

GENERAL GOVERNMENT COMMITTEE

REPORT

Held Thursday, September 18, 2014 at 2:30 p.m.
Classroom, Town Hall

PRESENT:

R. Anderson	Councillor/Chair
D. Foster	Deputy Mayor
S. Wells	Councillor
G. Watson	Councillor
M. Bercovitch	Councillor
C. Patterson	Mayor
K. Lalonde	Public Works Director/ Acting Chief Administrative Officer
T. Nicholson	Clerk
P. Archdekin	Deputy Clerk
D. Vincent	Sr. MLEO
J. Legget	EDCCO
M. Quinlan	Treasurer
B. Vickers	Chief Building Official

ABSENT:

G. Vadeboncoeur Chief Administrative Officer

1. CALL TO ORDER

Councillor Anderson called the meeting to order at 2:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST - None

3. DELEGATIONS/PRESENTATIONS

**a) Jonas and Irene Juodis in attendance to seek relief from
Development Charges – 1554 Shore Lane**

Councillor Anderson welcomed Mr. Juodis to the table. Mr. Juodis thanked Committee for the opportunity to attend before General Government Committee. He advised his wife couldn't attend as one of the children has special needs and is ill. He has been a resident on and off for over 53 years as his parents had a cottage and he always planned to retire in Wasaga Beach. In 2003 they found a property they bought with a seasonal cottage in a poor state of repair. It was only 500 sq. feet. There were lots of issues with property and the Police were often called.

The building was broken into and in disrepair. Mr. Juodis advised that he disconnected the hydro. The building was a risk to the community and he was denied insurance. He didn't want anything to happen to the neighbouring property or someone to be hurt. There was unpleasant interaction with persons who just moved in and he made the decision to tear the building down. He admitted that his mistake was that he didn't take out a \$100.00 demolition permit to take it down. He acted in good faith and admitted he should have obtained a permit. It would have been worse if there was a fire or someone was hurt and didn't want any negative publicity to the Town if anything had happened. Mr. Juodis advised that he did consult with the Building Department and there were interesting debates. There was a foundation left as it was thought it could be used for the future. Had posted a "keep out" sign but people just took things and part of the foundation. He did not feel having hydro is an occupancy factor as people live in northern Ontario without hydro. Mr. Juodis advised that he did pay up front for the water/sewer connections. The pipes were then destroyed by people and there is nothing salvageable. He stated that he took down the entire hydro meter box and there was a well. In discussion with the Building Department and to make it a safer and better environment wanted to be in situation he could put up a humble building. His biggest worry was something happening and based on advice from various people, it was said if it was not there, there would be no aggravation.

Mr. Juodis explained that when he came to inquire of a building permit he was shocked to find Development Charges would apply. There was a cottage once there, an older place that was in a state of disrepair. Mr. Juodis advised that he is requesting consideration to see value in what he did. He would not do it again but was trying to be a good resident and keep it safe and there were reasons that he did what he did. No one was injured and nothing bad happened so he has no worries and a clear conscience from that perspective.

Mayor Patterson inquired of Mr. Vickers if Council has ever waived Development Charges before. Mr. Vickers advised that requests have been made in the past but to his knowledge Development Charges have not been waived. If there was a habitable structure within the last five years that existed, that is the granted allowance.

Mr. Juodis advised that the reason he didn't come before is there was sickness in family and a parent passed away and it was not important at that time to deal with. He did state that 2011 he inquired and believes that was within the five year period.

Councillor Anderson thanked Mr. Juodis for his presentation.

Councillor Anderson requested permission of Committee to move the motion ahead in the Agenda. Committee agreed and it was then;

MOVED BY S. WELLS
MOVED BY G. WATSON

RESOLUTION NO. 2014-09-01

RESOLVED THAT the General Government Committee does hereby recommend to Council that it not grant an exemption to the Development Charge By-Law for the property known as 1554 Shore Lane, Wasaga Beach.

DEFEATED

Councillor Anderson noted that Mr. Juodis does not have to pay Development Charges.

Mr. Juodis inquired if there is a time frame when he has to get the building permit. Mayor Patterson responded that Committee just set a precedent and would suggest it be as soon as possible.

4. UNFINISHED BUSINESS

- a) Sign By-Law (reviewed) – March 12, 2009
- b) Bellisario Encroachment – Request to Waive Annual Encroachment Fee – Aug. 28, 2014 * On Agenda *
- c) 102 Fernbrook Encroachments – Aug. 28, 2014

5. DEPARTMENT REPORTS

The Clerk advised that the Election nomination period ended Friday, September 12th and Council is now in a “lame duck” position until December 2nd when the new Council is sworn in. There are certain actions Council cannot take; however, in 2010 Council delegated authority to CAO to make those decisions. For the most part it is business as usual and you may see a difference in Reports. For example if an item costs more than \$50,000 over budget, Council cannot make that decision, but the Chief Administrative Officer can. Council is in a “lame duck” position now until December 2nd.

Municipal Law Enforcement

a) Monthly Report – August 2014

Deputy Mayor Foster inquired of the series of noise and clean yard incidents. He inquired if these are chronic incidents and staff going back over and over again.

Mr. Vincent advised that without going through each file he can't answer but generally staff doesn't go back to the same place for a valid complaint time and time again without taking further steps. He noted that the commercial establishments are more diligent in controlling the noise from their customers, but that doesn't mean By-Law staff don't attend. The approach is to approach and deal with the owners as opposed to the individuals and that seems to be gaining ground.

Councillor Bercovitch inquired of the remaining water and sewer connections that have not been completed. Mr. Vincent advised that they continue to action them. He hopes to get connections done this fall or lay charges.

Councillor Bercovitch inquired if they are paying a penalty. Mrs. Quinlan advised that in September of 2012 a resolution was passed that they have to pay the base rate until connected. These people are paying the base rate but not for the water they use.

It was noted that the Water and Sewer By-Law had to be tightened and a legal opinion was sought. People were given one year to connect and these files are coming back up now. It was then;

MOVED BY S. WELLS

SECONDED BY G. WATSON

RESOLUTION NO. 2014-09-02

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

CARRIED

b) Municipal Law Enforcement Accounts – August 2014

Economic Development and Communications

a) Monthly Report – August 2014

Ms. Legget advised that she is in the process of doing a poll with neighbouring communities with similar geography and will bring forward a report in October. It was then;

MOVED BY G. WATSON

SECONDED BY S. WELLS

RESOLUTION NO. 2014-09-03

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

CARRIED

b) Economic Development & Communications Accounts – August 2014

Administration

a) Report from the CBO with respect to 1554 Shore Lane/Development Charges - Dealt with earlier.

b) Letter from the Wasaga Beach Lions Club requesting a reduction in the Lottery Licence Fee

MOVED BY G. WATSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-09-04

RESOLVED THAT the General Government Committee does hereby receive and refer the Wasaga Beach Lions Club letter to staff for review and recommendation.

CARRIED

c) Treasurer – Statement of Development Charge Reserve Funds – Fiscal 2013

MOVED BY S. WELLS
SECONDED BY G. WATSON

RESOLUTION NO. 2014-09-05

RESOLVED THAT pursuant to the Development Charges Act 1997, and Ontario Regulation 82/98, the General Government Committee does hereby recommend to Council that it receive the 2013 Development Charge Reserve Funds Statement for information; and,

FURTHER THAT the information be submitted to the Ministry of Municipal Affairs and Housing upon acceptance of Council.

CARRIED

d) Treasurer - 2013 Municipal Performance Measurement Program Results

Councillor Watson inquired how Wasaga Beach is looking financially compared to other municipalities. The Treasurer advised that not all the information is published yet for 2013 across Simcoe County. It will be circulated as soon as the results are posted.

Councillor Bercovitch asked for an explanation on what 1a) and 1b) mean. Mrs. Quinlan advised that is the General Government measure and it says are we running in an efficient manner. Without the other information it cannot be determined where the Town stands right now. It depends on what happened during the year and how it was paid for through Development Charges rather than taxation.

Mayor Patterson noted when the Auditors were here they commented complimentarily to our numbers that they were all green. Mrs. Quinlan responded that was on the financial indicators but that is not these numbers. It was then;

MOVED BY G. WATSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-09-06

RESOLVED THAT the General Government Committee does hereby recommend to Council that it receive the 2013 Municipal Performance Measurement Program Results, for information.

CARRIED

e) Treasurer – 2014 Municipal Grant Requests

Deputy Mayor Foster inquired if the \$200 was included in the \$527.50 to which the Treasurer advised it was. It was then;

MOVED BY S. WELLS
SECONDED BY G. WATSON

RESOLUTION NO. 2014-09-07

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve a grant of \$527.50 to offset rental fees at the RecPlex and the provision of 100 bus passes (cost of \$200) to facilitate transportation for the Mental Wellness Fair planned for November 15, 2014.

CARRIED

f) Clerk – Bellisario – 1740 Shore Lane – Request to Waive Annual Encroachment Agreement Fee

MOVED BY S. WELLS
SECONDED BY G. WATSON

RESOLUTION NO. 2014-09-08

RESOLVED THAT the General Government Committee does hereby recommend to Council that it remain consistent with Town policy and charge the annual \$300.00 Encroachment Agreement fee as per Council's Fees and Charges for the Encroachment Agreement at 1740 Shore Lane.

CARRIED

g) CAO – Encroachment Agreement – 51 Forest Avenue

MOVED BY G. WATSON
SECONDED BY S. WELLS

RESOLUTION NO. 2014-09-09

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve an Encroachment Agreement with the owners of 51 Forest Avenue for a 1.20 metre strip of land adjacent to their property for a five year period.

CARRIED

h) CAO – Conference Attendance – University of Western – Nov. 7, 2014

MOVED BY S. WELLS

SECONDED BY G. WATSON

RESOLUTION NO. 2014-09-10

RESOLVED THAT the General Government Committee does hereby approve the CAO's attendance at the University Of Western Ontario School Of Public Administration – Local Government Program Conference on Friday, November 7, 2014.

CARRIED

i) Council and Administration Accounts – August 2014

MOVED BY G. WATSON

SECONDED BY S. WELLS

RESOLUTION NO. 2014-10-11

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

CARRIED

6. OTHER AGENCY REPORTS - None

7. DATE OF NEXT MEETING – October 16, 2014

8. ADJOURNMENT

Councillor Anderson adjourned the meeting at 3:00 p.m.