



**The Corporation of the Municipality of Whitestone**

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

**Dunchurch Community Centre**

**and**

Join Zoom Meeting **(Video)**

<https://us02web.zoom.us/j/84712833169>

**(Phone Call Only)**

Dial + 1 438 809 7799 then Enter Meeting ID: 847 1283 3169#

*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 Pahapill and Associates Professional Chartered Accountants  
Municipality of Whitestone Draft 2024 Consolidated Financial Statements  
Rebecca MacDonald, CPA

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

#### **Move into Committee of the Whole ®**

#### **5. Committee of the Whole**

##### **5.1 Planning Matters**

- 5.1.1 Application to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 (SMALL, Anna) ®
  - Report from CAO/Clerk Black
- 5.1.2 Application to Purchase and Close Shore Road Allowance, 1035481 Ontario Ltd. (BERRY, Steve and Beatrice) ®
  - 5.1.2.1 Memorandum from MHBC for the December 16, 2025 Agenda
  - 5.1.2.2 Memorandum from Paula Macri, Planning Assistant dated October 3, 2025

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

#### **Matters Arising from Committee of the Whole ®**

#### **Move into Public Meeting ®**

#### **6 Public Meeting**

- 6.1 ROBERTS, Will Rootham (Proposed Zoning By-law amendment)
  - 6.1.1 Planscape – Planning Justification Report dated October 2025
  - 6.1.2 Memorandum from MHBC Planning Limited for the December 16, 2025 Agenda

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

#### **Matters Arising from Public Meeting ®**

#### **7 Consent Agenda ®**

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

- 7.1 Council Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes – November 18, 2025
- 7.2 Council Committee and Board Minutes
  - 7.2.1 Whitestone Environmental Stewardship Committee – September 8, 2025
  - 7.2.2 District of Parry Sound West (Belvedere Heights) – August 27, 2025
  - 7.2.3 District of Parry Sound Social Services Administration Board – October 9
  - 7.2.4 North Bay Parry Sound District Health Unit – September 24, 2025

7.2.5 Emergency Management Program Committee Draft Minutes – November 4, 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 2025 Report  
By-law Enforcement Services ®

**10 By-laws**

10.1 By-law No. 40-2025, being a By-law to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 (SMALL, Anna) ®

10.2 By-Law No. 44-2025, being a By-law to Provide for the Use of Alternative Voting Methods ®

- Memorandum from Deputy Clerk Wendy Schroeder

**11 Business Matters**

11.1 2026 Conferences and Workshops  
• Memorandum from Deputy Clerk Wendy Schroeder

**12 Correspondence** (Listed on Page 6 of the Agenda)

**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 Council Meeting November 18, 2025 ®

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

- Appraisal of Municipal lands, Nash, Scott and Jennifer ®

**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> <p>CAO to provide report at January 21 2026 meeting</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
October 21, 2025	<b>Blue Green Algae</b> – arrange in-person meeting with agencies responsible; continue to provide information to residents	Administration Staff	<p>October 31 MECP suggests Health Unit has jurisdiction</p> <p>Health Unit staff scheduled to attend March 17, 2026 Council meeting to provide information</p>



October 21, 2025	Nursing Station update to operations	Administration Staff	Staff to arrange for a Nursing Station representative to attend and discuss operational change  In progress
May 20, 2025	Grant Writing RFP	Treasurer	RPF for grant writing services to be posted  In progress
December 2, 2025	Insurance Review	Treasurer	In progress
December 2, 2025	Procurement By-law Review	Administration staff	In progress
November 18, 2025	Review of fees charged per building inspection	CAO / CBO	In progress

## Correspondence

A	Brantford	Provincial Support of the Ontario Airport Capital Assistance Program
B	Selwyn	Non-profit organizations to be included in producer-responsible blue-box collection
C	Town of Parry Sound	Letter to Minister of Education re. Near North District School Board – November 18, 2025
C1	Ministry of Education	Letter re assuming supervision of Near North District School Board – December 1, 2025
D	Wawa	Engaging underrepresented communities in process of implementing Bill 5
E	Wasaga Beach	Requesting funds set aside to manage Emerald Ash Borer Infestation
F	Brantford	Request for scheduling a Professional Activity Day on Municipal Election Day – school availability
G	Southwold	Province to maintain local, independent, municipally governed, watershed-based conservation authorities
H	Welland	A Call to Action: Standing Together for Justice and the Protection of Canada's Children
I	McKellar	Thanking Rec Committee for donation of snacks
J	FONOM	Northern Commitments in Ontario Fall Economic Statement
K	FONOM	Northern Ontario Hill Days: NOMA and FONOM Bring a Unified Northern Voice to Ottawa
L	FONOM	Call for support for 2+1 laning of Hwy 17
M	Northern Ontario Women's Association	Ensuring Women's Leadership, Safety, and Well-being in Development Under Ontario Bill 5
N	Gordon Houser	Thank you to Fire and Rescue Services
O	Parry Sound Area Chamber of Commerce	Snowmobile Trail update – trails in Parry Sound district open
P	McKellar	Support for the Cessation of the use of glyphosate-based herbicides

# **PRESENTATIONS AND DELEGATIONS**

**THE CORPORATION OF THE  
MUNICIPALITY OF WHITESTONE  
CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

DRAFT FOR DISCUSSION PURPOSES ONLY

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**INDEX TO CONSOLIDATED FINANCIAL STATEMENTS**

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**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**YEAR ENDED DECEMBER 31, 2024**

**Management's Responsibility for the Consolidated Financial Statements**

The management of the Corporation of the Municipality of Whitestone (the "Municipality") is responsible for the integrity, objectivity and accuracy of the financial information presented in the accompanying financial statements.

The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada ("CPA"). A summary of the significant accounting policies is described in Note 1 to the consolidated financial statements.

The Municipality's management maintains a system of internal controls designed to provide a reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

Council meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to the approval of the consolidated financial statements.

The consolidated financial statements have been audited by Pahapill and Associates Professional Corporation, independent external auditors appointed by the Municipality. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the Municipality's consolidated financial statements.

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Nigel Black  
CAO/Clerk

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Jessica Sinkowski  
Treasurer

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## INDEPENDENT AUDITOR'S REPORT

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To the Members of Council, Inhabitants and Ratepayers of  
The Corporation of the Municipality of Whitestone

### *Opinion*

We have audited the consolidated financial statements of The Corporation of the Municipality of Whitestone, which comprise the consolidated statement of financial position as at December 31, 2024, and the consolidated statements of operations, the consolidated change in its net financial assets (debt) and its consolidated cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of The Corporation of the Municipality of Whitestone as at December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality's financial reporting process.

### *Auditor's Responsibility for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it

exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Municipality to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Huntsville, Ontario

Pahapill and Associates Professional Corporation  
Chartered Professional Accountants  
Authorized to practise public accounting by  
The Chartered Professional Accountants of Ontario



**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2024**

	2024	2023
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 2,122,469	\$ 1,451,602
Accounts receivable, net of allowance of \$2,000 (2023 - \$2,000)	817,032	712,367
	<b>2,939,501</b>	<b>2,163,969</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	1,050,358	585,624
Deferred revenue (Note 6)	232,136	122,041
Municipal debt (Note 7)	2,246,296	2,182,444
Asset retirement obligations (Note 10)	607,372	578,064
	<b>4,136,162</b>	<b>3,468,173</b>
<b>NET FINANCIAL ASSETS (DEBT)</b>	<b>(1,196,661)</b>	<b>(1,304,204)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets - net (Note 12, Schedule 1)	12,148,015	11,980,233
Inventories of supplies	29,590	21,649
Prepaid expenses	59,049	54,671
	<b>12,236,654</b>	<b>12,056,553</b>
<b>ACCUMULATED SURPLUS</b>	<b>\$ 11,039,993</b>	<b>\$ 10,752,349</b>

CONTINGENT LIABILITY (Note 16)

COMMITMENTS (Note 9)

APPROVED ON BEHALF OF COUNCIL:

\_\_\_\_\_  
 Mayor

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Budget 2024 (Note 14)	Actual 2024	Actual 2023
<b>REVENUE</b>			
Property taxes	\$ 3,733,534	\$ 3,763,256	\$ 3,442,292
User fees	57,600	78,063	74,941
Government transfers	1,569,732	1,502,586	1,694,357
Other	346,613	499,738	541,999
Gain (Loss) on sale of capital assets	-	-	67,491
<b>TOTAL REVENUE</b>	<b>5,707,479</b>	<b>5,843,643</b>	<b>5,821,080</b>
<b>EXPENSES</b>			
General government	1,251,316	1,176,303	1,242,771
Protection to persons and property	911,549	911,656	870,493
Transportation services	1,858,673	1,961,378	1,864,357
Environmental services	393,171	350,515	374,510
Landfill	-	29,308	(472,906)
Health services	269,316	273,875	259,540
Social and family services	346,547	346,547	345,568
Recreation and culture	501,060	463,227	429,108
Planning and development	77,800	43,190	44,210
<b>TOTAL EXPENSES</b>	<b>5,609,432</b>	<b>5,555,999</b>	<b>4,957,651</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>98,047</b>	<b>287,644</b>	<b>863,429</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>10,752,349</b>	<b>10,752,349</b>	<b>9,888,920</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 10,850,396</b>	<b>\$ 11,039,993</b>	<b>\$ 10,752,349</b>

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS (DEBT)**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Budget 2024 (Note 14)	Actual 2024	Actual 2023
<b>Annual surplus (deficit)</b>	\$ 98,047	\$ 287,644	\$ 863,429
Acquisition of tangible capital assets	(999,409)	(999,409)	(1,399,376)
Amortization of tangible capital assets	831,627	831,627	803,765
(Gain)/loss on disposal of tangible capital assets	-	-	(67,491)
Proceeds on disposal of tangible capital assets	-	-	67,491
Change in inventories	-	(7,941)	11,836
Change in prepaid expense	-	(4,378)	(6,041)
<b>Increase (decrease) in net financial assets</b>	(69,735)	107,543	273,613
<b>Net financial assets (debt), beginning of year</b>	(1,304,204)	(1,304,204)	(1,577,817)
<b>Net financial assets (debt), end of year</b>	<b>\$ (1,373,939)</b>	<b>\$ (1,196,661)</b>	<b>\$ (1,304,204)</b>

The accompanying notes and schedules are an integral part of these financial statements

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**  
**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	2024	2023
<b>Operating transactions</b>		
Annual surplus (deficit)	\$ 287,644	\$ 863,429
Non-cash charges to operations:		
Amortization	831,627	803,765
(Gain)/loss on disposal of tangible capital assets	-	(67,491)
	1,119,271	1,599,703
Changes in non-cash items:		
Accounts receivable	(104,665)	331,994
Accounts payable and accrued liabilities	464,734	23,521
Deferred revenue	110,095	(67,279)
Asset retirement obligation	29,308	77,264
Inventories of supplies	(7,941)	11,836
Prepaid expenses	(4,378)	(6,041)
	487,153	371,295
Cash provided by operating transactions	1,606,424	1,970,998
<b>Capital transactions</b>		
Acquisition of tangible capital assets	(999,409)	(1,399,376)
Proceeds on disposal of tangible capital assets	-	67,491
Cash applied to capital transactions	(999,409)	(1,331,885)
<b>Investing transactions</b>		
Cash provided by investing transactions	-	-
<b>Financing transactions</b>		
Debt principal repayments	63,852	(272,167)
Cash applied to financing transactions	63,852	(272,167)
<b>Net change in cash and cash equivalents</b>	<b>670,867</b>	<b>366,946</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>1,451,602</b>	<b>1,084,656</b>
<b>Cash and cash equivalents (bank indebtedness), end of year</b>	<b>\$ 2,122,469</b>	<b>\$ 1,451,602</b>
<b>Cash flow supplementary information:</b>		
Interest income received	\$ 127,383	\$ 119,932
Interest paid	76,929	85,734
Net interest received	\$ 50,454	\$ 34,198

The accompanying notes and schedules are an integral part of these financial statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024

The Corporation of the Municipality of Whitestone is a municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act, 2001, Planning Act, Building Code Act and other related legislation.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Corporation of the Municipality of Whitestone (the "Municipality") are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended in the Public Sector Accounting Board "PSAB" of the Chartered Professional Accountants Canada. Significant aspects of the accounting policies adopted by the Municipality are as follows:

(a) Reporting Entity

These consolidated statements reflect the assets, liabilities, revenues, expenses and reserve and reserve fund balances of the reporting entity. The reporting entity is comprised of all committees of Council and the boards, joint boards and municipal enterprises for which Council is politically accountable as follows:

(i) Consolidated and Proportionally Consolidated entities

The following local boards are consolidated:

Cemetery  
Library

Inter-organizational transactions and balances between these organizations are eliminated.

(ii) Non-consolidated entities

The following joint local boards are not consolidated:

North Bay Parry Sound District Health Unit  
Parry Sound District Social Services Administration Board  
District of Parry Sound (West) Home for the Aged.

(iii) Accounting for school board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the school boards are not reflected in these consolidated financial statements.

(iv) Trust funds

Trust funds administered by the Municipality are not included in these consolidated financial statements, but are reported separately on the trust funds financial statements.

(b) Basis of Accounting(i) Accrual basis of accounting

Sources of financing and expenditures are reported on the accrual basis of accounting. This method recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(ii) Non-financial assets

Non-financial assets are not available to discharge existing liabilities but are held for use in the provision of Municipal services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024(a) Tangible capital assets

Tangible capital assets are recorded at cost less accumulated amortization, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Tangible capital assets received as donations are recorded at their fair value at the date of receipt. The cost, less residual value, of the tangible capital assets are amortized on a declining balance basis over their estimated useful lives as follows:

Land improvements - 20 years  
Buildings - 40 years  
Machinery, equipment and furniture - 5 to 20 years  
Vehicles - 8 to 15 years  
Roads - 8 to 75 years  
Bridges - 60 years  
Water and Sewer plants and networks - 60 years

One half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

Estimated closure and post-closure expenses for active landfill sites as well as the land occupied by the sites are amortized annually on the basis of capacity used during the year as a percentage of the estimated total capacity of the landfill site.

The Municipality has a capitalization threshold of \$3,000; individual tangible capital assets, or pooled assets of lesser value are expensed in the year of purchase.

(b) Inventories of supplies

Inventories held for consumption are recorded at the lower of cost and replacement cost.

(iii) Reserves and reserve funds

Certain amounts, as approved by Council, are set aside in reserves and reserve funds for future operating and capital purposes. Balances related to these funds are included in the accumulated surplus of the Consolidated Statement of Financial Position.

(iv) Government transfers

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(v) Deferred revenue

The Municipality receives gas tax revenue from the Federal Government and payments in lieu of parkland under the authority of provincial legislation and Municipal by-laws. These funds are restricted in their use and until applied to the applicable expenditures are recorded as deferred revenue. Amounts applied to qualifying expenditures are recorded as revenue in the fiscal period they are expended. The Municipality also defers recognition of certain government grants which have been collected but for which the related expenditures have yet to be incurred. These amounts will be recognized as revenues in the fiscal year the services are performed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024

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(vi) Taxation and related revenues

Property tax billings are prepared by the Municipality based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established annually by Council, incorporating amounts to be raised for local services and amounts the Municipality is required to collect on behalf of the Province of Ontario in respect of education taxes. A normal part of the assessment process is the issue of supplementary assessment rolls which provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Municipality determines the taxes applicable and renders supplementary tax billings. Taxation revenues are recorded at the time tax billings are issued. Assessments and the related property taxes are subject to appeal. Tax adjustments as a result of appeals are recorded when the result of the appeal process is known. The Municipality is entitled to collect interest and penalties on overdue taxes. These revenues are recorded in the period the interest and penalties are levied.

(vii) Asset retirement obligations

A liability for asset retirement obligation (ARO) is recognized when, as at the financial reporting date:

- there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- the past transaction or event giving rise to the liability has occurred;
- it is expected that future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion expenses in the Statement of Operations and all other changes are adjusted to the tangible capital asset. This cost is amortized over the useful life of the tangible capital asset (Note 1(b)(ii)(a)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

The liability for closure and post-closure care relating to landfill sites has been recognized based on estimated future expenditures. The liability is discounted using a present value calculation and adjusted yearly for accretion expense. The recognition of a liability resulted in an accompanying increase to the landfill tangible capital asset. The landfill tangible capital asset is being amortized over the asset's useful life (Note 1(b)(ii)(a)). Assumptions used in the calculations are revised yearly.

Recoveries related to tangible capital asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024

(viii) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant items subject to such estimates and assumptions include valuation allowances for accounts receivable and solid waste landfill closure and post-closure liabilities. Actual results could differ from management's best estimates as additional information becomes available in the future. The estimates are reviewed periodically and any resulting adjustments are reported in earnings in the year in which they become known.

2. CHANGE IN ACCOUNTING POLICIES

On January 1, 2024 the Municipality adopted the following Public Accounting Standards: PS 3400 Revenues which provide guidance for the recognition, measurement, presentation and disclosure of revenue from transactions with performance obligations, referred to as exchange transactions, and transactions without performance obligations, referred to as non-exchange transactions. Public Sector Guidelin PSG 8 Purchased Intangibles which provides guidance on the accounting and reporting of purchased intangible assets acquired through non-arm's length exchange transactions between knowledgeable, willing parties under no compulsion to act. PS 3160 Public Private Partnerships which provides guidance on accounting and reporting for public private partnerships between public and private sector entities. The standards were adopted prospectively from the date of adoption with no restatement of prior period comparative amounts and have no significant impact on the presentation of the financial statements.

3. CONTRIBUTIONS TO UNCONSOLIDATED JOINT BOARDS

Further to Note 1(a)(ii), the following contributions were made by the Municipality to these boards:

	2024	2023
District of Parry Sound Social Services Administration Board	\$ 284,870	\$ 273,582
North Bay Parry Sound District Health Unit	31,891	30,961
District of Parry Sound (West) Home for the Aged	61,677	71,986
<b>Total contributions made</b>	<b>\$ 378,438</b>	<b>\$ 376,529</b>

The Municipality is contingently liable for its share, if any, of the accumulated deficits as at the end of the year for these boards. The Municipality's share of the accumulated surpluses (or deficits) of these boards has not been determined at this time.

The Municipality is also contingently liable for its share, if any, of the long-term liabilities issued by other municipalities for these boards. The Municipality's share of these long-term liabilities has not been determined at this time.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

4. OPERATIONS OF SCHOOL BOARDS

Further to Note 1(a)(iii), the Municipality is required to collect property taxes and payments-in-lieu of taxes on the behalf of the school boards. The amounts collected, remitted and outstanding are as follows:

	2024	2023
Payable (receivable) at the beginning of the year	\$ 24,009	\$ 18,497
Taxation and payments-in-lieu, net of adjustments	1,028,965	1,010,967
Remitted during the year	(1,027,043)	(1,005,455)
<b>Payable (Receivable) at the end of the year</b>	<b>\$ 25,931</b>	<b>\$ 24,009</b>

5. TRUST FUNDS

Trust funds administered by the Municipality amounting to \$69,780 (2023 \$66,578) have not been included in the Consolidated Statement of Financial Position nor have their operations been included in the Consolidated Statement of Operations. As such balances are held in trust by the Municipality for the benefit of others, they are not presented as part of the Municipality's financial position or operations.

6. DEFERRED REVENUE

The 2024 continuity of transactions within the deferred funds are described below:

	Balance beginning of year	Contributions received	Interest earned	Amounts taken into revenue	Balance end of year
Cash in lieu of parkland	\$ 120,622	\$ 99,030	\$ -	\$ (37,794)	\$ 181,858
Canada Community- Building Fund (formerly Federal gas tax)	-	68,501	16	(67,837)	680
OCIF Grant	-	135,547	3,102	(90,470)	48,179
Other	1,419	-	-	-	1,419
	<b>\$ 122,041</b>	<b>\$ 303,078</b>	<b>\$ 3,118</b>	<b>\$ (196,101)</b>	<b>\$ 232,136</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024

7. MUNICIPAL DEBT

(a) The balance of the municipal debt reported on the Consolidated Statement of Financial Position is made up of the following:

	2024	2023
Infrastructure Ontario, due September 2039, repayable in monthly payments of \$2,225 including interest calculated at 4.25% and is unsecured	292,281	-
Infrastructure Ontario, due April 2036, repayable in semi-annual payments of \$9,996 including interest calculated at 2.46% and is unsecured.	199,188	214,006
Infrastructure Ontario, due April 2036, repayable in semi-annual payments of \$9,664 including interest calculated at 2.38% and is unsecured.	193,446	207,911
Infrastructure Ontario, due September 2034, repayable in semi-annual payments of \$18,640 including interest calculated at 2.32% and is secured by future funding.	331,016	360,110
Infrastructure Ontario, due September 2032, repayable in semi-annual payments of \$18,599 including interest calculated at 4.17% and is unsecured.	250,842	276,767
Infrastructure Ontario, due October 2029, repayable in semi-annual payments of \$25,072 plus interest calculated at 2.33% and is secured by future funding.	\$ 250,720	\$ 300,864
TD Canada Trust, due October 2027, repayable in monthly payments of \$3,533 including interest calculated at 5.90% and is secured by equipment.	110,256	145,006
TD Canada Trust, due August 2027, repayable in monthly payments of \$5,548 including interest calculated at 5.15% and is unsecured.	618,547	652,228
TD Canada Trust, due May 2024, repayable in monthly payments of \$6,425 including interest calculated at 2.80% and is secured by equipment.	-	25,552
	<b>\$ 2,246,296</b>	<b>\$ 2,182,444</b>

(b) Future estimated principal and interest payments on the municipal debt are as follows:

	Principal	Interest
2025	\$ 223,927	\$ 81,241
2026	231,233	72,767
2027	218,320	55,111
2028	680,908	31,287
2029	164,945	26,578
2030 onwards	726,963	86,986
	<b>\$ 2,246,296</b>	<b>\$ 353,970</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

(c) Total charges for the year for municipal debt which are reported in the financial statements are as follows:

	2024	2023
Principal payments	\$ 228,429	\$ 272,168
Interest	76,929	85,734
	<b>\$ 305,358</b>	<b>\$ 357,902</b>

8. CREDIT FACILITY AGREEMENT

The Municipality has an authorized overdraft facility with TD Canada Trust of \$1,000,000 (2023 \$1,000,000), of which NIL (2023 NIL) was used at the end of the year.

9. COMMITMENTS

The Municipality has committed to a one-time financial contribution of \$250,000 towards the construction of the building of the West Parry Sound Recreation and Cultural Centre Board. The Municipality further agreed to contribute annually towards any operating deficit of the Facility, up to 6.1% of such annual deficit up to a maximum of \$18,316, commencing in the first year of the Facility's operation for a total of 10 years.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
Year Ended December 31, 2024

10. ASSET RETIREMENT OBLIGATIONS

The Municipality's asset retirement obligations consist of the following:

Landfill obligation

The Municipality is responsible for the operation and maintenance of two waste disposal sites. The costs are based on the currently known obligations that will exist at the estimated year of closure of the site and for 15 years after this date. The sites have remaining estimated useful lives of 4 and 27 years. Post-closure care is estimated to be required for 15 years from the date of site closure. These costs were discounted to December 31, 2024 using a discount rate of 5.07% per annum.

	Aulds Road	Dunchurch
Closure date	2051	2028
Total capacity (m <sup>2</sup> )	30,000	38,400
Discount rate (%)	5	5
Inflation rate (%)	4	4
Undiscounted expenditures	\$ 356,750	\$ 356,750

Changes in the Landfill closure and post-closure asset retirement obligations in the year are as follows:

	2024	2023
Opening balance	\$ 578,064	\$ -
Adjustment on adoption of PS 3280	-	550,170
Accretion expense	29,308	27,894
Less: settlement of obligations	-	-
	<b>\$ 607,372</b>	<b>\$ 578,064</b>

11. CONTRACTUAL OBLIGATIONS

In 2003 the Municipality passed by-law No. 06-2003 related to an agreement to lease municipal land to the Liquor Control Board of Ontario. The lease had an initial term of ten years, commencing on June 1, 2003, and the tenant had extended the lease for additional five year terms. The tenant has agreed to further extend the lease for an additional five years expiring May 31, 2028. The annual rent is set at \$10,824 increasing \$276 annually from 2024 to 2026 and \$300 in 2028 and is payable in monthly instalments.

12. TANGIBLE CAPITAL ASSETS

Schedule 1 provides information on the tangible capital assets of the Municipality by major asset class. Additional information relating to these assets is provided below.

(a) Contributed tangible capital assets

The Municipality records all tangible capital assets contributed by external parties at the fair market value. During the year \$nil (2023 \$797) such contributions were recorded.

(b) Works of art and historical treasures

Works of art and historical treasures owned by the Municipality are not included in the tangible capital assets reported on the Consolidated Statement of Financial Position. The Municipality owns a number of paintings and other pieces of artwork that are prominently displayed in municipal buildings as well as many historical artifacts.

(c) Capitalization of interest

The Municipality has a policy of expensing borrowing costs related to the acquisition of tangible capital assets.

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

#### 13. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT

The Municipality and its Boards and Committees provide a wide range of services to its citizens. The schedule and segment disclosure provides a breakdown of the annual surplus (deficit) reported on the Consolidated Statement of Operations by major reporting segment. The segments correspond to the major functional categories used in the Municipality's Financial Information Return, which include the following activities:

##### General Government

This segment includes Council, Clerk's Department, and Treasury. This area supports the operating departments in implementing priorities of Council and provides strategic leadership on issues relating to governance, strategic planning and service delivery.

##### Protection to Persons and Property

This segment includes fire, police, building inspection, and bylaw enforcement. Police services are provided by the Ontario Provincial Police under contract.

##### Transportation Services

Transportation Services include roadway systems and winter control.

##### Environmental Services

This segment includes sanitary sewers, waterworks and solid waste management.

##### Health Services

This segment includes cemeteries, ambulance services as well as payments to the district health unit.

##### Social and Family Services

This segment consists primarily of payments made to the district social services administration board and home for the aged for the provision of social services such as childcare, social housing, general assistance and assistance to the elderly.

##### Recreation and Culture

This segment includes parks, recreation programs, recreation facilities and library services.

##### Planning and Development

This segment includes activities related to planning, zoning and economic development.

##### Unallocated Amounts

Items are recorded as unallocated amounts when there is no reasonable basis for allocating them to a segment. Major items included in this category are property taxation and related penalty and interest charges, and the municipality's annual Ontario Municipal Partnership Fund unconditional grant.

In preparation of segmented financial information, some allocation of expenses is made. This generally includes charges of rent to specific segments.

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

### 13. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT (continued)

FOR THE YEAR ENDED DECEMBER 31, 2024

	General Government	Protection to Persons and Property	Transportation Services	Environmental Services	Health Services	Social and Family Services	Recreation and Culture	Planning and Development	Unallocated Amounts	Consolidated
<b>REVENUE</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,763,256	\$ 3,763,256
User fees	-	-	-	56,315	-	-	21,748	-	-	78,063
Government transfers	2,387	2,882	194,550	55,608	5,000	-	100,559	-	1,141,600	1,502,586
Other	7,416	204,831	25,862	-	7,965	-	19,224	62,694	171,746	499,738
<b>TOTAL REVENUE</b>	<b>9,803</b>	<b>207,713</b>	<b>220,412</b>	<b>111,923</b>	<b>12,965</b>	<b>-</b>	<b>141,531</b>	<b>62,694</b>	<b>5,076,602</b>	<b>5,843,643</b>
<b>EXPENSES</b>										
Salaries, wages and benefits	774,858	280,020	578,912	115,640	1,509	-	99,246	-	-	1,850,185
Long-term debt charges (interest)	-	-	76,929	-	-	-	-	-	-	76,929
Operating expenses	358,995	579,349	766,358	148,142	266,863	346,547	258,807	42,890	-	2,767,951
Landfill	-	-	-	29,308	-	-	-	-	-	29,308
Amortization	42,450	52,287	539,179	86,733	5,503	-	105,174	300	-	831,626
<b>TOTAL EXPENSES</b>	<b>1,176,303</b>	<b>911,656</b>	<b>1,961,378</b>	<b>379,823</b>	<b>273,875</b>	<b>346,547</b>	<b>463,227</b>	<b>43,190</b>	<b>-</b>	<b>5,555,999</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>\$ (1,166,500)</b>	<b>\$ (703,943)</b>	<b>\$ (1,740,966)</b>	<b>\$ (267,900)</b>	<b>\$ (260,910)</b>	<b>\$ (346,547)</b>	<b>\$ (321,696)</b>	<b>\$ 19,504</b>	<b>\$ 5,076,602</b>	<b>\$ 287,644</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

### 13. SEGMENT DISCLOSURES AND EXPENDITURES BY OBJECT (continued)

FOR THE YEAR ENDED DECEMBER 31, 2023

	General Government	Protection to Persons and Property	Transportation Services	Environmental Services	Health Services	Social and Family Services	Recreation and Culture	Planning and Development	Unallocated Amounts	Consolidated
<b>REVENUE</b>										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,442,292	\$ 3,442,292
User fees	-	-	-	35,336	-	-	39,605	-	-	74,941
Government transfers	6,135	3,571	226,403	82,989	106,939	-	128,320	-	1,140,000	1,694,357
Other	16,336	173,042	2,000	-	47,335	-	19,247	40,355	243,684	541,999
Gain (Loss) on sale of capital assets	-	-	-	-	-	-	-	-	67,491	67,491
<b>TOTAL REVENUE</b>	<b>22,471</b>	<b>176,613</b>	<b>228,403</b>	<b>118,325</b>	<b>154,274</b>	<b>-</b>	<b>187,172</b>	<b>40,355</b>	<b>4,893,467</b>	<b>5,821,080</b>
<b>EXPENSES</b>										
Salaries, wages and benefits	716,122	268,929	539,117	122,455	1,507	-	62,795	-	-	1,710,925
Long-term debt charges (interest)	44,103	-	41,631	-	-	-	-	-	-	85,734
Operating expenses	441,408	567,928	751,788	165,322	252,332	345,568	261,877	43,910	-	2,830,133
Landfill	-	-	-	(472,906)	-	-	-	-	-	(472,906)
Amortization	41,138	33,636	531,821	86,733	5,701	-	104,436	300	-	803,765
<b>TOTAL EXPENSES</b>	<b>1,242,771</b>	<b>870,493</b>	<b>1,864,357</b>	<b>(98,396)</b>	<b>259,540</b>	<b>345,568</b>	<b>429,108</b>	<b>44,210</b>	<b>-</b>	<b>4,957,651</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>\$(1,220,300)</b>	<b>\$ (693,880)</b>	<b>\$(1,635,954)</b>	<b>\$ 216,721</b>	<b>\$ (105,266)</b>	<b>\$ (345,568)</b>	<b>\$ (241,936)</b>	<b>\$ (3,855)</b>	<b>\$ 4,893,467</b>	<b>\$ 863,429</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Year Ended December 31, 2024

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14. BUDGET FIGURES

The unaudited budget adopted for the current year was prepared on a fund basis, and has been amended to conform with the accounting and reporting standards adopted for the current year actual results.

15. PENSION AGREEMENTS

The Municipality makes contributions to the Ontario Municipal Employee Retirement Fund (OMERS), which is a multi-employer plan, on behalf of certain members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the Plan) by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2024. The results of this valuation disclosed total actuarial liabilities of \$140,766 million with respect to benefits accrued for service with actuarial assets at that date of \$137,853 million indicating an actuarial deficit of \$2,913 million. Because OMERS is a multi employer plan, any Plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Municipality does not recognize any share of the Plan surplus or deficit.

The amount contributed to OMERS for the current year was \$113,103 (2023 \$100,955) for current service and is included as an expense on the Consolidated Statement of Operations.

16. CONTINGENT LIABILITY

In the normal course of business, the municipality is named to lawsuits related to its operations. Management is of the view these lawsuits are without merit and any settlement would not be material to the financial position of the municipality.



# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS

2024

Schedule 1

	Land and Land Improvements	Buildings	Machinery and Equipment	Vehicles	Roads and Bridges	Assets Under Construction	TOTAL 2024	TOTAL 2023
<b>COST</b>								
Balance, beginning of year	\$ 3,233,328	\$ 4,652,710	\$ 2,190,168	\$ 2,325,466	\$ 13,540,364	\$ 1,147,406	\$ 27,089,442	\$ 25,704,153
Additions and betterments	24,535	5,130	55,675	739,104	166,112	8,853	999,409	1,399,376
Disposals and writedowns			(14,275)		-		(14,275)	(14,087)
<b>BALANCE, END OF YEAR</b>	<b>3,257,863</b>	<b>4,657,840</b>	<b>2,231,568</b>	<b>3,064,570</b>	<b>13,706,476</b>	<b>1,156,259</b>	<b>28,074,576</b>	<b>27,089,442</b>
<b>ACCUMULATED AMORTIZATION</b>								
Balance, beginning of year	810,384	1,407,984	1,182,945	1,676,168	10,031,728		15,109,209	14,319,531
Annual amortization	109,766	112,208	134,993	96,483	378,177		831,627	803,765
Amortization disposals			(14,275)		-		(14,275)	(14,087)
<b>BALANCE, END OF YEAR</b>	<b>920,150</b>	<b>1,520,192</b>	<b>1,303,663</b>	<b>1,772,651</b>	<b>10,409,905</b>		<b>15,926,561</b>	<b>15,109,209</b>
<b>TANGIBLE CAPITAL ASSETS-NET</b>	<b>\$ 2,337,713</b>	<b>\$ 3,137,648</b>	<b>\$ 927,905</b>	<b>\$ 1,291,919</b>	<b>\$ 3,296,571</b>	<b>\$ 1,156,259</b>	<b>\$ 12,148,015</b>	<b>\$ 11,980,233</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## 2024 FINANCIAL HIGHLIGHTS

### TAX RATES

	2024 Tax Rates (%)		2023 Tax Rates (%)	
	Municipality purposes	School Board purposes	Municipality purposes	School Board purposes
Residential and Farm	0.569829	0.153000	0.529680	0.153000
Farmland and Managed Forest	0.142457	0.038250	0.132420	0.038250
Commercial Occupied	0.569829	0.586377	0.529680	0.586377
Commercial Vacant	0.398880	0.586377	0.370776	0.586377
Industrial Occupied	0.569829	0.880000	0.529680	0.880000

### TRANSACTIONS FOR THE SCHOOL BOARDS

	2024	2023
Payable at the beginning of the year	\$ 24,009	\$ 18,497
Taxation and payments-in-lieu, net of adjustments	1,028,965	1,010,967
Remitted during the year	(1,027,043)	(1,005,455)
Payable (Receivable) at the end of the year	\$ 25,931	\$ 24,009

These revenues and expenditures are not reflected in the Consolidated Statement of Operations.

### YEAR END BALANCE OF TRUST FUNDS UNDER ADMINISTRATION

	2024	2023
Trust Funds	\$ 69,780	\$ 66,578

### NOTES

1. The 2024 financial report consolidates the operations, assets and liabilities of the Municipality and its local cemetery and library boards.
2. The above data has been extracted from the audited 2024 Consolidated Financial Report of the Municipality and its local boards as described in Note 1. Copies of the 2024 Consolidated Financial Report and the Auditors' Report of Pahapill and Associates Professional Corporation, Chartered Professional Accountants, Huntsville, Ontario are available at the Municipality office to any resident who wishes to review or analyze the financial operations of the Municipality in greater detail.

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## 2024 FINANCIAL HIGHLIGHTS

### CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2024

	2024	2023
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 2,122,469	\$ 1,451,602
Accounts receivable	817,032	712,367
	<b>2,939,501</b>	<b>2,163,969</b>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	1,050,358	585,624
Deferred revenue	232,136	122,041
Municipal debt	2,246,296	2,182,444
Asset retirement obligations	607,372	(500,800)
	<b>4,136,162</b>	<b>2,389,309</b>
<b>NET FINANCIAL ASSETS (DEBT)</b>	<b>(1,196,661)</b>	<b>(225,340)</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets - net	12,148,015	11,980,233
Inventories of supplies	29,590	21,649
Prepaid expenses	59,049	54,671
	<b>12,236,654</b>	<b>12,056,553</b>
<b>ACCUMULATED SURPLUS</b>	<b>\$ 11,039,993</b>	<b>\$ 11,831,213</b>

# THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## 2024 FINANCIAL HIGHLIGHTS

### CONSOLIDATED STATEMENT OF OPERATIONS

FOR THE YEAR ENDED DECEMBER 31, 2024

	Budget 2024	Actual 2024	Actual 2023
<b>REVENUE</b>			
Property taxes	\$ 3,733,534	\$ 3,763,256	\$ 3,442,292
User fees	57,600	78,063	74,941
Government transfers	1,569,732	1,502,586	1,694,357
Other	346,613	499,738	541,999
Gain (loss) on disposal of capital assets	-	-	67,491
<b>TOTAL REVENUE</b>	<b>5,707,479</b>	<b>5,843,643</b>	<b>5,821,080</b>
<b>EXPENSES</b>			
General government	1,251,316	1,176,303	1,242,771
Protection to persons and property	911,549	911,656	870,493
Transportation services	1,858,673	1,961,378	1,864,357
Environmental services	393,171	350,515	374,510
Landfill	-	29,308	(472,906)
Health services	269,316	273,875	259,540
Social and family services	346,547	346,547	345,568
Recreation and culture	501,060	463,227	429,108
Planning and development	77,800	43,190	44,210
<b>TOTAL EXPENSES</b>	<b>5,609,432</b>	<b>5,555,999</b>	<b>4,957,651</b>
<b>ANNUAL SURPLUS (DEFICIT)</b>	<b>98,047</b>	<b>287,644</b>	<b>863,429</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<b>10,752,349</b>	<b>10,752,349</b>	<b>9,888,920</b>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<b>\$ 10,850,396</b>	<b>\$ 11,039,993</b>	<b>\$ 10,752,349</b>

## **COMMITTEE OF THE WHOLE**

## PLANNING ITEMS



# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** Administration

**Council Agenda:** December 16, 2025

**Report No:** ADMIN-2025-22

### Subject:

Proposed purchase of Shore Road Allowance by SMALL, Anna.

### Recommendation:

**THAT** the Council the Municipality of Whitestone receives for information report ADMIN-2025-22 (SMALL, Anna proposed purchase of Shore Road Allowance).

### Background:

On the November 18, 2025 Council Agenda, Council received a memorandum from the Planning Assistant with respect to the proposed purchase of the shore road allowance by SMALL, Anna. The memorandum included the background information, including Council Resolutions and also the June 5, 2025 planning report prepared by Parry Sound Area Property Consulting on the subject. The resolution passed at the time with amendment requiring “verification that a septic has been file with the North Bay Mattawa Conservation Association or at the municipal office”. That condition was later verified and all other conditions of the approval in principle met.

The final step in the process was the Bylaw to close and stop up those parts of the original shore road allowance being purchased. That Bylaw was deferred after considerable discussion. Much of the discussion revolved around the Bunkie on site and its positioning relative to the shore. Administration was directed to determine if this Bunkie was positioned in what would be considered the “front yard” of the property.

With respect to this property, the “Front Yard” setback would be 15m which is the setback from the shore road allowance. The Survey of the shore road allowance (as included in the Planning Report of June 5, 2025) does show that the entire Bunkie is in fact within the shore road allowance and therefore within the “Front Yard” setback requirement. The planning report also noted, that:

“Ms. Small has indicated that she would like to purchase the shore-road allowance to protect access to her property and to correct the encroachment of an existing deck and Bunkie on these lands.”

The Bunkie location within the shore road allowance was known at the time of application.

Today's zoning regulations do indeed require that accessory structures (including sleeping cabins):

"shall be erected behind the front line of the main building or shall comply with the yard requirements for the main building of that zone."

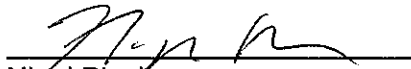
In the case of this Bunkie, construction occurred long before these zoning regulations came into effect (1960); as such the building would be considered to be a legally non-conforming structure for the purposes of zoning. This is a common occurrence throughout the municipality. Section 3.23 of the Zoning Bylaw states:

"Notwithstanding the yard provisions of this Bylaw, the extension of any legal non-conforming building which has less than the required yard requirements is allowed, provided that such extension does not further contravene the yard provisions of this Bylaw."

This is how the structure would be viewed moving forward, should the By-law be passed.

Having reviewed the zoning and facts of the application, there does not appear to be any matter that should concern Council with respect to passing the Bylaw to conclude this transaction.

**Submitted by:**



Nigel Black  
CAO/Clerk

**Attachment 1:** Memorandum of Paula Macri, Planning Assistant dated November 3, 2025 – Purchase of Shore Road Allowance, SMALL, Anna





21 Church Street  
Dunchurch, Ontario P0A 1G0 Phone: 705-389-2466  
Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

## MEMORANDUM

**To:** Mayor and Council  
**From:** Paula Macri, Planning Assistant  
**Report Date:** November 3, 2025  
**Council Agenda:** November 18, 2025  
**Re:** SMALL, Anna  
Purchase of Shore Road Allowance

---

### Background:

At the Council meeting of June 17, 2025, the following resolution was passed:

#### **Resolution No. 2025-190**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 1.1.1 Application Application to Purchase and Close Shore Road Allowance - SMALL, Anna
- Memorandum from Parry Sound Consultant Report dated June 5, 2025

**WHEREAS** an application has been submitted by Anna Small for the closing and acquisition of the shore road allowance fronting Part Lots 31 and 32, Concession 4 in the geographic Township of McKenzie; and

**WHEREAS** Parry Sound Area Property Consulting have provided a report dated June 5, 2025; and

**WHEREAS** there are no Official Plan conflicts, environmental concerns or planning issues with respect to this application;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowance fronting Part Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, as applied for by Anna Small, subject to:

- 1) Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

**Amendment proposed by Councillor Nash:**

**Resolution No. 2025-191**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

**THAT** the following conditions be added:

- 2) Completion of a Type 1 fish habitat assessment
- 3) Confirmation that the septic leaching bed is outside of the 30-metre setback

Recorded vote requested by Councillor Woods

		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	

**Defeated**

**Amendment proposed by Councillor Lamb:**

**Resolution No. 2025-192**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

**THAT** the following condition be added:

- 2) Verification that a septic permit has been filed with the North Bay Mattawa Conservation Association or at the municipal office.

Recorded vote requested by Councillor Lamb

		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		

**Carried**

With respect to Resolution No. 2025-192, staff confirms that a septic permit was issued from the North Bay Mattawa Conservation Association and filed in the applicant's property file.

**June 20, 2025**

A letter along with relevant material for processing and the above noted Resolutions, was sent to Ben Prichard, Municipal lawyer.

**September 3, 2025**

The Municipality received a copy of the deposited Reference Plan No. 42R- 22838.

**September 29, 2025**

The Municipality received a Notice, draft By-law, and Statutory Declaration from Ben Prichard's office. The Notice was posted on the Municipal website and the public bulletin board at the

Municipal Office on October 1, 2025. The notice was also published with the Parry Sound North Star online October 15, 2025.

**October 8, 2025**

The applicant submitted payment in regards to the cost of the Shore Road Allowance.

**Next Steps:**

That the By-law to close and stop up those parts of the original shore road allowance be passed on November 18, 2025 at the Council meeting.

**ATTACHMENTS**

**Attachment A**

Report from Parry Sound Area Property Consulting dated June 5, 2025.

**Attachment B**

42R-22838



# PARRY SOUND AREA PROPERTY CONSULTING

HELPING YOU NAVIGATE THE PROCESS

Phone: 705-774-3860

E-mail: PSAPC@Cogeco.ca

## SHORE ROAD ALLOWANCE APPLICATION

Part of Lots 31 and 32, Concession 4

Geographic Township of McKenzie

10 Lochanside Drive

Applicant: Anna Small

Roll # 493905000406910 PIN # 52250-0144

June 5, 2025

## BACKGROUND

Anna Small has a waterfront property at 10 Lochanside Drive on the south basin of Wahwashkesh Lake.



Ms. Small has indicated that she would like to purchase the shore-road-allowance to protect access to her property and to correct the encroachment of an existing deck and bunkie on these lands.



# OFFICIAL PLAN

The Municipality's official plan supports the closure and sale of original shore road allowances.

**“ 9.08 Shore Road Allowances**

**9.08.1 Shore road allowances are present on a number of lakes in the Municipality.**

***The Municipality is prepared to stop and sell these shore road allowances to the riparian land owners.***

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

**9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality.**

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

A draft survey has been prepared showing the existing encroachments as well as the original and controlled high water mark. The lands shown in green are available to be stopped up and sold to the applicant.





## ZONING

The subject lands are zoned Waterfront Residential 2 – Limited Services (WF2-LS).

There are no Type 1 Fish Habitat (EP) areas identified on the zoning map. This allows for the sale of the entire shore-road-allowance in front of the applicants' lands.



## CONCLUSIONS / RECOMMENDATION

That the Municipality agree to the closure and sale of the shore-road-allowance in front of 10 Lochanside Drive as shown on the draft survey plan prepared by IBW Surveyors.

Respectfully,

Patrick Christie, C.P.T.

LAKE WAHWASKESH – NOTE

THE LIMIT OF LAKE WAHWASKESH AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MCKENZIE.

BENCHMARK AT BENNETT'S LANDING  
ELEVATION 225.28 (CGVD28)

ORIGINAL WATER'S EDGE  
ELEVATION 222.52 (CGVD28)

REGULATED WATER LEVEL  
ELEVATION 223.75 (CGVD28)

SITE BENCHMARK  
ELEVATION 225.65 (CGVD28)

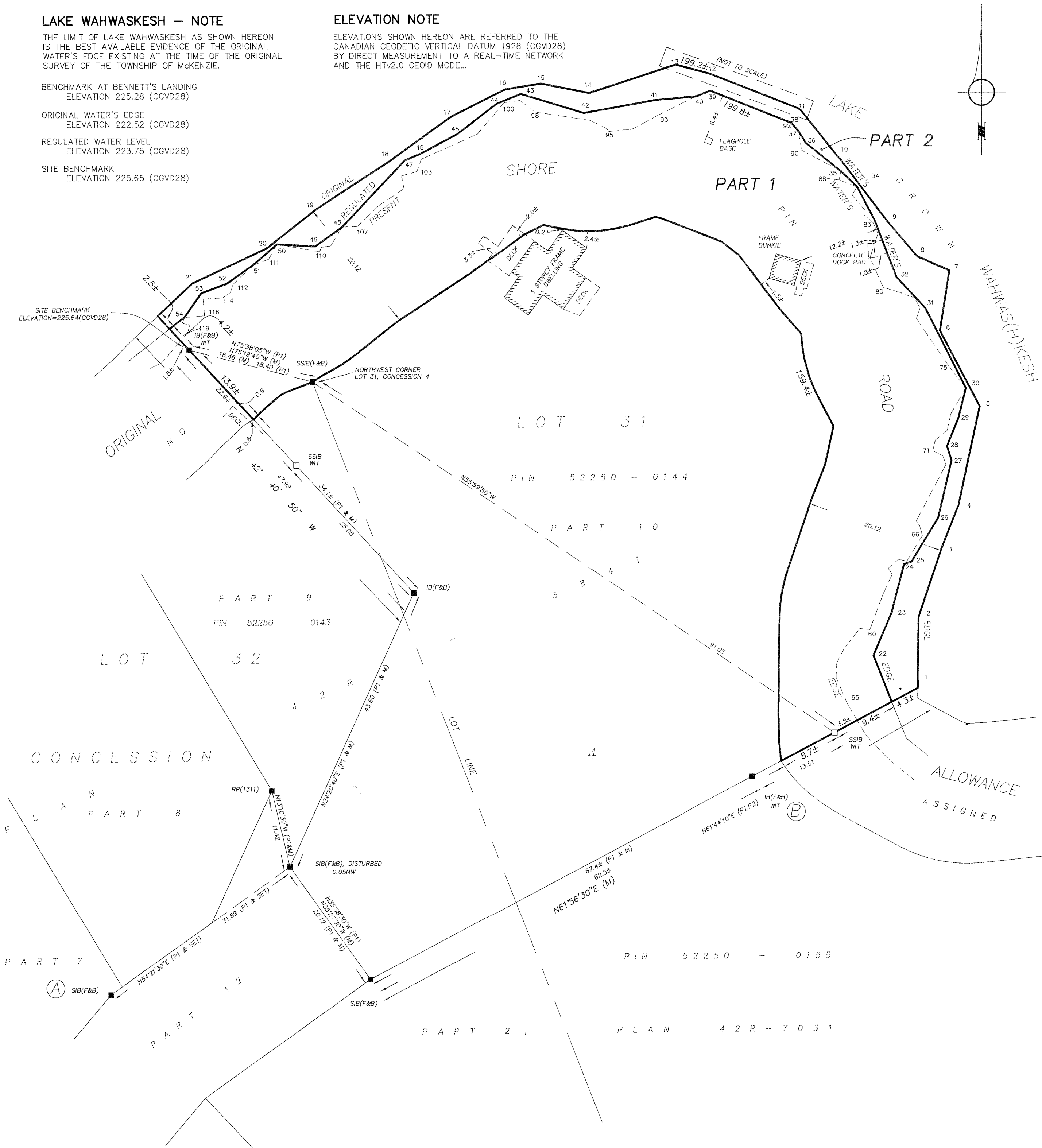
ELEVATION NOTE

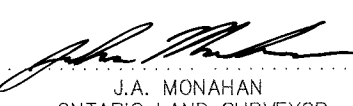
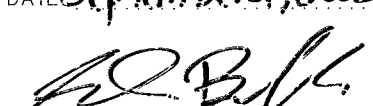
ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928 (CGVD28) BY DIRECT MEASUREMENT TO A REAL-TIME NETWORK AND THE HTV2.0 GEOD MODEL.

ORIGINAL WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
1	5059034.3	575576.6
2	5059043.3	575576.8
3	5059053.2	575580.1
4	5059059.4	575582.6
5	5059073.7	575585.7
6	5059084.7	575579.9
7	5059095.5	575581.3
8	5059095.5	575576.6
9	5059100.6	575572.3
10	5059109.9	575565.3
11	5059115.3	575558.4
12	5059120.2	575546.0
13	5059122.3	575536.2
14	5059119.4	575529.1
15	5059120.7	575522.2
16	5059119.9	575517.0
17	5059116.0	575509.1
18	5059109.6	575500.3
19	5059102.4	575489.5
20	5059096.9	575482.5
21	5059091.8	575471.7

REGULATED WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
22	5059037.7	575570.2
23	5059043.9	575572.9
24	5059050.9	575574.7
25	5059051.3	575575.7
26	5059057.6	575579.6
27	5059065.8	575581.6
28	5059067.9	575580.9
29	5059072.0	575582.6
30	5059076.3	575583.7
31	5059086.0	575577.8
32	5059082.5	575573.6
33	5059100.9	575570.4
36	5059112.0	575560.5
38	5059115.0	575558.4
39	5059119.6	575546.7
40	5059118.8	575544.6
41	5059118.3	575538.7
42	5059116.5	575528.4
43	5059119.2	575519.2
44	5059117.8	575515.7
45	5059113.5	575510.2
46	5059110.7	575504.8
47	5059109.6	575502.4
48	5059100.0	575493.4
49	5059097.1	575489.5
50	5059097.5	575484.0
51	5059094.4	575480.5
52	5059091.7	575476.7
53	5059090.4	575473.0
54	5059086.9	575470.5

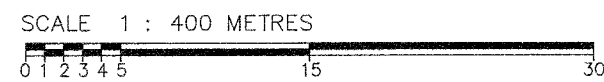
PRESENT WATER'S EDGE COORDINATE TABLE		
POINT ID	NORTHING	EASTING
30	5059076.3	575583.7
34	5059105.6	575567.9
35	5059107.9	575565.6
37	5059113.7	575559.5
39	5059119.6	575546.7
40	5059118.8	575544.6
48	5059100.0	575483.4
50	5059097.5	575484.0
51	5059094.4	575480.5
54	5059086.9	575470.5
55	5059030.8	575566.4
56	5059034.5	575564.8
57	5059036.6	575564.9
58	5059038.7	575566.0
59	5059041.6	575568.3
60	5059041.4	575569.7
61	5059046.6	575571.7
62	5059048.4	575573.0
63	5059050.3	575572.4
64	5059051.6	575573.9
65	5059051.3	575575.1
66	5059055.0	575577.3
67	5059056.5	575576.9
68	5059057.1	575576.4
69	5059065.2	575580.7
70	5059066.5	575580.3
71	5059067.2	575578.9
72	5059068.8	575579.2
73	5059070.2	575580.9
74	5059072.6	575581.5
75	5059079.5	575581.2
76	5059086.5	575576.5
77	5059088.0	575577.0
78	5059089.5	575576.2
79	5059090.6	575573.1
80	5059091.0	575571.7
81	5059093.3	575569.6
82	5059098.8	575571.0
83	5059100.4	575570.3
84	5059101.6	575568.9
85	5059102.3	575569.0
86	5059104.4	575567.2
88	5059106.6	575565.3
90	5059111.0	575559.9
92	5059114.9	575558.4
93	5059116.1	575539.1
94	5059114.1	575535.4
95	5059113.8	575532.0
96	5059114.2	575531.7
97	5059115.4	575529.3
98	5059116.6	575521.3
99	5059118.3	575519.1
100	5059118.0	575516.8
101	5059113.4	575513.0
102	5059109.8	575504.9
103	5059108.0	575504.2
105	5059105.5	575502.4
106	5059102.9	575498.6
107	5059100.0	575495.6
108	5059097.2	575491.8
109	5059093.0	575490.4
110	5059096.4	575490.1
111	5059095.3	575482.8
112	5059091.7	575477.6
113	5059090.4	575477.2
114	5059089.7	575476.1
115	5059089.5	575473.3
116	5059087.1	575473.5
117	5059086.0	575470.2
118	5059085.8	575471.3
119	5059084.6	575471.0



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 42R 22838	
DATE August 27, 2025		DATE September 2, 2025	
 J.A. MONAHAN ONTARIO LAND SURVEYOR		 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PARRY SOUND (No. 42)	

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 31 & 32, CONCESSION 4		NO PIN ASSIGNED
2			

PLAN OF SURVEY OF  
PART OF THE ORIGINAL SHORE  
ROAD ALLOWANCE IN FRONT OF  
LOTS 31 & 32, CONCESSION 4  
GEOGRAPHIC TOWNSHIP OF MCKENZIE  
MUNICIPALITY OF WHITESTONE  
DISTRICT OF PARRY SOUND



**BEARING NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)v7(2010).  
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
P1,P2 – 0°41'30" COUNTER-CLOCKWISE

**DISTANCE NOTES – METRIC**  
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999640.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RP DENOTES ROCK POST
  - WT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES PLAN 42R-3841
  - P2 DENOTES PLAN 42R-7031
  - F&B DENOTES FITZMAURICE AND BOYER, O.L.S.
  - 1311 DENOTES P.F. FORTH, O.L.S.

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN IN ACCORDANCE WITH SECTION 11 (4) OF O. REG. 525/91.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON OCTOBER 31, 2024.

AUGUST 17, 2025  
DATE  
J.A. MONAHAN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-91449

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)v7(2010).		
RURAL ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	5058988.56	575459.83
B	5059020.20	575552.62

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**IBW**  
SURVEYORS

IBWSURVEYORS.COM | 1.800.667.0696  
copies available at ProtectYourBoundaries.ca

PARTY CHIEF: TW | DRAWN: BG | CHECKED: JAM | PLOT DATE: AUG. 15, 2025  
FILE: A-049727-RPLAN-V5

A-049727



MUNICIPALITY OF WHITESTONE – COUNCIL			
<b>Report Prepared For:</b>	The Council of the Municipality of Whitestone	<b>Owner Name:</b>	1035481 Ontario Ltd.
<b>Report Prepared By:</b>	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd MHBC Planning Consultants	<b>Applicant Name:</b>	Beatrice and Steve Berry
<b>Location:</b>	27511 Wah-Wash-Kesh Lake	<b>Application:</b>	Shore Road Allowance Purchase
<b>Application Number:</b>	4939 050 004 06401	<b>Report Date:</b>	December 16, 2025 [Previous Report: October 15, 2024]

#### **A. RECOMMENDATION**

That the Council of the Municipality of Whitestone agree to the closure and transfer of the shore road allowance as applied for by Beatrice and Steve Berry subject to the following:

1. Practices, procedures and fees of the Municipality for closing of Shore Road Allowances; and,
2. That the area outlined in Figure 2 of this Report be excluded from the sale of the Shore Road Allowance to ensure the application conforms to Section 9.08.4 of the Official Plan.

#### **B. PROPOSAL/BACKGROUND**

An application to purchase the Shore Road Allowance was submitted by Beatrice and Steve Berry for the subject property located at 27511 Wah-Wash-Kesh Lake by the owners 1035481 Ontario Limited. The request was previously reviewed by Planning Staff, and a Report was prepared and dated October 15, 2024. This Report is included as Attachment 1 to this Report.

The previous recommendation from Planning Staff was that Council of the Municipality of Whitestone agree to the closure and transfer of the shore road allowance as applied for by Beatrice and Steve Berry subject to the standard practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

The standard procedure for these applications includes the circulation of neighbours once the formal process is commenced by the Municipality. Following the circulation of the application, it is understood that an adjacent landowner has provided comments to the Municipality, including the following:

*“My name is Shawn Hall, owner of Estate of Stephen Hall 1346107 ONT Inc, Lot 22-27, Concession 5, geographic Township of McKenzie, now Municipality of*

*Whitestone, District of Parry Sound. My property at Lot 27, Concession 5 abuts the road allowance which gives myself and my family access to the shore road allowance at Part 1, 61.87. Myself, my wife, and my three children currently use the shore allowance at 61.87 to access WahWashkesh Lake and use the shoreline for personal use and swimming. I would like to formally object to the sale of Part 1 of the shore allowance at 61.87, as it will negatively affect my access as an adjoining property owner and the sale would negatively impact the value of all of my properties from Lot 22-27, Concession 5 by cutting off access.*

*Please contact me regarding the upcoming Council Meeting and advice any necessary actions needed to voice my objection.*

*Thank you.*

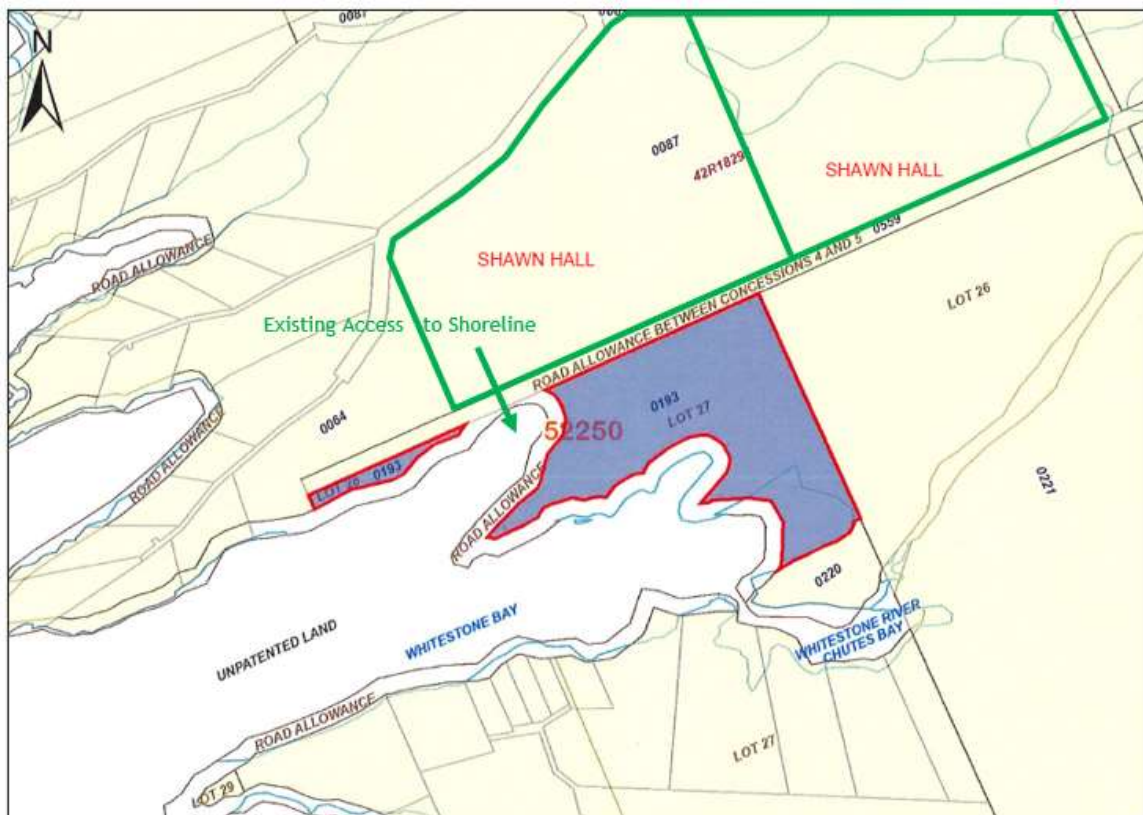
*Sincerely,*

*Shawn Hall"*

Based on the comments provided by the adjacent landowner, Shawn Hall, it is understood that the owner of the properties to the north of the Berry's property and to the north of the Shore Road Allowance and the Municipal Road Allowance, use a portion of both the Shore Road Allowance and Municipal Road Allowance to access Lake Wahwashkesh.

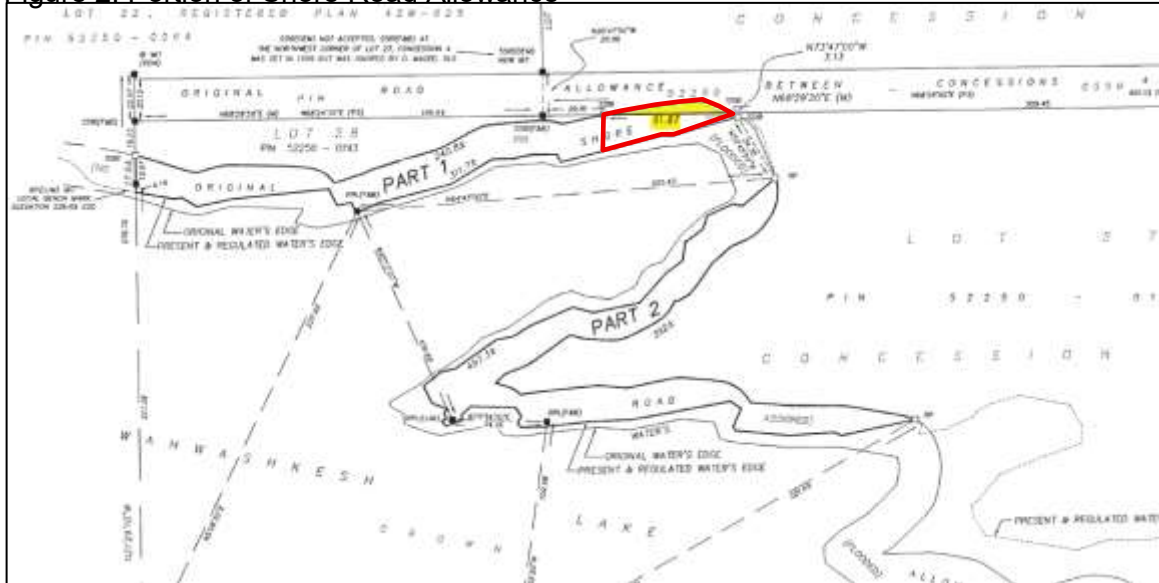
The properties that are owned by Mr. Hall are shown in Figure 1. The Hall properties are outlined in green and the Berry's property is outlined in red and filled in with blue.

Figure 1: Adjacent Properties



The location of where Mr. Hall states that he and his family access Lake Wahwashkesh via the public Municipal Road Allowance and Shore Road Allowance is shown in Figure 1. The Berry's have applied to purchase a portion of the Shore Road Allowance that covers this area. Mr. Hall references an area denoted by the 61.87 metre mark on the survey. This area is shown on Figure 2. An enlarged copy of the survey is provided in this report.

Figure 2: Portion of Shore Road Allowance



The area outlined in red on Figure 2 appears to be the only available area that provides public access to the shoreline on Lake Wahwashkesh from the Hall properties to the north.

Based on the comments that were received through the formal process for the purchase of the Shore Road Allowance, it is recommended that this area remain as a public Shore Road Allowance, in order to preserve access for the Hall properties who have utilized this area for passive access to the lake. This recommendation is based on Section 9.08.4 of the Official Plan which states the following:

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

It appears as though that if the Shore Road Allowance was sold at the location outlined in red on Figure 2, then it would have a negative impact on an adjacent property owner, which was not known until the time of formal circulation of the application to adjacent neighbours.

The area outlined in red does not "break" up the Shore Road Allowance that was to be purchased by the Berry's. This area is already divided by the flooded lands shown on Figure 2 which was not proposed to be purchased.



PRESENT AND REGULATED WATER'S EDGE COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
13	5060227.3	576580.4
14	5060229.1	576583.5
15	5060227.7	576591.9
16	5060256.3	576606.1
17	5060258.2	576614.4
18	5060255.3	576654.9
19	5060255.9	576660.9
20	5060252.1	576664.9
37	5060260.8	576673.7
38	5060121.2	576675.5
39	5060296.5	576717.0
40	5060303.4	576726.4
41	5060308.3	576733.9
42	5060313.0	576745.4
43	5060310.0	576745.5
44	5060339.1	576789.6
45	5060340.3	576793.7
46	5060360.3	576820.7
47	5060355.6	576828.3
48	5060355.1	576831.1
49	5060357.6	576834.1
50	5060339.8	576848.2
51	5060321.4	576837.8
52	5060320.5	576837.3
53	5060315.9	576823.7
54	5060304.0	576823.9
55	5060295.0	576818.2
56	5060285.5	576820.2
57	5060283.3	576819.9
58	5060252.2	576807.8
59	5060247.8	576788.4
60	5060246.6	576778.5
61	5060231.5	576762.7
62	5060213.5	576746.6
63	5060219.2	576740.5
70	5060199.2	576735.6
71	5060195.1	576729.8
72	5060186.0	576724.4
73	5060179.7	576722.2
74	5060173.8	576739.3
75	5060177.6	576738.0
76	5060175.1	576740.3
77	5060173.1	576738.6
78	5060171.7	576737.3
116	5060177.0	576747.4
117	5060179.7	576746.5
118	5060169.8	576749.1
119	5060192.0	576769.6
120	5060189.1	576767.7
121	5060185.3	576773.3
122	5060183.9	576775.4
123	5060188.7	576786.9
132	5060197.9	576804.9
133	5060207.0	576815.5
134	5060231.6	576865.5
135	5060230.1	576871.4
136	5060220.3	576871.9
137	5060219.0	576872.2
138	5060216.1	576871.9
147	5060235.1	576917.6
148	5060235.0	576921.5

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA m <sup>2</sup>
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF 27 AND 28	4	NO PIN ASSIGNED	4228.5
2	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF 27	4		5882.2

## BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR)(2010).


FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

- P1 - 0°39'30" COUNTER-CLOCKWISE
- P2 - 0°37'30" COUNTER-CLOCKWISE

# SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 14, 2023.

JUNE 17, 2025 

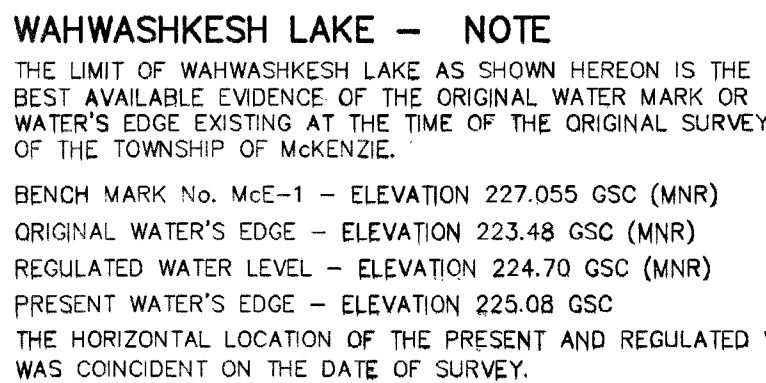
DATE GAVIN R. TYLER, O.L.S.

INTEGRATION DATA
------------------

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



PARTY CHIEF: WS	DRAWN BY: BG	CHECKED BY: SC	PLOT DATE: JUNE 9, 2025
FILE NAME: A-038500-RPLAN-v6		copies available at <a href="https://ProtectYourBoundaries.ca">ProtectYourBoundaries.ca</a>	



MUNICIPALITY OF WHITESTONE – COUNCIL			
<b>Report Prepared For:</b>	The Council of the Municipality of Whitestone	<b>Owner Name:</b>	1035481 Ontario Ltd.
<b>Report Prepared By:</b>	Jamie Robinson, MCIP, RPP Patrick Townes, BA, BEd MHBC Planning Consultants	<b>Applicant Name:</b>	Beatrice and Steve Berry
<b>Location:</b>	27511 Wah-Wash-Kesh Lake	<b>Application:</b>	Shore Road Allowance Purchase
<b>Application Number:</b>	4939 050 004 06401	<b>Report Date:</b>	October 15, 2024

#### **A. RECOMMENDATION**

That the Council of the Municipality of Whitestone agree to the closure and transfer of the shore road allowance as applied for by Beatrice and Steve Berry subject to the following:

1. Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

#### **B. PROPOSAL/BACKGROUND**

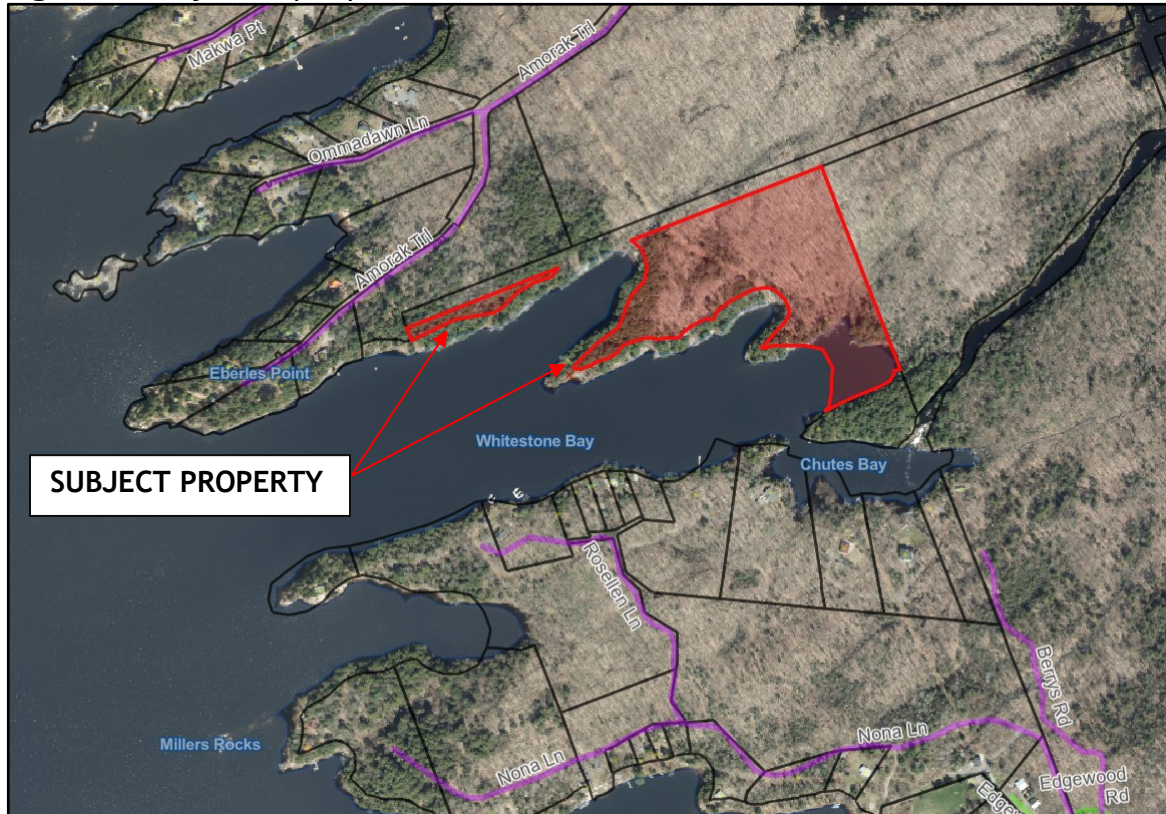
An application to purchase the Shore Road Allowance has been submitted by Beatrice and Steve Berry for the subject property located at 27511 Wah-Wash-Kesh Lake by the owners 1035481 Ontario Limited. The subject property is legally described as Lots 27 and 28, Concession 4 in the geographic Township of McKenzie in the Municipality of Whitestone in the District of Parry Sound. The subject property is located within the Wahwashkesh/Whitestone Neighbourhood and Waterfront designation in the Official Plan. The subject lands location is shown in red on **Figure 1**.

The subject property is water access only from the south basin of Lake Wahwashkesh immediately south of Amorak Trail. The subject property has a lot area of 6.3 hectares (15.5 acres) and a lot frontage of 804.7 metres on Whitestone Bay.

The purpose of the application to purchase the Shore Road Allowance is to prevent back lot development access to Wahwashkesh Lake through the subject property.



**Figure 1: Subject Property**



Staff requested the owners to submit a survey that outlines the extent of the flooded area and the limits of the Type 1 Fish Habitat. **Figure 2** outlines the proposed purchase boundary, Type 1 Fish Habitat and flooded areas. The black outlines the portion of the Shore Road Allowance that is being purchased, blue outlines the Type 1 Fish Habitat adjacent to the property and lastly the red depicts the flooded areas.

**Figure 2: Subject Property Constraints**



### **C. OFFICIAL PLAN**

The subject property is located within the Wahwashkesh/Whitestone Neighbourhood and Waterfront designation in the Official Plan. Section 9.08 of the Official Plan speaks to shore road allowances and states that:

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

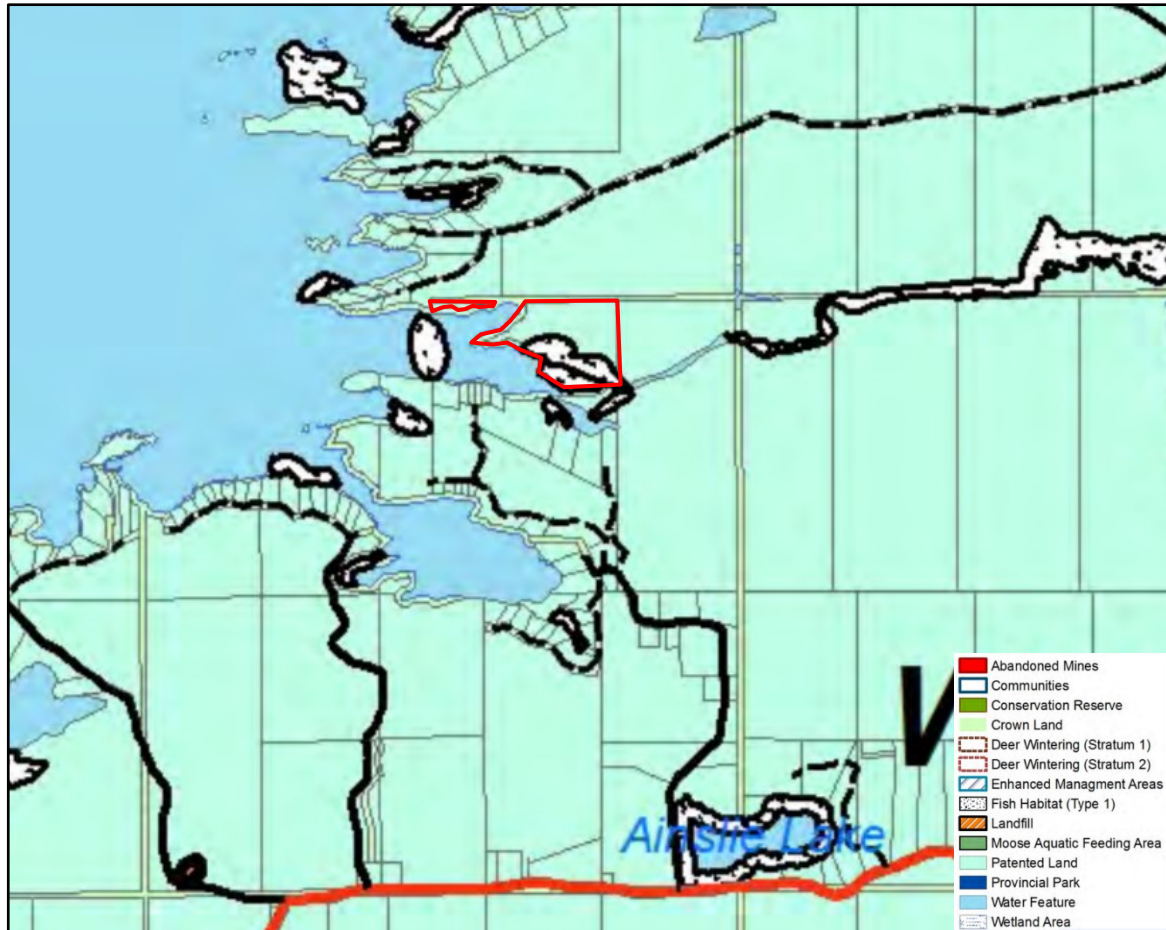
*9.08.2 That part of the shore road allowance below the controlled high water mark will be retained by the Municipality.*

*9.08.3 That part of the shore road allowance identified as having any environmental feature may be retained by the Municipality.*

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

The subject property is adjacent to Type 1 Fish Habitat as mapped on Schedule B of the Official Plan (Figure 3). The proposed shore road allowance closure and purchase does not include the areas that are flooded and/or within Type 1 Fish Habitat. The application conforms to Section 9.08 of the Official Plan.

**Figure 3:** Schedule B - Natural Heritage (Wahwashkesh/Whitestone Neighbourhood)

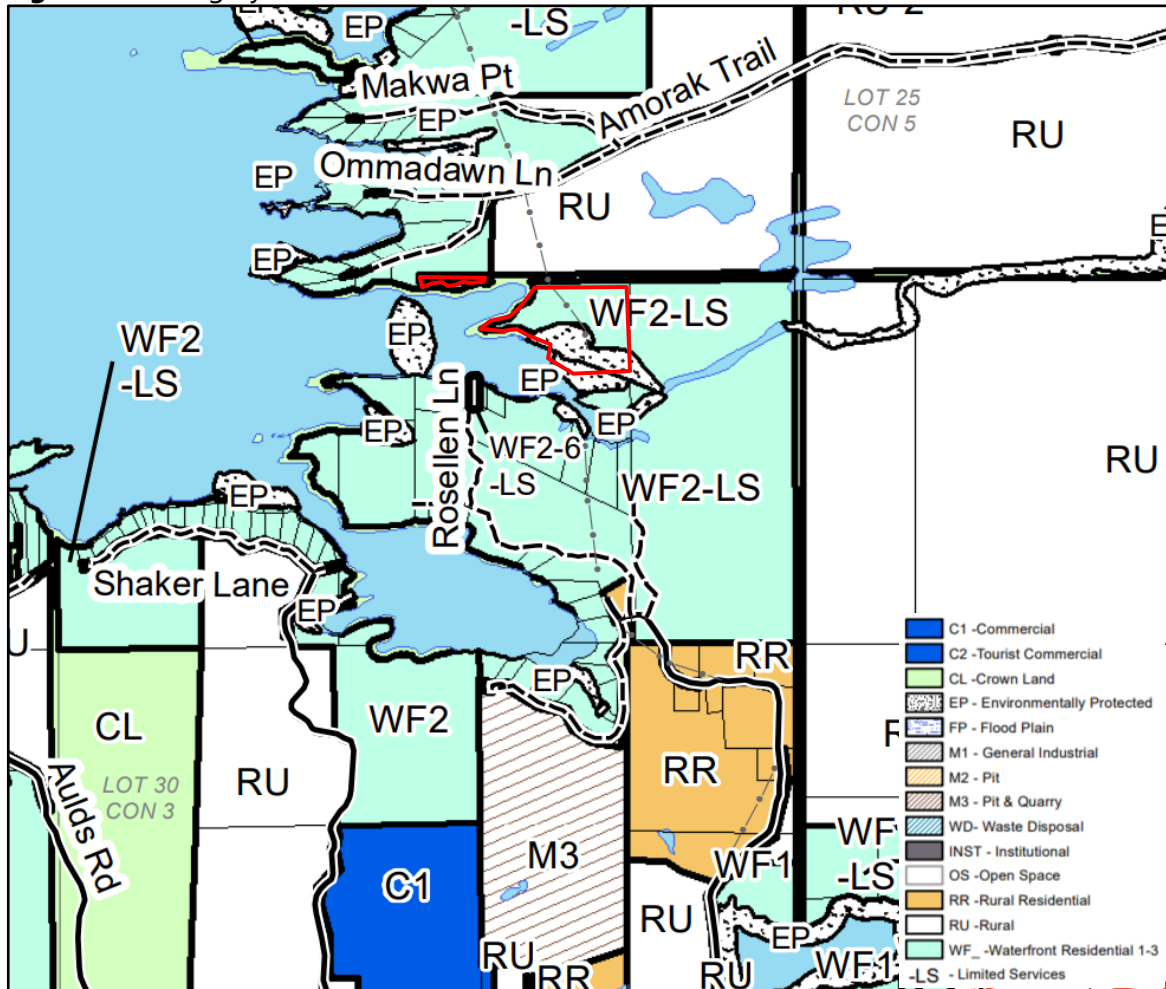


#### **D. ZONING BY-LAW**

The subject property is zoned Waterfront Residential 2 – Limited Services (WF2-LS) and Environmental Protection (EP) in the Whitestone Zoning By-law Schedule A (Figure 4). The environmental protection on the property is due to the Ministry of Natural Resources and Forestry (MNRF) having mapped Type 1 Fish Habitat adjacent to the property. Due to the mapped fish habitat on the subject property the owners have submitted a survey that has outlined the Type 1 Fish Habitat that is on the property along with the flooded areas. These areas are excluded from the request to close and purchase the shore road allowance.



**Figure 4: Zoning By-law Schedule A**



## E. SUMMARY

The application to close and purchase the shore road allowance conforms with the Municipality of Whitestone's Official Plan and Zoning By-law. This application is recommended for approval subject to the recommended conditions in section A of this report.



21 Church Street  
Dunchurch, Ontario P0A 1G0  
Phone: 705-389-2466 Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

## MEMORANDUM

**To:** Mayor and Council  
**From:** Paula Macri, Planning Assistant  
**Report Date:** October 3, 2025  
**Council Agenda:** October 21, 2025  
**Re:** 1035481 Ontario Ltd. (Berry, Beatrice and Steve)  
Purchase of Shore Road Allowance

### Background:

At the Council meeting of October 15, 2024, the following resolution was passed:

#### **Resolution No. 2024-392**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Bray

- 5.1.1 Application to Purchase and Close Shore Road Allowance,  
1035481 Ontario Ltd. (Berry, Steve and Beatrice)

**WHEREAS** an application has been submitted by 1035481 Ontario Ltd. (Berry, Steve and Beatrice) for the closing and acquisition of the shore road allowance fronting Lots 27 and 28, Concession 4 in the geographic Township of McKenzie;

**AND WHEREAS** MHBC, Planners, have provided a report dated October 15, 2024;

**AND WHEREAS** there are no Official Plan conflicts, environmental concerns or planning issues with respect to this application;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowance fronting Lots 27 and 28, Concession 4 in the geographic Township of McKenzie, as applied for by 1035481 Ontario Ltd. (Berry, Steve and Beatrice, subject to:

- 1) Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

### Recorded Vote per Section 3.20, Procedural By-law 80-2023:

		YEAS	NAYS	ABSTAIN
Councillor	Nash			X
Councillor	Woods	X		
Mayor	Comrie	X		
Councillor	Bray	X		
Deputy Mayor	Joe Lamb	X		

**Carried**

A letter along with relevant material for processing was sent to Ben Prichard, Municipal lawyer for these types of matters, advising that Resolution No. 2024-392 was passed by Council.

On June 20, 2025, the Municipality received deposited Reference Plan No. 42R-22780.

On August 11, 2025, the solicitor provided a Notice, draft By-law, and Statutory Declaration, with the Notice published online, posted at the Municipal Office, and advertised in the *Parry Sound North Star* for a September 16, 2025 public meeting.

On August 26, 2025, an objection was received from Shawn Hall, adjoining property owner, stating that Part 1 of the survey extends 61.87 metres into the Concession Road Allowance (Attachment A), which provides his family access to WahWashkesh Lake.

The following is the objection letter:

*My name is Shawn Hall, owner of Estate of Stephen Hall 1346107 ONT Inc, Lot 22-27, Concession 5, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound. My property at Lot 27, Concession 5 abuts the road allowance which gives myself and my family access to the shore road allowance at Part 1, 61.87. Myself, my wife, and my three children currently use the shore allowance at 61.87 to access WahWashkesh Lake and use the shoreline for personal use and swimming. I would like to formally object to the sale of Part 1 of the shore allowance at 61.87, as it will negatively affect my access as an adjoining property owner and the sale would negatively impact the value of all of my properties from Lot 22-27, Concession 5 by cutting off access. Please contact me regarding the upcoming Council Meeting and advise any necessary actions needed to voice my objection.*

*Thank you.*

*Sincerely,*

*Shawn Hall*

Staff contacted Ben Prichard's office, who in turn reached out to the surveyor responsible for depositing the reference plan, with respect to the oversight that Part 1 of the survey extends 61.87 metres into the Concession Road Allowance (Attachment A), making it public access.

The surveyor advised that there are no issues with the plan that would compromise its validity in the registry office and the nature of the correction to adjust the part limits are quite significant. He stated that the Assistant Examiner of Surveys would not support this as a plan correction application, and therefore, the only option is to deposit a new plan.

The surveyor also advised that a field visit would be required to set a monument defining the new proposed part limit, extending south towards the water from the SSIB planted at the intersection of the SRA and the original road allowance.

MHBC also agreed that a new survey would need to be completed.

On September 1, 2025, the applicants submitted payment for the SRA.

On September 5, 2025, staff advised Steve Berry of the survey issue.

On September 12, 2025, Mr. Berry submitted the following email:

To whom it may concern:

Our family has been paying property taxes in Whitestone for over one hundred years. Our great uncle Stuckey was a postmaster for the village of Whitestone.

You are asking us to create a public entrance for access to Wah Wash Kesh Lake, adjacent to our sand beach. You are asking us to pay for this privilege.

If you step back and review this concept, I doubt that any landowner would proceed with such a request.

Please refund all monies sent to you for the purchase of the SRA and perhaps also the deposits you requested for Mr. Prichard. We are very disappointed in the service we received from our township in this matter.

I have consulted with the other parties in this matter, and they fully agree.

Steve Berry

**Recommendation:**

That Council authorizes the return of a portion of the funds received, less (i) MHBC planning invoices, (ii) the administration fee, and (iii) the security deposit related to the Shore Road Allowance purchase, and directs staff to process the refund accordingly.

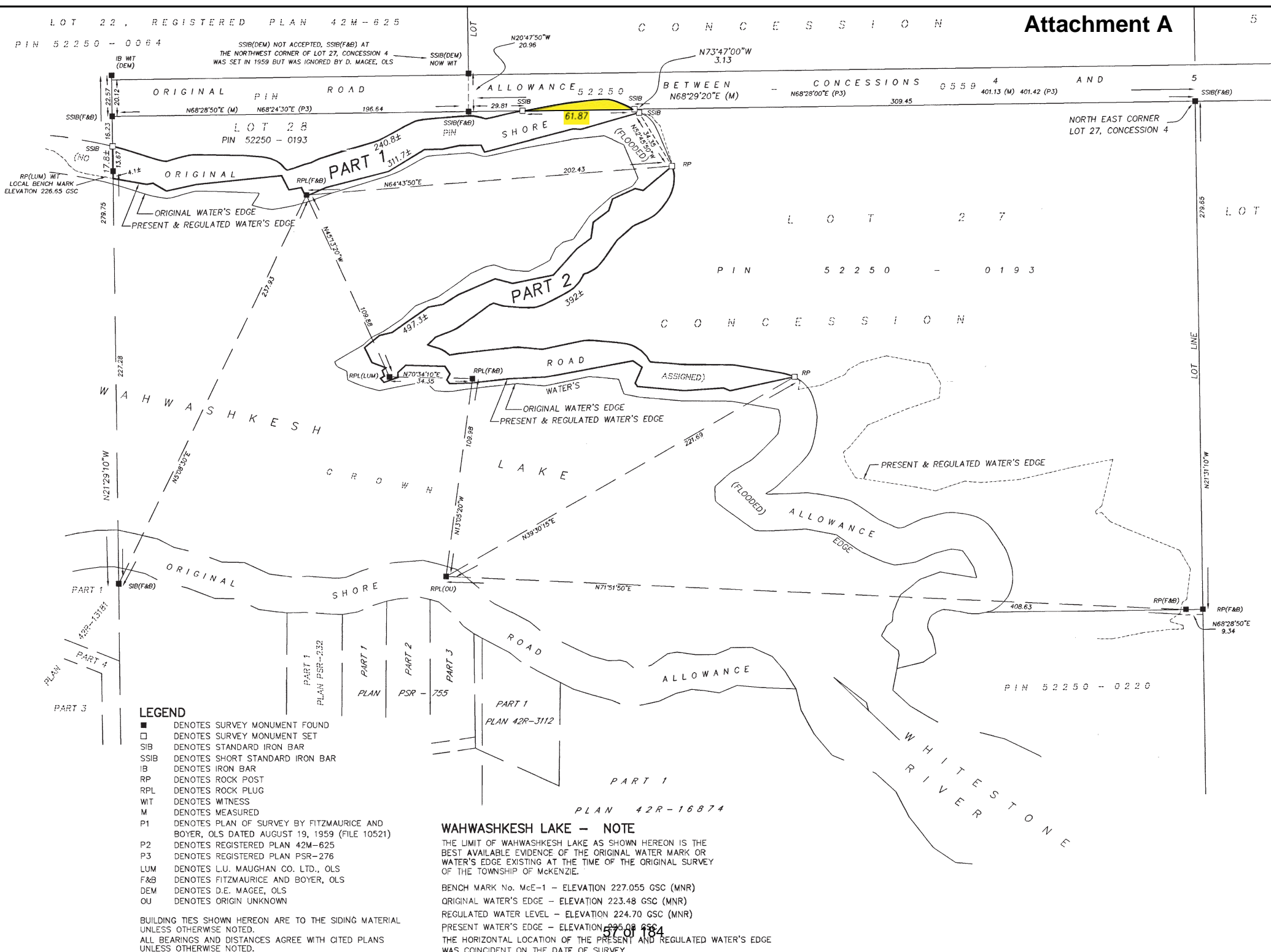
**ATTACHMENTS**

**Attachment A**

42R-22780

SSIB(DEM) NOT ACCEPTED, SSIB(F&B) AT THE NORTHWEST CORNER OF LOT 27, CONCESSION 4 WAS SET IN 1959 BUT WAS IGNORED BY D. MAGEE, OLS

SSIB(DEM) NOW WIT



**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- RPL DENOTES ROCK PLUG
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN OF SURVEY BY FITZMAURICE AND BOYER, OLS DATED AUGUST 19, 1959 (FILE 10521)
- P2 DENOTES REGISTERED PLAN 42M-625
- P3 DENOTES REGISTERED PLAN PSR-276
- LUM DENOTES L.U. MAUGHAN CO. LTD., OLS
- F&B DENOTES FITZMAURICE AND BOYER, OLS
- DEM DENOTES D.E. MAGEE, OLS
- OU DENOTES ORIGIN UNKNOWN

BUILDING TIES SHOWN HEREON ARE TO THE SIDING MATERIAL UNLESS OTHERWISE NOTED.  
ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

**WAHWASHKESH LAKE - NOTE**

THE LIMIT OF WAHWASHKESH LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATER MARK OR WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MCKENZIE.

BENCH MARK No. McE-1 - ELEVATION 227.055 GSC (MNR)

ORIGINAL WATER'S EDGE - ELEVATION 223.48 GSC (MNR)

REGULATED WATER LEVEL - ELEVATION 224.70 GSC (MNR)

PRESENT WATER'S EDGE - ELEVATION 225.08 GSC (MNR)

THE HORIZONTAL LOCATION OF THE PRESENT AND REGULATED WATER'S EDGE WAS COINCIDENT ON THE DATE OF SURVEY.

# **PUBLIC MEETING**



# Planning Justification Report

## Zoning By-law Amendment

October 2025

9087 Bolger Lake

Part of Lot 24, Concession 7 (Burton)

Municipality of Whitestone



**Prepared by:**

J. Snider, B.A., M.Pl, RPP Candidate  
Planner  
&  
Stefan Szczerbak, MSc, MCIP, RPP  
Principal

Planscape Inc.  
104 Kimberley Avenue  
Bracebridge, ON P1L 1Z8



## APPLICATION SUMMARY

### PURPOSE OF APPLICATION

The purpose of this application is to rezone 9087 Bolger Lake from Waterfront Residential 1 – Limited Services (WF1-LS) to Tourist Commercial (C2) to permit a new private marina use, together with a limited number of permitted tourist commercial uses.

Although the applicant has no immediate plans for the subject property, they would like to ensure the property shares the same zoning as the neighbouring lot (9085 Bolger Lake) that is currently zoned Tourist Commercial Exception # 4 “C2-4”. This site-specific zoning limits the permitted principle and ancillary uses.

### PROPERTY DETAILS

<b>Civic Address</b>	9087 Bolger Lake
<b>Legal Description</b>	Part of Lot 24, Concession 7 (Burton), Bolger Lake, Municipality of Whitestone
<b>Township of Seguin Official Plan Designation</b>	Waterfront Area
<b>Township of Seguin Zoning By-law 2006-125</b>	Waterfront Residential 1 – Limited Services (WF1-LS)
<b>Property Size</b>	0.56 ha (5,600 m <sup>2</sup> )
<b>Property Frontage</b>	112.5 m (369 ft) on Bolger Lake
<b>Existing Development</b>	Vacant

## SECTION A: BACKGROUND AND ZONING AMENDMENT

### Application Background

The subject property is located at 9087 on Bolger Lake and is legally described as Part of Lot 24, Concession 7 (Burton) in the Municipality of Whitestone. The property is approximately 0.56 ha in size with 112.5 metres of frontage on Bolger Lake. The property is vacant, and no development is proposed at this time. The applicant owns the neighbouring property to the south which was rezoned to Tourist Commercial (C2-4) in March of 2023. They are requesting a rezoning of the subject lot to ensure it is zoned to function the same as the adjacent parcel. This will allow the appropriate expansion of needed tourist commercial uses to access and enjoy Bolger Lake.

**Figure 1** shows the general location of the property on the west end of Bolger Lake to the north of a current public launch and parking area at the end of Semikoka Trail East. This launch has historically served as the access point for many water-access properties on the lake, despite not having formalized vehicle or boat parking.

### **Zoning By-law Amendment**

The application for a Zoning By-law Amendment will rezone 9087 Bolger Lake from Waterfront Residential 1 – Limited Services (WF1-LS) to Tourist Commercial with an exception #x (C2-X). The intent of this rezoning is to permit the following limited uses on the subject lands:

#### Principal Use:

- Marina
- Resort
- Vehicle and trailer parking
- Boat Storage
- Outside Storage
- Tourist Establishment
- Rental Cottages

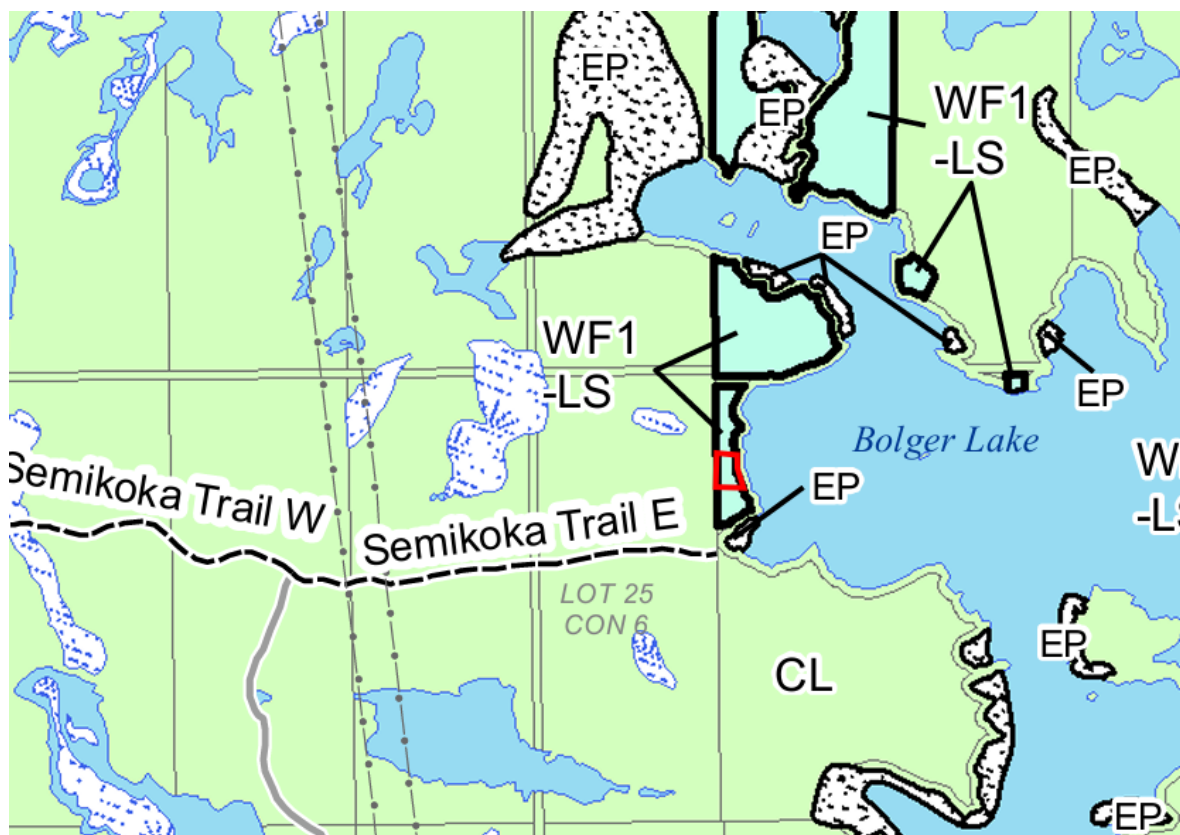
#### Ancillary Uses:

- Dwelling
- Accessory Uses

**FIGURE 1: Property Location**



**FIGURE 2: Existing Zoning**

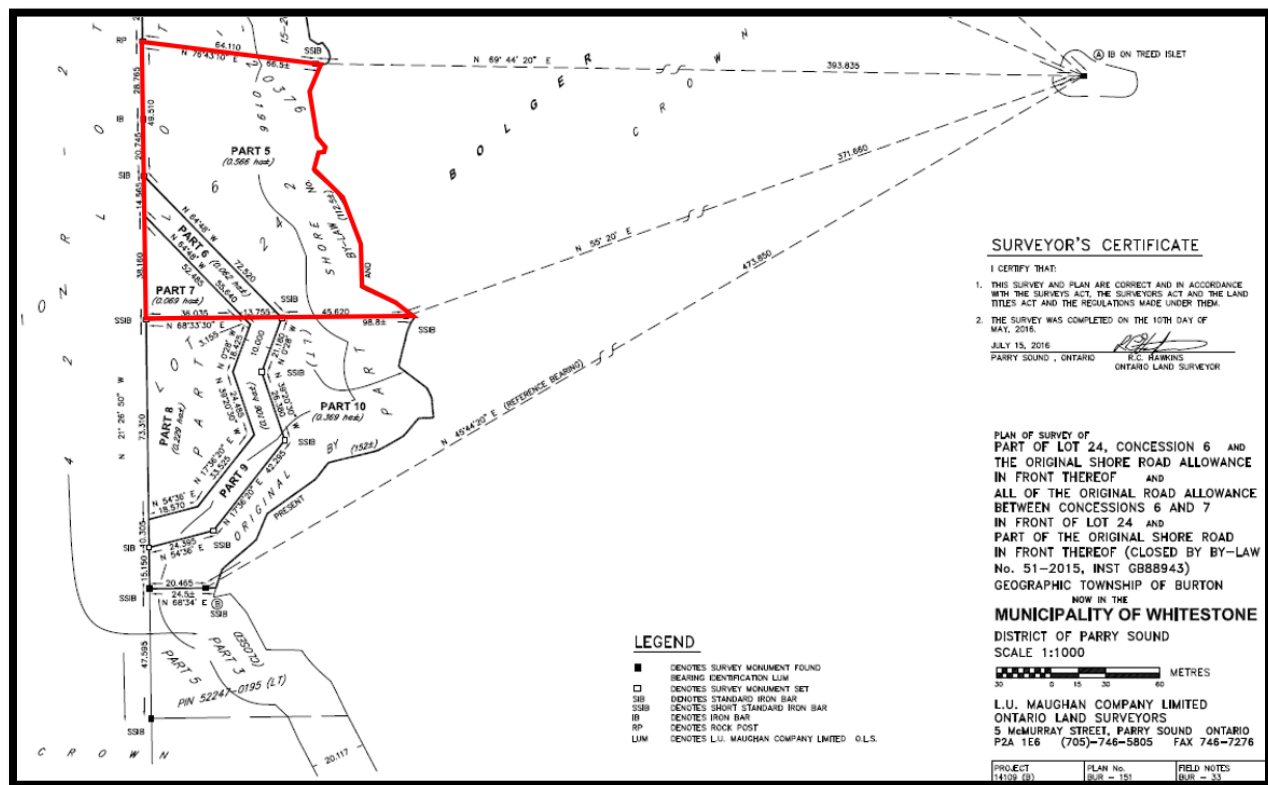


## Property Characteristics:

The property is undeveloped and is well vegetated with multiple species of coniferous trees; both young and mature trees contribute to a predominately naturalized shoreline. The property is accessed via a private right-of-way over 9085 Bolger Lake, identified as Part 9 and 6 on the survey, as seen in Figure 3. This right-of-way has direct access to Semikoka Trail East, a seasonal, private road.

The proposed rezoning aligns with the use of the adjacent property to the south, under the same ownership of the subject property. The intent is for these properties to function as one use. The merits of this proposal are consistent with the rezoning of these lands to the south, approved in March of 2023.

**Figure 3: Survey of the Subject Property**



## SECTION B: PLANNING ANALYSIS:

The proposed rezoning has been assessed within the context of applicable planning policies, sound land use planning principles, the physical characteristics of the site, and surrounding development. This section addresses the relevant planning framework, including the Provincial Planning Statement (2024) and the Municipality of Whitestone Official Plan and Zoning Bylaw.

## Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) identifies provincial planning interests. Development applications are required to be consistent with provincial policy statements.

Section 3 (5) of the Planning Act states:

*“A decision of a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”*

The subject property is located within the “Rural Area” as defined by the PPS. The rural policy section of the PPS recognizes the importance, diversity and character of Ontario’s rural areas. The PPS identifies that Northern Ontario’s natural environment and vast geography offer different opportunities than the predominantly agricultural areas of southern regions of the Province. The Rural Areas and Rural Land policies envision development that can be adequately serviced. The most applicable policies are provided below:

Section 2.5 describes the importance of Rural Areas in Municipalities, and states:

*“2.5.1 Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; d) using rural infrastructure and public service facilities efficiently; g) conserving biodiversity and considering the ecological benefits provided by nature”.*

On rural lands in municipalities, permitted uses include:

- 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; and*
- g) other rural land uses.*

The PPS supports various uses within the rural area, particularly those which support resource-based recreational uses, such as marinas. Bolger Lake is primarily developed with water-access properties which rely on a public boat launch for access. The proposed use is intended to provide for the orderly docking and storage of these boats to ensure water-access properties remain accessible. No development is proposed as part of this proposal; however, with this



rezoning, additional limited uses will be permitted on the subject property in line with the adjacent property to the south which serves the community of Bolger Lake. The proposed rezoning is therefore compatible with surrounding development and is consistent with the PPS (2024).

### **Municipality of Whitestone Official Plan, Consolidated June 2, 2016**

The Official Plan for the Municipality of Whitestone provides detailed policies that govern development within the Municipality. The most applicable policies are provided below alongside an indented discussion of the merits of the proposed rezoning.

The subject property is located within the Waterfront designation. This area is generally intended to support low-density, single-detached residential development, as well as tourist commercial uses and access-related facilities (13.02.1). The guiding principles for waterfront development emphasize maintaining a low-density character along the shoreline, allowing for occasional tourist commercial uses, and preserving the established character of the waterfront community (13.03.2–3). In reviewing new development, the Municipality will also consider the visual impact of built form to ensure compatibility, as well as potential risks related to traffic, navigation, and human safety (13.03.7–8).

Marinas and boat access facilities are recognized as important components of the waterfront community (13.05.2). Given their potential impacts on existing waterfront activities, proposals for new or expanded marina facilities must include an assessment to demonstrate the appropriateness and suitability of the use (13.05.2). The Official Plan further acknowledges that while a variety of commercial uses exist along the Municipality's waterbodies—including marinas, cottages, and long-standing historic businesses—these uses remain limited in number (13.06.1). In keeping with the historic development pattern along the shoreline, any new commercial use must demonstrate that it is both compatible with and appropriate for the waterfront context (13.06.2–3). In addition, new commercial development requires a zoning amendment (13.06.3).

The Municipality of Whitestone supports the establishment of new businesses across all designations in order to broaden the commercial tax base (14.01). To be permitted, such businesses must provide a supporting report outlining the proposed use and identifying measures to mitigate potential financial, environmental, social, or physical impacts. They must also obtain rezoning approval, prepare an approved site plan, and consult with all relevant agencies (14.02.1–4).

The proposed rezoning seeks to permit a commercial use along the shoreline of Bolger Lake for the purposes of a marina and associated limited tourist commercial activities.

This use is consistent with the adjacent parcels to the south. No physical development is proposed as part of this application; any future development will be subject to review and approval through the site plan control process.

The proposed use is important for the waterfront community of Bolger Lake, which is predominantly comprised of water-access properties that historically relied on a single public launch located at the end of Semikoka Trail East. This launch continues to provide parking for vehicles and boats but is not regulated. The adjacent parcel to the south of the subject property (adjacent to the launch) was rezoned in March 2023 and now accommodates formalized slips and parking, thereby providing formalized access to properties on Bolger Lake.

The merits of this type of use were fully considered through the rezoning of the adjacent parcel, and those justifications remain applicable to the subject property. Given that both parcels are under the same ownership, the subject property will function as an extension of the existing marina operation. Potential impacts and agency consultation were addressed during the prior rezoning process, and those findings remain relevant and applicable to this proposal. Typical zoning requirements (e.g. setbacks, lot coverage, etc.) will be met to ensure the properties remain separate and distinct.

Section 17 of the Official Plan establishes specific policies for Bolger Lake. While access to the lake is recognized as limited, many residents have adapted to these challenges, with some relying on air travel for access (17.01.1). The Plan permits land division by consent for a limited number of new lots (17.01.1). Accessibility has improved with the development of an access point at the west end of the lake via Semikoka Trail East; however, parking and boat storage at this location remain constrained, and the trail itself is noted to be in poor condition (17.01.2). Any proposal for additional lots on Bolger Lake must therefore demonstrate the provision of adequate parking and docking facilities to support new development (17.01.3).

The policies for Bolger Lake acknowledge that access to the lake is a longstanding challenge for growth and development, primarily due to the lack of adequate vehicle and boat parking to support the numerous water-access properties. It is worth noting that these policies predate the rezoning of the land to the south of the subject property which now provides formalized parking for cars and boats. Nonetheless, the requirement that new lot creation demonstrates the availability of sufficient parking and docking (17.01.3) indicates the importance of the proposed use on Bolger Lake.

The subject property, together with the adjacent parcel already rezoned for the same purpose, will create a coordinated and expanded access point that supports the continued development of Bolger Lake. This not only improves the functionality of the

lake's primary access but also ensures that future lot creation and development are not constrained by the current lack of facilities. It should also be noted that the majority of the shoreline of the lake is Crown Land, meaning extensive further development will not occur even with the presence of available parking.

The overarching goal of the Official Plan is to preserve and enhance a high quality of life within the Municipality by protecting the natural environment while encouraging sustainable growth that attracts both residents and visitors (4.05). Whitestone's local economy is supported largely by its seasonal landowners, who contribute significantly to the services, retail, and construction sectors (4.05). To strengthen this base, the Municipality seeks to promote additional development and diversify the economy in a manner that remains environmentally sustainable (4.05). Council has further expressed an interest in attracting growth across all sectors of the population by encouraging new settlement, development, and business opportunities (4.15).

Section 5 of the Official Plan outlines key objectives, including: protecting the natural environment; providing fiscally responsible services that encourage development; promoting sustainable, responsible, and appropriate growth in recreational and residential areas; fostering the orderly development of commercial and light industrial uses to diversify the economic base and generate employment; and ensuring land use compatibility.

The Municipality supports local economic initiatives that do not adversely impact the natural environment or sensitive land uses (7.01). At the same time, Whitestone seeks to attract new businesses that create employment and broaden the economic base (7.02). Economic opportunities that complement the character of the community and can be delivered in a cost-effective manner are supported in principle (7.03). Council also supports development and activities that strengthen the local economy, enhance tourism, and expand the employment base (7.07).

The proposed commercial use is consistent with, and directly supports, the goals and objectives of the Municipality's Official Plan. The Plan emphasizes encouraging sustainable growth, diversifying the local economy, and supporting recreational and residential development in a manner that is both appropriate and environmentally responsible.

Permitting a marina and related activities on the subject property responds to a demonstrated need on Bolger Lake, where road access is limited and the majority of properties are water-access only. In this context, formalized slips are essential to ensure safe and reliable access for both existing and future development. Adequate parking and docking availability are also a requirement for new lots on Bolger Lake. Together



with the adjacent parcel to the south, under the same ownership, the site offers an opportunity to establish a coordinated and managed facility that addresses this need.

The introduction of a commercial use on Bolger Lake also advances the Municipality's broader economic development objectives. By improving access to waterfront properties, the proposal supports sustainable seasonal and recreational growth, while also expanding the municipal tax base. The Official Plan permits the creation of new water-access lots provided there are appropriate facilities for car and boat trailer parking, docking, and boat launching. The proposed marina will provide this infrastructure, thereby enabling further responsible development on the lake. In addition, the project has the potential to generate local employment, aligning with the Plan's objective to encourage commercial activities that diversify the economy and strengthen the local community.

In summary, the proposed rezoning balances the protection of Bolger Lake's recreational and environmental character with the promotion of sustainable economic development that benefits both permanent residents and seasonal property owners.

The proposed rezoning from Waterfront Residential to Commercial is therefore consistent with, and supported by, the policies of the Official Plan. It enhances access, enables new development opportunities, broadens the tax base, and creates employment, all while maintaining the Municipality's vision for sustainable growth. This proposal represents good planning.

### **Municipality of Whitestone Zoning By-law**

The subject property is currently zoned Waterfront Residential 1 – Limited Service (WF1-LS) and has frontage on a private right-of-way connected to Semikoka Trail East, a private seasonal road. The “-LS” suffix relates to the subject property being accessed via a private right-of-way. Permitted uses within the WF1-LS zone include residential uses with a maximum lot coverage of 10%.

The proposed zone of C2 will limit permitted uses to commercial and ancillary residential uses. The maximum permitted lot coverage for a commercial use is 15%.

New Tourist Commercial uses shall be located on a recreational waterbody larger than 30 hectares and be at least 0.4 hectares in size with a water frontage of 60 metres (3.73).

The intent for the subject property is that it be permitted principal uses including a marina, resort, vehicle and trailer parking, boat storage, outside storage, a tourist establishment, and rental cottage. Proposed ancillary uses include a dwelling and accessory uses. The subject

property meets the minimum area and frontage requirement for the C2 zone and fronts on a lake greater than 30 hectares in size.

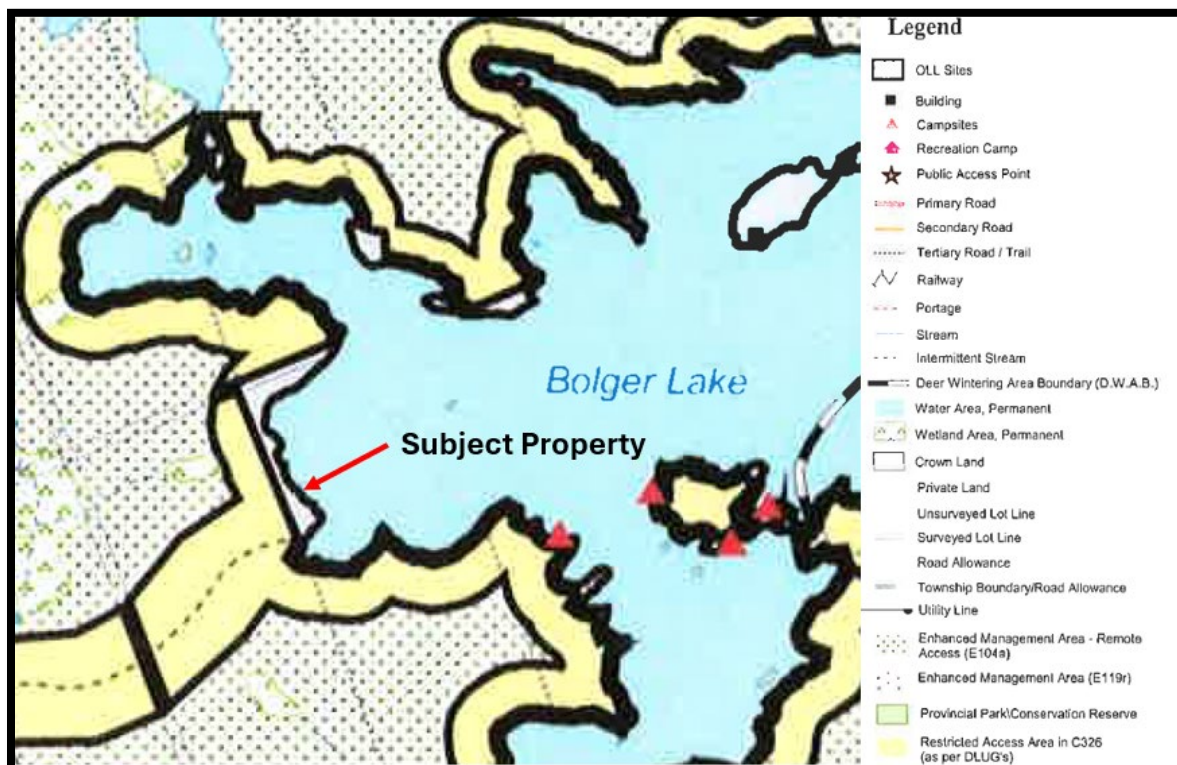
The two abutting parcels will generally function as one main use on two separate properties, providing parking, boat storage, and docking facilities for water-access properties on the lake, while providing the opportunity for future commercial uses to benefit cottagers as well as providing employment opportunities to the area.

The requested rezoning is appropriate for the subject property and compatible with surrounding properties.

#### **Additional Considerations:**

Much of the land bordering and adjacent to Bolger Lake falls within the Wahwashkesh-Naiscoot Conservation Reserve (C326), an area with significant natural values that are subject to protection and management guidelines. The Site Map, found in the Wahwashkesh-Naiscoot Conservation Reserve Statement of Conservation Interest, prepared by the Ministry of Natural Resources – Parry Sound District, has been reviewed, and the subject lands have been confirmed to lie outside the boundaries of the conservation reserve.

**Figure 4: Ministry of Natural Resources – Wahwashkesh-Naiscoot Conservation Reserve Site Map 3**



## Conclusion

In summary, the zoning application is consistent with the applicable policies outlined in the PPS 2024 and conforms with the Municipality of Whitestone Official Plan and Zoning Bylaw. The Zoning By-law Amendment will permit a change in use for the subject property from residential to limited commercial, including the principal uses of a marina, resort, vehicle and trailer parking, boat storage, outside Storage, tourist establishment, and rental cottages. Proposed permitted ancillary uses include a dwelling and accessory uses.

Based on this review, it is our opinion that the proposed development is appropriate, is of the public interest and represents good planning.

Please advise if you require any additional information.

Yours truly,

### PLANSCAPE INC.



Stefan Szczerbak, M.Sc, MCIP RPP  
Partner



Jillian Snider, B.A., M.Pl  
Planner

MUNICIPALITY OF WHITESTONE – COUNCIL			
<b>Report Prepared For:</b>	Nigel Black, CAO/Clerk and Paula Macri, Planning Assistant	<b>Owner Name:</b>	William Rootham-Roberts
<b>Report Prepared By:</b>	Jamie Robinson, MCIP, RPP and Patrick Townes, BA, BEd, MHBC Planning Limited	<b>Applicant Name:</b>	Planscape Inc. c/o Stefan Szczerbak
<b>Location:</b>	9087 Bolger Lake	<b>Application:</b>	Zoning By-law Amendment
<b>Legal Description:</b>	Part Lot 24, Concession 6	<b>Report Date:</b>	December 16, 2025

#### **A. RECOMMENDATION**

THAT Council receives the Planning Report dated December 16, 2025, respecting the Zoning By-law Amendment for the property located at 9087 Bolger Lake for information purposes; and,

THAT Council directs staff to prepare a Recommendation Report, considering any new information, comments and feedback received at the December 16, 2025 Statutory Public Meeting, for presentation at a subsequent Council meeting.

#### **B. PROPOSAL/BACKGROUND**

A Zoning By-law Amendment application has been submitted by Planscape Inc. (c/o Stefan Szczerbak) on behalf of the property owner, William Rootham-Roberts. The subject property is located at 9087 Bolger Lake Road and the property is accessed via Semikoka Trail East. The subject property is located on the shoreline of Bolger Lake.

The purpose and effect of the proposed Zoning By-law Amendment application is to rezone the subject property from the Waterfront Residential 1 – Limited Services (WF1-LS) Zone to the Tourist Commercial Exception No. 4 (C2-4) Zone to permit a new private marina as well as other site-specific uses. The proposed uses include the following:

Primary Uses:

- Marina
- Resort
- Vehicle and trailer parking
- Boat storage
- Outside storage
- Tourist establishment
- Rental cottages

#### Accessory Uses:

- Dwelling
- Accessory uses

The owner also owns the adjacent property to the south, which was rezoned in March of 2023 to the Tourist Commercial Exception No. 4 (C2-4). The uses that are proposed for the current application are the same as the proposed uses in the 2023 application, as the owner is planning to expand the existing use in the future.

The previous application was approved by Council, however the property subject to the previous application has not been developed. It is our understanding that there were objections to the previous application during the public meeting prior to Council passing the Zoning By-law Amendment. Concerns were raised generally regarding the following:

- Questions regarding the need of the proposed use;
- Potential for increased traffic;
- Environmental impacts;
- Land use compatibility conflicts;
- Conformity to the Official Plan; and,
- Location adjacent to Conservation Reserve.

The general location of the subject property is shown in Figure 1 and an aerial of the subject property is shown in Figure 2.

Figure 1: Location of Subject Property



Figure 2: Aerial of Subject Property



The subject property is designated as Waterfront in the Official Plan. According to Schedule B of the Official Plan, there are no natural heritage features on the subject property. The subject property is located within the Waterfront Residential 1 – Limited Services (WF1-LS) Zone.

The surrounding land uses include other shoreline residential properties to the north and Crown Land/Conservation Reserve to the west. The property directly to the south has zoning permissions for the marina and accessory uses. These are the only lots on Bolger Lake that have road access.

The subject property is currently vacant and has a lot area of approximately 0.56 hectares (1.4 acres) and a lot frontage of approximately 112 metres on the shoreline.

It is understood that the majority of the properties located on Bolger and Kashegaba Lake are water access only. It is also noted that the subject property is located adjacent to the Wahwashkesh-Naiscoot Conservation Reserve.

The purpose of this Report is to provide a general overview of the application. There is no recommendation at present time. Comments are to be collected at the Statutory Public Meeting and are to be considered when a Recommendation Report is prepared for Council at a subsequent meeting of Council.

#### **COMMENTS RECEIVED**

No comments have been received prior to the preparation of this Report.

## **C. POLICY AND REGULATORY CONSIDERATIONS**

The following is a review of the relevant policy and regulatory considerations that pertain to the proposed Zoning By-law Amendment application.

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS is the statement of the government's policies on land use planning and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

In the context of the PPS, the subject property is located on Rural Lands. Resource-based recreational uses and other rural land uses are permitted on Rural Lands. Tourist commercial uses are permitted in the context of the PPS.

Section 1.1.5.3 of the PPS states that recreational, tourism and other economic opportunities should be promoted.

Section 3.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Section 4.1 of the PPS contains policies related to natural heritage. Section 4.1.8 of the PPS contains policies regarding development adjacent to natural heritage features and areas. There is a wetland identified to the west of the subject property. The wetland is located approximately 75 metres from the subject property. The wetland is not classified as a Provincially Significant Wetland and therefore the adjacent lands policies of the Official Plan do not apply. There is no Environmental Impact Assessment required based on the policies of the PPS and the Official Plan. There are no other natural heritage features identified on the subject property or on applicable adjacent lands.

Section 4.1.6 of the PPS contains policies regarding fish habitat. Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements. There is fish habitat mapped and located to the south of the subject property and is approximately 50 metres from the closest point from the subject property. The shoreline of the subject property does not contain any mapped fish habitat. The area mapped as fish habitat is separated by the property to the south which is the property that has the zoning permissions for the marina and other uses. Section 4.1.8 of the PPS includes policies regarding adjacent lands. Where development is proposed on lands adjacent to fish habitat, development and site alteration is not permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features (fish habitat) or on their ecological functions.

Section 5 of the PPS contains policies related to protecting public health and safety. In accordance with Section 5.2 of the PPS, the subject property is located outside of hazardous lands and hazardous sites.



## **Municipality of Whitestone Official Plan**

The Municipality's Official Plan provides policy direction on growth and development within Whitestone. The policies in the Official Plan address the environment, cultural and built heritage, natural resources and servicing and transportation.

The subject property is designated as Waterfront in the Official Plan and there are no natural heritage features identified on the subject property.

Section 12 of the Official Plan includes natural heritage policies. There is a wetland identified to the west of the subject property. The wetland is located approximately 75 metres from the subject property. The wetland is not classified as a Provincially Significant Wetland and therefore the adjacent lands policies of the Official Plan do not apply. There is no Environmental Impact Assessment required based on the policies of the PPS and the Official Plan. There are no other natural heritage features identified on the subject property or on applicable adjacent lands.

There is fish habitat mapped and located to the south of the subject property and is approximately 50 metres from the closest point from the subject property. The shoreline of the subject property does not contain any mapped fish habitat. The area mapped as fish habitat is separated by the property to the south which is the property that has the zoning permissions for the marina and other uses. Section 12.01 of the Official Plan includes policies regarding fish habitat, including Section 12.01.1.5 which states that "*Any new structures along shoreline identified as Type 1 fish Habitat will not be permitted unless it can be demonstrated that there will be no adverse impacts.*" Further, Section 12.0.5 of the Official Plan includes policies for adjacent lands. Lands within 120 metres of fish habitat require a site assessment to determine if those features are present and to determine if further study is required to prevent negative impacts on the feature or its ecological function.

The property will be subject to site plan control prior to development. During this process the Municipality can request the appropriate environmental assessment to determine if the development is appropriate and implement any mitigation measures that are identified.

Tourist Commercial and access facilities are listed as permitted uses in Section 13.02.1 as of the Official Plan within the Waterfront designation. One of the principles of this area within the Municipality is to preserve the character of the waterfront communities. Section 13.05.2 of the Official Plan states that marinas and boat access facilities are important elements in a waterfront community.

Section 13.06 of the Official Plan includes the general policies for new commercial development in the Waterfront designation:

- 13.06            *New Waterfront Commercial Development*
- 13.06.1        *This Plan recognizes that there are a variety but limited number of commercial land uses along the shores of recreational waterbodies. These include marinas, cottage rentals, campgrounds and isolated historical businesses.*
- 13.06.2        *Given the fact that most shoreline areas on the municipality's recreational waterbodies have been developed as low density residential or cottage area, any new commercial development*



*proposed in these areas will have a potential to be incompatible with these existing uses.*

- 13.06.3 *Rather than prohibit new commercial uses along the waterfront, the municipality will require a number of studies to ensure that a proposed development is appropriate in terms of need, impacts and any mitigative measures. A zoning by-law amendment would also be required.*

A Planning Justification Report has been submitted with the application that provides a review and summary of relevant land use planning policies. The Planning Justification Report provides no analysis of conformity with Section 13.06.3. It is recommended that further justification be provided to demonstrate how the proposed rezoning conforms to Section 13.06.3 of the Official Plan, and specifically how the need, impacts and mitigation measures associated with the proposed development have been considered in the supporting studies. No development or site plan has been submitted with the application.

In the absence of such information, planning staff are unable to evaluate the application for conformity with the policy tests established in Section 13.06.3 of the Official Plan, which is required before a Recommendation Report can be prepared.

Such further study shall consider:

- traffic and road implications;
- summarize the existing number of water access lots on the lake(s);
- quantify the amount of boat traffic expected both from the proposed development and the cumulative impact of commercial activity planned on the neighboring lot; including details on the existing marina space and/or boat parking spaces that are available;
- whether the phasing of the build out of marina/waterfront landing properties should be required;
- whether there should be a maximum number of boat slips permitted on subject property;
- a conceptual site plan detailing dock location, vehicle parking locations and emergency access considerations;
- stormwater management; and,
- the proximity of fish habitat and potential impacts of fish habitat in relation of the scale and location of development proposed.

Section 14 of the Official Plan includes policies regarding commercial and industrial development in the Municipality:

- 14.01 *The Council of the Municipality of Whitestone supports the establishment of new businesses in all areas to improve employment opportunities and to provide an increased commercial assessment base.*
- 14.02 *As it is difficult to predict where new industrial and commercial development may wish to locate, the designations of commercial and industrial have not yet been applied to any particular areas. Proposed businesses may locate in any designation subject to the following conditions in accordance with M.O.E.C.C.'s D-Series and Noise Guidelines:*

- 14.02.1      *submission of a report by the applicant describing the use and what measures, if any, that are proposed to mitigate against any impacts: financial; environmental; social; or physical;*
- 14.02.2      *an amendment to the zoning by-law;*
- 14.02.3      *the filing and approval of a site plan; and*
- 14.02.4      *consultation with any relevant agency.*

The owner is proposing a new tourist commercial use, a marina and other related uses on the subject property. The adjacent property that is also owned by the owner received approval of the same application and proposed uses in 2023.

A Planning Justification Report has been submitted with the application. It is acknowledged that a Site Plan Control agreement will be required in the future prior to development on the subject property.

#### **Municipality of Whitestone Zoning By-law**

The subject property is located within the Waterfront Residential 1 – Limited Services (WF1-LS) Zone. The Limited Services "LS" symbol attached to any WF zoned lands means that the lands do not have direct frontage or access to a publicly maintained, year round road. The "LS" zoning symbol indicates that the provision of full municipal road services and access to the affected property by emergency vehicles may not be available. The subject property is accessed via Semikoka Trail East.

The subject property is proposed to be rezoned to the Tourist Commercial (C2) Zone. The minimum lot area in the C2 Zone is 0.4 hectares and the minimum lot frontage is 60 metres. The subject property meets the lot requirements in the Tourist Commercial (C2) Zone.

Similar to the previous application and Council approval in 2023, the proposed uses on the subject property include the following which are to be included in the Tourist Commercial Exception 4 (C2-4) Zone on the subject property:

#### **Principle Uses**

- Marina
- Resort
- Vehicle and trailer parking
- Boat storage
- Outside storage
- Tourist establishment
- Rental cottages

#### **Ancillary Uses**

- Dwelling
- Accessory uses

A draft Zoning By-law Amendment has been prepared and is attached to this Report.

#### **D. SUMMARY**

This Report has been prepared to provide Council and members of the public with an overview of the Zoning By-law Amendment application and the general details. The application is proposing the same uses on the subject property that were previously approved by Council on the adjacent property to the south, which is also owned by the owner. Planning Staff have not provided a recommendation for the Statutory Public meeting in order to consider comments from members of the public and Council.

In summary, it is recommended that:

- 1) Comments be received and reviewed following the Statutory Public Meeting, prior to staff making a recommendation to Council on the application at a subsequent Council meeting.
- 2) The applicant complete the necessary studies, in consultation with staff, to demonstrate conformity with Section 13.06.3 of the Official Plan which shall include consideration of:
  - traffic and road implications;
  - summarize the existing number of water access lots on the lake(s);
  - quantify the amount of boat traffic expected both from the proposed development and the cumulative impact of commercial activity planned on the neighboring lot; including details on the existing marina space and/or boat parking spaces that are available;
  - whether the phasing of the build out of marina/waterfront landing properties should be required;
  - whether there should be a maximum number of boat slips permitted on subject property;
  - a conceptual site plan detailing dock location, vehicle parking locations and emergency access considerations;
  - stormwater management; and,
  - the proximity of fish habitat and potential impacts of fish habitat in relation of the scale and location of development proposed.
- 3) A Fish Habitat Assessment be submitted for review.

THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

**DRAFT** By-law No. \_\_\_\_-2025

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**Being a By-law to amend By-law No. 07-2018 (the Zoning By-law) for the property located on Part of Lot 24, Concession 7, geographic Township of Burton, and municipally known as 9087 Bolger Lake (Rootham-Roberts)**

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**WHEREAS** the Council of the Municipality of Whitestone has the authority to enact Zoning By-laws under Section 34 of the *Planning Act*, R.S.O. 1990;

**AND WHEREAS** the Council of the Municipality of Whitestone deem it appropriate and necessary to rezone the subject lands;

**AND WHEREAS** the Council of the Municipality of Whitestone has determined that no further notice is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990;

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

1. That Schedule 'A', Sheet No. 3 of 22, of By-law No. 07-2018 as amended is hereby further amended by rezoning Part of Lot 24, Concession 7, geographic Township of Burton, and municipally known as 9087 Bolger Lake, from the Waterfront Residential 1 – Limited Services (WF1-LS) Zone to the Tourist Commercial Exception No. 4 (C2-4) Zone, as shown on Schedule A attached to this By-law.
2. That Section 9.04.4 Tourist Commercial Exception 4 (C2-4), be amended in accordance with the following text:
  - a) Notwithstanding the requirements of this By-law, the following uses are permitted on the properties located at **9085 Bolger Lake and 9087 Bolger Lake**.

Principle Uses

- Marina
- Resort
- Vehicle and trailer parking
- Boat storage
- Outside storage
- Tourist establishment
- Rental cottages

Ancillary Uses

- Dwelling
- Accessory uses

3. This By-law shall take effect and come into force in accordance with Section 34 of the *Planning Act*.

4. **THAT** By-law No. \_\_\_\_-2025 being a By-law to amend By-law No. 07-2018 (the Zoning By-law) is hereby passed this \_\_\_\_ day of December, 2025.

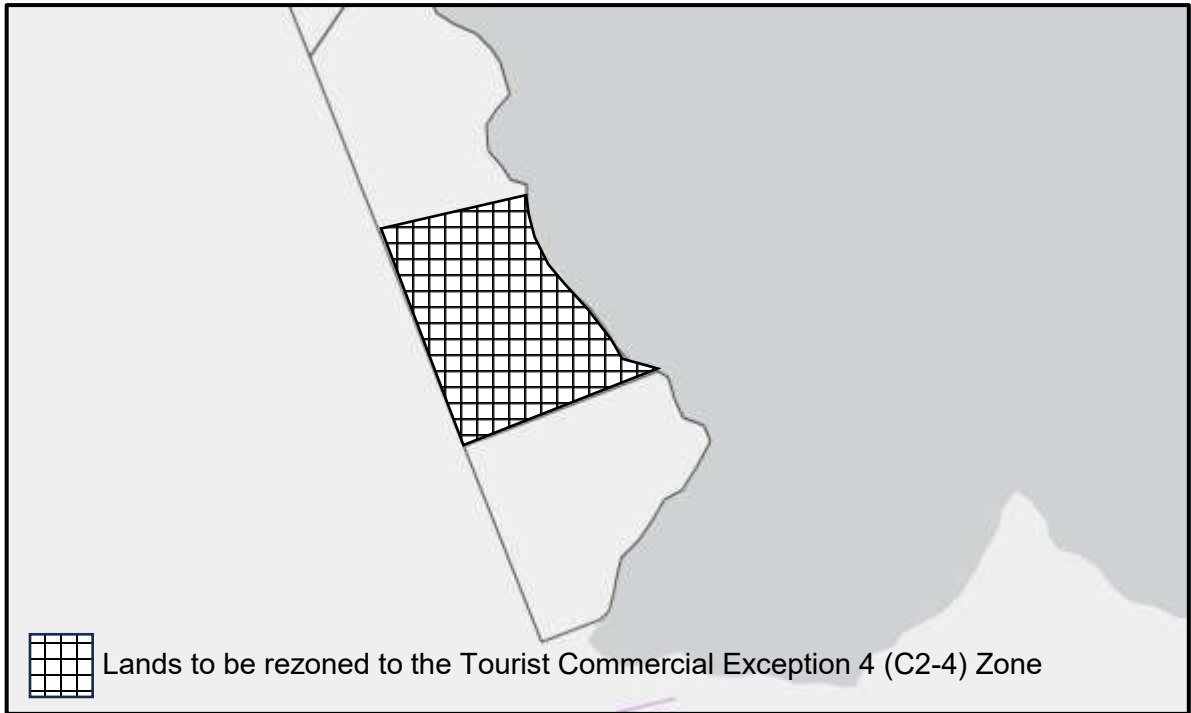
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Mayor George Comrie

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CAO/Clerk Nigel Black

**Schedule A to By-law \_\_-2025**



# CONSENT AGENDA



**DRAFT Regular Council Meeting Minutes**  
**Tuesday November 18, 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  
Paula Macri, Acting Deputy Clerk  
Jessica Sinkowski, Treasurer / Tax Collector  
Bob Whitman, Fire Chief

**Invited Guests:** Patrick Christie, Parry Sound Area Planning Board  
Jamie Robinson, MHBC Planning Limited

**Other Guests:** 2 in person  
2 via audio/videoconferencing

**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.

Councillor Nash declared a pecuniary interest with Item 5.1.2 - Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer

**3. Approval of the Agenda**

**Resolution No. 2025-345**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**WHEREAS** the Members of Council have been presented with an Agenda for the November 18, 2025 Regular Council meeting;

**BE IT RESOLVED THAT** the Agenda for this meeting be adopted with the following addition:

Item 5.2 – ROMA Delegation Item

**Carried**



#### **4. Presentations and Delegations**

##### **Resolution No. 2025-346**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

##### **4.1 Ellen Walker - Executive Director, Ontario Health Team**

**THAT** the Council of the Municipality of Whitestone receives with thanks the presentation from Executive Director Ellen Walker, regarding Ontario Health Teams.

**Carried**

##### **Resolution No. 2025-347**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Lamb

##### **4.2 Keith Barrick and Tom DeBoer - Whitestone Woods Information**

**THAT** the Council of the Municipality of Whitestone receives, with thanks, the information provided regarding Whitestone Woods.

**Carried**

#### **Move into Committee of the Whole**

##### **Resolution No. 2025-348**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 11:37 a.m.

**Carried**

#### **5. Committee of the Whole**

##### **5.1 Planning Matters**

- 5.1.1 Application to Purchase and Close Shore Road Allowance, SMITH, David
- Report from MHBC Planning Limited for the November 18, 2025 agenda

- 5.1.2 Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer
- Report from MHBC Planning Limited for the of November 18, 2025 agenda

##### **5.2 ROMA Delegation Item**

- Added as per Resolution 2025-345

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

**Resolution No. 2025-349**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 12:37 p.m.

**Carried**

**Matters Arising from Committee of the Whole**

**Resolution No. 2025-350**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Nash

5.1.1 Application to Purchase and Close Shore Road Allowance, SMITH, David, LAMONT, Pamela

**WHEREAS** an application has been submitted by David Smith and Pamela Lamont for the closing and acquisition of the shore road allowance fronting Part Lot 30, Concession 7 in the geographic Township of McKenzie; and

**WHEREAS** MHBC Planning Limited have provided a report for the November 18, 2025 agenda; and

**WHEREAS** there are no Official Plan conflicts, environmental concerns or planning issues with respect to this application;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone approves in principle, the closure and acquisition of the shore road allowance fronting Part Lot 30, Concession 7, in the geographic Township of McKenzie, as applied for by David Smith and Pamela Lamont, subject to:

- 1) Practices, procedures and fees of the Municipality for closing of Shore Road Allowances.

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

		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**

**Pecuniary interest** was declared by Councillor Scott Nash regarding Resolution No. 2025-351, Agenda item 5.1.2, Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer. Councillor Nash did not participate in the discussion.

**Resolution No. 2025-351**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

5.1.2 Application to Purchase and Close Municipal Road Allowance – NASH, Scott and Jennifer

**WHEREAS** MHBC Planning Limited have prepared and provided a report to the Council of the Municipality of Whitestone regarding an application submitted by Scott and Jennifer Nash for the closing and acquisition of a portion of the municipal road allowance legally described as the Road Allowance between the Township of Burton and the Township of McKenzie, east of the centre line and south of Gooseneck Lake (Teranet PIN 52250-0540), as shown in the report dated October 21, 2025;

**AND WHEREAS** MHBC Planning Limited prepared a further report of November 18, 2025, wherein it is recommended that the original recommendation contained in the October 21, 2025 Report to Council be maintained, on the basis that it is Municipal Staff's opinion that this Municipal Road Allowance is not likely to be used for a municipal road due to the topography and rock outcropping.

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone approves, in principle, the closure and acquisition of a portion of the municipal road allowance as applied for by Scott and Jennifer Nash, legally described as the Road Allowance between the Township of Burton and the Township of McKenzie, east of the centre line and south of Gooseneck Lake (Teranet PIN 52250-0540), as shown in the report dated October 21, 2025, and that such approval be subject to the following:

1. **THAT** closure of the part of the municipal road allowance requested does not remove access from any adjoining lands;
2. **THAT** the unopened municipal road allowance shall not become a separately conveyable lot, and that it be merged with the applicants' property to be deemed appropriate by the Municipal Solicitor;
3. **THAT** legal access across the applicants' property (and the municipal unopened road allowance) to the lots currently accessed by McGee Lake Road be maintained, which may involve the registration of an easement over the portion of McGee Lake Road that traverses the municipal road allowance;
4. **THAT** notification be provided to the adjacent landowner to the south of the applicants' property and to the east of a portion of the unopened municipal road allowance, to determine whether they have any comments or if they also wish to purchase a section of the unopened municipal road allowance;
5. **THAT** the applicants pay all associated costs and fees;
6. **THAT** all practices, policies and procedures of the Municipality be followed for closing of Municipal Road Allowances; and

7. **THAT** the sale be subject to successful negotiation of price.

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

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

**Carried**

**Resolution No. 2025-352**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

5.2 ROMA Delegation Request Item

THAT the Council of the Municipality of Whitestone approve a delegation request for the ROMA 2026 Conference for a provincial park in the area of Black Lake.

Recorded vote requested by Councillor Lamb:

		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		

**Carried**

**Recess 1:35 p.m. to 2:00 p.m.**

**Move into Public Meeting**

**Resolution No. 2025-353**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** the Council of the Municipality of Whitestone moves into the Public Meeting at 2:06 p.m.

**6. Public Meeting**

6.1 SAMOTIK, Zdzislaw (Proposed Zoning By-law amendment)

- Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025

6.2 SMITH, Bryan and HILLCOAT, Lindsay (Proposed Zoning By-law amendment)

- Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025

**Carried**

## **Public Meeting Agenda**

### **Call to Order**

- Introductions made by the Chairperson – Council, Staff and Jamie Robinson, MHBC Planning Limited

### **Disclosure of Pecuniary Interest and General Nature Thereof**

#### **Meeting Protocol**

- The Chairperson stated that the Zoom record will reflect those in attendance. Participants identified only by phone number are asked to provide their name for the record.
- The Chairperson stated that all comments to be directed through the Chairperson. Individuals wishing to speak asked to state their name prior to providing comments.

#### **Notice**

- The Chairperson asked the Clerk how the Notice was delivered and if any correspondence was received in regards to:
  - SAMOTIK, Zdzislaw (proposed Zoning By-law amendment)  
The Clerk stated that the Notice was posted on the municipal website, on the public bulletin board at the Municipal Office, and published in Metroland's online newspaper and at the property on October 28, 2025. The Notice was mailed to property owners following the same circulation as the Parry Sound Area Planning Board for the Consent Application. No correspondence was received.
  - SMITH, Bryan and HILLCOAT, Lindsay (Proposed Zoning By-law amendment)  
The Clerk stated that the Notice was posted on the municipal website, on the public bulletin board at the Municipal Office, and published in Metroland's online newspaper and at the property on October 29, 2025. The Notice was mailed out to property owners within 300 m of the subject property. No correspondence was received.

#### **Discussion**

- 6.1 SAMOTIK, Zdzislaw (proposed Zoning By-law amendment)
  - Jamie Robinson, MHBC Planning Limited, presented his Memorandum of November 18, 2025
  - Questions and/or comments from Council and the public
- 6.2 SMITH, Bryan and HILLCOAT, Lindsay (Proposed Zoning By-law amendment)
  - Jamie Robinson, MHBC Planning Limited, presented his Memorandum of November 18, 2025
  - Questions and/or comments from Council and the public

#### **Adjournment**

### **Reconvene into Regular Meeting**

#### **Resolution No. 2025-354**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 3:31 p.m.

**Carried**

### **Matters Arising from Public Meeting**

#### **Resolution No. 2025-355**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

- 6.1 SAMOTIK, Zdzislaw (Proposed Zoning By-law amendment) to re-zone Severed Lot 1, Severed Lot 2 and Severed Lot 3, located at 15 Sams Lane, from the Waterfront Residential 1 - Limited Services (WF1-LS) to Rural – Limited Services (RU-LS)

**THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025.

**Carried**

#### **Resolution No. 2025-356**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 6.2 SMITH, Bryan and HILLCOAT, Lindsay (Proposed Zoning By-law amendment) to re-zone Lot 8, Plan 42M-627, located at 21241 Wahwashkesh Lake, from the Waterfront Residential 2 - Limited Services (WF2-LS) to the Waterfront Residential 2 Exception 9 Limited Services (WF2-9-LS)

**THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from MHBC Planning Limited for the Agenda of November 18, 2025

**Carried**

### **7. Consent Agenda**

#### **Resolution No. 2025-357**

**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 – October 21, 2025
- 7.2 Council Committee and Board Minutes  
7.2.1 Parry Sound Area Planning Board – August 25, 2025

- 7.2.2 EMS Advisory Committee –October 23, 2025
- 7.2.3 District of Parry Sound Social Services Administration Board – September 11, 2025

7.3 Unfinished Business (listed on page 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 October 21, 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 – August 25, 2025
  - 7.2.2 EMS Advisory Committee –October 23, 2025
  - 7.2.3 District of Parry Sound Social Services Administration Board – September 11, 2025

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

**Carried**

**Resolution No. 2025-358**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

Amendment proposed by Councillor Nash:

**THAT** the last sentence in Council Minutes Section 14 – Questions from the Public re. “new environmental report” be removed.

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	

**Defeated**

**8. Accounts Payable**

**Resolution No. 2025-359**

**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 \$232,272.53 for the period ending October 30, 2025.

**Carried**

## **9. Staff Reports**

### **Resolution No. 2025-360**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 9.1 Report BLDG-2025-04  
Building Services, Q3

**THAT** the Council of the Municipality of Whitestone receives Report BLDG-2025-04, Building Services, Q3, for information.

**Carried**

### **Resolution No. 2025-361**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

- 9.2 Report PLN-2025-04  
Planning Services, Q3

**THAT** the Council of the Municipality of Whitestone receives Report PLN-2025-04, Planning Services, Q3, for information.

**Carried**

### **Resolution No. 2025-362**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

- 9.3 Report FIRE-2025-05  
Fire and Rescue Services, Q3

**THAT** the Council of the Municipality of Whitestone receives Report FIRE-2025-05, Fire and Rescue Services, Q3, for information.

**Carried**

## **10. By-laws**

### **Resolution No. 2025-363**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Lamb

- 10.1 **THAT** By-law 38-2025, being a By-law for a Zoning By-law amendment – SAMOTIK, Zdzislaw is hereby passed this 18th day of November, 2025.

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



		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. 2025-364**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

- 10.2 **THAT** By-law No. 39-2025, being a By-law for a Zoning By-law amendment – SMITH, Bryan and HILLCOAT, Lindsay is hereby passed this 18th day of November, 2025.

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

		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. 2025-365**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

- 10.3 **THAT** By-law No. 40-2025, being a By-law to Close and Stop up that part of the original shore road allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838, is hereby passed this 18th day of November, 2025.

**Deferred**

**Resolution No. 2025-366**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Nash

- 10.4 **THAT** By-law No. 41-2025 Being a By-Law to deem Lots 20, 21 and 22, Plan 260, Municipality of Whitestone, pursuant to Section 50(4) of The *Planning Act* not to be on a plan of subdivision is hereby passed this 18th day of November, 2025.

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

		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>				

## 11. Business Matters

### Resolution No. 2025-367

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

11.1 Memorandum from Nigel Black, CAO/Clerk – proposed 2026 Regular Council Meeting Schedule

**THAT** the Council of the Municipality of Whitestone receives for information the Memorandum from Nigel Black, CAO/Clerk in regards to the proposed 2026 Regular Council Meeting Schedule; and

**THAT** the Council of the Municipality of Whitestone approves the 2026 Regular Council Meeting Schedule, as amended:

MEETING	DATE	TIME
Regular Council (Budget)	<del>Tuesday, January 13</del> <b>Wednesday, January 14</b>	10:00 a.m.
Regular Council	<del>Tuesday, January 20</del> <b>Wednesday, January 21</b>	10:00 a.m.
Regular Council (Budget)	<del>Tuesday, February 10</del> <b>Monday, February 09</b>	10:00 a.m.
Regular Council (Budget)	<del>Tuesday, March 3</del> <b>Wednesday, February 11</b>	10:00 a.m.
Regular Council	Tuesday, February 17	10:00 a.m.
Regular Council (Budget)	<del>Tuesday, March 3</del> <b>Wednesday March 4</b>	10:00 a.m.
Regular Council	Tuesday, March 17	10:00 a.m.
Regular Council	Tuesday, April 21	10:00 a.m.

Regular Council	Tuesday, May 19	10:00 a.m.
Regular Council	Tuesday, June 16	10:00 a.m.
Regular Council	Tuesday, July 21	10:00 a.m.
Regular Council	Tuesday, August 18	10:00 a.m.
Regular Council	Tuesday, September 15	10:00 a.m.
Regular Council	Tuesday, October 20	10:00 a.m.
Regular Council	Tuesday, November 17	10:00 a.m.
<b>Inaugural Meeting of Council for the 2026-2030 Term of Council</b>		
Regular Council	Tuesday, December 15	10:00 a.m.

**Resolution No. 2025-368**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**Curfew taken at 5:35 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 October 21, 2025 Regular Council Meeting past the allotted time of seven (7.0) hours and continues for an additional one hour.

**Carried**

**Resolution No. 2025-369**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**11.2 Resolution of Support – City of Dryden – Swim-to-Survive training**

**WHEREAS** on September 22, 2025 Council of the City of Dryden passed Resolution 14 urging the Government of Ontario, through the Ministry of Education, to incorporate mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario Students;

**BE IT RESOLVED THAT** the Council of the Municipality of Whitestone declares their support for the City of Dryden, urging Government of Ontario, through the Ministry of Education, to incorporate mandatory water safety and Swim-to-Survive training into the elementary school curriculum for all Ontario Students; and

**THAT** this resolution be forwarded to:

Premier Doug Ford

Minister of Education Paul Calandra

Associate Minister of Municipal Affairs and Housing Graydon Smith

**Carried**

## **12. Correspondence**

**Resolution No. 2025-370**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Woods

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the November 18, 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:

Item	Author	Issue	Discussion / action
F	McQuay, Donna	Concern about algae blooms on Whitestone Lake	Staff to request someone from the Health Unit to speak at an upcoming meeting
I	Ministry of the Environment, Conservation and Parks	Response to request to attend Council meeting	
J	McNamara, Agnes	Request for a Public Information Session on the Causes and Effects of Blue-Green Algae	
J1	Tijanic, Sonja	Urgent Community Concerns Regarding Blue-Green Algae Blooms in Whitestone Area Lakes	
B	Town of Parry Sound	Request that Near North District School Board provide timelines and transparency	General discussion, no direction given
G	Parents for Parry Sound	Request for provincial leadership and accountability regarding construction of new school	

**Carried**

### **13. Councillor Items**

Councillor Bray

- issue with the Community Centre front doors accessibility function

Councillor Lamb

Brought the following items to the CAO for staff attention:

- automatic door openers should be installed in the Community Centre and Library
- Short Term Rental By-law brought for review
- landfill should be made safer
- status of the grant-writing Request for Proposals
- status of the grant for the sidewalk from Moore Drive east
- Twist property fill between there and nursing station
- municipal office lines are bad – lots of static frequently
- municipality's insurance should be reviewed
- Procurement Policy should be reviewed
- learned that the results of the audit will be on December's agenda
- asked staff to review the invitation process for future Volunteer Appreciation events

Councillor Nash

- asked about the status of the food pantry
- had forwarded grant opportunities to staff
- asked staff to look into how much money should have been collected from inspections
- reminded everyone about the Procedural By-law item regarding the recording of minutes

Councillor Woods

- issue with the Community Centre front doors accessibility function

Mayor Comrie

- Christmas tree lighting will take place November 30
- recreation committee is working on starting up the food pantry

### **14. Questions from the Public – none**

### **15. Closed Session**

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

#### **Resolution No. 2025-371**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**THAT** this meeting be adjourned into a Closed Session meeting at 6:08 p.m. for the following matters:

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday, October 21, 2025
- 15.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
  - Volunteer Appointment to Whitestone Fire and Rescue

15.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, subject to the *Municipal Act*, Section 239(2)(e):

- Legal matter – Court decision

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

- Human Resources / legal matter

**Carried**

## **RECORDING PAUSED**

### **Reconvene into Regular Meeting**

**Resolution No. 2025-372**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

**THAT** this meeting be reconvened to a Regular Meeting at 6:36 p.m.

**Carried**

## **RECORDING RESUMED**

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

**Resolution No. 2025-373**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday October 21, 2025

**THAT** the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday October 21, 2025.

**Carried**

**Resolution No. 2025-374**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Lamb

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

**THAT** the Council of the Municipality of Whitestone does hereby approve the appointment of Tyler Reyenga as a probationary Firefighter/First Responder in training, with the Whitestone Fire Rescue Department; and

**THAT**, upon successful completion of all mandatory training and a one-year probationary period, Tyler Reyenga be appointed as a regular Firefighter/First Responder with the Whitestone Fire Rescue Department.

**Carried**

15.3 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, subject to the *Municipal Act*, Section 239(2)(e):

- Legal matter – Court decision

**This matter was addressed in Closed Session**

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

- Human Resources / legal matter

**This matter was addressed in Closed Session**

## **16. Confirming By-law**

**Resolution No. 2025-375**

**Moved by:** Councillor Lamb

**Seconded by:** Councillor Bray

**THAT** By-law No. 42-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on November 18, 2025 is hereby enacted this 18th day of November, 2025.

**Carried**

**Resolution No. 2025-376**

**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 6:38 p.m. until the Regular Council Meeting of Tuesday December 16, 2025 at 10:00 a.m. or at the call of the chair.

**Carried**

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**George Comrie**

**Mayor**

---

**Nigel Black**

**CAO / Clerk**

## **7.2**

### **Committee and Board Minutes**





21 Church Street  
Dunchurch, Ontario P0A 1G0  
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**DRAFT Minutes of the Whitestone Environmental Stewardship Committee (WESC)**  
**Monday, September 8, 2025, at 7:00 p.m.**

**By Zoom Video Conferencing**

**Present:** Will Roberts  
Councillor Scott Nash, Chair  
Councillor Brian Woods

**Staff:** Deputy Clerk, Wendy Schroeder (Recording Secretary)

**Regrets:** Ed Bennett Jr.

.....

**1. Roll Call and Call to Order** 7:03 p.m.

**2. Disclosure of Pecuniary Interest**  
The Chair requested that any pecuniary interest be declared for the record.  
None was declared.

**3. Approval of the Agenda**

**Resolution No. 2025-15WESC**  
**Moved by:** Will Roberts  
**Seconded by:** Councillor Woods

**WHEREAS** the members of the Environmental Stewardship Committee have been presented with the Agenda for the September 8, 2025 meeting;

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

**4. Approval of Minutes**

**Resolution No. 2025-16WESC**  
**Moved by:** Councillor Woods  
**Seconded by:** Will Roberts

**WHEREAS** the members of the Environmental Stewardship Committee have been presented with the Minutes from the June 9, 2025 WESC meeting,

**BE IT RESOLVED THAT** the Minutes of the Whitestone Environmental Stewardship Committee dated June 9, 2025, be approved.  
**Carried**

**5. Presentations – none**

**6. Reports / Correspondence – None**

**7. Discussion**

7.1 Invasive Species Signs update

- three signs have been installed at the Municipal Launches at Gooseneck Lake, Bolger Landing, Whitestone Lake at Church St.

7.2 Pollinator Garden update

- located at the Ardbeg Fire Hall, it is now completed with positive community feedback; the fire department has been watering

7.3 Garbage Receptacles at Boat Launches

**Resolution No. 2025-17WESC**

**Moved by:** Councillor Woods

**Seconded by:** Will Roberts

**THAT** the Whitestone Environmental Stewardship Committee will purchase NexGen Municipal Double Container Non Bear Proof Refuse Units subject to Council approval.

**Carried**

7.4 Community Garden Initiative – Councillor Woods

- would like to get a small one started on municipal property; to be brought back to the November 10 meeting.

7.5 Milkweed Plants

- were purchased to hand out at the fall fair; because there wasn't a booth volunteer Jo-Anne Bolye has been handing them out; the few remaining plants can be handed out to various people who want them.

**8. Unfinished Business**

8.1 E-newsletter submissions – reminder that if anyone has any items to add to the e-newsletter to send them to Councillors Nash or Woods

**9. Announcements**

9.1 WESC Committee Members Update

- Five members have resigned; four committee member remain; quorum is therefore 3

9.2 Environmental News from Council (Councillors Woods and Nash)

- none

9.3 Items for next meeting (General Discussion)

- fish hatchery
- Community Garden
- 2026 meeting schedule

9.4 Next Meeting November 10, 2025 at 7:00 p.m.

## 10. Adjournment

### **Resolution No. 2025-18WESC**

**Moved by:** Will Roberts

**Seconded by:** Councillor Woods

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

**NOW THEREFORE BE IT RESOLVED THAT** this Meeting be adjourned at 7:30 p.m. until the regular meeting of November 10, 2025, at 7:00 p.m. or at the call of the chair.

**Carried**

\_\_\_\_\_  
Chair Scott Nash

**Chair**

\_\_\_\_\_  
Deputy Clerk Wendy Schroeder

**Recording Secretary**

**District of Parry Sound West (Belvedere Heights)  
Board of Management Meeting  
Wednesday, August 27, 2025, 1500 hr  
In person, Parry Sound Fire Hall**

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**Directors Present (voting):** Joe Beleskey  
Paul Borneman, Vice Chair  
Cheryl Ward  
Pamela Wing, Chair  
Debbie Zulak

**Director (via phone)** Don Carmichael, Secretary/Treasurer  
**Director Regrets:** Gail Finnson

**Staff Attending (non voting):** Joel Pennant, Administrator  
John Vanderhorst, Environmental Services Manager  
Linda Taylor, CSS Program Manager

**Staff Regrets:** Tessa Gardner, Financial Analyst (vacation)

8.1 **Call to Order:** The Board Chair called the meeting to order at 3:10 p.m.

2.0 **Confirmation of Quorum:** A quorum was achieved.

3.0 **Conflict of Interest:** No conflicts were declared.

4.0 **Land Acknowledgement** – J. Pennant provided the Land Acknowledgement.

Board requested that the land acknowledgment text be included with the agenda.

We will begin this event Board Meeting by acknowledging that we are meeting on aboriginal land that has been inhabited by Indigenous peoples from the beginning. As settlers, we're grateful for the opportunity to meet here and we thank all the generations of people who have taken care of this land - for thousands of years. Long before today, as we gather here, there have been aboriginal peoples who have been the stewards of this place. In particular, we acknowledge (Ojibiwa/Chippewa peoples). We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis, Inuit, and other Indigenous peoples have made, both in shaping and strengthening this community, and our province and country as a whole. As settlers, this recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our communities, and in particular to bring justice for murdered and missing indigenous women and girls across our country.

## **5.0 Approval of Agenda:**

### **#BH-65/25**

Moved by C. Ward, seconded by J. Beleskey that be it resolved that the Board of Management accepts the agenda.

Carried.

## **6.0 Approval of Minutes:**

### **#BH-66/25**

Moved by P. Borneman, seconded by D. Zulak that be it resolved that the minutes of the Board of Management meetings held June 25, 2025, be approved as amended.

Carried.

## **7.0 Financial Reports:**

### **#BH-67/25**

Moved by C. Ward, seconded by J. Beleskey that the financial reports as of June 2025 be accepted without presentation. The August 2025 financials with commentary will be presented at the September board meeting.

Carried.

As of July 2025, the operating surplus is \$216,934.

William Brooks, our financial consultant from Casselholme is targeting a sep 2025 completion of the budget module to be applied to the 2026 budget in the fall.

## **8.0 Standing Items:**

### **8.1 Life Lease Report: J. Pennant**

Joel commented on the life lease. Nine on waiting list of which four are only interested in renting. Unit 202 is still in limbo waiting for the trustee to put it up for sale or rental.

### **8.2 Community Support Services Report: L. Taylor**

Linda noted that the budget increase at 0.6% was much less than the anticipated 3% increase. She is diligent in monitoring costs and collecting user fees. Also negotiating pricing for lunch and learn meal costs. Clearly a need to advocate for increase in Ministry funding

The two-year senior connect grant is expiring. She is currently applying for a new horizons grant that will incorporate the lessons learned from seniors connect. If successful, this new initiative will be based at the community centre in Rosseau.

She has hired new volunteer coordinator effective sep 17<sup>th</sup>. More volunteers are needed as drivers, home visitors to support clients at home. Other initiatives include leveraging the Ontario gas tax funds to provide additional funds for transportation. Navigating access to services has become more confusing because of the myriad of websites. The OHT website is under development could be a means to provide a single source after they address issues such as caredove vs. 211 service provision.

### **8.3 West Parry Sound Ontario Health Team Update: D. Carmichael, C. Ward**

Don reported that the province is providing targeted funding for all OHTs to enhance primary care with a commitment to place all unattached patients to a doctor or nurse practitioner (perhaps a clinic) by 2029. All OHTs must also develop a strategy to get alternate level of care patients out of acute hospital beds back into their homes. Clinical care pathways must be established to help keep patients out of hospital starting with chronic obstructive pulmonary disease, congestive heart failure and asthma.

Our OHT has been working on finalizing mission, vision, values statement and branding activities with logo design. Still waiting for the next iteration of the collaborative decision making agreement that will

specify the membership categories, decision making process and the risk allocation across voting members. The current fund holder agreement expires in sep 2025. Assessing the potential impact of OHT on Belvedere is key.

## **9.0 Matters Arising:**

### **9.1 Building Update**

#### **Belvedere Construction and Renovation Update – Summary**

J. Vanderhorst provided a detailed update on ongoing construction and renovation activities at Belvedere Heights:

##### **1. Construction Update:**

- The life lease entrance has been used as the temporary main entrance during the construction of the foundations for the new construction. The current main entrance has been reopened as of Aug 27<sup>th</sup>
- The basement CSS and auditorium levels are being drywalled
- Forms for the foundation for the new bed addition are complete
- Crawl space is completely empty and will provide new storage capacity following the completion of the build that should enable the elimination of the sea can storage.
- John continues to identify deficiencies in the original design (such as a vestibule at the future main entrance), storage space and savings in construction such as retaining his office
- John meets daily with the review Dean (site superintendent) to be aware of daily activities and any coordination that is required. He noted that

##### **9.2 Dietary Update - J. Pennant**

An interim dietary manager has been hired on a three-month contract to provide support during the ongoing medical leave of M. Mullin.

##### **9.3 Uniform Program**

For information, J. Pennant included a sample price list to provide uniform options for belvedere staff

##### **9.4 RFP for Auditor**

J. Pennant will evaluate the timing of issuing the RFP that was approved at the June 2025 meeting.

## **10.0 New Business:**

### **10.1 Financial Tracking**

The Board expressed interest in receiving a monthly progress report on the new build. This report should include summary of change orders and design modifications that may increase or decrease the construction cost. There is a \$1.3 million contingency built into the contract to address change orders and other items that might be billed on time and material basis. Joel will take the lead.

Carried.

### **10.2 Finance and Governance Committee**

For at least the duration of the new build, the Board will not resume regular finance and governance committee meetings. As required, the Board will create ad hoc committees to address matters as they arise, as was the case several years ago with the life lease ad hoc committee.

## **12.0 Other Reports**

### **12.1 Chair Report**

### **12.2 Administrators Report**

- FFE (In progress, we have quotes for beds and mattresses, I am working with Diane from complete purchasing for furniture quotes and I have distributed some of the quotes find to the managers.
- Dietary coverage by Shefali from plan A has 7 weeks left.
- 1 Compliance order from the ministry of LTC (regarding responsive behaviors), 4 written notifications (continence, IPAC, FALLS & MANDATORY REPORTING.
- Ministry of Labor Inspection 1 order (compressed gas storage)
- ONIP and immigration programs (staff doing consults with Tabitha)
- Uniform program
- New role descriptions
- Staff member Assault (police have been notified)
- Critical Incidents 10 critical incidents (financial abuse, falls, abuse/neglect)

## **13.0 Correspondence (none)**

## **14.0 Closed Session**

L. Taylor and J. Vanderhorst left the meeting at 04:35 p.m. P, Wing thanked them for their reports and contribution to the meeting.

### **#BH-68/25**

Moved by C. Ward, seconded by P. Borneman that the meeting move into closed session at 04:36 p.m.  
Carried.

J. Pennant presented findings and recommendations pertaining to a human resources matter in dietary.  
The Board expressed support for the recommended approach.

### **#BH-69/25**

Moved by P. Borneman, seconded by J. Beleskey that the meeting move out of closed session at 04:58 p.m.

Carried.

## **15.0 Adjournment**

### **#BH-70/25**

Moved by P. Borneman, seconded by J. Beleskey that there being no further business to conduct, the meeting terminated at 04:58 p.m.

Carried.

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P. Wing, Chair

## **7.1 Financial Reports**

# MEETING MINUTES

Thursday, October 9, 2025 at 6:30 PM



*Board Meeting Location: 1 Beechwood Drive, Parry Sound, Ontario (In-Person)*

Board Members Present:

Jerry Brandt	Ted Collins
Gail Finnson	Teri Brandt
Sean Cotton	Jamie McGarvey
Tom Lundy	Rick Zanussi
Irene Smit	Teresa Hunt
Janice Bray	Peter McIsaac

Board Members Absent:

Sharon Smith  
Joel Constable

Staff:

Tammy MacKenzie, CAO  
JJ Blower, Communications Officer  
Sylvia Roy, Director of Finance

Guests:

Ashwin Vadivelu, EllisDon Community Builders  
Michael Laurignano, EllisDon Community Builders

**1. CALL MEETING TO ORDER:**

The meeting was called to order by Rick Zanussi at 6:31 PM.

**2. TRADITIONAL LAND ACKNOWLEDGMENT.**

**3. DISCLOSURE OF PECUNIARY INTEREST.**

**4. APPROVAL OF AGENDA**

***Resolution 25 10 01***

**CARRIED**

*Moved by Teresa Hunt*

*Seconded by Sean Cotton*

“THAT the agenda of the Regular Meeting of the Board held on October 9, 2025 be accepted as presented.”

**5. APPROVAL OF MINUTES:**

**5.1 September 11, 2025**

***Resolution 25 10 02***

**CARRIED**

*Moved by Tom Lundy*

*Seconded by Teri Brandt*

“THAT the Board meeting minutes of Thursday, September 11, 2025 be approved as presented.”



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

## **7. REPORTS:**

### 7.1 Chair

A verbal report was provided by the Chair. The Chair welcomed new member Sean Cotton, representing Area 4, to the Board. The Chair highlighted the “Everyday Impact” section of the CAO’s report, noting that these stories help Board members feel more connected to staff and the organization’s work. The Chair expressed appreciation to staff and the organizing committee for their efforts in the Take Back the Night event held on Friday, October 3rd in Parry Sound, which raised awareness of gender-based violence. Appreciation was also extended to the Board members who attended the event.

### 7.2 Chief Administrative Officer

A written report was provided, and Ms. MacKenzie was available to respond to any questions regarding the CAO Report. She thanked Board members for their attendance at the Take Back the Night event. Ms. MacKenzie drew attention to the successes of the homelessness prevention program on page 21 of the agenda package. This demonstrates the importance and impact of the organization’s preventative efforts. Ms. Finnson commended the success of the program and encouraged all Board members to ensure their municipalities are aware of the Homelessness Prevention Program and its positive outcomes.

### 7.3 Director of Finance

A verbal report was provided. The Director of Finance reported that Finance staff are currently focused on preparing the 2026 draft operating and capital budgets. The payroll component has been completed, incorporated into each department’s budget, and distributed to Directors for review. Departmental budgets are due to the Director of Finance by October 17th, after which individual meetings will be held with each Director to review submissions. The consolidated draft budget will then be reviewed by the Senior Leadership Team, followed by the CAO’s final decisions and approval. The board will receive the draft budget on November 27<sup>th</sup>, and it will be presented at the December 11<sup>th</sup> Board Meeting. The Director also noted that she will be attending the Yardi Conference in Toronto next month, along with other Supervisors, to further enhance the organization’s use of the LHC financial software. A report on the conference outcomes will be provided following attendance.

## **8. OUTSTANDING ISSUES.**

## **9. NEW BUSINESS:**

### **9.1 Presentation from EllisDon Community Builders**

A verbal report was presented by Ashwin Vadivelu and Michael Laurignano of EllisDon Community Builders, the DSSAB’s Owner’s Representatives. They will support the DSSAB in identifying housing development opportunities across the district and assist with evaluating, planning, and recommending a strategic path forward for future housing initiatives. EllisDon Community Builders will return to present their findings at the January 2026 Board meeting.

## **9.2 Removal from LHC Board**

A written report was presented by Ms. Blower.

### ***Resolution 25 10 03***

**CARRIED**

*Moved by Peter McIsaac*

*Seconded by Gail Finnsen*

“THAT the Board approve the amendment of Resolution 25 01 05 to remove Ted Knight as a Director from the Parry Sound District Housing Corporation.”

## **9.3 Addition to LHC Board**

A written report was presented by Ms. Blower.

### ***Resolution 25 10 04***

**CARRIED**

*Moved by Ted Collins*

*Seconded by Tom Lundy*

“THAT the Board approve the amendment of Resolution 25 01 05 to add Sean Cotton as a Director on the Parry Sound District Housing Corporation.”

## **9.4 Removal from NOAH Board**

A written report was presented by Ms. Blower.

### ***Resolution 25 10 05***

**CARRIED**

*Moved by Jerry Brandt*

*Seconded by Sean Cotton*

“THAT the Board approve the amendment of Resolution 25 01 05 to remove Ted Knight as a Director from the Non-Profit Organization for Almaguin Housing Inc. (NOAH) Board.”

## **9.5 Addition to LHC Board**

A written report was presented by Ms. Blower.

### ***Resolution 25 10 06***

**CARRIED**

*Moved by Teri Brandt*

*Seconded by Peter McIsaac*

“THAT the Board approve the amendment of Resolution 25 01 05 to add Sean Cotton as a Director to the Non-Profit Organization for Almaguin Housing Inc. (NOAH) Board.”

## **9.6 Vacancy on DSSAB Board – TWOMO Representative**

A written report was presented by Ms. Blower.

### ***Resolution 25 10 07***

**CARRIED**

*Moved by Janice Bray*

*Seconded by Teri Brandt*

“THAT the Board approve the process to fill the current DSSAB Board vacancy for the TWOMO Area by advertising for one individual to serve as a member for the remainder of the term ending in 2026, with expressions of interest to be submitted no later than October 31, 2025;

AND THAT, in the case that no applications are received, the application process remain open until the vacancy is filled, or three months before the next regular election (nomination day);

AND THAT, in the case of multiple applications, the Board authorize the CAO and Board Chair to review the submissions and select the new member to fill the vacancy.”

### **9.7 New Website Launch**

A written report was presented by Ms. Blower, accompanied by a demonstration of the new DSSAB website which went live on October 9, 2025.

## **10. IN-CAMERA: 0**

## **11. CORRESPONDENCE.**

11.1 Fall Newsletter 2025 – DSSAB Tenant Services

11.2 NBPSDHU Overdose Report

## **12. ADJOURNMENT.**

***Resolution 25 10 08***

*Moved by Jamie McGarvey*

*Seconded by Ted Collins*

**CARRIED**

“THAT the Board meeting now be adjourned at 7:25 PM, and that the next Regular meeting be held Thursday, November 13, 2025 at the hour of 6:30 PM via Zoom Video Conference.”

## 7.2.4

A meeting of the Board of Health for the North Bay Parry Sound District Health Unit was held on Wednesday, September 24, 2025, via teleconference. The meeting was open to the public and live streaming of the proceedings was provided for the media and public through a link on the Health Unit's website.

### **PRESENT:**

#### **Nipissing District:**

Central Appointee

Karen Cook

Central Appointee

Jamie Lowery (*Vice-Chairperson*)

Central Appointee

Dave Wolfe

Eastern Appointee

Rick Champagne (*Chairperson*)

Western Appointee – Nipissing District

Jamie Restoule

#### **Parry Sound District:**

Southeastern Appointee

Marianne Stickland

Western Appointee

Jamie McGarvey

#### **Public Appointees:**

Tim Sheppard

### **REGRETS:**

Central Appointee

Sara Inch

Northeastern Appointee

Blair Flowers

### **ALSO IN ATTENDANCE:**

Medical Officer of Health/Executive Officer

Dr. Carol Zimbalatti

Manager, Healthy Families

Catharine Celebre

Public Health Nurse, Healthy Families

Doris Chartrand

Executive Director, Community Services

Louise Gagné

Executive Director, Clinical Services/Chief Nursing Officer

Shannon Mantha

Executive Director, Corporate Services/Privacy Officer

Paul Massicotte

Executive Assistant, Director's Office

Christine Neily

### **Recorder**

Executive Assistant, Office of the Medical Officer of Health

Ashley Lecappelain

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## **1.0 CALL TO ORDER**

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

Jamie Lowery, Board of Health Vice-Chairperson called the Board of Health meeting to order at 5:00 p.m.

## 2.0 LAND ACKNOWLEDEMENT

The land acknowledgement was provided by Dave Wolfe.

## 3.0 APPROVAL OF AGENDA

The agenda for the September 24, 2025, Board of Health meeting was reviewed, and the following motions were read:

### **Board of Health Resolution #BOH/2025/09/01 \* Stickland/Champagne**

***Be It Resolved***, that the Board of Health Agenda, dated September 24, 2025, be approved.

The recorded vote was as follows:

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

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	x			Jamie Restoule	X		
Karen Cook	x			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	R			Dave Wolfe	X		
Jamie Lowery	X						
Jamie McGarvey	X						

*“Carried”*

## 4.0 CONFLICT OF INTEREST DECLARATION

There were no conflicts of interest declared.

## 5.0 PRESENTATION: THE BASICS PROGRAM

Doris Chartrand, Catharine Celebre, and Louise Gagné, presented information on the Basics Program.

Questions and comments were received and addressed.

*Doris Chartrand, Catharine Celebre, and Louise Gagné left the Board of Health meeting at 5:55 p.m.*

## 6.0 APPROVAL OF PREVIOUS MINUTES

### 6.1 Board of Health Minutes – June 25, 2025

The minutes from the Board of Health meeting held on June 25, 2025, were reviewed and the following motion was read:

#### **Board of Health Resolution #BOH/2025/09/02 \*McGarvey/Restoule**

***Be It Resolved***, that the minutes from the Board of Health meeting held on June 25, 2025, be approved as presented.

The recorded vote was as follows:

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

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	R			Dave Wolfe	X		
Jamie Lowery	X						
Jamie McGarvey	X						

*“Carried”*

## 7.0 DATE OF THE NEXT MEETING

**Date:** November 26, 2025

**Time:** to be determined

**Place:** Nipissing Room, North Bay Office

## 8.0 BUSINESS ARISING

There was nothing noted under Business Arising.

## 9.0 REPORT OF MEDICAL OFFICER OF HEALTH

The Report of the Medical Officer of Health dated September 25, 2025, was presented to the Board of Health for information purposes.

Questions and comments were received and addressed.

## 10.0 BOARD COMMITTEE REPORTS

There was no Board Committee Reports.

## 11.0 CORRESPONDENCE

Board of Health correspondence listed for the September 25, 2025, meeting is made available for review by Board members in the Board of Health online portal.

## 12.0 NEW BUSINESS

### 12.1 Association of Local Public Health Agencies (alPHA) 2025 Fall Symposium

The following motion was read:

#### **Board of Health Resolution #BOH/2025/09/03 \*Sheppard/Wolfe**

***Be It Resolved***, that the Board of Health authorizes 3 Board Member(s) to attend the Association of Local Public Health Agencies (alPHA) 2025 Fall Symposium, Section Meetings, and Workshops to be held online, November 5-7, 2025.

**Be It Further Resolved**, that the attending Board Member(s) be required to provide a summary of the symposium to the Board of Health at a subsequent meeting.

The recorded vote was as follows:

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

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	R			Dave Wolfe	X		
Jamie Lowery	X						
Jamie McGarvey	X						

### 12.2 Second Quarter Financial Statements

The second quarter financial statements were provided to the Board of Health for information purposes.

Questions and comments were addressed.

### 12.3 Second Quarter Medical Officer of Health Expenses – April 1 to June 30, 2025

The second quarter expenses of the Medical Officer of Health/Executive Officer were provided to the Board of Health for information purposes.

#### **12.4 Second Quarter Board of Health Expenses – January 1 to June 30, 2025**

The second quarter expenses of the Board of Health were provided to the Board of Health for information purposes.

#### **13.0 IN CAMERA**

##### **13.1 A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organization.**

A In-Camera session of the Board of Health meeting was held. The following motion was read:

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

***Be it Resolved,** that the Board of Health move in camera at 5:49 p.m. to discuss agenda item 13.1 a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the Board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organization.*

The recorded vote was as follows:

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

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	R			Dave Wolfe	X		
Jamie Lowery	X						
Jamie McGarvey	X						

*“Carried”*

The Board of Health entered an In-Camera meeting and stopped live streaming to the public at 5:51 p.m.

##### **Board of Health Resolution #BOH/2025/09/05 \*Cook/McGarvey**



***Be it Resolved***, that the Board of Health rise and report at 6:17 p.m.

The recorded vote was as follows:

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

<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>	<b>Name:</b>	<b>For:</b>	<b>Against:</b>	<b>Abstain:</b>
Rick Champagne	X			Jamie Restoule	X		
Karen Cook	X			Tim Sheppard	X		
Blair Flowers	A			Marianne Stickland	X		
Sara Inch	R			Dave Wolfe	X		
Jamie Lowery	X						
Jamie McGarvey	X						

*“Carried”*

*The Board of Health commenced live streaming to the public at 6:18 p.m.*

#### **14.0 ADJOURNMENT**

Having no further business, Jamie Lowery the Board of Health Chairperson adjourned the Board of Health meeting at 6:18 p.m.

Original signed by Rick Champagne	2025/11/26
Chairperson/Vice-Chairperson	Date (yyyy/mm/dd)

Original signed by Ashley Lecappellain	2025/11/26
Ashley Lecappellain, Recorder	Date (yyyy/mm/dd)

**DRAFT**

**Emergency Management Program Committee meeting  
held on Tuesday, November 04, 2025, 5:00 p.m.  
Dunchurch Community Centre**

Present: Nigel Black, CAO, **Liaison Officer**  
George Comrie, Mayor, **Council Representative** (by Zoom)  
Eva Fincham, CEO Whitestone Library, **Information Officer** (by Zoom)  
Mike Huggins, Public Works Manager, **Operations Section Chief**  
John Stothers, **Alternate CEMC and Committee Chair**  
Kathy Whitman, **CEMC**  
Bob Whitman, **Fire Chief**

1. **Roll Call and Call to Order** 5:01 p.m.

2. **Approval of the Agenda**

**Resolution No. 2025- EMPC**

**Moved by:** Kathy Whitman

**Seconded by:** Mike Huggins

**WHEREAS** the Members of the Emergency Management Program Committee (EMPC) have been presented with an Agenda for this meeting;

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

**Carried**

3. **Approval of Minutes**

**Resolution No. 2025- EMPC**

**Moved by:** Kathy Whitman

**Seconded by:** Bob Whitman

**WHEREAS** the Members of the Emergency Management Program Committee have been presented with the minutes for the EMPC meeting held November 28, 2024;

**BE IT RESOLVED THAT** the Minutes for that meeting be adopted as presented.

**Carried**

4. **Presentations and Delegations – None**

5. **Reports / Correspondence – None**

## **6. Discussion**

## **7. Unfinished Business**

### **7.1 Draft Terms of Reference.**

The committee members indicated that they had not received the draft Terms of Reference revised by the former CAO. Before the meeting, the Chair emailed the committee members to advise that he was unable to locate the revised Terms of Reference in his files. The Chair attached a copy of the unrevised Terms of Reference and requested that, unless a committee member finds a copy of the revised Terms of Reference, the present CAO revise the Terms of Reference for the next Committee meeting.

### **7.2 Status of Compliance Activities**

The CEMC reported on the status of Compliance Activities under the following headings:

#### **7.2.1 Proposed date for exercise**

The CEMC said that she has scheduled the exercise November 25, 2025 at 9:00 a.m. in the Community Centre.

#### **7.2.2 Proposed date for training**

The CEMC said that she has scheduled the training November 25, 2025 at 9:00 a.m. in the Community Centre.

#### **7.2.3 Emergency Plan updates**

The CEMC stated that the updates to the Emergency Plan were minor administrative changes.

#### **7.2.4 Review of Public Information**

The PIO stated that she would continue to post Emergency Management information on the website as she received it. She requested that anyone with EM related items email them to her. The Fire Chief said that he had a document outlining suggested preparedness items for the home vehicle, etc. and that he would pass them on to the PIO.

### **7.3 Community Emergency Preparedness Grant**

The Chair stated that he had submitted a grant application for two generators, one for the Library and one for the Municipal Garage, for \$15,000 each.

8. **New Business** – None

9. **Announcements** – None

10. **Recommendations to Council**

**Resolution No. 2025- EMPC**

**Moved by:** Bob Whitman

**Seconded by:** Mike Huggins

**WHEREAS** the Members of the Emergency Management Program Committee have discussed the desirability of having emergency generators for both the Library and the Municipal Garage;

**BE IT RESOLVED THAT** the Members of the Emergency Management Program Committee recommends to Council that Council consider installing two emergency generators, one for the Library and one for the Municipal Garage.

**Carried**

11. **Next Meeting and Adjournment**

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

**BE IT RESOLVED THAT** this meeting be adjourned at 6:00 p.m. and reconvene at the call of the Chair when the result of the grant application is known.

**Carried**

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**Chairperson,**  
**John Stothers, Alternate CEMC**

## **ACCOUNTS PAYABLE**

Date Printed  
12/08/2025 11:23 PM

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00287 to 2025-00307

Page 1

Bank Code - AP - AP-GENERAL OPER

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>37792</b> November	<b>12/01/2025</b>	<b>Will Roberts</b> 15-330 - Roads Revenue	Return Permit Deposit	750.00	750.00
<b>37793</b> 327	<b>12/01/2025</b>	<b>TKO Custom Construction</b> 16-239 - Station 1 - Building Mtc 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-	Replace Fascia on Municipa HST Tax Code HST Tax Code	203.52 22.48 26.00 NL	226.00
<b>37794</b> 4113	<b>12/01/2025</b>	<b>E.A. Shipman Electric Ltd.</b> 16-439 - Roads - Street Lights 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-	Lighting Repairs HST Tax Code HST Tax Code	1,842.04 203.46 235.32 NL	2,045.50
<b>37795</b> October  November	<b>12/01/2025</b>	<b>ReMax Parry Sound</b> 16-843 - Planning & Developme 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non- 16-843 - Planning & Developme 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-	Road allowance-Jennings, , HST Tax Code HST Tax Code Pin 52250-0540 - Nash HST Tax Code HST Tax Code	503.71 55.64 64.35 NL 401.95 44.40 51.35 NL	559.35  446.35
				Payment Total:	1,005.70
<b>37796</b> November	<b>12/01/2025</b>	<b>Myles E. Donahue, REA,CEI,QAS</b> 16-484-4 - Green Initiatives 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-	Energy Assessments on bu HST Tax Code HST Tax Code	2,747.53 303.47 351.00 NL	3,051.00
<b>37797</b> 20251120	<b>12/01/2025</b>	<b>Mark Macfie</b> 16-123 - Admin - Volunteer Appr	Music for Christmas Party	600.00	600.00
<b>37798</b> 1977-25	<b>12/01/2025</b>	<b>Federation of Northern Ontario</b> 16-103 - Admin - Membership/Si	2025 FONOM Membership	176.40	176.40
<b>37799</b> 75006	<b>12/01/2025</b>	<b>Minister Of Finance</b> 16-845-8 - Land Use permit Wal 11-210-2 - A/R HST Receivable 99-999-1 - HST (Statistical) Non-	Land Use-Wahwashkesh HST Tax Code HST Tax Code	93.43 10.32 11.94 NL	103.75
<b>37800</b> November	<b>12/01/2025</b>	<b>Chris Norman</b> 15-330 - Roads Revenue	Return Permit Deposit	750.00	750.00
				Total Computer Cheque:	8,708.35

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>OB-194</b> July2025	<b>07/04/2025</b>	<b>Sun Life Assurance Company of</b> 12-334 - Health Benefits	July Benefits	7,478.93	7,478.93
<b>OB-195</b>	<b>11/26/2025</b>	<b>VOID - Wrong posting month</b>			
<b>OB-196</b>	<b>11/26/2025</b>	<b>VOID - Wrong posting month</b>			
<b>OB-197</b>	<b>10/03/2025</b>	<b>Sun Life Assurance Company of</b>			

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00287 to 2025-00307

**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
October		12-334 - Health Benefits	October Benefits	7,437.69	7,437.69
<b>OB-198</b>	<b>10/10/2025</b>	<b>Receiver General</b>			
PP20		12-331 - Payroll Deductions	September 16-30 PP20 Rer	13,025.56	13,025.56
<b>OB-199</b>	<b>10/14/2025</b>	<b>Bell Canada</b>			
Sept Internet		16-162 - High Speed Internet	September Internet	172.99	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.11	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.10 NL	192.10
<b>OB-200</b>	<b>10/15/2025</b>	<b>Bell Canada</b>			
September CC		16-706 - Dunchurch Hall - Telep	September Phone	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
September Stn 1		16-237 - Station 1 - Telephone	September Phone	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
September Stn 2		16-257 - Station 2 - Telephone	September Phone	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
September Gara		16-324 - Garage Telephone	September Phone	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
September MI		16-720 - Maple Is. Hall - Teleph	September Phone	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
September Offic		16-109 - Admin - Telephone	September Phone	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
			Payment Total:		656.94
<b>OB-201</b>	<b>10/15/2025</b>	<b>Hydro One Networks Inc.-York (6266)</b>			
October York		16-446-1 - York Landfill - Hydro	October Hydro - York LF	66.26	
		16-446-1 - York Landfill - Hydro	October Hydro - York LF	-8.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	7.31	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.46 NL	65.04
<b>OB-202</b>	<b>10/15/2025</b>	<b>Minister Of Finance</b>			
September		12-332 - Employer Health Tax	Sept 2025 EHT	2,295.31	2,295.31
<b>OB-203</b>	<b>10/20/2025</b>	<b>Bell Mobility Inc.</b>			
October Cell		16-092 - Council - Miscellaneous	October Cell Phone	39.94	
		16-322 - Cell Phone	October Cell Phone	34.19	
		16-283-1 - Cell Phone	October Cell Phone	33.58	
		16-322 - Cell Phone	October Cell Phone	34.25	
		16-109 - Admin - Telephone	October Cell Phone	33.95	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.41	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.45 NL	195.32
<b>OB-204</b>	<b>10/27/2025</b>	<b>Receiver General</b>			
October Remitta		12-331 - Payroll Deductions	October Remittance	17,209.10	17,209.10
<b>OB-205</b>	<b>10/29/2025</b>	<b>Municipality Of McDougall</b>			
26104		16-459 - York Landfill - Bulk Wa:	Household Waste-York & A	815.95	
		16-471 - Auld Landfill - Bulk Wa:	Household Waste-York & A	815.94	1,631.89
<b>OB-206</b>	<b>10/31/2025</b>	<b>Workplace Safety Insurance Bd.</b>			

**Municipality of Whitestone**  
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Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
Q3 WSIB October		12-335 - WSIB	October WSIB	15,112.32	
		16-275 - By-Law Enforcement	October WSIB	253.30	
		16-798 - After School Program	October WSIB	35.51	
		16-204 - Fire - Workplace Safety	October WSIB	2,664.08	18,065.21
<b>OB-207</b>	<b>10/27/2025</b>	<b>REV - Quadient Canada Ltd.</b>			
<b>OB-208</b>	<b>08/01/2025</b>	<b>Sun Life Assurance Company of</b>			
August 2025		12-334 - Health Benefits	August Benefits	7,992.63	7,992.63
<b>OB-209</b>	<b>09/30/2025</b>	<b>Sun Life Assurance Company of</b>			
September 2025		12-334 - Health Benefits	September Benefits	7,567.08	7,567.08
<b>OB-210</b>	<b>10/20/2025</b>	<b>Hydro One Networks Inc.-Auld</b>			
Sept 2025		16-466-1 - Aulds Landfill - Hydro	September Hydro ALF	88.12	
		16-466-1 - Aulds Landfill - Hydro	September Hydro ALF Reb:	-11.34	
		16-466-1 - Aulds Landfill - Hydro	September Hydro ALF Cred	-7.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.74	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.26 NL	78.58
<b>OB-211</b>	<b>10/22/2025</b>	<b>Hydro One Networks Inc.-All</b>			
Oct 2025		16-743 - Pavilion - Hydro	October Hydro	117.82	
		16-743 - Pavilion - Hydro	October Hydro Rebate	-15.17	
		16-705 - Dunchurch Hall - Hydro	October Hydro	304.96	
		16-705 - Dunchurch Hall - Hydro	October Hydro Rebate	-39.26	
		16-439 - Roads - Street Lights	October Hydro	16.71	
		16-439 - Roads - Street Lights	October Hydro Rebate	-2.15	
		16-439 - Roads - Street Lights	October Hydro	298.29	
		16-439 - Roads - Street Lights	October Hydro Rebate	-38.40	
		16-323 - Garage - Hydro	October Hydro	208.08	
		16-323 - Garage - Hydro	October Hydro Rebate	-26.79	
		16-150 - Office - Heating/Hydro	October Hydro	600.45	
		16-150 - Office - Heating/Hydro	October Hydro Rebate	-77.30	
		16-232 - Station 1 - Hydro	October Hydro	200.15	
		16-232 - Station 1 - Hydro	October Hydro Rebate	-25.77	
		16-251 - Station 2 - Hydro	October Hydro	62.34	
		16-251 - Station 2 - Hydro	October Hydro Rebate	-8.03	
		16-719 - Maple Is. Hall - Heat/Hy	October Hydro	71.54	
		16-719 - Maple Is. Hall - Heat/Hy	October Hydro Rebate	-9.21	
		16-719 - Maple Is. Hall - Heat/Hy	October Hydro	37.23	
		16-719 - Maple Is. Hall - Heat/Hy	October Hydro Rebate	-3.42	
		11-210-2 - A/R HST Receivable	HST Tax Code	211.80	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	244.97 NL	1,883.87
<b>OB-212</b>	<b>10/27/2025</b>	<b>Quadient Canada Ltd.</b>			
Oct 2025 Top Up		16-106 - Admin - Postage Exper	Postage Top Up	1,801.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	198.94	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	230.09 NL	2,000.00
<b>OB-213</b>	<b>11/10/2025</b>	<b>Receiver General</b>			
PP22		12-331 - Payroll Deductions	Oct 15 to 31 Remittance - P	12,245.38	12,245.38
<b>OB-214</b>	<b>11/14/2025</b>	<b>Minister Of Finance</b>			
Oct 2025 EHT		12-332 - Employer Health Tax	October 2025 EHT	2,276.49	2,276.49



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<b>OB-215</b>	<b>11/19/2025</b>	<b>Bell Mobility Inc.</b>			
Oct 2025		16-092 - Council - Miscellaneous	October Cell Phones	39.94	
		16-322 - Cell Phone	October Cell Phones	34.32	
		16-283-1 - Cell Phone	October Cell Phones	33.58	
		16-322 - Cell Phone	October Cell Phones	35.41	
		16-109 - Admin - Telephone	October Cell Phones	36.39	
		11-210-2 - A/R HST Receivable	HST Tax Code	19.86	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	22.97 NL	199.50
<b>OB-216</b>	<b>11/25/2025</b>	<b>Receiver General</b>			
PP23		12-331 - Payroll Deductions	Nov 1 to 15 Remittance PP;	12,758.62	12,758.62
<b>OB-217</b>	<b>10/15/2025</b>	<b>TD Visa</b>			
10/2025 Library		11-223 - Due to Due (from) Libr	October Visa Library	1,995.63	1,995.63
10/2025 JS		16-275 - By-Law Enforcement	Min of Finance - OPP Traffic	838.74	
		16-115 - Admin - Computer Supp	Google Gsuite	389.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	43.02	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	49.76 NL	1,271.26
10/2025 MH		16-702 - Dunchurch Hall - Suppl	Dollar Tree - Supplies	7.12	
		16-316 - Garage - Miscellaneous	Walmart - Supplies	79.88	
		16-316 - Garage - Miscellaneous	Walmart - Supplies	20.86	
		16-466 - Auld Landfill - Supplies	Walmart - Supplies	20.86	
		16-446 - York Landfill - Supplies	Walmart - Supplies	20.86	
		16-344 - Roads-Street Sweeping	Valu-mart - Supplies	11.94	
		16-732 - Ardbeg Internet	Starlink - Internet	142.47	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.52	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	19.11 NL	320.51
10/2025 WS		16-843 - Planning & Developmei	Onland - Property Index Ma	5.09	
		16-104 - Admin - Training Exper	AMCTO - Staff Training	375.49	
		16-710 - Dunchurch Hall -High S	Starlink - Internet	142.47	
		16-103 - Admin - Membership/Si	Amazon Prime - Membersh	100.74	
		16-110 - Admin - Office Supplies	Zoom	53.93	
		16-790 - Recreation Cmttee-Pro	Amazon - Craft Supplies	58.61	
		16-110 - Admin - Office Supplies	Amazon - Office Supplies	87.51	
		16-110 - Admin - Office Supplies	Amazon - Craft Supplies	404.32	
		16-110 - Admin - Office Supplies	Amazon - Game Night	70.41	
		16-110 - Admin - Office Supplies	Sandhill Nursery - Fall Porc	305.25	
		16-790 - Recreation Cmttee-Pro	Well.ca - Toddler Program	99.15	
		16-790 - Recreation Cmttee-Pro	Amazon - Craft Supplies	340.11	
		16-790 - Recreation Cmttee-Pro	Amazon - Craft Supplies	91.57	
		16-790 - Recreation Cmttee-Pro	Amazon - Table Top Games	33.09	
		16-790 - Recreation Cmttee-Pro	Amazon - Craft Supplies	205.73	
		16-790 - Recreation Cmttee-Pro	Amazon - Board Game Nigh	133.09	
		16-126 - Admin - Communicatio	Mailchimp	37.82	
		16-790 - Recreation Cmttee-Pro	Amazon - Board Game Nigh	24.41	
		16-790 - Recreation Cmttee-Pro	Amazon - Halloween Decor	33.99	
		16-790 - Recreation Cmttee-Pro	Amazon - Halloween Decor	243.13	
		16-790 - Recreation Cmttee-Pro	Amazon - Credit	-133.09	
		16-790 - Recreation Cmttee-Pro	Amazon - Board Game Nigh	180.55	
		16-790 - Recreation Cmttee-Pro	Amazon - Craft Supplies	64.10	
		11-130 - Chequing Account	Visa - Payment	-580.82	
		11-130 - Chequing Account	Visa - Payment	-2,425.05	
		16-790 - Recreation Cmttee-Pro	Amazon - Board Game Nigh	356.34	

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Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		11-210-2 - A/R HST Receivable	HST Tax Code	203.74	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	235.65 NL	511.68
				Payment Total:	4,099.08
				Total EFT:	119,354.32

**EFT**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>3383</b>	<b>12/01/2025</b>	<b>Air Automotive Tracking</b>			
WS2511		16-310 - Roads-Supplies GPS M	November 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>3384</b>	<b>12/01/2025</b>	<b>Adams Bros Construction Ltd</b>			
187006		16-452 - York Landfill - Maintena	Service Customer Owned-Y	101.76	
		16-473 - Auld Landfill - Maintena	Service Customer Owned-Y	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
186775		16-459 - York Landfill - Bulk Wa	Empty & Return Bin	132.29	
		16-471 - Auld Landfill - Bulk Wa	Empty & Return Bin	132.29	
		11-210-2 - A/R HST Receivable	HST Tax Code	29.22	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	33.80 NL	293.80
186580		16-452 - York Landfill - Maintena	Service Customer Owned -Y	101.76	
		11-210-2 - A/R HST Receivable	HST Tax Code	11.24	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	13.00 NL	113.00
				Payment Total:	632.80
<b>3385</b>	<b>12/01/2025</b>	<b>Township of Armour</b>			
ARM25-158		16-304 - Roads-Office-Training/I	Training Lunch	60.00	60.00
<b>3386</b>	<b>12/01/2025</b>	<b>Azimuth Environmental Consult</b>			
44584		16-478 - Auld's Landfill - Monito	Professional Fees-Monitorir	2,154.66	
		11-210-2 - A/R HST Receivable	HST Tax Code	237.99	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	275.26 NL	2,392.65
44585		16-456 - York Landfill - Monitorir	Profession Fees-Monitoring	2,602.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	287.44	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	332.45 NL	2,889.78
				Payment Total:	5,282.43
<b>3387</b>	<b>12/01/2025</b>	<b>Chris Kasulke</b>			
W202510		16-275 - By-Law Enforcement	By-law Enforcement	1,829.08	1,829.08
W202509		16-275 - By-Law Enforcement	By-law Enforcement	1,896.58	1,896.58
				Payment Total:	3,725.66
<b>3388</b>	<b>12/01/2025</b>	<b>Canadian National Non Freight</b>			
91816170		16-414 - Bunny Trail RR Crossir	Bunny Trail	403.50	403.50
<b>3389</b>	<b>12/01/2025</b>	<b>Duck Rock Resort</b>			
183061		16-110 - Admin - Office Supplies	Supplies	24.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	0.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	0.78 NL	24.89
183060		16-279 - Building Dept Truck - F	Fuel	244.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	27.01	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	31.24 NL	271.50
183064		16-253 - Station 2 - Fuel & Oil	Fuel	558.63	
		11-210-2 - A/R HST Receivable	HST Tax Code	61.70	

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EFT					
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
		99-999-1 - HST (Statistical) Non-	HST Tax Code	71.36 NL	620.33
183063		16-320 - Garage - Mtc/Supplies/	Supplies	211.34	211.34
183062		16-784 - Mower Expense	Fuel	63.05	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.96	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	8.05 NL	70.01
			Payment Total:		1,198.07
<b>3390</b>	<b>12/01/2025</b>	<b>Fowler Construction Co Ltd</b>			
91150		16-375 - Gravel-Summer Mainte	Gravel -Whitestone	18,467.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	2,039.84	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	2,359.29 NL	20,507.69
<b>3391</b>	<b>12/01/2025</b>	<b>Freightliner North Bay</b>			
16617IN		16-404 - 2017 Freightliner Single	Filter Kit	59.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	6.54	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	7.56 NL	65.70
16520IN		16-404-3 - 2020 Freightliner Sn	Filter Kits	233.45	
		16-409 - 2007 International-Mair	Filter Kits	233.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	51.57	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	59.65 NL	518.47
16242IN		16-404-3 - 2020 Freightliner Sn	Credit Oil Filter	-81.31	
		11-210-2 - A/R HST Receivable	HST Tax Code	-8.98	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	-10.39 NL	-90.29
			Payment Total:		493.88
<b>3392</b>	<b>12/01/2025</b>	<b>Georgian Bay Biosphere</b>			
25-04-15		16-484-4 - Green Initiatives	ICECAP Workplan Fee	6,500.00	6,500.00
25-01-16		16-484 - ICECAP	ICECAP 2025 Membership	2,995.00	2,995.00
			Payment Total:		9,495.00
<b>3393</b>	<b>12/01/2025</b>	<b>Groeneveld-Beka Canada Inc.</b>			
0510192982		16-402 - 2015 Freightliner Tand	Supplies	138.27	
		16-404 - 2017 Freightliner Single	Supplies	138.27	
		16-404-3 - 2020 Freightliner Sn	Supplies	138.27	
		16-421 - 2010 Grader - Mainten	Supplies	138.26	
		11-210-2 - A/R HST Receivable	HST Tax Code	61.08	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	70.64 NL	614.15
<b>3394</b>	<b>12/01/2025</b>	<b>IBW Surveyors</b>			
A-056374-Inv00		16-120 - Admin - Legal Expense	Survey	4,884.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	539.51	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	624.00 NL	5,424.00
<b>3395</b>	<b>12/01/2025</b>	<b>Ideal Supply Company Ltd.</b>			
6170273		16-407-1 - 2022 Dodge 2500 PI	Pick UP 3700-parts	149.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	16.57	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	19.16 NL	166.51
6167620		16-407-1 - 2022 Dodge 2500 PI	Shotgun 3700 parts	1,534.47	
		11-210-2 - A/R HST Receivable	HST Tax Code	169.49	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	196.03 NL	1,703.96
6145872		16-320 - Garage - Mtc/Supplies/	Shotgun 3700 parts	31.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	3.48	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	4.03 NL	35.01
6131386		16-775 - 2016 Facilities Truck - I	Shut Shot 3700 parts	141.93	
		11-210-2 - A/R HST Receivable	HST Tax Code	15.68	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	18.13 NL	157.61

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EFT					
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
6129881		16-407-1 - 2022 Dodge 2500 PI	Shotgun 3700 parts	123.50	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	15.78	NL 137.14
6129764		16-394-1 - 2018 Dodge Ram M	Oil Filters	23.89	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	3.05	NL 26.53
6143556		16-320 - Garage - Mtc/Supplies/	565 Thread Sealant	26.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.92	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	3.38	NL 29.37
6140301		16-402 - 2015 Freightliner Tand	Receptacle 2 Hole Mount	87.49	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.18	NL 97.16
6140284		16-402 - 2015 Freightliner Tand	LED Strobe 4 "-Pigtail 6" Re	122.47	
		11-210-2 - A/R HST Receivable	HST Tax Code	13.53	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	15.65	NL 136.00
6136731		16-402 - 2015 Freightliner Tand	Bracket 4" Steel mounting b	48.33	
		11-210-2 - A/R HST Receivable	HST Tax Code	5.33	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	6.17	NL 53.66
			Payment Total:		2,542.95
<b>3396</b>	<b>12/01/2025</b>	<b>Janice Bray</b>			
November		16-207 - Fire - Drivers Exams	Driver's Exam - Medical	290.00	290.00
<b>3397</b>	<b>12/01/2025</b>	<b>Janet Jackson</b>			
Nov 24		16-798 - After School Program	Nov 18- Nov 20	173.55	173.55
Oct 30		16-798 - After School Program	Oct 28-Oct 31	231.40	231.40
Nov 6		16-798 - After School Program	Nov 4- Nov 6	173.55	173.55
			Payment Total:		578.50
<b>3398</b>	<b>12/01/2025</b>	<b>Local Authority Services Ltd.</b>			
MGBP00003517		16-110 - Admin - Office Supplies	Office Supplies	15.08	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.67	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	1.93	NL 16.75
<b>3399</b>	<b>12/01/2025</b>	<b>Loopstra Nixon LLP</b>			
37987-0001B		16-120 - Admin - Legal Expense	Services Fee to September	3,517.85	
		11-210-2 - A/R HST Receivable	HST Tax Code	388.56	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	449.41	NL 3,906.41
37987-0001A		16-120 - Admin - Legal Expense	Fees-Legal	7,636.30	
		11-210-2 - A/R HST Receivable	HST Tax Code	843.46	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	975.55	NL 8,479.76
			Payment Total:		12,386.17
<b>3400</b>	<b>12/01/2025</b>	<b>McDougall Energy</b>			
ARI00492661		16-404-2 - 2020 Freightliner - Sr	Diesel Dyed	615.83	
		16-403 - 2015 Freightliner Tand	Diesel Dyed	615.84	
		16-404-1 - 2017 Freightliner Sin	Diesel Dyed	615.83	
		11-210-2 - A/R HST Receivable	HST Tax Code	204.06	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	236.02	NL 2,051.56
ARI00514824		16-423 - 2010 Grader - Fuel	Diesel Dyed	646.94	
		16-427-1 - 2022 Backhoe -Fuel	Diesel Dyed	646.94	
		16-439-2 - Hyundai Excavator Fi	Diesel Dyed	646.94	
		16-452 - York Landfill - Maintena	Diesel Dyed	646.96	
		11-210-2 - A/R HST Receivable	HST Tax Code	285.83	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	330.59	NL 2,873.61
ARI00524853		16-394-2 - 2018 Dodge Ram 20	Reg 87 E10 Gas	538.13	

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EFT					
Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
ARI00514823		16-408-1 - 2022 Dodge 2500 F	Reg 87 E10 Gas	538.13	
		16-776 - 2016 Facilities Truck - I	Reg 87 E10 Gas	538.13	
		11-210-2 - A/R HST Receivable	HST Tax Code	178.32	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	206.24	NL 1,792.71
		16-411 - 2007 International - Fu	Diesel Clear	328.94	
		16-404-2 - 2020 Freightliner - Sr	Diesel Clear	328.94	
		16-404-1 - 2017 Freightliner Sin	Diesel Clear	328.94	
		11-210-2 - A/R HST Receivable	HST Tax Code	109.00	
ARI00525160		99-999-1 - HST (Statistical) Non-	HST Tax Code	126.07	NL 1,095.82
		16-439-2 - Hyundai Excavator F	Diesel Dyed	828.46	
		16-473 - Auld Landfill - Maintena	Diesel Dyed	828.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	183.01	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	211.67	NL 1,839.92
			Payment Total:		9,653.62
<b>3401</b>	<b>12/01/2025</b>	<b>Moore Propane Limited</b>			
164008937		16-150 - Office - Heating/Hydro	Liquid Propane-21 Church S	711.92	
		11-210-2 - A/R HST Receivable	HST Tax Code	78.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	90.95	NL 790.56
164008938		16-704 - Dunchurch Hall - Heati	Liquid Propane - CC	449.10	
		11-210-2 - A/R HST Receivable	HST Tax Code	49.60	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	57.37	NL 498.70
164008939		16-741-1 - Pavilion-Heating	Liquid Propane - Pavilion	89.89	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.93	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.48	NL 99.82
158017941		16-329 - Garage - Heating	Liquid Propane - Garage	188.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	20.78	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	24.04	NL 208.96
			Payment Total:		1,598.04
<b>3402</b>	<b>12/01/2025</b>	<b>North Bay Parry Sound District</b>			
2025 Levy		16-549 - Health Unit Operating (	Health Unit	16,743.00	16,743.00
<b>3403</b>	<b>12/01/2025</b>	<b>Magnetawan Truck and Trailer</b>			
3911		16-409 - 2007 International-Mair	Safety Inspection	2,048.33	
		11-210-2 - A/R HST Receivable	HST Tax Code	226.25	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	261.68	NL 2,274.58
<b>3404</b>	<b>12/01/2025</b>	<b>Mullen Heating and Cooling Inc</b>			
1019		16-479 - Auld Landfill - Heating	Furnace Cleaning York-Aulk	165.36	
		16-457 - York Landfill - Heating	Furnace Cleaning York-Aulk	165.36	
		16-457 - York Landfill - Heating	New Pilot Tube for Furnace	99.73	
		11-210-2 - A/R HST Receivable	HST Tax Code	47.54	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	54.99	NL 477.99
<b>3405</b>	<b>12/01/2025</b>	<b>Muskoka Auto Parts Limited</b>			
949912/3		16-769 - Facilities / Parks Mainte	Snow Blower - Plug	13.16	
		11-210-2 - A/R HST Receivable	HST Tax Code	1.45	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	1.68	NL 14.61
<b>3406</b>	<b>12/01/2025</b>	<b>Near North Industrial Solution</b>			
103773		16-404 - 2017 Freightliner Single	Supplies	25.06	
		11-210-2 - A/R HST Receivable	HST Tax Code	2.77	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	3.20	NL 27.83
103907		16-402 - 2015 Freightliner Tand	Supplies-oil	541.34	
		11-210-2 - A/R HST Receivable	HST Tax Code	59.80	

**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00287 to 2025-00307

EFT					
Payment #	Date	Vendor Name			
Invoice #		GL Account	GL Transaction Description	Detail Amount	Payment Amount
103992		99-999-1 - HST (Statistical) Non-	HST Tax Code	69.16 NL	601.14
		16-404-3 - 2020 Freightliner Sn	Supplies- hoses and oil	695.89	
		11-210-2 - A/R HST Receivable	HST Tax Code	76.86	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	88.90 NL	772.75
				Payment Total:	1,401.72
3407	12/01/2025	Near North Laboratories Inc.			
112366		16-779 - Water Testing	Water Test	93.21	
		11-210-2 - A/R HST Receivable	HST Tax Code	10.30	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.91 NL	103.51
3408	12/01/2025	Patricia Xerri			
25		16-270 - Emergency Plan	CEMC Training Lunch	240.00	240.00
3409	12/01/2025	Parry Sound Auto Parts Co Ltd			
1-3095090		16-320 - Garage - Mtc/Supplies/	Tank Rental	88.53	
		11-210-2 - A/R HST Receivable	HST Tax Code	9.78	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	11.31 NL	98.31
3410	12/01/2025	Sling-Choker Safety &			
113641		16-320 - Garage - Mtc/Supplies/	Supplies	3,283.22	
		11-210-2 - A/R HST Receivable	HST Tax Code	362.64	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	419.43 NL	3,645.86
3411	12/01/2025	Sun Life Assurance Company of Canada			
00267645		16-101 - Admin- Benefits	EAP	39.18	
		11-210-2 - A/R HST Receivable	HST Tax Code	4.33	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	5.01 NL	43.51
3412	12/01/2025	Town of Parry Sound			
IVC0000000239		16-455 - York Landfill -Hazardou	Hazardous Waste	5,042.61	5,042.61
3413	12/01/2025	The Water Healer Corp.			
1067		16-778 - Water Maintenance	Service Call	259.69	
		11-210-2 - A/R HST Receivable	HST Tax Code	28.69	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	33.18 NL	288.38
3414	12/01/2025	Wurth Canada Limited			
26651567		16-320 - Garage - Mtc/Supplies/	Supplies-parts	350.45	
		11-210-2 - A/R HST Receivable	HST Tax Code	38.71	
		99-999-1 - HST (Statistical) Non-	HST Tax Code	44.77 NL	389.16
3415	12/01/2025	Xplore (Aulds)			
INV57860180		16-479-1 - Aulds Landfill - Intern	Internet - Garage	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
				Total EFT:	106,051.77
				Total AP:	234,114.44

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**Municipality of Whitestone**  
**List of Accounts for Approval**  
Batch: 2025-00287 to 2025-00307

Page 10

Report prepared for Council December 8, 2025

*Jessica Sinkowski*

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Jessica Sinkowski, Treasurer/Tax Collector

## **STAFF REPORTS**





# Municipality of Whitestone

## Report to Council

**Prepared for:** Council

**Department:** By-Law Enforcement

**Agenda Date:** December 16, 2025

**Report No:** BYL-2025-01

### **Subject:**

By-law Enforcement Services Biannual Report May to September 2025

### **Recommendation:**

That the Council of the Corporation of the Municipality of Whitestone receives this report for information.

### **Summary:**

In the spring of 2025 I completed the Ontario Bylaw Officer Core Competency Program through M.D. Burgess & Associates Inc. I reviewed the old files I received from Paul Rossiter which date back a couple of years and are a good reference when checking for any history of complaints against a particular address. Paul Rossiter was available for consultation and guidance as I transitioned into this role.

I also connected with the Manager of Bylaw Services for a larger township, that has a full time bylaw department, for mentoring and guidance. She has a leadership role with the Municipal Law Enforcement Officers' Association of Ontario and has been a very valuable resource for me.

I will be looking into other educational programs to take over the winter months, that might be helpful in the execution of my duties.

It has been my focus to gain compliance through education first and have found the vast majority of residents to be cooperative as demonstrated by their typically prompt compliance.

### **Highlights**

Parking at Boat Launches (primarily the parking areas at Wah-Wash-Kesh, Bennett's Landing and Indian Narrows)

I patrolled this area on a weekly basis throughout the high season and found only a few infractions. Discussions were had with the local community association and the Whitestone Roads Department around signage that needs to be improved to indicate the various parking

areas more clearly. It would seem that several signs have been either removed or pushed over, making it difficult for visitors to discern where vehicles without trailers and vehicles with attached trailers are permitted to park. The accessible parking signs need to be realigned as well. There is a section at the back of the Wah-Wash-Kesh Parking Area that is not part of the municipal lot that has a couple of trailers, what appears to be an old golf cart and some metal racking in it. This could add to the “anything goes” confusion among visitors as it looks like it is part of the same property. Improved signage should eliminate this confusion. There was a cargo trailer in the lower section of the municipal lot that, by all accounts, had been there for over 6 years. I was able to track down the owners of this trailer with the assistance of Ed Bennett and had the trailer removed from the parking area.

I have had discussions about the ticketing and towing process at this boat launch with the CAO. As per my predecessor, a written warning would be attached to any illegally parked vehicle/trailer. The written warning specifies that a 2<sup>nd</sup> offence will escalate to towing. I did not find any such 2<sup>nd</sup> offences all summer, but did note that some had not received/seen the first notice as it was left attached to the trailer. It has been communicated to me by the CAO, that council would prefer if tickets for fines were issued with the 1<sup>st</sup> offence and towing with the 2<sup>nd</sup> offence. This process will be implemented with the next high season. In order to educate the public and reduce the number of infractions, I will put a request to the Wah-Wash-Kesh Community Association to include a bulletin in their spring and summer newsletters. I will also request our office to post a bulletin on this matter on the municipal Facebook page. While parking infractions were not a big issue this past season, the PSAs along with improved and expanded signage should reduce the number of infractions further.

## **Noise**

The most reported concern was noise complaints with 8 of them this season. All cases were unique, meaning everyone cooperated and no repeat complaints came in against the same address.

## **Dogs**

The second most reported concern from residents were dogs running at large with some of those dogs perceived to be aggressive. I noted 8 complaints, but several of them were repeat complaints against one address. I am hopeful that this particular situation has now been resolved as well.

## **Short Term Rentals**

I expected this topic to come up frequently, but it really was not a big source of calls for me. There is one situation where a laneway has several properties on it that have coexisted peacefully for decades until one property was sold. This new owner bought it with the sole intention of renting it out as an AirBnB and, as a result, the remaining property owners have been negatively impacted by this increased “stranger” traffic on their laneway. I believe the main cause for this dispute is the shared laneway. I will be doing some research and expect to draft a recommendation to council to amend the current bylaw to address this unique feature of some properties.

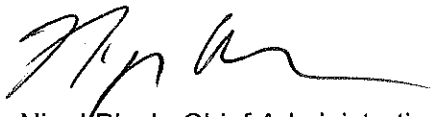
On the next few pages you will find the summary of calls for service I received for the period from May to September of this year.

It has been a pleasure to serve as the Bylaw Enforcement Officer for the Municipality of Whitestone and I look forward to receiving any feedback and/or questions you may have regarding this report. I will make the most of the quieter winter months to prepare for the next busy cottage season and welcome any suggestions you have to that end.

Respectfully submitted by:

Original signed by C Kasulke  
Chris Kasulke, By-law Enforcement Officer

Reviewed by:

A handwritten signature in black ink, appearing to read 'Nigel Black', with a long horizontal flourish extending to the right.

Nigel Black, Chief Administrative Officer

CATEGORY	MONTH	NATURE OF INQUIRY/COMPLAINT	OUTCOME
4 x Boat Launch	June	Caller's boat has disappeared from Bennett's Landing	Advised this is not a bylaw matter
	July	Pontoon boat at Bennett's Landing dock for 3 days	Boat was gone at time of site visit
		Unattached trailer at Bennett's Landing for 4 days	Trailer was gone at time of site visit
		Caller's vehicle was blocked in by someone else's vehicle	Caller was able to find owners and have them move vehicle
1 x Clean Yards	August	Lots of old cars, junk, dilapidated houses all belonging to the same owner of several adjacent properties	OPEN - this is a long standing situation that will require further research to sort through the history of these properties
8 x Dogs	February	Dog coming onto road, at large (off leash) and up to complainant's dog; claims this has been an ongoing issue w/no resolution	Multiple calls/emails/site visits w/complainant and violator; Violator was very cooperative, while the complainant was verbally aggressive and antagonistic; did not see any credible evidence to escalate complaint
	April	Dogs at large; ongoing issue w/no resolution; 3 aggressive dogs come onto road when walking by property	By the time I took over the file the complainant said that things had improved & she would advise if it repeats
	June	Dogs barking incessantly and frequently	Site visits/interviews determined that dogs' barking does not rise to the level of a noise complaint;

			received 2 emails in support of dog owner
	July	Repeat complaint: 3 aggressive dogs came after complainant despite being on leash; owner appeared to have no control; also verbally abusive & threatening toward complainant	Site visits for interviews w/both parties; verbal & written warnings given; violators very combative & uncooperative
		Dogs at large and biting	After a few phone calls and research, I determined that this is a civil matter as the entire island is privately owned and co-owned by the complainant and the violator
		Stray dog hanging around caller's property for a few hours	Left voicemail, but no call back
	August	General inquiry about the interpretation of the dog bylaw	Provided bylaw information
		Repeat complaint: 3 aggressive dogs came after complainant despite being on leash; owner appeared to have no control; also verbally abuse & threatening toward complainant	After consulting w/CAO, advised complainant to contact OPP regarding threats & to enforce DOLA
4 x Firearms	June	Inquiry about rules of shooting a crossbow	Provided required information
		Inquiry about bylaw/rules around discharge of firearms on caller's own property	Provided required information
	July	Inquiry if there is a Firearms bylaws	Provided required information

	September	Inquiry about target shooting on crown land	Phone call revealed that he was not in Whitestone Twp, but rather in Archipelago
2 x General Inquiry	July	Inquiry about who to report drunk boaters to	Provided MNR tip line and OPP marine dispatch info
	August	Complaint that landlord cut power to caller's trailer	Advised that this isn't a bylaw matter
1 x Grading	July	Revisiting issue from 2024 as her neighbour's design projects (?) are causing water runoff onto her property	Left 3 voicemails with no return call back
3 x Light Pollution	July	Yard light shines into caller's property 24/7	No light pollution infraction found
	September	Neighbours have lights on all night; bylaw inquiry only	Emailed link to light pollution bylaw
		Municipal sign very bright in overnight hours	Sign was programmed to dim overnight
1 x Multiple	May	Long history of complaints re: trespassing, dogs at large on shared laneway & noise issues from AirBnB	Multiple phone calls, emails and site visits; determined AirBnB is compliant and issues around shared laneway are a civil matter; trespassing is an OPP matter
8 x Noise	June	Roosters making a lot of noise very early in the morning	Roosters were removed from the property
		Loud music	Renters turned music down for remainder of their stay

		Asking about time of day to make construction/renovation noise	Provided details of bylaw as it relates to construction noise
		Construction noise during the day	Provided details of bylaw as it relates to construction noise; no infraction in this case
	July	Dredger next door making a lot of noise 24/7 for a week now	Complaint withdrawn until further notice
		Noise complaint (music all day)	Left 2 voicemails, with no return call back
	August	Asking about time of day to make construction/renovation noise	Provided details of bylaw as it relates to construction noise
		Loud music from unlicensed AirBnB	OPEN Working w/property to get licensed as an AirBnB
4 x Road Allowance	June	Use of road allowance for parking & garage over property line	Provided required information & advised that property line disputes are a civil matter
		Use of road allowance to park vehicle during summer months	Section of road in question is privately owned; advised this is not a bylaw matter
	July	Yard waste being dumped on easement and causing smell and bugs	No such yard waste found during site visit
	August	OPP advised they received a report of ATVs on municipal walking trail	Advised OPP that trail in question is not municipal property
1 x Setbacks	June	Sauna & garage may not have proper setbacks	CBO is already working on this; no further action required

1 x Short Term Rentals	June	Caller looking at buying property and wanted to know about STR bylaw and septic rules	Provided information for STR bylaw & contact # for NBMCA
2 x Signs	July	Business signs posted on road allowance	Some business owners complied and removed their signs, while others have not; however some of the signs are on private property; Roads crew to remove as they come across them on municipal road allowance
	August	Large sign on road allowance	Appears to be on crown land; still researching
1 x Wildlife (Nuisance)	August	Coyotes are running around their area and wanted to know it is legal to shoot them	Advised that this isn't a bylaw issue & to follow all provincial regulations around the discharge of firearms and dealing with nuisance animals
2 x Zoning	June	Inquiry around permitted uses & municipal services for property under consideration to purchase	Provided the required information
	July	Inquiry around zoning in unorganized twp	Advised this is not a Whitestone bylaw matter



## **BY-LAWS**

## THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE

## By-law No. 40-2025

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**To close and stop up that part of the original shore road allowance along the shores of the Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838**

**(Assessment Roll Number 49 39 050 004 06910 – SMALL, Anna Louise)**

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**WHEREAS** it is deemed expedient in the interest of the Corporation of the Municipality of Whitestone, hereinafter called the Corporation, that the original unopened shore road allowance described in Schedule A hereto be closed, and thereafter Part 1, Plan 42R-22838 be sold and conveyed to the adjacent owners;

**AND WHEREAS** the adjacent owners have made a request to the Corporation for the purchase of part of the said original unopened shore road allowance being designated as Part 1, Plan 42R-22838;

**AND WHEREAS** public notice of the intention of the Corporation to close the said portion of the said shore road allowance has been published in accordance with the municipality's by-laws regarding the same;

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

**AND WHEREAS** any person who uses the road allowance for motor vehicle access to or from the person's land will be granted an easement for the Corporation to allow for their continued access to and from their property prior to any transfer of the lands to the adjacent owner;

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

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

1. **THAT** upon and after the passing of this By-law that part of the original unopened shore road allowance described in Schedule A hereto be, and the same is hereby closed and stopped up; and
2. **THAT** upon and after passing of this By-law that part of the road allowance described as Part 1, Plan 42R-22838, be sold and conveyed by the Corporation to the adjacent owner or owners forthwith after this By-law comes into effect for other lawful consideration and the sum of One Dollar (\$1.00); and

3. **THAT** the road allowance described in Schedule A hereto is declared surplus; and
4. **THAT** the Mayor and Chief Administrative Officer/Clerk be and they are hereby authorized and directed to sign all such conveyances as may be necessary and expedient for carrying out the provisions of this By-law, and to affix to such conveyances the Corporate Seal of the Municipality; and
5. **THAT** this By-law shall come into effect upon the date, and at the time of its passing; and
6. **THAT** By-law No. 40-2025 being a By-law to close and stop up that Part of the Original Shore Road Allowance along the shores of Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4 in the geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound designated as Part 1, Plan 42R-22838 and to sell Part 1, Plan 42R-22838 is hereby passed this 16th day of December, 2025.

---

Mayor George Comrie

---

CAO/Clerk Nigel Black

## **SCHEDULE A**

Part of the original shore road allowance along the shores of the Wahwashkesh Lake, in front of Lots 31 and 32, Concession 4, geographic Township of McKenzie, now Municipality of Whitestone, District of Parry Sound, designated as Part 1, Plan 42R-22838

**THE CORPORATION OF THE MUNICIPALITY OF WHITESTONE**

**BY-LAW NO. 44-2025**

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**Being a By-Law to Provide for the Use of Alternative Voting Methods**

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**WHEREAS** Section 42 (1) of the *Municipal Election Act, 1996 S.O. 1996 Chapter 32*, as amended, states the Council of a local municipality may pass by-laws:

- a) authorizing the use of voting and vote-counting equipment such as voting machines, voting records or optical scanning vote tabulators;
- b) authorizing electors to use an alternative voting method, such as voting by mail or by telephone, that does not require electors to attend a voting place in order to vote;

**AND WHEREAS** Council deems it appropriate and in the public interest to conduct the municipal elections using the alternative methods of mail, internet and telephone voting;

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

1. **THAT** the Council of the Municipality of Whitestone does hereby authorize the alternative voting methods of vote by mail, internet and telephone voting for the 2026 Municipal and School Board Election in the Municipality of Whitestone;
2. **THAT** the provisions in the *Municipal Election Act, 1996*, as amended, relating to proxy voting and advanced voting will not apply in the year 2026 Municipal and School Board Election; and
3. **THAT** By-law No. 44-2025 being a By-law to provide for the use of alternative voting methods is hereby passed this 16th day of December, 2025.

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

**CAO-Clerk** \_\_\_\_\_ Nigel Black



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Dunchurch, Ontario P0A 1G0  
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E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

## MEMORANDUM

**To:** Mayor and Council

**From:** Wendy Schroeder, Deputy Clerk

**Report Date:** December 5, 2025

**Council Agenda** December 16, 2025

**Re:** Municipal and School Board Election 2026 – Alternative Voting Methods By-law

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### Background

At the July 15, 2025 Regular Council meeting, Council passed Resolution No. 248, as amended, to approve voting by internet, telephone and mail-in ballot.

### Next Steps

As per Section 42(1)(a) and (b) of the Municipal Elections Act, 1996 Council of a Municipality may, by by-law, authorize the use of alternative voting methods that do not require electors to attend a voting place in order to vote.

By-law 44-2025 to be passed at the December 16 Regular Council Meeting.

## **BUSINESS MATTERS**



## MEMORANDUM

**To:** Mayor and Council  
**From:** Wendy Schroeder, Deputy Clerk  
**Report Date:** December 5, 2025  
**Council Agenda** December 16, 2025  
**Re:** 2026 Conference, Workshop and Training Dates

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### Background

A range of organizations provide conferences, workshops, and training opportunities designed for municipal leaders and staff. For Council's reference, a list of key offerings has been attached. While not exhaustive, this list highlights the major programs most relevant to Council's work.

### Next Steps

Council members are encouraged to consider any training or conference opportunities of interest. As registration for each event becomes available, Council may pass a resolution authorizing participation by those wishing to attend.

AMO's elections-related training sessions are offered at no cost to registrants.

**Attachment 1:** Schedule of 2026 Conferences, Workshops and Training Opportunities





## Attachment 1

1 Church Street  
Dunchurch, Ontario P0A 1G0  
Phone: 705-389-2466 Fax: 705-389-1855

[www.whitestone.ca](http://www.whitestone.ca)  
E-mail: [info@whitestone.ca](mailto:info@whitestone.ca)

### 2026 Conferences, Workshops and Training Opportunities

Conference	Dates	Location
Rural Ontario Municipal Association (ROMA)	January 18 – 20	Toronto
Ontario Good Roads Association (OGRA)	March 29 – April 1	Toronto
Ontario Business Improvement Association	April 19 – 22	St. Catharines
Ontario Small Urban Municipalities	April 29 – May 1	Parry Sound
Federation of Northern Ontario Municipalities (FONOM)	May 11 – 13	Timmins
Association of Municipalities of Ontario (AMO)	August 16 – 19	Ottawa

#### Online Elections Training offered by AMO:

AMO's Healthy Democracy Leadership Series: Supporting Local Leadership in run up to the 2026 Municipal Elections

Stream	Audience	2026 Dates
Stream 1 <a href="#">Register</a>	for elected officials at the municipal level considering re-election in 2026	- February 19 - March 26 - April 23 - May 7
Stream 2 <a href="#">Register</a>	For community members considering a run for municipal office in 2026 – first-time candidates who want to build confidence before launching a campaign	- March 10 - April 7 - April 28 - May 19

# CORRESPONDENCE

## Correspondence

A	Brantford	Provincial Support of the Ontario Airport Capital Assistance Program
B	Selwyn	Non-profit organizations to be included in producer-responsible blue-box collection
C	Town of Parry Sound	Letter to Minister of Education re. Near North District School Board – November 18, 2025
C1	Ministry of Education	Letter re assuming supervision of Near North District School Board – December 1, 2025
D	Wawa	Engaging underrepresented communities in process of implementing Bill 5
E	Wasaga Beach	Requesting funds set aside to manage Emerald Ash Borer Infestation
F	Brantford	Request for scheduling a Professional Activity Day on Municipal Election Day – school availability
G	Southwold	Province to maintain local, independent, municipally governed, watershed-based conservation authorities
H	Welland	A Call to Action: Standing Together for Justice and the Protection of Canada's Children
I	McKellar	Thanking Rec Committee for donation of snacks
J	FONOM	Northern Commitments in Ontario Fall Economic Statement
K	FONOM	Northern Ontario Hill Days: NOMA and FONOM Bring a Unified Northern Voice to Ottawa
L	FONOM	Call for support for 2+1 laning of Hwy 17
M	Northern Ontario Women's Association	Ensuring Women's Leadership, Safety, and Well-being in Development Under Ontario Bill 5
N	Gordon Houser	Thank you to Fire and Rescue Services
O	Parry Sound Area Chamber of Commerce	Snowmobile Trail update – trails in Parry Sound district open
P	McKellar	Support for the Cessation of the use of glyphosate-based herbicides



October 31, 2025

Premier Doug Ford

Sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Doug Ford:

Please be advised that Brantford City Council at its meeting held October 28, 2025 adopted the following:

#### **12.1.1 Provincial Support of the Ontario Airport Capital Assistance Program**

WHEREAS small and regional airports in Ontario serve as critical infrastructure—facilitating essential public services including air ambulance operations, forest firefighting, search & rescue, and law enforcement activities, while also driving local and regional economic development; and

WHEREAS many of these airports are ineligible for the federal Airports Capital Assistance Program (ACAP) due to eligibility constraints such as lacking year round scheduled service, yet still require capital funding for safety-related infrastructure; and

WHEREAS the Airport Management Council of Ontario (AMCO) has identified a persistent funding gap for non ACAP eligible community airports, estimating that approximately 85 such airports need \$5.5 million annually to address critical airside infrastructure needs; and

WHEREAS provinces including British Columbia, Alberta, and Saskatchewan have successfully managed permanent provincial capital-assistance programs—offering clear models for cost-sharing frameworks, eligible project criteria, and annual funding envelopes; and

WHEREAS AMCO's proposed Ontario Airport Capital Assistance Program (OACAP) envisions an annual operational budget of \$8.5–10 million, with a 75% provincial / 25% owner cost-share, a \$2 million per applicant cap, and bonuses for key community-benefiting projects; and

WHEREAS the 2025 Ontario Budget has already acknowledged "airports as cross country infrastructure" and signaled intent to include them in upcoming capital investments; and

WHEREAS the City of Brantford and the County of Brant benefit directly from airport-enabled services, and ensuring its continued operation is in the public interest of resident safety, economic resilience, and efficient connectivity.

NOW THEREFORE BE IT RESOLVED THAT The Corporation of the City of Brantford formally urges the Government of Ontario to:

- i. Implement the Ontario Airport Capital Assistance Program (OACAP) managed by the Ministry of Transportation.
- ii. Adopt the recommended cost-sharing structure (75% provincial / 25% municipal or operator), and cap funds at \$2 million per project per applicant.
- iii. Expand eligibility to include public-use registered aerodromes and certified airports not currently eligible for ACAP.
- iv. Reinstate the Ontario Air Advisory Panel to advise on airport infrastructure and policy priorities.
- v. Designate community and regional airports as critical infrastructure under provincial policy.
- vi. Investigate stable funding mechanisms—such as a dedicated stream from the aviation fuel tax—to support OACAP sustainably.

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, Minister of Transportation, local MPPs, Brant County, AMCO, and all Ontario municipalities operating public airports calling for provincial commitment to OACAP.

I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,  
[cgauthier@brantford.ca](mailto:cgauthier@brantford.ca)

CC Minister Of Transportation [minister.mto@ontario.ca](mailto:minister.mto@ontario.ca)  
 Member of Parliament Larry Brock [larry.brock@parl.gc.ca](mailto:larry.brock@parl.gc.ca)  
 Member of Provincial Parliament Will Bouma [will.bouma@pc.ola.org](mailto:will.bouma@pc.ola.org)  
 Brant County [clerks@brant.ca](mailto:clerks@brant.ca)  
 AMCO [amco@amco.on.ca](mailto:amco@amco.on.ca)  
 All Ontario municipalities operating public airports

November 12, 2025

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford,

**Re: Curbside Recycling Eligibility for Non-Profit Organizations**

At its regular meeting held on November 11<sup>th</sup>, 2025, the Council of the Township of Selwyn passed the following resolution:

**Resolution No. 2025 – 223 – Curbside Recycling – Non Profits**

Mayor Sherry Senis – Councillor Brian Henry –

Whereas the Province of Ontario designated producers to be responsible for collecting recycling in the Province; and

Whereas non-profit organizations, including our local food banks, have been deemed ineligible for producer blue box collection effective January 1<sup>st</sup>, 2026; and

Whereas food insecurity is a local, provincial and federal issue; and

Whereas food banks need to receive grocery items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material; and

Whereas food banks are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

Therefore be it resolved that the Council of the Township of Selwyn strongly urge the Province to re-instate the eligibility for curbside blue box collection as of January 1<sup>st</sup>, 2026, for non-profit organizations, such as food banks; and

That this motion be forwarded to Premier Doug Ford, Minister of the Environment, Conservation and Parks, MPP Dave Smith, County and City of Peterborough, Association of Municipalities of Ontario, Eastern Ontario Wardens' Caucus and Ontario Municipalities for support.

Carried.

Under the Province's producer-responsibility framework, food banks and similar non-profit organizations have been deemed ineligible for curbside blue box collection effective January 1, 2026. This change will place an unreasonable burden on these essential community services that rely entirely on volunteers and donations.

Food banks play a critical role in addressing food insecurity — an issue of local, provincial, and national importance. These organizations receive large quantities of grocery items packaged in cardboard and other recyclable materials, yet they have no sustainable means to manage the associated recycling costs once municipal collection ends.

The Township of Selwyn strongly urges the Province of Ontario to reinstate eligibility for curbside blue box collection for non-profit organizations, such as food banks.

Thank you for your attention to this matter.

Sincerely,



Megin Hunter  
Office Assistant/ Receptionist  
Township of Selwyn

Cc: Minister of the Environment Conservation and Parks  
MPP Dave Smith  
City of Peterborough  
Peterborough County  
Association of Municipalities of Ontario  
Eastern Ontario Wardens' Caucus  
Ontario Municipalities

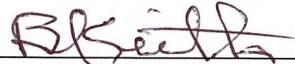



**Mailing Address**  
PO Box 270  
Bridgenorth  
Ontario K0L 1H0

**Tel:** 705 292 9507  
**Fax:** 705 292 8964



**THE CORPORATION OF THE TOWN OF PARRY SOUND  
RESOLUTION IN COUNCIL**

NO. 2025 – 157

<b>DIVISION LIST</b>	<b>YES</b>	<b>NO</b>	<b>DATE: November 18, 2025</b>
Councillor <b>G. ASHFORD</b>	_____	_____	<b>MOVED BY:</b> 
Councillor <b>J. BELESKEY</b>	_____	_____	
Councillor <b>P. BORNEMAN</b>	_____	_____	<b>SECONDED BY:</b>   
Councillor <b>B. KEITH</b>	_____	_____	
Councillor <b>D. McCANN</b>	_____	_____	
Councillor <b>C. McDONALD</b>	_____	_____	
Mayor <b>J. McGARVEY</b>	_____	_____	
<b>CARRIED:</b> <input checked="" type="checkbox"/> <b>DEFEATED:</b> _____ <b>Postponed to:</b> _____			

Whereas at the request of the Honourable Paul Calandra, Minister of Education, a governance and leadership review of the Near North District School Board (NNDSB) was undertaken and submitted by Rachel Osborne to the Minister on September 26, 2025, and

Whereas based on the findings and recommendations of the final report on the governance and leadership issues at the NNDSB, Minister Calandra issued 15 binding directives to the NNDSB; and

Whereas Directive #13 is: *Within 15 business days of receiving the directions, the Director of Education must submit to the ministry a community engagement plan detailing measures that will be undertaken in order to restore public confidence in the Board. This plan must include in-person engagement sessions with the community, with the first session taking place within 10 business days of receiving the directions. The Director must lead these engagement sessions in-person. The community engagement session(s) with the Parry Sound community must be prioritized (i.e., be the first to occur). Minutes for each community engagement session must be posted on the NNDSB website within 48 hours of the engagement session taking place; and*

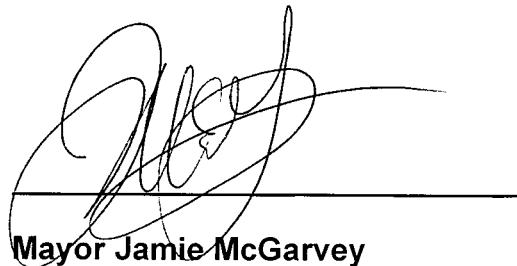
Whereas Directive #14 is: *Within 10 business days of receiving the directions, the board's communications protocol must be revised, implemented and posted on the school board website. The revised communications protocol must reflect a more responsive and visible role for the Director of Education in directly responding to and interacting with NNDSB communities; and*



Whereas the NNDSB has not complied with Directives #13 and #14;

Now Therefore by copy of this Resolution, Town of Parry Sound Council advises the Minister of Education that Directives #13 and #14 have not been complied with by the NNDSB and requests that the Minister of Education address the situation; and

That this resolution be copied to the Near North District School Board, Parry Sound-Muskoka MPP Graydon Smith, Parents for Parry Sound, West Parry Sound District Municipalities and First Nations.



Mayor Jamie McGarvey

**Ministry of Education**

Minister

315 Front Street West  
Toronto ON M7A 0B8**Ministère de l'Éducation**

Ministre

315, rue Front Ouest  
Toronto ON M7A 0B8

December 1, 2025

Dear Parents and Guardians,

Today, I am placing the Near North District School Board under supervision. This decision is necessary to restore accountability and ensure the board is focused on student achievement, and not internal dysfunction.

Over the past months, I have heard directly from many of you about the ongoing instability and lack of leadership at the board. I hear your frustration, and I share it.

After a thorough review, the Ministry of Education found major problems with how the board is managed. Despite clear directions from my office to address these concerns, the board has not taken the necessary steps. That is why I'm stepping in.

My ministry will make sure the board is focused on what matters most: your child's learning and success. Our goal is to restore strong leadership and ensure decisions are made in the best interest of students, families and educators.

Improving communication and responsiveness to parents will also be a priority. Our government recently announced that we are requiring school boards across the province to open a Student and Family Support Office that will give parents a direct and reliable way to raise concerns that aren't resolved at the school level and get timely answers. More information about this new office will be available in January 2026.

Thank you for your ongoing commitment to your child's education. We will bring the focus back to student success and ensure every child in the Near North District School Board has access to a strong, stable, and accountable school system.

Sincerely,

A blue ink signature of Paul Calandra, consisting of a large, stylized 'P' followed by 'C' and 'A' and a horizontal line.

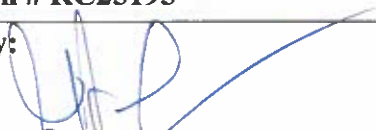

The Honourable Paul Calandra  
Minister of Education



REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 18, 2025

Resolution # RC25195	Meeting Order: 7
Moved by: 	Seconded by: 

**WHEREAS** The Government of Ontario has passed Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025, aiming to facilitate and accelerate resource development in Northern Ontario; and

**WHEREAS** Bill 5 presents far-reaching implications for municipalities, First Nations, and Indigenous communities across Northern Ontario—particularly affecting natural ecosystems and regions where women, Two-Spirit, and gender-diverse people have historically borne the brunt of unchecked development and continue to face systemic disparities and heightened risks tied to resource extraction; and

**WHEREAS** Women are too often included in economic and development decisions as an afterthought, rather than as proactive and central stakeholders, despite their increasing presence in leadership across municipalities, First Nations governments, community services, and economic development organizations; and

**WHEREAS** First Nations of Ontario women continue to be underrepresented at decision-making tables, despite significant leadership: as of recent reports, women hold over 35% of elected Chief positions in First Nations of Ontario, and significantly more leadership positions within community organizations, health, and education boards - positions that bring deep experience in balancing development with community well-being; and

**WHEREAS** The legacy of natural resource development in Northern Ontario has contributed to environmental degradation and social disruption, including clear links to the ongoing crisis of Missing and Murdered Indigenous Women, Girls, and Two-Spirit People (MMIWG2S); and

**WHEREAS** The National Inquiry into Missing and Murdered Indigenous Women, Girls, and Two-Spirit People (MMIWG2S) identified extractive industries as a key contributor to increased vulnerability to violence, especially in isolated development zones lacking oversight and safeguards; and

Part 2...



## The Corporation of the Municipality of Wawa

### REGULAR COUNCIL MEETING

### RESOLUTION

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**WHEREAS** Resource extraction has historically contributed to environmental degradation, increased cost-of-living, housing instability, and elevated levels of gender-based violence, particularly in rural and remote areas; and

**WHEREAS** Without gender-based and culturally informed planning, development under Bill 5 risks reproducing the same harmful patterns of exclusion, exploitation, and environmental harm that have characterized previous waves of resource development; and

**WHEREAS** Development under Bill 5 also presents opportunities for women's economic empowerment—including entry into skilled trades, environmental monitoring, and leadership roles in infrastructure and project planning—if such pathways are made intentional, accessible, and equitable; and

**WHEREAS** Environmental degradation is directly linked to the health and well-being of women and children, particularly in remote and Indigenous communities where access to clean water, healthy food systems, and cultural practices are tied to land-based knowledge; and

**WHEREAS** The Province of Ontario has an obligation to ensure that economic growth is not achieved at the expense of women's safety, human rights, or environmental integrity.

**NOW, THEREFORE, BE IT RESOLVED THAT** The Corporation of the Municipality of Wawa calls on the Province of Ontario to:

1. Ensure that women, Two-Spirit, and gender-diverse people—particularly from Indigenous and Northern communities—are actively engaged at the forefront of all planning, consultation, and implementation processes under Bill 5, from concept to completion;
2. Establish a dedicated Ministerial role or mandate for overseeing and safeguarding women's rights, safety, and economic opportunity throughout the resource development process, including authority to apply gender-based impact assessments to proposed projects;
3. Mandate gender-based and intersectional impact assessments be carried out on all developments enabled by Bill 5, particularly with regard to safety, housing, transportation, healthcare access, and cultural impacts on women and girls;

*Part 3...*



## The Corporation of the Municipality of Wawa

### REGULAR COUNCIL MEETING

### RESOLUTION

4. Ensure environmental protections are explicitly tied to community health outcomes, especially for women and children, by investing in environmental monitoring and enforcing strong environmental safeguards tied to traditional ecological knowledge and include community-led, land-based health indicators;
5. Invest in training, apprenticeship, and leadership programs to ensure women and girls—particularly those in remote, Indigenous, and underserved communities—can access opportunities in the skilled trades, environmental sciences, project management, and public service tied to resource development;
6. Recognize and act on the findings of the MMIWG2S Inquiry by implementing protective measures around development zones, including funding for shelters, safe transportation, trauma-informed care, community safety initiatives, and anti-violence strategies embedded in community agreements;
7. Publish annual, public-facing progress reports on the gendered impacts of development under Bill 5, including employment statistics, leadership inclusion, environmental outcomes, and indicators of community safety and wellness; and



**BE IT FURTHER RESOLVED THAT** This resolution be forwarded to the Premier of Ontario, the Minister of Energy and Mines, the Minister of Indigenous Affairs and First Nations Economic Reconciliation, the Associate Minister of Women's Social and Economic Opportunity, Minister of Municipal Affairs and Housing, and the Minister of the Environment, Conservation and Parks, FONOM, NOMA, as well as all Northern Ontario municipalities and First Nations governments.

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann		
<input type="checkbox"/>	WITHDRAWN	Joseph Opato		

#### Disclosure of Pecuniary Interest and the general nature thereof.

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

Clerk: \_\_\_\_\_

MAYOR – MELANIE PILON	CLERK – MAURY O'NEILL
	



**E**  
**TOWN OF WASAGA BEACH**

30 Lewis Street, Wasaga Beach  
Ontario, Canada L9Z 1A1  
Tel (705) 429-3844  
[mayor@wasagabeach.com](mailto:mayor@wasagabeach.com)

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**OFFICE OF THE MAYOR**

November 24, 2025

Relevant Provincial and Federal Ministries and Agencies.

***BY EMAIL ONLY***

**RE: Resolution from the Town of Wasaga Beach – Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation**

Please be advised that the Council of the Town of Wasaga Beach, during their November 13, 2025 Council meeting, and at the request of the Township of Stone Mills, passed the following resolution regarding Advocacy for Funds to Effectively Manage the Emerald Ash Borer Infestation.

Whereas the Emerald Ash Borer (EAB) infestation has caused a significant increase in dead ash trees across Ontario, creating ecological, financial, and public safety challenges;

And whereas the removal and replacement of affected trees has placed a substantial financial burden on municipalities, organizations, and property owners;

Therefore, be it resolved that the Town of Wasaga Beach supports the Township of Stone Mills motion to urge the Provincial and Federal governments to establish a dedicated fund to assist with the removal and replanting of trees impacted by the EAB infestation.

Be it further resolved that this letter of support be submitted to the relevant Provincial and Federal ministries and agencies to strengthen regional advocacy efforts on this issue.

Should you have any questions, please contact me at [mayor@wasagabeach.com](mailto:mayor@wasagabeach.com) or (705) 429-3844 ext. 2225.

Sincerely,

Brian Smith  
Mayor, Town of Wasaga Beach

/mps



November 28, 2025

Premier Doug Ford

Sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Doug Ford:

Please be advised that Brantford City Council at its meeting held November 25, 2025 adopted the following:

**12.4.11 Professional Activity (P.A) Day on Municipal Election Day – School Boards - Councillor Carpenter**

Councillor Carpenter read the title of his notice of motion:

WHEREAS municipalities across Ontario are responsible for organizing and administering municipal and school board elections every four years, as mandated under the *Municipal Elections Act, 1996*; and

WHEREAS local schools are traditionally among the most convenient, accessible, and familiar polling locations for voters in all communities; and

WHEREAS schools offer important accessibility features such as level entrances, parking, and public visibility that make them ideal polling stations, particularly for seniors, parents, and persons with disabilities; and

WHEREAS the use of schools as polling locations can lead to increased costs with regards to ensuring the safety and security of students; and

WHEREAS many municipalities face challenges securing suitable and accessible alternative voting locations, resulting in increased costs and reduced accessibility for voters; and

WHEREAS the Municipal Elections Act provides that school boards shall provide their facilities free of charge for the Municipal and School board elections; and

WHEREAS holding a province-wide Professional Activity (P.A.) Day for all publicly funded schools on municipal election day would alleviate concerns from school administrators for voting purposes while maintaining student safety; and

WHEREAS this coordinated approach would enhance voter convenience, improve accessibility, and help strengthen civic engagement and democratic participation by allowing electors to vote at their local schools without disrupting the student body; and

WHEREAS it would also create efficiencies and potential cost savings for municipalities by reducing the need to rent alternative facilities or implement special security measures; and

WHEREAS aligning a P.A. Day with municipal election day would require minimal disruption to the school calendar, as school boards already schedule several P.A. Days each academic year; and

WHEREAS this measure would demonstrate a spirit of cooperation between the Province of Ontario, local municipalities, and school boards to promote civic engagement and fiscal responsibility;

WHEREAS the Association of Municipal Clerks and Treasurers of Ontario and its members have lobbied the Province to establish a P.A day on Election Day;

NOW THEREFORE BE IT RESOLVED THAT:

- A. The Council of the City of Brantford respectfully requests the Premier of Ontario to consider directing all publicly funded school boards in Ontario to schedule a Professional Activity (P.A.) Day on the date of the municipal election in each election year; and
- B. That this direction be made in consultation with the Ministry of Education, the Association of Municipalities of Ontario (AMO), and school board associations, to ensure consistency across the province; and
- C. THAT a copy of this resolution be forwarded to:
  - i. The Premier of Ontario;
  - ii. The Minister of Education;
  - iii. The Association of Municipalities of Ontario (AMO);
  - iv. The Ontario Public School Boards' Association (OPSBA);
  - v. The Ontario Catholic School Trustees' Association (OCSTA); and
  - vi. All Ontario municipalities for their information and support
  - vii. MPP Will Bouma



I trust this information is of assistance.

Yours truly,



Chris Gauthier City Clerk,  
[cgauthier@brantford.ca](mailto:cgauthier@brantford.ca)

CC - The Minister of Education [paul.calandra@pc.ola.org](mailto:paul.calandra@pc.ola.org)

The Ontario Public School Boards' Association (OPSBA) [Bwallace@opsba.org](mailto:Bwallace@opsba.org)

The Ontario Catholic School Trustees' Association (OCSTA) [aobrien@ocsta.on.ca](mailto:aobrien@ocsta.on.ca)

Association of Municipalities of Ontario - [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)

All Ontario municipalities for their information and support

MPP Will Bouma - [will.bouma@pc.ola.org](mailto:will.bouma@pc.ola.org)

November 26, 2025

The Honourable Todd J. McCarthy  
Minister of Environment, Conservation and Parks  
College Park, 5<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON  
M7A 2J3

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

Dear Honourable Minister McCarthy:

Please be advised that Council for the Township of Southwold, at its Regular Meeting on Monday November 24, 2025 passed the following resolution:

### **Conservation Authority Consolidation Resolution**

#### **2025-349 Councillor Fellows – Deputy Mayor Pennings**

**WHEREAS** the Conservation Authorities Act (1946) enables municipalities to establish local conservation authorities, and when municipalities choose to form such authorities, they assume responsibility for governance and funding through the appointment of a Board of Directors and the provision of an annual levy to cover expenses;

**AND WHEREAS** the Corporation of the Township of Southwold established the Lower Thames Valley Conservation Authority and Kettle Creek Conservation Authority;

**AND WHEREAS** local municipalities currently provide over 50% of total conservation authority funding;

**AND WHEREAS** municipalities have governed their respective conservation authorities for decades, tailoring programs and services to local watershed needs, maintaining accountable service standards, and ensuring fair and predictable costs for ratepayers;

**AND WHEREAS** conservation authorities collectively own and manage thousands of acres of land, much of which was donated by local residents and

entrusted to conservation authorities as a personal legacy for long-term protection, stewardship, and the public good, with the expectation that such lands would be cared for by locally governed conservation authorities;

**AND WHEREAS** Bill 68 (Schedule 3) proposes the creation of the Ontario Provincial Conservation Agency, a Crown corporation that would assume governance responsibilities and consolidate Ontario's 36 conservation authorities into seven regional authorities, with municipal cost apportionment yet to be defined;

**AND WHEREAS** the Province already possesses the authority to establish overarching legislation, regulations, and standards through the Conservation Authorities Act and the Ministry of the Environment, Conservation and Parks;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of Southwold calls on the Government of Ontario to maintain local, independent, municipal[y governed, watershed-based conservation authorities to ensure strong local representation in decisions related to municipal levies, community-focused service delivery, and the protection and management of conservation lands;

**AND FURTHER THAT** while the Corporation of the Township of Southwold supports provincial goals for consistent permit approval processes, shared services, and digital modernization, imposing a new top-down agency structure without strong local accountability and governance risks creating unnecessary cost, red tape, and bureaucracy, thereby undermining efficiency and responsiveness to local community needs;

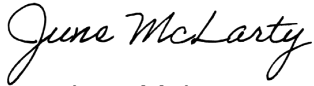
**AND FURTHER THAT** the Corporation of the Township of Southwold supports efforts to balance expertise, capacity, and program delivery across the province, and requests that the Province work collaboratively with municipalities and local conservation authorities to determine the most effective level of strategic consolidation to achieve both provincial and local objectives;

**AND FURTHER THAT** a copy of this resolution be sent to the Ontario Minister of Environment, Conservation, and Parks, to the local MP and MPPs, the Association of Municipalities of Ontario, the Rural Ontario

Municipal Association, and all municipalities and Conservation Authorities in Ontario.

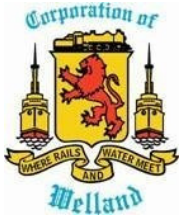
**CARRIED**

Yours truly,

A handwritten signature in cursive script that reads "June McLarty".

June McLarty  
Deputy Clerk

Cc: The Honourable Andrew Lawton, MP Elgin-Middlesex-London, via email  
The Honourable Rob Flack, MPP Elgin-Middlesex-London, via email  
The Association of Municipalities of Ontario, via email  
The Rural Ontario Municipal Association, via email  
Ontario Municipalities, via email  
Mark Peacock, Lower Thames Valley Conservation Authority, via email  
Elizabeth VanHooren, Kettle Creek Conservation Authority, via email



**H**  
**OFFICE OF THE MAYOR**  
**FRANK CAMPION**  
60 East Main Street  
Welland, Ontario  
L3B 3X4  
Phone: 905-735-1700  
Fax: 905-735-1543

December 2, 2025

**Subject: A Call to Action: Standing Together for Justice and the Protection of Canada's Children**

Dear Fellow Mayors,

I write to you today not only as the Mayor of Welland, but as a member of a community that has been deeply shaken by an unthinkable act in August 2025: the brutal sexual assault of a three-year-old child. This tragedy has horrified our residents, leaving families in grief and disbelief, and compelling us as leaders to confront the uncomfortable truth that our justice system is failing to adequately protect our most vulnerable.

While no policy can erase the trauma this child and their family will endure, we have a moral obligation to act. This moment demands leadership from all of us, to raise our collective voices and ensure that meaningful reform takes place.

I urge you to join me in calling on provincial and federal governments to take immediate and decisive action by advancing the following measures:

- The full and expedited implementation of recent federal bail and sentencing reforms, so that new provisions designed to protect the public—particularly victims of violent sexual crimes—are applied swiftly and consistently across all jurisdictions.
- Strengthening bail and sentencing provisions so that individuals charged with, or convicted of, violent sexual crimes face the strictest possible conditions, including limits on early release in cases of extreme brutality.
- That parole eligibility for sexual offences against children reflects the full gravity of these crimes, limiting conditional or early release for offenders who pose ongoing risks to community safety.
- Strengthening the National Sex Offender Registry, providing communities and police with timely, accurate information and effective tools to safeguard residents.

Canadians must be able to trust that our justice system prioritizes public safety—especially the safety of children—above all else. Communities like ours cannot bear the weight of knowing that legislative gaps may allow dangerous offenders to harm again.

I am calling on you, my colleagues in municipalities across Canada, to:

1. Pass council resolutions urging your respective provincial governments to review and strengthen laws protecting children from violent offenders.
2. Collaborate through FCM and provincial municipal associations to bring a united municipal voice to Ottawa and all legislatures across the country, advocating for the timely implementation and continued enhancement of justice reforms.
3. Engage your local MPs, MPPs/MLAs, and their governments to advocate for continued legislative and judicial reform.

4. Support awareness and prevention efforts within your communities to reinforce the safety and well-being of every child.

Together, we can create a wave of leadership that demands justice and refuses complacency. The protection of children transcends politics and geography; it is a shared duty that defines who we are as a nation.

Thank you for standing with us in this urgent cause. I would welcome the opportunity to coordinate efforts with you and your councils to move this national call forward.

With respect and solidarity,

A handwritten signature in cursive script, appearing to read "Frank Campion".

Frank Campion

Mayor of Welland



McKellar Township Public Library  
701 Highway #124  
McKellar, Ontario  
POG 1C0  
705 389-2611 phone  
e: [mckellarlib@vianet.ca](mailto:mckellarlib@vianet.ca)

Wednesday October 29, 2025

Whitestone Recreation Committee  
21 Church Street  
Dunchurch, Ontario  
POA 1G0

To Whom It May Concern:

On Saturday we held our first Monster Mash Dance for children aged 12 and under. We had 110 people of all ages attend our dance. While we were decorating, we were surprised with two boxes of chips donated by the **Whitestone Recreation Committee**. This was such a wonderful addition to our dance party.

We just wanted to make sure to thank you for this thoughtful and generous donation!

Sincerely,

Lynne Campbell  
CEO/Librarian  
McKellar Public Library

**FOR IMMEDIATE RELEASE**

November 6, 2025

**FONOM Welcomes Northern Commitments in Ontario's Fall Economic Statement**

**Gore Bay, ON** – The Federation of Northern Ontario Municipalities (FONOM) acknowledges the Ontario government's 2025 Fall Economic Statement, which highlights several important investments and initiatives that will directly benefit Northern communities. FONOM is encouraged by the Province's commitment to balance its books by 2027-2028 while continuing to invest in key infrastructure and affordability measures. The government's decision to match the federal cut to the HST on new home purchases for first-time buyers, up to \$1 million, will provide meaningful support to Ontarians seeking affordable housing.

For Northern Ontario, several initiatives stand out — including the pilot project to bring ride-sharing services to communities along the Northlander corridor, the commitment to source GO Transit bi-level rail coaches in Thunder Bay, and, as previously mentioned, the investments in road infrastructure such as the Greenstone corridor toward the Ring of Fire.

FONOM also welcomes the increased **Connecting Links program funding to \$45 million**, the rise of the **Ontario Community Infrastructure Program (OCIP) minimum to \$125,000**, and the **\$50 million increase to the Ontario Municipal Partnership Fund (OMPF), now totalling \$600 million**. These measures will provide municipalities with greater capacity to maintain and improve local infrastructure and essential services.

The government's ongoing investment in clean water systems, now totalling \$4 billion, including \$1.6 billion for upgrades, represents a significant step toward long-term sustainability for many Northern communities.

"The increase to the Ontario Municipal Partnership Fund and the higher minimum under the



Ontario Community Infrastructure Program are positive steps for our member communities,” **said Dave Plourde, President of FONOM.** “We’ll continue to advocate on issues that impact Northern municipalities, including the effects of tariffs on local economies. As this is a Fall Economic Statement, FONOM looks forward to continuing our work with the Province to ensure Northern communities can address their current challenges and are prepared to contribute to Ontario’s overall success.”

FONOM also acknowledges the fiscal challenges outlined in the Statement, with Ontario ending last year with a deficit just over \$1 billion and projecting a \$14.5-billion shortfall for 2025-26. Despite these pressures, the Province continues to make important commitments that reflect confidence in the North’s role in driving growth and opportunity.

FONOM will continue to advocate for policies and programs that reflect the unique needs and priorities of Northern municipalities.

**Media Contact:**

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | [fonom.info@gmail.com](mailto:fonom.info@gmail.com)

## FOR IMMEDIATE RELEASE

November 26, 2025

### **FONOM Welcomes Federal Support for Steel and Lumber Sectors Impacted by U.S. Tariffs**

**Northeastern Ontario** – The Federation of Northern Ontario Municipalities (FONOM) welcomes today’s announcement by Prime Minister Mark Carney outlining new federal measures to support Canada’s steel and softwood lumber industries, which continue to face unprecedented challenges due to aggressive U.S. tariff actions.

The federal plan includes strengthened protections for domestic producers, expanded financial supports for companies facing liquidity pressures, and new incentives to increase the use of Canadian steel and lumber in national infrastructure and housing projects. These measures aim to stabilize sectors vital to the economies of many Northern Ontario communities.

Prime Minister Carney announced that Canada will significantly tighten tariff-rate quotas on foreign steel imports, opening an estimated **\$850 million in domestic demand** for Canadian producers. In addition, the federal government is allocating **\$500 million in new financing** for softwood lumber firms, paired with a further **\$500 million expansion** of the Business Development Bank of Canada’s softwood guarantee program.

FONOM is encouraged by the federal government’s recognition of the pressures facing Northern resource-based communities, where steel and lumber operations support thousands of jobs and anchor local economies.

**“These measures acknowledge what Northern Ontario has long understood — that our steel and lumber sectors are national economic pillars,”** said FONOM President Dave Plourde **“U.S. tariffs continue to destabilize communities across the North, and today’s announcement provides needed tools to help our workers and industries adapt, compete, and grow.”**

FONOM also welcomes the federal commitment to **reduce interprovincial freight rates by 50 per cent** for steel and lumber shipments beginning next spring. Lower transportation costs will help Northern producers access new domestic markets and move product efficiently while north-south trade remains constrained.

As part of the plan, the federal government will also advance the **Buy Canadian Policy**, ensuring that major defence, construction, and infrastructure projects prioritize Canadian steel, aluminum,

and wood products. This aligns strongly with FONOM's longstanding advocacy for procurement policies that support Canadian jobs and supply chains.

"Keeping Canadian dollars working in Canada is essential," added the President. "These steps will create new demand for made-in-Canada materials while helping stabilize communities affected by unpredictable U.S. trade actions."

FONOM looks forward to continued collaboration with federal officials to ensure the timely rollout of these programs, and to ensure that Northern Ontario municipalities and industries can fully benefit from the measures announced today.

**Media Contact:**

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | [fonom.info@gmail.com](mailto:fonom.info@gmail.com)

## **Proposed resolution from FONOM regarding 2+1 laning of Highways 11 and 17**

Whereas Canada's east-west trade and national mobility rely on the Trans-Canada Highway system, including Highways 17 and 11 across Northern and Eastern Ontario, which carry significant freight volumes but remain predominantly two-lane corridors; and

Whereas four-laning the entirety of Highway 17 is the ultimate goal of the communities along the corridor; and

Whereas the proven "2+1" highway design - alternating passing lanes with a continuous median barrier - delivers safety outcomes comparable to full twinning at substantially lower cost, land, and environmental impact, and can be scaled or converted to four lanes (2+2) as volumes grow; and

Whereas the Government of Ontario has announced a 2+1 pilot between North Bay and Temagami and a further extension toward Cochrane, creating a near-term implementation pathway; and

Whereas modernizing Highways 17 and 11 will improve safety, reduce closures, strengthen supply-chain reliability for mining, forestry, agriculture, tourism and manufacturing, and enhance national resilience and emergency response capacity; and

Whereas a phased 2+1 build - prioritizing Highway 11 (North Bay --+ Cochrane, then Cochrane --+ Nipigon) and key sections of Highway 17 (western border of County of Renfrew--+ Sudbury; Sault Ste. Marie--+ Sudbury; Thunder Bay--+ Kenora) - aligns with nation-building criteria, supports economic reconciliation with Indigenous partners, and enables integrated EV charging and low-carbon construction practices;

Whereas analysis summarized by the Federation of Northern Ontario Municipalities, (FONOM) demonstrates high freight demand on these routes and strong safety/economic rationale for a 2+1 program;

Therefore Be It Resolved That the Council of the Municipality of Whitestone formally endorses the adoption and phased implementation of a 2+1 highway program on Highways 17 and 11 as a nation-building project; and

That the Government of Canada be urged to designate this initiative as a project of national interest under the Building Canada Act and to partner with Ontario to co-fund and accelerate planning, design, procurement, and construction; and

That the Government of Ontario be urged to expand the announced pilot to a corridor-wide program, sequencing works as follows (subject to readiness and safety benefit):

That the Government of Ontario prioritize these projects into the Ministry of Transportation's Major Projects Division; and

That both governments ensure early, ongoing, and capacity-supported engagement with affected Indigenous Nations, with opportunities for Indigenous training, contracting, and equity participation; and

That the program incorporate corridor-wide safety features (barrier-separated 2+1 cross-sections, controlled passing frequency, wildlife considerations), resilience measures (closure mitigation, climate adaptation), and clean-growth elements (EV charging readiness, recycled aggregates, lower-carbon materials); and

That this resolution be sent to:

Right Honourable Mark Carney, Prime Minister

Honourable Doug Ford, Premier of Ontario

Honourable Steven MacKinnon, Minister of Transport (Canada)

Honourable Gregor Robertson, Minister of Infrastructure (Canada)

Hon. Prabmeet Singh Sarkaria, MPP, Ontario Minister of Transportation

Scott Aitcheson, MP, Parry Sound Muskoka

Honourable Graydon Smith, MPP, Parry Sound Muskoka

Federation of Northern Ontario Municipalities (FONOM)

Northwestern Ontario Municipal Association (NOMA)

Association of Municipalities of Ontario (AMO)

Federation of Canadian Municipalities (FCM)

Rural Ontario Municipal Association (ROMA)

Eastern Ontario Wardens' Caucus (EOWC) (for support)

County of Renfrew (for information)

## NORTHERN ONTARIO WOMEN'S ASSOCIATION

**Resolution:** Ensuring Women's Leadership, Safety, and Well-being in Development Under Ontario Bill 5

**Subject:** Upholding Women's Rights, Leadership, and Environmental Health in the Implementation of Ontario Bill 5

**WHEREAS** The Government of Ontario has passed Bill 5, Protect Ontario by Unleashing Our Economy Act, 2025, aiming to facilitate and accelerate resource development in Northern Ontario; and

**WHEREAS** Bill 5 presents far-reaching implications for municipalities, First Nations, and Indigenous communities across Northern Ontario—particularly affecting natural ecosystems and regions where women, Two-Spirit, and gender-diverse people have historically borne the brunt of unchecked development and continue to face systemic disparities and heightened risks tied to resource extraction; and

**WHEREAS** Women are too often included in economic and development decisions as an afterthought, rather than as proactive and central stakeholders, despite their increasing presence in leadership across municipalities, First Nations governments, community services, and economic development organizations; and

**WHEREAS** The Northern Ontario Women's Association (NOW Association) was founded to ensure that the voices of women—who increasingly occupy leadership roles in municipal councils, First Nations governance, and community planning—are respected, protected, and embedded in all regional development initiatives; and

**WHEREAS** First Nations of Ontario women continue to be underrepresented at decision-making tables, despite significant leadership: as of recent reports, women hold over 35% of elected Chief positions in First Nations of Ontario, and significantly more leadership positions within community organizations, health, and education boards - positions that bring deep experience in balancing development with community well-being; and

**WHEREAS** The legacy of natural resource development in Northern Ontario has contributed to environmental degradation and social disruption, including clear links to the ongoing crisis of Missing and Murdered Indigenous Women, Girls, and Two-Spirit People (MMIWG2S); and

**WHEREAS** The National Inquiry into Missing and Murdered Indigenous Women, Girls, and Two-Spirit People (MMIWG2S) identified extractive industries as a key contributor to increased vulnerability to violence, especially in isolated development zones lacking oversight and safeguards; and

**WHEREAS** Resource extraction has historically contributed to environmental degradation, increased cost-of-living, housing instability, and elevated levels of gender-based violence, particularly in rural and remote areas; and

**WHEREAS** Without gender-based and culturally informed planning, development under Bill 5 risks reproducing the same harmful patterns of exclusion, exploitation, and environmental harm that have characterized previous waves of resource development; and

**WHEREAS** Development under Bill 5 also presents opportunities for women's economic empowerment—including entry into skilled trades, environmental monitoring, and leadership roles in

infrastructure and project planning—if such pathways are made intentional, accessible, and equitable; and

**WHEREAS** Environmental degradation is directly linked to the health and well-being of women and children, particularly in remote and Indigenous communities where access to clean water, healthy food systems, and cultural practices are tied to land-based knowledge; and

**WHEREAS** The Province of Ontario has an obligation to ensure that economic growth is not achieved at the expense of women’s safety, human rights, or environmental integrity.

**NOW, THEREFORE, BE IT RESOLVED THAT** The Northern Ontario Women’s Association calls on the Province of Ontario to:

1. Ensure that women, Two-Spirit, and gender-diverse people—particularly from Indigenous and Northern communities—are actively engaged at the forefront of all planning, consultation, and implementation processes under Bill 5, from concept to completion;
2. Establish a dedicated Ministerial role or mandate for overseeing and safeguarding women’s rights, safety, and economic opportunity throughout the resource development process, including authority to apply gender-based impact assessments to proposed projects;
3. Mandate gender-based and intersectional impact assessments be carried out on all developments enabled by Bill 5, particularly with regard to safety, housing, transportation, healthcare access, and cultural impacts on women and girls;
4. Ensure environmental protections are explicitly tied to community health outcomes, especially for women and children, by investing in environmental monitoring and enforcing strong environmental safeguards tied to traditional ecological knowledge and include community-led, land-based health indicators;
5. Invest in training, apprenticeship, and leadership programs to ensure women and girls—particularly those in remote, Indigenous, and underserved communities—can access opportunities in the skilled trades, environmental sciences, project management, and public service tied to resource development;
6. Recognize and act on the findings of the MMIWG2S Inquiry by implementing protective measures around development zones, including funding for shelters, safe transportation, trauma-informed care, community safety initiatives, and anti-violence strategies embedded in community agreements;
7. Publish annual, public-facing progress reports on the gendered impacts of development under Bill 5, including employment statistics, leadership inclusion, environmental outcomes, and indicators of community safety and wellness; and

**BE IT FURTHER RESOLVED THAT** This resolution be forwarded to the Premier of Ontario, the Minister of Energy and Mines, the Minister of Indigenous Affairs and First Nations Economic Reconciliation, the Associate Minister of Women’s Social and Economic Opportunity, Minister of Municipal Affairs and Housing, and the Minister of the Environment, Conservation and Parks, FONOM, NOMA, as well as all Northern Ontario municipalities and First Nations governments.

**Motion:** Sally Hagman

**Second:** Melanie Pilon

**CARRIED**

*The Northern Ontario Women's Association (NOW) is a group of local elected officials in Northern Ontario who identify as women, and who want to lead the conversation on priorities and issues that are directly affecting women in the northern region. NOW's membership includes women with diverse professional backgrounds in economic development, locomotive engineering, skilled trades training, health care, employment services, marketing, business management, and more. Many have multi-year experience on municipal council.*



**N**

**From:** ghouser  
**Sent:** November 12, 2025 2:08 PM  
**To:** Fire Chief Bob <[fire.department@whitestone.ca](mailto:fire.department@whitestone.ca)>  
**Subject:** Attention Fire Chief Bob

To all Whitestone Fire Department Personnel

I would like to say a sincere "thank you", for assisting me during my medical emergency on the morning of November 5th, 2025. I understand that due to inclement weather Air Ornge could not make a flight to where I was located at our hunt camp. I appreciate the help and concern of Fire Chief Bob, that he gave me during my almost two hour trip out of the bush on a quad getting out to the road. I could not sit down as the pain was too great. That is why I did not ride in the Argo. I rode standing up on the running boards all of the way. I know, not very safe. And I couldn't keep answering his calls, as it would have slowed my progress getting to the road.

I was relieved to see Air Ornge waiting for me, and I couldn't get to Parry Sound hospital fast enough. I can't remember if I thanked Bob before the helicopter lifted off. It was quite an ordeal, and I thank the entire Whitestone Fire Department for their compassion and assistance.

Your sincerely,

Gordon Houser

Retired Volunteer Firefighter (Dunnville/Haldimand)

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

From: [psachamber@gmail.com](mailto:psachamber@gmail.com)

To:

Sent: Thursday, December 4th 2025, 14:14

Subject: Advocacy efforts pay off

Hi everyone. I just wanted to share our advocacy part has paid off!

This is a huge victory to save snowmobiling in the district and the province for that matter. All 18% of the trails that were closed in our district will now be reopened if feasible, and the groomers will be back to a full 11 up from 7.

Please click the link for the full update:

<https://www.facebook.com/share/p/16Vnw3LPeX/?mibextid=wwXIfr>

## The Ontario Federation of Snowmobile Clubs - OFSC's Post



The Ontario Federation of Snowmobile Clubs - OFSC

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**!! Breaking News - Full OFSC Trail Network To Be Restored Thanks to Historic \$4.9M Investment by the Government of Ontario !!**

The OFSC is thrilled to share great news for organized snowmobiling in Ontario. Thanks to a historic \$4.9M investment by the Government of Ontario (\$3.9M in new funding, \$1M in infrastructure funding already allocated), Ontario's snowmobile trail network can be restored in full for the 2025–26 season, as it was at the end of last season (30,000+KM). This investment reflects the importance of our system to communities, the economic impact of our trails, and the tremendous effort that has gone into ensuring snowmobiling remains a cornerstone of winter in this province. Looking beyond this season, this investment represents the first step in plans that will ensure the long-term sustainability of a trail network of this size in Ontario.

Over the next few weeks, Clubs will be hard at work doing trail prep, signage, pre-season maintenance on grooming equipment, and securing land use permissions. The OFSC Interactive Trail Guide will update in real-time as land-use permissions are secured for entire trail segments!

Snowmobiling in Ontario runs on three things: volunteers, landowners, and permit revenue. Contact your club to volunteer, respect our landowners, and buy a permit! Working together, the future of snowmobiling in Ontario is strong.

Big thanks to our MPP for making this an important topic of conversation at Queens Park and for the incredibly fast response!

Our snowmobile forum at the BOCC was only 17 days ago.

Kind regards

Chris McDonald  
Executive Director

Mobile: (705)774-6129

Office (705)746-4213

Check out the [November digital newsletter here!](#)

Book an appointment with me [here!](#)

[manager@psachamber.ca](mailto:manager@psachamber.ca)

[psachamber.ca](http://psachamber.ca)



# CORPORATION OF THE TOWNSHIP OF MCKELLAR

DATE: December 2, 2025

RESOLUTION No. 25-521  
AGENDA ITEM No. 19.1

Moved by:

Mike Kelly

Seconded by:

NTA

**WHEREAS** on August 12, 2025, Council of the Municipality of West Nipissing passed Resolution 2025-263 requesting reconsideration of the planned use of glyphosate-based herbicides; and

**WHEREAS** the Council of the Municipality of Whitestone passed Resolution No. 2025-331 declaring their support for the Municipality of West Nipissing;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar declares their support for the Municipality of West Nipissing, urging the province to reconsider the planned use of glyphosate-based herbicides and suspend aerial spraying until research is completed and reviewed; and

**THAT** this resolution be forwarded to Premier Doug Ford, The Honourable Mike Harris Jr., Minister of Natural Resources and Forestry, the Honourable Sylvia Jones, Minister of Health and MPP Graydon Smith.

Carried ☒

Defeated ☐

Deferred ☐

David Moore  
David Moore, Mayor

## DIVISION VOTE

	YEA	NAY	ABSTAIN	ABSENT
Councillor Morley Haskim	___	___	___	___
Councillor Mike Kekkonen	___	___	___	___
Councillor Nick Ryeland	___	___	___	___
Councillor Debbie Zulak	___	___	___	___
Mayor David Moore	___	___	___	___