

**MINUTES OF THE REGULAR MEETING OF
TOWN COUNCIL**

**Held Tuesday, May 14, 2013 at 7:00 p.m.
In the Council Chamber**

PRESENT:

C. Patterson	Mayor
D. Foster	Deputy Mayor
R. Anderson	Councillor
M. Bercovitch	Councillor
N. Bifulchi	Councillor
G. Watson	Councillor
S. Wells	Councillor
G. Vadeboncoeur	Chief Administrative Officer
T. Nicholson	Clerk
P. Archdekin	Deputy Clerk
R. Kelso	Manager of Planning & Development
N. Wukasch	Planner

1. CALL TO ORDER

Mayor Patterson called the meeting to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Watson declared a Pecuniary Interest with respect to the April 23, 2013 Council Minutes Closed Session due to a business relationship.

Councillor Wells declared a Pecuniary Interest with respect to the May 2nd Public Works Report, Engineers Report Item 5(a) re: property at Beach 1 as an immediate family member has a business relationship with the property owner.

3. ADOPTION OF MINUTES

MOVED BY G. WATSON

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-08-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday, April 23, 2013 at 7:00 p.m. in the Council Chambers, are hereby adopted as circulated.

CARRIED

4. DEPUTATIONS, PETITIONS AND PUBLIC MEETINGS

PUBLIC MEETING

Pursuant to the *Planning Act*, a Public Meeting regarding an Amendment to the Official Plan of the Town of Wasaga Beach with respect to the County of Simcoe's proposed Waste Management policies as they relate to closed private waste disposal sites and the closed County owned waste disposal site in Wasaga Beach

Proposed Amendment to the Town of Wasaga Beach Official Plan

Waste Disposal Policy Amendment

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on April 25, 2013 and May 2, 2013 and circulated to a number of property owners within 150 metres of the closed private waste disposal sites in Wasaga Beach. This provided more than 20 days of notice for the Public Meeting; therefore, the meeting was properly constituted as required by the *Planning Act*.

The proposed Official Plan Amendment applies to the whole of the Town because it amends the overall Waste Disposal Official Plan policies.

The proposed Official Plan Amendment would update the Town's Waste Disposal policies in order to conform with the County of Simcoe's proposed Waste Management policies as they relate to the closed private waste disposal sites and the closed County-owned waste disposal site in Wasaga Beach. The amendment would formalize policy to ensure public health and safety surrounding the two closed private landfill sites.

The effect of the proposed Official Plan Amendment would create special hydrogeological study areas surrounding the two closed private waste disposal sites and permit development without the requirement for a landowner to submit a D4 Landfill Assessment. The updated policies would also allow minor development to occur surrounding the closed County-owned waste disposal site without the requirement for a landowner to submit a D4 Landfill Assessment. The amendment will make it easier and less costly for those landowners in proximity to closed waste disposal sites to improve or develop their properties.

The following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support: None
Letters of No objection: None
Letters of Concern: None
Letters of Objection: None

Mayor Patterson inquired if any further letters or correspondence in regard to this application had been received. Mr. Wukusch advised that no other correspondence had been received.

Mr. Nathan Wukasch, Town Planner and Mr. Kirk Johnson, Consulting Hydrogeological Engineer from Terraprobe Inc., made a brief presentation providing further details with respect to the proposed amendment.

Mr. Wukasch introduced Kirk Johnson, then provided the purpose of the Official Plan Amendment. Mr. Wukasch then proceeded with a PowerPoint presentation. He spoke to the process and provided some background on a closed landfill site in 1975 and one in the area of Longdale Road that dumping was stopped in the late 1960's. Both of these sites have been closed for over twenty five (25) years. A number of D4 Landfill Assessments have been completed on the surrounding lands in the vicinities of the sites and identified that there are no offsite impacts from either of these two sites. Mr. Wukasch spoke to the County Official Plan changes noting that the County requires a D4 Landfill Assessment for any development within 500 metres of closed private landfill. They have reached an agreement with the County based on the twenty five years of studies to more appropriately deal with this for minor additions and buildings.

Mr. Johnson advised that he was hired to review reports and studies around the two (2) landfill sites for the past two (2) decades. They have done some reports themselves and they understand the character of the lands. Other studies have been done by others and they have read their studies checking for leachate and methane. None of the studies have given any indication of migration or impact of leachate or methane in the last twenty-thirty (25) years. Proponents within 500 metres will not have to go through studies for approvals for minor additions, garages, pools etc. It is a low risk situation and the Town can still protect health and safety. Recommendations were forwarded to the County and they agreed on their points. It was suggested they draw 150 meter radius and anyone who wants to take water should go through a hydrogeology process to ensure groundwater flow direction is not altered. Conclusions have not shown any impact to the environment and residents should not have to continuously do study after study.

Mr. Wukasch advised the Official Plan Amendment is based on conclusions and recommendations. The Waste Disposal Assessment Area will apply to the closed

County Landfill on Vigo Road and restrictive zoning will remain. The County instituted flexibility for minor development within that area. The County will permit minor development without the D4 Landfill Assessment. The Town will follow the recommendations. Mr. Wukusch then spoke to displayed mapping changes and the next steps.

Mayor Patterson asked if there was anyone present that would like to provide input either in support of, or in opposition to, the proposed amendment. If so, he asked that they please stand and clearly state their name and address in order that it may be correctly entered into the record of the meeting proceedings.

Tim Kalbfleisch, 11 Longdale Road, inquired how they checked for the methane gas as he saw no signs of how it was done. Mr. Johnson advised that bore holes were drilled with pipes for gas migration. Mr. Johnson advised this has been done a number of times over the years. They could not locate the garbage and they didn't find gas. The developers of Longdale had to look at methane vapour and leachate in the ground water for evidence before any development. Nothing has been found now or in the past when Longdale was developed. There is no evidence of any impact from waste.

Mr. Kalbfleisch indicated since there might have been a sight on Longdale, is the 150 metre radius normal. Mr. Johnson advised that it is not a proven science, but good rules of thought based on experience of many years of study. He suggested it is rare to see impact beyond 150 metres. However, if someone is taking more than 50,000 litres of water per day they should have a hydrogeology study carried out. The Ministry of the Environment would request any proponent to have this study and they have to obtain a permit to take water, which requires the study be done. This is an extra level of protection. The Ministry already has a policy in place to protect the health and safety of residents.

Mr. Kalbfleisch pointed that we don't know about Longdale and that is unfortunate. He confirmed that this meeting is to get the change and nothing to do with further development. The Mayor responded that is correct.

Ray Robson, 10 Longdale Road, inquired if Mr. Johnson ever did work for the current land owner. Mr. Johnson advised that he did not do the work initially when Longdale was developed, however about fifteen (15) years ago did work for the Town. Mr. Robson stated that he is opposed to the changes for the absolute reason that they don't know. He expressed that they just don't know and are not willing to risk that on a maybe. One hundred and fifty metres (150) is not much. The street is a haven for kids. He does not feel it is the right idea. "Don't mess with anything; just leave it the way it is; stay away; why waste Town money for this site". He doesn't see the need and considers it is a waste. Mr. Robson stated once again that he is opposed to the change.

Mr. Wukasch clarified that the proposed amendment is the Town working in favour of the land owner. Enough site characterization has been done by development plans to determine there are no offsite impacts. The Town is creating policy to be more lenient than the County policy to allow smaller scale additions, garages, pools, gazebos, without the need for another D4 study assessment.

Mayor Patterson inquired twice if there were any further comments.

There being no further comments from the public, Mayor Patterson inquired of members of Council if they had any questions or comments with regards to the proposed Official Plan Amendment.

Councillor Watson spoke to the vagueness of location when he was of the opinion that a lot of people in Town knew where the landfill site was and could have been asked for the location.

Mayor Patterson advised that the comments received will be referred back to Development Committee where a decision will be made whether to recommend the proposed Official Plan Amendment proceed further through the approval process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. He stated that if anyone did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan Amendment, please make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Patterson then closed the Public Meeting.

DEPUTATION

a) Emily Munroe in attendance to present the 8-80 Cities Final Report – Main Street Pedestrian Mall

Mayor Patterson welcomed Ms. Munroe to the table. Ms. Munroe thanked Council for the opportunity to present the 8-80 Cities Final Report and noted it is a pleasure to be back in Wasaga Beach.

Through a PowerPoint presentation Ms. Munroe advised that 8-80 Cities are a not-for-profit group based in Toronto and they create proposals for more friendly cities. If the space is great for an 8 year old and an 80 year old you create a city that is great for everyone else. They worked on a strategy for the Main Street pedestrian area with community engagement. The goal is a vibrant public space and to promote mental

health and sustainable friendly cities. During discussions people also talked of Beach Area 1 and 2.

Ms. Munroe noted that pedestrian space and streets are special in Ontario and not a lot of them are seen. The pedestrian mall was created in the 1970's with a beautiful waterfront which is special for visitors and residents. The area was vibrant and active in the past and there is no reason it can't be again. The area weakness is that it is very undeveloped since the fire in 2007 and hasn't attracted redevelopment or investment. It is virtually deserted in the off season and there has been a decline in the area. It is also difficult to access by foot or bicycle. They met with community stake holders, held public forums, focus group discussions and got a really wide range of perspectives about the space. Three words describe the Main Street mall; empty; sad; eyesore, which are not positive comments. However, the potential was recognized and it could be wonderful again. Over 345 ideas and many comments were received with feedback and recommendations for improvement.

During the process they looked at priorities and six (6) key themes came out of the process. Ms. Munroe then spoke to each theme and what can be done quickly and on a temporary basis. A lot of the ideas will take time to make it a special place. The Town will have to test and see what works and what doesn't and keep trying.

Ms. Munroe concluded by hoping the Report will help the Town embrace the opportunity and that it will be a lovely beautiful space that it can be.

Mayor Patterson thanked Ms. Munroe for her presentation noting it was an excellent Report and thanked her for their work.

5. CORRESPONDENCE – Received for Information

a) Ontario Parks – Prescribed Burn of Savannah Habitat May 30, 2013

MOVED BY D. FOSTER

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-08-02

RESOLVED THAT Council does hereby receive the Ontario Parks notification letter of a prescribed burn of Savannah Habitat on May 30, 2013, for information.

CARRIED

CORRESPONDENCE – Requiring Action**a) Air Cadet Tag Days – May 25 & 26, 2013**

MOVED BY N. BIFOLCHI
 SECONDED BY G. WATSON

RESOLUTION NO. 2013-08-03

RESOLVED THAT Council does hereby acknowledge that the 714 Wasaga Beach Squadron of the Royal Canadian Air Cadets will be holding Tag Days at various locations in Wasaga Beach on Saturday, May 25 and Sunday, May 26, 2013.

CARRIED

b) Ontario Society for the Prevention of Cruelty to Animals

Councillor Bercovitch inquired if the funds raised in Wasaga Beach stay in Wasaga Beach. Mayor Patterson noted that staff will make that inquiry. It was then;

MOVED BY G. WATSON
 SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-04

RESOLVED THAT Council does hereby acknowledge that the Ontario Society for the Prevention of Cruelty to Animals will be holding Tag Days at various locations in Wasaga Beach on Wednesday, July 3 and Thursday, July 4, 2013.

CARRIED

c) Appointment of Advisory Committee Members

MOVED BY D. FOSTER
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-08-05

RESOLVED THAT Council does hereby appoint the following members to its Advisory Committees:

- Historical Advisory Committee: Lindsay Neale
- Wasaga Beach Public Library Board: Lorraine Gruzuk
Darryl Foster

CARRIED

CORRESPONDENCE – To be Referred - None

6. UNFINISHED BUSINESS – None

7. COMMITTEE & OTHER BOARDS REPORTS

a) Development Committee – April 24, 2013

Councillor Bifulchi spoke to the highlights of the meeting and it was then;

MOVED BY N. BIFOLCHI
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-08-06

RESOLVED THAT Council does hereby adopt the Development Committee Report dated April 24, 2013, as circulated, and approves all actions contained therein.

CARRIED

b) Public Works Committee – May 2, 2013

Deputy Mayor Foster spoke to the highlights of the meeting and it was then;

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-07

RESOLVED THAT does hereby adopt the Public Works Committee Report dated May 2nd, 2013, as circulated, and approves all actions contained therein.

CARRIED

8. NOTICES OF MOTION – None

9. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN - None

10. BY-LAWS AND CONFIRMATORY BY-LAW

a) A By-Law to Delegate Authority to Designate “Construction Zones” for the Purpose of Regulating Speed Limits on Certain Roads in the Town of Wasaga Beach

MOVED BY G. WATSON
SECONDED BY S. WELLS

RESOLUTION NO. 2013-08-08

RESOLVED THAT a By-Law to Delegate Authority to Designate “Construction Zones” for the Purposes of Regulating Speed Limits on Certain Roads in the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-41.

CARRIED

b) Confirmatory By-Law

MOVED BY M. BERCOVITCH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-08-09

RESOLVED THAT a By-Law to Confirm the Proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Meeting held Tuesday, May 14, 2013, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-42.

CARRIED

11. MAYOR AND COUNCILLORS REPORTS

Councillor Bifulchi attended a Housing Strategy Meeting; NVCA meeting and a Source Protection Authority meeting; Ribbon Cutting at Tea Cups and Spirits; Beach 1 and 2 Strategy Plan meeting and the property owners meeting as well as the Kinettes Toys for Kids facility opening.

Councillor Watson attended an Affordable Housing meeting; Lions Club 50th Anniversary and 35th Lioness Anniversary; a Jim Wilson, MPP fundraiser; Business Awards evening; Collingwood Regional Airport Board meeting and the M&M Charity BBQ.

Deputy Mayor Foster attended the Chamber Awards night; Breakfast at the Beach, Taco Del Mar VIP night and the Air Cadets receiving the Gerard Buckley Award presentation.

Councillor Wells attended the Tea Cups and Spirits; the birthdays of Sharon Dalli and David Burland; served at McHappy Day; opening of Kinettes Toys for Kids facility; Business Awards Dinner, Wild Wing Spring Motorcycle Rally and attended a meeting with the Minister of Natural Resources, Minister Oraziatti.

Councillor Anderson attended the opening of Tea Cups and Spirits; Kinette Toys for Kids facility, M&M BBQ, Strategic Planning of General & Marine and the Wild Wing Spring Fling.

Councillor Bercovitch attended an Accessibility Advisory Committee meeting; reopening of Grandma’s Beach Treats; OSUM Conference; fundraising concert at the Presbyterian Church; grand opening of Tea Cups and Spirits; Beach Area 1 and 2 Steering Committee; Kinette Toys for Kids and M&M Charity BBQ.

Mayor Patterson advised that he attended thirty four (34) meetings mentioning Simcoe County Regional Fair; retirement of Bob Campbell, Clerk of Clearview Township for 48 years; Grandma’s Beach Treats; meeting with Minister Baird in Ottawa; Trillium Manor Volunteer lunch; provided opening remarks at OSUM; Chamber of Commerce Breakfast; International Plowing Match meeting; River Resources Committee; Trees Ontario planting in Springwater; Chamber of Commerce Awards; 50th Anniversary of the Lions Club; guest speaker at Rotary Lunch; Dyconia working group meeting; Tea Cups and Spirits ribbon cutting; lunch with Mayor Lehman; Waste Management tour in Niagara Falls and Brampton; hosted Birchview Dunes Grade 5 classes for a visit with the Mayor; opening of a Trail in Springwater Township; Royal LePage yard sale; Dr. Andrew Comley’s Eye Care ribbon cutting in Collingwood. Wild Wing Motorcycle event; CPAC meeting and a meeting at Queen’s Park with Minister Oraziotti, Minister of Natural Resources.

12. CALLING OF COMMITTEE MEETINGS

Community Services Committee	May 21st at 8:30 a.m.
Development Committee	May 22nd at 1:30 p.m.
Public Works	June 6th at 8:30 a.m.
General Government	May 16th at 2:30 p.m.
Committee of the Whole	May 21st at 7:00 p.m.

On May 30th there will be a Public Meeting at RecPlex to discuss water levels.

13. QUESTION PERIOD

“A fifteen (15) minute session wherein persons in attendance at the Regular Meeting of Council have an opportunity to raise questions pertaining to items that were dealt with by Council on the evening’s Agenda.”

14. ADJOURNMENT

Mayor Patterson adjourned the meeting at 8:30 p.m.

The Minutes of this meeting were approved by Council the 28 day of May, 2013.

Cal Patterson, Mayor

Twyla Nicholson, Clerk