

THE CORPORATION OF THE TOWN OF WASAGA BEACH

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

**Held Tuesday, August 26, 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
	S. Wells	Councillor
	G. Vadeboncoeur	Chief Administrative Officer
	P. Archdekin	Deputy Clerk
ABSENT:	G. Watson	Councillor
	T. Nicholson	Clerk

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 Development Committee Report, Item 3(5) due to a family business.

3. ADOPTION OF MINUTES

MOVED BY D. FOSTER
SECONDED BY S. WELLS

RESOLUTION NO. 2014-13-01

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

CARRIED

4. DEPUTATIONS, PETITIONS AND PUBLIC MEETINGS

a) Presentation by Joanne Tackaberry & Gaviller & Co. of the Wasaga Distribution Financial Information Reports

Mayor Patterson welcomed Ms. Tackaberry of Wasaga Distribution and Mr. Ralph Neate from Gaviller & Co. to the table.

Mr. Neate noted that Council has received the information and spoke to the highlights of the 2013 Financial Statements for Wasaga Distribution Inc. and Wasaga Resource Services.

He spoke to the Shareholder's equity; the balance sheet and cash on hand; unbilled revenue; note due from Resources balance paid; repayment of regulatory balances to customers; sale of power increased and income. Mr. Neate then spoke to Wasaga Resources Financial Statements. Mr. Neate expressed his thanks to Joanne Tackaberry and her staff for their cooperation and assistance during the interim and year end audits.

Mayor Patterson inquired of the primary decline in income and cost of the service application to which Ms. Tackaberry responded.

Mayor Patterson advised that he sits on both Resources and Distribution and they meet on a monthly basis. The Management team consists of three people; Joanne Tackaberry, Paul Trace and Dave Stavinga. There is no President or CEO. There are two active Boards and the Mayor noted Peter Preager and Brian Kirkwood are in the audience. Mr. Jim Fraser is the Chair of both boards for 20+ years. Consistently the Hydro has paid a \$400,000 dividend to the Town, which goes directly back to the residents through the tax rate. Wasaga Distribution is ranked second in Ontario in efficiency and number one in the lowest kilowatt/hour rate. They are number one in General Services to Customers; number one in lowest consumption for street lights classes and that is something to be very proud of. Service levels are high with very few outages. Wasaga Beach Hydro is in an excellent financial situation. Other municipalities have sold their hydro to Powerstream. Collingwood sold half and because of cash flow pressures, debt pressures and have lost control of rates and service levels. Wasaga Distribution is in excellent financial position and there is no need for Council to consider selling its hydro. Wasaga Distribution is not for sale. That has been our message and continues to be our message. The Provincial Government would like to see the 73 distributors remaining down to seven. As the Mayor previously stated, Council at this point would not consider an offer from anyone. Hydro is ahead of budget and has \$3 million in short term investments.

Mayor Patterson asked if there were any questions or comments from Members of Council.

Councillor Bercovitch requested permission to introduce a Direct Motion. Mayor Patterson asked Council if there was any objection and hearing none Councillor Bercovitch noted that he sat on the Board of Wasaga Resources and was impressed with the operation and dedication of management and staff to the Town. It was then;

MOVED BY M. BERCOVITCH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2014-13-02

WHEREAS Council would like to thank the Board, Management and Staff of Wasaga Distribution Inc. for the excellent results from the 2013 Financial Statements presented to us this evening;

AND WHEREAS Council appreciates the efforts and hard work by everyone at Wasaga Distribution Inc. to achieve these results, especially the Management Team made up of Joanne Tackaberry, Paul Trace and David Stavinga, and the dedicated office and Line Staff, ready to respond immediately to all our concerns;

AND WHEREAS Council would like to formally recognize that our Local Electricity Distribution Company is the second most efficient Local Electricity Distribution Company in Ontario out of 73 currently operating in the province;

AND WHEREAS Council recognizes the importance of this extremely valuable asset to the residents of Wasaga Beach and supports the continued municipal ownership and operation of this asset to the benefit of our ratepayers;

BE IT RESOLVED THAT Council formally congratulates the Board and Staff of Wasaga Distribution Inc. on the excellent financial results from the 2013 fiscal year.

CARRIED

Mayor Patterson thanked Ms. Tackaberry and Ms. Neate for the presentation and noted that two members of the Board of directors are in the audience.

b) Presentation by PKF of the Beach Area 2 Proposed Resort Development Study

Mayor Patterson welcomed Mr. Brian Sandford and Mr. Robert Sidore of PKF to the table. Through a PowerPoint presentation the Beach Area 2 Proposed Resort Development Study was presented.

Mr. Sandford noted that they began the study early in the year and presented it to Committee of the Whole in mid-June. They have since met with staff and will reiterate the key finds. He noted that PKF focuses on the tourism hospitality industry and identifying opportunities for hotel development. Their recommendations will be about what it will take for a hotel development.

Mr. Sidore spoke to the scope of work; site review; stakeholder interviews; market analysis; preparation of development program; assessment of economic viability;

Mr. Sandford noted the development site is 9.7 acres with 2.5 acres required for hotel; 7.2 for additional development to create a destination opportunity. The greatest opportunity is on the eastern portion of the property with mixed use, predominately residential and the hotel developed in a natural environment.

Mr. Sidore spoke to the development program and what it takes to make development happen for an 80 unit service hotel.

Mr. Sandford spoke to attracting a mid to upper level product with complimentary food and beverage services, indoor fitness and indoor pool and dedicated meeting space. A hotel of 80 rooms and with these amenities will cost \$11.3 million to build, excluding land.

Mr. Sidore advised that they did look at the Wasaga Beach accommodation market and competition in Beach Area 2; number of motels, independent operated motels, cottage courts and bed and breakfast establishments.

Mr. Sandford noted the Town licensed 126 and as many are seasonal they focused on the six they considered to be part of the competition. Wasaga Beach peak occupancy is 60-90% and off peak 10-25% with an annual range of 25-40% occupancy. This is a world class location and will compete with Collingwood. The Collingwood/Wasaga Beach market shares 1650 rooms with an average occupancy of 45%. The broader Ontario resort market has an average of 50% occupancy. He spoke to the hotel development projections to stand on, like to see occupancy by 70% by the third year.

The strength of Wasaga Beach is the leisure market and there is not a strong corporate commercial base. Hotels and investments are driven off cash flow and to make it happen believes it needs to be promoted as mixed use residential and commercial. The Town would expect fair market value for the 7.8 acres and there has to be profits for the residential development to offset the shortfall. He strongly recommended the Town hire a residential market financial analysis as they would be key to have a package to attract a hotel investor.

Mayor Patterson thanked the gentlemen for the presentation and asked if there would be any consideration for life leases or 99 year lease. The land is very unique and valuable to the Town and residents, so that would be an option. Mr. Sandford responded that from a commercial point of view it does present challenges and how lenders look at that and how a residential community would look at it and felt it would be worth taking some time to understand how that would work.

Deputy Mayor Foster inquired if the competitive area included Blue Mountain and Collingwood and is Blue Mountain occupancy higher than Collingwood. Mr. Sandford advised that the Weston Blue Mountain resorts have different ownerships. Collingwood's occupancy is 50% and not too many levels exceed 60%.

Deputy Mayor Foster noted that as PKF clients are hotels, would any hotel operator base a decision on this study or run their own research. Ms. Sandford indicated that any private sector will do their own work, but this study would give them a good start. A developer that comes to the table should be a focus service hotel.

Councillor Anderson advised that as he stated during the first presentation he is disappointed in the study as Wasaga Beach can't be compared to Collingwood. We have one season and they have two. We have no meeting or conference areas in Wasaga Beach. He believed there is a bigger problem than the report shows. There is only two months for businesses to make money.

Mayor Patterson inquired of what the next step would be. Mr. Sandford noted that if there is a desire to utilize the lands as a catalyst to a hotel development a lot of work has to be done on the residential side; need to look at the right type of residential; density and what will the development look like. There has to be comfort that there is profit to be made on residential side, types of residential and how it will be used and the land and the impact the beach. Both need to happen hand in hand.

Mayor Patterson thanked Mr. Sidore and Mr. Sandford for the presentation and appreciates the direction given.

c) Petition objecting to the Tourist Accommodation Proposed Amendments

MOVED BY M. BERCOVITCH
SECONDED BY S. WELLS

RESOLUTION NO. 2014-13-03

RESOLVED THAT Council does hereby receive and refer the Petition submitted objecting to the Tourist Accommodation Proposed Amendments to Development Committee for consideration.

CARRIED

5. CORRESPONDENCE – None**CORRESPONDENCE – Requiring Action - None****CORRESPONDENCE – To be Referred - None****6. UNFINISHED BUSINESS – None****7. COMMITTEE & OTHER BOARDS REPORTS****a) Community Services Committee – July 22, 2014**

Councillor Bercovitch spoke to the highlights of the meeting. It was noted that the debenture rate dropped.

Deputy Mayor Foster commented on an Emerald Ash Bore Beetle presentation at the County from the Forester and the beetle has moved north from the south and is in Simcoe County. It can be transported in pallets and fire wood. Some of us will remember the Dutch Elm Disease and this is something to be diligent on.

The Mayor advised that the Forester has set some traps in Wasaga Beach. It will be a huge item in future budgets as it is costly treatment and Council will have to make decisions on the cost to protect the trees; and it was then;

MOVED BY S. WELLS

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-13-04

RESOLVED THAT Council does hereby adopt the Community Services Committee Report dated July 22, 2014 as circulated, and approves all actions contained therein.

CARRIED

b) Development Committee – July 23, 2014

Councillor Bifulchi noted her previously declared Pecuniary Interest advising that she will vote on all items except that one. Councillor Bifulchi then spoke to the highlights of the meeting.

Councillor Wells noted he had declared a Pecuniary Interest at the Development Committee meeting on Resolution No. 2014-07-01 and voted on all items with the exception of that resolution.

Councillor Anderson spoke against the storage containers and he also did not support a Rogers Cell tower right in the middle of Town as there must be a better way. It was then;

MOVED BY S. WELLS

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-05

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

CARRIED

c) Public Works Committee – July 24, 2014

Deputy Mayor Foster spoke to the highlights of the meeting. Councillor Bercovitch noted the final price of the snow blower is \$180,000 less than budgeted and a better piece of machinery. It was then;

MOVED BY N. BIFOLCHI

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-06

RESOLVED THAT Council does hereby adopt the Public Works Committee Report dated July 24, 2014 as circulated, and approves all actions contained therein.

CARRIED

d) General Government Committee – July 24, 2014

Councillor Anderson spoke to the highlights of the meeting. It was then;

MOVED BY R. ANDERSON

SECONDED BY D. FOSTER

RESOLUTION NO. 2014-03-07

RESOLVED THAT Council does hereby adopt the General Government Committee Report dated July 24, 2014 as circulated, and approves all actions contained therein.

CARRIED

e) Cancellation of October 28 and December 23, 2014 Council Meetings

MOVED BY M. BERCOVITCH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-13-08

RESOLVED THAT Council does hereby cancel the October 28, 2014 Council meeting due to the Municipal Election being held on October 27, 2014; and,

FURTHER THAT Council does hereby cancel the December 23, 2014 Council meeting; and,

FURTHER THAT there be only one meeting of Council in October, being October 14, 2014; and one meeting in December, being December 9, 2014.

CARRIED

f) Accounts – June 1-30, 2014

Councillor Anderson noted all accounts approved in individual Committee meetings. It was then;

MOVED BY D. FOSTER
 SECONDED BY S. WELLS

RESOLUTION NO. 2014-13-09

RESOLVED THAT Council does hereby confirm the June 1-30, 2014 accounts in the amount of \$8,782,152.99.

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 the Mayor and Clerk to Execute a Memorandum of Understanding Agreement between the Corporation of the Town of Wasaga Beach and Dr. Chris Martin for a Medical Practice**

Mayor Patterson noted that the Town now has eleven doctors. Dr. Martin is accepting new patients and is located in the Ramblewood Medical Centre. Dr. Greyling is leaving that office and establishing his own practice at the corner of River Road West and Beck Street. While that building is being prepared, he will have temporary quarters at the Waterside Retirement Lodge. It was then;

MOVED BY S. WELLS
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-10

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute a Memorandum of Understanding Agreement between the Corporation of the Town of Wasaga Beach and Dr. Chris Martin for a Medical Practice, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-76.

CARRIED

- b) **A By-Law to Authorize Execution of an Agreement with 2412089 Ontario Inc. and the Town of Wasaga Beach to Utilize Town Lands (Kowabunga Stand Up Paddle & Kayak)**

MOVED BY D. FOSTER
 SECONDED BY R. ANDERSON

RESOLUTION NO. 2014-13-11

RESOLVED THAT a By-Law to Authorize Execution of an Agreement with 2412089 Ontario Inc. and the Town of Wasaga Beach to Utilize Town Lands, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-77.

CARRIED

c) A By-Law to Authorize a Temporary Use (Hamount Block 4, 51M-932)

MOVED BY R. ANDERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-12

RESOLVED THAT a By-Law to Authorize Temporary use, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-78.

CARRIED

d) A By-Law to Regulate the Speed of Traffic in School Zones within the Town of Wasaga Beach

MOVED BY D. FOSTER
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2014-13-13

RESOLVED THAT a By-Law to Regulate the Speed of Traffic in School Zones within the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-79.

CARRIED

e) A By-Law to Authorize the Borrowing Upon Serial Debentures in the Principal amount of \$600,000.00 Towards the Cost of the Fire Truck Purchase (Financing of a Pumper Truck)

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-14

RESOLVED THAT a By-Law to Authorize the Borrowing Upon Serial Debentures in the Principal Amount of \$600,000.00 Towards the Cost of the Fire Truck Purchase, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-80.

CARRIED

f) A By-Law to Authorize the Execution of an Encroachment Agreement with J. & S. Schaap Holdings Ltd. (D.Q. Grill & Chill Restaurant)

MOVED BY S. WELLS
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-13-15

RESOLVED THAT a By-Law to Authorize the Execution of an Encroachment Agreement with J. & S. Schaap Holdings Ltd., be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-81.

CARRIED

g) A By-Law to Authorize the Execution of an Encroachment Agreement with David and Linda Bellisario (1740 Shore Lane)

MOVED BY D. FOSTER

SECONDED BY R. ANDERSON

RESOLUTION NO. 2014-13-16

RESOLVED THAT a By-Law to Authorize the Execution of an Encroachment Agreement with Deputy Mayor Foster and Linda Bellisario, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-82.

CARRIED

h) Confirmatory By-Law

MOVED BY N. BIFOLCHI

SECONDED BY S. WELLS

RESOLUTION NO. 2014-13-17

RESOLVED THAT a By-Law to Confirm the Proceedings of the Council of the Town of Wasaga Beach at its Regular Meeting held Tuesday, August 26, 2014 be received and be deemed to have been read a first, second and third time, passed and numbered No. 2014-83.

CARRIED

11. MAYOR AND COUNCILLORS REPORTS

Councillor Bifolchi attended the launch of the Little Library Book House; Simcoe Pride Flag Raising Wasaga Dock Suites Ribbon Cutting; Wasaga Under Siege and NVCA meetings. Councilor Bifolchi noted that the NVCA Efficiency Audit has been made public and the report will be circulated to Council.

Deputy Mayor Foster attended the Simcoe Pride Flag Raising; Corvette weekend; Wasaga Under Siege and congratulations David Burnell and the team behind him. It is a huge piece of history. Deputy Mayor Foster attended the Healthy Communities Network; Breakfast at the Beach; Open House for Aware Simcoe; County Council and sad news stewardship notation no longer reimburse for hazardous waste; good news county council agreed to continue to do at various landfill sites; Terry Fox Run September 14 at 9:00 p.m. from the Playland Parking Lot/Festival Square.

Mayor Patterson noted that AMO is looking into the Stewardship issue.

Mayor Patterson attended already the Western Ontario Caucus meeting at the Nottawasaga Inn and at the same time had the opportunity to attend George McCague's funeral and as Jim Wilson and Kellie Leitch were also at the funeral, they returned to the Western Wardens meeting with him. The Mayor attended the Breaking Down Barriers Trillium Grant announcement; meetings at Jim Wilson's office re the Provincial Park issues; opening ceremonies for the Elvis Festival and met Pricilla Presley; attended a moving party for Marcel from Canadian Tire; Hydro meetings; Jazz in the Park; a Golf tournament in New Market; Sue McKenzie's Retirement party; Town Hall Little Book House official opening; Simcoe Pride flag raising; Wasaga Under Siege; met with the property owners of one of the proposed casino sites; Manuel Antunes 40th year in Business party; McFadyen Cottages 50th anniversary in business; County staff appreciation BBQ's; Allendale Recreation Centre

for the presentation of a new defibrillator; Wasaga River Dock Suites Grand Opening; guest speaker on Chats Radio; County Council and County Committee of the Whole meetings; BBQ for the Italian Boys Soccer Club; Affordable Housing Committee meeting; Breakfast at the Beach; Collingwood Mayor's Challenge Golf Tournament; Special Event meeting for 2015; lunch at the Town staff Golf Tournament; AMO Conference in London; meetings with Ministers at the Conference; Chamber of Commerce meeting; the welcoming of roller blader, Mr. Carson at the Pita Pit; 17th Annual Carly Patterson Golf Tournament and Savour Simcoe 2014; the Mayor recognized Trina Berlo as this is her last reporting of the Council meeting as she is moving to a new position as Editor of the Creemore Echo. Mayor Patterson thanked her for all the attendance and articles written and hopes that she will visit Wasaga Beach from time to time. He extended congratulations to Mrs. Berlo on her new position.

Councillor Wells attended the 50th Anniversary of McFadyen Cottages; Food Bank donation to the 14th annual block party in Wasaga Sands; River Dock Suites grand opening; Nancy Island activity center Trail of the Caribou; the welcome for the Italian Boys Soccer Team; Breakfast at the Beach; 200th Anniversary of the War of 1812 at Nancy Island; Food Bank donation to an annual Corn Boil at the Gilbert home and welcoming of Mr. Carson on the final leg of his roller blade across Ontario for the Canadian Cancer Society at the Pita Pit.

Councillor Wells acknowledged Councillor Bifulchi's efforts to convince the Board of the NVCA to undertake an Efficiency Audit. This is her second year as Chair and she initiated the undertaking of the Efficiency Audit and they will now be more efficient, provide timely responses and be better for the municipality. Congratulations to Councillor Bifulchi, who undertook this over and above Council duties and on behalf of all municipalities.

Councillor Anderson watched the canoes pass his home for the War of 1812. It was raining heavily and he felt for the participants in their period dress.

Councillor Bercovitch attended the Simcoe Pride Flag Raising; River Dock Suites Grant opening; Bicentennial events at Nancy Island and participated in an unveiling of a plaque at the grave of the unknown soldier and attended the reception for the Italian Boys Soccer team.

Mayor Patterson noted he would be remiss in not recognizing Councillor Bifulchi's success in the NVCA Audit. It is a huge accomplishment. Congratulations.

12. CALLING OF COMMITTEE MEETINGS

Community Services	September 16, 2014 at 8:30 a.m.
Development Committee	September 24, 2014 at 1:30 p.m.
General Government	August 28, 2014 at 2:30 p.m.
Public Works	September 4, 2014 at 8:30 a.m.
Committee of the Whole	September 2, 2014 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 8:45

The Minutes of this Meeting were approved the 9th day of September, 2014.

Cal Patterson, Mayor

Twyla Nicholson, Clerk