

GENERAL GOVERNMENT COMMITTEE

REPORT

Held Thursday, October 16, 2014 at 2:30 p.m.
Classroom, Town Hall

PRESENT:

R. Anderson	Councillor/Chair
D. Foster	Deputy Mayor
G. Watson	Councillor
C. Patterson	Mayor
M. Bercovitch	Councillor

G. Vadeboncoeur	Chief Administrative Officer
T. Nicholson	Clerk
P. Archdekin	Deputy Clerk
D. Vincent	Sr. MLEO
M. Quinlan	Treasurer
J. Legget	EDCCO

ABSENT:

S. Wells	Councillor
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1. CALL TO ORDER

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

Councillor Anderson noted that in the absence of Councillor Wells, Councillor Bercovitch will sit in for him as a voting member.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS/PRESENTATIONS

- a) Mr. Albert Henriques of the South Georgian Bay Community Centre, requesting relief from Development Charges, Additional Fees and Property Taxes as it relates to a new Community Health Centre**

Councillor Anderson welcomed Mr. Henriques to the table. A hard copy of his presentation was circulated to Committee. Mr. Henriques then proceeded with a Power Point presentation on the South Georgian Bay capital project. He advised they have the approvals for a new Community Health Centre at 45th Street and Ramblewood. The adjacent current location is an interim site. The South Georgian Bay Community Health Centre (CHC) is formally requesting relief or reduction of the associated development fees for its capital project and relief or reduction of future property taxes.

This way the CHC would be able to put more into the initial bricks and mortar for the facility and on an ongoing basis, put any relief gained from property taxes directly back into programs and services.

Mr. Henriques then proceeded with the History of the South Georgian Bay Community Health Centre (CHC). He advised that the Ministry of Health and the North Simcoe Muskoka LHIN is presently reviewing the submission. Approval from both is required before they can proceed to Stage 2. The Ministry approves all stages of the project and can stop it at any time.

Mr. Henriques spoke to the shared space partners and new partnership with the Wasaga Beach Food Bank. The project manager is working with the Town to ensure they fulfill their obligations. He noted there are a number of agencies wishing to share space in the new facility. The CHC will purchase the land from Amicorp and they are presently a tenant of Amicorp at the current site. The purchase price is \$575,000 plus \$491,032 for the proportional share of the storm management system for a total of \$1,066,032 for the property with a closing date of March 5, 2015.

Mr. Henriques noted that the Development Charges are for the 1.228 acres they will occupy but believes the development charges were paid by Amicorp during Phase 1 of the construction. The relief they are requesting is for the development charges for the new CHC building of 14,682 square feet and 2nd story development charges at \$57.97 per square metre. The site plan is \$1,364.00. The total development charges for the proposed building are estimated to be approximately \$82,700. The development charges will go right back into the facility and tax relief will go into programs and services. He advised that in other municipalities CHCs have been provided relief from property taxes.

Mr. Henriques spoke to the Community benefit of offering primary care, illness prevention, health promotion and service integration in one location. They focus on the client and generally urgent issues are seen the same day. They have a collaborative practice of different health care personnel providing a variety of services to meet the health care needs of the community.

The Clerk entered the meeting at 2:50 p.m.

The catchment area for the new CHC is the Town of the Blue Mountains, Collingwood, Wasaga Beach, Cleaview and Springwater Townships. The building will be accessible and friendly for those who want to use the various programs that are offered. They will offer a training kitchen with space available to the Town and public.

Mr. Henriques noted that there is space available on the second floor for growth and the rooms are already booked by agencies when the new CHC opens. The proposed schedule is: 1. purchase the land in 2014; 2. tender the contract for construction in 2015; 3. Commence construction in 2016, and complete the building and open it in 2017, subject to approval by the Ministry and LHIN.

Deputy Mayor Foster asked about the history of preparing the presentation to the LHIN and Ministry and if the cost of development charges were included as part of the costs of the new facility. Mr. Henriques noted it was not part of the submission, however they are considered as part of the operating costs. Other communities have waived them and funds put back into the build.

Deputy Mayor Foster noted the Food Bank receives a grant from the Town and inquired if they will be charged rent. Mr. Henriques advised that the rent will be the same as they pay now. Others like Ala-Non and the Housing Resource Centre will not be charged.

Deputy Mayor Foster noted that he very much likes the training kitchen proposal. He also noted that CHC is not a service that is available to everyone for example a nurse practitioner would normally see everyone in the public, but at the CHC it will only be for those clients. The Town has funds in the Doctor recruitment budget that could possibly be used, but recognized that it is not on the table right now.

Councillor Watson inquired if the Town has the option to not charge property taxes, development charges and all the things they are asking for.

The Chief Administrative Officer noted that under the *Municipal Act*, the municipality is permitted to provide equivalent grants based on certain conditions. The tax portion of the request is a challenge. The property has to be designated as a community improvement area in order to be eligible for a reduction. It was noted that this area is not designated as community improvement area in the Official Plan. Development Charges is different as Council has the ability to offer grants. People pay the fee and then receive a grant on the backend.

Councillor Bercovitch inquired about the public meeting space. Mr. Henriques advised that each organization would be looked at if they had to pay based on the kind of organization they are. The Probus would probably pay for use. There is a means test to determine payment of rent. Councillor Bercovitch noted it would be a nice thing to do to waive the fees, however it is a hard decision. Mr. Henriques noted again that the savings would go directly back into programs and services.

Mayor Patterson noted it was an excellent presentation. He then asked the Chief Administrative Officer if he had looked at other municipalities who have waived taxes. The Chief Administrative Officer responded that he had not. Mayor Patterson suggested that he contact those municipalities to determine how they were able to not charge property taxes.

Mayor Patterson stated he would support waiving the Development Charges as this is a not for profit operation.

The Chief Administrative Officer inquired if there is a breakdown of where the clients are from. Mr. Henriques advised there was and he can provide that information. It was then;

MOVED BY C. PATTERSON
 SECONDED BY G. WATSON

RESOLUTION NO. 2014-10-01

RESOLVED THAT the General Government Committee does hereby refer the request by the South Georgian Bay Community Health Centre for relief of Development Charges, additional fees and property taxes as it relates to the development of a new Community Health Centre Facility to staff for review and recommendation.

CARRIED

Mr. Henriques was thanked for his presentation and he left the table.

4. UNFINISHED BUSINESS

- a) Sign By-Law (reviewed) – March 12, 2009
- b) 102 Fernbrook Drive Encroachments – Aug. 28, 2014; October 16, 2014

5. DEPARTMENT REPORTS

Municipal Law Enforcement

a) Monthly Report – September 2014

Councillor Bercovitch inquired about groups of people with hand written signs asking for donations that are out front of commercial establishments and about permission.

The Chief Administrative Officer responded that a written request to hold tag days comes through the Clerk's office and is put on a Council Agenda for acknowledgement. The individuals also have to seek permission from the retail store they wish to stand at and show to the Town that they have permission. It is a two-step process.

The Deputy Clerk confirmed that is the process followed.

Mr. Vincent advised there is no By-Law specific to tag days. There is a Business Licensing By-Law to engage in a business practice. It is up to the owners of property to manage the people who are there. If someone is claiming to be an organization and are not, that would be a Police matter. Mr. Vincent further advised that nothing had been brought to his attention. It was then;

MOVED BY C. PATTERSON
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-02

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

CARRIED

b) Controlled Deer Hunt – 26 Ryther Road

Mayor Patterson indicated it is always the same comments with respect to the development in the area and we need to remind the Ryther's of those concerns. It was then;

MOVED BY G. WATSON

SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-10-03

RESOLVED THAT the General Government Committee does hereby recommend to Council that it permit an exemption to the Firearms Control By-Law No. 99-20 to permit Paul and Marcia Ryther to hold a controlled deer hunt for five days November 3-7, 2014 on their 100 acre farm located at 26 Ryther Road, subject to the conditions contained in the Senior Municipal Law Enforcement Officer's report dated October 16, 2014.

CARRIED

c) Municipal Law Enforcement Accounts – September 2014**Economic Development and Communications****a) Monthly Report – September 2014**

Ms. Legget spoke to the Town's attendance at an upcoming tradeshow in Quebec for the first time and hopes to learn what the Quebec market is looking for. They undertook a survey in Montreal area and we will receive the report to see how the summer campaign went. It is difficult to say by attending a tradeshow if we will have Quebec attendance in Wasaga Beach.

Deputy Mayor Foster suggest providing something like a certificate for free ice cream and if the person came to Wasaga Beach and used the coupon it may give us some tangible numbers.

Ms. Legget advised the guidelines for the Tradeshow are stringent. We are permitted to take a one piece of printed brochure that promotes the County as a whole and we hope to distribute a flash drive with further tourism information. She will take flash drives to hand out. There are hundreds of people at this Tradeshow. We hope the flash drive will give people a better understanding of what we offer.

Mayor Patterson inquired if there was any cost to which Ms. Legget said it was covered under the \$50,000.

The Chief Administrative Officer suggested we may be able to enlist the cooperation of the accommodation owners and have them ask their Quebec guests how they came to choose Wasaga Beach and put the responses on a survey sheet. Ms. Legget indicated she could approach the owners to do that. It was then;

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-04

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

CARRIED

b) Summer 2014 Tourism Visitation Numbers in Comparable Communities

Councillor Bercovitch noted the comment on the Grand Bend area businesses that invested in their business had a fairly successful summer, while those that did not invest, did not have a successful summer. It was then;

MOVED BY D. FOSTER
SECONDED BY C. PATTERSON

RESOLUTION NO. 2014-10-05

RESOLVED THAT the General Government Committee does hereby receive the Summer 2014 Tourism Visitation Numbers in Comparable Communities to Wasaga Beach Report, for information.

CARRIED

c) Potential Family Activity Area – 3 Main Street (Dome Property)

Deputy Mayor Foster inquired of an out clause for both parties. The Chief Administrative Officer indicated an out clause is included and it is usually 90 days.

Councillor Anderson did not approve of the lease rate as it is way too low for this piece of property. A short discussion ensued. It was then;

MOVED BY C. PATTERSON
SECONDED BY G. WATSON

RESOLUTION NO. 2014-10-06

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve Mr. Nick Vidinovski's proposal to lease the Town's portion of the "Dome" property to operate a family activity area beginning the summer of 2015 for a five year term with an option to lease for a further five years.

CARRIED

Councillor Anderson asked for Committee's permission to introduce a motion with respect to how the Town publishes information as part of the Town's communication strategy. Permission was granted and it was then;

MOVED BY M. BERCOVITCH
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-07

WHEREAS Council attempts to inform the public about Town activities and Council decisions using a variety of means such as the Town website and the publication of a Town sponsored page in the local newspaper;

AND WHEREAS Council would like to explore alternative means of informing the public in the print media;

BE IT RESOLVED THAT General Government Committee recommends that Council direct staff to review alternative publications for publishing the Town page.

CARRIED

d) Economic Development & Communications Accounts – September 2014

Administration

a) Deputy Clerk - 102 Fernbrook Drive Encroachments

Mayor Patterson noted that Committee has been provided with six options. The property owner is in the audience. Mayor Patterson said he was looking at option three. No other member expressed a choice of option. He questioned the \$1,000 initial charge to which he was advised it was the fee as laid out in Council's Encroachment Policy.

The Chief Administrative Officer suggested he could organize a meeting with the property owners for their input and provide a further report.

Councillor Anderson requested Committee's consideration to permit Mr. Fera to speak. Committee agreed.

Mr. Fera stated that he has "got rid" of the basketball backs and posts and plans to uplift and "get rid of" the concrete pad so that would eliminate the encroachment. He also stated he did not see the reason to move the encroaching shed for a few feet unless the Town insisted he move the shed a few feet. Mr. Fera then stated he was willing to do the removal and planned to do it no matter what as it is the most feasible whether he lives there or not. He also stated that the Town has left him alone for 17 years and is proud of the upkeep he has provided. He said the Town could not get equipment in the area for any reason and the residents in the area have not abused the space. If there are changes to what currently exists, the Town will be creating a bigger mess. When asked, Mr. Fera confirmed that his home is for sale.

Councillor Anderson indicated he would be happy if Mr. Fera removes all of the encroachments to end the issue. Mr. Fera responded that he did not bring that option to the table during his deputation and apologized for not doing so at that time.

The Chief Administrative Officer advised he can have a conversation with Mr. Fera and the others that were at the meeting and expressed their opinion. He is interested in their views to see if there is a consensus of the group.

Mr. Fera indicated that everyone in the neighbourhood is on board and no one wants it to be changed. It was then;

MOVED BY G. WATSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-08

RESOLVED THAT the General Government Committee provide staff with direction as it relates to the encroachments on Town property located behind 102 Fernbrook Drive.

DEFERRED

MOVED BY C. PATTERSON
SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-09

RESOLVED THAT Item 5, Administration a) 102 Fernbrook Drive Encroachments be referred back to staff for further review with area property owners.

CARRIED

b) Cemetery Custodian – Proposed 2015 Fee & Charges

MOVED BY D. FOSTER
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-10

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve an increase in fees and charges for the Wasaga Beach Cemetery, as proposed, effective January 1, 2015.

CARRIED

c) Treasurer – Solid Waste Management Landfill Settlement Proposal

MOVED BY G. WATSON
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-11

RESOLVED THAT the General Government Committee does hereby recommend to Council that it receive the Treasurer's report on the Solid Waste Management Landfill Settlement Proposal from the County of Simcoe, for information.

CARRIED

d) Treasurer – 2014 Third Quarter Financial Report

MOVED BY D. FOSTER
 SECONDED BY G. WATSON

RESOLUTION NO. 2014-10-12

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

Further that it authorize the Treasurer to finance the Beach Area 2 Parking Lot reconstruction costs through a transfer from reserves to be repaid over a five year period (2015 – 2020) from Parking Revenues; and,

Further that the recent property purchases on the Beachfront be financed through reserves as part of the overall strategy for the Beach Area 1 & 2 visioning.

CARRIED

e) Council and Administration Accounts – September 2014

MOVED BY G. WATSON
 SECONDED BY D. FOSTER

RESOLUTION NO. 2014-10-13

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

CARRIED

Councillor Bercovitch asked permission to ask a question about Parking Revenues and the justification to use the money from the Tax Rate Stabilization Reserve to support the By-Law department. Committee granted permission.

The Treasurer advised that the Operating Budget subsidy is not budgeted for and Council knew that at some point the By-Law Department would have to be funded by other means. The need matched the intention of the Stabilization Fund and the shortfall had to be funded in some way. The 2014 season was not as good as expected plus the Municipal Picnic Area was expensive to prepare, even though it was below budget in terms of expenditures. The Picnic area did not open as early as hoped.

The Treasurer then answered questions on a short term disability matter.

6. OTHER AGENCY REPORTS - None

7. DATE OF NEXT MEETING – November 20, 2014

8. CLOSED SESSION

a) Personal matters about an identifiable individual regarding staff matters

MOVED BY D. FOSTER
SECONDED BY G. WATSON

RESOLUTION NO. 2014-10-14

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended, the next portion of the October 16, 2014 General Government Meeting be closed to the public to consider personal matters about an identifiable individual with respect to benefits.

CARRIED

The Chief Administrative Officer spoke to the issue before Committee and it was then;

MOVED BY M. BERCOVITCH
SECONDED BY G. WATSON

RESOLUTION NO. 2014-10-015

RESOLVED THAT the October 16, 2014 General Government meeting adjourns and the open session resumes.

CARRIED

MOVED BY G. WATSON
SECONDED BY M. BERCOVITCH

RESOLUTION NO. 2014-10-16

RESOLVED THAT General Government Committee does hereby confirm the direction given to the Chief Administrative Officer in the October 16, 2014 General Government, in the Closed Session as it relates to the personal matter with respect to benefits.

CARRIED

9. ADJOURNMENT

Councillor Anderson adjourned the meeting at 3:40 p.m.