

**DRAFT Regular Council Meeting Minutes
Tuesday September 15 2026, 10:00 a.m.
Held at the Dunchurch Community Center and
by Zoom Video Conferencing**

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

Staff: Nigel Black, CAO/Clerk
Mike Huggins, Manager of Public Works
Paula Macri, Planning Assistant
Wendy Schroeder, Deputy Clerk
Jessica Sinkowski, Treasurer
Bob Whitman, Fire Chief

Invited Guests: Patrick Christie, MWPB
Don Carmichael
Pam Wing, Belvedere Heights
Debbie Zulak, Belvedere Heights

Other Guests: 7 in person
12 by Zoom

1. **Roll Call and Call to Order** 10:03 a.m.
2. **Disclosure of Pecuniary Interest**

Mayor Comrie requested that any pecuniary interest be declared, for the record.

Mayor Comrie declared a pecuniary interest with Item 9.5 – Building Permit Fees.
Councillor Bray declared a pecuniary interest with Item 9.5 – Building Permit Fees.

3. **Resolution No. 2026-289**
Moved by: Councillor Woods
Seconded by: Councillor Lamb

WHEREAS the Members of Council have been presented with an agenda for the September 15 2026 Regular Council meeting;

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

Amendment proposed by Councillor Nash:

THAT Item 5.3 be removed from the agenda.
In the absence of a seconder the motion died

3. **Resolution No. 2026-289**
Moved by: Councillor Woods
Seconded by: Councillor Lamb

WHEREAS the Members of Council have been presented with an agenda for the September 15 2026 Regular Council meeting;

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

4. **Presentations and Delegations**

- 4.1 Royal Canadian Legion Branch 394
• Request to Waive Building Permit Fees

Matters Arising from Presentations and Delegations

- 4.1 **Resolution No. 2026-290**
Moved by: Councillor Woods
Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives the information provided by Belvedere Heights representatives Pam Wing, Board Chair, and Debbie Zulak, with thanks.

Carried

5. **Committee of the Whole**

Resolution No. 2026-291
Moved by: Councillor Woods
Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone moves into Committee of the Whole at 10:46 a.m. for the following matters:

- 5.1 Consent Application B39/2023(W), STRONG, Julie (re-submission)
• Memorandum from the McKellar / Whitestone Planning Board dated September 4, 2026
- 5.2 Shore Road Allowance Purchase Process
• Memorandum from CAO/Clerk Black
- 5.3 Application to Purchase Shore Road Allowance – MARSH
• Report from MHBC Planners for July 21, 2026 agenda

Carried

RECESS 11:00 a.m. to 11:10 a.m.

Resolution No. 2026-292

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 11:25 a.m.

Carried

Matters Arising from Committee of the Whole

5.1 Resolution No. 2026-293

Moved by: Councillor Nash

Seconded by: Councillor Woods

WHEREAS Patrick Christie, C.P.T., has prepared a report for the McKellar / Whitestone Planning Board dated September 4, 2026 regarding Consent Application B08/2026(W) – STRONG, Julie and provided a copy to the Municipality of Whitestone;

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

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

1. **THAT** payment of a parkland dedication fee be made in accordance with the current Municipal fees and charges By-law; and
2. **THAT** the newly created lot receive 911 addressing from the Municipality;
3. **THAT** the applicant enters into a 51(26) consent agreement that any septic system installations will include the following requirements:
 - a. That the location of any septic tanks be sited such that its openings are at or above an elevation of 229.57 metres above sea level to be certified by an Ontario Land Surveyor; and
 - b. Drainage of field/filter bed(s) are located at or above 227.00 metres above sea level.
4. **THAT** all applicable planning fees be paid to the Municipality of Whitestone.

Amendment proposed by Councillor Nash:

Resolution No. 2026-294

Moved by: Councillor Nash

Seconded by: Councillor Lamb

THAT condition 3 be removed from the resolution.

Carried

Recorded vote as per Procedural By-law 80-2023 Section 3.19

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

Carried

5.1 Resolution No. 2026-293 as amended

Moved by: Councillor Nash

Seconded by: Councillor Woods

WHEREAS Patrick Christie, C.P.T., has prepared a report for the McKellar / Whitestone Planning Board dated September 4, 2026 regarding Consent Application B08/2026(W) – STRONG, Julie and provided a copy to the Municipality of Whitestone;

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

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

1. **THAT** payment of a parkland dedication fee be made in accordance with the current Municipal fees and charges By-law; and
2. **THAT** the newly created lot receive 911 addressing from the Municipality;
3. **THAT** all applicable planning fees be paid to the Municipality of Whitestone.

Recorded vote as per Procedural By-law 80-2023 Section 3.19

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

Carried

5.2 Resolution No. 2026-295

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT Council for the Municipality of Whitestone receives for information the Memorandum from CAO/Clerk Black regarding the Shore Road Allowance Purchase Process.

Carried

5.3 Resolution No. 2026-296

Moved by: Councillor Woods

Seconded by: Councillor Lamb

WHEREAS an application has been submitted by Jamie Marsh, Teresa Winship, William Marsh, Michael Marsh and Daniel Marsh for the closing and acquisition of the shore road allowance fronting on Part of Lot 29, Concession 4, in the geographic Township of McKenzie, now in the Municipality of Whitestone; and

WHEREAS MHBC Planning Limited have provided a report for the July 21, 2026 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 on Part of Lot 29, Concession 4, in the geographic Township of McKenzie, now in the Municipality of Whitestone, as applied for by Jamie Marsh, Teresa Winship, William Marsh, Michael Marsh and Daniel Marsh, subject to:

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

Amendment proposed by Councillor Nash:

THAT Item 5.3 – Application to Purchase Shore Road Allowance – MARSH – be deferred.

In the absence of a seconder the motion died.

5.3 Resolution No. 2026-296

Moved by: Councillor Woods

Seconded by: Councillor Lamb

WHEREAS an application has been submitted by Jamie Marsh, Teresa Winship, William Marsh, Michael Marsh and Daniel Marsh for the closing and acquisition of the shore road allowance fronting on Part of Lot 29, Concession 4, in the geographic Township of McKenzie, now in the Municipality of Whitestone; and

WHEREAS MHBC Planning Limited have provided a report for the July 21, 2026 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 on Part of Lot 29, Concession 4, in the geographic Township of McKenzie, now in

the Municipality of Whitestone, as applied for by Jamie Marsh, Teresa Winship, William Marsh, Michael Marsh and Daniel Marsh, 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 Section 3.19

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

Carried

6. Public Meeting - none

7. Resolution No. 2026-297

Moved by: Councillor Woods

Seconded by: Councillor Bray

WHEREAS the Council of the Municipality of Whitestone has reviewed the Consent Agenda as presented in the September 15 2026 agenda package,

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

7.1 Council Meeting Minutes

7.1.1 Regular Council Meeting Minutes – August 18 2026

7.1.2 Special Council Meeting Minutes (Official Plan Review) – August 25 2026

AND that Council receives for information the following Council Committee and Board Minutes:

7.2 Council Committee and Board Minutes

7.2.1 Belvedere Heights Home for the Aged – June 26 2026

7.2.2 Parry Sound District Social Services Board – July 9 2026

Carried

8 Resolution No. 2026-298

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$265,578.85 for the period ending August 31 2026.

Carried

9 Staff Reports

9.1 Resolution No. 2026-299

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives Report PW-2026-07 (Capital Budget Amendment – Tractor and Ice Resurfacer) for information; and

THAT the Council of the Municipality of Whitestone approves an increase to the 2026 capital budget for the purchase of an ice resurfacer and tractor from \$65,000 to an upset limit of \$70,000, funded from the Parkland Dedication Reserve; and

THAT the storage shed project for \$40,000 be deferred pending consideration of the Municipality's application to the Community Sport and Recreation Infrastructure Fund; and

THAT Council authorizes the purchase of the tractor from Tracks + Wheels Equipment Brokers Inc. at a total acquisition cost of \$51,958.55 plus applicable taxes; and

THAT Council authorizes the purchase of an Olympia ice resurfacer from Resurface Corp. at a cost of \$16,250 plus applicable taxes.

Carried

9.2 Resolution No. 2026-300

Moved by: Councillor Lamb

Seconded by: Councillor Nash

THAT the Council of the Municipality of Whitestone receives Report PW-2026-08, Proposed Installation of New Municipal Boat Launch Dock, for information; and

THAT Council selects Option 1 - Farleys Road Boat Launch on Whitestone Lake as the preferred location for installation of the Municipality's new 8-foot by 40-foot floating dock; and

THAT Council authorizes Public Works staff to complete any required site preparation and approvals in the fall of 2026, with installation of the new dock to occur in the spring of 2027.

Carried

9.3 Resolution No. 2026-301

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives Report PW-2026-09, Shawanaga Lake Road – Proposed Winter Maintenance Turnaround at Aviation Lane, for information; and

THAT Council approves relocating the winter maintenance turnaround on Shawanaga Lake Road to Aviation Lane; and

THAT Council approves an upset limit of \$25,000 for the required rock blasting and associated road improvements necessary to safely accommodate the Municipality's tandem axle winter control equipment; and

THAT Aviation Lane be established as the limit of municipal winter maintenance on Shawanaga Lake Road, with no municipal winter maintenance being provided beyond this location; and

THAT Council approve a 2026 Budget amendment in the amount of \$25,000 for Shawanaga Lake Road improvements, funded from the Funding Stabilization Reserve; and

THAT staff be directed to include the amendment in the 2026 budget tracking and year-end reserve transfer reporting, as required.

Amendment proposed by Councillor Lamb

Resolution No. 2026-302

Moved by: Councillor Lamb

Seconded by: Councillor Woods

THAT the upset limit be increased to \$35,000.00.

Carried

9.3 **Resolution No. 2026-301 as amended**

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives Report Report PW-2026-09, Shawanaga Lake Road – Proposed Winter Maintenance Turnaround at Aviation Lane, for information; and

THAT Council approves relocating the winter maintenance turnaround on Shawanaga Lake Road to Aviation Lane; and

THAT Council approves an upset limit of \$35,000 for the required rock blasting and associated road improvements necessary to safely accommodate the Municipality's tandem axle winter control equipment; and

THAT Aviation Lane be established as the limit of municipal winter maintenance on Shawanaga Lake Road, with no municipal winter maintenance being provided beyond this location; and

THAT Council approve a 2026 Budget amendment in the amount of \$35,000 for Shawanaga Lake Road improvements, funded from the Funding Stabilization Reserve; and

THAT staff be directed to include the amendment in the 2026 budget tracking and year-end reserve transfer reporting, as required.

Carried

RECESS 12:20 p.m. to 1:00 p.m.

9.4 Resolution No. 2026-303

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives Report PW-2026-10, Clear Lake Road – Proposed Extension of Winter Maintenance Limit, for information; and

THAT Council approves extending the winter maintenance limit on Clear Lake Road approximately .5 kilometres beyond the existing winter maintenance turnaround; and

THAT Council authorizes Public Works staff to complete the necessary grading and widening to establish a safe turnaround for municipal winter control equipment; and

THAT the newly established turnaround be designated as the new limit of municipal winter maintenance on Clear Lake Road, with no municipal winter or summer maintenance being provided beyond this location.

Carried

Mayor Comrie declared a pecuniary interest in the following item and did not participate in the discussion or vote.

Councillor Bray declared a pecuniary interest in the following item and did not participate in the discussion or vote.

Mayor Comrie passed the chair to Deputy Mayor Lamb.

9.5 Resolution No. 2026-304

Moved by: Councillor Woods

Seconded by: Councillor Nash

THAT the Council of the Municipality of Whitestone receives for information Report ADMIN-2026-16 Building Permit Fees; and

THAT Council of the Municipality of Whitestone direct staff to advise the Royal Canadian Legion Branch 394 and the Ardbeg Community Club that the Building Permit Fees are required and will not be waived.

Or

THAT Council of the Municipality of Whitestone authorize Administration to Waive the Building Permit Fees of \$1,550 for the Royal Canadian Legion Branch No 394 and \$1,950 for the Ardbeg Community Club.

Or

THAT Council of the Municipality of Whitestone direct staff to advise the Royal Canadian Legion Branch No. 394 and the Ardbeg Community Club that the Building Permit Fees are required and will not be waived; and

THAT Council of the Municipality of Whitestone approve grants to help offset the Building Permit Fees in the amount of \$XX for the Royal Canadian Legion Branch No. 394 and in the amount of \$XX for the Ardbeg Community Club.

Amendment

Resolution No. 2026-305

Moved by: Deputy Mayor Lamb

Seconded by: Councillor Nash

AND THAT Council encourages both groups to apply for grants in 2027.
Carried

9.5 Resolution No. 2026-304 as amended

Moved by: Councillor Woods

Seconded by: Councillor Nash

THAT the Council of the Municipality of Whitestone receives for information Report ADMIN-2026-16 Building Permit Fees; and

THAT Council of the Municipality of Whitestone direct staff to advise the Royal Canadian Legion Branch 394 and the Ardbeg Community Club that the Building Permit Fees are required and will not be waived; and

THAT Council encourages both groups to apply for grants in 2027.

Recorded vote requested by Councillor Woods

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

Carried

Mayor Comrie resumed the chair.

10 By-laws – None

11 Business Matters

- 11.1 Volunteer Appreciation Dinner Verbal Update provided by Deputy Clerk Wendy Schroeder
The Volunteer Appreciation Dinner will be held December 5 this year.
No resolution required; information only

12. Resolution No. 2026-306

Moved by: Councillor Woods

Seconded by: Councillor Bray

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the September 15 2026 Council Meeting agenda and selected the following items for action:

- | | | |
|---|--------------------|--|
| B | Township of Armour | Request to increase funding for libraries – Councillor Lamb
- motion of support to be brought |
| C | FONOM | Advancing Northern Ontario concerns – Councillor Bray
- to minute support |

Carried

13. Councillor Items/Questions to Staff

Councillor Nash

- asked of staff for an update on the amount earned by collecting and selling scrap metal – staff advised that \$40,000 has been collected
- provided an update that trash cans are being installed at the Farley's Boat Launch, ball diamond, Maple Island and Beach Road launch
- signs are being installed regarding invasive species at boat launches
- suggested staff look into agenda preparation software
- suggested closed meetings should be recorded; currently they are not
- asked for an update on the water monitoring systems at Gooseneck and Kashagaba dams – staff advise that they will be purchased within the next few weeks
- asked staff to bring back information about the Road Grant application process if a road group disagrees with the work being done
- asked about the status of work at the landfill – staff advised that the plan is to remove fill this year and compact next

Councillor Lamb

- confirmed with staff that the radar sign at Maple Island is collecting data

Councillor Bray

- suggested staff consider environmental and health concerns when contemplating burning brush at the landfills.

Councillor Woods

- reminder that drivers must be aware that kids are in school now and moving along the roads walking or on bikes
- is happy the OPP was conducting radar at Farley's Road
- thanked the province for the work on Highway 520
- asked that a report about Council meeting attendance is brought back to the October meeting

Mayor Comrie

- there was a planned power outage recently which shut service to a cell tower – 9-1-1 service was not available for a period of time; will bring a report to Council about it and steps to ensure this does not happen again.

14. Questions from the Public

Cathy Lamb spoke to indicate she was happy that OPP are patrolling today, and she has concerns about the extra work storing the ice resurfacer tractor at the Public Works yard will be and a shed should be built at the rink sooner rather than later.

15. Resolution No. 2026-307

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone moves into the Closed Session at 2:13 p.m. for the following matters:

15.1 Minutes from the Regular Council Meeting Closed Session – August 18 2026

Carried

Recording paused

Resolution No. 2026-308

Moved by: Councillor Bray

Seconded by: Councillor Woods

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 2:17 p.m.

Carried

Recording resumed

15.1 Resolution No. 2026-309

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT Council for the Municipality of Whitestone approves the Regular Council Closed Session minutes from August 18 2026, as amended, to reflect that Mayor Comrie was absent from the August 18 2026 closed session.

Carried

16. Resolution No. 2026-310

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT By-law No. 32-2026 being the Confirmatory By-law for the Regular Council Meeting of the Municipality of Whitestone on September 15 2026 is hereby enacted this 15th day of September 2026.

Carried

17. Resolution No. 2026-311

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 2:19 p.m. until the Regular Council Meeting of Tuesday October 20 2026 at 10:00 a.m. or at the call of the chair.

Carried

George Comrie

Mayor

Joe Lamb

Deputy Mayor

Nigel Black

CAO / Clerk