  - (c) All instruments of conveyance and other documentation relating to the sale and purchase of the Assets reasonably requested by the Municipality including, without limitation, bills of sale, trade-mark assignments, documentation in relation to the due authorization and completion of this sale and purchase and all actions and proceedings taken on or prior to Closing in connection with the performance by the Vendor of its obligations under this Agreement, shall be satisfactory to the Municipality and the solicitor for the Municipality and the Municipality shall have received the copies of all documentation or other evidence as it may reasonably request in order to establish the completion of the transaction contemplated and the taking of all corporate proceedings in connection with the completion of this transaction in compliance with these conditions;
  - (d) All consents, approvals, orders and authorizations of any persons or governmental authorities in Canada or elsewhere (or registrations, declarations, filings or records with any authorities) including, without limitation, all registrations, recordings and filings with public authorities as may be required in connection with the transfer of ownership or the Asset to the Municipality shall have been obtained on or before Closing. If, after using its best efforts, the Vendor shall have been unable to obtain any necessary consents, approvals, orders and authorizations of any governmental authorities in Canada or elsewhere necessary for the completion of the transaction contemplated by this Agreement, and the Municipality shall not waive that condition, this Agreement shall be null and void without liability as between the parties.
- (2) Each of the parties shall take all actions as are within their power to control, and use its best efforts to cause other actions to be taken which are not within their power to control, so as to

further comply with any conditions set forth in paragraph 3 which are for the benefit of the other Party.

- (3) In the event that the Vendor or the Municipality fails to comply with any condition precedent set out in paragraph 4(1) required to be complied with at or before closing and the Municipality does not waive that condition, this Agreement shall be null and void as at Closing, without liability as between the Parties.

## **5. General**

- (1) Time shall be of the essence.
- (2) Any notice or other writing required or permitted to be given under this Agreement or for the purposes of this Agreement to the other Party, shall be sufficiently given if delivered personally, or if sent by prepaid registered mail or if transmitted by facsimile or other form of recorded communication to that Party:
- (a) in the case of a notice to the Municipality at 21 Church Street, Dunchurch, ON, P0A 1G0, Attention: CAO/Clerk; and
  - (b) in the case of a notice to the Vendor at 4109 Bridgeport Drive, Jordan Station, ON L0R1S0.
- (3) Any notice delivered to the Party to whom it is addressed as provided shall be deemed to have been given and received on the date it is delivered at that address, provided that if that day is not a business day then the notice shall be deemed to have been given and received on the third (3<sup>rd</sup>) business day next following the date of its mailing. Any notice transmitted by facsimile transmission or other form of recorded communication shall be deemed given and received on the next business day after its transmission.
- (4) Neither this Agreement nor any rights, remedies, liabilities or obligations arising under it or by reason of it shall be assignable by any Party without the prior written consent of the other Party.
- (5) This Agreement shall inure to the benefit of and be binding on the Parties and their respective successors and permitted assigns.
- (6) The Parties shall with reasonable diligence do all things and provide all reasonable assurances as may be required to complete the transaction contemplated by this Agreement, and each Party shall provide such further documents or instruments as required by the other Party as may be reasonably necessary or desirable to effect the purpose of this Agreement and to carry out its provisions, whether before or after Closing.

- (7) This Agreement constitutes the entire agreement between the Parties and except as stated in this Agreement and in the instruments and documents to be executed and delivered, contains all the representations and warranties of the respective Parties. There are no oral representations or warranties between the Parties of any kind. This Agreement may not be amended or modified in any respect except by written instrument signed by both Parties.
- (8) The representations, warranties, covenants and agreements contained in this Agreement or in any instrument, document or written statement delivered pursuant to this Agreement shall survive and not merge on Closing.
- (9) This Agreement shall be interpreted in accordance with the laws of the Province of Ontario and all applicable laws of Canada.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

**IN WITNESS WHEREOF** the Parties have caused this Agreement to be executed by their respective officers which are duly authorized, as of the date first above written.

By the Vendor on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

**MAGNATAWAN PIONEER ASSOCIATION**

Per: \_\_\_\_\_

Name:

Title:

Per: \_\_\_\_\_

Name:

Title:

I/we have the authority to bind the Corporation

By the Municipality on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

**THE CORPORATION OF THE  
MUNICIPALITY OF WHITESTONE**

Per: \_\_\_\_\_

Name: George Comrie

Title: Mayor

Per: \_\_\_\_\_

Name: Nigel Black

Title: CAO/Clerk

We have authority to bind the Corporation.

## **BY-LAWS**

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE  
BY-LAW No. 32-2025**

**A By-law to Enter into an Agreement  
for Conditions of Approval of Consent B04/2025(W)**

**(Assessment Roll No. 010 001 03500 – SKEBA, Ilona and Christopher Mario)**

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

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

**AND WHEREAS** it is deemed desirable that the Corporation of the Municipality of Whitestone enter into an agreement with Ilona Skeba and Christopher Mario Skeba for the purposes of fulfilling conditions of an approved Consent Application B04/2025(W);

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

1. **THAT** the Mayor and CAO/Clerk of the Corporation of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an Agreement between the Municipality of Whitestone and Ilona Skeba and Christopher Mario Skeba; and
2. **THAT** the said Agreement is attached hereto and shall form part of this By-law as Schedule "A"; and
3. **THAT** this By-law shall come into effect upon the date, and at the time of its passing; and
4. **THAT** By-law No. 32-2025 being a By-law to enter into an agreement with Ilona Skeba and Christopher Mario Skeba for the purposes of fulfilling conditions of an approved Consent Application B04/2025(W) is hereby passed this 16th day of September, 2025.

\_\_\_\_\_  
**Mayor** George Comrie

\_\_\_\_\_  
**CAO/Clerk** Nigel Black

## **Schedule 'A' to By-law 32-2025**





## MEMORANDUM

**To:** Mayor and Council  
**From:** Paula Macri, Planning Assistant  
**Date:** September 4, 2025  
**Agenda Date:** September 16, 2025  
**Re:** SKEBA, Ilona and Christopher  
Consent Application B04/2025(W)  
**Status of Conditions of Approval**

### Background

At the Council meeting of April 15, 2025, the following resolution was passed:

**Resolution No. 2025-115**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

5.1.1 Consent Application No. B04/2025(W) – SKEBA

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B04/2025(W) – Skeba, Chris and Ilona and provided a copy to the Municipality of Whitestone;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone receives this report as information; and

**THAT** the Council of the Municipality of Whitestone recommends this Consent Application for approval in principle, subject to the following conditions:

1. That payment of a parkland dedication fee be made in accordance with the current Municipal Fees and Charges By-law;
2. That the new lot(s) receive 911 addressing from the Municipality;
3. That the newly created backlot be rezoned from the Waterfront Residential 1-Limited Services (WF1-LS) to the Rural-Limited Services (RU-LS) zone;
4. That the applicants enter into a Section 51.26 Consent Agreement with the Municipality of Whitestone to be registered on title, to include:
  - (i) the implementation of the septic system design measures set out in the Hutchison Environmental Sciences Report dated August 31, 2022 to ensure the retention of phosphorous; and

- (ii) recognition of the private access road for the new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance;
- 5. That payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

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

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

**Carried**

On April 28, 2025, the Parry Sound Area Planning Board granted the creation of one (1) new waterfront lot, one (1) rural backlot and a lot addition at 300 Green Lane and fronting on Lorimer Lake as applied for by Ilona and Chris Skeba 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 applicants enter into a Section 51(26) Consent Agreement with the Municipality of Whitestone to be registered on title to include:
  - a) the implementation of the septic system design measures set out in the Hutchison Environmental Sciences Report dated August 31, 2022 to ensure the retention of phosphorous; and
  - b) recognition of the private access road for the new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance;
2. That the newly created backlot be rezoned from the Waterfront Residential 1-Limited Services (WF1-LS) to the Rural-Limited Services (RU-LS) zone;
3. That the new lot(s) receive 911 addressing from the Municipality;
4. That payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

**Status of Conditions of the Parry Sound Area Planning Board approval of October 17, 2022:**

1. That the applicants enter into a Section 51(26) Consent Agreement with the Municipality of Whitestone to be registered on title to include:
  - a) the implementation of the septic system design measures set out in the Hutchison Environmental Sciences Report dated August 31, 2022 to ensure the retention of phosphorous; and
  - b) recognition of the private access road for the new lots and to indemnify the Municipality for any responsibility or liability for the access or maintenance
  - The Consent Agreement has been reviewed by the applicants and the applicants' solicitor.
2. That the newly created backlot be rezoned from the Waterfront Residential 1-Limited Services (WF1-LS) to the Rural-Limited Services (RU-LS) zone;
  - Condition satisfied
3. That the new lot(s) receive 911 addressing from the Municipality;
  - Condition satisfied
4. That payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.
  - Condition satisfied

**Next Steps.**

That the By-law to authorize the execution of the Section 51(26) Consent Agreement be passed on September 16, 2025 at the Regular Council meeting.

**ATTACHMENTS:**

**Attachment 1**

- Report from Parry Sound Area Planning Board dated April 2, 2025

**Attachment 2**

- Consent Agreement

# PARRY SOUND AREA PLANNING BOARD

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

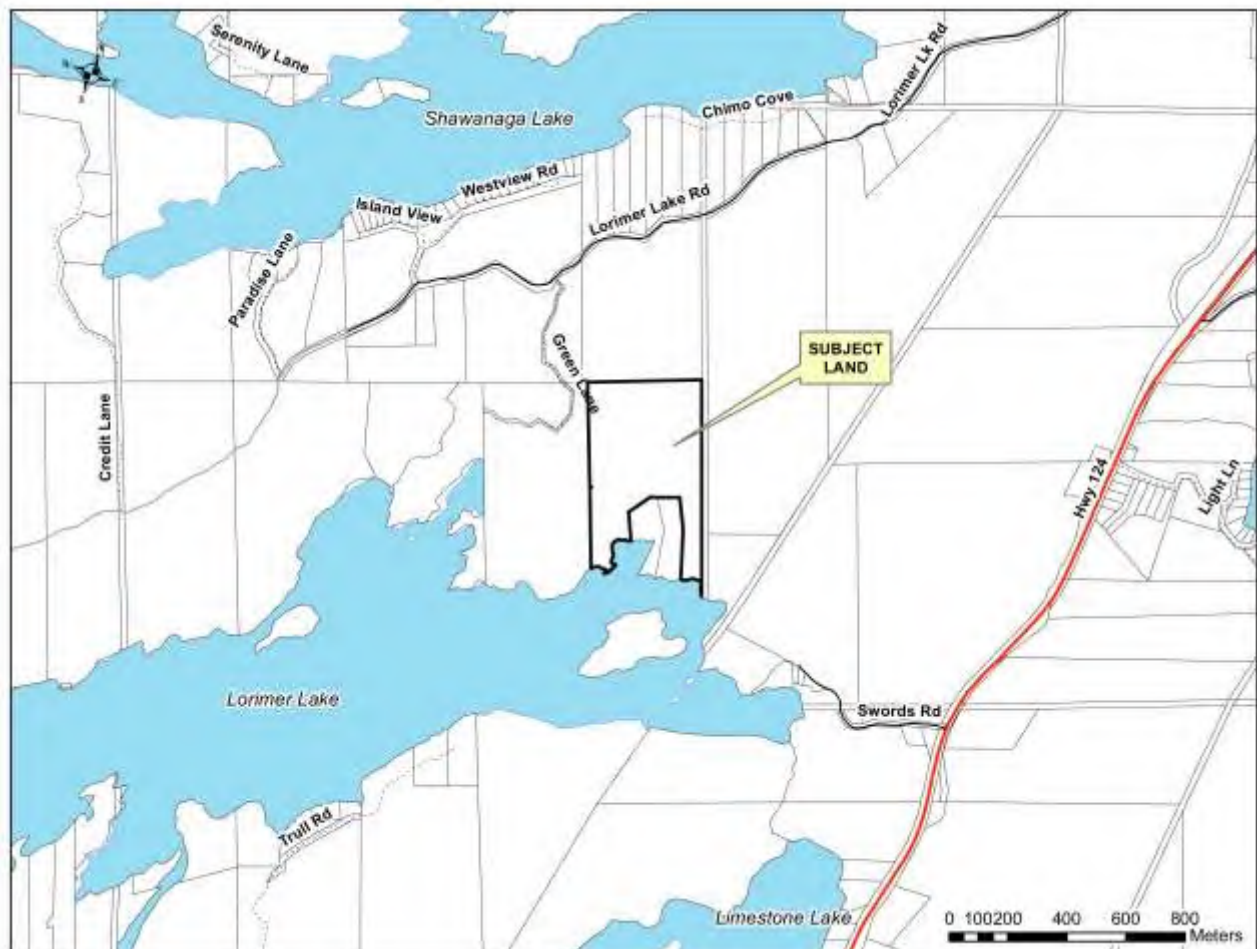
**CONSENT APPLICATION NO. B04/2025(W)**

**PART OF LOT 10, CONCESSION 3  
GEOGRAPHIC Township OF HAGERMAN  
PART OF PART 1, 42R-20387  
ROLL # 4939 0100 010 3500  
300 Green Lane  
Applicants: Ilona and Chris Skeba**

**April 2, 2025**

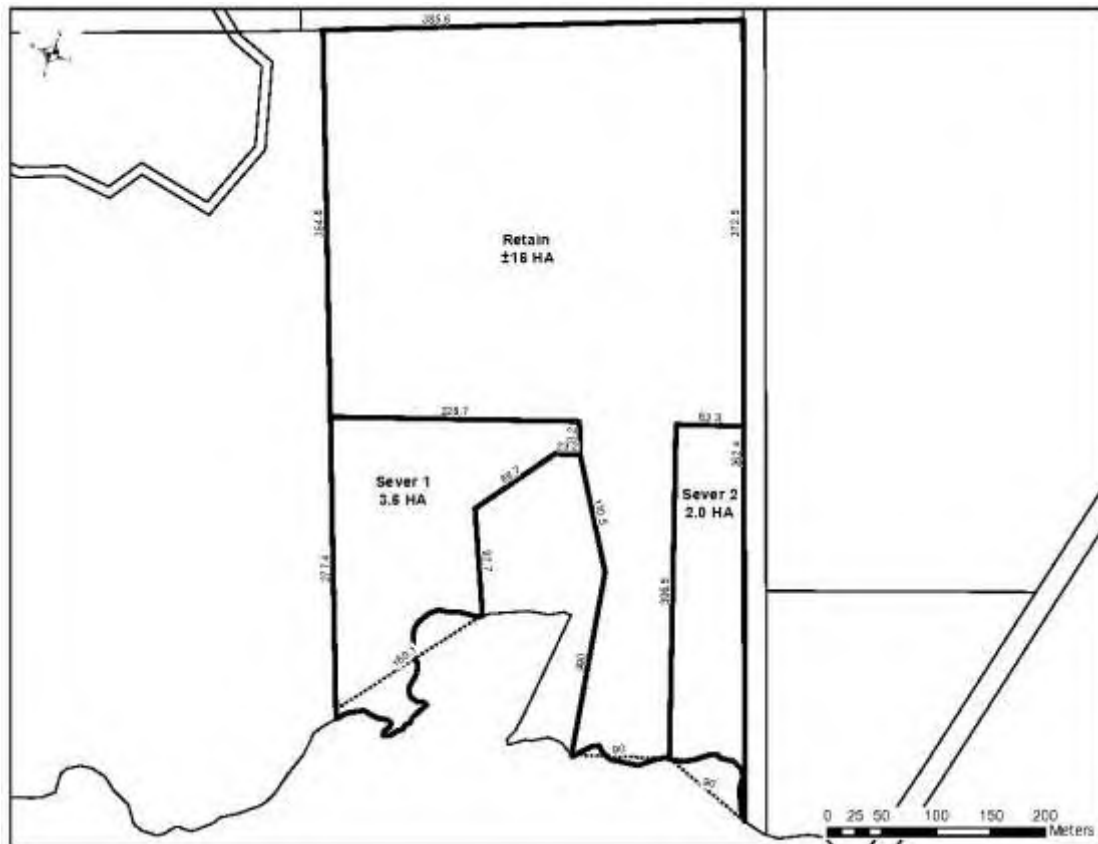
## BACKGROUND / PURPOSE

Ilona and Chris Skeba own a waterfront parcel of land on Lorimer Lake, accessed via a driveway from Green Lane in the Municipality of Whitestone.



In 2022 the Skebas applied to create two (2) waterfront lots on Lorimer Lake, one around the existing cottage and one on the easterly boundary with a right-of-way for access.

The original desire was to create 2 waterfront lots on the western side of the lot. However, there was not enough lake frontage for two 90 metre lots.



A Septic Suitability Assessment was prepared in support of this consent and recommended septic design criteria to to mitigate any phosphorus migration to the lake.

This report is attached for reference.

This severance was approved by the Planning Board on October 17, 2022.

The lot layout was revised to create the two waterfront lots on the easterly shore and retain the cottage lot. This change was approved by the Board on September 23, 2024.

(see sketch below)



The applicants now wish to create a waterfront lot around their existing cottage (Sever 1) and a backlot (Sever 2) on the private right-of-way from Green Lane. All other lands will be added to the previously severed "Part 2".

The proposed consent is to create one new waterfront lot and one rural lot fronting on the existing private right-of-way from Green Lane. The previously severed lot (shown as benefiting lot) will be de-certified in order to allow the lot to merge with the remainder of the lands.

	Frontage (m)	Depth(m)	Area(ha)
Retain	70+90=160	±540	13.8+2.0=15.8
Sever 1	90	330	1.0
Sever 2	176	±233	2.0

Proposed Sever 1	Waterfront Lot	Existing cottage and dock
Proposed Sever 2	Backlot	No access or use of lake.
Lot Addition	Back lands	To be added to previously severed waterfront lot
Benefiting Lot	Existing waterfront lot	Consent to be cancelled. Back lands will merge with this lot.

## EXISTING LOT CONDITIONS

The subject land is a large waterfront parcel (±14.8 hectares) with ±160 metres of frontage on Lorimer Lake. There is an existing cottage and dock on the property.

The lot is well forested with a mix of coniferous and deciduous trees.

There is a wetland at the rear of proposed severed lot 2.

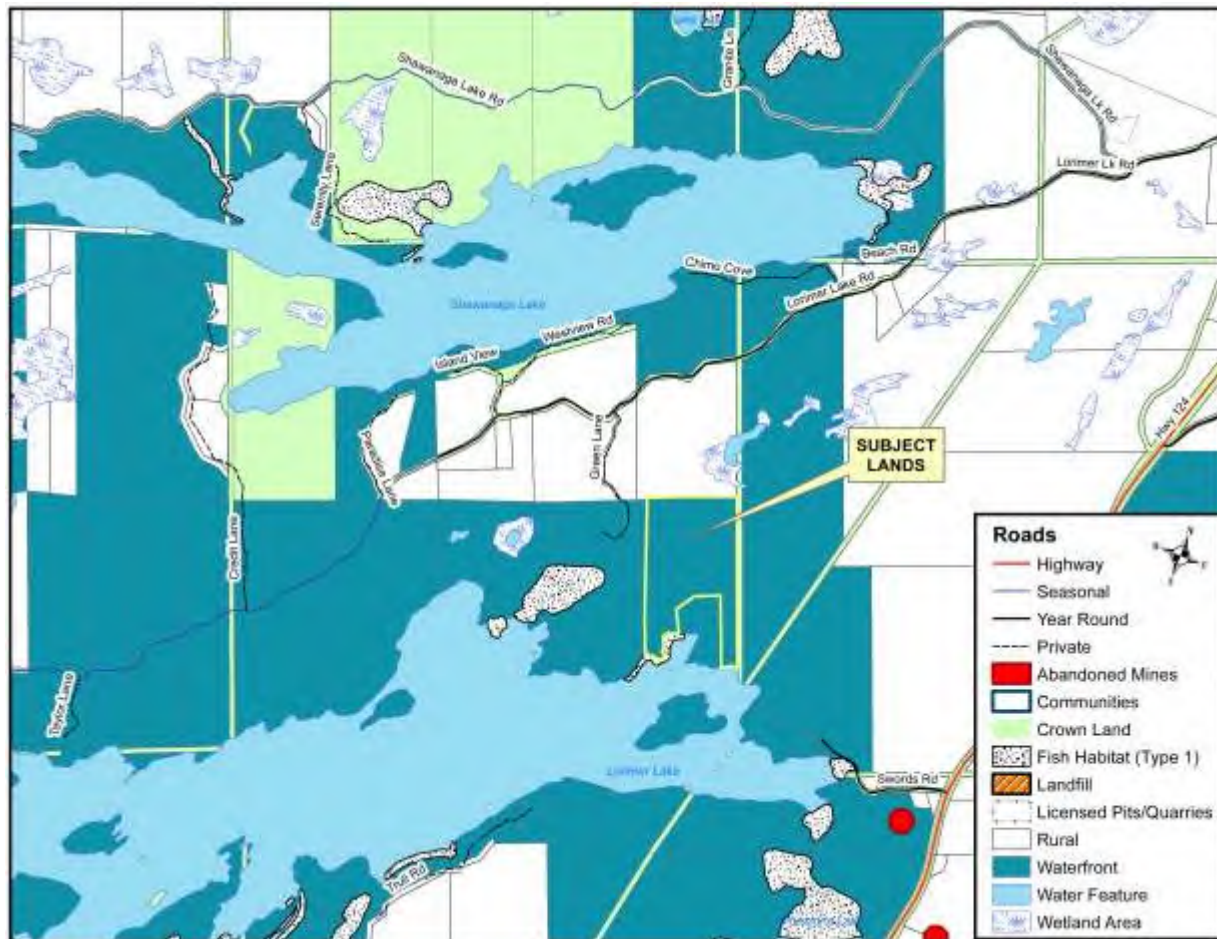
There is an existing right-of-way through these lands to a neighbouring lot as well as the previously created waterfront lots.





## OFFICIAL PLAN

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



There are no Natural Heritage features identified on these lands. There is Type 1 Fish Habitat on the shoreline of proposed severed lot 1. However, there is an existing cottage and dock at this location.

The wetland at the rear of proposed severed lot 2 has been identified and addressed in the Septic Suitability Assessment in terms of drainage course and appropriate septic design.

## Backlot Development

Prior to Official Plan Amendment No. 2, development could not be considered on private roads. This new policy allows existing parcels previously considered landlocked to be eligible for a building permit as well as the creation of additional lots on private roads.

# PROVINCIAL POLICY STATEMENTS (P.P.S) 2024

The subject lands are considered Rural in the P.P.S. and are subject to following policies:

## 2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
  - a) building upon rural character, and leveraging rural amenities and assets;
  - b) promoting regeneration, including the redevelopment of brownfield sites;
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
  - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - g) conserving biodiversity and considering the ecological benefits provided by nature; and
  - h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.
2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

## 2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:
  - a) the management or use of resources;
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
  - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
  - d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
  - e) home occupations and home industries;

- f) cemeteries; and
  - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.
  3. Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.
  4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
  5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

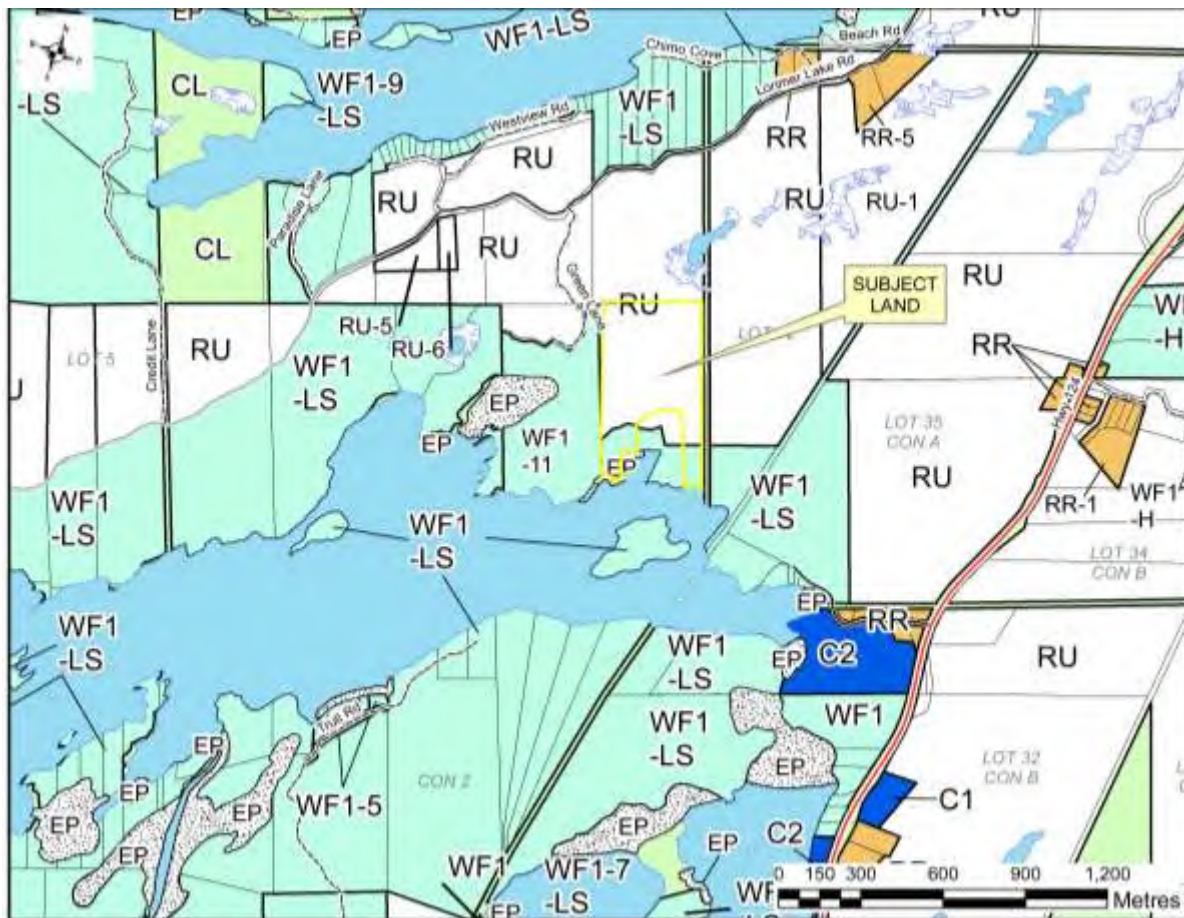
There are no inconsistencies with these policies.



## ZONING BY-LAW

The subject lands are split-zoned Waterfront Residential 1 – Limited Services (WF1-LS) and Rural (RU) in the Municipality's Zoning By-law. A portion of the proposed backlot and waterfront lot will require a rezoning to place their boundaries in the appropriate zone.

The proposed waterfront lot meets the 90 metre frontage and 0.6 hectare requirements. The proposed rural lot meets the Rural standard of 100 metres frontage and 2.0 hectares in area.



## RECOMMENDATION

That the proposed consent to allow the creation of one (1) new waterfront lot and one (1) new rural lots at 300 Green Lane in Part of Lot 10, Concession 3, Geographic Township of Hagerman as applied for by Ilona and Chris Skeba in Application No. B04/2025(W) be approved subject to the following conditions:

1. Rezoning the severed lots to the Waterfront Residential 1 -Limited Services (WF1-LS) and the Rural -Limited Services (RU-LS) zones as required;

2. Entering into a 51(26) Consent Agreement to include the septic design criteria from the Septic Suitability Assessment and to recognize the private road access limit the liability and responsibility of the Municipality for its maintenance and to indemnify the Municipality;
3. Payment of a Parkland dedication fee in accordance with the Municipality's fee By-Law;
4. Receiving adequate 911 addressing for the new lots;
5. Payment of all applicable planning board fees.

Respectfully,

A handwritten signature in blue ink, appearing to read "Patrick Christie".

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



August 31, 2022

Project No. 220085

Ilona Skeba  
Via email: 4510chris@gmail.com

Dear Ilona,

**Re: 300 Green Lane, Lorimer Lake, Municipality of Whitestone Site-Specific Septic Assessment**

## INTRODUCTION

Hutchinson Environmental Sciences Ltd. (HESL) conducted an assessment of topography, drainage and soils at 300 Green Lane, Municipality of Whitestone, Ontario (the property) to determine if the native soil on two proposed severed lots could treat septic effluent from in-ground leaching fields to a level that would protect water quality in Lorimer Lake. Consistent with Provincial Policy and the Municipality of Whitestone's Official Plan, the work was conducted to assess whether the proposed severance could have an adverse effect on water quality in Lorimer Lake from septic effluence if the properties were developed with residential dwellings

Lorimer Lake is an "at-capacity" lake in the Municipality's Official Plan, and additional development requires assessment by a qualified environmental professional to identify potential adverse effects to the lake from septic-related phosphorus (particularly the phosphate ion which can degrade water quality via eutrophication, nuisance algae and aquatic plant growth, and reduce dissolved oxygen). The assessment was conducted by David Leeder, P.Geo. Limited, a Qualified Person (QP) in the Province of Ontario, with assistance from Emily Ham, Geoscientist-in-Training (GIT).

## BACKGROUND

### Property Information

The property's legal description is Hagerman Concession 3 Part Lot 10 and RP 42R20387 Part 1 (300 Green Lane). 300 Green Lane is a 25 ha parcel of land, with 418 m of frontage on Lorimer Lake, and approximately 635 m of lot depth back from the lake. The property's septic class by the Municipality is "S – Property uses septic bed", which is currently in use on the property.

### Existing Property Conditions

The property is on the northeast shore of Lorimer Lake (Figure 1). The property has a horseshoe shape, with the "top" of the horseshoe along the north property boundary of the "tips" of the horseshoe on the south limits at Lorimer Lake. A third-party property (251 Green Lane) is in the "center" of the horseshoe.







**Figure 1.** Location of the property.





Access to the property is via Green Lane (a private road) with a gravel driveway that enters the property from its west side. Green Lane connects to Lorimer Lake Road, to the north.

There is an existing cottage near the southwest tip of the property; no other buildings are on the property. The gravel driveway runs from roughly northeast to southeast, crossing to 251 Green Lane in the “center” of the horseshoe. There is a cottage on the 251 Green Lane property; the remaining surrounding lots are vacant based on aerial photograph review. Key features of the property are shown in Figure 2.

Soils on the property are thin, fine-grained silt and sand over Precambrian mafic (amphibolite, gabbro, diorite) and gneiss bedrock (Ontario Geological Survey, 2008).

Topography on the property is defined by two high rock knols: one along the north property boundary and one in the south-central portion of the property. The knol at the northern property boundary is the topographic high (270 m above sea level – ASL). Topography on the northern portion of the property is moderate, with grades of approximately 5% up to 30% (in isolated areas) and the ground’s surface dipping generally to the south, with a low area bisecting the property occupied by a watercourse with in-line wetland. South of the watercourse and in-line wetland, the land rises slightly to a small flat area, before dipping steeply (up to 25%) to the south and east where the lowest part of the property exists (250 m ASL). A thicket forest occupies this low area, which ultimately drains to Lorimer Lake. South of the thicket, the land rises steeply (up to 40% grades in some areas), before sloping gently (5 to 10% grade) towards Lorimer Lake on the east side of the ‘horseshoe’. On the west portion of the property, the ground rises more gently (slopes of less than 10%) to the northern apex of the west side of the horseshoe, before dipping at grades up to 20%, south towards Lorimer Lake. and there are no drainage features. Topography and drainage are shown in Figure 3.

Surface water drains with topography. Only the southern 1/4 of the property drains towards Lorimer Lake – the balance drains towards the watercourse-wetland feature that bisects the centre of the property, which subsequently drains west towards a wetland. On the southeast corner of the property, drainage is towards the low thicket swamp area (northern portion) which ultimately infiltrates to the subsurface or possibly drains to Lorimer Lake during high water; the southern limits of the southeast corner drain towards Lorimer Lake by overland flow. On the southwest portion of the property, drainage is generally indirect towards Lorimer Lake via overland flow. During the June 27 and 28, 2022 site visits when the water table was high, no water flow or persistent drainage towards Lorimer were observed on the southern portions of the property, suggesting most runoff water infiltrates to the subsurface.

Shallow groundwater in subsurface soil migrates with topography, similar to surface water, with flow direction further influenced by the presence of bedrock beneath the surface. Groundwater in the deeper bedrock regime may migrate in the general direction of topography through fractures in the rock. However, the bedrock is highly folded with discontinuous rock fractures on and around the property and contiguous groundwater migration distance within bedrock is limited.

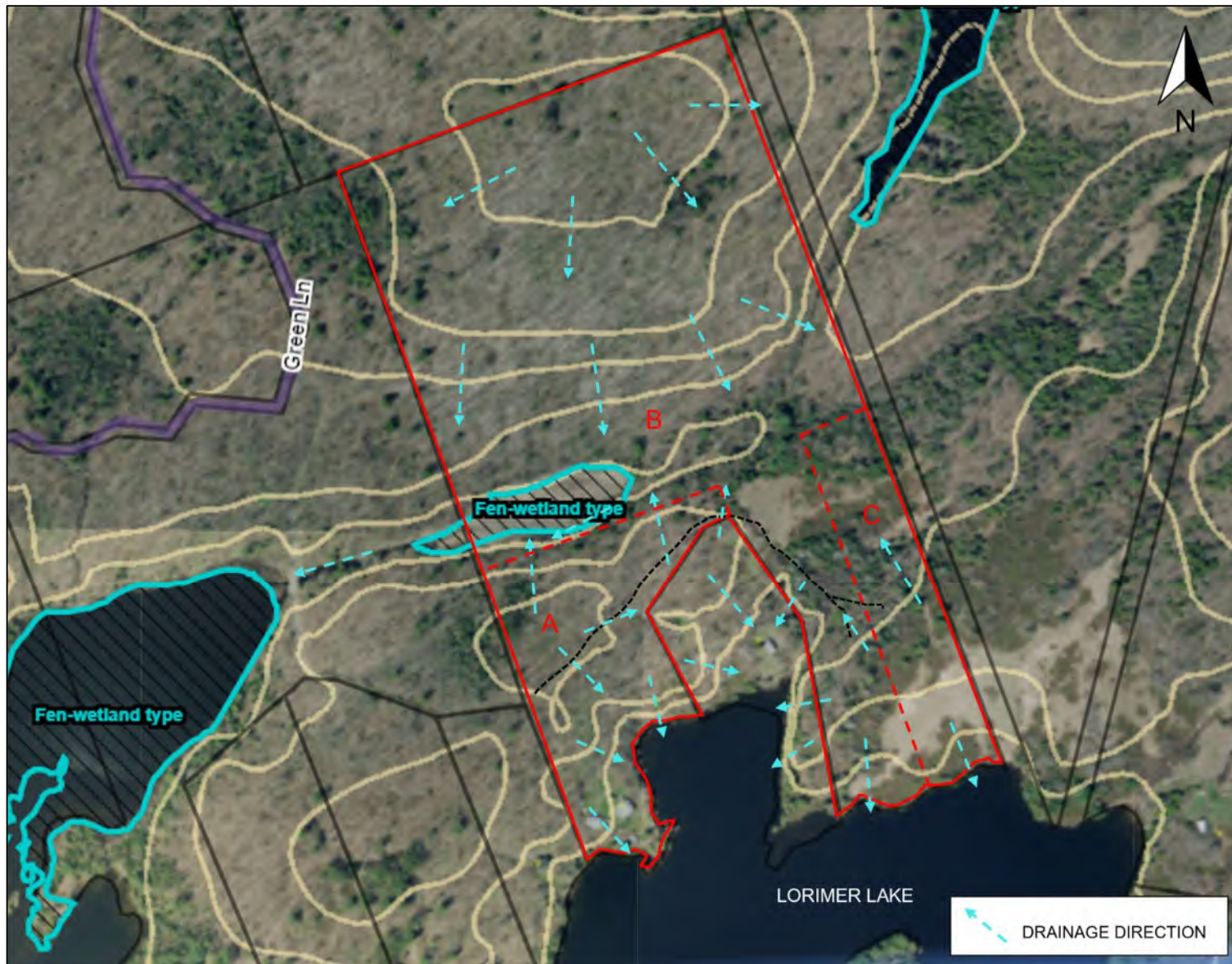




**Figure 2.** Key property features.







**Figure 3.** Topography, drainage and wetland features.



Hutchinson Environmental Sciences Ltd.

2022-08-31\_220085\_300 Green Lane Septic Suitability Assessment





**Figure 4.** Ecological Land Classification cover types.



The majority of the property is forested with tree species typical of the Great Lakes-St. Lawrence mixed forest, with three naturally occurring forest ecosite types per the Ontario Ministry of Natural Resources “Ontario Ecological Land Classification” (ELC, 1998) and based on observations at the property (Figure 4):

- FOM5: Mixed Forest;
- FOD5-3: Deciduous Forest, Dry-Fresh Sugar Maple – Oak type;
- SWM6-2: Swamp, Mixed.

Two cultural ecosite types are present on the southeast limit of the property (CUT2-1: Cultural Alvar Woodland type; and CUM1: Mineral Cultural Meadow) that are the result of old field succession occurring on a former farmstead, that was last used for agriculture in the 1980s, based on conversation with neighbours at 251 Green Lane (pers. comm., 28 June, 2022).

Provincial and Municipal Mapping identified a fen-type wetland in the west-central portion of the property, in the drainage-way wetland system, which drains to a larger off-property wetland to the west and subsequently Lorimer Lake. No wetland was identified on the proposed lot severances.

The area around the existing cottage is cleared, with landscaped grass cover.

### **Proposed Severance**

The proposed severance will result in four separate parcels (Figure 2). The proposed lots are referred to as “A” (southwest parcel/retained lot where existing house/cottage is located), “B” (north central parcel), and “C” (southeast parcel). A cottage may be built on each of proposed lots B or C in the future. No changes to the retained lot are proposed.

### **Regulatory Framework**

Lorimer Lake is listed as an “at capacity lake” in the Municipality of Whitestone’s Official Plan (OP):

*17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity as far as the ability of the lake to withstand any additional nutrients associated with additional lot creation if the lake trout fishery is to be sustained. The dissolved oxygen in the lake would indicate that the fishery is at fatal stress levels, however, recent sampling indicates a continued trout population.*

*17.06.2 Lorimer Lake will continue to be considered a lake that is at capacity and no further land division will be permitted on the lake except where no additional impact will occur as a result of that land division. This is restricted to consents to separate existing viable dwellings, new lots where the septic system has no impact on the lake because the sewage system, including gray water, is set back at least 300 metres from the shoreline or where the septic system drains at least 300 metres away from the lake.*

Lorimer Lake is also listed as a “Put-Grow-Take Lake Trout Lake” in Inland Ontario Lakes Designated for Lake Trout Management (MNRF, 2015). Waterfront development and the potential influx of sewage-related phosphorus to an adjacent waterbody can be a stressor on Lake Trout habitat because increased phosphorus concentrations can cause increased algal and plant growth, which can cause decreased



dissolved oxygen concentrations through decomposition. Lake Trout have specific dissolved oxygen habitat requirements (i.e., 7 mg/L of mean hypolimnetic dissolved oxygen concentration).

The Lakeshore Capacity Model was developed by the Province of Ontario to determine suitable development capacity on lakes through an assessment of phosphorus and dissolved oxygen concentrations. In the case of Lorimer Lake, the lake is currently over capacity in terms of Provincial guidelines. The Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010) states that new lot creation on at-capacity lakes should only be allowed:

- *To separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;*
- *Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or*
- *Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake.*

*The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Development Permit System under the Planning Act, and/or site plan control under the Planning Act, and site alteration and tree-cutting by-laws under the Municipal Act:*

- *Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:*
  - *The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% Ca equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soil chemistry should be taken at depth adjacent to, or below, the proposed tile bed; and*
  - *An unsaturated zone of at least 1.5 metres depth exist between the tile bed and the shallowest depth (maximum extent) of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g., in the spring, following snowmelt, or late fall).*

### **Septic-Related Phosphorus Attenuation**

Published site-specific studies over the past 20 years, including those that informed the Lakeshore Capacity Assessment Handbook (Ministry of Environment, 2010) have consistently shown that septic system-related phosphorus is immobilized in Precambrian shield soils, such as those on the property. Soils that contain greater than 1% aluminum + iron (>10,000 µg/g), and less than 1% calcium (<10,000 µg/g) are suitable to



attenuate phosphorus in septic effluent to protect at-capacity lakes from additional phosphorus loading (Ministry of Environment, 2010).

Mechanistic evidence (Stumm and Morgan, 1970; Jenkins et al., 1971; Isenbeck-Schroter et al., 1993) and direct observations made in septic systems (Willman et al., 1981; Zanini et al., 1997; Robertson et al., 1998; Robertson, 2003) all show strong adsorption of phosphate on charged soil surfaces and mineralization of phosphate with iron and aluminum in soil. The mineralization reactions are favoured in acidic and mineral-rich groundwater on the Precambrian shield (Robertson et al., 1998; Robertson, 2003), such that over 90% of septic phosphorus may be immobilized. The mineralization reactions appear to be permanent (Isenbeck-Schroter et al., 1993) and many studies conclude that most septic phosphorus is stable within 0.5 to 1 m of the tile drains in a septic field (Robertson et al., 1998, Robertson, 2003, Robertson 2012).

Most recently, Robertson et al. (2019) synthesized phosphorus concentrations in groundwater plumes from 24 septic systems throughout Ontario that were monitored over a 30-year period. Phosphorus removal averaged 97% at the non-calcareous sites (such as those found on the property) within leaching fields and proximal plumes, within 10 m of the leaching fields, regardless of site age or septic effluent loading rate.

The condition noted in the Lakeshore Capacity Handbook to permit development on at-capacity lakes (i.e., septic setback of 300 m from a lake) is highly conservative (overly protective) for most Precambrian shield soils, because phosphorus attenuation in acidic soils with <1% calcium and >1% iron + aluminum has been demonstrated to consistently occur over much shorter distances (0.5 to 10 m).

## **OBJECTIVE**

The site-specific soil and drainage assessment was conducted to identify drainage path(s) to the lake (if any) from the proposed severed lots, describe soil conditions that could attenuate septic-related phosphorus, and indicate whether phosphorus in septic effluent could be attenuated before reaching Lorimer Lake.

## **METHODS**

### **Provincial Guidelines and Standard of Care**

The site-specific soil and drainage assessment was conducted consistent with the guidance in the Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010), the methods in the Province of Ontario's "D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" (August, 1996), and Ontario Regulation 244/09. Soil sampling was consistent with the requirements of Ontario Regulation 153/04 and the Standard of Care provided by qualified environmental professionals in the Province of Ontario. The documented property conditions and subsequent data interpretation considered peer-reviewed long-term studies of septic-related phosphorus in Canadian shield soils.

### **General Approach**

A site visit was conducted on 28 June, 2022, and consisted of the following:





- A reconnaissance of the property to help identify important features, confirm property boundaries, and identify potential future building sites;
- Visual characterization of topography, drainage features, soil saturation, rock outcrops and natural heritage features;
- Selection of candidate sites for a septic leaching bed on each of lots B and C, that were within a reasonable distance from the preferred building locations, and where drainage was away from Lorimer Lake and no saturated soil was present;
- Excavating test pits at candidate septic sites to assess soil type, depth to bedrock or groundwater, and collecting soil samples for laboratory analysis consistent with D-5-4 Assessment methods; and,
- Excavating test pits at candidate septic sites and conducting soil percolation testing to assess the infiltration capacity of soils, per D-5-4 Assessment methods.

The site visit was conducted in the summer after a wet spring season. Property boundaries, road features, aerial imagery, and interpreted topography were obtained from the West Parry Sound Geography Network (online, last accessed 12 July, 2022).

### **Test Pit Excavating and Soil Sampling**

Three test pits were hand-excavated at candidate septic sites on each of proposed lots B and C. The topography was too rugged, and the site was too densely treed to access with a drill rig or small excavator, without causing unacceptable property damage. The test pit that best represented “average” soil conditions in the area of each lot assessed, was selected for further characterization. The following characterization was conducted at the selected test pits excavated on each of lots B and C (TP22-02 and TP22-01, respectively; Figure 5):

- The physical soil conditions were logged (apparent compaction, soil colour, soil texture, and apparent moisture/water saturation);
- A soil sample was collected from the soil type-depth interval that comprised the greatest proportionate volume (i.e., the ‘thickest’ soil layer) in each test pit, representing soil that was likely to have the strongest influence on septic effluent attenuation; and,
- Each soil sample was placed in a clean, laboratory-supplied container, sealed, and preserved for shipping to ALS Environmental in Waterloo, Ontario for analysis of reactive iron, aluminum and calcium, and pH. ALS is a CALA accredited laboratory.

All soil samples were collected using stainless steel tools per Ontario Regulation 153/04 requirements.

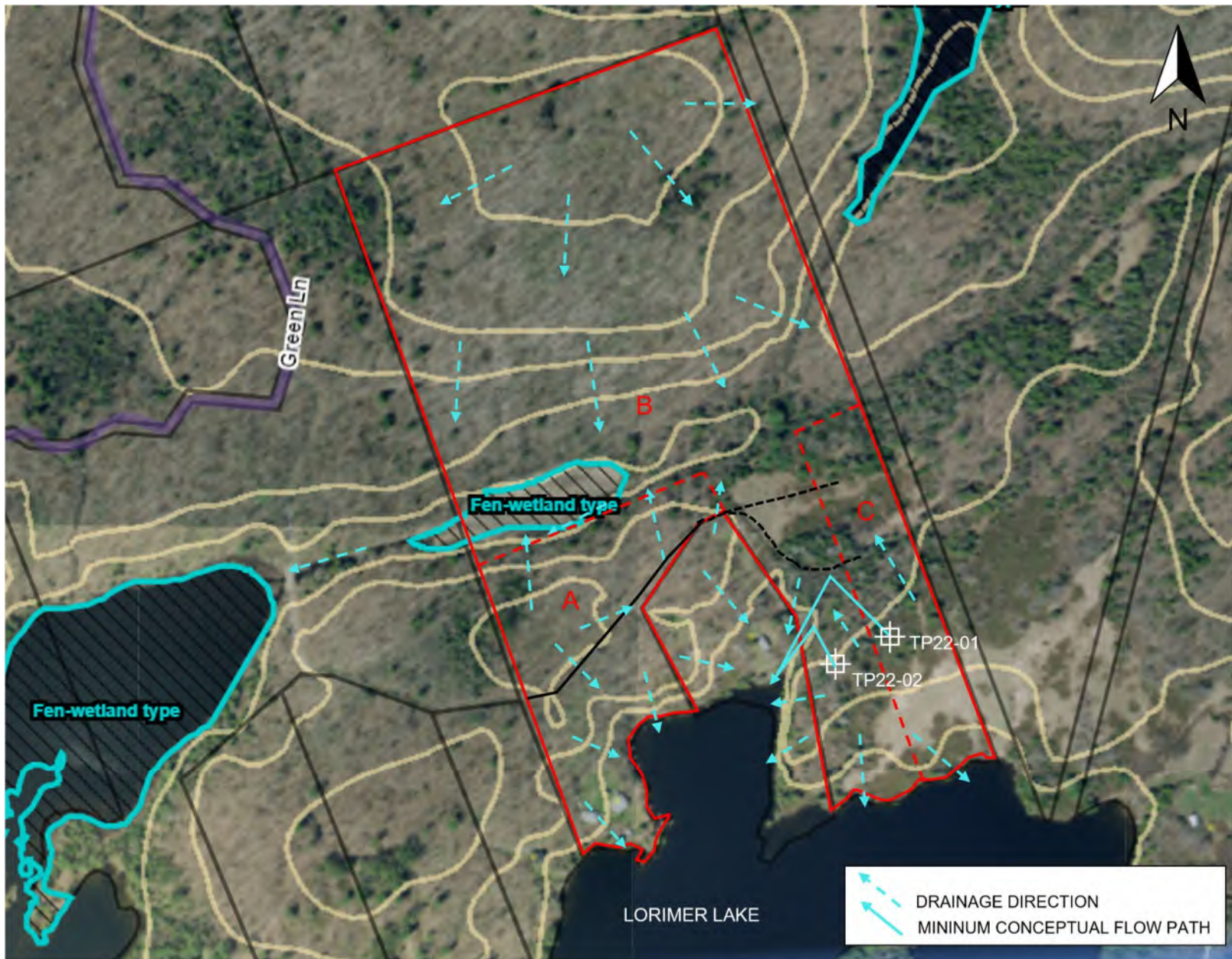
### **Test Pit Percolation Testing**

Percolation testing was conducted in each selected test pit per D-5-4 Assessment guidance, and consisted of the following:

- At each candidate septic site, the selected test pit was excavated to the soil depth that was most likely to have the strongest effect on septic effluent treatment using a clean, decontaminated shovel;
- Loose soil was removed from the walls and floors of the test pit using the shovel;







**Figure 5.** Test pit locations and minimum conceptual indirect flow paths towards Lorimer Lake..



- A small test hole 0.3 x 0.3 m wide and 0.3 m deep was excavated into undisturbed soil in the bottom of the pit with the shovel;
- The soil on the floor and walls of the test pit was saturated with water so that the floor and entire height of the walls were wet;
- Once the hole drained to empty after the saturation fill, it was filled with water to 0.25 m deep, and the time for the water to completely drain from the hole was timed (i.e., the percolation time); and,
- The test pit was backfilled with the excavated native soil and landscaped to match the existing grade around the test site.

Acceptable percolation rates to 0.25 m deep are greater than 1 minute and less than 15 minutes, as specified by Ontario Regulation 244/09 for appropriate use of Class 4 Septic Systems (in-ground), which is the minimum required septic system for the property.

## RESULTS

### Candidate Septic Site Descriptions and Drainage Paths

Candidate septic sites were located north of a natural bedrock ridge drainage divide on each lot, such that all surface water runoff and shallow groundwater migration that could potentially be influenced by septic effluent would drain north away from Lorimer Lake towards the treed swamp (ELC SWM6-2, Figure 4) before possible draining towards the lake, resulting in the following minimum indirect conceptual flow paths to Lorimer Lake:

- Proposed lot B: 100 m to Lorimer Lake (30 m to treed swamp, 70 m to Lorimer Lake);
- Proposed lot C: 148 m to Lorimer Lake (40 m to treed swamp, 108 m to Lorimer Lake).

Septic sites further north on either lot would drain south towards the treed swamp and then to Lorimer Lake, or north towards the wetland-drainage course system and the large wetland to the west, which would provide equal or longer flow paths towards Lorimer Lake than those from the candidate septic sites assessed. Septic sites further south would occur in an area where direct drainage towards Lorimer Lake could occur (vs., the indirect drainage paths, above), and would require further assessment under Assessment D-5-4 protocols should development occur in these areas. For the purposes of the severance application, this assessment focussed on whether conditions suitable for septic effluent attenuation existed on proposed lots B and C in areas where cottages could be desirable, and a comprehensive assessment of all potential building sites (undetermined) was not conducted.

The drainage paths from proposed lots B and C were less than the minimum recommended by the Lakeshore Capacity Handbook (i.e., 300 m). Therefore, site-specific conditions for septic effluent attenuation were assessed further for proposed lots B and C.



## Soil Physical Conditions

The soil on the candidate septic sites of lots B and C consisted of loose topsoil with higher organic content near the surface, and increased silt and sand with depth. The test pits were terminated at approximately 0.72 metres below ground's surface (mbgs), at the surface of weathered bedrock. Angular cobbles were observed in both test pits at 0.7 mbgs, indicating a transition/weathering zone between soil and bedrock that is likely to be rich in iron and aluminum suitable for septic effluent treatment. Groundwater or saturated soil were not encountered on either candidate septic site. The soil conditions observed in each test pit are described in Table 1.

**Table 1.** 300 Green Lane soil descriptions by test pit.

Test pit	Depth (mbgs)	Description
TP22-01	0 to 0.1	<ul style="list-style-type: none"> <li>- Loose, brown organic-y silt, some sand, trace tree roots and organic debris (TOPSOIL)</li> <li>- Moist</li> </ul>
	0.1 to 0.3	<ul style="list-style-type: none"> <li>- Loose to compact light brown silt, some organics and sand, trace tree roots (TOPSOIL)</li> <li>- Moist</li> </ul>
	0.3 to 0.52	<ul style="list-style-type: none"> <li>- Loose to compact light brown silt, some organics and sand (B HORIZON)</li> <li>- Moist</li> <li>- Sampled for laboratory analysis</li> </ul>
	0.52 to 0.68	<ul style="list-style-type: none"> <li>- Compact light brown silt, trace organics and silt (SILT)</li> <li>- Moist</li> </ul>
	0.68 to 0.72	<ul style="list-style-type: none"> <li>- Compact to hard grey-brown silt, trace sand (TILL)</li> <li>- Moist</li> <li>- Angular cobbles at 0.70 m</li> </ul>
	0.72	- END of test pit on weathered bedrock
TP22-02	0 to 0.1	<ul style="list-style-type: none"> <li>- Loose brown silty organics, trace sand (TOPSOIL)</li> <li>- Moist</li> </ul>
	0.1 to 0.41	<ul style="list-style-type: none"> <li>- Loose light brown silt, some organics, trace sand (B HORIZON)</li> <li>- Moist</li> <li>- Sampled for laboratory analysis</li> </ul>
	0.41 to 0.62	<ul style="list-style-type: none"> <li>- Compact light brown silt, trace sand (TILL)</li> <li>- Moist</li> </ul>
	0.62 to 0.74	<ul style="list-style-type: none"> <li>- Compact to hard grey-brown silt, trace sand (TILL)</li> <li>- Moist</li> <li>- Angular cobbles at 0.70 m</li> </ul>
	0.74	- END of test pit on weathered bedrock



## Soil Chemistry

The iron + aluminum concentrations in the soil (4.5 to 6.2%) from the two test pits exceeded the minimum concentrations recommended by the Lakeshore Capacity Handbook (1%) and calcium (~0.26%) did not exceed the upper limit (<1%) recommended by the Lakeshore Capacity Handbook at either test pit. pH in the soil from both test pits was acidic (4.23 to 4.40).

The results indicate that the soil chemistry at the candidate septic site is suitable for the attenuation of septic-related phosphorus. Soil chemistry is summarized in Table 2. Laboratory analytical Certificates of Analysis are attached.

**Table 2.** 300 Green Lane soil chemistry by test pit.

Parameter	Unit	Lakeshore Capacity Guideline	Test pit	
			TP-2201	TP-2202
			0.3 to 0.52 m	0.1 to 0.41 m
			28-Jun-22	28-Jun-22
pH	pH	n/v	4.40	4.23
Acid Extractable Calcium (Ca)	µg/g	< 10000	2620	2530
Acid Extractable Aluminum (Al)	µg/g	n/v	32900	24600
Acid Extractable Iron (Fe)	µg/g	n/v	28600	25000
Acid Extractable Al + Fe (calculated)	µg/g	> 10000	61500	49600

Notes:

Lakeshore Capacity Guideline Ontario Ministry of the Environment, Ministry of Natural Resources and Ministry of Municipal Affairs and Housing (2010). Lakeshore Capacity Assessment Handbook. May 2010. The Guideline values are for at-capacity lakes.  
n/v Guideline value not developed.

## Percolation Rates

At TP22-02 and TP22-01 on proposed lots B and C, the water level in the test pit dropped 6 cm and 7.9 cm after 15 minutes, respectively. Percolation rates were lower than the recommended 25 cm drop in water level in <15 mins, indicating soil saturation by septic effluent could occur under a full effluent load, which would reduce the native soil's septic effluent treatment capacity at the point of saturation. The lower infiltration rates were consistent with the texture of the soil observed in the test pits.

**Table 3.** 300 Green Lane soil percolation rates by test pit.

Location	Water level decrease in 15 minutes	
	Required	Observed
TP22-01	25 cm	7.9 cm
TP22-02		6 cm





## DISCUSSION

To protect Lorimer Lake, an at-capacity lake, from septic-related phosphorus in in-ground leaching beds on the proposed severed lots, the candidate septic sites were assessed for the following conditions:

- 1) *If possible, all new tile fields should be set back at least 300 m from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 m to the lake, as recommended by the Ontario Ministry of the Environment (2010).*
  - The minimum indirect flow path from candidate septic sites on proposed lots B and C to Lorimer Lake was approximately 100 m and 148 m (via shallow groundwater/surface water) from candidate septic sites on proposed lots B and C, respectively. Further site-specific soil assessment (per Ontario Ministry of the Environment, 2010) was conducted for both sites to assess whether soil conditions were sufficient to achieve septic-related phosphorus attenuation over the shortest distances found by Robertson et al. (1998) and Robertson (2003, 2012, and 2019).
- 2) Per Ontario Ministry of the Environment (2010):
  - a) *The site where the septic leaching field is to be located, and the region 15 m downgradient towards the lake, across the full width of the field, should consist of deep (>3 m), native and undisturbed, non-calcareous (<1% calcium) soil with >1% acid-extractable concentrations of iron + aluminum. Soil depth as assessed with test boreholes at one site per candidate septic site; and*
  - b) *An unsaturated zone of at least 1.5 m should exist between the tile bed and the shallowest depth of the water table. The position of the water table was assessed with the test boreholes during a period of maximum soil saturation (i.e., late spring after freshet when the water table was elevated).*
  - The soil quality on the candidate septic sites was well-suited for treating septic effluent (acidic, <1% calcium, and >1% iron + aluminum on all sites);
  - The depth of soil was shallow (~0.7 m) over the inferred bedrock surface at the candidate septic sites, which was less than recommended by the Ministry of the Environment (2010); and,
  - Soils on both proposed lots had lower than specified infiltration rates for septic-related phosphorus treatment. The infiltration rate in the test pits indicated that soil saturation by septic effluent could occur under a full conceptual effluent load, which would reduce septic effluent treatment capacity by native soil in these locations.

The results indicate that soil depth and infiltration capacity may limit septic effluent treatment by native soils alone, and that enhanced septic effluent treatment is required to protect Lorimer Lake from septic effluent, should cottages be built on the proposed severed lots.

Septic effluent should be effectively treated by Class 4 Septic Systems constructed per the Ontario Building Code with man-made raised leaching fields and the following properties, on proposed lots B and C, should the lots be developed, as follows:



- The toe of the field >1.5 m above the bedrock;
- Constructed using imported acidic soils with <1% calcium and >1% iron + aluminum; and
- Have in-field percolation rates per Ontario Regulation 244/09.

Raised leaching fields built to the above specifications would meet or exceed the Ministry of the Environment (2010) minimum soil conditions for septic-related phosphorus treatment, and attenuate septic-related phosphorus in the short distances (0.5 to 10 m) identified by Robertson et al. (1998) and Robertson (2003, 2008, 2012, and 2019). Raised leaching fields would remedy concerns with the shallow soils and soils with lower-than-recommended infiltration capacities, and allow the natural soils on the property to provide an extra measure of attenuation of septic-related phosphorus to further protect Lorimer Lake from potential septic-related phosphorus.

## CONCLUSIONS AND RECOMMENDATIONS

Candidate septic sites of proposed lots B and C had indirect flow paths to Lorimer Lake less than the minimum 300 m recommended by the Lakeshore Capacity Handbook. Site-specific soil conditions were therefore assessed on candidate septic sites of the proposed lots to assess the attenuation (treatment) capacity of septic-related phosphorus by native soil.

Soil chemistry was well-suited to treat septic effluent at both candidate septic sites (acidic, <1% calcium, >1% iron + aluminum). Soil depth (~0.7 m over bedrock) was less than recommended by the Ontario Ministry of the Environment (2010) and soil infiltration capacities on both proposed lots were lower than recommended by Ontario Regulation 244/09, indicating possible soil saturation under full septic effluent loads and potentially reduced effluent treatment capacity by native soils alone.

Should development occur on proposed lots B and C, Class 4 Septic Systems with raised leaching beds should be constructed per the Ontario Building Code in the assessed candidate septic site locations, to effectively treat septic effluent and protect Lorimer Lake. The raised leaching beds should meet the requirements for soil by the Ministry of the Environment (2010), allowing native soils to provide an extra measure of septic effluent treatment. The raised leaching fields should have the following construction:

- The toe of the field >1.5 m above the bedrock;
- Constructed using imported acidic soils with <1% calcium and >1% iron + aluminum; and
- Have in-field percolation rates per Ontario Regulation 244/09.

The conditions observed by Robertson et al. (1998) and Robertson (2003, 2008, 2012) as well as the long-term (30-year) attenuation of septic effluent measured by Robertson (2019) in soils similar to the property in combination with the recommended raised leaching beds, strongly indicates that septic-related phosphorus would be reduced by over 97% within 10 m of the beds. Further removal of residual phosphorus (if any) from septic effluent would be achieved with native soil, adding an additional level of safety and preventing adverse effects to Lorimer Lake from septic-related phosphorus.



Should development occur in the area south of the test pits on proposed lots B and C, additional assessment should be conducted to assess soils, drainage and potential septic effluent loading to Lorimer Lake per Ontario Protocol D-5-4. The additional site-specific characterization was not completed as part of this work which informs a severance application, since suitable septic sites are present on the proposed lots (described above) as required for severance consideration, and development on the lots is not defined.

## CLOSING

Thank you kindly for the opportunity to conduct this assessment. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,  
Per. Hutchinson Environmental Sciences Ltd.



David Leeder, P.Geo. Limited  
Senior Environmental Scientist



Emily Ham, M.Sc., G.I.T.  
Junior Environmental Scientist

## ATTACHMENTS

ALS Environmental. Certificate of Analysis L2719359. 06 July 2022.



## REFERENCES

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HUTCHINSON ENVIRONMENTAL SCIENCES  
LTD

ATTN: David Leeder  
1-5 Chancery Lane  
Bracebridge ON P1L 1S6

Date Received: 30-JUN-22  
Report Date: 06-JUL-22 12:29 (MT)  
Version: FINAL

Client Phone: 705-645-0021

## Certificate of Analysis

Lab Work Order #: L2719359  
Project P.O. #: NOT SUBMITTED  
Job Reference: 220085  
C of C Numbers:  
Legal Site Desc:

Gayle Braun  
Senior Account Manager

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ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2719359-1    TP22-01 Sampled By:    CLIENT on 28-JUN-22 Matrix:        SOIL  <b>Physical Tests</b> pH <b>Metals</b> Aluminum (Al) Calcium (Ca) Iron (Fe) Magnesium (Mg)	   4.40  32900 2620 28600 6150		   0.10  50 50 50 20	   pH units  ug/g ug/g ug/g ug/g	     05-JUL-22 05-JUL-22 05-JUL-22 05-JUL-22	     01-JUL-22 05-JUL-22 05-JUL-22 05-JUL-22	     R5812105 R5814976 R5814976 R5814976 R5814976
L2719359-2    TP22-02 Sampled By:    CLIENT on 28-JUN-22 Matrix:        SOIL  <b>Physical Tests</b> pH <b>Metals</b> Aluminum (Al) Calcium (Ca) Iron (Fe) Magnesium (Mg)	   4.23  24600 2530 25000 5630		   0.10  50 50 50 20	   pH units  ug/g ug/g ug/g ug/g	     05-JUL-22 05-JUL-22 05-JUL-22 05-JUL-22	     01-JUL-22 05-JUL-22 05-JUL-22 05-JUL-22	     R5812105 R5814976 R5814976 R5814976 R5814976

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
MET-200.2-CCMS-WT	Soil	Metals in Soil by CRC ICPMS	EPA 200.2/6020B (mod)
Soil/sediment is dried, disaggregated, and sieved (2 mm). For tests intended to support Ontario regulations, the <2mm fraction is ground to pass through a 0.355 mm sieve. Strong Acid Leachable Metals in the <2mm fraction are solubilized by heated digestion with nitric and hydrochloric acids. Instrumental analysis is by Collision / Reaction Cell ICPMS.			
Limitations: This method is intended to liberate environmentally available metals. Silicate minerals are not solubilized. Some metals may be only partially recovered (matrix dependent), including Al, Ba, Be, Cr, S, Sr, Ti, Tl, V, W, and Zr. Elemental Sulfur may be poorly recovered by this method. Volatile forms of sulfur (e.g. sulfide, H2S) may be excluded if lost during sampling, storage, or digestion.			
Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).			
PH-WT	Soil	pH	MOEE E3137A
A minimum 10g portion of the sample is extracted with 20mL of 0.01M calcium chloride solution by shaking for at least 30 minutes. The aqueous layer is separated from the soil and then analyzed using a pH meter and electrode.			
Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).			

\*\* ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

Chain of Custody Numbers:

**GLOSSARY OF REPORT TERMS**  
Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.  
mg/kg - milligrams per kilogram based on dry weight of sample  
mg/kg wwt - milligrams per kilogram based on wet weight of sample  
mg/kg lwt - milligrams per kilogram based on lipid weight of sample  
mg/L - unit of concentration based on volume, parts per million.  
< - Less than.  
D.L. - The reporting limit.  
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.  
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.  
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.



## Quality Control Report

Workorder: L2719359

Report Date: 06-JUL-22

Page 1 of 2

Client: HUTCHINSON ENVIRONMENTAL SCIENCES LTD  
1-5 Chancery Lane  
Bracebridge ON P1L 1S6

Contact: David Leeder

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
<b>MET-200.2-CCMS-WT</b>								
<b>Soil</b>								
<b>Batch</b>	<b>R5814976</b>							
<b>WG3746358-2</b>	<b>CRM</b>	<b>WT-SS-2</b>						
Aluminum (Al)			110.0		%		70-130	05-JUL-22
Calcium (Ca)			103.9		%		70-130	05-JUL-22
Iron (Fe)			102.5		%		70-130	05-JUL-22
Magnesium (Mg)			107.1		%		70-130	05-JUL-22
<b>WG3746358-6</b>	<b>DUP</b>	<b>WG3746358-5</b>						
Aluminum (Al)		14400	13800		ug/g	4.3	40	05-JUL-22
Calcium (Ca)		48200	49800		ug/g	3.1	30	05-JUL-22
Iron (Fe)		18100	18100		ug/g	0.1	30	05-JUL-22
Magnesium (Mg)		20500	20400		ug/g	0.3	30	05-JUL-22
<b>WG3746358-4</b>	<b>LCS</b>							
Aluminum (Al)			100.0		%		80-120	05-JUL-22
Calcium (Ca)			104.0		%		80-120	05-JUL-22
Iron (Fe)			95.2		%		80-120	05-JUL-22
Magnesium (Mg)			110.7		%		80-120	05-JUL-22
<b>WG3746358-1</b>	<b>MB</b>							
Aluminum (Al)			<50		mg/kg		50	05-JUL-22
Calcium (Ca)			<50		mg/kg		50	05-JUL-22
Iron (Fe)			<50		mg/kg		50	05-JUL-22
Magnesium (Mg)			<20		mg/kg		20	05-JUL-22
<b>PH-WT</b>								
<b>Soil</b>								
<b>Batch</b>	<b>R5812105</b>							
<b>WG3745656-1</b>	<b>DUP</b>	<b>L2719351-2</b>						
pH		3.98	4.06	J	pH units	0.08	0.3	01-JUL-22
<b>WG3745775-1</b>	<b>LCS</b>							
pH			7.02		pH units		6.9-7.1	01-JUL-22

# Quality Control Report

Workorder: L2719359

Report Date: 06-JUL-22

Client: HUTCHINSON ENVIRONMENTAL SCIENCES LTD  
1-5 Chancery Lane  
Bracebridge ON P1L 1S6

Page 2 of 2

Contact: David Leeder

## Legend:

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Limit	ALS Control Limit (Data Quality Objectives)
DUP	Duplicate
RPD	Relative Percent Difference
N/A	Not Available
LCS	Laboratory Control Sample
SRM	Standard Reference Material
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ADE	Average Desorption Efficiency
MB	Method Blank
IRM	Internal Reference Material
CRM	Certified Reference Material
CCV	Continuing Calibration Verification
CVS	Calibration Verification Standard
LCSD	Laboratory Control Sample Duplicate

## Sample Parameter Qualifier Definitions:

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Qualifier	Description
J	Duplicate results and limits are expressed in terms of absolute difference.

---

## Hold Time Exceedances:

All test results reported with this submission were conducted within ALS recommended hold times.

ALS recommended hold times may vary by province. They are assigned to meet known provincial and/or federal government requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by the US EPA, APHA Standard Methods, or Environment Canada (where available). For more information, please contact ALS.

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The ALS Quality Control Report is provided to ALS clients upon request. ALS includes comprehensive QC checks with every analysis to ensure our high standards of quality are met. Each QC result has a known or expected target value, which is compared against pre-determined data quality objectives to provide confidence in the accuracy of associated test results.

Please note that this report may contain QC results from anonymous Sample Duplicates and Matrix Spikes that do not originate from this Work Order.



Fax: (519) 886-9047

**CANADA TOLL FREE: 1-800-668-9878**

C of C # XXXXX  
PAGE 1 OF 1

Service Requested:	Regular (default)	X
Date Required:	Priority (50% surcharge)	
	Emergency (100% surcharge)	

[illegible]

White - report copy

YELLOW - File copy 118 of 160

PINK - Customer Copy

## CONSENT AGREEMENT

**THIS AGREEMENT** made in duplicate this \_\_\_\_ day of September, 2025.

**BETWEEN:**

**ILONA SKEBA and CHRISTOPHER MARIO SKEBA**

hereinafter called the "Owners"  
of the First Part

-and-

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

hereinafter called the "Municipality"

of the Second Part

**WHEREAS** the lands affected by this Agreement are the lands described in Schedule "A" hereto annexed;

**AND WHEREAS** the Owners obtained, from the Parry Sound Area Planning Board (File B04/2025(W)) approval of a consent to sever the subject lands, the purpose of which is to provide for the creation of one (1) new waterfront lot, one (1) rural backlot and a lot addition with registered right-of-way at 300 Green Lane off of Lorimer Lake Road and fronting on Lorimer Lake;

**AND WHEREAS** the conditions to approval require the Owners to enter into this agreement pursuant to section 53 of the *Planning Act*, and to register such agreement on title to the subject lands;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT**, in consideration of other good and valuable consideration and the sum of One Dollar CDN (\$1.00 CDN) now paid by the Municipality to the Owners, the receipt whereof is hereby acknowledged, the parties hereto covenant and agree as follows:

### **PART A – GENERAL**

1. The lands to be bound by the terms and conditions of this Agreement referred to as "the subject lands" are located in the Municipality and more particularly described in Schedule 'A' hereto.
2. The Site-Specific Septic Assessment prepared by Hutchinson Environmental Sciences Ltd. dated August 31, 2022 forms part of this Agreement as Schedule "B".
3. The survey plan describing the subject lands is Reference Plan No. 42R-22819.

4. This agreement shall be registered on title to the subject lands as provided for by Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended, at the expense of the Owners.
5. This agreement will not be amended or removed from the title of the subject lands except where agreed upon by the Municipality and the Owners.

#### **PART B – PURPOSE OF THE DEVELOPMENT**

6. The Owners have applied for and received approval by the Parry Sound Area Planning Board under File No. B04/2025(W) for the creation of one (1) new waterfront lot, one (1) rural backlot and a lot addition with registered right-of-way at 300 Green Lane off of Lorimer Lake Road and fronting on Lorimer Lake.

#### **PART C – ACCESS**

7. The Owners hereby acknowledge and recognize that the right-of-way over Part of Lot 10, Concession 3, Geographic Township of Hagerman, being Part 5, Plan 42R-22819 and Parts 3, 4 and 5, Plan 42R-22592, Parts 1, 42R2615, Parts 4 & 5 42R17134, Municipality of Whitestone, providing access to the subject lands legally described as Part of Lot 10, Concession 3, Geographic Township of Hagerman, being Parts 1 and 2, on 42R-22592, Municipality of Whitestone, is privately owned and not maintained year-round by the Municipality.
8. The Owners hereby recognize and agree that the Municipality is not responsible or liable for the non-repair of the private road identified in paragraph 7 above.
9. The Owners hereby acknowledge and understand that the Municipality may not be able to provide emergency services to the subject lands accessed by the private right-of-way.

#### **PART D – SEPTIC SYSTEM DESIGN REQUIREMENTS**

10. The Ontario Building Code requires septic systems be setback a minimum clearance of 15 metres from the shoreline of Lorimer Lake. However, for the purposes of mitigating against the potential of phosphorus loading of the waterbody, it is recommended that septic systems be 150 metres from the shoreline of the lake. If septic systems are to be closer to the shoreline, an additional site-specific septic assessment must be completed by a qualified person (a registered professional geoscientist or professional engineer, with a background in septic design and/or impact) to evaluate acceptable alternatives. The site-specific septic assessment must be submitted to the Municipality for acceptance.
11. The Owners hereby recognize and shall implement the recommendations identified in the Site Specific Septic Assessment prepared by Hutchinson Environmental Sciences Ltd. dated August 22, 2022.

#### **PART F - EXPENSES TO BE PAID BY THE OWNERS**

12. Every provision of this Agreement by which the Owners are obligated in any way shall be deemed to include the words “at the expense of the Owners” unless the context otherwise requires.



13. The Owners shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this agreement.

## **PART G – INDEMNIFICATION FROM LIABILITY AND RELEASE**

14. The Owners covenant and agree with the Municipality, on behalf of itself, its successors and assigns, to indemnify and save harmless the Municipality, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the negligent or unlawful performance of or failure to perform any work by the Owners or on their behalf in connection with the carrying out of the provisions of this Agreement provided that such default, failure or neglect was not caused as a result of negligence or breach of this Agreement on the part of the Municipality its servants or agents.
15. The Owners further covenant and agree to release and forever discharge the Municipality from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Municipality to carry out any of its obligations under this Agreement, or, as a result of the Municipality performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Owners, provided that such default, failure or neglect was not caused as a result of negligence or breach of this Agreement on the part of the Municipality, its servants or agents.

## **PART H – ADMINISTRATION**

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

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

By the Municipality on this \_\_\_\_ day of September, 2025.

**THE CORPORATION OF THE  
MUNICIPALITY OF WHITESTONE**

Per: \_\_\_\_\_  
George Comrie, Mayor

\_\_\_\_\_  
Nigel Black, CAO/Clerk

By the Owners on this \_\_\_\_ day of September, 2025.

\_\_\_\_\_  
Witness Name

\_\_\_\_\_  
ILONA SKEBA

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name

\_\_\_\_\_  
CHRISTOPHER MARIO SKEBA

\_\_\_\_\_  
Witness Signature

**Schedule "A"**  
**TO THE CONSENT AGREEMENT**

**BETWEEN:**

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

**-AND-**

**ILONA SKEBA and CHRISTOPHER MARIO SKEBA**

The subject lands as identified on Plan 42R-22819

Part of PIN 52090-0394 being Part Lot 10, Concession 3 Township of Hagerman now  
Municipality of Whitestone, District of Parry Sound being Parts 1, 2,3,4,5 & 6 Plan 42R22819

**Schedule "B"**  
**TO THE CONSENT AGREEMENT**

**BETWEEN:**

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

**-AND-**

**ILONA SKEBA and CHRISTOPHER MARIO SKEBA**

Site Specific Septic Assessment prepared by Hutchinson Environmental Sciences Ltd. dated August 31, 2022

The document, Site Specific Septic Assessment prepared by Hutchinson Environmental Sciences Ltd. dated August 31, 2022, is hereby incorporated into this Agreement as part of this Schedule "B". A copy of this document is available at the Municipality of Whitestone offices, 21 Church Street, Dunchurch, ON P0A 1G0, Monday to Friday, during regular business hours.

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## BY-LAW NO. 33-2025

---

**Being a By-law to authorize an agreement between the  
Municipality of Whitestone and Magnatawan Pioneer Association for the transfer of  
ownership of the docks and associated structures at Bolger Landing from the  
Magnatawan Pioneer Association to the Municipality of Whitestone**

---

**WHEREAS** under Section 8 of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the powers of a municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

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

**AND WHEREAS** pursuant to Section 5.3 of the *Municipal Act*, 2001, S.O. 2001, c.25, the powers of every Council shall be exercised by By-law;

**AND WHEREAS** the Municipality of Whitestone has agreed to assume ownership of the docks and associated structures at Bolger Landing from the Magnatawan Pioneer Association;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Whitestone hereby enacts as follows:

1. **THAT** the Mayor and CAO-Clerk of the Municipality of Whitestone are hereby authorized to execute under seal of the Corporation an agreement being Schedule 'A' of this By-law between the Municipality of Whitestone and the Magnatawan Pioneer Association;
2. **THAT** By-law No. 33-2025, is hereby passed and comes into full force and effect this 16<sup>th</sup> day of September, 2025.

---

Mayor

---

George Comrie

---

CAO-Clerk

---

Nigel Black

## **Schedule 'A' to By-law 33-2025**

## **BUSINESS MATTERS**



# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** Administration

**Agenda Date:** September 16, 2025

**Report No:** ADMIN-2025-20

### Subject:

Upgrades to the Firehall Number 2 Furnace.

### Recommendation:

**THAT** the Council the Municipality of Whitestone receives for information report ADMIN-2025-20 (Firehall 2 Furnace); and

**THAT** the Council of the Municipality of Whitestone authorize Fire Chief Whitman to proceed with the planned replacement of the furnace at Firehall Number 2 within the allotted budget.

### Background:

During the budget process, a budget was established for the potential replacement of the furnace at Firehall Number 2. As Chief Whitman explained at the time, the current furnace is oil-fired and although it is still working, he has had difficulty with having the unit serviced in the past and he does feel there is risk of the unit malfunctioning without the ability to have it repaired in a timely manner. This has the potential to cause extensive damage if it is to occur during cold winter weather. The Chief also feels it will be advantageous to install a more efficient furnace similar to our other facilities (high efficiency propane-fired furnace).

During the budget discussions, Council suggested that prior to spending any amount of money on the replacement of this furnace we should have an assessment done of what we intend to use the facility for in the future and that given the age of the facility, we should also ensure that that any new furnace system is transferable to a new location should the use of this building cease.


### Analysis:

Chief Whitman and I have discussed the use of this building. Chief Whitman is of the opinion that while this building is not used frequently, it does provide valuable storage space for emergency equipment and is used in limited circumstances for Fire Department activities. Overall, he is of



the opinion that the building use should be continued in its current form and that the municipality should continue to maintain and upgrade the asset. He is of the opinion that we should proceed with replacement of the furnace prior to this winter. He does also note that should Council's direction change in the future on this building, the furnace could be removed and used elsewhere.

**Submitted by:**

  
Nigel Black  
CAO/Clerk



## Municipality of Whitestone Report to Council

**Prepared for:** Council

**Department:** Administration

**Agenda Date:** September 16, 2025

**Report No:** ADMIN-2025-21

**Subject:**

Use of “Green Initiative” Budget funding for 2025.

**Recommendation:**

**THAT** the Council the Municipality of Whitestone receives Report ADMIN-2025-21 (Green Initiatives Budget Funding) for information; and

**THAT** the Council of the Municipality of Whitestone direct administration to proceed with “Green Initiative” projects established by the conversation of this item.

**Background:**

During the 2025 Budget discussions, Council discussed and debated the merits of the Municipality’s involvement in the ICECAP organization. At the time, Council had not received the report from the ICECAP 2024 activities and workplan results. At the close of the budget deliberations, Council established a \$3,000 budget for ICECAP membership and a further \$10,000 for “Green Initiatives” which could either be ICECAP initiatives, or initiatives the Municipality might undertake on our own, or a combination of the two.

Since that budget discussion, ICECAP did come and make a presentation to Council which included the results of 2024 activities. Following that discussion, the direction of Council was to come back with a plan of what ICECAP would accomplish if funded in 2025 (for any amount beyond the membership).

**Analysis:**

Since that meeting, Councillor Bray and myself did speak with Benjamin John from ICECAP, and also met amongst ourselves to discuss what the workplan could be for 2025. The intent was to have this discussion at the last Council Meeting in August but due to the discussion of the Official Plan, the discussion and this report was pushed to the September 16<sup>th</sup> Council Agenda.

The direction that we discussed as outcomes for the ICECAP 2025 Workplan were as follows:

- **Data Collection.** Continuation on the collection of data regarding Energy Use and GHG reduction targets. This is seen as a priority as it will ultimately support any application

that we may undertake for funding (whether done in conjunction with ICECAP or on our own).

- **Update of Building Assessments.** It became clear in our discussion with ICEAP regarding the 2024 report that some information being used from a previous building assessment report was dated. In many cases small improvements such as lighting had already been done by staff that were not captured. It is clear that this information needs to be up to date in order to use it for application purposes.
- **Energy Audits.** When ICECAP made their presentation, they spoke about the qualification of their staff to perform energy audits on our various facilities. Councillor Bray and I feel that this would be valuable information for our key buildings (Community Centre, Admin/Firehall and PW Garage).
- **Solar Options.** With the assistance of ICECAP, pursue the identified options of Public Private Partnership with respect to solar options on our building or properties.
- **Outdoor Lighting Upgrades.** While we have a limited amount of outdoor lighting infrastructure, we believe that an assessment of the existing equipment and identification of potential upgrades should be completed.

Our final point of discussion is that of timing. Unfortunately, the process required to establish a direction for this funding has taken us into September and left a limited amount of time to get results. In contrast other committees have been provided funding and allowed to push forward their initiatives with very little scrutiny, reporting or workplan review. If the municipality is to continue our involvement with ICECAP, we feel a similar process should be provided for this funding and it should in fact be "Green Initiative/ICECAP Workplan".

While all of the preceding comments have originated from discussion between myself and Councillor Bray with respect to the ICECAP activities, at the same time Councillor Nash had also expressed interest in discussing the "Green Initiative Budget" at the last meeting. That item was also pushed to this agenda due to the Official Plan discussions. While Councillor Nash and I have not had detailed discussion on his direction, my understanding is that he would also like to see these funds utilized prior to the end of 2025 and has a number of suggestions for projects which we can undertake that are "Green Initiatives" that can be done without the assistance or involvement of the ICECAP Committee. We discussed this briefly and felt it would be best to discuss the ICECAP discussion above, along with Councillor Nash's ideas at the same time (as they are obviously related issues). Councillor Nash will elaborate on what potential project or initiatives he has in mind that we could potentially undertake.

**Respectfully submitted by:**



Nigel Black  
CAO/Clerk

## **District of Parry Sound Municipal Association**

c/o Township of McKellar, 701 Hwy 124 McKellar, ON P0G 1C0

**President:** Lynda Carleton

**Secretary-Treasurer:** Karlee Britton



**Fall 2025 Agenda – 171<sup>st</sup> Meeting – Friday, September 26, 2025**

**Hosted by the Township of Seguin**

**Orrville Community Centre, 1207 Highway 518, Orrville, ON P2A 0B6**

**8:15-9:00**

Registration / Coffee sponsored by **MPAC**

**9:00-10:00**

Introduction of the Head Table

Welcome and Opening Remarks - **Mayor Ann MacDiarmid**, Township of Seguin

Land Acknowledgement & Ceremony led by **Wasauksing First Nation**

Greetings from Parry Sound-Muskoka MPP, **Graydon Smith**

Greetings from Parry Sound-Muskoka MP, **Scott Aitchison** (*invited*)

FONOM Update *presented by* **Lynda Carleton**

The Almaguin Community Hatchery Program Funding Announcement, **Jerry Brandt**

**10:00-10:15**

**Parry Sound Area Municipal Airport** *presented by* **Neil Pirie**, Airport Manager

**10:15-10:35**

**Property Tax Sale** *presented by* **RealTax President, Narbe Alexandrian**

**10:35-10:50**

Coffee break sponsored by **TBA**

**10:50-11:10**

**Almaguin Housing Task Force Update** *presented by* **Acting Vice-Chairs Rod Ward, Armour Mayor and Dave Gray, Director of Economic Development, Almaguin Community Economic Development & Amour CAO**

**11:10-11:40**

**AI (Artificial Intelligence) in the Workplace** *presented by* **Forrest Pengra, Director of Strategic Initiatives, Township of Seguin**

**11:40-12:00**

**The Effect of Excessive Wakes on Our Lakes** *presented by* **Dr. Timothy James, Board Director, Safe Quiet Lakes**

**12:00-1:00**

Lunch – Turkey Dinner and Dessert by **Jim Macoubrey**

**1:00-2:00**

**Natural Resource Asset Management Planning: Risks of Overlooking Assets and Insights from a Moderated Panel Discussion** *featuring:*

**Oscar Poloni**, Partner, KPMG

and **Representatives from the District's Municipalities & Partner Agencies**

**2:00**

**Resolutions / Business Meeting**

- Adoption of the Minutes of the Spring 2025 Meeting
- Treasurer's Report January 1, 2025 to July 31, 2025
- Minutes of the August 12, 2025 Executive Meeting

Draw for Mystery Door Prize from the **Rosseau General Store**: Must be present to claim

**Host and Date of Next Meeting:** Friday, May 29, 2026, *hosted by the Town of Kearney*  
Adjournment

*A sweet treat of jam provided to you compliments of Seguin's own **Crofter's Organic***

**From:** Ben Clements <[ben@lakeshoremarine.ca](mailto:ben@lakeshoremarine.ca)>  
**Sent:** September 8, 2025 11:43 AM  
**To:** 'Nigel Black' <[nigel.black@whitestone.ca](mailto:nigel.black@whitestone.ca)>  
**Subject:** RE: Kashegaba Lake Dam / Whitestone

Hello Mr. Black,

Thank you, Sir, for your time. I have attached a brief proposal for your review. If you require any further information to make your decision on the staging please let me know. I am available at any time for a phone call to discuss the staging proposal as well as any other enquiries you may have regarding the project. It is our goal to work in collaboration with the municipality for any concerns you may have. We hope to complete the project in a timely manner as to not disturb the community. We also ensure a quality product to ensure the community's safety for the future. Thanks again, give me a call at \_\_\_\_\_ if you would like to discuss further details.

Ben Clements

**From:** Nigel Black <[nigel.black@whitestone.ca](mailto:nigel.black@whitestone.ca)>  
**Sent:** September 8, 2025 11:21 AM  
**To:** Ben Clements <[ben@lakeshoremarine.ca](mailto:ben@lakeshoremarine.ca)>  
**Subject:** RE: Kashegaba Lake Dam / Whitestone

Hello Ben

Yes, I am the appropriate contact as the Municipality owns the Landing and we should also soon own the docks. Do you have any specific information with respect to your proposed use of the Landing? I.e. Amount of space required? Duration of use? If you could forward any information it would be helpful. I am also available to set up a call if that would be helpful?

Thanks  
 Nigel

**Nigel Black**  
**Chief Administrative Officer / Clerk**

**21 Church Street - Dunchurch, Ontario - P0A 1G0**  
**Phone (705) 389-2466 - Ext. 123**



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entities other than the intended recipient is prohibited without permission from the sender. If you received this in error, please contact the sender immediately by return electronic transmission and then immediately delete this transmission including all attachments without copying, distributing, or disclosing content.

**From:** Ben Clements <[ben@lakeshoremarine.ca](mailto:ben@lakeshoremarine.ca)>  
**Sent:** September 8, 2025 11:13 AM  
**To:** [nigel.black@whitestone.ca](mailto:nigel.black@whitestone.ca)  
**Subject:** Kashegaba Lake Dam / Whitestone

Good day Mr. Black,

I sent an email awhile back and was hoping to connect with you regarding the ongoing project at the Kashegaba Lake Dam. I was hoping to discuss the possibility of utilizing a small area for a staging zone at the access point located at the Bolger Boat Launch. I have been advised by the MNR to contact you for approval of this request.

Thank you for your time.

**Benjamine Clements**  
Operations Manager  
Lakeshore Marine Contracting Ltd.  
C: (519) 319-6313  
E: [ben@lakeshoremarine.ca](mailto:ben@lakeshoremarine.ca)  
W: [lakeshoremarine.ca](http://lakeshoremarine.ca)

**Proposed Staging - Bolger Lake Boat Launch Access Site – Photo of Bolger Lake Boat Launch/ Whitestone Municipality:**

**Stage 1 :**

The area outlined in red in the photo below outlines the proposed staging area approximately 30x30 ft. The proposed area is in an existing clearing at the boat launch that is situated away from the primary parking area on the left side of the entrance into the boat launch.

This area would contain vehicles, trailers and watercraft. (This area could also be utilized by the MNR and EXP staff that may visit the site through the 4x4 trail.)

This area would be utilized from now until the end of the project schedule November 15.

*Note: There will be 2 vehicles, one trailer / one boat trailer. There are not many items we plan to store in this area; most items go directly to the site from this access point. We intend to utilize the area if approved to organize /secure our vehicles in an area that does not disrupt the parking area for residents and pedestrians. On weekends the area would be clear aside from a boat trailer which would be left until the end of project and demobilization.*

**Please see photo on page 2:**





## CORRESPONDENCE

A	Town of Parry Sound	Request to province to complete 4-laning of Hwy 400
B	North Bay	Northern Ontario Resource Development Support program to become permanent
C	West Nipissing	Suspend aerial spraying of glyphosate
D	Armour	Family Health Teams should have mandatory governance standards across the province
E	Ministry of Municipal Affairs and Housing	Carling and McDougall withdrawal from Parry Sound Area Planning Board
F	Goderich	Protect agricultural soil health
G	Tweed	Calling for incineration of waste
H	Town of Parry Sound	Super School Delays
H1	Township of McKellar	Super School Delays
I	Whitestone Library Board	Request for bulletin board above water dispenser at Community Centre
J	Ministry of Municipal Affairs and Housing	2025 Northeast Municipal Council Workshop



9.5.1  
A

THE CORPORATION OF THE TOWN OF PARRY SOUND  
RESOLUTION IN COUNCIL

NO. 2025 – 099

DIVISION LIST

YES NO

DATE: August 12, 2025

Councillor G. ASHFORD  
Councillor J. BELESKEY  
Councillor P. BORNEMAN  
Councillor B. KEITH  
Councillor D. McCANN  
Councillor C. McDONALD  
Mayor J. McGARVEY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MOVED BY:

SECONDED BY:

CARRIED: ☒ DEFEATED: ☐ Postponed to: \_\_\_\_\_

Whereas the 4-laning of Highway 400 from Parry Sound to Sudbury has been planned for several years;

Whereas the original completion date was 2017;

Whereas 68 kms of highway between the Town of Parry Sound to Sudbury remains to be 4-laned;

Whereas the 2-lane portion of the highway represents a serious safety concern;

Whereas highway 400 is an important economic corridor to Northern Ontario and Western Canada;

Whereas on September 6, 2022 Town Council supported MPP Jamie West's call on the province to expedite the completion of the four-laning of Hwy 400 between Sudbury & Parry Sound;

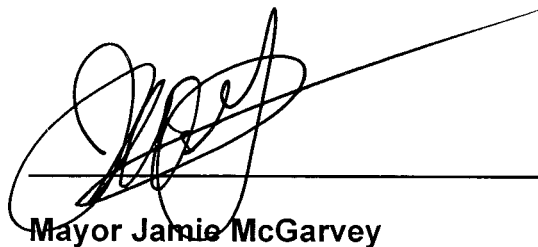
Whereas the 4-laning has not been completed;

Now therefore be it Resolved:

That the province be requested to complete the 4-laning of the remaining 68 kms of highway between Parry Sound and Sudbury as soon as possible;

That the Municipalities of McDougall, Whitestone, Killarney, French River, the Townships of The Archipelago, Carling, McKellar and Seguin, the City of Greater Sudbury and the First Nation communities of Shawanaga, Henvey Inlet and Magnetawan be asked to indicate their support of this Resolution by October 2, 2025;

That following October 2, 2025, staff request a meeting with the Minister of Transportation to present the Resolutions and discuss the completion of the project; and  
That this Resolution be circulated to the municipalities and First Nation communities identified above and copied to MPP Graydon Smith. *AND Premier Ford*



Mayor Jamie McGarvey



The Corporation of the  
City of North Bay  
200 McIntyre St. East  
P.O. Box 360  
North Bay, Ontario  
Canada P1B 8H8  
Tel: 705 474-0400

OFFICE OF THE CITY CLERK  
Direct Line: (705) 474-0626, ext. 2522  
Fax Line: (705) 495-4353  
E-mail: [veronique.hie@northbay.ca](mailto:veronique.hie@northbay.ca)

August 13, 2025

Honourable Greg Rickford  
Minister of Northern Development  
Suite 400  
160 Bloor Street  
Toronto, ON M7A 2E6

Dear Hon. Greg Rickford:

This is Resolution No. 2025-279 which was passed by Council at its Regular Meeting held Tuesday, August 12, 2025.

Resolution No. 2025-279:

"Whereas the Northern Ontario Resource Development Support (NORDS) pilot program was introduced to help Northern Ontario municipalities address infrastructure pressures resulting from natural resource sector activities;

And Whereas the program has been well received and has allowed municipalities, such as the City of North Bay, to strategically accumulate multi-year allocations in order to support large-scale infrastructure initiatives critical to community development and economic growth;

And Whereas the City of North Bay recognizes the importance of modern, safe, and efficient infrastructure to support economic growth and industrial competitiveness;

AND WHEREAS the Seymour Street Widening project from Station Road to Wallace Road, including a signalized intersection, is a critical continuation of the intersection improvement at Hwy 11/17 and Seymour Street, directly supporting a high-value industrial zone;

And Whereas this arterial corridor enables key sectors such as mining, forestry, construction, and manufacturing to receive and ship goods efficiently, impacting markets provincially and beyond;

And Whereas the updated total Seymour Street Widening project budget of approx. \$11 million includes contributions from multiple funding programs such as NORDS (\$2 million) and OCIF (\$4,259,448).



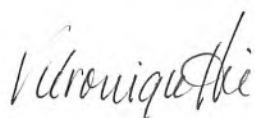
Therefore Be It Resolved That the Council of the City of North Bay strongly urges the Government of Ontario to make the Northern Ontario Resource Development Support (NORDS) program a permanent fixture of its support to Northern municipalities;

And Further Be It Resolved That the Province consider expanding program eligibility to recognize the significant impact that agricultural equipment and operations have on municipal infrastructure, particularly in rural communities;

And Further Be It Resolved That the Council of the City of North Bay formally supports the principle of stacking (accumulating) funding from multiple grant and infrastructure programs to advance strategic capital works, such as the Seymour Street Widening project, and requests continued flexibility from higher levels of government to enable effective financial planning and timely delivery of large-scale municipal infrastructure initiatives;

And Further Be It Resolved That a copy of this resolution be forwarded to the Minister of Northern Development, the Minister of Agriculture, Food and Agribusiness, the Minister of Infrastructure, the Minister of Natural Resources, Nipissing MPP Victor Fedeli, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), the Northwestern Ontario Municipal Association (NOMA), Rural Ontario Municipal Association (ROMA) and all Northern Ontario municipalities for their awareness and support."

Yours truly,



Veronique Hie  
Deputy City Clerk

VH/ck

cc: Minister of Agriculture, Food and Agribusiness  
Minister of Infrastructure  
Minister of Natural Resources  
Nipissing MPP, Victor Fedeli  
Association of Municipalities of Ontario (AMO)  
Federation of Northern Ontario Municipalities (FONOM)  
Northwestern Ontario Municipal Association (NOMA)  
Rural Ontario Municipal Association (ROMA)  
Northern Ontario Municipalities



West Nipissing Oust

CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING

## Council - Committee of the Whole

**Resolution #** 2025-263

**Title:** Approve Resolution Requesting a Moratorium on Aerial Spraying of Glyphosate in the Nipissing Forest

**Date:** August 12, 2025

**Moved by:** Councillor Fern Pellerin

**Seconded by:** Councillor Kaitlynn Nicol

**WHEREAS** the Province of Ontario, through the Ministry of Natural Resources and Forestry, is planning to begin aerial spraying of glyphosate-based herbicides in late August 2025 in the Nipissing Forest; and

**WHEREAS** the Nipissing Forest covers a significant portion, if not all, of the Municipality of West Nipissing, and residents and ecosystems may be impacted by this activity; and

**WHEREAS** new scientific evidence published since Health Canada's last assessment of glyphosate in 2017 has linked glyphosate-based end-use products to cancer, metabolic and neurological diseases, reproductive toxicity, and ecosystem harm; and

**WHEREAS** the Province of Quebec banned the use of glyphosate for forestry purposes in 2001 and replaced aerial herbicide spraying with manual forest thinning as a safer alternative forest management method; and

**WHEREAS** many residents have expressed concern regarding the potential environmental and public health risks associated with aerial spraying of glyphosate-based herbicides;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of West Nipissing formally request that the Honourable Mike Harris Jr., Minister of Natural Resources and Forestry, reconsider the planned use of glyphosate-based herbicides in the Nipissing Forest and suspend the aerial spraying initiative until further independent research and updated risk assessments are completed and reviewed; and

**BE IT FURTHER RESOLVED THAT** this resolution be forwarded to:

The Honourable Mike Harris Jr., Minister of Natural Resources and Forestry

The Honourable Sylvia Jones, Minister of Health

MPP John Vanthof, Timiskaming–Cochrane

AMO (Association of Municipalities of Ontario)

FONOM (Federation of Northern Ontario Municipalities)

All municipalities within Northeastern Ontario

CARRIED



# CORPORATION OF THE TOWNSHIP OF ARMOUR

D

## RESOLUTION

Date: August 12, 2025

Motion # 248

WHEREAS Ontario's Family Health Teams provide team-based healthcare which is critical to our communities;

AND WHEREAS healthcare in Ontario is publicly funded;

AND WHEREAS municipalities invest significant additional public/taxpayer money in support of Family Health Teams and other healthcare-related organizations, including supports for primary care recruitment, healthcare facilities, and additional community healthcare needs;

AND WHEREAS the governance models for Family Health Teams in Ontario do not follow mandatory standards;

AND WHEREAS governance models are designed to ensure appropriate representation, transparency, and guardrails with respect to potential conflicts of interest for the organizations they represent;

AND WHEREAS many boards of Family Health Teams are not balanced in terms of representation from the communities and municipalities that they cover;

AND WHEREAS the lack of a standard and balanced governance model means that the needs of the local communities are not necessarily fully represented;

AND WHEREAS the province is directing the Primary Care Action Team (PCAT), through Dr. Jane Philpott, to ensure connected and convenient healthcare across the province;

AND WHEREAS Family Health Teams are crucial in the delivery of the mandate of PCAT;

NOW THEREFORE BE IT RESOLVED THAT The Council of the Township of Armour urges the Province of Ontario to implement a standard and mandatory governance model for the boards of Family Health Teams across the province, which ensures that community members make up 50% of the overall board membership to ensure appropriate representation for the communities which use and support healthcare in their local area;

AND THAT a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Sylvia Jones, Deputy Premier and Minister of Health; Dr. Jane Philpott, Chair of the Primary Care Action Team; the Association of Municipalities of Ontario (AMO); the Association of Family Health Teams of Ontario (AFHTO); and all municipalities in Ontario.

Moved by: Blakelock, Rod ☐  
Brandt, Jerry ☒  
Haggart-Davis, Dorothy ☐  
Ward, Rod ☐  
Whitwell, Wendy ☐

Seconded by: Blakelock, Rod ☐  
Brandt, Jerry ☐  
Haggart-Davis, Dorothy ☒  
Ward, Rod ☐  
Whitwell, Wendy ☐

Carried / Defeated

Declaration of Pecuniary Interest by:  
Recorded vote requested by:

Recorded Vote:

Blakelock, Rod  
Brandt, Jerry  
Haggart-Davis, Dorothy  
Ward, Rod  
Whitwell, Wendy

For	Opposed
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>





## DISTRICT OF PARRY SOUND

56 ONTARIO STREET  
PO BOX 533  
BURK'S FALLS, ON  
POA 1C0

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: [rward@armourtownship.ca](mailto:rward@armourtownship.ca)

Website: [www.armourtownship.ca](http://www.armourtownship.ca)

### *Mayor's Report – Governance of Family Health Teams*

To: Members of Council  
From: Rod Ward, Mayor  
Date: August 12, 2025

#### **Subject: Support for Standardized Governance Models for Family Health Teams**

Family Health Teams are a vital part of Ontario's healthcare system, particularly in rural and underserved communities like ours. These teams provide collaborative, team-based care that improves patient outcomes and relieves pressure on hospitals and emergency services.

Our municipality, like many others across the province, continues to invest local taxpayer dollars to support healthcare delivery — through physician recruitment efforts, infrastructure, and other community health initiatives. However, despite this investment and our community's reliance on these services, municipal and community voices are often underrepresented on the boards that govern Family Health Teams.

Currently, there is no mandatory governance framework for these boards, which has led to inconsistent representation and, in some cases, governance structures that do not reflect the communities they serve. This can lead to decisions being made without sufficient local input, oversight, or accountability.

The attached resolution calls on the Province of Ontario to implement a standardized and mandatory governance model for Family Health Teams, requiring that at least 50% of board members be community representatives. This would help ensure local interests are considered in decision-making, and strengthen transparency and trust in our healthcare system.

I recommend Council's support for this resolution and the forwarding of it to the appropriate provincial bodies and municipal partners.

Sincerely,

*Rod Ward*

Rod Ward  
Mayor

**From:** Brown, Christopher (MMAH) <[Christopher.R.Brown@ontario.ca](mailto:Christopher.R.Brown@ontario.ca)>  
**Sent:** August 14, 2025 9:52 AM  
**To:** Kevin McLlwain <[kmcllwain@carlingtownship.ca](mailto:kmcllwain@carlingtownship.ca)>; Tim Hunt <[THunt@mcdougall.ca](mailto:THunt@mcdougall.ca)>;  
[clerk@mckellar.ca](mailto:clerk@mckellar.ca); Nigel Black <[nigel.black@whitestone.ca](mailto:nigel.black@whitestone.ca)>  
**Cc:** psapb <[psapb@vianet.ca](mailto:psapb@vianet.ca)>  
**Subject:** Notice published on the Regulatory Registry of Ontario

Good morning,

Please be advised that a notice has been published on the Regulatory Registry of Ontario for a 45-day public comment period, regarding a **proposal by the Ministry of Municipal Affairs and Housing** to delegate land-use planning authority to the Township of Carling and the Municipality of McDougall. Both municipalities are within the planning area of the Parry Sound Area Planning Board, which also includes the Township of McKellar and Municipality of Whitestone.

The proposal notice is published on the following page:

<https://www.regulatoryregistry.gov.on.ca/proposal/51533>

The public comment period ends September 27, 2025. If your council has any comments regarding the proposal, please do not hesitate to email me at [Christopher.R.Brown@ontario.ca](mailto:Christopher.R.Brown@ontario.ca).

Sincerely,

Christopher

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**Christopher Brown**, MCIP, RPP  
Senior Planner | Municipal Services Office North  
Ministry of Municipal Affairs and Housing | Ontario Public Service  
249-885-4552 | [christopher.r.brown@ontario.ca](mailto:christopher.r.brown@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

The Town of Goderich  
 57 West Street  
 Goderich, Ontario  
 N7A 2K5  
 519-524-8344  
 townhall@goderich.ca  
 www.goderich.ca



Friday, August 22, 2025

The Honourable Robert Black, Senator  
 Senate Standing Committee on Agriculture and Forestry  
 The Senate of Canada  
 Ottawa, Ontario  
 K1J 0A4

SENT VIA EMAIL: [robert.black@sen.parl.gc.ca](mailto:robert.black@sen.parl.gc.ca)

RE: Standing Senate Committee on Agriculture and Forestry

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Dear Honourable Robert Black,

Please be advised of the following motion passed at the Monday, August 11, 2025, Goderich Town Council Meeting:

Moved By: Councilor Thompson

Seconded By: Councilor Petrie

Whereas the agricultural sector of Huron County depends on the health of the soils in Huron County;

And Whereas soil erosion poses a very significant threat to the long-term health of the soils in Huron County;

And Whereas the Town of Goderich owns some agricultural land which is an asset for the Town;

And Whereas the Town of Goderich is committed to protecting the assets of the Town from preventable harm;

And Whereas the Standing Senate Committee on Agriculture and Forestry published a report in 2024 titled "Critical Ground: Why Soil is Essential to Canada's Economic, Environmental, Human and Social Health" (the Report) that contained twenty-five (25) recommendations in total for the federal government;

And Whereas, Recommendation 7 of Critical Ground stated that "The Government of Canada encourage provinces, territories, and municipalities to develop measures—as a form of land use planning—that best preserve and protect agricultural land in their jurisdictions;"

Therefore, be it resolved that the Town of Goderich urge the Government of Canada and the Province of Ontario to commit to recognizing a sense of urgency and act accordingly in order to protect and conserve soil as per Recommendation 25.

**CARRIED**

The Town of Goderich  
57 West Street  
Goderich, Ontario  
N7A 2K5  
519-524-8344  
townhall@goderich.ca  
www.goderich.ca



If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or [afisher@goderich.ca](mailto:afisher@goderich.ca).

Yours truly,

A handwritten signature in black ink, which appears to read "Andrea Fisher".

Andrea Fisher  
Director of Legislative Services/Clerk  
/js

Cc: The Honourable Lisa Thompson, Minister of Rural Affairs, Member of Provincial Parliament – Huron-Bruce, [lisa.thompson@pc.ola.org](mailto:lisa.thompson@pc.ola.org)  
Todd McCarthy, Minister of Environment, Conservation and Parks [todd.mccarthy@pc.ola.org](mailto:todd.mccarthy@pc.ola.org)  
Trevor Jones, Minister of Agriculture, Food and Agribusiness [trevor.jones@pc.ola.org](mailto:trevor.jones@pc.ola.org)  
Ben Lobb, Member of Parliament – Huron-Bruce, [ben.lobb@parl.gc.ca](mailto:ben.lobb@parl.gc.ca)  
Julie Dabrusin, Federal Minister of Environment and Climate Change [julie.dabrusin@parl.gc.ca](mailto:julie.dabrusin@parl.gc.ca)  
Heath MacDonald, Federal Minister of Agriculture and Agri-Food and Rural Economic Development [heath.macdonald@parl.gc.ca](mailto:heath.macdonald@parl.gc.ca)  
All local Municipalities within Huron County



255 Metcalf St., Postal Bag 729  
Tweed, ON K0K 3J0  
Tel.: (613) 478-2535  
Fax: (613) 478-6457



Email: [info@tweed.ca](mailto:info@tweed.ca)  
Website: [www.tweed.ca](http://www.tweed.ca)  
[facebook.com/tweedontario](https://facebook.com/tweedontario)

To: All Ontario Municipal Councils

### **Collaborative Action on Sustainable Waste Management in Ontario**

As members of municipal councils, we share a responsibility to make decisions that result in the most positive outcomes for both our current residents and future generations. The management of municipal waste is one of the most pressing environmental challenges we face today.

Large urban centres are increasingly looking to rural areas for land to bury garbage waste. Continuing to bury garbage in the ground will inevitably lead to serious consequences:

Globally, solutions already exist. Clean incineration technology can drastically reduce the volume of waste going to landfills while producing much needed electricity. Germany serves as an inspiring model, operating 156 municipal thermal waste incineration facilities with an aggregate annual capacity of 25 million tonnes. At the same time, Germany recycles 66.1% of its municipal waste, the highest rate in the world, driven by strong community engagement, innovative infrastructure, and early education programs that foster a culture of sustainability.

We believe Ontario can and must do better.

We are calling for:

1. The creation of a provincial working group composed of municipalities, the Provincial and Federal Governments, and manufacturing partners;
2. A commitment to exploring and implementing clean incineration, stronger recycling programs, and other sustainable practices;
3. Support from municipal councils across Ontario to advocate for immediate action at all levels of government.

We respectfully request that your council consider supporting this initiative by passing a similar resolution and communicating your support to Premier Doug Ford, the opposition parties, and other relevant stakeholders. By acting together, we can ensure that waste disposal in Ontario is managed quickly, efficiently, and sustainably protecting our environment and safeguarding our communities for generations to come.

Jim Flieler  
Councillor, Municipality of Tweed

## **Resolution for Incineration and a more Robust Recycling Program**

Whereas It is incumbent upon the members of council, MPP's and MPs to make the decisions that will result in the most positive outcomes for now and future generations

And Whereas with large urban centres now looking in rural areas of our province and entire country for lands to bury their garbage waste

And Whereas a large landfill site owned by a large urban centre which receives 50% of their garbage at the present time is expected to be full by 2029 creating more environmental impacts

And Whereas continuing to bury garbage in the ground will result in our future generations having lost potable groundwater as a result of garbage leachate rendering it unusable.

And Whereas burying garbage, particularly organic waste in landfills, leads to the production of methane a greenhouse gas, which escapes into the atmosphere and contributes to climate change causing more environmental destruction.

And Whereas we continue to destroy our environment jeopardizing our future generations

And Whereas we have worldwide technology that will allow us the use of clean incineration and also produce much needed electric energy

And Whereas the incineration of household and other municipal waste has a long tradition in Germany, which currently has 156 municipal thermal waste incineration facilities with an aggregate annual capacity of around 25 million tons

And Whereas with a strong focus on community involvement, innovative infrastructure, and sustainable practices, Germany has set a high bar for municipal recycling programs that the rest of the world can learn from and emulate.

And Whereas at the present time, Germany recycles 66.1% of its garbage waste at a municipal level. This places the country as the most effective and prominent country when it comes to recycling in the entire world. This highlights the citizen's strength and motivation to deal with environmental issues on a daily basis.

And Whereas German schools often integrate recycling education into their curriculum. This early exposure to the importance of recycling instills a sense of responsibility in the younger generation, creating a culture of sustainability that transcends generations.

Now Therefore be it resolved that Council direct staff to investigate the possibility of working together with Ontario Municipalities, Provincial and Federal Governments as well as our manufacturing partners to form a working group to ensure that our waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices so that our future generations will not suffer from our environmental mismanagement and to request support from these organizations as well as letters being sent to all municipalities in Ontario, Premier Ford and the opposition parties.

**Municipality of Tweed Council Meeting  
Council Meeting**



**Resolution No.**

355

**Title:**

Notice of Motion - Incineration and a More Robust Recycling Program

**Date:**

Tuesday, August 12, 2025

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**Moved by**

Councillor J. Flieler

**Seconded by**

Councillor P. Valiquette

BE IT RESOLVED THAT Council direct staff to investigate the possibility of working together with the Ontario Municipalities, Provincial and Federal Governments as well as our manufacturing partners to form a working group to ensure that our waste disposal issues can be resolved quickly, efficiently and effectively with the use of incineration, more robust recycling programs and sustainable practices so that our future generations will not suffer from our environmental mismanagement and to request support from these organizations as well as letters being sent to all municipalities in Ontario, Premier Ford and the opposition parties.

**Carried**




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52 Seguin Street, Parry Sound, Ontario P2A 1B4  
 Tel: (705) 746-2101 • Fax: (705) 746-7461 • [www.parrysound.ca](http://www.parrysound.ca)

*Office of the Mayor*

August 13, 2025

Ministry of Education  
 5<sup>th</sup> Flr, 438 University Ave.  
 Toronto, ON M7A 2A5

Via email: [minister.edu@ontario.ca](mailto:minister.edu@ontario.ca)

Dear Minister Calandra,

**RE: Delayed Opening of Parry Sound JK-12 Super School**

Thank you for your concern and making the trip to Parry Sound on May 23<sup>rd</sup> to meet with Near North District School Board trustees, staff and contractors, as well as staff and myself from the Town of Parry Sound on site at the new JK-12 Super School in Parry Sound. I also acknowledge and appreciate your follow-up letter to our Clerk after the meeting.

You may be aware that on August 7<sup>th</sup>, the School Board issued a press release stating in part that construction of the Parry Sound JK to Grade 12 school “*continues to present timeline challenges. At this time, NNDSB is unable to confirm when the new school will be ready to welcome students. In light of this uncertainty, contingency plans are being developed to ensure that all students, families, and staff begin the school year in safe, supporting learning environments.*”

At last evening’s meeting, Parry Sound Council heard a deputation and received the attached *Community Call to Action Regarding the Delayed Opening of the JK-12 Super School in Parry Sound*, which I have signed. With school scheduled to open in less than 3 weeks, our Council is similarly dismayed and concerned at the lack of information available to parents and students in the West Parry Sound area.

In addition to the concerns expressed by parents last evening and endorsed by our Council, we have several requests in an attempt to advance communication and information. Would you as Minister, provide a plan for the opening of the JK-12 Super School with an immediate transparent public release of the plan?

...2



Would you investigate the administration of the Near North District School Board and be able to provide some response to the Town within two weeks?

Given our concerns that West Parry Sound receives less attention within the Board than the North Bay area, would you consider the Town's recommendation to reinstate the West Parry Sound District School Board?

Thank you again for your concern and attention to this troubling issue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. McGarvey', with a long horizontal line extending to the right.

Jamie McGarvey  
Mayor, Town of Parry Sound

c.c.      Near North District School Board  
Premier Doug Ford  
MPP Parry Sound-Muskoka Graydon Smith  
West Parry Sound area municipalities.

## Community Call-to-Action

### Regarding the Delayed Opening of the K-12 Superschool in Parry Sound

**Date:** August 11, 2025

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#### Background

The new K-12 Superschool in Parry Sound was scheduled to open for students in September 2025. We have now learned that the facility will not be ready for the start of the school year. This delay comes after months of minimal updates and unanswered concerns raised by First Nation leadership, municipal representatives, parents, and community members.

Families have made critical decisions—relocating homes, arranging transportation, and securing childcare—based on the promise of an on-time opening. The lack of transparency from the Near North District School Board has left the community without the information needed to plan for the year ahead.

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#### Our Community Demands

We are united in calling on the **Near North District School Board** and the **Ministry of Education** to immediately:

1. **Provide a full explanation** of the causes of the delay.
  2. **Release a realistic, updated completion and opening timeline.**
  3. **Publish a detailed contingency plan** for student accommodations, including transportation, safety, classroom resources, and staffing.
  4. **Commit to regular public updates** until the school is completed and operational.
  5. **Host an urgent public meeting** in Parry Sound within two weeks to address concerns directly.
- 

#### Why Your Support Matters

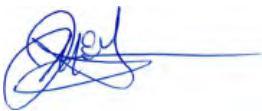
The presence of local elected officials, First Nations leadership, and community organizations in this call for accountability will demonstrate to the Board and Ministry that this is not a small, isolated issue—it is a matter of urgent public interest.

By co-signing this call-to-action, you are standing with families, advocating for student well-being, and reinforcing the importance of transparent governance in public education.

#### Contacts for Coordination:

Vicki Christie | Shane Reynolds | Amy Black  
parentsforparrysound@gmail.com  
705.346.1408

**Signatories:**

Name	Title/Organization	Signature
Jamie McGarvey	Mayor of Parry Sound	 _____
Tracey Hendrick	Chief   Moose Deer Point First Nations	_____
Shane Tabobondung	Chief   Wasauksing First Nations	_____
Graydon Smith	MPP Parry Sound-Muskoka	_____
Scott Aitchison	MP Parry Sound-Muskoka	_____

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## **Township of McKellar**

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

September 4, 2025

Hon. Paul Calandra  
Minister of Education  
5th Floor, 438 University Ave  
Toronto, Ontario M7A 2A5

Via Email: [minister.edu@ontario.ca](mailto:minister.edu@ontario.ca)

### **Re: Resolution of McKellar Council – Urgent Concerns Regarding NNDSB Governance and JK-12 School Delay**

At its regular meeting held on September 2, 2025, the Council of the Corporation of the Township of McKellar adopted the following resolution.

#### **Resolution No. 25-380**

**Moved by: Councillor Haskim**

**Seconded by: Councillor Zulak**

**WHEREAS** the delayed opening of the JK-12 'Superschool' in Parry Sound at the start of the 2025 school year has raised serious concerns regarding governance, transparency, and communication; and

**WHEREAS** the Near North District School Board (NNDSB) Trustees have requested that the Minister of Education immediately investigate the governance and administrative practices of the NNDSB; and

**WHEREAS** Council has received the deputation from Amy Black and Shane Reynolds from 'Parents for Parry Sound';

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Township of McKellar does hereby support the NNDSB Trustees' resolution calling for Ministry intervention and investigation; and

**FURTHER THAT** the Municipality send a letter to the Minister of Education urging urgent action, citing the local impacts of failed governance, lack of communication, and breakdown of contingency planning; and

**FURTHER THAT** the Municipality advocate for transparency, accountability, and public communication from both the NNDSB and the Ministry; and

**FURTHER THAT** the Municipality participate in any meetings, calls, or consultations with the Ministry, NNDSB, and affected municipalities to ensure local concerns are represented.

**Carried**

The Township requests to be kept informed on this matter. Kindly direct all correspondence to the undersigned. We thank you for your prompt attention to this urgent matter and look forward to your response.

Regards,

Karlee Britton, Dip. M.A.  
Clerk/Administrator  
[clerk@mckellar.ca](mailto:clerk@mckellar.ca)  
(705) 389-2842 x4

cc:

Premier, Doug Ford  
Parry Sound-Muskoka MP, Scott Aitchison  
Parry Sound-Muskoka MPP, Graydon Smith  
Town of Parry Sound  
Township of the Archipelago  
Township of Seguin  
Municipality of McDougall  
Township of Carling  
Municipality of Whitestone  
Wasauksing First Nation  
Near North District School Board  
Parents for Parry Sound

[premier@ontario.ca](mailto:premier@ontario.ca)  
[scott.aitchison@parl.gc.ca](mailto:scott.aitchison@parl.gc.ca)  
[graydon.smith@pc.ola.org](mailto:graydon.smith@pc.ola.org)  
[rjohnson@parrysound.ca](mailto:rjohnson@parrysound.ca)  
[atorresan@thearchipelago.ca](mailto:atorresan@thearchipelago.ca)  
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[deputy.clerk@whitestone.ca](mailto:deputy.clerk@whitestone.ca)  
[ceda@wasauksing.ca](mailto:ceda@wasauksing.ca)  
[Craig.Myles@nearnorthschools.ca](mailto:Craig.Myles@nearnorthschools.ca)  
[parentsforparrysound@gmail.com](mailto:parentsforparrysound@gmail.com)



August 6, 2025

**RE:    Enclosed Bulletin Board at Community Centre**

I'm writing to suggest the placement of an enclosed bulletin board at the water receptacle at the Community Centre.

While attending the Library's Strawberry Social, I was approached by a number of residents who were obtaining water as to what event was being held at the centre. Residents spend approximately 5 to 15 minutes filling their water containers, essentially a captive audience. All community groups and committees would benefit from the opportunity to advertise their events at this location.

Your attention to this matter is greatly appreciated. Should you require further conversation please contact me at [pkwoehl@gmail.com](mailto:pkwoehl@gmail.com) or 705-389-1375.

Thank you,

Peggi Woehl  
Board Chair, Whitestone Public Library and Technology Centre

2206 Highway 124  
Dunchurch, ON P0A 1G0



## SAVE THE DATE

MSO-North (Sudbury)  
Ministry of Municipal Affairs and Housing

### 2025 Northeast Municipal Council Workshop

**Date:** October 21, 2025 (8:45 am to 4:30 pm) and October 22, 2025 (8:45 am to 4:15 pm)

**Location:** Lionel E. Lalonde Centre, Greater Sudbury (Azilda) – In Person Only

**Registration:**

#### *Agenda:*

The Municipal Services Office-North in Sudbury is pleased to invite you to a two-day training workshop where members of council and staff from across northeastern Ontario will come together to hear from experts and each other on relevant and timely topics. Sessions will cover a range of essential learning on municipal governance, finance, land use planning and affordable housing issues. Please mark your calendars with the date of this event as you don't want to miss out.

#### *Who Should Attend:*

This two-day session will be of interest to both experienced municipal council and staff and those who are newer to municipal governance and operations.

#### *Why attend:*

We are arranging an impressive list of guest speakers with significant municipal knowledge and leading practices to share. Participants will engage with and hear about experiences and approaches to common challenges. Attendees will leave the workshop with a greater understanding of how to tackle current municipal issues and govern effectively and democratically.

#### *Registration:*

Feel free to register at anytime using this link: [Registration Form](#)

***Payment information:***

**Payment:** A \$80.00 (cheque only) registration fee includes lunch. Make cheque payable to the Minister of Finance.

**Mail to:** Ministry of Municipal Affairs and Housing, 159 Cedar Street, Suite 401, Sudbury ON, P3E 6A5

**Payment date:** Payment shall be made no later than October 10th, 2025.

***Inquiries:***

**Municipal Services Office – North (Sudbury)**

Enrique Paraco, Municipal Advisor  
Email: [enrique.paraco@ontario.ca](mailto:enrique.paraco@ontario.ca)  
Phone: 705-280-0641

Sarah Cormier, Senior Municipal Advisor  
Email: [sarah.cormier@ontario.ca](mailto:sarah.cormier@ontario.ca)  
Phone: 249-885-2953