

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

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

**Held Tuesday, May 13, 2014 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
P. Archdekin	Deputy Clerk

**ABSENT:**

T. Nicholson	Clerk
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**1. CALL TO ORDER**

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

**2. DISCLOSURE OF PECUNIARY INTEREST**

Councillor Bifulchi declared a Pecuniary Interest with respect to Agenda Item Development Committee Minutes item 5)ai) and a staff report due to a family owned business as well as Public Works Minutes cheque #15782 as it pertains to a family member but will be voting on all other matters.

**3. ADOPTION OF MINUTES**

MOVED BY D. FOSTER

SECONDED BY G. WATSON

RESOLUTION NO. 2014-08-01

RESOLVED THAT the Minutes of the Regular Meeting of Council, plus the holding of One Public Meeting held Tuesday, April 22, 2014 at 7:00 p.m. in the Council Chambers, are hereby adopted as circulated.

CARRIED

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

- a) **Mr. Joseph DeTommaso of the Wasaga Beach Waterfront Developments Inc. in attendance to update Council on the status of their beachfront properties and plan for the summer**

Mayor Patterson welcomed Mr. DeTommaso to the table. He advised that he represents Wasaga Beach Waterfront Developments Inc. and they own property on Beach Drive, Mosley and Beach Area 1. Mr. DeTommaso then proceeded to explain that through a judicial process, acquired the properties in April of 2012 and the assets were in significant disrepair as well as other past issues to deal with. They view the beachfront as an incredible opportunity and since acquiring the property have been addressing issues and focusing on positive changes. He advised it has not been easy. They have been met with skepticism during this process and people have been guarded dealing with the new owners, which has been understandable. Mr. DeTommaso noted it will take some time to undo past issues and they are prepared to take the time and to move forward.

Wasaga Beach Waterfront Developments are proud to be involved in the Beach and the roll they will play in the success of the Beach. Last year was difficult due to the weather and the Town as a whole suffered. Mr. DeTommaso noted once again they inherited the conditions of the buildings. The three bars have been leased out and significant work has been done to bring them up to code. They have spent time and attention to cleaning up the bars. Two bars did not open in 2013. He also noted that this past winter was punishing on the buildings. The snow load has taken a toll on the Dard which necessitated some repairs that will be completed as quickly as possible. For the 2014 season they have hired a property management company to oversee and be the point of contact. For the long term tenants, there will be roof repairs, improvements to safety and security, cosmetic, facings, electrical, interlock brick, etc.

Wasaga Beach Waterfront Developments have focused on relationships with previous tenants for longer leases to ensure continuity and stability. The tenants have been asked to offer suggestions to improve the beach. The bars are leased to a local family and are on track to open for the long weekend. They have new quality tenants that are excited to be on beach and fewer vacancies.

Mr. DeTommaso commented on the Town actively attracting new events and they have offered forms of support for success of the events. The Beach Area 1 landscape works are appreciated and necessary and he is confident the Beach will be better than ever. At this stage their primary goal is to stabilize lease space with a mix of local and national tenants to improve tenant rental. This will take a few years to accomplish but their goal is to attract visitors to the Beach. Wasaga Beach Developments Inc. is supportive of the Town's initiatives at the beach front, the infrastructure will take time, but they support the efforts. Mr. DeTommaso thanked the Town for opening its doors and offering assistance to them. They met with Town staff in March to deal with concerns to ensure a smooth start to 2014 and received an unprecedented show of support from all departments which was extremely helpful to position them to move in the right direction. Wasaga Beach Developments looks forward to continuing working with the Town and tenants and residents to ensure the beach experience is enhanced further.

Mayor Patterson thanked Mr. DeTommaso for the update.

Councillor Watson inquired with one week away from a long weekend will everything open, in particular the bars. Mr. DeTommaso advised that he has spoken with the tenant and the bars will be open; however, there are certain works that have to be done before the weekend.

Councillor Bifulchi thanked Mr. DeTommaso for coming in as it is important for Council and the Town to know their time line as that has been the question on everyone's mind. She acknowledged that it will be about two years out before anything major will happen.

Mayor Patterson inquired of the closed Dairy Queen property and if there will be a new tenant. Mr. DeTommaso advised that they currently do not have a tenant; however, are exploring options.

Mayor Patterson thanked Mr. DeTommaso for bring Council and the residents up to date.

## **5. CORRESPONDENCE – Received for Information**

### **a) 2014 Prescribed Burn of Savannah Habitat at Wasaga Beach Provincial Park**

Deputy Mayor Foster requested that the MNR letter of the Prescribed Burn be put on the Town's website as it is important information to have available. The request was acknowledged and it was then;

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-08-02

RESOLVED THAT Council does hereby receive the correspondence from Ontario Parks with respect to a 2014 Prescribed Burn of Savannah Habitat at Wasaga Beach Provincial Park by May 30, 2014.

CARRIED

## **CORRESPONDENCE – Requiring Action**

### **a) National Access Awareness Week – June 1-7, 2014**

MOVED BY M. BERCOVITCH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-08-03

WHEREAS approximately 1.85 million Ontarians, which represent approximately 15.5 per cent of the population, have some form of disability and as the development of some form of disability increases with age, there is a need for greater awareness, understanding and recognition of their needs, capabilities and potential;

AND WHEREAS National Awareness Week is an opportunity to remind us to double our efforts to achieve our goal of becoming an accessible municipality by eliminating the barriers to facilities, services, programs and workplaces;

AND WHEREAS the daily lives of people with disabilities are adversely affected by the barriers that exist in the environment, employment, public transportation, housing, recreation and communication;

AND WHEREAS the Town of Wasaga Beach Council is innovative and caring, and committed to being responsive to the needs of all people, and recognizes the diverse needs of residents and visitors and responds by striving to provide facilities and services that are accessible to everyone;

AND WHEREAS the Town of Wasaga Beach Council is committed to becoming an inclusive municipality in which all persons with disabilities can exercise their civil, political, social and cultural rights on an equal basis with other persons and ensuring that everyone has the right to live in conditions of dignity, respect, independence and peace;

NOW THEREFORE in recognition of the importance of raising awareness and accessibility in our community and ultimately, promote full participation for people with disabilities, the Town of Wasaga Beach does hereby proclaim **June 1 to 7, 2014 as “National Access Awareness Week”** and encourage everyone to support equality of access, opportunity and outcomes for persons with disabilities.

CARRIED

**CORRESPONDENCE – To be Referred - None**

**6. UNFINISHED BUSINESS – None**

**7. COMMITTEE & OTHER BOARDS REPORTS**

**a) General Government Committee – April 17, 2014**

Councillor Anderson spoke to the highlights of the meeting. Councillor Wells noted he did not support the Lawn Watering Amendment at Committee and his comments are in the report. He will vote on all items with the exception of that one. It was then;

MOVED BY S. WELLS

SECONDED BY G. WATSON

RESOLUTION NO. 2014-08-04

RESOLVED THAT Council does hereby adopt the General Government Committee Report dated April 17, 2014, as circulated, and approves all actions contained therein.

CARRIED

**b) Development Committee – April 23, 2014**

Councillor Bifulchi spoke to the highlights of the meeting and spoke to those items she declared a Pecuniary Interest with and noted she will vote on all other items. It was then;

MOVED BY M. BERCOVITCH

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-05

RESOLVED THAT Council does hereby adopt the Development Committee Report dated April 23, 2014, as circulated, and approves all actions contained therein.

CARRIED

**c) Public Works Committee – May 1, 2014**

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

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-06

RESOLVED THAT Council does hereby adopt the Public Works Committee Report dated May 1, 2014, as circulated, and approves all actions contained therein.

CARRIED

**d) Committee of the Whole – May 6, 2014**

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

MOVED BY N. BIFOLCHI  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-07

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated May 6, 2014, as circulated, and approves all actions contained therein.

CARRIED

**e) Accounts – March 1-31, 2014**

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

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-08

REOSLVED THAT Council does hereby confirm the Accounts for March 1-31, 2014 in the amount of \$7,296,308.13.

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 Set the Tax Rates and to Levy Taxes for the Year 2014**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-09

RESOLVED THAT a By-Law to Set the Tax Rates and to Levy Taxes for the Year 2014, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-39.

CARRIED

- b) A By-Law to Authorize the Mayor and Clerk to Execute an Agreement between The Corporation of the Town of Wasaga Beach and The Association of Municipalities of Ontario (Federal Gas Tax)**

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-08-10

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute an Agreement between The Corporation of the Town of Wasaga Beach and The Association of Municipalities of Ontario, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-40.

CARRIED

- c) A By-Law to Authorize the Execution of a Tax Arrears Extension Agreement (3097 Mosley St.)**

MOVED BY M. BERCOVITCH

SECONDED BY G. WATSON

RESOLUTION NO. 2014-08-11

RESOLVED THAT a By-Law to Authorize the Execution of a Tax Arrears Extension Agreement, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-41.

CARRIED

- d) A By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended (Ramblewood Subdivision – Amicorp Inc. Marocco)**

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-08-12

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. 2014-42.

CARRIED

**e) A By-Law to Authorize the Mayor and the Clerk to Execute Documents regarding the Transfer of Land (Baywood Homes – New England Village – River Road West – Village Gate Drive)**

MOVED BY N. BIFOLCHI  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-13

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Documents regarding the Transfer of Land, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-43.

CARRIED

**f) A By-Law to Authorize Execution of a Memorandum of Understanding between the Town of Wasaga Beach and the Township of Clearview Regarding the Management of Sewage Discharge in the Stayner Sewage Catchment Area**

Councillor Bervocitch spoke to the Agreement with Clearview Township noting he did not support the Agreement or the number of Amendments and will not support a further amendment. It was then;

MOVED BY D. FOSTER  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-14

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Documents regarding the Transfer of Land, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-44.

CARRIED

**g) A By-Law to Authorize Execution of an Amending Agreement between the Town of Wasaga Beach and the Township of Clearview (Schedule A payment)**

Councillor Bercovitch noted the Agreement first came to light in 2010 with the last Council and this is the fifth Amendment and in his opinion not one Amendment has not been advantageous to Wasaga Beach. It is a done deal; however, if Clearview builds a 100 homes in a year the Town will get its money back in 25 years and 50 units it will take 50 years. He did not feel this was fair to Wasaga Beach and will not support this change to the payment schedule. Mayor Patterson stated that there is a surcharge for the use of our plant and we are making money. Once again Councillor Bercovitch noted he would not support this Amendment. It was then;

MOVED BY D. FOSTER  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-15

RESOLVED THAT a By-Law to Authorize Execution of an Amending Agreement between The Town of Wasaga Beach and The Township of Clearview, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-45.

CARRIED

**h) A By-Law to Authorize the Mayor and Clerk to Execute Documents Regarding the Transfer of Land (Wasaga Distribution Sub Station in Stonebridge)**

MOVED BY G. WATSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-08-16

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Documents Regarding the Transfer of Land, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-46.

CARRIED

**i) A By-Law to Regulate the External Uses of Water within the Town of Wasaga Beach and to Repeal By-Law No. 2002-25 (The Lawn Watering By-Law)**

MOVED BY M. BERCOVITCH  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-17

RESOLVED THAT a By-Law to Regulate the External Uses of Water within the Town of Wasaga Beach and to Repeal By-Law No. 2002-25, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-47.

CARRIED

**j) A By-Law to Amend By-Law No. 2007-65, Being a By-Law to Regular Open Fires**

MOVED BY S. WELLS  
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-08-18

RESOLVED THAT a By-Law to Amend By-Law No. 2007-65, Being a By-Law to Regulate Open Fires, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-48.

CARRIED

**k) Confirmatory By-Law**

MOVED BY N. BIFOLCHI  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-08-19

RESOLVED THAT a By-Law to Confirm the Proceedings of the Council of the Town of Wasaga Beach at its Regular Meeting held Tuesday, May 13, 2014, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-49.

CARRIED



## 11. MAYOR AND COUNCILLORS REPORTS

Councillor Bercovitch attended an Accessibility Committee meeting; Elmvale Maple Syrup Festival, Rotary Club Luncheon where Bruce Johnston was recognized for his fundraising efforts; Community Policing, Sound Investment Choir and Outreach Choir Concerts.

Councillor Anderson attended the General and Marine Hospital Financial Board meeting. He expressed his thanks to the area Mayors for speaking to the Ministry of Health on the financial shortfalls of the General and Marine Hospital.

Councillor Wells thanked Mayor Patterson and Mayor Ferguson for attending a motorcyclist seasonal brunch to get the season going that was held in New Lowell.

Deputy Mayor Foster attended the Wasaga Beach Community Theatre presentation; Rotary Lunch, Ministerial Breakfast, Elmvale Maple Syrup Festival, McHappy Days, M&M's BBQ; Habitat for Humanity opening; Community Garden work party; Wild Wing Motorcycle appreciation event and reminded the public to check their mirrors for motorcycles on the road; County Council and noted that the deadline for the Georgian Good Food Box is Wednesday.

Councillor Bifulchi attended the Community Health Centre meeting; various NVCA meetings; kick off to National Youth Week and the Habitat for Humanity ribbon cutting.

Councillor Watson attended the Maple Syrup Festival, the Ontario Small Urban Conference in Parry Sound; Community Garden for a work party noting Saturday is a Community Garden meet and greet; M&M BBQ, Habitat for Humanity; Motorcycle Rally at Wild Wing and noted Mother's Day.

Mayor Patterson attended an Agriculture Liaison meeting; met with Ministry representatives for Senior's in Collingwood making a funding announcement and tour of Sunset Manor; guest on Political Speaking; Lakehead University naming of Simcoe Hall; construction meeting with the United Church; Elmvale Maple Syrup Festival; Hydro Board meeting; provided greetings to Beyond the City Lights Conference; attended Trillium Manor Volunteer Appreciation Day; OSUM Conference where he spoke with the Minister of Municipal Affairs; trip to Queen's Park and met with the Ministry of Health Senior Policy Advisor with respect to the reduction in funding for the General Marine Hospital; Community Tree Planting in the County Forest; Gold Wing Tour Group Breakfast; guest on 97.7 The Beach; Food and Agriculture meeting; Past Wardens Lunch; Economic Development Breakfast, Chamber of Commerce Business Awards; spoke to 95 Birchview Dunes Grade 5 students in the Council Chambers; Habitat for Humanity Ribbon Cutting, noting this is the fourth home built in the Town; Chats Radio program in Collingwood; attended a Lions Dinner with cheque presentations recognizing different groups; County Council and the Mayor noted that the Town received \$52,500 from the County towards trails on Beachwood Drive. Collingwood also received trails money.

Mayor Patterson then spoke to clarify rumours with respect to the Electric Elements event on the long weekend. To date 4,500 tickets have been sold with the expectation of 7,500 being sold in total.

Councillor Watson added one more item that he attended the Chamber of Commerce Business Awards and recognized Patrice McKennan and presented the Gene Langevin Award to the Luau Resort.

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

Community Services Committee	May 20 at 8:30 a.m.
General Government Committee	May 15 at 2:30 p.m.
Public Works	June 5 at 8:30 a.m.
Development Committee	May 28 at 1:30 p.m.
Committee of the Whole	May 20 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.”*

## **14. ADJOURNMENT**

Mayor Patterson adjourned the meeting at 8:00 p.m.

The Minutes of this meeting were approved by Council on the 27<sup>th</sup> day of May, 2014.

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Cal Patterson, Mayor

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Twyla Nicholson, Clerk