



## COUNCIL MEETING MINUTES

December 10, 2025

1:00 pm

The meeting of the Council of the Corporation of the Municipality of Magnetawan was held at the Magnetawan Community Centre on Wednesday December 10, 2025, with the following present:

Mayor Sam Dunnett  
Deputy Mayor John Hetherington  
Councillor Bill Bishop  
Councillor Jon Hind  
Councillor Brad Kneller

Staff: Deputy Clerk Recreation and Communications Laura Brandt was the Clerk for the meeting as CAO/Clerk Kerstin was absent. Treasurer Stephanie Lewin and Deputy Clerk Planning and Development Erica Kellogg were present for the entire meeting

### **OPENING BUSINESS**

#### **1.1 Call to Order**

The meeting was called to order

#### **1.2 Adoption of the Agenda**

*RESOLUTION 2025-321 Bishop-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the agenda as presented.*

*Carried.*

#### **1.3 Adoption of the Previous Minutes**

*RESOLUTION 2025-322 Kneller-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the minutes of the Council meetings on November 19, 2025, and Planning Act Public Meeting on November 19, 2025, as copied and circulated.*

*Carried.*

#### **1.3 Disclosure of Pecuniary Interest**

Mayor Sam Dunnett stated that should anyone have a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.

\*Councillor Kneller declared pecuniary interest for Agenda Item 2.6 DRAFT Motion Yearly Donation Royal Canadian Legion, Dunchurch, Branch 394

## **DEPUTATION**

### **Veronika & Daniel Wolfrath – 24 Bank Street STA Exemption Occupancy Increase**

*RESOLUTION 2025-323 Hetherington-Hind*

*WHEREAS the Council of the Municipality of Magnetawan passed Bylaw 2025-50 to License and Regulate the Use of Short-term Accommodation Properties in the Municipality;*

*AND WHEREAS Wolfrath – 24 Bank Street, a licensed STA, has submitted an exemption request to increase the maximum occupancy from six (6) person – three (3) bedroom capacity to a ten (10) person - 5 bedroom capacity;*

*AND WHEREAS in 1977 a building and septic permit was issued to construct a three (3) bedroom dwelling;*

*AND WHEREAS during the issuance of the 1990 building permit it is reasonable to assume the Building Official of the day reviewed the septic capacity in relation to the addition;*

**NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the exemption request to allow family bookings of 10 guests with the following conditions:**

- *Confirmation of the septic system being fully pumped to be submitted to the Municipality by October 31st of each year*
- *The applicant is to apply for and be approved for an annual Short-term Accommodation licence.*

*Carried.*

## **PLANNING ACT MEETING**

### **Zoning By-law Amendment Application – Winterton – Croft CON 2 LOT 11**

*RESOLUTION 2025-324 Bishop-Kneller*

**BE IT RESOLVED THAT the Council of the Municipality of Magnetawan recesses the regular meeting to hold a public meeting pursuant to Sections 51 and 24 of the Planning Act to consider two consent applications described as:**

- *Winterton – Croft Con 2 Lot 11*

*Carried.*

*RESOLUTION 2025-325 Hind-Hetherington*

**BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the report from Patrick Townes, Planner MHBC and supports the application for a Zoning By-law Amendment to rezone both the severed and retained lots from Rural to Rural Exception Ten (RU-10) to recognize the undersized areas that do not meet the minimum requirement of 10 hectares and to rezone the lands within 50 m of the existing Other Wetland feature to Environmental Protection (EP) for CON 2 LOT 11 – Winterton (4944 030 00403600), which is accessed by municipally maintained Ahmic Lake Road, and a By-law on this matter will be passed later in the meeting.**

*Carried.*

*RESOLUTION 2025-326 Hetherington-Kneller*

**BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adjourns the Planning Act public meeting and returns to the regular meeting.**

*Carried.*

## **STAFF REPORTS, MOTIONS AND DISCUSSION**

### **2.1 DRAFT By-law to Correct Official Plan Waster Disposal Location**

#### **RESOLUTION 2025-327 Bishop-Hetherington**

*WHEREAS in 1972 the Village of Magnetawan entered into an agreement with Morris Bros. to permit continued use of an existing landfill located on lands known legally as Con 6 Lot 3, former Township of Croft;*

*AND WHEREAS in 1981 the Village of Magnetawan received and accepted the bid from Mr. Gordon Stewart regarding the closing of the landfill location on lands noted above; AND WHEREAS the Municipality of Magnetawan adopted an Official Plan in 2001 including Land Use Schedule "A" wherein the location of landfills were identified and incorrectly denoted a landfill on lands know legally as Con 6 Lot 1 42R-18307 PART 1 and not on lands legally known as Con 6 Lot 3;*

*NOW THEREFORE BE IT RESOLVED the Municipality of Magnetawan Council approves the waste disposal location identifier be removed from Official Plan Schedule "A" Con 6 Lot 1 42R-18307 PART 1 and correctly placed on Con 6 Lot 3 rectifying this administrative error and a By-law on the matter will be passed later in the meeting.*

*Carried.*

### **2.2 DRAFT Site Plan Agreement – Munn – 1765 Nipissing Road South**

#### **RESOLUTION 2025-328 Hetherington-Bishop**

*WHEREAS the Central Almaguin Planning Board approved consent application B017/20 creating two new lots at Con A, Lots 72, 73 & Pt Lot 74 municipally known as 1743 Nipissing Road South former township of Spence - Munn (4944 040 00601403); AND WHEREAS a condition of consent required the retained lands be rezoned from Rural to Rural Exception Eight to permit the establishment of a contractor's yard that would be concealed by a vegetative buffer implemented through a Site Plan Agreement approved in 2021;*

*AND WHEREAS Staff received a new site plan submitted by GTA Permits dated September 19th, 2025 on behalf of the property owner to establish a shop with covered area which was approved by Staff on October 27th, 2025 ;*

*NOW THEREFORE BE IT RESOLVED THAT; Council for the Municipality of Magnetawan authorizes the execution of the Site Plan Agreement to be registered on title and a by-law on this matter will be passed later in the meeting;*

*AND FURTHER as the property owner was not advised to include any and all future proposed development at the time the 2021 Site Plan Agreement was approved and registered, due to this error all prescribed fees for the execution and registration of the newly enter into Site Plan Agreement are waived.*

*Carried.*

**2.3 DRAFT By-law 2026 Curbside Collection Contract – EMTERRA Environment**  
**RESOLUTION 2025-329 Kneller-Hind**

*WHEREAS the Municipality of Magnetawan's contract with Waste Connections for curbside collection services within the Village of Magnetawan expires December 31st 2025;*

*AND WHEREAS the Municipality of Magnetawan received notice from Circular Materials that beginning January 1, 2026, curbside collection for eligible (residential) blue box material would be provided by the Province's appointed preferred service provider namely Emterra Environmental Inc.;*

*AND WHEREAS in order to maintain full collection services to residents and businesses of the Village of Magnetawan, the Municipality had requested from Waste Connections and Emterra Environmental Inc. quotes to provide collection services beginning January 1st, 2026 for non-eligible blue box material and household waste;*

*NOW THEREFORE BE IT RESOLVED the Municipality of Magnetawan authorizes Staff to enter into the agreement for curbside collection of non-eligible properties' blue box materials and all household waste within the Village of Magnetawan with Emterra Environmental Inc. with waste being disposed of at the Municipal Landfill;*

*AND FURTHER a bylaw on this matter will be passed later in the meeting .*

*Carried.*

**2.4 DRAFT Committee of Adjustment for 2026 By-law**

**RESOLUTION 2025-330 Bishop-Hetherington**

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the DRAFT Committee of Adjustment for 2026 By-law as presented, and the by-law on this matter will be passed later in the meeting.*

*Carried.*

**2.5 DRAFT Resolution Year End Motions**

**RESOLUTION 2025-331 Hetherington-Hind**

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan*

*1) Authorizes the payment of accounts up to and including December 31, 2025*

*2) Authorizes the Treasurer to transfer \$100,000 from the 2024 year-end surplus into an investment account to be held for share contribution for the Huntsville and Bracebridge Hospital builds.*

*3) Authorizes the Treasurer to transfer any 2025 year-end surplus into the Asset Management Reserve.*

*4) Authorizes the Treasurer to draw any 2025 year-end deficit from the Working Funds Reserve.*

*Carried.*

## 2.6 DRAFT Motion yearly Donation Royal Canadian Legion, Dunchurch, Branch 394

\*Councillor Kneller declared pecuniary interest for Agenda Item 2.6 DRAFT Motion yearly Donation Royal Canadian Legion, Dunchurch, Branch 394 due to being a member of the Royal Canadian Legion, Dunchurch, Branch 394. Councillor Kneller left the room.

**RESOLUTION 2025-332 Bishop-Hetherington**

*WHEREAS the Council of the Municipality of Magnetawan appreciates its Veterans and is supportive of the Royal Canadian Legion;*

*NOW THEREFORE BE IT RESOLVED THAT \$500 be donated directly to the Royal Canadian Legion, Dunchurch Branch 394 in 2025.*

*Carried.*

## 2.7 DRAFT Motion Site Readiness Program Funding

**RESOLUTION 2025-333 Kneller-Bishop**

*WHEREAS staff submitted an application for Invest Ready—Certified Site Designation, which was denied due to the absence of water, wastewater, and natural gas infrastructure;*

*AND WHEREAS staff subsequently met with representatives of the associated grant funding program, who advised that additional funding opportunities for rural communities would be forthcoming;*

*AND WHEREAS the Site Readiness Program for Industrial Properties has since been launched, with eligibility requirements stipulating that any missing infrastructure must be in place and serviceable within two years of acceptance into the grant funding program;*

*AND WHEREAS it is not financially feasible nor in the best interest of our ratepayers to install full municipal water, wastewater, and natural gas services, as the associated capital and operating costs would impose an undue financial burden on the Municipality's ratepayers;*

*AND WHEREAS alternative servicing solutions commonly used in rural and northern Ontario—such as properly designed and maintained septic systems for wastewater, drilled wells for drinking water, and propane or hydro for heat—are proven, reliable, and effective forms of infrastructure that can safely and efficiently support industrial and commercial development;*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan urges the Province of Ontario to revise its grant funding criteria to recognize and accept these alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support;*

*AND FURTHER THAT this resolution be circulated to Premier Doug Ford; the Honourable Peter Bethlenfalvy, Minister of Finance; the Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade; the Honourable Graydon Smith, MPP for Parry Sound—Muskoka; the Honourable Scott Aitchison, MP for Parry Sound—Muskoka; FONOM; AMO; NOMA; and all Ontario municipalities*

*Carried.*

**2.8 Report from Deputy Clerk Laura Brandt, Outcome of Dinner and a Drive-In Movie Event**

*RESOLUTION 2025-334 Hind-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the report Outcome of Dinner and Drive-in Movie Event from Deputy Clerk Laura Brandt and approves the recommendations contained therein to include \$8,000 in the 2026 budget for a Drive-in Movie Event.*

*Carried.*

**2.9 Report from Deputy Clerk Laura Brandt, Revitalization of Croft Recreation Park Project**

*RESOLUTION 2025-335 Kneller-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the report Revitalization of Croft Recreational Park Project from Deputy Clerk Laura Brandt and approves the recommendations contained therein to award the project to 39/Seven in the amount of \$997,300 plus HST provided the Municipality is successful in their NOHFC Grant Application.*

*Carried.*

**2.10 DRAFT By-law Execute Documents Necessary for the Construction of the New Magnetawan Firehall**

*RESOLUTION 2025-336 Hetherington-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the DRAFT Execute Any and All Documents Necessary for the Construction of the New Magnetawan Firehall By-law as presented, and the by-law on this matter will be passed later in the meeting.*

*Carried.*

**MUNICIPAL BOARD AND COMMITTEE MINUTES**

**3.1 North Bay Parry Sound District Health Unit Board of Health Minutes September 24, 2025 & Medical Officer of Health: Report to The Board of Health**

**3.2 Municipal Partners POA Advisory Committee Meeting Minutes May 22, 2025, Parry Sound Provincial Offences Act Court Manager's Report Q3 2025, & 2025 POA Working General Ledger, 2025 POA Budget -DRAFT**

**3.3 District of Parry Sound Social Services Administration Board (DSSAB) Chief Administrative Officer's Report November 2025**

**3.4 Magnetawan Cemetery Board (MCB) Minutes November 5, 2025**

**3.5 Magnetawan Tourism Committee (METC) Minutes November 12, 2025**

**3.6 Almaguin Highlands O.P.P. Detachment Board Minutes November 12, 2025**

*RESOLUTION 2025-337 Bishop-Hind*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the Municipal Boards and Committee Minutes as copied and circulated.*

*Carried.*

## **CORRESPONDENCE**

- 4.1 **United Counties of Stormont, Dundas & Glengarry Opposition to Proposed Consolidation of Conversation Authorities**
- 4.2 **Ministry of Municipal Affairs and Housing Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)**
- 4.3 **FONOM Welcomes Federal Support for Steel and Lumber Sectors Impacted by U.S. Tariffs**
- 4.4 **FONOM Northern Ontario Hill Days : NOMA and FONOM Bring a Unified Northern Voice to Ottawa**
- 4.5 **October 25, Phragmites Working Group Lake Bernard Annual Season End Report - Year Eight**
- 4.6 **AORS Advance Fall 2025 Newsletter**
- 4.7 **Completion of Desk Audit - Accessibility for Ontarians with Disabilities Act, 2005**
- 4.8 **2025 Accessibility Compliance Report Completion**
- 4.9 **Unsuccessful Outcome AgriSpirit Grant Funding**
- 4.10 **Unsuccessful Outcome NOHFC - Rural Enhancement Stream**
- 4.11 **Christmas Office & Landfill Closure Poster**
- 4.12 **ICYMI Council Highlights November 19, 2025**

### ***RESOLUTION 2025-338 Kneller-Hetherington***

***BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the correspondence items as copied and circulated;***

***AND FURTHER endorses the following motions:***

- 4.1 ***United Counties of Stormont, Dundas & Glengarry Opposition to Proposed Consolidation of Conversation Authorities***  
*Carried.*

## **ACCOUNTS**

- 5.1 **Accounts in the amount of \$919,183.70**

### ***RESOLUTION 2025-339 Hind-Bishop***

***BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the accounts in the amount of \$919,183.70 as presented.***

*Carried.*

## **BY-LAWS**

- 6.1 **Building By-law**
- 6.2 **Magnetawan Landfill Management/Illegal Dumping By-law**
- 6.3 **2026 Fees and Charges**
- 6.4 **Establish a Schedule of Retention Periods for Records, Documents, and other Papers for the Magnetawan Fire Department**
- 6.5 **Zoning By-law Amendment - Winterton - Croft CON 2 LOT 11**
- 6.6 **Correct Official Plan Waste Disposal Location**
- 6.7 **Site Plan Agreement - Munn - 1743 Nipissing Road South**
- 6.8 **2026 Curbside Collection Contract – EMTERRA Environmental**
- 6.9 **Committee of Adjustment for 2026**
- 6.10 **Execute Documents Necessary for the Construction of the New Magnetawan Firehall**

**RESOLUTION 2025-340 Hind-Hetherington**

**BE IT RESOLVED THAT the Council of the Municipality of Magnetawan that the following by-laws are now read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation, and engrossed in the by-law book:**

- 6.1 *Building By-law*
- 6.2 *Magnetawan Landfill Management/Illegal Dumping By-law*
- 6.3 *2026 Fees and Charges*
- 6.4 *Establish a Schedule of Retention Periods for Records, Documents, and other Papers for the Magnetawan Fire Department*
- 6.5 *Zoning By-law Amendment - Winterton - Croft CON 2 LOT 11*
- 6.6 *Correct Official Plan Waste Disposal Location*
- 6.7 *Site Plan Agreement - Munn - 1743 Nipissing Road South*
- 6.8 *2026 Curbside Collection Contract – EMTERRA Environmental*
- 6.9 *Committee of Adjustment for 2026*
- 6.10 *Execute Documents Necessary for the Construction of the New Magnetawan Firehall*

*Carried.*

**CONFIRMING BY-LAW AND ADJOURNMENT**

- 7.1 **Confirm the Proceedings of Council and Adjourn**

**RESOLUTION 2025-341 Bishop-Kneller**

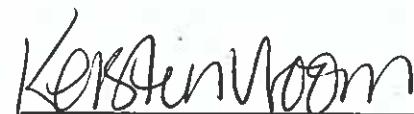
**BE IT RESOLVED by the Council of the Municipality of Magnetawan that the Confirming By-law is now read a first, second and a third time, passed, signed by the Deputy Mayor and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book; AND FURTHER THAT this meeting is now adjourned at 1:40 pm to meet again on Wednesday January 21, 2026, at 1:00 pm or at the call of the Chair.**

*Carried.*

Approved by



Mayor



Clerk