



**Regular Council Meeting Minutes  
Thursday, January 23, 10:00 a.m.  
Dunchurch Community Centre and Zoom Video Conferencing**

- Present:** Mayor George Comrie (via audio / videoconferencing)  
Councillor Janice Bray  
Deputy Mayor Joe Lamb Chairperson for the Meeting  
Councillor Scott Nash (via audio / videoconferencing)  
Councillor Brian Woods
- Staff:** Nigel Black, CAO/Clerk  
Paula Macri, Planning Assistant (10:00 a.m. to 2:40 p.m. via audio /  
videoconferencing)  
Wendy Schroeder, Deputy Clerk  
Bob Whitman, Fire Chief (10:00 a.m. to 2:40 p.m. via audio /  
videoconferencing)
- Invited Guests:** Phil Black, President, Rotary Club of Parry Sound
- Other Guests:** 1 in person  
6 via audio/videoconferencing

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

**2. Disclosure of Pecuniary Interest**

Deputy Mayor Lamb requested that any pecuniary interest be declared for the record.

Councillor Bray declared a pecuniary interest with Item 7.1.2 – Maple Island Thrift Shop Committee (Draft) Meeting Minutes of November 22, 2024

Mayor Comrie declared a pecuniary interest with Item 7.1.2 – Maple Island Thrift Shop Committee (Draft) Meeting Minutes of November 22, 2024

**3. Approval of the Agenda**

**Resolution No. 2025-001**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**WHEREAS** the Members of Council have been presented with an Agenda for the January 23, 2025 Regular Council meeting;

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

**Carried**

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

4.1 Rotary Club of Parry Sound – Phil Black, President

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

##### **Resolution No. 2025-002**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**THAT** the Council of the Municipality of Whitestone receives for information the presentation from The Rotary Club of Parry Sound, and thanks the Rotary Club for the presentation.

**Carried**

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

##### **Resolution No. 2025-003**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Woods

**THAT** the Council of the Municipality of Whitestone move into Committee of the Whole at 10:28 a.m.

**Carried**

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

##### **5.1 Belvedere Heights Matters**

- A Guarantee Agreement (as Co-Owner of the District of Parry Sound West Home for the Aged) with the Toronto-Dominion Bank ®
  - 5.1.1 Email from James Walsh, Prichard Law
  - 5.1.2 Email from Pam Wing, Belvedere Heights Chair
  - 5.1.3 Demand Operating Facility Agreement (for information only)
  - 5.1.4 Whitestone Guarantee Agreement
- B Resolution of Support - Belvedere Heights proposal to enter into a loan agreement with the Township of Carling to support a two-year construction funding loan for the addition of 24 new long- term care beds
- C Request from Pam Wing, Chair Belvedere Heights Board of Management for the ownership to return the funds that were submitted to the Municipalities in May 2021
- D Belvedere Heights Board of Management Discussion with Municipal Partners presentation

##### **5.2 Planning Matters**

- 5.2.1 Consent Application No. B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.)
  - Memorandum from Parry Sound Area Planning Board dated December 16, 2024

## **Reconvene into Regular Meeting**

### **Resolution No. 2025-004**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 11:32 a.m.

**Carried**

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

### **Resolution No. 2025-005**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

#### **5.1 Belvedere Heights Matters**

**THAT** the Council of the Municipality of Whitestone receives for information Guarantee Agreement (as Co-Owner of the District of Parry Sound West Home for the Aged) with the Toronto-Dominion Bank, the proposed Resolution of Support from Belvedere Heights Board of Management and the request from Pam Wing for the return of funds.

**Carried**

### **Resolution No. 2025-006**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

#### **5.2 Planning Matters**

##### **5.2.1 Consent Application No. B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.)**

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.) and provided a copy to the Municipality of Whitestone;

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

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

1. that the lots receive new 911 addressing from the Municipality;
2. that all applicable planning board fees be paid to the Parry Sound Area Planning Board; and
3. that payment of all Municipal planning consultant fees and all other

fees associated with the processing of this application be paid.

**Amendment proposed by Mayor Comrie**

**Resolution No. 2025-007**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Bray

5.2.1 **THAT** the Council of the Municipality of Whitestone amend the resolution to add the following condition:

4. that this matter is deferred for a legal opinion.

**Recorded Vote (per Section 3.20, Procedural By-law 80-2023):**

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

**Defeated**

**Resolution No. 2025-006**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**5.2 Planning Matters**

5.2.1 Consent Application No. B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.)

**WHEREAS** Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application B43/2024(W) – Merritt, Gary / Hall, Shawn (1346107 Ontario Inc.) and provided a copy to the Municipality of Whitestone;

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

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

1. that the lots receive new 911 addressing from the Municipality;
2. that all applicable planning board fees be paid to the Parry Sound Area Planning Board; and
3. that payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

**Recorded Vote (per Section 3.20, Procedural By-law 80-2023):**

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

**Carried**

**Recess 11:55 a.m. to 12:25 p.m.**

**Resolution No. 2025-008**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

**Move into Public Meeting**

**THAT** the Council of the Municipality of Whitestone move into the Public Meeting at 12:25 p.m.

**Carried**

**6. Public Meeting**

6.1 EWIN, John and Inga - Proposed Zoning By-law amendment to re-zone Parts 1 to 4 on Plan 42R-22530 from the Waterfront Residential 2 - Limited Services (WF2-LS) Zone to the Waterfront Residential 2 Exception Nos. 7 & 8 - Limited Services

**1. Call to Order**

Council and Staff introduced to attendees

**2. Disclosure of Pecuniary Interest**

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

**3. Meeting Protocol**

Deputy Mayor Lamb asked that all comments be addressed through the Chairperson and that the person making comments should state their name before speaking.

**4. Notice**

Deputy Mayor Lamb asked the Clerk how the Notice was delivered. The Clerk advised that Notice was posted on the Municipal website and on the public bulletin board at the Municipal Office on December 5, 2024, posted on the property and posted with Metroland "online" newspaper on December 10, 2024.

**5. Correspondence**

Deputy Mayor Lamb asked the Clerk if any correspondence been received on this matter. None was received.

## 6. Discussion

- a. EWIN, John and Inga - Proposed Zoning By-law amendment is to rezone Part of Lots 27 and 28, Concession 4 being Parts 1, 2, 3, & 4 on Plan 42R-22530 in the geographic Township of McKenzie, now in the Municipality of Whitestone, being Part of PIN Nos. 52250-0207 and 52250-0208 from the Waterfront Residential 2 – Limited Services (WF2-LS) Zone to the Waterfront Residential 2 –Limited Services (WF2-LS) Exception Zones

- The Applicant was asked to speak should they wish to do so; applicant not present
- Questions or comments from the public - none

## 7. Adjournment

The Public Meeting was adjourned at 12:35 pm.

### Resolution No. 2025-009

**Moved by:** Councillor Bray

**Seconded by:** Councillor Woods

**THAT** the Council of the Municipality of Whitestone reconvene into the Regular Meeting at 12:35 p.m.

**Carried**

### Matters arising from Public Meeting

### Resolution No. 2025-010

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

- 6.1 EWIN, John and Inga - Proposed Zoning By-law amendment to re-zone Parts 1 to 4 on Plan 42R-22530 from the Waterfront Residential 2 - Limited Services (WF2-LS) Zone to the Waterfront Residential 2 Exception Nos. 7 & 8 - Limited Services

**THAT** the Council of the Municipality of Whitestone receive for information the Memorandum from Paula Macri, Planning Assistant dated January 9, 2025.

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

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

**Carried**

## 7. Consent Agenda

### Resolution No. 2025-011

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Woods

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

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of December 10, 2024
  - 7.1.2 Maple Island Thrift Shop Committee (*Draft*) Meeting Minutes of November 22, 2024
  - 7.1.3 Emergency Management Program Committee (*Draft*) Meeting Minutes of November 28, 2024
  - 7.1.4 Recreation Committee Meeting Minutes of October 24, 2024
- 7.2 Committee and Board Minutes
  - 7.2.1 North Bay Parry Sound District Health Unit Finance and Property Committee of the Board of Health – June 26, 2024
  - 7.2.2 North Bay Parry Sound District Health Unit Board of Health – November 27, 2024
- 7.3 Unfinished Business (listed on pages 5 and 6 of the agenda)

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

- 7.1 Council and Committee Meeting Minutes
  - 7.1.1 Regular Council Meeting Minutes of December 10, 2024

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

- 7.1.2 Maple Island Thrift Shop Committee (*Draft*) Meeting Minutes of November 22, 2024
  - 7.1.3 Emergency Management Program Committee (*Draft*) Meeting Minutes of November 28, 2024
  - 7.1.4 Recreation Committee Meeting Minutes of October 24, 2024
- 7.2 Committee and Board Minutes
  - 7.2.1 North Bay Parry Sound District Health Unit Finance and Property Committee of the Board of Health – June 26, 2024
  - 7.2.2 North Bay Parry Sound District Health Unit Board of Health – November 27, 2024
- 7.3 Unfinished Business (listed on pages 5 and 6 of the agenda)

**Carried**

## Matters Arising from Consent Agenda

**Pecuniary interest** declared by Mayor George Comrie and Councillor Janice Bray. Neither participated in the discussion regarding Resolution No. 2025-012

### Resolution No. 2025-012

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

#### 7.1.2 Maple Island Thrift Shop Committee (*Draft*) Meeting Minutes of November 22, 2024

**THAT** the Council of the Municipality of Whitestone approves the Thrift Shop Committee recommended donations as follows:

West Parry Sound Ambulance Service	\$ 2,500.00
• Community Paramedicine home visits program	
Whitestone Lake Central School	\$ 1,000.00
• Breakfast fund	
Whitestone Library	\$ 5,000.00
• TV monitors & programming	
Ardbeg Community Club	\$ 1,000.00
Whitestone Nursing Station	\$ 1,500.00
• 2 women's pessary kits	
• home blood pressure monitors	
West Parry Sound Community Support Services	\$ 500.00
• Senior Connect Program	
Salvation Army	\$ 500.00
Harvest Share Community	\$ 1,000.00
Esprit Place	\$ 450.00
Aspen Valley	\$ 450.00
Royal Canadian Legion Branch 396	\$ 500.00
• Disability Ramp	
Dunchurch United Church	\$ 300.00
Heat & Hydro	\$ 2,000.00
Reserve	\$ 1,664.73
<b>TOTAL:</b>	<b>\$18,364.73</b>
	<b>Carried</b>



## **8. Accounts Payable**

### **Resolution No. 2025-013**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

#### **8.1 Accounts Payable**

**THAT** the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$272,769.96 for the period ending December 31, 2024.

**Carried**

## **9. Staff Reports - None**

## **10. By-laws**

### **Resolution No. 2025-014**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

- 10.1 **THAT** By-law No. 01-2025, being a By-law to authorize borrowing from time to time to meet expenditures during the fiscal year ending December 31, 2025, is hereby passed this 23rd day of January, 2025.

**Carried**

### **Resolution No. 2025-015**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

- 10.2 **THAT** By-law No. 02-2025, being a By-law to levy certain interim rates, taxes and charges for the year 2025, is hereby passed this 23rd day of January, 2025.

**Carried**

### **Resolution No. 2025-016**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

- 10.3 **THAT** By-law No. 03-2025, being a By-law to enter into an agreement with the WahWashKesh Conservation Association for the transfer of ownership of the docks and associated structures at Bennett's Bay Landing and Indian Narrows from the Lake WahWashKesh Conservation Association to the Municipality of Whitestone, is hereby passed this 23rd day of January, 2025.

**Carried**

**Resolution No. 2025-017**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Nash

- 10.4 **THAT** By-law No 04-2025, being a By-law for a Zoning By-law amendment to rezone Parts 1 to 4 on Plan 42R-22530 from the Waterfront Residential 2 - Limited Services (WF2-LS) Zone to the Waterfront Residential 2 Exception Nos. 7 & 8 - Limited Services – Ewin, is hereby passed this 23rd day of January, 2025.

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

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

**Carried**

**11. Business Matters**

**Resolution No. 2025-018**

**Moved by:** Councillor Bray

**Seconded by:** Councillor Nash

- 11.1 Committee of Adjustment – Council Member Annual Appointment

**THAT** the Council of the Municipality of Whitestone receives for information the memorandum of Paula Macri dated January 7, 2025; and

**THAT** Councillor Brian Woods be appointed as Council Representative to the Committee of Adjustment for the year 2025.

**Carried**

**Resolution No. 2025-019**

**Moved by:** Councillor Woods

**Seconded by:** Mayor Comrie

- 11.2 Correspondence from Shawn Boggs on behalf of the Parry Sound Curling Club

**THAT** the Council of the Municipality of Whitestone receives for information the correspondence from Shawn Boggs regarding the Parry Sound Curling Club's request for support for their Ontario Trillium Foundation Grant application; and

**THAT** the Council of the Municipality of Whitestone support the Parry Sound Curling Club's funding application to the Northern Ontario Heritage Fund and the Ontario Trillium Foundation for accessibility improvements to the Curling Club building.

**Carried**

**Resolution No. 2025-020**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

- 11.3 Resolution of support from December 16, 2024 Regular Council Meeting –  
Near North District School Board request to keep open McDougall School for K-6

**THAT** the Council of the Municipality of Whitestone supports the Near North District School Board's request that McDougall Public School grades K-6 continue operating; and

**THAT** this resolution be forwarded to Near North District School Board Trustee Area 3 Jeanie Fuscaldo, Near North District School Board Trustees and the Minister of Education.

**Carried**

**Resolution No. 2025-021**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

- 11.4 Item requested by Councillor Scott Nash  
Road Grant Protocol

**Resolution as provided by Councillor Nash:**

**WHEREAS** the Council of the Municipality of Whitestone has reviewed Resolution 2022-331-Item D; and

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the current Road Grant Protocol By-Law 30-2017; and

**WHEREAS** the Council of the Municipality of Whitestone has noted in the Strategic Plan that the Road Grant Protocol By-Law 30-2017 will be reviewed and updated by Council; and

**WHEREAS** at this time the Council of the Municipality of Whitestone has not updated the Road Grant Protocol By-Law 30-2017; and

**WHEREAS** the Municipality of Whitestone wants to treat all members of the public and ratepayers fairly and equally in regards to the Road Grant Protocol By-Law 30-2017;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Whitestone does hereby Rescind Resolution 2022-331- Item D and staff be directed that the MPA Road Grant is to be reviewed the same as all other Road Grant Application going forward; and

**THAT** until such time that the Road Grant Protocol By-Law 30-2017 has been reviewed and updated by the Council of the Municipality, Staff be directed to Not Process any 2025 Road Grant Requests.

**Recorded Vote Requested by Councillor Woods**

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

**Carried**

**Resolution No. 2025-022**

**Moved by:** Mayor Comrie

**Seconded by:** Councillor Bray

- 11.5 Item Proposal for Temporary Use of "The Twist" Property for Storage and Recreation Programming

**THAT** the Council of the Municipality of Whitestone receives for information the Proposal for Temporary Use of "The Twist" Property for Storage and Recreation Programming from Tanya Fraser, Chair of the Whitestone Recreation Committee; and

**THAT** staff be directed to provide a report to Council on the suitability of the building for use and any recommended actions/options for use in the future, including communicating with the Recreation Committee.

**Carried**

**12. Correspondence**

**Resolution No. 2025-023**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**WHEREAS** the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on pages 7 and 8 of the January 23, 2025 Council Meeting agenda,

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

- none -

### **13. Councillor Items**

#### **Mayor Comrie:**

- advised Council he will bring a report regarding his attendance at ROMA to the February meeting, including new issues that will need to be addressed in the Official Plan review i.e. permitted agricultural property uses – ancillary dwellings on zoned rural properties
- has enrolled in the FONOM course regarding Economic Development in agriculture

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

### **15. Closed Session**

#### **Resolution No. 2025-024**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Nash

#### **Adjourn to Closed Session**

**THAT** this meeting be adjourned into a Closed Session meeting at 2:35 p.m. for the following matters:

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday December 10, 2024
- 15.2 Personal matters about an identifiable individual, including municipal or local board employees, pursuant to Ontario Municipal Act, Section 239. (2) (b)
  - 15.2.1 Resignation from the Whitestone Public Library and Technology Centre Board

**Carried**

### **RECORDING PAUSED**

**Recess 2:40 to 2:45 p.m.**

### **Reconvene into Regular Meeting**

#### **Resolution No. 2025-025**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

**THAT** this meeting be reconvened to a Regular Meeting at 3:25 p.m.

**Carried**

### **RECORDING RESUMED**

## **Matters arising from Closed Session**

### **Resolution No. 2025-026**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Bray

- 15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday December 10 2024

**THAT** the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting of Tuesday December 10 2024.

**Carried**

### **Resolution No. 2025-027**

**Moved by:** Councillor Bray

**Seconded by:** Mayor Comrie

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

- 15.2.1 Resignation from the Whitestone Public Library and Technology Centre Board

**THAT** the Council of the Municipality of Whitestone acknowledges and accepts Sheila Wesley's resignation from the Whitestone Public Library and Technology Centre Board, and thanks her for her volunteer time and efforts on the Board.

**Carried**

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

### **Resolution No. 2025-028**

**Moved by:** Councillor Nash

**Seconded by:** Councillor Woods

**THAT** By-law No. 05-2025 being the Confirmatory By-law for the Regular Council meeting of the Municipality of Whitestone on January 23, 2025 is hereby enacted this 23rd day of January, 2025.

**Carried**

## **17. Adjournment**

### **Resolution No. 2025-029**

**Moved by:** Councillor Woods

**Seconded by:** Councillor Bray

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

**NOW THEREFORE BE IT RESOLVED THAT** this meeting be adjourned at 3:29 p.m.  
until the Regular Council Meeting (Budget) of Tuesday, February 4, 2025 at 10:00 a.m. or  
at the call of the chair.

**Carried**



**George Comrie**

**Mayor**



**Nigel Black**

**CAO / Clerk**