

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

**Held Tuesday, June 25, 2013 at 7:00 p.m.  
In the Council Chambers**

**PRESENT:**

C. Patterson	Mayor
D. Foster	Deputy Mayor
R. Anderson	Councillor
M. Bercovitch	Councillor
G. Watson	Councillor
S. Wells	Councillor

G.Vadeboncoeur	Chief Administrative Officer
P. Archdekin	Deputy Clerk
M. Quinlan	Treasurer

**ABSENT:**

N. Bifulchi	Councillor
T. Nicholson	Clerk

**1. CALL TO ORDER**

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

**2. DISCLOSURE OF PECUNIARY INTEREST**

Councillor Wells declared a Pecuniary Interest with respect to Council Agenda June 25<sup>th</sup>, 2013, Committee and Other board Reports, Section 7B General Government June 13/13 Agenda Item: Administration e) Parking Lot Agreement as immediate family relative has a business relationship with the property owner.

**3. ADOPTION OF MINUTES**

MOVED BY D. FOSTER

SECONDED BY S. WELLS

RESOLUTION NO. 2013-12-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday, June 11<sup>th</sup>, 2013 at 7:00 p.m. in the Council Chambers, are hereby adopted as circulated.

CARRIED

Mayor Patterson noted that this evening Councillor Bifulchi is attending the Grade 8 Graduation of her son at Birchview Dunes Public School.

#### **4. DEPUTATIONS, PETITIONS AND PUBLIC MEETINGS**

##### **DEPUTATION**

**a) Mr. Ralph Neate from Gaviller & Co. to present the 2012 Consolidated Financial Statements for Geosands Inc.**

Mayor Patterson welcomed Mr. Neate to the table. The Mayor noted that members of the Board were also in attendance.

Mr. Neate proceeded to speak to the highlights of the 2012 Financial Statement for Wasaga Distribution Inc. and Wasaga Services Inc. and the unaudited statement for Geosands Inc. He spoke to the reasons the Distribution and Services Companies are audited and why Geosands is the unaudited consolidated report. One company is reported under the International Financial Reporting Standards (IFRS) and the other company is under pre changeover GAP which has been deferred until such times as accounting standards are put in place to address regulatory assets and liabilities for utilities in IFRS, which is not likely to happen until 2015. He spoke to the shareholders and dividends paid to the Town. Mr. Neate then spoke to the income statement, noting it is less than in previous years. He also reported on an increase in expenses. Mr. Neate thanked Joanne Tackaberry for her assistance with preparation of the statement.

Councillor Anderson stated the financial statement is not acceptable to him as he would rather see the audited information, individual statements or notes.

Mr. Neate noted that the Auditors are not permitted to put notes or accounted statements on unaudited statements. The individual statements are audited.

Councillor Bercovitch complimented the good results and hardworking staff and management team at Hydro that are very effective. There are three different Managers and one General Manager that do a great job working together. Councillor Bercovitch questioned the interest earned being half of what it has been and being reported under miscellaneous.

Mr. Neate responded that the Bank and GIC interest are reported under interest. The regulatory accounts are reported under miscellaneous. Mr. Neate advised that he would look into the interest. Councillor Bercovitch inquired how the dividend is calculated to which Mr. Neate advised it is a Board decision. Councillor Bercovitch inquired of the increased costs due to smart meters. Mr. Neate responded that they have helped the utility in terms on monthly billing and improved information but cannot comment if it has saved the consumer.

Mayor Patterson indicated that he has saved a lot of money using a smart meter.

Deputy Mayor Foster inquired of the IFRS and if an unaudited financial statement would stand up to scrutiny. Mr. Neate responded that the numbers derived from audited statements of the subsidiary accounts. He noted this is an unusual situation with the new PSAB standards, new not for profit regulations and with the IFRS they do not recognize regulatory assets and liabilities or the presentation would be different. Mr. Neate noted it is an unusual situation with new PSAB standards, new not for profit and with IFRS they do not recognize regulatory assets and liabilities and presentation would be different. This is an ongoing issue and the whole standards have been deferred a number of times.

Mayor Patterson advised that Hydro has two operating companies and two boards and those companies have had full audits and the combined numbers are Geosands Inc., which have not had a full audit. Mayor Patterson then recognized the board members in attendance being Joanne Tackaberry, Financial Manager, Jim Fraser, Chair of both Wasaga Distribution and Wasaga Resources, Rick Archdekin of Resources, Brenda Sigouin and Peter Preager of Distribution and noted he also sits on Distribution.

Mayor Patterson thanked Mr. Neate for his presentation and he left the table.

### **PUBLIC MEETING**

A Public Meeting held pursuant to the *Planning Act*, R.S.O. 1990, cp 13, as amended, with respect to a proposed Zoning By-Law Amendment for Lot 2, Part Lot 3, Plan 648, Parts 1-3, 51R2289, Lots, 4 & 5, Plan 648, locally known as 66-90 River Road East (- Acchione formerly the site of the Allistonia Lodge)

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on May 30th, 2013 and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided more than 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the *Planning Act*.

The land subject to the proposed Zoning By-Law Amendment is approximately 6,400 square metres (1.5 acres) in area, and is legally described as Lot 2, Part of Lot 3, Plan 648, Parts 1 through 3, Plan 51R-2289, and Lots 4 & 5, Plan 648, Town of Wasaga Beach, County of Simcoe. The subject property is located at 66 and 90 River Road East (formerly the site of the Allistonia Lodge).

The proposed Zoning By-Law Amendment would rezone the subject lands from the Residential Type 3 Third Exception (R3-3) Zone and the Environmental Protection (EP) Zone to the Commercial Accommodation Holding Exception (CAH-XX) Zone and Environmental Protection (EP) Zone.

The effect of the proposed Zoning By-Law Amendment would permit a tourist accommodation use in the form of townhouses. The main use of the townhouses would be to allow rental of the units to the vacationing and travelling public, and as seasonal residential accommodation. The proposed zoning exceptions include a reduction of the minimum lot width from 7 metres to 6 metres; a reduction of the minimum unit width from 7 metres to 6 metres; a reduction of the minimum exterior yard width from 5 metres to 2.5 metres; a reduction of the minimum exposed end or side wall setback abutting an R2 zone from 6 metres to 4 metres; and, reduction of the minimum exposed end or side wall to interior lot line between townhouses from 3m to 1.5 metres. The proposed EP zone would redefine the boundaries of the current EP zone based on the supporting Shoreline Hazard Study.

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: A letter of no objection dated June 3, 2013 from the Simcoe County District School Board.

Letters of Concern: None

Letters of Objection: None

Mayor Patterson asked the Deputy Clerk if any further letters or correspondence in regard to this application had been received. The Deputy Clerk noted that an e mail and two verbal responses had been received and asked Mr. Herron to speak to them.

Mr. Herron advised that the NVCA does not have an objection to the general use of the non-hazard lands and are in the process of establishing the hazard line. The NVCA does have a concern with the 14 lots sharing an existing retaining wall that is interconnected and will have to be addressed before lots are created. Ms. Colleen Hough of 40 River Road East, supports development of town homes and setbacks, but does not support tourist accommodations and would prefer full time residents only. The drawings appear to be well constructed and appealing.

Mayor Patterson advised that Ms. Menzies of MHBC Planning was in attendance to make a brief presentation providing further details with respect to the proposed amendment.

Ms. Menzies thanked Council and advised she had a PowerPoint presentation. Ms. Menzies advised that her client is applying for an application for a rezoning and spoke to the details of the application; the purpose and effect to receive public input on rezoning and spoke to the zoning changes required to rezone to commercial accommodation exception zone and environmental protection. Diagrams of the property and surrounding area were displayed.

Ms. Menzies noted that Official Plan defines the property in the tourist accommodation area, as is the whole neighbourhood is currently zoned R3 with exception. She noted that the residential zoning does not conform to the tourist component of the Official Plan. The amendment brings the two into conformity. The R3 zoning allows for street townhouse for permanent and tourists. Ms. Menzies spoke to the requested exceptions. Ms. Menzies noted the required studies and reports have been completed. She then displayed a concept drawing of the elevation and façade and noted the high degree of architectural work. The townhomes will be on municipal water and sewer and the proposal conforms to all the policies. Ms. Menzies added she would be pleased to answer any questions.

Mayor Patterson thanked Ms. Menzies for the presentation and inquired if there was anyone present that would like to provide input either in support of, or in opposition to this 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 records of proceedings.

Ms. Angelo Campagnolo, an owner from across the street indicated that he would be happy to see something built there. He is concerned with the problem of control of certain people who want to make noise and trouble. He supports the concept but is not sure about rental to the public. He felt the developer will sell to anyone just to make money. He agrees with Ms. Hough that the neighbours would like to see the area grow and be nice. They don't need any more loud swearing noise all the time. They would like to see the area better, not worse.

Ms. Menzies noted the issue is not as black and white with planning issues. The Town's Official Plan provides guidance to what the Zoning should be. The OPA says the area should be tourist accommodation. She added that Mr. Acchione's business partner has indicated they are interested in several units to be offered to their children for summer homes.

Mr. Campagnolo suggested that retaining for the children of the owners, brings up the thought of party and noise.

Mr. Frank Fisico advised he is Sandy Acchione's partner and stated that he has seven children between the ages of 28 and 43 and they do plan to retain three to five units for their children and grandchildren's use. Mr. Fisico suggested that his children would not fall into the delinquent category.

There being no further comments, Mayor Patterson then asked members of Council if they had any questions or comments with regards to the proposed Zoning By-Law Amendment.

Councillor Bercovitch stated it is a great looking project but fronts on River Road East which is a heavy traffic area and inquired about visitor parking. Ms. Menzies indicated there is no visitor parking lot as the driveways will accommodate a car in the garage and one in the driveway and perhaps depending on NVCA there might be room for two cars in the driveway.

Mr. Frisico added they are trying to set the units back so there will be room for two cars in the driveway and one in the garage. They are aiming to accommodate three cars per unit.

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

The Mayor noted that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Zoning By-Law Amendment, please make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Patterson thanked Ms. Menzies for the presentation.

Mayor Patterson then closed the Public Meeting.

**5. CORRESPONDENCE – Received for Information - None**

**CORRESPONDENCE – Requiring Action - None**

**CORRESPONDENCE – To be Referred – None.**

**6. UNFINISHED BUSINESS – None**

**7. COMMITTEE & OTHER BOARDS REPORTS**

**a) Development Committee – June 12, 2013**

Deputy Mayor Foster spoke to the highlights of the meeting. Councillor Watson noted he was listed as absent. He is not a regular member of that Committee; therefore, was not absent. It was noted the Report will be corrected. It was then;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-12-02

RESOLVED THAT Council does hereby adopt the Development Committee Report dated June 12, 2013, as circulated, and approves all actions contained therein.

CARRIED

**b) General Government – June 13, 2013**

Councillor Anderson spoke to the highlights of the meeting. Deputy Mayor Foster inquired of the Dropkick equipment. Mayor Patterson advised it has been delayed and will not be available this weekend.

Councillor Wells noted he will be voting on all items with the exception of Resolution No. 2013-06-10. It was then;

MOVED BY S. WELLS  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-12-03

RESOLVED THAT Council does hereby adopt the General Government Committee Report dated June 13, 2013, as circulated, and approves all actions contained therein.

CARRIED

**c) Community Services – June 18, 2013**

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

MOVED BY M. BERCOVITCH  
SECONDED BY S. WELLS

RESOLUTION NO. 2013-12-04

RESOLVED THAT Council does hereby adopt the Community Services Committee Report dated June 18, 2013, as circulated, and approves all actions contained therein.

CARRIED

**d) Sale of Town owned lands on Besley Lane**

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-12-05

RESOLVED THAT Council does hereby declare a parcel of land on Besley Lane, known legally as Part Block N, Plan 532, Sunnidale, as surplus to the municipality's needs and that it be offered for sale to the abutting property owner located at 15 Leroy Lane.

CARRIED

**b) Accounts – May 1-31, 2013**

Councillor Anderson confirmed that the accounts have been approved at the individual Committee meetings. It was then;

MOVED BY M. BERCOVITCH

SECONDED BY S. WELLS

RESOLUTION NO. 2013-12-06

RESOLVED THAT Council does hereby confirm the May 1 – 31, 2013 accounts in the amount of \$2,170,020.18.

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 Authorize Execution of an Agreement between Merlin's Enterprizes Inc. and the Town of Wasaga Beach (Dropkick waterslide – 3<sup>rd</sup> St. Parking Lot)**

MOVED BY S. WELLS

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-12-07

RESOLVED THAT a By-Law to Authorize Execution of an Agreement between Merlin's Enterprizes Inc. and the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-58.

CARRIED

**b) A By-Law to Prohibit Heavy Trucks on Town Roads within the Town of Wasaga Beach**

MOVED BY D. FOSTER

SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-12-08

RESOLVED THAT a By-Law to Prohibit Heavy Trucks on Town Road within the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-59.

CARRIED

**c) Confirmatory By-Law**

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-12-09

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, June 25, 2013, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-60.

CARRIED

**11. MAYOR AND COUNCILLORS REPORTS**

Councillor Watson attended the Oasis by the Bay ribbon cutting; Wasaga Beach Cruisers old car show BBQ and show; Kite fest; Great Wine opening; Robinson Road owners meeting; Beachfest; Ontario Volunteer Awards at which he was nominated for his rotary involvement, which was a great honour and Councillor Wells was honoured.

Deputy Mayor Foster attended the Taco Del Mar ribbon cutting; YMCA Strong Kids Race at Wasaga 500; Robinson Road public information meeting; Community Policing auction; Library Board and County Council.

Councillor Wells attended the opening of Oasis by the Bay; River Resources Committee and along with the Public Works Director and staff toured the river from Wasaga Marine and completed the June River soundings. The river soundings indicate we have a navigable channel. Some shallow spots were found around the submerged Snake Island and other shallow spots. With care, people can boat on the river providing they use common sense and good boating practice.

Councilor Wells attended the Cruisers Fun Run; opening of Taco Del Mar; Community Policing auction; Make Great Wine opening; St. John Ambulance Flag Raising; Volunteer Service Awards and received from community policing for volunteerism.

Councillor Anderson attended the Annual Meeting of the General & Marina Hospital.

Councillor Bercovitch attended Kite Fest; Cruisers Fun Run; Community Policing; Habitat for Humanity AGM; Robinson Road ratepayers information session; Make Great Wine ribbon cutting; Charity Hockey game battle of the badges with the funds going to the Youth Centre. Councillor Bercovitch noted that the Fire Department beat the Police Department. Councillor Bercovitch attended the Housing Implementation Strategy meeting and St. John flag raising.

Mayor Patterson advised that he attended Corporate Services at the County; Performance Management; United Way of South Georgian Bay Awareness Series; New Direction in Breast Cancer and Diabetes information session; meeting with MP Leitch, 40th anniversary of the Toronto Karate Club and he was provided a tailor made Gi – 56 black belts attended the celebration; Italian Walk of Fame; Cruisers Fun Run; OPP Auction; guest speaker on 97.7; County Emergency Management; RVH Launch of a new strategy; attended the Great Lakes St. Lawrence Seaway Conference in Michigan for three days at which 105 Mayors were in attendance; Robinson Road Public Meeting; Make Great Wine grand opening; dropped the puck for a hockey game between the Fire Department and the OPP and extended congratulations to the Giving Circle that organized the event with the proceeds of \$9,000 going to the Youth Centre; Hydro Board meetings; Housing Strategy Implementation; met with management of Sunshine Park; attended County Council and toured Georgian Village in Penetanguishene and attended the Grade 8 graduation at Birchview Dunes. Mayor Patterson noted that the leaf pick up is done for the season and any bags sitting out will have a sticker put on them and there will also be an insert in the water bills. Residents can take leaves to the landfill.

Mayor Patterson spoke to the passing of Bill “Chick” Cooper with the funeral on Wednesday in Midland.

Mayor Patterson also noted that the Community Garden looks fantastic.

**12. CALLING OF COMMITTEE MEETINGS**

Public Works	July 25 at 8:30 a.m.
Development Committee	July 24 at 1:30 p.m.
Community Services	July 23 at 8:30 a.m.
General Government	July 25 at 2:30 p.m.
Committee of the Whole	July 23 at 7:00 p.m.

Mayor Patterson noted that casual dress is in effect for summer and there is only one meeting in July and one in August.

**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 8:25 p.m.

The Minutes of this meeting were approved by Council the 30<sup>th</sup> day of July 2013.

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Cal Patterson, Mayor

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Twyla Nicholson, Clerk