



**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
<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**

**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**

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**George Comrie**

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**Mayor**

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**Nigel Black**

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**CAO / Clerk**