

THE CORPORATION OF THE TOWN OF WASAGA BEACH

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

**Held Tuesday, August 27, 2013 at 7:00 p.m.
In the Council Chambers**

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
D. Herron	Senior Planner
S. Martin	Planner
R. Kelso	Manager of Planning & Development

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Foster declared a Pecuniary Interest with respect to the first Public Meeting – 29th Street North, as he owns property in the immediate area.

Councillor Watson declared a Pecuniary Interest with respect to the Regular Meeting of Council on July 30, 2013; grant to Rotary Club as he is a member of Rotary.

Councillor Wells declared a Pecuniary Interest with respect to the Closed Session – property litigation, as an immediate family member has a business relationship with the affected property owner.

3. ADOPTION OF MINUTES

MOVED BY D. FOSTER

SECONDED BY G. WATSON

RESOLUTION NO. 2013-14-01

RESOLVED THAT the Minutes of the Regular Meeting of Council, plus the holding of One Public Meeting held Tuesday, July 30th, 2013 at 7:00 p.m. in the Council Chambers are hereby adopted as circulated.

CARRIED

4. DEPUTATIONS, PETITIONS AND PUBLIC MEETINGS

DEPUTATION

- a) **Mr. Don May and Mr. James Taylor in attendance to present an update on the Beach One and Two Phase Two Implementation Process**

Mayor Patterson welcomed Mr. May and Mr. Taylor to the table. Mr. May noted that a year and a half ago the Town and community approved a Strategic Vision for Beach 1 & 2 and he has been working on the implementation for six (6) months. On Wednesday, August 28th, the Town will be hosting an Open House from 3-7 p.m. The meeting at 7 p.m. is at the Town Hall which will include the Mayor providing the introduction, the Chief Administrative Officer an overview and Mr. May and Mr. Taylor giving a technical summary of what they are doing in Phase 2. Mayor Patterson will then provide an opportunity for questions and comments.

Mr. May spoke to the quality and type of development for the beach that is wanted; the wintertime vision and the need for an active area all the time. The community has to be actively involved. Mr. May noted that a strategic vision is very complicated. An important aspect is that the Town is owner of significant amounts of property. Lands can be made available to developers who are ready to move ahead and hotels/restaurants need a quick approval process to get in place. Mr. Taylor will speak to changes in the planning documents as we move into September and advised of a Public Meeting to be held on October 8. Mr. May spoke to the benefits of staging the properties. There is a need to sort out services that are required, a need for facilities and event planning. We will look at what needs to be done to blend successful areas for the Town. Council wishes to engage the Town residents in the rebirth of the beach. Mr. May then spoke to the Phase 2 implementation and the updated website with implementation initiatives. The web site is www.wasagabeach.com. We are looking to the Beach redevelopment area for feedback, the need for fees and Council to have the tools in place for development to go forward.

Mr. May advised that Phase 3 happens after documents are approved with road closings; finalize speculations; services; marketing report; Phase 2 deliverables; Phase 2 concurrent projects; planning documents; engineering road closure property matters and events facility strategy.

Mr. Taylor reviewed the Town's planning vision. He noted the Report is available in the Planning Department and on-line which he has made 19 recommendations. He spoke to the Community Improvement Plan, review of Official Plan, he noted that residents can assist in making a four seasons area; designation for festival square; permit permanent residential at development on the beachfront; building heights to four (4) stories and two (2) more under bonusing; maintaining the four (4) story height between Mosley and Beach Drive. Building setbacks of three (3) metres for pedestrian space and landscaping; streamline the planning process; Zoning By-Law amendments; urban design guidelines; County of Simcoe in terms of being a Partner; Funding and Application process and monitoring.

Mr. May noted that between 3-7 p.m. the community is invited to come out and get engaged in the Visioning. The more the public is aware of where Council is going the more they are ambassadors of the project. Mr. May acknowledged that the Town is very fortunate to have Mr. Taylor working on the planning documents and Council is looking for feedback from the public. Phase 3 will start right away with road closures and servicing. Council hopes to start redevelopment next spring and look forward to having residents come out to both events.

Mayor Patterson invited the residents to take time to come out to the Open House August 28th from 3-7 p.m. and at 7:00 p.m. for the meeting to be held in the Council Chambers.

Mayor Patterson thanked Mr. May and Mr. Taylor for the presentation and looks forward to the public presentation tomorrow.

PUBLIC MEETING

A Public Meeting held pursuant to provisions of *The Planning Act*, R.S.O 1990, c.P. 13, as amended as it relates to a Proposed Zoning By-Law Amendment for property situated on the southwest corner of 29th Street North, legally described as Part of Lot 4, Concession 16, Lot 140 of Watson's Unregistered Plan 51C-309.

Nick Ainis, – 46th-29th Street North

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on August 8, 2013 and circulated to all property owners and assessed persons within 400 feet from the subject lands. The 20-day notice requirement for public meeting expired on August 27th, 2013; therefore, the meeting was properly constituted.

The land subject to the proposed Zoning By-Law Amendment is situated on the southwest corner of 29th Street North and Linda Lane. The subject land is approximately 975.5 metres square (10,500 feet square) in area. The land is legally described as Part of Lot 4, Concession 16, Lot 140 of Watson's Unregistered Plan 51C-309, and municipally addressed as 46-29th Street North.

The proposed Zoning By-Law Amendment would rezone the subject lands from the Residential Type One (R1) Zone to the Residential Type Two Exception (R2-xx) Zone. The proposed Residential Type Two Exception (R2-xx) zoning exceptions would allow a reduction of the minimum lot width from 10.6 metres (34.7 feet) to 7.7 metres (25.2 feet), and allow a semi-detached accessory garage with a vertical common wall having a minimum lot line setback for accessory structures of zero (0) metres.

The effect of the proposed Zoning By-Law Amendment would be to permit a semi-detached building and a semi-detached accessory garage building. The proposed zoning exception to allow a reduced lot width of 7.7m (25.2ft) would apply to the southerly proposed semi-detached lot. The proposed exception to allow a zero lot line setback would apply to a proposed semi-detached accessory garage with access from Linda Lane.

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:

An e-mail dated August 26, 2013 from the Simcoe County District School Board.

Letters of Concern:

An e-mail dated August 17, 2013 from Joseph DeFrancesco who owns land at 717 Shore Lane and lives at 944 Shore Lane. Mr. DeFrancesco is concerned that the proposed zoning by-law amendment will not enhance the land use or curb appeal of the subject lands or the surrounding area, that the proposed zoning amendment will set a precedent and cause a ripple effect in the area on similar lots, and that the proposed garage locations will create odd shaped lots.

An e-mail dated August 26, 2013 from Ms. Darlene Priestman which incorporates comments from Ms. Betty Priestman. Ms. Betty Priestman has been a cottager, business owner and property owner in Wasaga Beach for 45 years. The proposal for 46-29th Street North would change the atmosphere of the area and set a precedence resulting in high density and multi-family housing in the area. The size of the proposed semi-houses plus the garages would leave little natural space on the property. Secondly, please consider the safety of those using Linda Lane. Where would the owners of the two houses with little property plan to dump their snow? Linda Lane between 29th Street and 30th Street is already dangerous due to traffic from Park Area 5 and cars have a tendency not to fully stop at 29th and 30th streets leading to near misses. The two proposed garages would further impede or distract drivers leading to increase in chance of accidents.

Letters of Objection: A letter received on August 20, 2013 from Mr. D.M. (Doug) Culham who owns the abutting vacant lot to the south of the subject lands. Mr. Culham is not in favour of the proposed Zoning By-Law amendment for the following reasons:

- 28th and 29th Streets north of Mosley are comprised of uniform lots with 70 to 80 foot frontages. The majority of the houses are single detached dwellings which are setback from the street, on well treed lots, and should remain that way.
- The proposal for unit #2 shows a deck which extends to the front lot line. How is it possible to have a deck within a 1.5m side yard?
- The tenants would not park in the driveways proposed off Linda Lane and walk the distance to the back or front doors. They will park on 29th Street.
- The proposed By-Law amendment does not fit the location and owners of nearby vacant lots will be applying for the same.

Mayor Patterson inquired of Ms. Nicholson if the Town had received any further letters or correspondence in regard to this application. The Town Clerk responded that no further correspondence had been received.

Mayor Patterson advised that Mr. Jerry Jordan of G. W. Jordan Planning Consultants would make a brief presentation and providing further details with respect to the proposed amendment.

Mr. Jordan advised that Mr. David Peterson, Architect of the building for the property owner and LEED consultant was in attendance.

Mr. Peterson spoke to a PowerPoint presentation indicating the public space and interest in the Town's vision for the Beach being a Four Season Community and that was a big reason for the owner to consider his property. The proposed use of the building is for family use in four seasons.

The design of the proposed semi-detached building reflects the characteristics of the surrounding neighbourhood with detached garages and deep roof overhangs. The building is sustainable with gardens and plantings and proposes a retaining wall and planting areas. The buildings will be accessed on two sides keeping existing large trees and cedars along the lot lines.

Mr. Jordan spoke to the planning issues. The application before Council is an Amendment to the Zoning By-Law to permit a semi-detached two (2) dwelling unit. If the zoning is approved they will then go to Committee of Adjustment to sever the property between the units and accessory garages so that each unit has its own property. Ownership is not commercial; it is intended for family use being two family homes. The size of the building and location of accessory garages not being attached are consistent with the R1 Zoning on the property and in the area. This is not a precedent setting proposal as the Official Plan designates this area for residential development and semi-detached is permitted. The principle of use is established in the Official Plan. The Zoning By-Law does not permit semi-detached in an R1 zone and the merit of a site specific rezoning is being considered here. Of note is there are three (3) existing semi's in the area. A Zoning By-Law must comply with the policies of the Official Plan. The Official Plan policies permit semi's within the Residential designation to a density of 20 units per hectare. The proposal is for a density of 20.7 units per hectare but the Implementation policies allows for slight variance. The objectives of the Official Plan are to provide for distinct residential areas, encourage a range of housing types, and encourage a high standard of community design. There is a diversity of housing types and lot areas in the general vicinity. Existing in the area are townhouses to the north, cabin rentals and cottages, old cottages, new custom detached, 1-3 stories in height, and a variety of lot sizes ranging from small to fairly large. There is a diversity of housing types and lot areas in the general vicinity. It is a corner lot and surrounded by a large lot and smaller lot. To the east of the site is a cottage bungalow. To the south is vacant lot. The trees along the south line shared with the vacant lot will be retained and the building will not abut any existing residential use. To the west is a small residential building and the trees along the lot line together with the proposed detached garages will act as a buffer. The new semi will not abut existing buildings and the buffering in the form of distance and landscaping will be used. The proposal complies with the Official Plan policies in providing a range of housing types and styles and in applying a high standard of community design.

Mr. Jordan advised that they are seeking a rezoning to permit a semi-detached dwelling to allow a reduced lot frontage for Unit 1 and to permit two garages to have a common wall. The only significance is the 7.7 metre frontage requirement. No compromise will apply to the Zoning standards. The landscape open space is 2/3rd bigger than required by the Zoning By-Law. The dwelling unit is more than double the minimum floor area requirement under Zoning By-Law.

Two semi-detached units on Shore Lane have 7.6 metre front yard requirements and have a building higher than is standard, so there have been other changes made. The reduced frontage being sought would not adversely affect any By-Law standards or use of proposed land. Accessory use provision is a technicality to deal with common lot line for the garage. The reduced frontage would not adversely compromise the zoning standards, the other variances are technical and the proposed use is compatible and in keeping with the area.

Mayor Patterson thanked the gentlemen for their 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, they were asked to please stand and clearly state their name and address in order that it may be correctly entered into the records of the meeting proceedings.

Michael Gallagher – 47 Linda Lane; concerned with the garage locations as his children's bedroom will be right beside the two garages. He is concerned for carbon dioxide and carbon monoxide. Mr. Gallagher appreciates the trees that are there but find the garages right beside his house to be incredible.

Mr. Peterson appreciated the comments and hopes that people won't idle their cars beside the house. The placement makes sense for the lot and there will be a garage on the property somewhere. It was the best location. He suggested they could have more plantings at that edge.

Mr. Gallagher noted he came here for 30-40 years with his parents and is now a fairly new resident and this is just too close to his house bedroom and bathroom.

Ian Vincent - 73 29th St. North - congratulated them on the slick presentation. He has lived on 29th Street for 3.5 years and this is an example of intensification that does not fit with single family dwellings. On Shore Lane there is two different side-by-sides that has been up for sale for the last three years. People moved to this area because it had what they wanted. There are a few cottagers based on single family dwellings. Mr. Vincent noted the presentation looked pretty good. He inquired what the buildings are going to be used for. Mr. Peterson advised the properties will be for sale. Mr. Vincent noted that the owner is then developing to sell. He inquired if they are aware there are two semi-detached buildings and two very large homes up for sale nearby.

Mr. Peterson responded that his client supports the vision of the Town which it is to attract people to live here. Mr. Vincent stated that this is single family dwelling with tourist accommodations at each end and he suggested that it is speculation that doesn't fit the neighbourhood. It is a great design, but does not fit. It fits away from the beach as affordable housing but not in that area.

Joe Defrancesco - 944 Shore Lane and owns 717 shore lane; very good presentation on the design and the trees would remain. There are very few trees on that lot as the trees are on an abutting lot and inquired as to what control they have on these trees. There is not much green space in the drawing; picture looks very good but there is a road. He felt the area is not ready to be promoted as semi housing. There are not very many semi's around the Beach and if there are they have more land than this does. Mr. Defrancesco stated it was not good for area, good for Town or long term planning.

Mayor Patterson asked a second and third time if there was anyone in attendance to make comment or ask a question.

Hearing none, the Mayor asked members of Council if they had any questions or comments with regards to the proposed Zoning By-Law Amendment. There were no comments from Council.

The Mayor noted that the comments received will be referred back to Development Committee where a decision will be made whether to recommend if the proposed Zoning By-Law 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. 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, the Mayor asked that a written request to the Town Clerk, Twyla Nicholson.

Mayor Patterson then closed the Public Meeting.

PUBLIC MEETING

**A Public Meeting held pursuant to provisions of *The Planning Act, R.S.O 1990, c.P. 13*, as amended as it relates to a Proposed Plan of Subdivision and Zoning By-Law Amendment for property situated on the north side of Ramblewood Drive (36.6 acres), east of 58th Street and west of 45th Street.
Marocco, Ramblewood Drive Subdivision**

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on August 1, 2013 and circulated to all property owners and assessed persons within 400feet from the subject lands. The 20-day notice requirement for public meeting expired on August 20th, 2013; therefore, the meeting was properly constituted as required by the *Planning Act*.

The land subject to the proposed Plan of Subdivision and Zoning By-Law Amendment is located on the north side of Ramblewood Drive, east of 58th Street, and west of 45th Street. The subject lands are triangular in shape, and approximately 14.83 hectares (36.6 acres) in size. The site is vacant with forest cover, and legally described as All of Lot 2, Registered Plan 1699, and Part of Lot 28, Registered Compiled Plan 1700.

The proposed Plan of Subdivision would create 139 Single-Detached dwelling units and 79 Freehold Street Townhouse units, for a total of 218 units. The proposed plan also includes a 0.93 hectare (2.3 acre) municipal park and a 6.0 metre wide public walkway between Ramblewood Drive and Mapleside Drive.

The proposed Zoning By-Law Amendment would rezone a portion of the subject lands from the Residential Type 1 (R1H) Holding Zone to the Residential Type Three (R3H) Holding Zone to permit the development of freehold townhouse units.

The effect of the proposed Draft Plan of Subdivision, and Zoning By-Law Amendment would be to permit a residential development in the form of 139 Single Detached Home units and 79 Freehold Townhouse units proposed on public roads.

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:

Correspondence received August 23, 2013 from Rogers Communications noting intention to provide cable and telecommunication services to the site, but has provided revisions and additions to be included in the revised conditions of approval to reflect the current proposed plan of subdivision.

Letters of Concern:

Correspondence received August 18, 2013 from the Nottawasaga Valley Conservation Authority noting that regulation 172/06 applies due to the presence of wetlands, and that approval from the NVCA will be required prior to conducting certain work on the subject lands. NVCA also notes that additional comments are pending, following a full review.

Letters of Objection: None

The Mayor inquired of the Town Clerk if any further letters or correspondence in regard to this application has been received. The Clerk advised that two letters had been received requesting that the Planning Department speak to them.

Ms. Sarah Martin advised that a letter dated August 23, 2013 from Rogers Communications noting intention to provide cable and telecommunication services to the site, but has provided revisions and additions to be included in the revised conditions of approval to reflect the current proposed plan of subdivision.

Correspondence received August 27, 2013 from Nottawasaga Valley Conservation Authority noting concern if the site infrastructure can adequately treat storm water given proposed site density. As well, NVCA has also identified lands to be located under Ontario Regulation 172/06 due to the presence of wetlands, floodplain and possible hazardous soils. NVCA has concerns with regard to the floodplain area, spill area, natural hazard areas and regulated Natural Heritage areas. The NVCA notes that a permit will be required in order to permit development in a floodplain area.

Mayor Patterson advised that Ms. Brandi Clement of Jones Consulting Group would make a presentation to provide further details with respect to the proposed Plan of Subdivision and proposed Zoning By-Law Amendment.

Ms. Clement spoke to a PowerPoint presentation. The lands are within the settlement boundary of Town and has frontage on three roads being Ramblewood Drive, the future Mapleside Drive and Lilac Street. These were on the original Draft Plan Approval in 2007 for three years and in 2010 they requested a two year extension which expired in 2012. The property is triangular in shape, vacant and treed. Surrounding the land are single detached homes and a checkerboard subdivision that is about 80 years old with 80 - 100 foot lots. An elementary school, recreation, public parks, beaches, and shopping are in 2-5 km radius. An application for a Zoning By-Law Amendment has been submitted for 218 residential lots being 139 single family lots plus 79 street townhouses. The larger lots are on Ramblewood Drive and this is the same layout as before. The change is for 55 units being 40 foot lots that back onto the checkerboard subdivision. Ms. Clement concluded her presentation noting the Official Plan designates the lands as residential and this is a Zoning By-Law Amendment application before Council.

Mayor Patterson thanked Ms. Clement for her presentation.

Mayor Patterson inquired if there was anyone present that would like to provide input either in support of, or in opposition to, this proposed plan of subdivision and Zoning By-Law amendment. If so, they were asked to please stand and clearly state their name and address in order that it may be correctly entered into the records of the meeting proceedings.

Russell Stockdale - 165 58th Street; concerns not for or against the project but the geological run off of water noting that Ramblewood can hardly handle the flow already. His sump pump runs five months of the year, Spring and Fall, non-stop and he pumps his water to the back. Mr. Stockdale hopes that the NVCA can deal with the flow of water and take a very good look at it as all the neighbours have the same problem with flow of water in basements.

Mr. Jim Parker, Consulting Engineer responded that water runs through site to two Town outlets constructed for drainage off Ramblewood will not be directed to 58th Street but will go down north/south streets to Mapleside Drive or future Robinson Road and split to west or east. Any drainage along rear of yard will drain to the future road.

David Field - 93 Trillium; there will be a lot more people, vehicles and pedestrians and there is no speed limit on Ramblewood. His sump runs steady in April and taking away that bush which is a natural sponge is trouble. It is proposed to leave a few trees in middle and not even a token berm. Mr. Field advised that he liked the original plan better. He did question why the variety of small houses stuck in the middle. At the corner of Ramblewood, Zancor has a sign that advertises 50 foot frontages. He believes this affects the equity in homes already there. The area and large lots is why he moved there. He is not against development, but has to look to the crucial water problems. He has seen a foot of water over Ramblewood and Trillium Creek water.

Ms. Pavel - 30 Rodrium Road; purchased nine years ago because of mature lots and big trees; They have a driveway off Rodrium Street and came to the Town to asked for it to come off Ramblewood. They were told no more driveways will be permitted onto Ramblewood Drive as there were too many already. She suggested the developer look at plans to build subdivision access through internal roads which would see the back of lots instead of fronts. She wonders why the multiple driveways on Ramblewood are now being permitted. Ms. Pavel advised that her sump runs every nine seconds 10 months of the year. If it is a warm winter it runs for 12 months. She is very concerned about the loss of trees as the environment plays a huge part in the ground around here. Some concerns about the new subdivision being within walking distance of schools. She teaches at Worsley and it is not within walking distance; the children are bussed. Children can walk only if of Catholic faith. It was stated the lots will be 40 foot lots. Her lot is over 100 feet on one side and 136 feet on the other and is worried about a 40 foot lot right in front of her and value it will have on her property. Ms. Pavel advised they bought there because of location, location, location.

If the value of her home goes down she questioned if her taxes reflect that. She knew it would be developed at one point, but these changes are inconsistent and need to be more consistent with what exists. Ms. Clement stated once again that the lots on Ramblewood have always been proposed as 40 foot lots against Robinson Road. There is no change to the 60-66 foot lots on Ramblewood.

Susan Elshed - Manor Crescent; it was stated that the storm water management will be drained east and west to storm water areas provided by the Town but there is no provision for settling ponds. Mr. Parker responded that is correct. Ms. Elshed advised that she owns property where the creek use to dry up and is now four feet deep all summer. Council needs to take into consideration the surrounding drainage and it is a concern. Traffic was not allowed a driveway on the south side, yet how many houses are proposed on Ramblewood. Forty lots at two vehicles per lot will be adding incredibly to the traffic on Ramblewood. Mapleside lots are 80 feet. Ms. Clement advised that there has been Town talk for several years that when the lots are developed the owners will have the opportunity to sever in the future if they wish to. The Zoning By-Law and Official Plan would allow for 40 foot lots and owners could come in and request severances. Ms. Elshed inquired if it is a simple consent. Mr. Kelso responded that the area is what is called a checkerboard Plan of Subdivision and those lots have to pay for the development of streets, lights, water & sewer, etc.; all servicing, and the Town would charge the cost for those services under a local improvement. Owners may choose to sever to pay for the road and all the things that are needed to allow for development of individual lots. The whole checkerboard is a long time historical issue. It is the policy of the Town to allow severances. Ms. Elshed inquired if someone owns it all. It was noted that that lots are individually owned and some may never apply for a severance, it will be their personal choice. Ms. Elshed noted there are estate residential lots to the south. The traffic flow on Ramblewood is a concern. She suggested that there could be lot backs on Ramblewood and the major road within its own development.

Bill Whitlock – 46 Rodrium Road; he advised there are a number of hydrogeological problems in the area and residents to the south have sumps running almost constantly. There have been major problems with basements flooding that may have subsided but may come back. We don't understand water table and there is no map of what is going on underneath us, it is just not understood. He believes Council is just asking for problems if the forest is taken down and another subdivision is put in without understanding the water issues at this time. He inquired what the developer has done in this regard. It does flood at the end of every winter and continues to flood, Mr. Parker responded that currently there is enough area for water to settle. There have been some changes to the lands to the north and they will be creating a new storm sewer to collect and run off which they believe will adequately service the lots.

Rick Archdekin - Frederick Drive; inquired of a walkable community with the ability to walk to areas of commerce or the school. Mr. Archdekin inquired of upgrades to the roadways to provide for bicycle trails and sidewalks. His elderly father-in-law lives on Tona Trail and it is a daunting place to walk when cars, that seem to be speeders, are going by. He would like a comment on what this particular subdivision is doing to make it walkable. Ms. Clement responded that they have not got into the detail of road to include bike trails and can work with Town on that. Mayor Patterson added that Council is interested in bike trails/sidewalks and will follow up with the Planner.

Mayor Patterson inquired if there were any further comments.

There being none, he asked members of the Council if they had any questions or comments with regards to the proposed Plan of Subdivision and/or proposed Zoning By-Law Amendment. There were no comments from Council.

The Mayor advised that comments received will be referred back to a future Development Committee Meeting where they will be considered and a decision made as to whether Committee will recommend if the proposed Plan of Subdivision and related Zoning By-Law 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.

Anyone who did not receive Notice and would like to, was asked to please leave their name and address with the Town Clerk, Twyla Nicholson.

Mayor Patterson then closed the Public Meeting.

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Mayor Patterson noted that a 2009 Seasonal Water Table Report study is available on the Town's Website and asked that the Planning Department had a note on the notice to residents that the Study is available.

5. CORRESPONDENCE – Received for Information - None

CORRESPONDENCE – Requiring Action – None

CORRESPONDENCE – To be Referred – None

6. UNFINISHED BUSINESS – None

7. COMMITTEE & OTHER BOARDS REPORTS – None

- 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 the Mayor and Clerk to Execute Agreements and Documents Regarding the Sale of Land (Besley Lane)**

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-14-02

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Agreements and Documents Regarding the Sale of Land, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-72.

CARRIED

- b) **A By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended (20 William Avenue)**

MOVED BY G. WATSON

SECONDED BY S. WELLS

RESOLUTION NO. 2013-14-03

RESOLVED THAT a By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-73.

CARRIED

- c) **Confirmatory By-Law**

MOVED BY N. BIFOLCHI

SECONDED BY D. FOSTER

RESOLUTION NO. 2013-14-04

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, August 27, 2013, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-74.

CARRIED

11. MAYOR AND COUNCILLORS REPORTS

Deputy Mayor Foster attended the AMO Conference.

Councillor Bifulchi attended a Baywood Homes representative and staff on that development; dinner with local business and Philippian delegates; Youth Centre; Lake Simcoe Conservation Authority meeting and a meeting at WuWu's on the condition of the beach.

Councillor Watson attended the Bluesfest launch party; Collingwood Regional Airport special meeting; Georgian Triangle Resource Centre; AMO Conference and the Carly Patterson Memorial Golf Tournament.

Councillor Wells attended Breakfast at the Beach; Back to the Beach Bluesfest; Tall Ships sail by; Corvette Weekend; AMO Conference and the construction start for the Habitat Home.

Councillor Anderson had nothing to report.

Councillor Bercovitch attended the Bluesfest Kickoff; Corvette Weekend; Wasaga Beach Under Siege; a luncheon for 16 Chinese Students and teachers; AMO Conference and the Carly Patterson Memorial Golf Tournament. Councillor Bercovitch reminded residents that the Fire Works will be held on Sunday evening at Park Area 1.

Mayor Patterson attended Breakfast at the Beach; Georgian Bay Hospice Ground Breaking; County Standing Committee meetings; Bluesfest Kick off; Barrie City Hall. The Mayor advised that all 16 municipalities and two cities now have access to the South Western Development Fund for hospitals; Wasaga Under Siege and the Tall Ships; attended a luncheon with students from China and their teachers where he received a presentation and was entertained in song, which they sang in English. The Mayor attended the AMO Conference and had 17 meetings. He attended the Sunset Manor Employee Appreciation BBQ; a meeting with Kellie Leitch, MP; a great turn out for the Carly Patterson Memorial Golf Tournament; meeting at Wuwu's on the condition of the beach; Savour Simcoe; two Hydro meetings and County Council which will be going to a new format of two meetings a month.

12. CALLING OF COMMITTEE MEETINGS

Development Committee	August 28 th at 1:30 p.m.
Public Works	September 5 th at 8:30 a.m.
Community Services	September 17 th at 8:30 a.m.
General Government	August 29 th at 2:30 p.m.
Committee of the Whole	September 3 rd at 7:00 p.m.

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.”

13. CLOSED SESSION**a) Proposed Acquisition of Land – Main Street**

MOVED BY R. ANDERSON

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-14-05

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended, the next portion of the August 27th, 2013 Council meeting be closed to the public to consider a proposed acquisition or disposition of land by the municipality for Main Street, and to consider legal advice that is solicitor client privilege including communications necessary for that purpose regarding litigation or potential litigation on interpretation of an Agreement.

CARRIED

Council went into Closed Session at 9:15 p.m.

Proposed Acquisition of Land – Main Street: The Chief Administrative Officer updated Council on a proposed acquisition of land on Main Street. Following discussion Council provided the Chief Administrative Officer with direction.

Interpretation of Agreement: The Chief Administrative Office and Tracy Fleischmann from Baulke, Augaitis, Stahr, provided legal advice and updated Council on the status of agreements held regarding the Dome property, SF Partners and the Town. Council then provided with Chief Administrative Officer with direction.

MOVED BY M. BERCOVITCH

SECONDED BY R. ANDERSON

RESOLUTION NO. 2013-14-06

RESOLVED THAT the closed session of the August 27th, 2013 Council meeting adjourns and the open session resumes.

CARRIED

Open Session resumed at 9:44 p.m.

MOVED BY R. ANDERSON
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-14-07

RESOLVED THAT the August 27th, 2013 Council meeting does hereby confirm the direction given to the Chief Administrative Officer during the closed session.

CARRIED

14. ADJOURNMENT

Mayor Patterson adjourned the meeting at 9:45 p.m.

The Minutes of this meeting were approved by Council the 10th day of September 2013.

Cal Patterson, Mayor

Twyla Nicholson, Clerk