

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

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

**Held Tuesday, October 8, 2013 at 7:00 p.m.  
In the Council Chambers**

<b>PRESENT:</b>	C. Patterson	Mayor
	D. Foster	Deputy Mayor
	R. Anderson	Councillor
	M. Bercovitch	Councillor
	N. Bifulchi	Councillor
	S. Wells	Councillor
	G. Vadeboncoeur	Chief Administrative Officer
	T. Nicholson	Clerk
	P. Archdekin	Deputy Clerk
<b>ABSENT:</b>	G. Watson	Councillor

**1. CALL TO ORDER**

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

**2. DISCLOSURE OF PECUNIARY INTEREST**

Councillor Bercovitch declared a Pecuniary Interest with respect to Item 5(e) Committee of Adjustment A13/3 as he is a neighbouring property.

Councillor Anderson declared a Pecuniary Interest with respect to Committee of the Whole 5(b) and Development Committee 5d(ii) due to a business relationship.

Deputy Mayor Foster – By-Law 10a) with respect to 46 – 29<sup>th</sup> Street North as he owns property in the immediate area.

**3. ADOPTION OF MINUTES**

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2013-17-01

RESOLVED THAT the Minutes of the Regular Meeting of Council plus the Holding of Two Public Meetings held Tuesday, September 24, 2013 at 7:00 p.m. in the Council Chambers, are hereby adopted as circulated.

CARRIED

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

- a) **General & Marine Hospital CEO, Linda Davis and Board Chair, Sheila Metras - Hospital's 2013-2017 Goals and Objectives and the Community Impact**

Mayor Patterson welcomed Ms. Davis and Ms. Metras to the table. Ms. Metras acknowledged Ron Anderson, member of Board, his valuable contribution commenting that they are pleased to have him on the Board. Through a PowerPoint presentation Ms. Metras spoke to the key accomplishments of the Strategic Plan 2010 – 2013; Orthopedics, Excellence and Innovation and Effective Collaboration. Ms. Metras spoke to the current internal challenges, the external challenges and the process of mapping out a plan.

Ms. Davis referred to the five (5) new strategic directions the Hospital is taking, the transformation excellence and mission critical projects. The General & Marine Hospital's commitment is "working together with our partners towards a shared vision for the health of our community".

Mayor Patterson thanked the ladies for their presentation. The Mayor stated that he has enjoyed working Ms. Davis on the Board of Trustees and the alliance between the Hospital and the Town and noted that Ms. Davis has made a huge contribution to the General & Marine Hospital with great success. He wished her success in her new adventures.

### **PUBLIC MEETING**

A Public Meeting held pursuant to provisions of the *Planning Act* for an Official Plan and Zoning By-Law Amendment for Beach Areas One and Two as a Community Improvement Project Area and a Community Improvement Plan for Beach Areas One and Two

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on September 12<sup>th</sup> and 19<sup>th</sup> 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 October 2nd, 2013; therefore, this meeting is properly constituted as required by the *Planning Act*.

The subject lands consist of approximately 15 hectares (37acres) of land situated between Beach Drive and the Nottawasaga River, and between Spruce Street and 6<sup>th</sup> Street North in the Town of Wasaga Beach. The lands consist of a variety of commercial uses, most of which are seasonal, vacant land, limited residential, and the Ontario Parks Welcome Centre and Nancy Island Historic Site.

The proposed Official Plan Amendment is intended to implement the Vision contained in Opportunity Wasaga. It includes a Festival Square designation and policy amendments related to permitted uses including permanent residential development, and policies intended to streamline the planning approval process.

The proposed Zoning By-Law Amendment would rezone additional properties to a Tourist Commercial Zone, and permit permanent residential in a mixed use commercial/residential development. The proposed By-Law includes performance measures related to height and setbacks including bonusing as provided under the *Planning Act*. It further includes a new definition for a hotel and zones the subject lands under a Holding provision.

The proposed Community Improvement Plan includes Founding Principles and Policies related to Beach Areas One and Two. It also contains Urban Design Guidelines and Municipal Financial Incentives to position this signature area for revitalization.

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 September 20th, 2013 from the Simcoe County District School Board noting no objection to the proposed Official Plan and Zoning By-Law amendments and Community Improvement Plan, subject to their standard comments re: student accommodation and transportation..

Letters of Concern:            Correspondence received October 2<sup>nd</sup>, 2013 from Azan Holdings Inc. requesting that their properties at 180 and 182 Mosley Street be included in the Tourist Commercial (CT) zone.

Letters of Objection:         Email dated October 7, 2103 from Ms. Susan Ditchburn citing the loss of walking, biking, snowmobiling and cross country trails due to development.

Mayor Patterson asked the Town Clerk, Ms. Nicholson, if any further letters or correspondence had been received in regard to this application. The Clerk advised that additional correspondence had been received and referred to Planning staff to speak to the letters.

Mr. Taylor responded that correspondence had been received from the NVCA noting the lands are partially regulated by Ontario Regulation 172/06 and permits are required prior to construction as well as the Provincial Policy Statement directs development outside of hazardous lands associated with flooding and dynamic beach. A second letter was received from the Ministry of Municipal Affairs and Housing providing comments on the Community Improvement Plan noting additional policies and modifications that could be considered.

Mr. James Taylor made a presentation to provide further details with respect to the proposed Official Plan and Zoning By-Law amendments and the proposed Community Improvement Plan.

Mr. Taylor noted the purpose of the Public Meeting was to get the public's feedback and comments. He stated that no decisions were being made at this meeting; staff will make a recommendation back to Development Committee. Mr. Taylor spoke to Opportunity Wasaga and the 8-80 Reports as inspiration for this redevelopment project. Several meetings have been held with the Steering Committee and landowners. There was a public Open House on August 28<sup>th</sup> with great public interest and participation. Council has had a very consultative process and it is evident the public is very interested in this project.

Mr. Taylor referred to the PowerPoint noting the limits of the Beach Areas One and Two Community Improvement Project Area and land ownership (Town/private ownership highlighted). Mr. Taylor also referenced the land use schedule in the Official Plan with two (2) land use designations for the area including Tourism Commercial and Tourist Accommodation. He spoke to Festival Square and proposed rezoning to Tourist Commercial (CT) or Accommodation Commercial (CA). The By-Law proposed will rezone 77, 79, 87, and 93 Mosley from Residential Type 1 (R1) to Tourist Commercial (CT), 176 Mosley Street from Local Commercial (CL) to Tourist Commercial (CT), and would rezone the former Fire Hall site from Institutional (I) to Tourist Commercial (CT).

These zones would also be subject to a Holding (H) provision. Mr. Taylor also mentioned that the existing Official Plan does not include policies regarding the growing residential population, and/or seasonal population, and the proposed Community Improvement Plan includes policies and design methods for the implementation of Festival Square which will act as a draw for these residents.

The building height proposed is to maintain a four (4) story limit between Mosley and the beach and provide for additional two (2) stories subject to bonusing. A hotel may be a maximum of six (6) stories with an additional two (2) stories subject to bonusing. Mosley Street to the river will maintain a four (4) story limit. Mr. Taylor spoke to a stepping provision minimum of two (2) meters beyond the 3<sup>rd</sup> floor. The building setbacks will be three (3) meters to provide for pedestrian space and landscaping as well as a provision recognizing the existing non-conforming uses. It is the intent to streamline the planning process. This would allow for the Town to maintain checks and balances under a holding provision. Accessory use streamlining – revision allow for free standing structure with bonusing of an additional two (2) stories with consideration upon contribution to community benefit as defined by the community with specific criteria to be met.

Mr. Taylor spoke to the Community Improvement Plan founding principles and goals (8) including; Festival Square as a four season destination; Main Street redevelopment; Beach Drive redevelopment with pedestrian and amenity space; beachfront pedestrian promenade; Mosley Street; priority hotel/resort site; major indoor family attraction; riverwalk and docking areas; public realm and design improvements; parking both public and private; pedestrian bridge across the Nottawasaga River; and servicing and infrastructure.

Mr. Taylor noted that Municipal financial incentives are available including grants (rebate of revenue collected for development and related development charges, application fees, and taxes) and loans (to assist for façade, landscaping and signage). The County of Simcoe has an opportunity to partner by way of tipping fees, and/or the County portion of the Development Charges and property tax, and the County approves the Community Improvement Plans.

Mayor Patterson thanked Mr. Taylor for his presentation.

The Mayor then inquired if there was anyone present that would like to provide input either in support of, or in opposition to, this proposed Official Plan Amendment and/or Zoning By-Law Amendment and/or Community Improvement Plan. 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.

Mr. Kelso added that a letter of support had been received from Ian McLeod of Wasaga Beach Waterfront Development Inc. noting Beach 1 and 2 are an iconic and historic setting that deserve special attention, and they would appreciate the opportunity to play a role in the plans for the revitalization of the area. He also applauded the Town for Festival Square as it has the potential to act as a major catalyst. They indicated their willingness to work with the Town.

The Mayor inquired if anyone wished to make a comment or ask a question.

Mr. Amendola - 164 Mosley at 5<sup>th</sup> St. & Mosley – advised the he has tried his best to get the Marriott Hotel on his property providing they put commercial and entertainment on the first floor. He provided the phone number to Don May and believes he heard the Marriott is going into the Stonebridge development located on the east end of town instead, but he is trying to get one on his property. Mr. Amendola then inquired if the zoning change will make the taxes go up or at least not until the land is used for development. Mr. Taylor indicated he would defer to the Treasurer or someone else but typically lands are assessed for what they are being used for and the assessment reflects the value of the property under its current use. Mr. Amendola noted that if it is not going to be developed for 10 years he doesn't want the higher tax until then. Mayor Patterson advised that this Council will be very fair in terms of taxation and thanked Mr. Amendola for efforts with the Marriott Hotel.

Marilyn Schneider inquired of the plans for 208 Mosley Street being the Wasaga Beach Presbyterian Church as she didn't hear any designation that applied to this property and that the lands mentioned do not include this area but are more to the east. Mayor Patterson advised that the Church is not included in this plan as it is west of the designated properties for rezoning, or inclusion in the Official Plan Amendments or Community Improvement Plan.

Mayor Patterson asked if anyone else wished to make comment or ask a question.

Melissa Sipes - 25 Riverdale Drive – inquired of the river walk or boat launch and the endangered habitat for plovers and inquired if the Town is considering the birds in the boat launch.

Mr. Taylor advised that NVCA is the regulatory authority for considering any development within a natural area. The NVCA have to undertake studies that could impact the natural environment. At the time of site plan they would be consulted. There will be an opportunity to make the developers aware. The boat ramp legislation dictates that development. The river walk is a longer term goal and will be considered by the Planning Department at such time of application for development is received. It is under the checks and balances by the NVCA. Ms. Sipes noted that the Beach 2 Parks leased has lapsed and inquired if any area of those lands will stay as it is with natural dunes or will the entire area be redeveloped and will the dunes along the beach be protected. She inquired if the boardwalk be composed of the dunes.

Mr. Taylor advised that there will be preservation and natural features involved with the boardwalk and the developer will have to deal with Ministry of Natural Resources Ontario Parks and the NVCA as it relates to any design. The dunes are impacted by winds and rains and there will be impact studies completed during development. The Ministry of Natural Resources is a major player in looking at any design in boardwalk feature.

Ms. Sipes noted she hopes that as many natural areas as possible are included in redeveloping.

Mr. Kelso advised that the NVCA will require a Shoreline Hazard Study for the lands between 3<sup>rd</sup> Street and 6<sup>th</sup> Street to establish the development/zoning/designation limit and setbacks will be established. The wave uprush areas and dunes are typically maintained at 100-150'. The setback limit has yet to be established but there will likely be a natural area on the beach that is maintained.

Dave McKenzie – spoke to attending the August 28<sup>th</sup> meeting where the residents were in favour of the project and said “let’s get it done”. Mr. McKenzie inquired of the time line between now and the coming May 24 weekend in regards to getting something done. He requested if an article, chart or notice could be put in the newspaper that tells residents and the GTA tourists that development is expected and what is happening and when. People want to feel and see something that is happening as this is a huge growth opportunity area for tourism and development in Wasaga Beach and between now and May 24 there has to be some action or work on the site. Mayor Patterson advised that in the budget there are monies set aside to work on Festival Square.

Mr. Taylor noted that each department will play a role in their submissions in the budget. There is clear evidence that something is happening and a long term plan.

Mr. McKenzie applauded the process the Town has gone through and inquired of the date of the budget process. Mayor Patterson advised it is being worked on right now and Council has not seen the budget yet but the budget will be approved in 2013. Mr. McKenzie inquired if Council is committed for May 24, 2014 that there will be a, b and c in place as this process can back up. The community needs to see something and be committed to it and hopes it happens for May. Mayor Patterson responded that it is Council’s intention that Festival Square will be in place by May 24; however, there are many unforeseen issues including NVCA and government regulations that need to be met. The Mayor suggested that where festival square is located there should not be too many issues.

Mayor Patterson asked an additional time if anyone wished to make comment or ask a question.

Hearing none, he then asked members of the Council if they had any questions or comments with regards to the proposed planning documents. No questions by Council.

Mayor Patterson advised 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 the proposed Official Plan and related Zoning By-Law Amendments and the Community Improvement Plan will 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.

Mayor Patterson called for a ten minute recess after which Council then resumed.

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

**CORRESPONDENCE – Requiring Action**

MOVED BY N. BIFOLCHI  
 SECONDED BY D. FOSTER

RESOLUTION NO. 2013-17-02

RESOLVED THAT Council does hereby declared October 20th to 26th, 2013 as “Small Business Week” in the Town of Wasaga Beach.

CARRIED

**CORRESPONDENCE – To be Referred – None**

6. **UNFINISHED BUSINESS – None**

7. **COMMITTEE & OTHER BOARDS REPORTS**

a) **Development Committee – September 25, 2013**

Councillor Bifolchi spoke to the highlights of the meeting. Deputy Mayor noted his previously declared Pecuniary Interest and voted on everything else but that item. Councillor Anderson and Bercovitch also indicated they would vote on everything else but their declared Pecuniary Interest items. It was then;

MOVED BY N. BIFOLCHI  
 SECONDED BY D. FOSTER

RESOLUTION NO. 2013-17-03

RESOLVED THAT Council does hereby adopt the Development Committee Report dated September 25, 2013, as circulated, and approves all actions contained therein.

CARRIED

b) **Committee of the Whole – October 1, 2013**

Mayor Patterson spoke to the highlights of the meeting Councillor Anderson conflict; it was then;

MOVED BY N. BIFOLCHI  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-17-04

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated October 1, 2013, as circulated, and approves all actions contained therein.

CARRIED

c) **Public Works Committee – October 3, 2013**

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

MOVED BY D. FOSTER  
 SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-17-05

RESOLVED THAT Council does hereby adopt the Public Works Committee Report dated October 3, 2013, as circulated, and approves all actions contained therein.

CARRIED

**d) Accounts – August 1-31, 2013**

Councillor Anderson noted that all accounts have been reviewed at the individual Standing Committees. It was then;

MOVED BY S. WELLS  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-17-06

RESOLVED THAT Council does hereby confirm the Accounts for August 1 – 31, 2013 in the amount of \$2,362,268.96.

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 Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, as amended (Nick Ainis, 46-29<sup>th</sup> St N)**

Deputy Mayor Foster's previously declared Pecuniary Interest was noted and he withdrew from the table. It was then;

MOVED BY M. BERCOVITCH  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-17-07

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. 2013-82.

CARRIED

Deputy Mayor Foster returned to his place at the table.

**b) A By-Law to Authorize Execution of an Automatic Aid Agreement with the Township of Clearview and the Town of Wasaga Beach**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2013-17-08

RESOLVED THAT a By-Law to Authorize Execution of an Automatic Aid Agreement with the Township of Clearview 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. 2013-83.

CARRIED

- c) A By-Law to Repeal By-Law No. 2011-104, regarding a Memorandum of Understanding between Dr. James McInnis and the Town of Wasaga Beach**

MOVED BY S. WELLS  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2013-17-09

RESOLVED THAT a By-Law to Repeal By-Law No. 2011-104, regarding a Memorandum of Understanding between Dr. James McInnis 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. 2013-84.

CARRIED

- d) Confirmatory By-Law**

MOVED BY D. FOSTER  
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2013-17-10

RESOLVED THAT a By-Law to Confirm the Proceeding of the Council of the Corporation of the Town of Wasaga Beach at its Regular Meeting held Tuesday, October 8, 2013, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2013-85.

CARRIED

## **11. MAYOR AND COUNCILLORS REPORTS**

Mayor Patterson advised that he attended an RTO-7 meeting; Maple Leaf Day Tree Planting; Warden's Gala; International Joint Commissioner of Canada with the Mayor of Parry Sound and Reeve of Archipelago; BBQ at the home of Kellie Leitch, MP; Army Cadet Community Challenge; Wasaga Sports Park for Tree Planting; Agriculture Hall of Fame presentation to Ross Beattie; Museum Advisory Committee; Ontario Association of County Clerk and Treasurers Administrators; National Senior Day Flag Raising; Chair of Simcoe County Plowing Match and Agriculture Liaison meeting; County of Simcoe Affordable Housing Strategy; Kellie Leitch, MP speaking engagement; ratepayers group from River Road East; guest speaker on 97.7; funeral for Art Betts; Wasaga Ministerial Association; County Council and Committee of the Whole and County Duncan Green Atrium induction. On October 21 the Minister of Municipal Affairs will make an announcement on funding for Schooner Town Bridge. The Chamber of Commerce Breakfast is October 22<sup>nd</sup> and the OLG will be in attendance that evening to provide an update on what is happening.

Councillor Wells advised he had nothing to report.

Councillor Anderson advised he has attended a number of Hospital Board meetings.

Councillor Bercovitch attended an Accessibility Advisory Committee meeting; Town Tree Planting Ceremony; a goodbye for Staff Sgt. Good who has been transferred; BBQ at MP Kellie Leitch's home and the TD Bank tree planting.

Deputy Mayor Foster attended a presentation on rural medicine; he noted Kenora have banned flying lanterns after they have been the cause of fires and a North Simcoe LIHN Regional Governance session. He also noted that recently he came across a 1912 newspaper in family papers.

Councillor Bifulchi has attended a number of NVCA meetings and on October 10<sup>th</sup> there is an Open House at the NVCA on mapping changes.

## **12. CALLING OF COMMITTEE MEETINGS**

General Government	October 17 at 2:30 p.m.
Community Services Committee	October 15 at 8:30 a.m.
Development Committee	October 23 at 1:30 p.m.
Public Works	November 7 at 8:30 a.m.
Committee of the Whole	October 15 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. ADJOURNMENT**

Mayor Patterson adjourned the meeting at 8:50 p.m.

The Minutes of this meeting were approved by Council on the 22<sup>nd</sup> day of October, 2013.

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Cal Patterson, Mayor

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Twyla Nicholson, Clerk