

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

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

**Held Tuesday, May 27, 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
M. Quinlan	Treasurer/Acting CAO
T. Nicholson	Clerk
P. Archdekin	Deputy Clerk
R. Kelso	Manager of Planning & Development
N. Ainley	Planner

**ABSENT:** G. Vadeboncoeur Chief Administrative Officer

**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 the Public Meeting as the proposal is for the same use as a family owned storage business on a neighbouring property.

**3. ADOPTION OF MINUTES**

MOVED BY G. WATSON

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday, May 23, 2014 at 7:00 p.m. in the Council Chambers are hereby adopted as circulated.

CARRIED

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

**PUBLIC MEETING**

**Proposed Official Plan Amendment and Zoning By-Law Amendment  
Wasaga Beach Paintball – 3600 Vigo Road**

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Councillor Bifulchi left the Council table.

Mayor Patterson advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on May 8, 2014 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; therefore, this meeting is properly constituted as required by the *Planning Act*.

The lands subject to the proposed Official Plan and Comprehensive Zoning By-Law Amendments are situated on the southwest corner of the intersection of Vigo Road and Deerbrook Drive and are municipally addressed as 3600 Vigo Road, and are legally described as the North Part of Lot 21, Concession 9 (former geographic Township of Flos) in the Town of Wasaga Beach, County of Simcoe. The lands are comprised of two separate but adjacent parcels totaling 29 hectares (71.6 acres) in size. The portion of the property subject to the applications is located within the south east corner of the site and is approximately 2.94 hectares (7.26 acres) in size with 152 metres of frontage on Vigo Road, and contains the Wasaga Beach Paintball building and facilities.

The Proposed Official Plan Amendment would re-designate the 2.94 hectare (7.26 acre) developed portion of land located in the south east corner of the site from current Rural land use designation to a site specific Service Commercial designation which would allow recreational uses.

The proposed Zoning By-Law Amendment would rezone the same 2.94 hectare (7.26 acre) portion of the site from the Recreational Commercial Exception Two (CR-2) Zone and Waste Disposal (MW-2) Zone to a Service Commercial Exception (CS-E) Zone would permit indoor and outdoor storage, warehousing, and recreational uses.

The effect of the proposed Official Plan and Zoning By-Law Amendments would allow recreational uses on the subject lands while permitting indoor storage within an existing onsite structure and permitting outdoor storage.

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 dated May 12, 2014 from Rogers Communication was received stating, no objection.

A letter dated May 12, 2014 from the Simcoe County District School Board was received stating, no objection.

A letter dated May 6, 2014 from Enbridge Gas Distribution was received stating, no objection.

A letter dated May 26, 2014 from Nottawasaga Valley Conservation Authority was received stating, no objection.

A memo dated May 18, 2014 from the Town of Wasaga Beach Chief Building Official was received stating, based on the submitted material for review, no objections are apparent.

A letter dated May 15, 2014 from the Town of Wasaga Beach Public Works Department was received recommending that if site plan approval is required, a grading plan be submitted for acceptance to ensure the proposed storage area grading, surface treatment and associated storm water management controls are addressed to the Town's satisfaction. Further, staff recommends confirmation as to the type of outdoor storage proposed to ensure that existing fire protection for the site will be sufficient.

Letters of Concern: None

Letters of Objection:

A letter dated April 22, 2014 from Mr. Anthony Bifulchi stated that while he is in general support of the proposed application Mr. Bifulchi objects to the 'outdoor storage' aspect of the proposed application. Concerns related to current onsite parking condition and possible increases in congestion and access to the proposed outside storage. Mr. Bifulchi has also noted that he has observed non-permitted storage located in open air pavilion occurring on the site for a number of years and is concerned as to the enforcement of municipal policies.

The Mayor then asked the Town Clerk, Ms. Nicholson, if any further letters or correspondence had been received in regard to this application. The Clerk responded that nothing further had been received.

Mr. Greg Barker, Planner with Innovative Planning Solutions, made a brief presentation providing further details with respect to the proposed amendments.

Mr. Barker advised that he represents Wasaga Paintball noting that the owners, Steve and Donna Langman, were in attendance.

The entire parcel is 29 hectares and the portion subject to the application is located in the south east corner being 2.94 hectares. The designation is rural within a Waste Disposal Assessment Area. The area is zoned entirely as Recreation Commercial 2 and Waste Disposal 2. The current use is Wasaga Paintball with outdoor and indoor arenas. The surrounding lands are predominantly vacant lands with industrial properties, closed County Landfill, agriculture lands and rural. The site is lined by mature vegetation and natural buffers that help screen the view by the travelling public. It is a low intensity use area with few people living there that will be impacted by development.

Mr. Barker advised that the OPA designates the land as Rural and they are requesting a re-designation to Service Commercial, Special Provision for Wasaga Paintball and associated recreational uses. The Zoning By-Law permits outside storage and a warehouse enclosed building. The structure set back is a zoning line, not a lot line. They are requesting to allow for outdoor storage to occur in an existing outdoor paintball shooting range. It is a conversion of an existing building into an indoor storage area. The outdoor storage area is on the south property line and provides for 52 spaces - 3 metres by 7 metres. They are providing for 55 parking spaces for the paintball, with the minimum requirement of 33 spaces. This use is located a good distance from the parking and Paintball use.

Mr. Barker believes the application is consistent with planning policies of the upper and lower tiers, is supported by the Town's Official Plan and has no negative impacts on the abutting land uses. A D4 Assessment is not required as this is a change in use only, not a new construction. Mr. Barker advised that would conclude his presentation.

Mayor Patterson thanked Mr. Barker for his presentation and inquired if there was anyone present that would like to provide input either in support of, or in opposition to, this proposed amendments. 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.

No one stepped forward and the Mayor inquired a second and third time noting no comments from the public were received.

Mayor Patterson then asked members of Council if they had any questions or comments with regards to the proposed Official Plan and Zoning By-law Amendments. There were no comments from Council.

Mayor Patterson advised that there weren't any new comments to be referred back to Development Committee where a decision will be made whether to recommend the proposed Official Plan and Zoning By-Law Amendments 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 Official Plan and Zoning By-law Amendments, the Mayor asked that a written request be made to the Clerk of the Town of Wasaga Beach.

Mayor Patterson then closed the Public Meeting.

Councillor Bifulchi returned to her place at the Council table.

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

### **a) Ainley Group – Class Environmental Assessment Nottawasaga River Bridge – Notice of Public Information Centre No. 2**

MOVED BY M. BERCOVITCH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-09-02

RESOLVED THAT Council does hereby receive the correspondence from the Ainley Group with respect to the Class Environmental Assessment Nottawasaga River Bridge, Notice of Public Information Centre No. 2, for information.

CARRIED

**CORRESPONDENCE – Requiring Action****a) MNR – Wasaga Beach Provincial Park Management Plan**

Deputy Mayor Foster inquired who would be filling the position. Mayor Patterson noted that currently the CAO sits on the Planning Team and if the Town is successful in its request a member of Council member would be appointed at that time. The Town has made this request many times and will send a letter and make the request again. It was then;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-03

RESOLVED THAT Council does hereby direct the Mayor to send a letter to the Minister of Natural Resources with respect to the Wasaga Beach Provincial Park Management Plan requesting that a Member of Council be appointed to the Wasaga Beach Provincial Park Management Planning Team.

CARRIED

**b) June - Senior's Month**

MOVED BY G. WATSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-04

RESOLVED THAT Council does hereby proclaim June 2014 as Senior's Month in the Town of Wasaga Beach.

CARRIED

**c) SPCA – Tag Days**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-05

RESOLVED THAT Council does hereby acknowledge that the Ontario SPCA will be holding Tag Days July 2<sup>nd</sup> and 3<sup>rd</sup>, 2014 at various locations, in the Town of Wasaga Beach.

CARRIED

**CORRESPONDENCE – To be Referred****a) Simcoe Muskoka District Health Unit – West Nile Virus Program Planning – 2014**

Deputy Mayor Foster noted this is a yearly request and in the past there has been no evidence of the West Nile Virus in the Town's catch basins and this should not be of concern to the public. It was then;

MOVED BY M. BERCOVITCH  
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-09-06

RESOLVED THAT Council does hereby refer the Simcoe Muskoka District Health Unit West Nile Virus Program Planning – 2014 correspondence to Public Works for review and action.

CARRIED

**6. UNFINISHED BUSINESS – None**

**7. COMMITTEE & OTHER BOARDS REPORTS**

**a) General Government – May 15, 2014**

Councillor Anderson spoke to the highlights of the meeting. Councillor Wells noted his previously declared conflict at General Government, Resolution 2014-05-04 and will vote on all matters with the exception of that Resolution. It was then;

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-07

RESOLVED THAT Council does hereby adopt the General Government Report dated May 15, 2014 as circulated, and approves all actions contained therein.

CARRIED

**a) Community Services – May 20, 2014**

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

MOVED BY G. WATSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-08

RESOLVED THAT Council does hereby adopt the Community Services Report dated May 20, 2014, as circulated, and approves all actions contained therein.

CARRIED

**b) Committee of the Whole – May 20, 2014**

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

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-09

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated May 20, 2014, as circulated, and approves all actions contained therein.

CARRIED

8. **NOTICES OF MOTION** – None

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

10. **BY-LAWS AND CONFIRMATORY BY-LAW**

a) **A By-Law to Authorize Execution of a Collective Agreement Between CUPE 3115 and the Town of Wasaga Beach**

MOVED BY M. BERCOVITCH  
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-10

RESOLVED THAT a By-Law to Authorize Execution of a Collective Agreement between CUPE 3115 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. 2014-50.

CARRIED

b) **A By-Law to Authorize Execution of an Agreement Between SDI Marketing – Pepsi™ and the Town of Wasaga Beach**

MOVED BY M. BERCOVITCH  
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-09-11

RESOLVED THAT a By-Law to Authorize Execution of an Agreement between SDI Marketing Pepsi™ 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. 2014-51.

CARRIED

c) **A By-Law to Authorize Execution of an Agreement Between Outreach Marketing Group and the Town of Wasaga Beach (What's Up Hut)**

MOVED BY G. WATSON  
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-09-12

RESOLVED THAT a By-Law to Authorize Execution of an Agreement between Outreach Marketing Group 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. 2014-52.

CARRIED

d) **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 Funds)**

MOVED BY M. BERCOVITCH  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-09-13

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. 2015-53.

CARRIED

**e) Confirmatory By-Law**

MOVED BY M. BERCOVITCH  
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-09-14

RESOLVED THAT a By-Law to Confirm the Proceedings of the Corporation of the Town of Wasaga Beach at its Regular Meeting held Tuesday, May 27, 2014, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-54.

CARRIED

**11. MAYOR AND COUNCILLORS REPORTS**

Councillor Wells attended the Chamber of Commerce Breakfast at the Beach at the Fire Hall; Electric Elements noting the music from Bananas was louder than Electric Elements, which was a well organized and well managed event.

Councillor Anderson had nothing to report.

Councillor Bercovitch attended Breakfast at the Beach; Accessibility Advisory Committee meeting noting the Poster Colouring Contest and Sensitivity Awareness Program being carried out in the Public Schools by the Committee; Community Policing Garbage Pick Up; Martel's fundraising event for the United Church; Walk for Hospice and a Community Policing Committee meeting.

Deputy Mayor Foster attended Breakfast at the Beach; County Council and spoke to highlights of that meeting; Women's Business Association meeting; Library Board meeting commenting on its new newsletter.

Councillor Bifolchi attended a number of NVCA meetings.

Councillor Watson attended the Electric Elements event; Community Services meeting, Regional Airport Services Board meeting; Builders and Contractors Association where Jim Wilson was the guest speaker and the opening of the Georgian Housing Resource Centre.

Mayor Patterson attended an Affordable Housing and Prevention Strategy meeting; Breakfast at the Beach; Community Garden Meet and Greet; presentation to Dylis Martin on her 90<sup>th</sup> birthday; Electric Elements, which was a huge success; Clearview Administration meeting; ground breaking and sod turning in Beeton and Alliston; Simcoe Muskoka District Health Unit Board meeting; Wasaga Beach Chamber of Commerce and met with the new President and Vice President of the Chamber.



Attended the Ribbon cutting for the HMCS Tecumseth at Discovery Harbor; Chris Hatfield presentation at Georgian College; Beach 1 & 2 property owners meeting; a meeting in Utopia; Martel's fundraiser for the United Church; Purina Dog Walk; two Hydro Board meetings; Simcoe Accessibility Committee meeting; met with new CEO for the General & Marine Hospital; County Council and County Committee of the Whole noting the County's wait list for housing is 2800 with 273 from Wasaga Beach. There is a huge demand for affordable housing. Mayor Patterson met with the Mayor and Deputy Mayor of Springwater Township.

Mayor Patterson then advised of Grand Opening Dr. John Chaisson, a new dentist at Oaks Plaza at 6:30 p.m. Wednesday evening.

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

Development Committee	May 28 at 1:30 p.m.
Public Works	June 5 <sup>th</sup> at 8:30 a.m.
Community Services	June 17 <sup>th</sup> at 8:30 a.m.
General Government	June 12 <sup>th</sup> at 2:30 p.m.
Committee of the Whole	Call of the Chair

## **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 7:50 p.m.

The Minutes of this meeting were approved by council on the 10<sup>th</sup> day of June, 2014.

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Cal Patterson, Mayor

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Twyla Nicholson, Clerk