



DRAFT Regular Council Meeting Minutes
Wednesday January 21, 10:00 a.m.
Dunchurch Community Centre and Zoom Video Conferencing

Present: Mayor George Comrie
Councillor Janice Bray
Councillor Joe Lamb (10:00 a.m. to 3:40 p.m.)
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 / Tax Collector
Bob Whitman, Fire Chief

Invited Guests: Patrick Christie, Parry Sound Area Planning Board
Eva Fincham, CAO / Librarian, Whitestone Public Library and Technology Centre
Jamie Robinson, MHBC Planners

Other Guests: 5 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.
None was declared

3. **Approval of the Agenda**

Resolution No. 2026-007

Moved by: Councillor Lamb

Seconded by: Councillor Woods

WHEREAS the Members of Council have been presented with an Agenda for the January 21, 2026 Regular Council meeting;

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

4. **Presentations and Delegations**

- 4.1 Whitestone Public Library and Technology Centre
Eva Fincham, CAO / Librarian

Matters Arising from Presentations and Delegations

Resolution No. 2026-008

Moved by: Councillor Lamb

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone receives the presentation from Eva Fincham, CEO / Librarian of the Whitestone Public Library and Technology Centre, with thanks.

Carried

Move into Committee of the Whole

Resolution No. 2026-009

Moved by: Councillor Woods

Seconded by: Councillor Bray

THAT the Council of the Municipality of Whitestone moves into Committee of the Whole at 10:26 a.m.

Carried

5. Committee of the Whole

5.1 Short Term Rental By-law

- Report from MHBC Planners for the January 21, 2026 agenda

Planning Item

5.2 Consent Application B24/2025(W) – SORRA

- Report from Parry Sound Area Planning Board dated January 12, 2026

Reconvene into Regular Meeting

Resolution No. 2026-010

Moved by: Councillor Woods

Seconded by: Councillor Nash

THAT the Council of the Municipality of Whitestone reconvenes into the Regular Meeting at 11:26 a.m.

Carried

Matters Arising from Committee of the Whole

5.1 Short Term Rental By-law

Resolution No. 2026-011

Moved by: Councillor Nash

Seconded by: Councillor Lamb

THAT the Council for the Municipality of Whitestone receives the Report from MHBC Planners for the January 21, 2026 agenda, with thanks; and

THAT staff be directed to bring back to a future Council meeting a revised Short Term Rental By-law reflecting today's discussion.

Carried

5.2 Consent Application B24/2025(W) – SORRA

Resolution No. 2026-012

Moved by: Councillor Nash

Seconded by: Councillor Bray

WHEREAS Patrick Christie, C.P.T., has prepared a report for the Parry Sound Area Planning Board regarding Consent Application No. B24/2025(W) – SORRA, Hillar and Peter, and has provided a copy to the Municipality of Whitestone,

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

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

1. **THAT** payment of a parkland dedication fee be made in accordance with the current Municipal Fees and Charges By-law;
2. **THAT** the new lot receive 911 addressing from the Municipality;
3. **THAT** the newly created lot be rezoned from the Rural (RU) to the Rural Residential (RR) Zone; and
4. **THAT** payment of all Municipal planning consultant fees and all other fees associated with the processing of this application be paid.

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

		YEAS	NAYS	ABSTAIN
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. **Consent Agenda**

Resolution No. 2026-013

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 Special Council Budget Meeting Minutes – December 2, 2025
- 7.1.2 Regular Council Meeting Minutes – December 16, 2025

7.2 Council Committee and Board Minutes

- 7.2.1 District of Parry Sound West (Belvedere Heights) – October 22, 2025
- 7.2.2 District of Parry Sound West (Belvedere Heights) – November 26, 2025
- 7.2.3 Parry Sound Area Planning Board – October 27, 2025
- 7.2.4 District of Parry Sound Social Services Administration Board – November 13, 2025

7.3 Unfinished Business (listed on pages 4 and 5 of the Agenda)

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

7.1 Council and Committee Meeting Minutes

- 7.1.1 Special Council Budget Meeting Minutes – December 2, 2025
- 7.1.2 Regular Council Meeting Minutes – December 16, 2025

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

7.2 Council Committee and Board Minutes

- 7.2.1 District of Parry Sound West (Belvedere Heights) – October 22, 2025
- 7.2.2 District of Parry Sound West (Belvedere Heights) – November 26, 2025
- 7.2.3 Parry Sound Area Planning Board – October 27, 2025
- 7.2.4 District of Parry Sound Social Services Administration Board – November 13, 2025

7.3 Unfinished Business (listed on pages 4 and 5 of the Agenda)

Carried

8. Accounts Payable

Resolution No. 2026-014

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone receives for information the Accounts Payable listing in the amount of \$656,860.96 for the period ending December 31, 2025.

Carried

9. Staff Reports

Resolution No. 2026-015

Moved by: Councillor Woods

Seconded by: Councillor Lamb

9.1 Report ADMIN-2026-01

January 2026 Status update Strategic Plan Initiatives

THAT the Council of the Municipality of Whitestone receives for information Report ADMIN-2026-01 (Municipality of Whitestone Strategic Plan, approved September 19 2023, 2025 Update on Action Plans).

Carried

Recess 1:09 p.m. to 1:50 p.m.

Resolution No. 2026-016

Moved by: Councillor Lamb

Seconded by: Councillor Woods

9.2 Report FIN-2026-02

2024 Surplus and Establishment of Funding Stabilization Reserve

THAT Council of the Municipality of Whitestone hereby receives Report FIN-2026-02 regarding the allocation of the 2024 operating surplus; and

THAT Council approve the establishment of a Funding Stabilization Reserve; and

THAT Council approve the transfer of the remaining 2024 operating surplus in the amount of \$285,446.08 to the Funding Stabilization Reserve; and

THAT Council approve the transfer of \$19,482.68 from the 2024 operating surplus to the Building Reserve, as required under the Building Code Act; and

THAT Council endorse the principle that future operating surpluses are generally considered one-time in nature and be directed to reserves as part of the annual year-end process, subject to Council approval; and

THAT Council support maintaining a minimum balance of \$50,000 in the Funding Stabilization Reserve to support financial stability and mitigate future financial risks.

Carried

10. By-laws

Resolution No. 2026-017

Moved by: Councillor Woods

Seconded by: Councillor Lamb

10.1 **THAT** By-law No. 02-2026, being a By-law to authorize borrowing from time to time to meet expenditures during the fiscal year ending December 31, 2026 is passed this 21st day of January, 2026.

Carried

Resolution No. 2026-018

Moved by: Councillor Bray

Seconded by: Councillor Woods

10.2 **THAT** By-law No. 03-2026, being a By-law to levy certain interim rates, taxes and charges for the year 2026, is passed this 21st day of January, 2026

Carried

Resolution No. 2026-019

Moved by: Councillor Lamb

Seconded by: Councillor Woods

10.3 **THAT** By-law 04-2026, being a By-law to enter into an Agreement for Conditions of Approval of Consent B01/2025(W) – (SAMOTIK), is passed this 21st day of January, 2026

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

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

Carried

Resolution No. 2026-020

Moved by: Councillor Bray

Seconded by: Councillor Woods

10.4 **THAT** By-law 05-2026, being a By-law to enter into an Agreement between the Municipality of Whitestone and the West Parry Sound Health Centre and to repeal By-law 64-2022, is passed this 21st day of January, 2026.

Carried

Resolution No. 2026-021

Moved by: Councillor Lamb

Seconded by: Councillor Woods

10.5 **THAT** By-law 06-2026, being a By-law to enter into an Agreement between the Municipality of Whitestone and Ornge and to repeal By-laws 72-2023 and 45-2024, is passed this 21st day of January, 2026

Carried

11. Business Matters

Resolution No. 2026-022

Moved by: Councillor Bray

Seconded by: Councillor Woods

11.1 2026 Recycling Update

THAT the Council for the Municipality of Whitestone receives the Memorandum from Mike Huggins, Manager of Public Works, for information.

Carried

Resolution No. 2026-023

Moved by: Councillor Lamb

Seconded by: Councillor Bray

11.2 Committee of Adjustment - Council Member annual appointment

THAT the Council for the Municipality of Whitestone, receives the Memorandum from Paula Macri, Planning Assistant for information; and

THAT Councillor Brian Woods shall be appointed as Council Representative to the Committee of Adjustment.

Carried

Resolution No. 2026-024

Moved by: Councillor Lamb

Seconded by: Councillor Bray

11.3 Workshop Information – Navigating Conflict as an Elected Official

THAT the Council for the Municipality of Whitestone, receives for information the Navigating Conflict as an Elected Official Workshop Information.

Carried

12. Correspondence

Resolution No. 2026-025

Moved by: Councillor Bray

Seconded by: Councillor Woods

WHEREAS the Council of the Municipality of Whitestone has reviewed the Correspondence Items as listed on page 6 of the December 16, 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:

F	Whitestone Conservation Association	Foodcycler Program partnership
I	Town of Parry Sound	Request to Minister Calandra to extricate West Parry Sound municipalities from the Near North District School Board
Carried		

Matters arising from Correspondence:

Resolution No. 2026-026

Moved by: Councillor Woods

Seconded by: Councillor Lamb

THAT the Council of the Municipality of Whitestone supports the request by the Town of Parry Sound to extricate West Parry Sound municipalities from the Near North District School Board and as a first choice reinstate the West Parry Sound District School Board, with a second choice of joining with the Simcoe-Muskoka District School Board, and

That this resolution be copied to Parry Sound-Muskoka MPP Graydon Smith

Carried

13. Councillor Items

Councillor Woods

- thanked the Public Works department for their work clearing roads
- suggested Municipality recognizes businesses opening by promoting and celebrating

Councillor Nash

- requests that standard operating / procedure forms be brought to the February or March meeting
- Fees and Charges By-law to be discussed in February
- reminded staff to review insurance policies

Councillor Lamb

- asked if the Twist property can be plowed for people to park vehicles towing snow machines

14. Questions from the Public – none

15. Closed Session

Resolution No. 2026-027

Moved by: Councillor Woods

Seconded by: Councillor Lamb

Move into Closed Session

THAT this meeting be adjourned into a Closed Session meeting at 3:33 p.m. for the following matters:

15.1 Closed Session Minutes of the Regular Closed Session Council Meeting of Tuesday December 16, 2025

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

- Update from CAO/Clerk Black re. West Parry Sound Recreation and Cultural Centre

Carried

RECORDING PAUSED

Councillor Lamb left the meeting at 3:40 p.m.

Reconvene into Regular Meeting

Resolution No. 2026-028

Moved by: Councillor Woods

Seconded by: Councillor Bray

THAT this meeting be reconvened to a Regular Meeting at 3:41 p.m.

Carried

RECORDING RESUMED

Matters Arising from Closed Session

Resolution No. 2026-029

Moved by: Councillor Bray

Seconded by: Councillor Woods

15.1 Closed Session Minutes of the Regular Closed Session Council meeting of Tuesday December 16, 2025

THAT the Council of the Municipality of Whitestone hereby approves the Regular Closed Session Council meeting minutes of Tuesday December 16, 2025.

Carried

Resolution No. 2026-030

Moved by: Councillor Woods

Seconded by: Councillor Nash

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

- Update from CAO/Clerk Black re. West Parry Sound Recreation and Cultural Centre

THAT the Council of the Municipality of Whitestone receives for information the update from CAO/Clerk Black regarding the West Parry Sound Recreation and Cultural Centre.

Carried

16. Confirming By-law

Resolution No. 2026-031

Moved by: Councillor Woods

Seconded by: Councillor Nash

THAT By-law No. 07-2026 being the Confirmatory By-law for the Regular Council Meeting of the Municipality of Whitestone on January 21, 2026 is hereby enacted this 21st day of January, 2026.

Carried

17. Adjournment

Resolution No. 2026-032

Moved by: Councillor Bray

Seconded by: Councillor Woods

WHEREAS the business of this Meeting has concluded;

NOW THEREFORE BE IT RESOLVED THAT this meeting be adjourned at 3:45 p.m. until the Special Council Meeting (Official Plan Review) of Thursday January 29, 2026 at 10:00 a.m. or at the call of the chair.

Carried

George Comrie

Mayor

Nigel Black

CAO / Clerk