

THE CORPORATION OF THE TOWN OF WASAGA BEACH

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

**Held Tuesday, March 24, 2015 at 7:00 p.m.
In the Council Chambers**

PRESENT:	B. Smith	Mayor
	N. Bifulchi	Deputy Mayor
	R. Anderson	Councillor
	S. Bray	Councillor
	R. Ego	Councillor
	B. Smith	Councillor
	S. Stockwell	Councillor
	G. Vadeboncoeur	CAO
	T. Nicholson	Clerk
	P. Archdekin	Deputy Clerk

D. Herron	Senior Planner
M. Pincivero	Public Works Engineer

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Bray declared a Pecuniary Interest with respect to March 18, 2014 General Government cheque #01760, payable to the Rotary Club of Wasaga Beach of which she is a member; Farmers' Market due to possible participation as a vendor; Community Services March 19 meeting with respect to Recreation cheque register visa purchase 2015-02-28 in the amount of \$45.00.

Councillor Smith declared a Pecuniary Interest with respect to March 18, 2015 General Government with respect to Wasaga Beach Blues and will vote on all other matters.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council Tuesday, February 17, 2015

Councillor Ego questioned a Pecuniary Interest declared by Councillor Anderson, in particular Page 13, noting he voted during a recorded vote and questioned if this is an error.

The Clerk advised this is not an error as Councillor Anderson did declare a Pecuniary Interest on one particular item. The vote was on the other item and there was a recorded vote request to give direction to staff. That is what he voted on. It was then;

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-01

RESOLVED THAT Council does hereby adopt the Minutes of the Regular Meeting of Council held Tuesday, February 17, 2015 at 7:00 p.m., in the Council Chambers, are hereby adopted as circulated.

CARRIED

4. DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS

a) Mr. Martin Beausoleil will be in attendance to request Council consider purchasing two golf courses that are in receivership

Mayor Smith welcomed Mr. Beausoleil to the table.

Mr. Beausoleil advised that he submitted a unique proposal for the Town to purchase two golf courses and as a resident felt it important to put forth this type of proposal. The Town must consider the significant benefits of purchasing two golf courses that are in difficulty, being Marlwood Golf and Country Club and Links of New England. He spoke at length of the benefits to the Town, residents and economy of a municipally run facility. He noted that Marlwood is almost 100 years old and should be maintained as a fixture and perhaps as an historical landmark. He expressed his opinion on the depleted tourism and the beachfront, real estate market and the retirement community being betrayed.

Mr. Beausoleil spoke to the Town needing a tourism boost and getting it out that the Town is open for business. Even though the status of the golf courses is unclear he felt it would not be hard for the Town to do a study on the benefits of having a golf course being a profitable business. He suggested that the Town could apply for grants and loans. He spoke to newspaper articles in his circulation on municipally run golf courses and all they offer.

Mr. Beausoleil advised he has lived in Wasaga Beach for 12 years and runs a business in Barrie. He stated his opinion on the lack of drive by past Council's and that they "dropped the ball" by waiting for new developers and proposals that didn't happen. Council can sit idly by or Council can make it happen. He suggested that Wasaga Beach would be a ghost Town in a few years and the real estate market plummet if nothing happens. He suggested that now is the time for Council to act and be proactive leaders, grab the community and make it work.

Mayor Smith thanked Mr. Beausoleil for his presentation.

Councillor Stockwell complimented Mr. Beausoleil on his presentation and the valid points. He noted that this Council has an open mind, however questioned if it was two golf courses in receivership. Councillor Stockwell understood that Marlwood is in the hands of BDO however nothing has been brought to the Town's attention on a second golf course.

Mr. Beausoleil responded that he understands a second course is also in trouble.

Councillor Stockwell noted that a municipality running a golf course isn't new and those should be self-sufficient. Members were offered discounted 2015 memberships if they bought in 2014, which people did, and the golf course then went into receivership. Councillor Stockwell inquired if he was speaking on that particular point.

Mr. Beausoleil advised that he came to speak on behalf of himself, not anyone else. He did not join the golf course for the past two years as he felt the "writing was on the wall" and didn't want to be put in that position.

Mayor Smith advised that this is a Council that is about the tax payer and looking after the best interest of the individual tax payer and we will take this under consideration and what is best for everyone in Town. He thanked Mr. Beausoleil for getting involved in the community.

The Clerk noted that further on the Agenda is a motion to receive the correspondence and requested Council's indulgence to now to deal with this matter. Councillor Anderson questioned if Council is sure there are two courses. Committee agreed there was only one course and the motion was amended to reflect one golf course. It was then;

MOVED BY B. STOCKWELL
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-02

RESOLVED THAT Council does hereby receive and refer Mr. Beausoleil's correspondence requesting that Council consider purchasing one Golf Course in receivership to staff for recommendation to a future Standing Committee.

CARRIED

b) Petition – Opposed to the Phase 4 Pine Valley Development

MOVED BY B. STOCKWELL
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-03

RESOLVED THAT Council does hereby receive and refer the Petition Opposing Phase 4 of the Pine Valley Development to the Manager of Planning and Development for review and recommendation to Development Services Committee.

CARRIED

Mayor Smith called for a two minute break while those leaving the Council Chambers cleared the Chambers.

Committee reconvened. 7:35 p.m.

c) Petition – Wasaga Beach Cat Rescue and Adoption Centre request for reconsideration of the 2014 Grant

Councillor Smith advised that resulting from a call from one person, two people dug into their pockets and have made a \$5,000 donation. She hopes that those who signed the petition and the public will put some money forward to support the Cat Rescue. It was then;

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-04

RESOLVED THAT Council does hereby receive the Petition from the Wasaga Beach Cat Rescue and Adoption Centre requesting reconsideration of the 2014 Grant.

CARRIED

PUBLIC MEETING

A Public Meeting held pursuant to Sections 34 of *The Planning Act* with respect to a Plan of Subdivision and Re-Zoning – Pine Valley Development
41st Street South

Mayor Smith advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on March 5th, 2015, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

The land subject to the proposed plan of subdivision and Zoning By-Law Amendment is located on 41st Street South, south of Mosley Street, west of 40th Street, and north of Cardinal Way, and legally described as Part of Lot 2, Concession 15 South in the Town of Wasaga Beach, County of Simcoe.

The proposed plan of subdivision would create three lots for single detached dwellings fronting onto 41st Street South, ten blocks of land which would accommodate 56 townhouse units within 10 townhouse buildings, as well as six Open Space blocks.

The Zoning By-Law Amendment proposes to adjust the boundaries of the current Residential Type One and Open Space Zones, and to establish a new Residential Type Three zone with exceptions. The proposed zoning exceptions would deem a private road to be a public street, would provide a reduction of the front yard setback from 6 metres to 3.8 metres for one townhouse unit, a reduction to the rear yard setback from 7.6 metres to 7.4 metres for another townhouse unit, and an increase to the maximum lot coverage from 45% to 49% to allow rear yard decks.

The effect of the proposed Plan of Subdivision and Zoning By-law Amendment would be to permit a block plan of subdivision on private road supporting 56 townhouse dwellings in addition to three single detached dwellings fronting onto 41st Street South.

As a result of the circulation of the Notice of Public Meeting the following written comments were received:

Letters of Support: None

Letters of No objection: Rogers Communications, Enbridge Gas Distribution, Nottawasaga Valley Conservation Authority, Simcoe Muskoka Catholic District School Board, Simcoe County District School Board, Ontario Ministry of Transportation, Hydro One

Letters of Concern: Kevin and Beverly Cordell, 32 – 41st St. South
 Todd Culleton, 56 – 41st St. South
 Ken and Tracy Childs, 82 - 40th Street South
 Terry White, 85 – 40th Street South
 Lois and Ken Musselman, 2 Cardinal Way
 Marian and Alan Ritchie, 14 Gold Finch Drive
 Gord Salt, 32 Gold Finch Drive

Letters of Objections: Scott Marlatt, 110 – 39th St. South
 Carlos and Maria Rita, 48th – 40th St. South
 Robert Cortese, 89 – 40th Street South
 Ron and Genie Chapman, 7 Blue Jay Place
 Virginio and Maria Arraial, 1681 Mosley Street
 Walter and Victoria Duraj, 12 – 42nd St. South

In addition the Town is in receipt of a petition with 105 signatures.

A compendium of stated concerns and objections are:

- A preference that the lands be developed with single detached dwellings as previously proposed
- No interest in significant increase to the population of Wasaga Beach, preference for predominantly lower density community
- The townhouse development would detract from property values of existing homes
- Concern of bias and flawed strategy of “The Town of Wasaga Beach Housing Strategy”
- A preference that the lands be retained in their current forested state providing wind protection and a noise buffer from Mosley traffic to those landowners to the south, and habitat for woodpeckers and deer.
- Concern that the property will be clearcut.
- Concern for the survival of mature white pine on the subject lands.
- Concern with the business integrity of Pine Valley Developments.
- Concern that the 59 new homes will affect snow removal operations, will impact the quality of drinking water, and will cause an increase to the school population.
- Concern over loss of rear yard privacy to abutting land owners.
- Concern that the increase in density will result in traffic congestion and negatively impact traffic movements and access to Mosley.
- Concern that the increase traffic on 40th Street will make it unsafe for children attending Worsley Public School
- Concern that the sidewalk along 41st St. South has never been completed.
- Concern with width of proposed road and impact upon fire response.
- Concern with flooding.

- Concern with lack of greenspace for surrounding residents.
- Concern that the “high-density development will promote “weekenders and those renting to weekenders”.
- Insufficient notice of public meeting

Mayor Smith inquired if any further letters or correspondence in regard to this application had been received.

Mr. Herron advised that correspondence was received from Mrs. Little with respect to the forest state.

Correspondence was also received from Mr. William Efford, 16 Gold Finch, expressing his concerns with the environment, public safety, high density, destruction of the forest, the benefits of the forest for wind protection, birds and animal; the proposed woodland strip and that will cause trees to fall down with the potential to hit homes. He expressed his concern for public safety, traffic volumes and high density problems.

Mr. Herron advised that an addendum to the petition addressed under Item 4 was received addressing fifteen points of concern and fifteen questions that will be forwarded to the Director of Planning.

Mayor Smith thanked Mr. Herron for the update.

The Mayor advised that Mr. Dan Amadio of MHBC Planning Consultants will now make a brief presentation and will provide further details with respect to the proposed Plan of Subdivision and Zoning By-Law amendment.

Mr. Amadio introduced himself and advised that with him will be two colleagues; a traffic engineer and project Arborist. Through a power point presentation Mr. Amadio spoke to the purpose and effect of the proposal.

A diagram of the site was displayed between 40th and 41st Street South and north of Cardinal Way. He advised that the Official Plan designation is residential and permits all forms of residential. Mr. Amadio was clear that high density is not permitted. This will be a low and medium density development. High density would require an Official Plan Amendment. The Zoning is residential type R1 with holding and Open Space. The Draft Plan of Subdivision is for three single detached homes on 41st Street South and 56 townhomes internal to the property and fronting on a private condominium road. There will not be any vehicle access to 40th Street South due to the elementary school. There will be pedestrian access from 40th Street to the School. The perimeter of the plan has open space blocks and a play area is provided. The open space block are intended as tree saving areas to integrate with the surrounding neighbours.

Mr. Amadio advised that a Zoning By-Law Amendment is required to implement the plan. The proposed R3-31H is for the townhouses, the OS zone is for the open space blocks and play area. The three proposed single detached residences would retain the current R1 zone. The R3 exception zones would permit a reduced front yard for one Townhouse lot; a reduced rear yard for another Townhouse lot; allow a private road to be considered a public street, and permit a maximum lot coverage of 49% to allow 10x10 decks for each townhouse which will be at ground level or near ground level decks.

Mr. Amadio then spoke to the buffers that are important to the plan and surrounding properties for screening and protection which will add to the development that they wish to integrate into the community and retain some mature vegetation that would occur in the dedicated open space. The Project Arborist has completed a review and mature trees are important to the design to preserve where possible. He has walked the site and has a good sense of what is there for native species. There are no protected or species at risk on the subject property. The developer recognized the wonderful trees and that the residents appreciate them. The emphasis is on buffers and vegetation and some mature trees will be retained in buffer areas. There will be some edge management planting due to tree removal. The design depends on trees being retained and there is landscaping above and beyond street trees that will be native and compatible with existing trees.

Mr. Amadio advised that the area will be on municipal water and sewer. A storm water management pond cannot be part of the design plan as the site is too small. A Low Impact Design will be used that bring water back into the ground and infiltrates more naturally. A permeable paving system for the road, underground storage and other site infiltration techniques will be considered.

Mr. Amadio spoke to the a Traffic Study and pedestrian study that was done in July 2014 and no road improvements were deemed necessary based on current and expected volumes. He spoke to the completed studies and reports completed to date.

Mr. Amadio pointed out the benefits of the plan with limited lots fronting on the existing road; treed buffers at perimeter of plan to retain privacy; no new traffic onto 40th Street emphasizes safety near the school; the Watson Street unopened right of way will be used for a trail only and no new municipal road is depended upon; no stormwater retention pond is proposed, instead the stormwater design will use low impact stormwater design techniques, upgrades to 41st Street from Cardinal Way to Mosley Street are proposed with a sidewalk to improve pedestrian activity.

In summary, the plan confirms with the Growth Plan and is consistent with the Provincial Policy Statement; it conforms with the County of Simcoe Official Plan and the Town's Official Plan and the proposed development is designed to integrate into the existing neighbourhood. A rendering of what the townhomes will look like was displayed noting there are four, five or six in a row, two story homes. The owner chose not to install townhomes in blocks of 8 units to better blend with the neighbourhood. The townhomes are for purchase and not considered low income or affordable homes due to the price point.

He noted that concludes his presentation and would be pleased to answer any questions and extended an invitation to the residents to call him directly with their concerns.

Mayor Smith thanked Mr. Amadio for his presentation.

Mayor Smith then advised that this is your public meeting for Town staff, the developer and Council to hear your concerns either in favour or against this proposal. He asked that everyone be respectful of each other, Council and staff and keep order. He further advised that tonight is not to debate rather just hear your concerns and answer questions if we can and if not referred to staff or presenter.

Mayor Smith then asked if there was anyone present that would like to provide input either in support of, or in opposition to, the proposed Plan of Subdivision or Zoning By-Law Amendment. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings.

Terrance White – 85 40th St. S. – stated he is opposed to the proposal and has spoken to Mr. Amadio earlier. In the presentation you spoke to the proposal being sensitive to the environment and stewardship. He inquired of the environmental footprint. That site will have to be raised for this kind of density. He asked for a definition of low density vs. medium density noting historically it is three houses per acre. What is the acreage of the land. The low density is for the three housing units. Mr. Amadio responded that low density is the three single homes and medium density for the remaining 56 units. Mr. Amadio noted that the lands are designated for development, that the lands are not part of the Town of Wasaga Beach Natural Heritage System. That the benefit of condensing the development with a townhouse design allows for tree retention and supplemental plantings. Mr. White suggested there is an impact on the residential fabric and this is an extreme shift. He questioned the internal road becoming a Town road that would be assumed.

Mr. Herron advised that the design of the proposed private road would meet the Town Engineering Design Standards for private roads. A travelled width of seven point two metres is adequate for private roads, and has been tested and accepted by the Town.

Mr. White spoke to the minor variances in the front and rear yard setback and said the proposal doesn't fit the site. The open space is being used for screening to protect it from the neighbourhood then you talk of integrating. He asked if the Arborist completed an inventory of the existing trees that can be preserved. The Arborist responded that they did a general vegetation study of a 10m x 10m study. Each tree was not inventoried, but can provide a valid conclusion based on that inventory. Mr. White stated it is a shame to remove some of the larger caliper trees and negatively impact the environment to permit what he thinks is over density of the site. The building type is highly unusual for this location and we have not seen town homes this dense and open area between units to give relief to mass of buildings. There is no precedent for this development in this area. He questioned if the proposal relies upon reusing and leveling earth in that area. Mr. Amadio advised that the interior will have to be cleared. The area is not part of a natural heritage system and it has been slated for development through its residential designation. The clearing will happen whether townhouses or single family houses. This plan condenses and internalized the build form to give opportunity to establish the buffer areas at the perimeter of the development. Mr. White asked that they look at an historical approach to integrate and the history of the individuals.

Mr. William Efford - 16 Gold Finch - moved to his home in 2006. He has concerns for a 59 unit development from an environmental aspect. He felt the destructions to make way for high density is unacceptable. Home owners came here for the natural beauty to get away from high density urban areas. He did not support to chain saw and bulldoze the trees out of existence. The trees provide wind protection, food for wildlife; a root system for a natural healthy balanced water table and has seen problems when land is clear. He is concerned with flooding of the property. Mr. Amadio has told us there is no storm water overflow pond. He paints a rosy picture on the proposal and negatives aspects of ponds. He lives 100 yards from one pond and 200 yards from another. He believes the Town does an excellent job on maintaining these and the water is kept circulating. Without protection of the forest the surviving trees will take the full brunt of the storms. Each year the forest is

getting sparcer and sparcer behind his home. The developer has proposed a tree buffer that lies upwind from the homes on Cardinal Way and when a tall tree falls it will go through the roof of a home. While community growth is understandable, to allow a rezoning in this area is not in the residents best interest. It violates the natural environment, denies wildlife habitat and degrades the quality of their lives.

Mr. Efford then spoke to the latest stats Canada report of 2.9 occupants per dwelling giving an opportunity for 171 people, with two vehicles for a total of 90-100 vehicles coming and going daily all leaving by 41st Street S. with a blind curve just south. The residents have found that it is easier to access Mosley at the controlled light at 42nd and 42nd is a busy through affair with no sidewalks, increased children, women with strollers and residents walking to the RecPlex and trail to beach. There has been an increase on Cardinal Way and Meadowlark. Traffic on 42nd Street S. is a problem. The high speed red light running and adding vehicles will only increase the existing risk. It is a year round problem and on 40th at Worsley School it is chaos. Vehicles park on both sides to drop off kids. In bad weather people will take and pick up their kids. High density brings its own set of problems; excess noise and parking problems; illegal renting of subdivision homes to transients. There is a By-Law in place but it is toothless and for nine years a detached owner has been renting out to weekenders and those on holidays. The owner just thumbs its nose at the Town. The municipality is incapable of dealing with one owner, how will it deal on a larger scale. High density is inappropriate for the proposed location and the disadvantages outweigh the benefits and rezoning should not be permitted. He asked that Council please consider the environment and surrounding neighbourhood.

Tracy Childs - 82 40th St. S – lived there 28 years and has witnessed the development of the area and feels it is irresponsible to cram this many people into the area. There is chaos on 40th at 9 a.m. and 3 p.m. and tries not to leave her driveway at that time. She can't imagine more people. Mrs. Childs recognized that the area is slated for development and would like to keep this little piece of woods. In that woods there are six white pine trees with a nine foot diameter which makes them about 170 years old. Preservation of these trees has to stand for something and three of the six are within 50 feet of her back yard on 40th Street S. She then asked if it possible to change the plan to include a walking trail from the Carly Patterson Trail that ends at 40th to include some of those trees and hug the outside of 40th Street back yards and exit a 41st that lead to the RecPlex and trail to the beach. Create a continuous walking trail from Knox to Shore Lane. Mr. Childs then displayed a board and pointed out the Carly Patterson Trail and the proposed trail along the back of properties to the YMCA. He also indicated he does not believe the property is surveyed properly. Mr. Childs commented that he has never seen trees that big in Wasaga Beach.

Mayor Smith advised that he did receive pictures and forwarded them.

Ray Heyne - 58 40th Street S. advised he is highly opposed to it. He asked if the aerial view could be shown again and noted that they are trying to blend in with the area but the design looks like a runway on military base and doesn't add to the neighbourhood. He inquired what time the traffic study was done. If it was done at 8:45 a.m., Noon or 2:30 you would find vehicles parked illegally, obstructing driveways and fire hydrants. He has contacted the By-Law Department and recorded violations. By-Law have not been able to mitigate the problem even with consultation with the school. The school says it is a city problem and the Town says it is a school problem. He is placing the city on notice of the safety hazards. He is concerned that emergency vehicles can't get down the street with cars

parked on both sides. He suggested that a medium density subdivision in this area is unsafe and has no problem coming forward should an accident occur. It is a safety hazard now and has informed the city, filled out the paperwork and now the Town is allowing this development with multiple traffic to the area. Is it wise when there is no control now – it is not wise. He advised that he has spoken with Mr. Amadio about the plans. He lives directly beside the Watson unopened right of way and proposing a walkway that terminates at 40th Street S. at this point is chaos at its finest. There is heavy traffic at all the times he mentioned. By-Law attended today and there has to be a solution. Move the pathway further south to the cul-de-sac, close Watson Street, sell the lands and generate tax revenue. As a pathway he felt he would have trespassing issues on his property and traffic problems. He did not feel this was feasible and while he knows it will be developed it has to be in keeping with the neighbourhood in a safe manner and it is not safe now.

Mr. Heyne questioned why Worsley Elementary was given a permit for a Kindergarten class and did anybody question the extra traffic. It could have been a condition of approval to mitigate the traffic. Mr. Amadio has said there will be no additional traffic on 40th Street; well, kindergarten kids come with vehicles, parked illegally. It is a false statement to say no more traffic will be generated. It was indicated there will be a permeable roadway and do you have studies on those types of roadways as it is new for Wasaga Beach; what are the costs to the taxpayers. Mr. Heyne believed there are unanswered questions.

Mr. Herron advised that the permeable roadway is a direction from the Province and they have a Policy directive from the Conservation Authority and it relates back to the storm water management ponds. Traditionally, water has been collected and piped to a storm holding pond. The Province and Conservation Authority now want to see natural infiltration to avoid ponds and incorporate environmental techniques for infiltration both within private lots and on permeable driveways. This design direction is coming from higher authority and the Town can expect to more examples of Low Impact Stormwater Design techniques in future development proposals.

Mr. Heyne advised that behind him there are 30, 50, 60 foot pine trees in the buffer. What guarantee will he have these trees retain their health after the subdivision is built. What assurances are there that that the buffer will survive. The buffer is to appease Council and if it doesn't live you will offer small trees. What kind of buffer does that offer anyone. The Arborist advised that there are some accepted methods and that are proven and when taking away trees there are ways to ensure the health of retained trees.

Joe Dubois - 20 Cardinal Way - advised that the cul-de-sac and townhouse is closest to his back yard and 5.4 metres is about 17 feet. He has legitimate concerns of the buffer and presently has deer in his back yard that would be lost with the destruction of this forest. Engineering assessments impact the removal of trees and the water level. What happens to the ground water level and flooding of surrounding homes. He inquired of the height of the 10x10 deck. Mr. Amadio replied that they will vary in elevation but will be a walkout deck from the kitchen; however the details are not yet firm. Mr. Dubois then inquired of the depth from the deck to the back of the property. Mr. Amadio indicated the decks would be a walk-out deck and he would guess about 25 feet but couldn't confirm this evening and could follow up with him. Mr. Dubois noted the new drainage issue is being considered and there are many unanswered questions. "Considered" doesn't mean it will happen and asked if he could review any reports. Mr. Dubois advised that he has brought five additional signatures for the petition.

Randy Viragh – 34 – 40th Street S. – has concerns and his family has been in Wasaga Beach since the 1950's. He does recognize the potential for development and the economic advance and in 1998 built a house right across from the front doors of Worsley School. He has watched first the Pine Valley Development and the impact from that development. The Traffic Study done in July of 2014 is not an accurate standing of traffic, nor a true assessment of traffic on 40th and 41st to Knox Road. As his house backs on to potential retention pond, has the new technology been implemented in the Province, has it worked and are there any impacts. Mr. Amadio responded that the technique has been implemented by the Credit Valley Conservation Authority but he does not have any information. The permeable paving has been used in car pool parking lots, the Go Transit Station in Bradford and a Ministry of Transportation car pool parking lot. He noted it is also used in the United States for example in Minnesota which has a similar cold weather climate. Mr. Viragh inquired why there was a change. Mr. Amadio advised that the draft plan was approved in 2007 for 36 single family homes however the time frame to clear conditions to register the plan was never done. That plan expired and has no status. The current owners of the site are taking a different direction. The previous plan for single family homes had some issues and the municipal road was emptying onto 40th Street S. which would be problematic to traffic on that street. There was no tree preservation proposed in the 36 unit single detached plan and no opportunity for tree'd buffers as they are proposing now. This is a different design direction. The Policy regime has also changed in a short time with a significant shift in Provincial Planning Policy for development in settlement areas, of which Wasaga Beach is a settlement area in Simcoe County. The Provincial Statement was updated in 2014 and looks for mixed use of homes. Infill sites are influenced from the Province to County to Town to support that infill and intensification. Mr. Viragh suggested that they are increasing the profit margin. There is a water flow problem right now and traffic management is another issue. He suggested that Pine Valley residents have seen property value increased because of the improvements to their property. The townhouse footprint just doesn't fit in the design of that neighbourhood. Mr. Viragh noted that he is all for Council addressing medium and high density issues but not in this location. Council should consider alternative to townhouses and keep within the foot print of the property sizes.

Manual Antunes – stated that in 2007 Mr. Amadio indicated the land was approved for 36 homes. Mr. Antunes stated that he believes it was approved for 13 homes, not 36.

Gail Gagne - 45 Oriole Crescent – advised when they were Pine Valley Estates, they went bankrupt; now we have Pine Valley Development as a numbered company and do we want them to start building again and go bankrupt. The homeowners are still owed thousands and subcontractors were not paid. She asked for permission to e-mail documentation she has.

Sid Baker of Tanager Crescent apologized for his previous outburst. He advised that he has walked that section of 41st Street South daily for the past two years and has never seen a test hose for a traffic count and inquired where study was done. He also spoke to the curve in the road at a dog leg where it exits the proposed street and five times this winter cars have gone into the ditch. He is concerned for pedestrian safety at that location as well. The Town's Engineer Mr. Mike Pincivero was invited to the table.

The Developers Engineer indicated the traffic count was at 41st and Mosley and 40th and Mosley intersection. Mr. Baker advised that at the location of the exit there are no

sidewalks and he walks on the wrong side of the road so cars will have a view of him at the curve. It is a bad spot with an accident waiting to happen.

Gloria Thompson – 1 Tanager – asked to see the proposed exterior slide of the townhouses. She noted that in Barrie these developments have three 4x4 trucks in every unit and is dense with trucks. It is a nightmare and really ugly. Collingwood has approved three stories on the waterfront and she thought that was awful. Barrie has a high rise right beside City Hall and that is awful. The trucks and the density that is what the residents moved here to get away from. It is not positive for Wasaga Beach and the school.

Mr. Heyne inquired why a traffic study would be conducted in July when that is the lowest traffic time you could find to do one. Mr. Amadio indicated he will follow up on the rationale for that timing. Mr. Heyne stated it was not worth doing when school is out and should be done when school is in when there are traffic issues.

Mr. Cordel - 32 41st Street S. – has lived there seven years knowing there would be some development but did not sign up for townhouses. He agrees with the traffic issue on 40th at the bend and has seen cars go in the ditch. It is disappointing to come to Wasaga Beach and find that townhouses will be built across the road.

Melanie Dubois – 20 Cardinal Way – displayed the original Pine Valley sales package and stated it showed trees were going to stay behind her. A traffic study done in July is ridiculous for a subdivision by a school. Mrs. Dubois never lets her kids walk alone to school because of traffic. She questioned that the same development ten years ago indicated the trees would stay and now it has changed. Pine Valley went bankrupt and are now coming back removing trees they said would be treed land. Mr. Amadio indicated he was not familiar with the material she had. She finds this very frustrating as she picked her lot specifically for the trees and now they want to take that area down. She paid extra for that lot and felt it was ridiculous to put in townhouses and asked that consideration be given to the people living there and she does not want townhouses.

Rita Vescio - 26 40th St. S. – stated that in 2012 she was promised the trees would stay and it was deemed a forest and untouchable. She inquired about severing her own lot and was told she could sever into three 60 foot lots. If she cannot build a townhome why can they behind her. If she can only build on 60 foot lots, keep everything the same.

Mayor Smith reminded those in attendance that we are simply investigating and receiving the public's input and nobody is being allowed to do anything at this point.

Ken Childs - 82 40th Street S. – has lived in Town 28 years. He spoke to Block 6 and advised that his garage is over the property line by 4 feet. Pine Valley have resurveyed and there would not be enough room for the road and buildings. He is now not really positive where the line would be but there may be a jog in the road for his garage. He also stated that the trees are biggest ones he has seen in Wasaga Beach.

Cornell and Victoria Riley – 9 Frederick Drive – and while this doesn't severely impact him he thought some history might help. When he moved to his home there was no Pine Valley Development at all. He had a sand point and only needed a shovel to dig to water. Pine Valley developed, his well dried up and his basement flooded in the fall and spring. He has walked the area under consideration and it is wet all the time due to a high water table. He

assumes there will be lots of dewatering and the same thing will happen. He also stated that due to the Pine Valley Development he has more drifting of snow in his driveway.

Robert Corese - 89 40th Street S. suggested that a permeable driveways and French drains just don't work.

Mayor Smith thanked all those who voiced an opinion and asked a second time if there was anyone else who wished to make comment or ask a question.

Ken Childs spoke to pond safety noting the four foot fence is not adequate for child safety as with four feet of snow leads to kids on the ice when frozen. He suggested a higher fence be put around the pond for safety.

Mr. Heyne inquired if the information on the screen is available to the public. Mr. Herron advised it is and it would be forwarded to him.

Danielle Falardeau – advised that while she doesn't live in that area she thinks it is a great idea for the Town to put in place building design consistency. There are other townhouses in Blueberry and Baywood, and they have a good layout, look clean and are well looked after. The Town has to develop.

Brigitte Mausser - 21 Tanager Crescent – spoke to the high water table and a down spout that doesn't work.

Rita Vescio - 26 40th Street S. – she spoke to school traffic noting she lives across the road from the school and the driveway is blocked many times by parents. She has concerns for safety of the kids and cars cannot move on either side of the road.

Mayor Smith inquired a final time if anyone else wished to make a comment or ask a question.

Hearing none Mayor Smith then asked members of Council if they had any questions or comments with regards to the proposed Plan of Subdivision or Zoning By-law Amendment.

Hearing none, Mayor Smith advised that comments received today will be considered and referred back to Development Services Committee where a decision will be made as to whether Committee will recommend the proposed Plan of Subdivision and Zoning By-Law proceed further through the approvals 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 Plan of Subdivision or Zoning By-law Amendment, please leave your name and address with Pamela Archdekin, our Deputy Clerk our recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Smith then closed the Public Meeting.

At 9:40 p.m. Mayor Smith called for a five minute break.

Council reconvened at 9:55 p.m. and due to hour it was then;

MOVED BY N. BIFOLCHI
SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-05

RESOLVED THAT Council extend the March 24, 2015 meeting past the hour of 10:00 p.m.

CARRIED

5. UNFINISHED BUSINESS – None

6. CORRESPONDENCE – Received for Information

a) Ontario Human Rights Commission – Applying a human rights lens in zoning, licensing and municipal decision-making

MOVED BY B. STOCKWELL
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-06

RESOLVED THAT Council does hereby receive the correspondence from the Ontario Human Rights Committee with respect to applying a human rights lens in zoning, licensing and municipal decision-making, for information.

CARRIED

b) Service Canada – Reduction of Wasaga Beach Service Outreach Office Hours

Councillor Smith thought the problem is lack of public knowledge that there is an Outreach office in the Town Hall. Mayor Smith agreed and it was then;

MOVED BY B. STOCKWELL
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-07

RESOLVED THAT Council does hereby receive the correspondence from Service Canada with respect to the reduction of Wasaga Beach Service Outreach Office Hours.

CARRIED

CORRESPONDENCE – Requiring Action

a) Ernie Hardeman, MPP – *Housing Services Corporation Accountability Act*

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-08

WHEREAS social housing providers in Ontario are currently required to purchase natural gas and insurance through the Housing Services Corporation (HSC) or pay a fee to purchase elsewhere; and,

WHEREAS social housing providers should have the right to obtain natural gas and insurance at the lowest cost to provide value to those in need of affordable housing and all taxpayers; and,

WHEREAS the HSC should be subject to the same level of accountability and oversight as government agencies;

THEREFORE BE IT RESOLVED THAT the Corporation of the Town of Wasaga Beach supports the *Housing Services Corporation Accountability Act* introduced by Oxford MPP Ernie Hardeman which would remove mandatory requirement for social housing providers to purchase gas and insurance through the HSC, require HSC to report salaries over \$100,000, and give the Provincial Auditor General the authority to audit HSC.

CARRIED

CORRESPONDENCE – To be Referred

- a) **Correspondence from Martin Beausoleil requesting that the Town give consideration to purchase two Golf Courses in receivership**

Dealt with earlier under Deputations.

7. COMMITTEE, BOARDS & STAFF REPORTS

- a) **Committee of the Whole – March 10, 2015 (4:00 p.m.)**

Mayor Smith spoke to the highlights of the meeting. Councillor Bray requested that Resolution No. 2015-08-10 be separated out and requested a recorded vote.

Clerk spoke briefly to clarify what was being requested with the Resolution.

Councillor Bray advised that by a 4-3 vote a \$5,000 grant for the Wasaga Beach Cat Rescue from the 2014 budget was defeated. Council has received a petition from the Cat Rescue from many supporters and one on-line petition with over 1000 signatures. She has received nine calls and twenty plus e-mails. In 2014 through the Trap-Neuter-Release program 90 males and 98 females were fixed preventing about 1000 potential kittens. Councillor Bray also noted that feral cats are not considered wildlife. They have descended from domestic animals that humans have neglected and their care is society's responsibility. Councillor Bray felt that the municipality should support a local non-profit initiative that is managing this program in our neighbourhoods. Councillor Bray further noted that everyone doesn't have to like cats to want to see fewer stray and feral cats on the streets of Wasaga Beach. Councillor Bray asked that Council consider these facts when they vote on the \$5,000 grant for 2014.

Deputy Mayor Bifulchi spoke to municipal grants and added she will support the \$5,000 for 2014 however the request for 2015 is for \$20,000 and she requested further discussion of that request and review of the cat problem.

Councillor Smith once again spoke to one phone call that resulted in two anonymous donations totaling \$5,000 for the Cat Rescue. There is financial stress on the Cat Rescue and they should embark on a fund raising campaign. If all those that signed the petition

came forward with a few dollars this problem would go away. The Cat Rescue needs the support of the community.

Councillor Anderson advised that he voted against it and will again. He believes in the necessity but doesn't believe in the way the Cat Rescue operates. If you can get a petition of 1,000 names, people should donate to the good program. He believed there is a problem with the program and there has to be another way to deal with the cats.

Mayor Smith agreed that the service is very important to the community. However he cannot support \$5,000 for 2014 as organizations were asked to come to the table with respect to the 2014 grant requests and the Cat Rescue did not. It is his opinion that if organizations don't "come to the game; you can't take home the trophy". All requests need to be treated in the same manner and he will not support the 2014 grant. Mayor Smith advised that the 2015 request is a separate issue.

The Clerk clarified that Committee of the Whole recommended to Council that the \$5,000 be approved from 2014 and that motion was defeated. Council can separate that motion from the rest of the Report and will be voting on approving the 2014 grant submission of \$5,000 for the Wasaga Beach Cat Rescue.

Mayor Smith indicated that voting in favour will give the Cat Rescue \$5,000 for 2014; voting not in favour for \$5,000 for 2014, does not. It was then;

MOVED BY R. EGO

SECONDED BY B. STOCKWELL

RESOLUTION NO., 2015-03-09

That Council approve a \$5,000 grant to the Wasaga Beach Cat Rescue for their 2014 submission to be funded through the working funds reserve.

Councillor Anderson		Nay
Deputy Mayor Bifulchi	Yea	
Councillor Bray	Yea	
Councillor Ego		Nay
Councillor Smith	Yea	
Mayor Smith		Nay
Councillor Stockwell		Nay

DEFEATED

It was then;

MOVED BY R. EGO

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-03-10

RESOLVED THAT Council adopt the Committee of the Whole Report dated March 10, 2015 (4:00 p.m.) as circulated, and approves all actions contained therein, save and except COW Res. No. 2015-08-10.

CARRIED

b) Committee of the Whole – March 10, 2015 (7:00 p.m.)

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

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-11

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated March 10, 2015 (7:00 p.m.) as circulated, and approves all actions contained therein.

CARRIED

c) Committee of the Whole – March 17, 2015

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

MOVED BY B. STOCKWELL
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-12

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated March 17, 2015 as circulated, and approves all actions contained therein.

CARRIED

d) Public Works Committee – March 18, 2015

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

MOVED BY N. BIFOLCHI
SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-13

RESOLVED THAT Council does hereby adopt the Public Works Committee Report dated March 18, 2015 as circulated, and approves all actions contained therein.

CARRIED

e) General Government Committee – March 18, 2015

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

MOVED BY R. EGO
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-14

RESOLVED THAT Council does hereby adopt the General Government Committee Report dated March 18, 2015 as circulated, and approves all actions contained therein.

CARRIED

f) Committee of the Whole – March 18, 2015

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

MOVED BY B. STOCKWELL
 SECONDED BY R. EGO

RESOLUTION NO. 2015-03-15

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated March 18, 2015 as circulated, and approves all actions contained therein.

CARRIED

g) Community Services Committee – March 19, 2015

Councilor Ego spoke to the highlights of the meeting and it was then;

MOVED BY R. EGO
 SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-16

RESOLVED THAT Council does hereby adopt the Community Services Committee Report dated March 19, 2015 as circulated, and approves all actions contained therein.

CARRIED

h) Development Services Committee – March 19, 2015

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

MOVED BY N. BIFOLCHI
 SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-03-17

RESOLVED THAT Council does hereby adopt the Development Services Committee Report dated March 19, 2015 as circulated, and approves all actions contained therein.

CARRIED

i) Accounts – February 1-28, 2015

MOVED BY S. BRAY
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-18

RESOLVED THAT Council does hereby approve the February 2015 Accounts in the amount of \$2,029,300.31.

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 Amend By-Law No. 2013-25, as Amended, Being a By-Law to Establish a Wage Grid for Non-Union Employees**

MOVED BY N. BIFOLCHI
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-19

RESOLVED THAT a By-Law to Amend By-Law No. 2013-25, as Amended, Being a By-Law to Establish a Wage Grid for Non-Union Employees, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-13.

CARRIED

- b) **A By-Law to Deem Part of Registered Plan 825 Town of Wasaga Beach Not To Be A Registered Plan of Subdivision (Lots 30 & 31 – Jack Street)**

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-20

RESOLVED THAT a By-Law to Deem Part of Registered Plan 825 Town of Wasaga Beach Not To Be A Registered Plan of Subdivision, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-14.

CARRIED

- c) **A By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended (776 Sunnidale Rd. S.- Calvary)**

MOVED BY N. BIFOLCHI
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-03-21

RESOLVED THAT a By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, as Amended, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-15.

CARRIED

- d) **A By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended (936 Shore Lane – Bader)**

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-22

RESOLVED THAT a By-Law to Amend Town of Wasaga Beach Comprehensive Zoning By-Law No. 2003-60, As Amended, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-16.

CARRIED

- e) A By-Law to Appoint Municipal Law Enforcement Officers and Property Standards Officers for the Town of Wasaga Beach
(Lauren Dykstra)**

MOVED BY R. EGO
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-03-23

RESOLVED THAT a By-Law to Appoint Municipal Law Enforcement Officers and Property Standards Officers for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-17.

CARRIED

- f) A By-Law to Appoint Municipal Law Enforcement Officers for the Town of Wasaga Beach
(Hanna Marshall, Mackenzie Bramhall, Lucas Colameco, Jessica Robitaille, Elizabeth Duni, Jensen Cornelius)**

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-24

RESOLVED THAT a By-Law to Appoint Municipal Law Enforcement Officers for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-18.

CARRIED

- g) A By-Law to Prescribe and Authorize the Rate of Speed within the Town of Wasaga Beach (Main Street)**

MOVED BY R. EGO
SECONDED BY S. BRAY

RESOLUTION NO. 2015-03-25

RESOLVED THAT a By-Law to Prescribe and Authorize the Rate of Speed 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. 2015-19.

CARRIED

- h) A By-Law to Assume a Portion of Schooner Drive Part 2, Registered Plan 51R-5525**

MOVED BY N. BIFOLCHI
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-26

RESOLVED THAT a By-Law to Assume a Portion of Schooner Drive Part 2, Registered Plan 51R-5525, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-20.

CARRIED

- i) A By-Law to Appoint an Interim Animal Control Officer for the Town of Wasaga Beach (Eric Bronee)**

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-03-27

RESOLVED THAT a By-Law to Appoint an Interim Animal Control Officer for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-21.

CARRIED

- j) A By-Law to Authorize Execution of a Tax Arrears Extension Agreement (23 7th Lane)**

MOVED BY B. STOCKWELL
SECONDED BY B. SMITH

RESOLUTION NO. 2015-03-28

RESOLVED THAT a By-Law to Authorize Execution of a Tax Arrears Extension Agreement, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-22.

CARRIED

- k) Confirmatory By-Law**

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-03-29

RESOLVED THAT a By-Law to Confirm the Proceedings of Council of the Town of Wasaga Beach at its Regular Meeting held Tuesday, March 24, 2015 be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-23.

CARRIED

11. CALLING OF COMMITTEE MEETINGS

Public Works	April 22, 2015 at 8:30 a.m.
General Government	April 22, 2015 at 10:00 a.m.
Community Services	April 23, 2015 at 8:30 a.m.
Development Services	April 23, 2015 at 10:00 a.m.

12. 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.”

Mr. Shawn Wilson of 21 Elm Street asked that Council consider expropriation of the beachfront properties. The CAO advised that Mr. Wilson should put that concept in a letter requesting that Council explore the options of expropriation.

13. ADJOURNMENT

Mayor Smith adjourned the meeting at 10:45 p.m.

The Minutes of this meeting were adopted the 28th day of April, 2015

Brian Smith, Mayor

Twyla Nicholson, Clerk