



## GENERAL GOVERNMENT COMMITTEE

# REPORT

Held Thursday, July 24, 2014 at 2:30 p.m.  
Classroom, Town Hall

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### PRESENT:

R. Anderson	Councillor/Chair
D. Foster	Deputy Mayor
S. Wells	Councillor
G. Watson	Councillor
M. Bercovitch	Councillor
C. Patterson	Mayor
G. Vadeboncoeur	Chief Administrative Officer
T. Nicholson	Clerk
L. Borland	Recording Secretary
D. Vincent	Sr. MLEO
K. Wilson	Deputy Treasurer
J. Legget	EDCCO

### 1. CALL TO ORDER

Councillor Anderson called the meeting to order at 2:35 p.m.

### 2. DISCLOSURE OF PECUNIARY INTEREST – None

### 3. DELEGATIONS/PRESENTATIONS

#### a) Mr. John Klonowski in attendance with respect to illegal rentals and burning of garbage

Councillor Anderson welcomed Mr. Klonowski to the table.

Mr. Klonowski addressed the Committee on a long outstanding issue from 2000 regarding a property on RRE near Allenwood Beach (977 RRE). Since 2007 there have been several complaints from the residence to the Town By-Law Department on different issues (illegal rentals, fires, noise) as they are affected by the smells, ashes and noise.

Mr. Klonowski commented that Mr. Luciano Sinoli has lived in Wasaga Beach for years and planned to retire here but felt that because of the many years dealing with these issues his health has deteriorated. He went to the doctors and talked it over with his family and moved back to GTA to achieve peace and quiet.

Mr. Klonowski advised that he became a permanent resident as of 2005 and has experienced the same issues. The individual who owns the property is very belligerent to neighbours and refuses to cooperate. They have tried to speak with some of the renters to achieve compliance but were told the owner advised them there were no restrictions. Mr. Klonowski advised there are several incidents in recent years and even had one Councillor come out and see it and sent out emails to try and have the issues resolved. To this date we have had no resolution. He got back from a meeting this morning around 11 a.m. and the music was blaring and kids were screaming and commented the same thing was going on when we left to come to this meeting.

Mr. Klonowski advised that it got so bad one time a few years ago that everyone was complaining and he went to go see the By-Law Department to address this. He provided the Senior MLEO a complete list of the website and all its information including when the property was renting and any vacation spots, owner info, contact info, pricing, etc. and he was asked to take some action. Mr. Klonowski was advised at that time the Senior Officer would look at it.

Mr. Klonowski advised it has got to a point now where Council has to address this situation. He sent Mr. Vincent a reply to his email and made suggestions that a Committee be established to take a look at this By-Law because it is not working. Over all the years that this By-Law has been in place, there has only been one conviction of short-term rental and the owner pleaded guilty and it only arose out of another issue. Council needs to take a look at the By-Law and review it to make these conditions stricter, charge with reasonable fees and ensure these conditions are being met. Mr. Klonowski advised there is no reason someone should be complaining since 2000 and stated he is dumbfounded as to what is going on.

Mr. Klonowski touched on the burning of industrial skids and how they were imported from another Country with bugs and disease that have been brought over on these. He noted you can't bring skids into the municipalities without proper procedures. This is basically the owner burning harmful materials. He has also spoken with Mr. Vincent about a local marina advertising "free fire wood" which was the skids and we are the ones who suffer. Mr. Vincent was able to address this situation and have the skids removed. People are fed up in this area and on a personal note a lot of people do not care if it is rented or not but do care when it comes to the noise. When By-Law staff finishes in September, he felt they would then have to call the OPP for action. Mr. Klonowski informed the Committee he is upset with the young and inexperienced By-Law staff for the Town as they see the smoke and ashes and of all the times they have been out there has been no charges asking how often can the owner keep receiving warnings. The noise makers are responsible for the noise, not the property owner; charges need to be laid so word gets around that this is not acceptable. My wife needs to wake up early for work and this is not acceptable for us.

Mr. Klonowski advised he is upset with the non-action on the Town's part.

And if it can't be done by the Department then requested that a Committee be formed to get these issues resolved. Something needs to be done to adjust the By-Laws and get these people registered.

George Watson noted that if property is properly zoned and it is not permitted then it should be a simple matter to not allow it. The Town does license un-zoned properties. As far as Police responding to do something, that is their jurisdiction.

Councillor Wells noted that if there is a website and they are advertising this rental, then it is pretty obvious.

Mr. Vincent advised that last month a Report was brought forward to address deficient areas of the Business Licensing By-Law and provided copies to Committee. This was to make it easier to address illegal rentals and the Town did have two convictions this spring. It is very complicated to obtain evidence that's admissible in court. The By-Law has been amended which came into force in June. He spoke to the applicable sections.

Mr. Vincent advised that this has now made it clearer so these matters can be dealt with. Council added a presumptive clause that when a property is advertised for rental it is fine if it is for residential purposes but if it does not specify long time then it is assumed to be short-term and possibly illegal. This was just accomplished last month and we will now be revisiting this issue and proceeding.

Deputy Mayor Foster entered the meeting and apologized for his late entry.

Councillor Wells noted that based on this history this has been ongoing issue for some time and Mr. Klonowski and neighbours feel it has not been dealt with. He asked the Chief Administrative Officer to get involved directly and take a look at the issue.

Mr. Klonowski was thanked for his presentation and left the meeting.

#### **4. UNFINISHED BUSINESS**

- a) Sign By-Law (reviewed) – March 12, 2009
- b) Abby's Cottages Facade – 25 River Road East – deferred from June 12, 2014 \*\* On Agenda \*\*

#### **5. DEPARTMENT REPORTS**

##### **Municipal Law Enforcement**

- a) **Monthly Report – June 2014**

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-01

RESOLVED THAT the General Government Committee does hereby receive the June 2014 Municipal Law Enforcement Department's Report, for information.

CARRIED

**b) Municipal Law Enforcement Accounts – June 2014**

**Economic Development and Communications**

**a) Monthly Report – June 2014**

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014–07-02

RESOLVED THAT the General Government Committee does hereby receive the June 2014 Economic Development and Corporate Communication Officer's Report, for information.

CARRIED

**b) Abby's Cottages – 25 River Road East**

Deputy Mayor Foster noted that the last time this issue was dealt with, this property was still a Tourist Accommodation Conversion (TAC) property. Mr. Leggett advised this was correct. Deputy Mayor Foster advised that the challenge he has is that the program was designed for commercial not residential properties and he was still not sure why this would be granted, even though it is great to see work being done.

Mayor Patterson advised last month this was the situation and it was deferred.

Ms. Leggett advised that was correct. In May another property came forward and the Committee did recommend approval on that property. The reason this one was deferred was to go through rezoning in Planning and ensure work the applicant is doing falls within parameters of the guidelines. If Council does approve this, then moving forward, properties within the façade property should not be zoned residential.

The Chief Administrative Officer advised that under the TAC program all accommodation properties were reviewed and some identified to be fully converted uses, some were partial and some are still performing as a tourist accommodation function. His understanding was that this property is still providing tourist accommodation uses and two units are available to traveling public. It is one of the properties that have a permanent and partial renting. At this particular moment there is a commercial component on this property.

Councillor Wells advised he did drive by and the pictures show the improvement and from esthetics point of view and improvement it is to the Town's benefit. Councillor Wells inquired what is happening to other walls as they are in less than acceptable shape.

Ms. Leggett advised the owner has indicated that the walls that front the street would have the "brochure siding" on it; however, the applicant has an agreement with the By-Law Department that he will be doing approximately \$10,000 for property standards work to the structures, including the hidden walls having a lesser quality siding. The siding being approved will be going on the front facing parts.

Councillor Wells inquired what is less than good quality siding. Ms. Leggett responded it is vinyl siding but it is just not as thick as the front faces and all four walls will be sided. Ms. Leggett will ensure Mr. Wroe is aware all four sides of the buildings needs require siding.

Councillor Wells advised that he is prepared to support assistance but wants to see a commitment that all of the building is being looked at and not just frontal view.

Councillor Foster noted the \$10,000 worth of work to be done is an estimate by By-Law on internal aspects of the cabins. If the Town provides the grant and the internal components aren't met, he questioned if the cabins then be torn down? He does not want to only the outside be nice and the inside be in disrepair.

Mayor Patterson inquired on his plans to get this work done.

Ms. Leggett noted he is waiting to see if we will be supporting his application and then will start immediately.

Councillor Wells felt Council needs verification that recipients need to complete work and be in compliance with all other works before the grant was to be provided. The Committee is prepared to recommend façade assistance after the other work is done and compliance is met.

Ms. Leggett inquired if it is appropriate to allow Mr. Wroe until end of the year and that inside work is to be done first then can we extend this grant to him.

Ms. Leggett advised that he has indicated he would start the work immediately but will confirm with the applicant. It was then;

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-03

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve Mr. Stephen Wroe's application for funding under the Façade Improvement Program in the amount of \$2,000.00 for installation of vinyl siding to the street facing sides of cottages of Abby's Cottages located at 25 River Road East, subject to Mr. Wroe meeting all of the Town's requirements at the time of releasing the grant.

CARRIED

**c) Lease Agreement Transfer – Kowabunga Stand Up Paddle & Kayak**

Councillor Anderson questioned the date of the lease and inquired if they pay upon renewal of the lease. Ms. Legget advised that May is when people come in to sign agreements and pay. It was then;

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-04

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve the transfer of the Agreement pertaining to the operation of the business Kowabunga Stand Up Paddle and Kayak utilizing Town owned land located at the corner of 3<sup>rd</sup> Street and Beach Drive (123 Beach Drive) to new business owners following the established parameters of the agreement.

CARRIED

**d) Dr. Chris Martin – Dr. Recruitment – Proposed Memorandum Understanding**

Councillor Wells inquired of the finder's fee and assistance in establishing practice not already in place and paid for. He inquired if the electronic patient system stays at the Ramblewood Doctor's office.

Ms. Legget advised that it is the overhead costs. The electronic system does stay at the Clinic; however, as far as what doctors have worked out for payments, she is not aware.

Mayor Patterson advised that even though it doesn't say in the Report, he and the Chief Administrative Officer met with the Doctor and touched on his background. The Mayor believes Dr. Martin is a very good fit for the community. It was then;

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-05

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve the attached Memorandum of Understanding between The Corporation of the Town of Wasaga Beach and Dr. Chris Martin.

CARRIED

**e) Economic Development & Communications Accounts – June 2014**

**Administration**

**a) Correspondence from the Town of Penetanguishene with respect to a Call for a Formation of Small and Rural School Alliance**

Deputy Mayor Foster noted this request is counterproductive to what the Town wants to do. He supported it to receive for information, but is counterproductive to the Town.

Mayor Patterson advised he will not support it.

Councillor Wells advised he will not be supporting it. It was then;

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-06

RESOLVED THAT the General Government Committee does hereby receive the correspondence from the Town of Penetanguishene with respect to a Call for a Formation of Small and Rural School Alliance, for information.

DEFEATED

**b) Clerk – Encroachment Agreement – 1740 Shore Lane**

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-07

RESOLVED THAT the General Government Committee does hereby recommend to Council that it enter into an encroachment agreement with the owners of 1740 Shore Lane to use and maintain a portion of the public property on 60<sup>th</sup> Street North road allowance with landscaping; and,

FURTHER THAT the Agreement be registered on title.

CARRIED

**c) Clerk – Dairy Queen Encroachment Agreement**

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-08

RESOLVED THAT the General Government Committee does hereby recommend to Council that it enter into an encroachment agreement to permit the owners of 288 Main Street to install a 24' pylon sign for the new Dairy Queen Grill & Chill Restaurant, on the island of Town land in front of the business, subject to meeting all of the Town's requirements; and,

FURTHER THAT the Agreement be registered on title.

CARRIED

**d) Clerk - 2014 Second Quarter Financial Report**

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-09

RESOLVED THAT the General Government Committee does hereby receive the 2014 Clerk's Department (Records Management, Election, Land, Cemetery, Accessibility and Historical Advisory Committees, By-Law, Parking and Animal Control) Second Quarter Financial Report, for information.

CARRIED

**e) Treasurer - 2014 Second Quarter Financial Report**

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-10

RESOLVED THAT the General Government Committee does hereby recommend to Council that it receive the 2014 Second Quarter Financial Report, for information.

CARRIED

**f) CAO – Property Assessment Breakdown and Tax Revenue Distribution**

Councillor Anderson noted that with respect to businesses, the money is needed to provide summer student positions. It was then;

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-11

RESOLVED THAT the General Government Committee does hereby receive the Report on the Property Assessment Breakdown and Tax Revenue Distribution, for information.

CARRIED

**g) Delegation of Minor Variances to the Sign By-Law to the CAO**

Mayor Patterson indicated his support for this change.

Councillor Watson inquired if this would be like the issue of the tear drop signs from last year. The Chief Administrative Officer indicated it was and an appeal would come to him. It was then;

MOVED BY S.WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-12

RESOLVED THAT the General Government Committee does hereby recommend to Council that it delegate authority to the CAO to review and make decisions on requests for minor variances to the Sign By-Law as an intermediate step prior to the request being considered by General Government Committee.

CARRIED

**h) Hotel Feasibility Study**

Mayor Patterson noted that this Hotel Feasibility Study and presentation is almost identical to a presentation received ten (10) years ago.

Councilor Watson inquired if they were recommending a combination of residential with commercial units to which Councillor Anderson responded that is the recommendation.

Councillor Watson indicated that he has had received feedback from people and there is still resistance to this proposal.

Councillor Anderson would like to see this presentation by the Consultants at Council so it is available for viewing by public. Mayor Patterson suggested a presentation at Council or hold a Public Meeting for input.

The Chief Administrative Officer asked for clarification that the direction is to invite the Consultants to a Council meeting to make the same presentation to the public.

Councillor Watson requested the Consultants to be asked to think about the residential part and whether it is tied back to a commercial base and reinforce the rationale behind the residential component. He felt it was important to show this tie in and how it supports the commercial part of this to clarify any confusion. It was then;

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-13

RESOLVED THAT the General Government Committee does hereby recommend to Council that it receive the Hotel Feasibility Study for Beach Area 2 Report entitled, "Market Study With Operating Projections, Proposed Mixed-Use Resort Development, Beach Area 2", subject to the comments outlined in the staff report; and,

FURTHER THAT Council request that the Consultants now finalize the Study.

CARRIED

**g) Council and Administration Accounts – June 1-30, 2014**

MOVED BY S.WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-14

RESOLVED THAT the June 2014 Accounts as reviewed by General Government Committee, are hereby confirmed.

CARRIED

6. **OTHER AGENCY REPORTS** - None
7. **DATE OF NEXT MEETING** – August 28, 2014
8. **CLOSED SESSION**

**a) Proposed acquisition or disposition of land by the municipality**

MOVED BY G. WATSON  
SECONDED BY S.WELLS

RESOLUTION NO. 2014-07-15

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended the next portion of the General Government Committee meeting of July 24, 2014 be closed to the public to consider a proposed acquisition or disposition of land by the municipality.

CARRIED

The Committee went into Closed Session 3:30 p.m.

The Chief Administration Officer provided an update on specific lands under consideration for acquisition.

MOVED BY S. WELLS  
SECONDED BY G. WATSON

RESOLUTION NO. 2014-07-16

RESOLVED THAT the closed session of the July 24, 2014 General Government Committee meeting adjourns and the open session resumes.

CARRIED

The Closed Session adjourned at 3:33 p.m.

MOVED BY G. WATSON  
SECONDED BY S. WELLS

RESOLUTION NO. 2014-07-17

RESOLVED THAT the July 24, 2014 General Government Committee does hereby confirm the direction given to the Chief Administrative Officer, in the Closed Session.

CARRIED

## **9. ADJOURNMENT**

Councillor Anderson adjourned the meeting at 3:35 pm.