1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS, PRESENTATIONS, PETITIONS AND PUBLIC MEETINGS
   i) Nick Ainley – Sean Pereira 58 River Road East Rezoning

4. UNFINISHED BUSINESS – See attached list

5. DEPARTMENTAL STAFF REPORTS
   a) Official Plan Amendments - None
   b) Zoning Amendments
      i) Sean Pereira Rezoning – 58 River Road East – Z04/15
         Recommendation: That Development Services Committee recommend to Council that a Public Meeting be held at Development Services Committee pursuant to the requirements of the Planning Act, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Sean Pereira for lands located at 58 River Road East, and legally described as Lot 3 Plan 547, in the Town of Wasaga Beach.

      ii) Pine Valley Developments – 1561 Mosley Street – Lifting of Holding Provision – Z05/14
          Recommendation: That Development Services Committee recommends to Council that it lift the Holding (H) symbol from part of the lands owned by Maria Pereira and legally described as Part of Lot 61 and Part of Lot 62, Plan 815, conditional upon a site plan control agreement for the development being executed by both the owner and the Town of Wasaga Beach.

   c) Subdivision/Condominium Matters - None
d) **Site Plan Matters**

i) **Pine Valley Sales/Information Centre – 1561 Mosley Street – SP04/15**

Recommendation: That Development Services Committee recommends to Council that the following report describing the proposed development of a Sales Office for Pine Valley Development Corporation located on lands owned by Maria Pereira at 1561 Mosley Street, be accepted for information.

ii) **Proposed Cash-In-Lieu of Parking – 361 Mosley Street – SP03/15**

Recommendation: That Development Services Committee, acting within the authority delegated to it by Council pursuant to Site Plan Control By-Law 2010-115, accept for insertion into the standard list of conditions for Site Plan Control Agreements a new condition for cash-in-lieu of parking as set out in this report.

e) **Committee of Consent/Adjustment Matters**

i) **Notices and Decisions (previously circulated to Council)**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
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<tbody>
<tr>
<td>A06/15</td>
<td>2320 Shore Lane</td>
</tr>
<tr>
<td>A07/15</td>
<td>252 Oxbow Park Drive</td>
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<tr>
<td>A08/15</td>
<td>Mosley Street/Puccini Drive</td>
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<tr>
<td>B08/15</td>
<td>Iris Drive</td>
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<tr>
<td>B09/15</td>
<td>2320 Shore Lane</td>
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<td>B10/15</td>
<td>2320 Shore Lane</td>
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<tr>
<td>B11/15</td>
<td>Deerbrook Drive</td>
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<tr>
<td>B12-15/15</td>
<td>Aster Drive</td>
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Recommendation: That Development Services Committee does hereby receive the Notices for A06/15 to A08/15 and B08/15 to B15/15, for information.

f) **Planning Division**

i) **New Unit Report dated June 2, 2015**

Recommendation: That the Development Services Committee receives the New Unit Report dated June 2, 2015, for information.

g) **Building Division**

i) **Building Department Report dated June 2, 2015**

Recommendation: That the Development Services Committee receives the Building Department’s Report dated June 2, 2015, for information.
h) **Other Business**

i) **Strategic Planning for Age-Friendly Communities**

Recommendation: That the Development Services Committee recommends to Council that it authorize staff to sign the Funding Agreement with the Province of Ontario for the Age-Friendly Community Grant Program; and

FURTHER THAT the Development Services Committee recommends to Council that it authorize staff to issue the Request for Proposal for a consultant for the Age-Friendly Community Needs Assessment Project; and

FURTHER THAT the Development Services Committee recommends to Council that it establish an Age-Friendly Steering Project Steering Committee consistent with the composition outlined in this report; and

FURTHER THAT the Development Services Committee recommends to Council that it authorize staff to prepare a media release once the Province has made their formal grant funding announcement.

ii) **South Georgian Bay Lake Simcoe Source Water Protection Plan**

Recommendation: That Development Services Committee recommends to Council that the status update report on the South Georgian Bay Lake Simcoe Source Protection Plan be received for information.

i) **Departmental Accounts**

i) **Planning and Building Department and Healthy Community Network Committee Accounts (May 1-31, 2015)**

Recommendation: That the Planning and Building Department and Healthy Community Network Committee Accounts for May 1-31, 2015, as reviewed by the Development Services Committee, are hereby confirmed.

6. **OTHER AGENCY REPORTS**

   a) **Ainley Project Status Report Dated May 22, 2015**

Recommendation: That the Development Services Committee receives the Ainley Project Status Report of May 22, 2015, for information.

   b) **Public Works / Engineering Technologist Development Project Status Report dated June 10, 2015**

c) Planning Application Tracking System Report

Recommendation: That the Development Services Committee receives the Planning Application Tracking System Report dated June 11, 2015, for information.

d) Healthy Community Network Committee Report dated May 21, 2015

Recommendation: That the Development Services Committee hereby receives the Healthy Community Network Committee Report of May 21, 2015, for information.

e) Healthy Community Network Committee Goals for 2015

Recommendation: That the Development Services Committee recommends to Council that the Healthy Community Network’s Report, “Goals for 2015 -Status Report” be received for information.

f) Accessibility Advisory Committee Report dated April 23, 2015

Recommendation: That the Development Services Committee hereby received the Accessibility Advisory Committee Report dated April 23, 2015, for information.

7. DATE OF NEXT MEETING

Thursday, July 23, 2015 at 10:00 a.m. in the Classroom

8. ADJOURNMENT
TOWN OF WASAGA BEACH
DEVELOPMENT COMMITTEE
THURSDAY, JUNE 18, 2015

UNFINISHED BUSINESS

File No.

Z19/08 Proposed Service Commercial Official Plan Amendment & Zoning By-Law Amendment – Mary Picard In Trust (Maram Building Corporation) – Hwy 26 & Fairgrounds Road; 15 Oct 08; Public Meeting 25 Nov 2008; Public Meeting 26 August 2009; (on hold)

OP05/08 Draft Plan of Subdivision & Zoning By-Law Amendment – Sunnidale Estates Ltd., Z23/10 Fresun Estates Ltd. – River’s Edge Subdivision, Phase 2, Freethy Road (Mr. Fred Picavet) – 24 November 2010 – 29 August 2012 – On hold at the request of the applicant


Z01/13 Proposed Zoning By-Law Amendment – Corallo (2077143 Ontario Ltd.) – 25 Mosley Street - 20 February 2013; Public Meeting 26 March 2013; 24 April 2013; (On hold pending outcome of Tourism Accommodation Review)


PS03/15
STAFF REPORT

TO: Chairman and Members of Development Services Committee

FROM: Tracy Jarratt, Zoning Administrator

SUBJECT: Application for Zoning By-law Amendment, Sean Pereira
58 River Road East, Lot 3 Plan 547
Agent: Nick Ainley, Ainley and Associates

DATE: June 18, 2015

RECOMMENDATION

“THAT Development Services Committee recommend to Council that a Public Meeting be held at Development Services Committee pursuant to the requirements of the Planning Act, to obtain public and agency input with regards to the application to amend the Comprehensive Zoning By-Law submitted by Sean Pereira for lands located at 58 River Road East, and legally described as Lot 3 Plan 547, in the Town of Wasaga Beach”.

PROPERTY DESCRIPTION

The subject lands are situated in the east end of the municipality on River Road East between Beck and Main Street and abut the Nottawasaga River to the north. The lands are located in a neighbourhood consisting of a mix of uses that includes mixed use townhouse development, cottage courts and single detached dwellings.

The subject lands are municipally addressed as 58 River Road East, and are legally described as Lot 3 Plan 547. The parcel has a frontage of approximately 18.21 metres (59.75 feet), a depth of approximately 56.6 metres (186.8 feet), and an area of approximately 1035 square metres (11,149.35 square feet). The lands currently support a cabin, a frame cottage, and a two unit cottage for a total of four units. The property is zoned Residential Type 1 (R1), and Environmental Protection (EP) within Zoning By-law 2003-60, as amended, and designated Tourism Accommodation within the Official Plan.

PROPOSAL/BACKGROUND

The applicant wishes to change the zoning of the lands from the Residential Type 1 (R1) Zone to an Accommodation Commercial Fifteenth Exception (CA-15) Zone to permit a commercial accommodation use on the lands. The exceptions proposed would recognize the location and size of existing buildings on the subject lands, and the existing frontage of the parcel.

According to a 1990 Committee of Adjustment decision for the lands, the property was zoned Local Commercial within the previous zoning by-law for the municipality (75-10), and located within a
Tourist Development Area of the Official Plan for that time. A commercial cottage court was a permitted use at that time. When a new Comprehensive Zoning By-law (2003-60) and Official Plan were approved for the municipality in 2004, the lands were rezoned to the R1 Zone and placed in the Tourist Accommodation designation within the Official Plan. The owner wishes to operate a commercial cottage court on the lands and applied for a business licence. It was advised a commercial use is not permitted in the R1 zone and the owner has therefore applied to rezone the property to permit a tourist establishment with four rental units.

**OFFICIAL PLAN**

The subject lands are designated “Tourism Accommodation ” in the Town of Wasaga Beach Official Plan. A cottage court or rental cabin use is a permitted use in this designation. It is recommended that the request for zoning amendment would generally conform to the policies of the Tourism Accommodation designation.

**ZONING BY-LAW AMENDMENT**

As noted, the lands are currently zoned Residential Type 1 (R1) and Environmental Protection (EP) within Zoning By-law 2003-60, as amended. A commercial cottage court is not permitted in this zone. The proposed zoning by-law amendment would change the zoning of the portion of the lands zoned R1 to the Accommodation Commercial (CA) Zone which permits the rental cabin or cottage court use. The exceptions requested to the CA zone would permit a minimum frontage of 18.2 metres (59.75 feet), a minimum interior yard setback requirement of 0 metres and 0.43 metres and a minimum rental unit size of 18.35 square metres. The exceptions would recognize the locations and size of the existing buildings and uses on site.

**DISCUSSION**

The proposed cottage court use on the subject lands conforms with the Tourism Accommodation policies of the Official Plan. Planning staff support recognizing the existing location of the buildings and rezoning the lands to permit the short term accommodation use. It is not recommended that holding (H) be placed on the lands and that site plan control be applied. However, Planning staff will investigate the need for any improvements to the site that may be needed such as paving the parking area, lighting, location of garbage/refuse containers or drainage. It is recommended that sufficient information has been provided by the applicant to support the application for zoning amendment moving forward in the process to schedule and hold a public meeting to obtain public and agency comments.

**SUMMARY**

Planning Staff recommend to Development Services Committee that the application for zoning amendment conforms to the policies of the Official Plan is generally supportable and that the
application be moved forward to schedule and hold a Public Meeting pursuant to the requirements of the Planning Act.

Respectfully Submitted,

Tracy Jarratt
Zoning Administrator
THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2015-

A BY-LAW TO AMEND TOWN OF WASAGA BEACH COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED

(58 River Road East)

WHEREAS pursuant to Section 34 and 36 of the Planning Act, R.S.O., 1990, the Council of the Town of Wasaga Beach has passed a comprehensive Zoning By-Law No. 2003-60 for the Town of Wasaga Beach;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to Lot 3 Plan 547 in the Town of Wasaga Beach (58 River Road East), County of Simcoe;

AND WHEREAS Council deems it advisable and expedient to amend Zoning By-Law No. 2003-60;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. a. THAT Zoning By-Law No. 2003-60, is amended, by changing the Zoning on the lands from the Residential Type 1 (R1) Zone to the Accommodation Commercial Fifteenth Exception (CA-15) Zone as shown on Schedule "A" attached hereto and forming part of this By-law.
b. That Section 15 Accommodation Commercial (CA) Zone. Subsection 15.4 Zone Exceptions is hereby amended by adding the following subsection after 15.4.14:

"15.4.15 CA-15 Zone Schedule “O”

Notwithstanding the provisions of Section 15 for the minimum interior yard setbacks for the westerly lot line for the existing cabin and two unit cottage building shall be 0 metres and 0.43 metres; the minimum frontage requirement shall be 18.21 metres; the minimum bachelor rental unit size shall be 18.35 square metres.
2. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.

3. THAT this By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O., 1990 c.P.13.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS DAY OF 2015.

Brian Smith, Mayor

Twyla Nicholson, Clerk
Town of Wasaga Beach
Schedule 'A'

Nottawasaga River

River Rd. E.

Beck St.

Laidlaw St.

CA

Area Rezoned from R1 to CA-XX

This is Schedule 'A' to By-Law ________
Passed the _____ day of ________ 2015.
Signatures of Signing Officers

Mayor ____________________________

Clerk ____________________________
STAFF REPORT

TO: Chairman and Members of Development Services Committee

FROM: Douglas Herron, Senior Planner

SUBJECT: Application for Lift Hold(H) By-Law

FILE: SP05/05

Proposed Sales Office
Pine Valley Development Corporation
Maria Pereira – Property Owner
Part of Lot 61 and Part of Lot 62, Plan 815
1561 Mosley Street

DATE: June 18, 2015

RECOMMENDATION

“THAT Development Services Committee recommends to Council that it lift the Holding (H) symbol from part of the lands owned by Maria Pereira and legally described as Part of Lot 61 and Part of Lot 62, Plan 815, conditional upon a site plan control agreement for the development being executed by both the owner and the Town of Wasaga Beach.”

PROPERTY DESCRIPTION

The subject parcel is located on the south side of Mosley Street between Sunnidale Road South and 39th Street South. The parcel is primarily rectangular in shape with the easterly side lot line approximately 4m (13ft) shorter in length than the westerly side lot line. The subject lands have an area of approximately 1,202.5m² (12,944ft²). The property has a frontage of approximately 30m (100ft) along Mosley Street. The lands currently support one single detached building with a residential access to Mosley Street. The owner advises that the existing single storey single detached building is vacant.

BACKGROUND

Maria Pereira, the owner of the subject lands, in conjunction with Pine Valley Development Corporation, has submitted an application for Site Plan Approval to develop the land with a sales office. The application for site plan approval described the development proposal as a sales office which is intended as a commercial location where Pine Valley Development Corporation can both advertise and sell their residential product.

In order to develop the lands with a commercial sales office, the owner is required to secure site plan approval followed by the Lifting of the Hold(H) By-law. The owner will also require a building permit to facilitate the change of use of the building from a residential occupancy to a commercial occupancy. This report considers the application for Lift Hold(H) By-law.
ANALYSIS

Official Plan:

The subject lands and the abutting lands to the north, east, south, and west, are designated “District Commercial” on Schedule A-3 of the Official Plan. The proposed sales office is permitted per the policies of the “District Commercial” designation.

The policies of the Official Plan describe that the Holding(H) zone is applied to “prevent or limit the use of land until Council is satisfied that development will take place in an orderly manner and to ensure that the servicing and design criteria have been met.” This Official Plan policy is implemented through the site plan review process which examines the orderly development of a site and ensures that servicing and design criteria are met.

The policies of the Official Plan also describe that “Prior to passing a by-law removing the holding “H” symbol, Council shall ensure that the owner has satisfied all of the requirements of the Town and entered into any necessary agreements to this effect”. In this instance, the requirements of the Town in terms of meeting servicing and design criteria are encapsulated within the Site Plan Control Agreement.

In this manner, it is the policies of the Official Plan which outline that the land owner must first secure site plan approval along with a Site Plan Control Agreement prior to Council moving to adopt a Lift Hold(H) By-law.

Comprehensive Zoning By-law 2003-60

The subject lands are zoned the District Commercial Third Exception Hold (CDH-3) Zone on Schedule “D” of Comprehensive Zoning By-Law 2003-60, as amended. The proposed sales office is a permitted use within the District Commercial zone. The application for Lift Hold(H) proposes to remove the Hold(H) zone from the property to allow development of the sales office to proceed.

As noted in the Official Plan analysis above, the removal of the Hold(H) zone from the subject lands is predicated by the owner first securing site plan approval for the proposed development.

DISCUSSION

Both the Official Plan and Comprehensive Zoning By-Law 2003-60 permit the use of a sales office on the subject property. The policies of the Official Plan state that the holding “H” zone is applied to limit the use of land until Council is satisfied that development will take place in an orderly and phased manner. The Official Plan policies also state that prior to passing a by-law removing the holding “H” zone, Council shall ensure the owner has satisfied all the requirements of the Town and has entered into any necessary agreements. In this regard, the owner has submitted an application for Site Plan Approval which is currently under review.

Considering the site plan review is currently in process, staff recommend that the request for Lift Hold(H) By-law submitted by Maria Pereira be considered by Council conditional upon the owner entering into a site plan control agreement with the Town of Wasaga Beach. Of note is that staff recommend that final approval of the application for site plan be made conditional upon Council
granting approval to the Pine Valley Development Corporation applications for Plan of Subdivision and Zoning By-Law, files (PS01/15 and Z14/14).

SUMMARY

Both the Official Plan and Comprehensive Zoning By-Law 2003-60 permit the proposed sales office use. Staff recommend that this Zoning By-Law Amendment application for Lift Hold(H) By-law submitted by Maria Pereira in conjunction with Pine Valley Development Corporation be forwarded to Council for consideration upon application SP04/15) for Site Plan being granted approval and a Site Plan Control Agreement being entered into.

Respectfully,

Douglas Herron, MCIP, RPP, MPA
Senior Planner
THE CORPORATION OF THE
TOWN OF WASAGA BEACH

BY-LAW NO. 2015 -

A BY-LAW TO AMEND TOWN OF WASAGA BEACH
COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED

(Maria Pereira, 1561 Mosley Street)

WHEREAS pursuant to Sections 34 and 36 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Wasaga Beach has passed a Comprehensive Zoning By-Law No. 2003-60 for the Town of Wasaga Beach;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to Part of Lot 61 and Part of Lot 62, Plan 815, in the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Council deems it advisable and expedient to amend Zoning By-Law No. 2003-60;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT Zoning By-Law No. 2003-60 is amended as follows:

   a. That Schedule “D” to By-law 2003-60 as amended, is hereby further amended by lifting the holding (H) symbol from the District Commercial Third Exception (CDH-3) Holding Zone, as shown on Schedule “A” attached hereto, forming part of this By-law; and,

2. THAT all other respective provisions of Zoning By-law 2003-60 as amended, shall apply.

3. THAT this By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS _____th day of __________ 2015.

____________________________________
Brian Smith, Mayor

____________________________________
Twyla Nicholson, Clerk
Town of Wasaga Beach
Schedule 'A'

This is Schedule 'A' to By-Law ________
Passed the ___ day of___________ 2015.
Signatures of Signing Officers

Mayor_____________________________________

Clerk_____________________________________

Area Rezoned from CD-3H to CD-3
STAFF REPORT

TO: Chairman and Members of Development Services Committee
FROM: Douglas Herron, Senior Planner
SUBJECT: Application for Site Plan Approval

Proposed Sales Office
Pine Valley Development Corporation
Maria Pereira – Property Owner
Part of Lot 61 and Part of Lot 62, Plan 815
1561 Mosley Street

DATE: June 18, 2015

RECOMMENDATION

“That Development Services Committee recommend to Council that the following report describing the proposed development of a Sales Office for Pine Valley Development Corporation located on lands owned by Maria Pereira at 1561 Mosley Street, be accepted for information.”

PROPERTY DESCRIPTION

The subject parcel is located on the south side of Mosley Street between Sunnidale Road South and 39th Street South. The parcel is primarily rectangular in shape with the easterly side lot line approximately 4m (13ft) shorter in length than the westerly side lot line. The subject lands have an area of approximately 1,202.5m² (12,944ft²). The property has a frontage of approximately 30m (100ft) along Mosley Street. The lands currently support one single detached building with a residential access to Mosley Street. The owner advises that the existing single storey single detached building is vacant. The subject lands also currently support a number of mature trees. The abutting lands to the east and west support a single detached dwelling. Of the two abutting parcels to the south, one supports a single detached dwelling and the second one supports a restaurant. All of the abutting lands to the east and south are designated District Commercial in the Official Plan and Zoned District Commercial (CD) within Comprehensive Zoning By-Law 2003-60, as amended.

SITE PLAN PROPOSAL

Pine Valley Development Corporation, in conjunction with the owner Maria Pereira, propose to redevelop the property for use as Development Sales Office. The attached ‘Concept Site Plan’ and architectural elevations submitted in support of the proposal shows the existing building to be renovated to a commercial Sales Office use. Pine Valley Developments advises the Sales Office is expected to be operated over the next three to five years as a location to both advertise and sell the residential products it is developing in Wasaga Beach. MHBC Planning advises that the proposed sales office will be associated with the current 41st Street South development proposal which is currently being processed, and to the future development of other lands within Wasaga Beach owned by Pine Valley Estates. Note that the 41st Street South planning applications for Block Plan of...
Subdivision (file PS01/15) and for Zoning By-Law Amendment (file Z14/14) are currently before Committee of the Whole for consideration.

The Concept Plan submitted by MHBC Planning shows an asphalt parking area abutting the north and east sides of the existing building. The Concept Plan also proposes a 3m wide landscaping strips along the front yard abutting Mosley Street and along the west lot line abutting the residential property. The architectural elevations describe a new façade treatment installed on the existing building along with a new deck and barrier-free ramp leading to the main entrance of the building.

**ANALYSIS**

**Official Plan:**

The subject lands and the abutting lands to the north, east, south, and west, are designated “District Commercial” on Schedule A-3 of the Official Plan. The proposed sales office is permitted per the policies of the “District Commercial” designation.

The policies of the Official Plan identify that the purpose of the Holding(H) zone is to limit or prevent the use of land until Council is satisfied that development will take place in an orderly manner. The policies of the Official Plan also identify that “prior to passing a by-law removing the holding “H” symbol, Council shall ensure that the owner has satisfied all of the requirements of the Town and has entered into any necessary agreements to this effect.”

In anticipation of achieving site plan approval for the sales office, the owner Maria Pereira has also submitted an application for Lift Hold(H) By-Law (File Z05/15) which was submitted in tandem with this application for Site Plan Approval.

**Comprehensive Zoning By-law 2003-60**

The subject lands are zoned the District Commercial Third Exception Hold (CDH-3) Zone on Schedule “D” of Comprehensive Zoning By-Law 2003-60, as amended. The proposed sales office is a permitted use within the District Commercial zone. The third exception allows a reduced parking requirement and a reduced front yard setback requirement. The proposed concept plan complies with both the minimum parking and minimum front yard setback requirements. The (CD-3H) zone requires a minimum side yard setback of 6 metres abutting the R1 zoned residential use to the west. The existing building on the side is setback approximately 2.3m from the west side lot line. It is possible that the building enjoys legal non-compliance to the minimum required side yard setback of 6m. Legal non-compliance basically means that it has been “grand fathered” to the zoning requirement. The Town records do not indicate a building permit having been issued for the existing building which has been on the property for a significant number of years. It is possible that the building existed prior to 1975 when the first zoning by-law was adopted in the Town of Wasaga Beach.

**DISCUSSION**

Both the Official Plan and Comprehensive Zoning By-Law 2003-60 permit the use of a sales office on the subject property. Pine Valley advises the sales office use is anticipated to be in operation for three to five years and is intended to market the Pine Valley residential dwellings at 41st Street South in addition to the marketing of future residential product from other lands in Wasaga
Beach. Insofar as the 41st Street South development is not yet approved, this application for site plan approval to install a sales office is premature. In discussions with staff, Pine Valley Development Corporation advises that it understands the risk that the proposed townhouse development is not yet approved. Pine Valley Development Corporation advises that it has submitted the sales office applications for site plan and Lift Hold By-law to realize efficiencies in the timing of approvals to bring the townhouse product to the market should the applications for Block Plan of Subdivision and Zoning By-Law Amendment be approved. Staff recommend that the site plan for the sales office be considered for approval only upon Council rendering a decision in favour of the proposed Pine Valley Development Corporation applications for Block Plan of Subdivision (file PS01/15) and Zoning By-law Amendment (file Z14/14) which propose the development of 55 townhouses.

The site plan submission is currently being circulated to outside agencies and internal Town Departments for review and comment. The review of the site plan would assess, among other matters, the engineering function of the site in terms of, grading, stormwater management, traffic flow, barrier-free requirements, servicing requirements including gas, telecommunications, water and sewer, landscaping and plantings, and saving mature trees on the site by incorporating them into the site design. A site visit has identified that the property currently supports twenty plus mature trees including several mature and significant white pine and red pine trees. Not shown on the site plan are several building additions at the rear of the existing building along with several small sheds along the rear property line. The site plan submission is not considered complete and staff will be requesting the owner submit, among other matters, grading and drainage plans, servicing plans, and a tree locate/identification/saving plan.

SUMMARY

Both the Official Plan and Comprehensive Zoning By-Law 2003-60 permit the proposed sales office use. The proposed site layout for the sales office as shown on the concept plan is generally acceptable subject to consideration of grading and servicing and tree saving among other matters. Staff recommend that this site plan application for a sales office be considered for approval upon applications for Plan of Subdivision and Zoning By-law Amendment (files PS01/15 and Z14/14) being granted approval by Council. In the interim, the application for site plan approval can continue to be reviewed through the site plan review process. In consideration of the above, staff recommend that Development Services Committee recommend to Council that the above report describing the development of a sales office proposed by Pine Valley Development Corporation and by Maria Pereira, at 1561 Mosley Street, be accepted for information.”

Respectfully,

Douglas Herron, MCIP, RPP, MPA
Senior Planner
SALES CENTRE FRONT ELEV.

WASAGA BEACH
EXISTING HOUSE—1555 MOSLEY STREET
(Temporary Sales Office)
STAFF REPORT

TO: Chairman and Members of Development Services Committee
FROM: Douglas Herron, Senior Planner
SUBJECT: Application for Revision to Site Plan Control Agreement
Proposed Cash-In-Lieu of Parking
1904329 Ontario Inc. (Richard Marcolini and Partners)
Wasaga Riverdocks Suites (Hotel)
Lots 5, 6, 17, 18, 19 and parts of Lane, Plan 624
361 Mosley Street
DATE: June 18, 2015

RECOMMENDATION

THAT Development Services Committee, acting within the authority delegated to it by Council pursuant to Site Plan Control By-Law 2010-115, accept for insertion into the standard list of conditions for Site Plan Control Agreements a new condition for cash-in-lieu of parking as set out in this report."

BACKGROUND

The current Site Plan Control By-Law no. 2010-115 grants delegation of authority to Town Planning Staff to review and approve applications for site plan approval. The Site Plan Control By-Law also stipulates that, in preparing the terms of site plan control agreements, staff are limited to applying only those site plan conditions of approval which have been adopted by Council. The approved list of conditions of approval are contained within Schedules A and B to the Site Plan Control By-Law.

On occasion, development circumstances occur which require the creation of a site plan condition of approval which was not contemplated in 2010 when Schedules A and B were drafted and the Site Plan Control By-Law (2010-115) was adopted. In anticipation of such occurrences, section 20 of the Site Plan Control By-Law stipulates that “Development Committee is hereby delegated the authority of Council to make any major alterations to the Standard List of Conditions of Approval” within Schedule “B” to the By-Law.

In this regard, the following new condition of site plan agreement is proposed;

“The Owner agrees, pursuant to the requirements of the Comprehensive Zoning By-law for the Town of Wasaga Beach, to provide to the Town of Wasaga Beach ‘Cash-in-Lieu of Parking’ for _______ parking space(s), in the amount of $_______, as determined by the adopted policies of the Town of Wasaga Beach, as amended from time to time.”
1904329 Ontario Inc. (Wasaga Riverdocks Suites)

The need for a cash-in-lieu of parking site plan condition was identified through the review of the Riverdocks Suites development proposal. The Riverdocks Suites proposal currently enjoys site plan approval which includes a restaurant/cabana as a hotel amenity. The approved plans show the restaurant cabana to be built on a concrete slab foundation with no basement. Based on this approved layout, the minimum parking requirement is only just met.

In the process of constructing the cabana, the owner changed his plans and decided to install a basement. The installation of a basement results in an increase to the gross floor area and also to the minimum parking requirement. In short, the installation of the basement renders the project non-compliant to the Zoning By-law minimum parking requirements. A solution to the parking non-compliance would typically require zoning relief through a zoning by-law amendment, or application to Committee of Adjustment for a minor variance. The Comprehensive Zoning By-Law does however offer a third solution in the form of cash-in-lieu of parking. The specific zoning criteria is as follows:

“3.38.6 Parking Exemption

Notwithstanding the provisions of Section 3.38.9, “Minimum Parking Requirements”, where an agreement between Council and the owner of a property has been entered into pursuant to the Planning Act, as amended, exempting the owner from the requirement to provide parking, only the number of parking spaces as set out in the agreement are required to be provided and for the purpose of this By-law, the property shall be deemed to comply with the zoning by-law in this respect.”

It is important to note that the fees for cash-in-lieu of parking are stipulated within Town Policy No.7-4 which is attached to this report. Based upon Policy No. 7-4, the cash value of each parking space is $2,000.00. Based upon an analysis of the building plans submitted by the owner, the extra gross floor area in the basement will require an additional four(4) parking stalls on the property, or a cash-in-lieu of parking fee of $8,000.00.

It is also important to note that cash-in-lieu of parking has previously been applied with several developments most notably the Copa Cabana at Beach Area One and the Georgian Bay Optometry Clinic at 1026 Mosley Street. Note that the cash-in-lieu of parking agreements for both of these properties were completed prior to the adoption of the 2010 Site Plan Control By-law.

The owner, 1904329 Ontario Inc., in acting responsibly and in seeking approval for the revision to the site design, has submitted an application for Minor Revision to Site Plan Control Agreement. In support of the application for Minor Revision to Site Plan Control Agreement, the owner has submitted revised plans which describe minor changes to the grade around the cabana building and minor changes to the barrier-free walkway leading to and around the cabana building. The owner has also agreed to the cash-in-lieu of parking solution and has provided to the Town a payment of $8,000.00.

SUMMARY

Comprehensive Zoning By-Law 2003-60 permits cash-in-lieu of parking agreements as a means to establish compliance to the minimum parking requirements. The Riverdocks Suites development by 1904329 Ontario Inc. (Richard Marcolini) has shown there is a need to amend the
Standard List of Conditions applicable to Site Plan Control Agreements to apply cash-in-lieu of parking as a means of implementing site plan approval.

Staff recommend that Development Services Committee, acting within the authority delegated to it by Council pursuant to Site Plan Control By-Law 2010-115, accept for insertion into the standard list of conditions for Site Plan Control Agreements, the following new condition for cash-in-lieu of parking:

“The Owner agrees, pursuant to the requirements of the Comprehensive Zoning By-law for the Town of Wasaga Beach, to provide to the Town of Wasaga Beach ‘Cash-in-Lieu of Parking’ for ________ parking space(s), in the amount of $_________, as determined by the adopted policies of the Town of Wasaga Beach, as amended from time to time.”

Respectfully Submitted,

Douglas Herron, MCIP, RPP, MPA
Senior Planner
THE CORPORATION OF THE TOWN OF WASAGA BEACH

POLICY MANUAL

SECTION NAME: Planning & Development

POLICY NUMBER: 7-4

POLICY: Cash in Lieu of Parking

REVIEW DATE:

EFFECTIVE DATE: April 11, 1995

REVISIONS:

ADOPTED BY-LAW/RES.NO: Res. No. 95-07-121

ADMINISTERED BY: Manager of Planning/Treasurer

PURPOSE

The purpose/objective of this policy is

SCOPE

This policy applies to

POLICY

?????

POLICY REVIEW AND PROCEDURE

This Policy will be reviewed as required, but in any case no later than ____ years from the date of the most recent review.

The ________________ will be responsible for initiating the review of this Policy.

ATTACHMENTS
CASH IN LIEU OF PARKING:

Policy Statement


Pursuant to direction of Development Committee, as received in recommendations from the clerk under date of December 19th, 1994, and January 31st, 1995, we wish to submit the following as “POLICY” as it relates to “CASH IN LIEU OF PARKING”.

PRIME Area: (Beach Areas 1 and 2)

$3,000 (land & appurtenances)
$ 250 (asphalt & construction)

OTHER AREAS: (Beach Areas 3 – 6 & on-street parking)

$2,000

METHOD OF EVALUATION:

Size:

Area of Parking Space (pursuant to By-Law #2003-60) 200 square feet
Area of Aisle Space (50%) 100 square feet

Total Area Required 300 square feet

Costing:

Asphalt = $1.00/sq.ft. $300.00
Property = $7.00 - $10.00/sq.ft. $2,100 to $3,000
Parking Machine (per space) $150.00
Line Painting (per space) $ 10.00
Lighting (per space) $ 25.00

Dated Feb.14/95 – Adopted Apr.11/95 by Res #95-07-121
NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT
R.S.O. 1990, AS AMENDED.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Bart Chapman, agent acting on behalf of the Estate of Ernest Chapman, owner of the property described as Part Lots 34 and 35, Concession 3, Parts 3 and 4, Reference Plan 51R-34095, located at 2320 Shore Lane, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

The subject lands have a frontage of approximately 20.39 metres (67 feet), a depth of approximately 40 metres (131 feet) and an area of approximately 3,145 square metres (33,852 square feet).

A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

VARIANCE REQUESTED

The applicant requests relief from the Residential Type 1 (R1) Zone of Zoning By-Law 2003-60, as amended, from the minimum rear yard setback requirement of 7.6 metres (25 feet) to 3.5 metres (11.5 feet). The lands are also the subject of an application for severance under file B09/15. The severed parcel of that application is the subject of this request for variance.

OTHER APPLICATIONS: The land subject to this application for minor variance is not currently the subject of Severance files B09/15 and B10/15.

The Committee of Adjustment has appointed Monday, June 15, 2015, at 4:10 p.m. in the Classroom of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario for the purpose of a public meeting in this matter.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 am – 4:30 pm) or contact Tracy Jarratt at (705) 429-3847 ext. 2272. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

This is a public hearing and if you are aware of any person interested in or affected by this application who has not received a copy of this notice, it would be appreciated if you would so inform them.

Dated at the Town of Wasaga Beach this 28th day of May, 2015.
PART 1
PIN 58307-02432L 71
SUBJECT TO NO. 1 ANNO. T.S. & SCR 126

PART 2
PIN 58307-02432L 71
SUBJECT TO NO. 1 ANNO. T.S. & SCR 126

PART 3
PIN 58307-02432L 71
SUBJECT TO NO. 1 ANNO. T.S. & SCR 126

PART 4
PIN 58307-02432L 71
SUBJECT TO NO. 1 ANNO. T.S. & SCR 126

PART 5
PIN 58307-02432L 71
SUBJECT TO NO. 1 ANNO. T.S. & SCR 126

NOTAWAREA BAY

Subject Lands

BEACHWOOD RD.

COORDINATES TO URBAN ACCURACY PER SEC. 14(20) OF R. REG. 216/10.

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NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT
R.S.O. 1990, AS AMENDED.

LANDS SUBJECT TO THE APPLICATION: An application submitted by
Ron Fleer, agent acting on behalf of Scott Magee, owner of the property described as
Lot 24, Plan 1039, located at 252 Oxbow Park Drivie, Town of Wasaga Beach, County
of Simcoe. Municipal sewer and water are available for the subject lands.

The subject lands have a frontage of approximately 12.19 metres (40 feet), a depth
of approximately 142.4 metres (467 feet) and an area of approximately 1735.8 square
metres (18,684 square feet).

A KEY MAP showing the general location of the lands subject to the application is
provided with this notice.

VARIANCE REQUESTED

The applicant requests relief from the Residential Type 1 (R1) Zone of Zoning By-Law
2003-60, as amended, from the interior side yard setback requirement of 1.8 metres (6
feet) to 0 metres (0 feet) to recognize the location of an existing dwelling and to permit
an addition to the dwelling that will comply with the requirements of the Zoning By-Law.

OTHER APPLICATIONS: The land subject to this application for minor variance is not
currently the subject of an Official Plan Amendment, Zoning By-Law Amendment,
Minister’s Zoning Order Amendment, or Severance.

The Committee of Adjustment has appointed Monday, June 15, 2015, at 4:20 p.m. in
the Classroom of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario for the
purpose of a public meeting in this matter.

INFORMATION AVAILABLE: For further information, you may attend the Planning
Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis
Street, Wasaga Beach, Ontario, during regular business hours (8:30 am – 4:30 pm) or
contact Tracy Jarratt at (705) 429-3847 ext. 2272 This notice is also available for
viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

This is a public hearing and if you are aware of any person interested in or affected by
this application who has not received a copy of this notice, it would be appreciated if you
would so inform them.

Dated at the Town of Wasaga Beach this 28th day of May, 2015.
NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT
R.S.O. 1990, AS AMENDED.

LANDS SUBJECT TO THE APPLICATION: An application submitted by
Kristine Loft, agent acting on behalf of 2373317 Ontario Limited the owner of the
property described as Part Lot 1, Concession 15, Part 7, Reference Plan 51R-7684,
located on Mosley Street and Puccini Drive, Town of Wasaga Beach, County of Simcoe.
Municipal sewer and water are available for the subject lands.

The subject lands are irregular in shape and have a frontage of approximately 84.98
metres (213 feet) on Puccini Drive, a length of approximately 93.79 metres (308 feet)
and an area of approximately 3,519 square metres (37,878 square feet).

A KEY MAP showing the general location of the lands subject to the application is
provided with this notice.

VARIANCE REQUESTED

The applicant requests relief from Section 3.3.1 Yard Encroachments of Zoning By-law
2003-80 as amended, to permit an eave to project 1.15 metres (3.77 feet) into a
required yard whereas the maximum distance allowable is .75 metres (2.5 feet). This
request is to facilitate the construction of a proposed overhang for a commercial building
on the subject lands.

OTHER APPLICATIONS: The land subject to this application for minor variance is
currently the subject of an application for Site Plan SP05/14.

The Committee of Adjustment has appointed Monday, June 15, 2015, at 4:30 p.m., in
the Classroom of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario for the
purpose of a public meeting in this matter.

INFORMATION AVAILABLE: For further information, you may attend the Planning
Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis
Street, Wasaga Beach, Ontario, during regular business hours (8:30 am – 4:30 pm) or
contact Tracy Jarratt at (705) 429-3847 ext. 2272. This notice is also available for
viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

This is a public hearing and if you are aware of any person interested in or affected by
this application who has not received a copy of this notice, it would be appreciated if you
would so inform them.

Dated at the Town of Wasaga Beach this 26th day of May, 2015.

Tracy Jarratt
Secretary-Treasurer
Committee of Consent, Town of Wasaga Beach
30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

TOWN OF WASAGA BEACH COMMITTEE OF CONSENT
NOTICE OF HEARING FILE NUMBER B08/15

IN THE MATTER OF Section 53 of the Planning Act, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATION: Lot 69, Plan 1696, located on Iris Drive, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

PURPOSE AND EFFECT: An application submitted by Joey Brum the owner of the subject land. This application proposes to create one lot for each of the two lots.

The portion of the property proposed to be severed shown as Part 2 on the sketch provided has a frontage of approximately 14.99 metres (49 feet) on Iris Drive, a depth of approximately 37.24 metres (122 feet) and an area of approximately 714.05 square metres (7,686 square feet).

The portion of the property proposed to be retained shown as Part 1 on the sketch provided has a frontage of approximately 16.62 metres (54 feet) on Iris Drive, a depth of approximately 43.28 metres (142 feet) and an area of approximately 720.43 square metres (7,755 square feet).

OTHER APPLICATIONS: The land subject to this application for Consent is not currently the subject of an Official Plan Amendment, Zoning By-law Amendment, Minister’s Zoning Order Amendment, or Minor Variance.

APPOINTMENT FOR HEARING: Monday, June 15, 2015 AT 4:00 p.m., has been appointed by the Committee of Consent for the Town of Wasaga Beach for the purpose of a public hearing of all parties having an interest in this matter. This hearing is to be held in the CLASSROOM of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario.

Signed, written submissions supporting or opposing this application will be accepted by the Secretary-Treasurer prior to and/or during the hearing.

NOTE: This is a public meeting and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a signed, written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Consent in respect of the proposed consent does not make written submission to the Town of Wasaga Beach, Committee of Consent before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Consent in respect of the proposed consent, you must make a written request to the Town of Wasaga Beach, Committee of Consent at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Planning Department at (705) 429-3847. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

DATED this 28th day of May, 2015.

Administration
(705) 429-3844
fax (705) 429-6732

By-Law/Business Licensing
(705) 429-2511

Planning/Building/C.D.O.
(705) 429-3847

Fire Department
(705) 429-5281

Parks & Facilities
(705) 429-0412

Recreation
(705) 429-3321

Public Works
(705) 429-7540
TOWN OF WASAGA BEACH COMMITTEE OF CONSENT
NOTICE OF HEARING FILE NUMBER B09/15

IN THE MATTER OF: Section 53 of the Planning Act, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATION: Part Lot 34 and 35, Concession 3, Parts 3 and 4 on Reference Plan 51R-34095 located at 2320 Shore Lane, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

PURPOSE AND EFFECT: An application submitted by Bart Chapman agent acting on behalf of the Estate of Ernest Chapman, the owner of the subject land. This application proposes to create one lot for a total of two lots.

The portion of the property proposed to be severed shown as Part 1 on the sketch provided is irregular in shape and has a frontage of approximately 20.39 metres (67 feet) on Shore Lane, and an area of approximately 3,145 square metres (33,853 square feet).

The portion of the property proposed to be retained shown as Parts 2 and 3 on the sketch provided is irregular in shape and has a frontage of approximately 39.22 metres (129 feet) on Shore Lane, and an area of approximately 3.7 hectares (9.2 acres).

OTHER APPLICATIONS: The land subject to this application for Consent is currently the subject of Consent File B10/15 and Minor Variance file A06/15.

APPOINTMENT FOR HEARING: Monday, June 15, 2015 AT 4:10 p.m., has been appointed by the Committee of Consent for the Town of Wasaga Beach for the purpose of a public hearing of all parties having an interest in this matter. This hearing is to be held in the CLASSROOM of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario.

Signed, written submissions supporting or opposing this application will be accepted by the Secretary-Treasurer prior to and/or during the hearing.

NOTE: This is a public meeting and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a signed, written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Consent in respect of the proposed consent does not make written submission to the Town of Wasaga Beach, Committee of Consent before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Consent in respect of the proposed consent, you must make a written request to the Town of Wasaga Beach, Committee of Consent at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Planning Department at (705) 429-3847. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com

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<td>ph (705) 429-3844</td>
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30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

TOWN OF WASAGA BEACH COMMITTEE OF CONSENT
NOTICE OF HEARING FILE NUMBER 810/15

IN THE MATTER OF Section 53 of the Planning Act, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATION: Part Lot 34 and 35, Concession 3, Parts 3 and 4 on Reference Plan 51R-3409S located at 2320 Shore Lane, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

PURPOSE AND EFFECT: An application submitted by Bart Chapman agent acting on behalf of the Estate of Ernest Chapman, the owner of the subject land. This application proposes to create one lot for a total of two lots.

The portion of the property proposed to be severed shown as Part 2 on the sketch provided has a frontage of approximately 24.26 metres (80 feet) on Shore Lane, a depth of approximately 37.5 metres (123 feet) and an area of approximately 763 square metres (8,213 square feet).

The portion of the property proposed to be retained shown as Part 3 on the sketch provided is irregular in shape and has a frontage of approximately 14.5 metres (47.5 feet) on Shore Lane, and an area of approximately 3.6 hectares (9.03 acres)

OTHER APPLICATIONS: The land subject to this application for Consent is currently the subject of Consent File B09/15 and Minor Variance file A08/15.

APPOINTMENT FOR HEARING: Monday, June 15, 2015 AT 4:10 p.m. has been appointed by the Committee of Consent for the Town of Wasaga Beach for the purpose of a public hearing of all parties having an interest in this matter. This hearing is to be held in the CLASSROOM of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario.

Signed, written submissions supporting or opposing this application will be accepted by the Secretary-Treasurer prior to and/or during the hearing.

NOTE: This is a public meeting and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a signed, written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Consent in respect of the proposed consent does not make written submission to the Town of Wasaga Beach, Committee of Consent before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Consent in respect of the proposed consent, you must make a written request to the Town of Wasaga Beach, Committee of Consent at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Planning Department at (705) 429-3847. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com.
30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

TOWN OF WASAGA BEACH COMMITTEE OF CONSENT
NOTICE OF HEARING FILE NUMBER B11/15

IN THE MATTER OF: Section 53 of the Planning Act, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATION: Part Lot 23, Concession 10, Parts 51 and 52, Reference Plan 51R-1156, located on Deerbrook Drive, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

PURPOSE AND EFFECT: An application submitted by Rod Reynolds agent acting on behalf of Saulius and Marius Kaunas, the owners of the subject land. This application proposes to create one lot for a total of two lots. This application will separate two parcels of land that have inadvertently merged on title.

The portion of the property proposed to be severed shown as Part B on the sketch provided has a frontage of approximately 30.38 metres (100 feet) on Deerbrook Drive, a depth of approximately 53.33 metres (175 feet) and an area of approximately 1624 square metres (17,480 square feet).

The portion of the property proposed to be retained shown as Part A on the sketch provided is irregular in shape and has a frontage of approximately 59.22 metres (194 feet) on Deerbrook Drive, a depth of 53.5 metres (175 feet) and an area of approximately 2134 square metres (22,970 square feet).

OTHER APPLICATIONS: The land subject to this application for Consent is not currently the subject of an Official Plan Amendment, Zoning By-law Amendment, Minister’s Zoning Order Amendment, or Minor Variance.

APPOINTMENT FOR HEARING: Monday, June 15, 2015 AT 4:50 p.m. has been appointed by the Committee of Consent for the Town of Wasaga Beach for the purpose of a public hearing of all parties having an interest in this matter. This hearing is to be held in the CLASSROOM of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario.

Signed, written submissions supporting or opposing this application will be accepted by the Secretary-Treasurer prior to and/or during the hearing.

NOTE: This is a public meeting and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a signed, written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Consent in respect of the proposed consent does not make written submission to the Town of Wasaga Beach, Committee of Consent before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Consent in respect of the proposed consent, you must make a written request to the Town of Wasaga Beach, Committee of Consent at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Planning Department at (705) 429-2311.
429-3847. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com
DATED this 28th day of May, 2015.

Tracy Jarrett
Secretary-Treasurer
Committee of Consent, Town of Wasaga Beach
IN THE MATTER OF Section 53 of the Planning Act, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATIONS: Lot 12, Plan 1695, located on Aster Drive, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

A KEY MAP showing the general location of the lands subject to the applications is provided with this notice.

PURPOSE AND EFFECT: Applications submitted by Nick Ainley agent acting on behalf of Mamtta International Inc., the owner of the subject land. The applications described below propose to create four (4) residential lots for a total of five (5) parcels. Each parcel is proposed to contain one single family dwelling unit.

B12/15: The portion of the property proposed to be severed shown as Part A on the sketch provided has a frontage of approximately 15.10 metres (50 feet) on 48th Street South, a depth of approximately 31.57 metres (103 feet) and an area of approximately 473 square metres (5,091 square feet).

The portion of the property proposed to be retained shown as Parts B, C, D and E on the sketch provided has a frontage of approximately 30.74 metres (100 feet) on 48th Street South, a depth of approximately 60.94 metres (200 feet) and an area of approximately 2,274 square metres (24,477.9 square feet).

B13/15: The portion of the property proposed to be severed shown as Part B on the sketch provided has a frontage of approximately 15.10 metres (50 feet) on 48th Street South, a depth of approximately 31.51 metres (103 feet) and an area of approximately 472 square metres (5,112 square feet).

The portion of the property proposed to be retained shown as Parts C, D and E on the sketch provided has a frontage of approximately 15.64 metres (51 feet) on 48th Street South, a depth of approximately 60.94 metres (200 feet) and an area of approximately 1,802 square metres (19,397 square feet).

B14/15: The portion of the property proposed to be severed shown as Part C on the sketch provided has a frontage of approximately 15.64 metres (51 feet) on 48th Street South, a depth of approximately 31.45 metres (103 feet) and an area of approximately 475 square metres (5,112 square feet).

The portion of the property proposed to be retained shown as Parts D and E on the sketch provided has a frontage of approximately 29.5 metres (98 feet) on Aster Drive, a depth of approximately 45.51 metres (149 feet) and an area of approximately 1,327 square metres (14,284 square feet).

B15/15: The portion of the property proposed to be severed shown as Part D on the sketch provided has a frontage of approximately 14.75 metres (48 feet) on Aster Drive, a depth of approximately 45.51 metres (149 feet) and an area of approximately 665 square metres (7,158 square feet).

The portion of the property proposed to be retained shown as Parts E on the sketch provided has a frontage of approximately 14.75 metres (48 feet) on Aster Drive, a depth of approximately 45.17 metres (148 feet) and an area of approximately 662 square metres (7,125 square feet).

OTHER APPLICATIONS: The land subject to these applications for Consent is not currently the subject of an Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order Amendment, or Minor Variance.
APPOINTMENT FOR HEARING: Monday, June 15, 2015 AT 4:40 p.m. has been appointed by the Committee of Consent for the Town of Wasaga Beach for the purpose of a public hearing of all parties having an interest in this matter. This hearing is to be held in the CLASSROOM of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario.

Signed, written submissions supporting or opposing this application will be accepted by the Secretary-Treasurer prior to and/or during the hearing.

NOTE: This is a public meeting and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a signed, written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Consent in respect of the proposed consent does not make written submission to the Town of Wasaga Beach, Committee of Consent before it gives or refuses to give provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Consent in respect of the proposed consent, you must make a written request to the Town of Wasaga Beach, Committee of Consent at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Planning Department at (705) 429-3847. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

DATED this 28th day of May, 2015.

Tracy Jarrett
Secretary-Treasurer
Committee of Consent, Town of Wasaga Beach
<table>
<thead>
<tr>
<th>Category</th>
<th>Previous</th>
<th>May 2015</th>
<th>Year To Date 2015</th>
<th>May 2014</th>
<th>Year To Date 2014</th>
<th>May 2013</th>
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<tr>
<td>Residential, New SFD</td>
<td>23</td>
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<tr>
<td>Residential, New Duplex (Semi)</td>
<td>22</td>
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<tr>
<td>Apartments (rental)/Second Suites</td>
<td>6</td>
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<td>6</td>
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<tr>
<td>Townhouse</td>
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<td>Condominium Multi Unit Building</td>
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<tr>
<td>Bachelor/1 bedroom</td>
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<td>0</td>
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<td>2 bedroom or more</td>
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<tr>
<td>Leisure Lifestyle Dwelling (Leased Land)</td>
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<td>20</td>
<td>27</td>
<td>27</td>
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<td><strong>TOTAL NUMBER OF UNITS</strong></td>
<td><strong>71</strong></td>
<td><strong>12</strong></td>
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<td><strong>76</strong></td>
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<td><strong>$3,286,000.00</strong></td>
<td><strong>$20,183,000.00</strong></td>
<td><strong>$8,463,000.00</strong></td>
<td><strong>$13,297,000.00</strong></td>
<td><strong>$9,585,000.00</strong></td>
<td><strong>$38,827,000.00</strong></td>
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***Please note the Building Report Statistics do not match the New Residential Units Report, for New SFD as the definition for SFD differs between the two.***

Building Report: Single Family Dwelling: A completely detached residential building containing only one dwelling unit (includes Modular Homes & Cabins).

New Residential Unit Count Report: Single Family Dwelling: A detached residential building containing only one dwelling unit but not those units which are subject to a leisure lifestyle designation.

Respectfully submitted,

Ray Kuleo, Manager
Planning Development
TO: Development Committee  
FROM: Ray Kelso  
Manager of Planning and Development  
RE: Building Report, as of May 31, 2015  
DATE: June 2, 2015

<table>
<thead>
<tr>
<th></th>
<th>Previous</th>
<th>May</th>
<th>2015 Year To Date</th>
<th>2014 Year To Date</th>
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<td>Residential - Additions/Renovations</td>
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<td>Residential - Apartments/Second Suites</td>
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<tr>
<td>Condominium/Townhouses</td>
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<td>Commercial - Additions/Renovations</td>
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<td>Park Model Trailers</td>
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<td>Institutional/Industrial</td>
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<td>Accessory Structure</td>
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<td><strong>TOTAL NUMBER OF PERMITS</strong></td>
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<td><strong>61</strong></td>
<td><strong>186</strong></td>
<td><strong>199</strong></td>
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**Estimated Value of Residential Construction**  
$15,362,000.00  
$3,926,000.00  
$19,288,000.00

**Estimated Value of Non-Res Construction**  
$137,000.00  
$265,000.00  
$402,000.00

**VALUE OF CONSTRUCTION**  
$15,499,000.00  
$4,191,000.00  
$19,690,000.00  
$17,450,000.00  
$35,060,000.00

**Residential Permit Fees**  
$119,115.02  
$29,661.65  
$148,776.67

**Non-Residential Permit Fees**  
$2,702.00  
$1,788.00  
$4,490.00

**TOTAL PERMIT FEES**  
$121,817.02  
$31,449.65  
$153,266.67  
$152,610.42  
$347,769.82

*Note: Sewer/Water Permits to date  
22  
13  
35  
25  
91

Respectfully submitted,

Ray Kelso  
Manager of Planning and Development

Prepared by: Yvonne Hutchinson
STAFF REPORT

TO: Development Services Committee
FROM: Nathan Wukasch, Planner
SUBJECT: Strategic Planning for Age-Friendly Communities
Community Needs Assessment Project
DATE: June 18, 2015

RECOMMENDATION:

“THAT the Development Services Committee recommends to Council that it authorize staff to sign the Funding Agreement with the Province of Ontario for the Age-Friendly Community Grant Program;

AND THAT the Development Services Committee recommends to Council that it authorize staff to issue the Request for Proposal for a consultant for the Age-Friendly Community Needs Assessment Project;

AND THAT the Development Services Committee recommends to Council that it establish an Age-Friendly Steering Project Steering Committee consistent with the composition outlined in this report;

AND THAT the Development Services Committee recommends to Council that it authorize staff to prepare a media release once the Province has made their formal grant funding announcement.”

BACKGROUND:

The Ontario Government, through the Ontario Seniors’ Secretariat, announced a funding program called the Age-Friendly Community Planning Grant Program in late 2014. Development Services Committee authorized staff to submit a grant application to the Ontario Seniors Secretariat in January 2015. A letter from the Minister of Seniors Affairs advising that the Town will receive $25,000 in grant funding to support our Age Friendly Community Planning Program is attached as Appendix A.

The Age-Friendly Community planning movement is a reflection of current demographic conditions. Wasaga Beach has an aging population, with 47% of the population over 55 years of age and 29% over the age of 65. The median age of a Wasaga Beach resident is 52.6 years, which is significantly older than County of Simcoe and provincial averages. The peak of aging baby boomers is here in our community. The goal of the Province’s grant program is to help communities become age-friendly by ensuring that the needs of seniors are considered at every stage of community planning and administration.

Town staff will manage the project, and will be supported by the Town’s Healthy Community Network (HCN). The HCN is a project partner and will contribute budget and in-kind volunteer time towards the successful completion of the project. One of the HCN’s goals for 2014 is to “explore opportunities to promote Wasaga Beach as an age-friendly community consistent with the Government of Ontario publication, ‘Finding the Right Fit – Age-Friendly Community Planning’.”
The Ontario Government has produced a publication, entitled “Finding the Right Fit: Age-Friendly Community Planning”, which introduces the ‘Age-Friendly Community’ and identifies how communities can better meet the needs of aging residents through the identification of opportunities and challenges associated with an aging population. Age-friendly Communities are those which respond to both the opportunities and challenges of an aging population by creating physical and social environments that support independent and active living for older people and allow them to contribute to all aspects of community life. The document also provides municipalities with tools for the evaluation, development, and implementation of age-friendly community plans to ensure communities are socially and physically accessible and inclusive.

DISCUSSION:

The goal of the Age Friendly Community Needs Assessment is to consult the community and determine the greatest needs of our aging population, and create an action plan and implementation strategy.

The first step is for the Town to sign a Funding Agreement with the Province. The Province has asked that the Town not make any formal announcements of the grant funding until the Town has signed this agreement, and the Province has made their formal announcement of the funding program. The Ministry understands that the Town needs to receive this report in order to authorize Council to enter into the Funding Agreement.

The next step is to create and issue a Request for Proposal in order to retain a consultant to conduct the community engagement portion and Age Friendly Community Needs Assessment. In the successful application, the Town completed a Work Plan for the project, which is attached as Appendix B. The Work Plan outlines the key activities, goals, deliverables, and timelines for the project, and includes the following:

1. Issuance of an RFP, and Retaining a Consultant;
2. Forming an Age-Friendly Steering Committee;
3. Creation and distribution of a survey;
4. Hold focus groups and community meetings;
5. Conduct key informant interviews;
6. Analyse data;
7. Prepare a draft report and action plan;

In summary, the goal is to determine where the greatest needs are in support of our aging community, and create a plan to work towards being age-friendly. The funding is Province-wide, therefore it is strategically recommended that the Town issue the RFP following the DSC meeting in order to obtain the widest range of quotes from relevant consulting firms who have experience in age-friendly projects. The RFP is attached as Appendix C. Staff and the HCN have been compiling a list of relevant consultants with experience in age-friendly community planning to which the RFP will be sent. It may also be advertised in new media and on a government contract tendering website i.e. Biddingo.com. The financial budget for the project is $42,500, including the $25,000 Provincial Grant, $15,000 from the Planning Department budget, and $2,500 from the HCN budget. There are additional in-kind contributions of 250 volunteer hours that will assist the successful project. Members of the Healthy Community Network, and other seniors’ related community groups are
prepared to provide in-kind support to the project, which would not impact the Town’s budget. Staff expect that this project could be completed in 12 months. The project deliverable would be a completed Needs Assessment, which would identify the gaps that need to be filled allowing the Town of Wasaga Beach to become more age-friendly, and would include a proposed implementation strategy.

The assessment of our community age-friendly needs will be based on eight features established by the World Health Organisation (WHO), in their document “Essential Features of Age-Friendly Cities”. These eight features need to be present in a community in order to support independent and active aging for its residents, and include:

- **Outdoor Spaces and Public Buildings** - removing barriers to access, enhancing public streetscapes, parks and public spaces.
- **Transportation** - ensuring public transit is available and affordable, improving signage, crosswalks, sidewalks and lighting, implementing large signs, beeping crosswalks etc.
- **Housing** - ensuring a mix of affordable housing types while implementing universal and accessible design within neighbourhoods to improve movement and access.
- **Respect and Social Inclusion** - providing accessible services which are integrated within the community.
- **Civic Participation and Employment** - providing volunteer and work locations for retired and aging members of the community as well as information for those interested in work.
- **Communication and Information** - Making information available and up to date in a format which is understandable including the provision of age-friendly technology options.
- **Community Support and Health Services** - providing a range of health services which are readily accessible as well as community services which promote both active and passive uses.

Key to the successful implementation of an Age-Friendly Community Needs Assessment project is the involvement of seniors as full partners in the initiative. The project work plan includes the establishment of a Steering Committee to guide the project. Membership on the committee is recommended to include staff, a cross section of seniors, representative(s) from Council as well as the HCN and local non-profit agencies which have a mandate which includes services to seniors (i.e. Simcoe-Muskoka District Health Unit, South Georgian Bay Community Health Centre, OPP, Food Bank, Accessibility Advisory Committee, Georgian Bay Family Health Team, and Seniors Clubs). The consultant would report to Development Services Committee through HCN and the Steering Committee.

**CONCLUSION:**

Wasaga Beach is a community with older-than-average demographic make-up, that would benefit from an assessment of needs to become more inclusive of our aging population. This assessment would be managed by staff and guided by a steering committee, based on community participation, and would result in an action plan. The Town has been successful in securing grant funding for this project in the amount of $25,000 from the Ontario Seniors’ Secretariat. Formal media announcements will be issued by the Province once the agreements are signed.

Respectfully submitted,
May 20, 2015

His Worship Brian Smith
Mayor
The Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Dear Mayor Smith:

Re: Age-Friendly Community Planning Grant Program (2015-01-1-69193631)

I am pleased to provide you with a conditional approval of up to a maximum amount of $25,000 to support your application to the Age-Friendly Community Planning Grant Program. In the coming days, you will be contacted by a representative from the Ontario Seniors’ Secretariat, who will discuss the terms and conditions of the funding agreement.

As you know, age-friendly communities are supportive physical and social environments that enable older people to live active, safe and meaningful lives that continue to contribute in all areas of community life. A community that works for seniors works, for everyone.

Until you have signed the agreement with the Ontario Seniors’ Secretariat, I would ask that you do not make any public announcements regarding this conditional approval.

We appreciate the time that you took to develop your application, and encourage you to visit our website (http://www.ontario.ca/seniors) and use the resources referenced in the Age-Friendly Community Planning Guide to help you to continue to develop your age-friendly community.

Yours truly,

Mario Sergio
Minister Responsible for Seniors Affairs

C: MPP Jim Wilson - Simcoe-Grey
Mr. Nathan Wukasch, Planner
<table>
<thead>
<tr>
<th>Activity</th>
<th>Key Milestones</th>
<th>Responsibility</th>
<th>Performance Indicator</th>
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<tbody>
<tr>
<td>Sign Funding Agreement</td>
<td>01-Jun-15 - 05-Jun-15</td>
<td>Town Staff (CAO/Mayor)</td>
<td>Agreement Signed</td>
</tr>
<tr>
<td>Create the Request for Proposal (RFP)</td>
<td>02-Jun-15 - 22-Jun-15</td>
<td>Town Staff, HCN</td>
<td>RFP Completed</td>
</tr>
<tr>
<td>Report to Development Service Committee</td>
<td>08-Jun-15 - 18-Jun-15</td>
<td>Town Staff, HCN</td>
<td>Report Completed, Recommendation Accepted</td>
</tr>
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<td>Circulate the RFP</td>
<td>22-Jun-15 - 17-Jul-15</td>
<td>Town Staff, HCN</td>
<td>RFP Tendered</td>
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<td>Media Release (pending Prov. media release)</td>
<td>06-Jul-15 - 31-Jul-15</td>
<td>Town Staff, HCN</td>
<td>Public Notification of Project</td>
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<tr>
<td>Form Age Friendly Steering Committee, First Steering Committee Meeting, Intro to Consultant</td>
<td>15-Jun-15 - 28-Aug-15</td>
<td>HCN, Town Staff, Steering Committee, Project Consultant</td>
<td>Committee Established, Meeting Held</td>
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<tr>
<td>Distribute Survey via Local Media, Town Website, and Key Local Locations</td>
<td>16-Sep-15 - 31-Dec-15</td>
<td>Project Consultant, Steering Committee, Volunteers, Town staff</td>
<td># Completed Surveys</td>
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<tr>
<td>Conduct Focus Groups (4)</td>
<td>16-Sep-15 - 31-Oct-15</td>
<td>Project Consultant, Steering Committee, HCN, Volunteers</td>
<td>Quality of Feedback Received</td>
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<tr>
<td>Conduct Key Informant Interviews (Minimum of 15)</td>
<td>15-Oct-15 - 30-Nov-15</td>
<td>Project Consultant</td>
<td>Quality of Feedback Received</td>
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<td>Complete Analysis of Feedback from Focus Groups and Key Informant Interviews</td>
<td>01-Dec-15 - 31-Dec-15</td>
<td>Project Consultant, Steering Committee</td>
<td>Analysis Completed</td>
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<td>Complete Analysis of Survey Responses</td>
<td>01-Jan-16 - 31-Jan-16</td>
<td>Project Consultant</td>
<td>Analysis Completed</td>
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<tr>
<td>Prepare Draft Report and Implementation Strategy</td>
<td>01-Feb-16 - 01-Mar-16</td>
<td>Project Consultant, Steering Committee, HCN, Town staff</td>
<td>Draft Report and Implementation Strategy Completed</td>
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<tr>
<td>Hold Community Meetings (3) to Review Draft Report and Implementation Strategy</td>
<td>01-Mar-16 - 01-Apr-16</td>
<td>Project Consultant, Steering Committee, HCN, Volunteers</td>
<td># Attendees at Meetings and Quality of Feedback Received</td>
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<td>Finalize Report and Implementation Strategy</td>
<td>01-Apr-16 - 21-Apr-16</td>
<td>Project Consultant, Steering Committee, HCN, Town staff</td>
<td>Report and Implementation Strategy Finalized</td>
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<tr>
<td>Present Report and Implementation Strategy to Town Council</td>
<td>15-May-16 - 15-May-16</td>
<td>Project Consultant</td>
<td>Report Presentation and Feedback Received</td>
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REQUEST FOR PROPOSAL

Age-Friendly Community Needs Assessment

Town of Wasaga Beach

June 18, 2015
REQUEST FOR PROPOSAL

Town of Wasaga Beach

Age-Friendly Community Planning Project (Needs Assessment)

1.0 Introduction

The Town of Wasaga Beach wishes to retain a consultant to conduct an Age-Friendly Community Needs Assessment. This project is intended to consult a variety of community stakeholders to identify Age-Friendly priorities and develop an Age-Friendly Action Plan for Wasaga Beach.

2.0 Goals and Objective

The goal of the Age Friendly Community Needs Assessment Project is to assess the social and physical environment using the eight World Health Organization (WHO) dimensions of community life affecting older adults, and identify priority areas to support the development of an age-friendly Wasaga Beach.

The objective of the project will be to develop a long-term plan that targets development of age friendly priorities that help to create a healthy and sustainable future for the town.

The work plan for the project includes:

1. The assessment of the ‘Age-Friendliness’ of the Town of Wasaga Beach based on the eight key features from the World Health Organization.
2. The creation of a community profile which will include current Municipal and community initiatives and opportunities which create an environment for active, positive aging.
3. Consultation of a wide range of seniors and community stakeholders.
4. Identification of key priority areas in creating an Age-Friendly community.
5. An increased awareness of key priority areas for seniors to maintain active, healthy and productive lives within the community.
6. Development of an action plan to monitor and adjust priorities as need arises in the community.
7. Building relationships within the community to move forward with an Age-Friendly action plan.

3.0 Background

Wasaga Beach is a popular vacation and retirement destination located approximately 150 kilometers (90 miles) from the Greater Toronto Area. Nestled on the southern end of Georgian Bay, Wasaga Beach is bordered by hectares of natural parkland and 14 kilometers of pristine beaches, making it the longest fresh water beach in the world. Due
to the high popularity of Wasaga Beach being a retirement community, Wasaga Beach’s senior population continues to grow.

Wasaga Beach has an unusually high proportion of seniors in its permanent population. 47% of the population is over 55 with 29% over 65, with recent demographic trends suggesting that this will increase in the future. The total senior population grew by 36.3% from 2006-2011, compared to the 16.7% increase of population of Wasaga Beach as a whole. The median age of a Wasaga Beach resident is 52.6 years, which is significantly more than the County of Simcoe and provincial averages.

To date, there has not been a coordinated effort to bring seniors’ voices together in the Town of Wasaga Beach. The Town recognizes the importance of older adults in the community, and seeks to be more flexible and responsive to the needs of the aging population.

The goal of the project is to develop an action plan which could include new programs and services, and draw on the importance of seniors remaining physically active, mentally stimulated and socially engaged, allowing for seniors to remain independent, healthy and well, for longer periods of time.

4.0 Study Structure

The consultant will be expected to:

1. Liaise with the Age-Friendly Project Steering Committee, representatives of the Healthy Community Network, and Town staff to complete a successful project;
2. Create and implement a community assessment survey instrument which will focus on the eight Age-Friendly Community features identified by the World Health Organization and Province of Ontario;
3. Conduct 4 focus group sessions and a minimum of 15 key informant interviews with seniors and other key stakeholders;
4. Facilitate a minimum of three community meetings to obtain feedback on the draft action plan;
5. Evaluate the priorities for Wasaga Beach based on the eight community features in becoming a more inclusive Age-Friendly Community;
6. Summarize the data received from the public consultation in a cohesive report;
7. Prepare a draft Action Plan and Implementation Strategy and review with the HCN, Age Friendly Steering Committee and Town Council; and
8. Present the completed Action Plan and Implementation Strategy to Town Council.
5.0 Available Data and Information

- Global Age-Friendly Cities: A Guide - World Health Organization's
- Finding the Right Fit: Age-Friendly Community Planning – Province of Ontario
- Age-Friendly Community Planning Grant application
- 2004 Town of Wasaga Beach Official Plan (Consolidated 2013)
- Comprehensive Zoning By-law 2003-60 (Office Consolidation August 2010)
- Your Home, Your Future: Wasaga Beach Housing Strategy
- Wasaga Beach Tourism Strategy
- South Georgian Bay Regional Economic Development Strategic Plan
- Active Transportation Plan and Wayfinding Strategy
- Wasaga Beach Parks, Facilities and Recreation Master Plan
- Opportunity Wasaga: Beach Areas One and Two Strategic Vision
- GIS data
- 2012 Digital Aerial Photography
- Property fabric

6.0 Deliverables

- Prepare Community Survey Instrument;
- Provide presentation materials for the Committee of Council and Open House &
  Public Meetings;
- Conduct Community Engagement program;
- Provide regular project status updates to Town staff; and
- Provide 12 bound copies of the Final Community Needs Assessment, Action
  Plan/Implementation Strategy and digital version (Microsoft Word).

7.0 Public Consultation

The Town recognizes the importance and value of public consultation in the Age-
Friendly Community Planning process. This process will require public consultation to
inform interested persons or groups about the exercise and to obtain the opinions of
older adults and the general public regarding Wasaga Beach's 'Age-Friendliness'.

Recommendations from the consultant regarding the public consultation program are
expected in the proposal.

The work program must also incorporate meetings with staff as well as a presentation to
Development Services Committee and a final presentation to Council. The successful
consultant will be asked to present the findings of the 'community engagement program'
to the Steering Committee and Committee of Council.
8.0 Consultants

It is expected that the senior consultant/project team will have the following skills, knowledge, and experience;

- Project planning and management skills demonstrated through successful outcomes in similar projects;
- Experience in the facilitation of large-group public consultation sessions;
- Experience in Age-Friendly Community Planning in similar settings;
- Experience working with a project Steering Committee; and
- Must demonstrate understanding of municipal government and strategic planning for ‘Age-Friendliness’.

The proposal should include, but not be limited to the following:

- The team’s understanding of the project, including the advantages, opportunities and challenges;
- Key project deliverables;
- Comprehensive timeline for the project;
- Work plan associated tasks, persons, time-lines and allocation of fees related to the total fee including disbursements and taxes;
- Methodology: The proponent should provide a full accounting and description of the method used to justify the estimates above and how they were obtained;
- A description of how stakeholders will be engaged in the study; and
- Three previous client references for projects of similar scope and nature.

If the selected consultant is to be comprised of a lead consultant and team of sub-consultants, the Town reserves the right to select the final consultant team, and shall not be limited to the list suggested by the lead consultant.

9.0 Schedules and Fees

The portion of the project budget for consulting fees is $42,500.00 including all consultant costs and applicable taxes.

The consultant shall submit a detailed budget which will identify task costs, disbursements, contingencies, and pertinent taxes plus a payment schedule for each study phase.

A timeframe with flow chart to complete the project should accompany the submitted proposal. The projected completion for this project is May 2016.
10.0 Consultant Selection

Consulting firms are invited to submit proposals to the Town of Wasaga Beach by July 17, 2015.

Specifically, proposals must provide details on:

- lead consultant and proposed sub-consultant team (if any);
- project team background and achievements;
- an overview of relevant projects (include references);
- public consultation experience;
- the role and responsibilities of each member of the consulting team, including project management responsibilities and the relative time budget for each member;
- proposed study budget including all disbursements, costs, etc.;
- any conflicts of interest with other consultant projects or clients;
- approach to meeting the study objectives and tasks;
- draft work program including task timing, sequencing, meetings, public consultation processes, study process, budget requirements, deliverables, and time-frames; and
- The extent and timing of involvement required by Town staff in the study process.

The successful consultant will be required to submit a detailed work program, work schedule, and study process, including the proposed public consultation process and financial arrangements to complete the study.

The consultant will enter into a standard contract with the Town of Wasaga Beach. The contract will incorporate the detailed work program, budget and payment schedule. Invoice requirements will be specified in the contract. No payments shall be made to the consultant unless in accordance with the provisions of the contract.

In fulfilling the terms of the ‘Request for Proposal’, consultants are expected to sub-contract the services of local providers, where possible.

11.0 Proposal Evaluation Criteria/Ranking System

The bidders will be required to demonstrate their understanding of the goals of the project, the functional/technical requirements, the constraints and the issues that will shape the end product, the selection of resources and the way services are to be delivered.

Each of the five categories will be considered.
1. Background and/or Qualifications – Is this an area or expertise of this group’s submission? Have they indicated similar projects or a background that would make them qualified to undertake this study?

2. Professional Expertise – Is there proven competence in facilitation of public engagement exercises? Is there proven understanding of the aging population and Age-Friendly Community Planning? Is there an in-depth knowledge of key issues and options?

3. Quality – Was the proposal innovative and insightful? Are innovative or state of the art approaches proposed to be employed as part of the project?

4. RFP specifications – Were the questions in the RFP answered? Was the challenge posed in the RFP addressed sufficiently? Did the proposal do a good job of addressing the overall and specifics in the RFP?

5. Price – Did the proposal represent good value? Was it competitively priced? Was this submission at the high, middle or low end of the price range? How did the price compare to the services offered? Was the higher/lower price reflected in the details of service/solution proposed?

### 12.0 Timetable

The proposed project schedule is as follows:

- **Form Age Friendly Steering Committee**: June 23, 2015 – August 25, 2015
- **First Steering Committee Meeting**: August 17, 2015 – August 28, 2015
- **Introduction to Consultant**: August 17, 2015 – August 28, 2015
- **Prepare and Test Survey Instrument**: September 1, 2015 – Sept. 15, 2015
- **Conduct Focus Groups (4)**: September 16, 2015 – October 31, 2015
- **Conduct Key Informant Interviews (min 15)**: October 15, 2015 – November 30, 2015
- **Hold Community Meeting**: November 2015
- **Complete Analysis of Consultation Feedback**: December 1, 2015 – Dec. 31, 2015
- **Prepare Draft Report and Impl. Strategy**: February 1, 2016 – March 1, 2016
- **Hold Community Meetings**: February 1, 2016 – April 1, 2016
- **Finalize Report and Implementation Strategy**: April 1, 2016 – April 21, 2016
13.0 Proposal Submission

Proposal must be received no later than 4:30 p.m. Friday July 17, 2015. Consultants must provide four hard copies and a digital version (Microsoft Word) of their proposal to:

Mr. Ray Kelso  
Manager of Planning & Development  
Town of Wasaga Beach  
30 Lewis Street  
Wasaga Beach, Ontario  
L9z 1A1

For e-mail inquiries, please contact Mr. Nathan Wukasch, Planner, at n.wukasch@wasagabeach.com with copy to Mr. Ray Kelso, Manager of Planning and Development at r.kelso@wasagabeach.com
STAFF REPORT

TO: Chairperson, Members of Development Committee
FROM: Nathan Wukasch, Planner
SUBJECT: South Georgian Bay Lake Simcoe Source Protection Plan Status Update and Implementation
DATE: June 18, 2015

RECOMMENDATION:

“THAT Development Services Committee recommend to Council that the status update report on the South Georgian Bay Lake Simcoe Source Protection Plan be received for information.”

BACKGROUND:

Following the drinking water contamination event in Walkerton in 2000, the Province of Ontario passed the Clean Water Act (2006) to require protection of our drinking water supply from potential threats to the wellheads and intake protection zones (within bodies of water). This Act requires communities to consider existing and potential threats to drinking water and implement measures to reduce or eliminate these threats. The Act also requires Sourcewater Protection Plans to be developed for specific geographic regions. The Town is part of the South Georgian Bay Lake Simcoe Source Protection Region - the Source Protection Committee for our region has developed a Source Protection Plan to protect our drinking water supply. This Plan has now been approved in January 2015, and comes into effect on July 1, 2015.

DISCUSSION:

The purpose of this report is to update Development Services Committee on the status of municipal Source Protection Planning, and update the Committee on the implementation program the Town is undertaking to comply with the plan.

Assessment Report for Wasaga Beach
The Town draws it drinking water supply from groundwater aquifers at two main well locations: Spruce Street at Beach Area One, and Powerline Road. In order to determine the vulnerability of these aquifers, Golder and Associates completed a scientific groundwater Assessment Report to help determine what activities could be considered threats to the Wasaga Beach wellheads. The Assessment Report identifies the wellheads and establishes Well Head Protection Areas (WHPAs), based on the amount of time it would take a contaminant to reach the well head and contaminate the drinking water supply. The Town’s Wellhead Protection Areas (WHPAs) were seen to have low vulnerability when compared to other municipalities, due to the depth of the aquifers from which the Wasaga Beach wells draw water, and the presence of confining layers of silt and clay overtop of the aquifers, which provide protection from contaminant migration. The WHPAs can be seen in Appendix A, which is a current Town Official Plan Schedule.
What is the Source Protection Plan?
The Plan covers all of the Nottawasaga Valley Conservation Authority and the Lake Simcoe Region Conservation Authority jurisdictions. However, Assessment Reports have been prepared for each municipality that form part of the Plan, and which assist in local implementation of the policies of the Source Protection Plan. The Plan regulates certain ‘activities’ that are considered to be future or existing threats to the Town’s drinking water supply. Vulnerability scores are given to each WHPA, which helps determine whether a certain activity (i.e. fuel storage), under certain circumstances (i.e. storage greater than 250 L), is a significant threat to drinking water.

Potential threats include such activities as waste disposal sites; on-site sewage (septic) systems; application of agricultural source material to land or storage; handling, storage or application of non-agricultural source material to land; handling or application of commercial fertilizer to land; handling, storage of application of pesticide to land; handling, storage, or application of road salt; storage of snow; handling and storage of fuel; handling and storage of a dense non-aqueous phase liquid (excluding incidental volumes for personal/domestic use); handling and storage of an organic solvent; management of runoff that contains chemicals used in the de-icing of aircraft; livestock grazing and pasturing; and outdoor confinement areas and farm-animal yards.

The Plan creates policies for each of the above potential threats, prohibiting those future activities that would be significant threats, and managing the risk of existing conditions that are significant threats through risk management plans. Screening mechanisms are required to identify activities that could be significant threats, through Building Permit/Change of Use applications, Business Licensing applications, and Planning Act applications, such as Site Plan Approval, and would be managed by the Risk Management Official.

Risk Management
The Assessment Report identified 16 ‘potential’ existing significant threats to drinking water. Municipalities are required to designate Risk Management Officials to prepare, negotiate, and establish risk management plans and evaluate risk assessments under the requirements of the Clean Water Act for the existing threats. The Town has appointed staff within the Public Works Department to fulfill this role. Development Services Committee has received 2013 and 2014 annual reports from the Risk Management Official, which is a requirement of the SPP.

Based on the vulnerability of the aquifers, certain existing activities are potential significant threats that must be mitigated by the Risk Management Official through a Risk Management Plan. For example, if fuel is stored at specific quantity in a specific WHPA where it is a significant threat, then the operator would need a containment facility or other preventative measures to prevent spills/leaks.

Effect of the Plan
Due to the low vulnerability of the Town’s aquifers and Wellhead Protection Areas, the majority of significant threats from the above-mentioned activities are located within WHPA-A, which is the area within a 100 metre diameter from the two specific wellheads. In reality, very few of the potential threats are likely to be located within these areas.

The only other significant threat is the handling and storage of a dense non-aqueous phase liquid (DNAPL) within WHPA-C1 (see Appendix A). DNAPLs are substances that are heavier than water, so when they are spilled/leaked into the groundwater source, they sink and do not
dissolve readily, and so therefore create a contaminant plume. Incidental volumes of these chemicals for personal/domestic use are excluded as significant threats, but with larger volumes for business, home business, and hobbies, these chemicals would be significant threats.

The Source Protection Authority has prepared a Question & Answer document that is helpful to understand the implementation of the Plan (Appendix B).

Implementation

The Town currently has Official Plan policies relating to Sourcewater Protection that were approved in 2010 prior to the completion of the Source Protection Plan. The policies need to be updated to meet the approved SPP through an Official Plan Amendment. Appendix A is the current Official Plan Schedule which accurately delineates the Wellhead Protection Areas for the Town. A Zoning By-law Amendment is also required to implement the Official Plan policies, and regulate land uses/activities at a more specific level.

Planning staff are members of a Planning working group, led by the County of Simcoe, that meet monthly to establish a consistent approach to policy creation and implementation of the SPP County-wide. Engineering staff are also members of a Risk Management Officials working group with similar goals. The working group’s objective is to complete their policy review and implementation by November 2015. The Town has been provided with Provincial funding under the Source Protection Municipal Implementation Fund, in the amount of $56,846 for costs associated with implementation of the Source Protection Plan including existing threat verification, and $15,000 for municipal collaboration in working groups, for a total of $71,846.

The Town’s policies may be simpler than many other municipalities, due to our low aquifer and wellhead vulnerability. Therefore, we may be able to complete our Official Plan and Zoning By-law Amendments earlier; however a consistent policy approach to the rest of the County should be maintained. Staff are working on the details of these amendments, and will bring them forward under separate cover in the coming months.

CONCLUSION:

The Town has been engaged in the Source Protection Planning process since it began in 2007. The South Georgian Bay Lake Simcoe Source Protection Plan was approved on January 26, 2015, and will be in effect on July 1, 2015. The Town is working on Official Plan policies and Zoning By-law provisions to implement the Plan in collaboration with other municipalities. This work should be completed this year, with a Town-initiated Official Plan and Zoning By-law Amendment.

Respectfully submitted,

______________________
Nathan Wukasch, MCIP, RPP
Planner

Appendix A – Town Official Plan Schedule G – Wellhead Protection Areas and Vulnerable Aquifer Areas
Appendix B – Source Protection Plan Q & A
Subject to Section 9.4

Schedule 'G'
Wellhead Protection Areas and Vulnerable Aquifer Areas
Official Plan for the Town of Wasaga Beach

- Municipal Wells
- Well Head Protection Area-A: 100 Metre Fixed Radius Area Capture Zone
- Well Head Protection Area-B: 2 Year Capture Zone
- Well Head Protection Area-C: 2-10 Year Capture Zone
- Well Head Protection Area-D: 10-25 Year Capture Zone
- Area of High Aquifer Vulnerability
- Special Hydrogeological Study Area
Source Protection Plan Approval: Questions and Answers
January 2015

KEY MESSAGES

➤ The South Georgian Bay Lake Simcoe Source Protection Plan is the culmination of many years’ work and public consultation. The South Georgian Bay Lake Simcoe Source Protection Committee has developed a sound plan to protect our municipal drinking water systems.
➤ The Clean Water Act ensures communities protect their drinking water supplies through prevention — by developing collaborative, watershed-based source protection plans that are locally driven and based in science.
➤ Local leadership has played and will continue to play a key role in protecting our drinking water sources now and in the future.
➤ Protecting our local drinking water sources is part of Ontario’s award-winning drinking water safety net. Thanks to our strong framework with safeguards at every step of the process, Ontarians can be confident in the quality and quantity of their drinking water.

Q1. What is the South Georgian Bay Lake Simcoe Source Protection Region?

The South Georgian Bay Lake Simcoe Source Protection Region is comprised of four watersheds (Black River, Lake Simcoe, Nottawasaga Valley, Severn Sound), three source protection areas (Lakes Simcoe and Couchiching / Black River, Nottawasaga Valley, Severn Sound) which all flow ultimately into Lake Simcoe or Georgian Bay. The area measures approximately 10,000 square kilometres, and is home to over 700,000 residents.

The entire Source Protection Region includes 52 municipalities, 3 First Nations, and has 16 municipal surface water systems, including one first nation system and 277 municipal supply wells (many of which are clustered) and approximately 50,000 private wells.

Q2. How was the South Georgian Bay Lake Simcoe Source Protection Plan developed?

The plan was the result of many years’ work and public consultation. We congratulate the South Georgian Bay Lake Simcoe Source Protection Committee for creating a plan that safeguards local drinking water sources.

This Source Protection Committee was one of 19 Committees established through the Clean Water Act. Each Committee assessed potential risks to local water supplies. Members then led local discussions with municipal partners about the best way to address these risks, using the
input to develop a source protection plan. Advice was sought from sector experts throughout the plan development.

The committee in this region consists of a Chair and 22 members speaking for the local interests of the region (municipal, public, health, business, agriculture). Rama First Nations participated in the development of the plan, and their drinking water intake is included within the plan.

**Q3. Was the public consulted in the development of the South Georgian Bay Lake Simcoe Source Protection Plan?**

Community engagement is very important to plan development.

The South Georgian Bay Lake Simcoe Source Protection Committee consulted with the public throughout the entire process. Full details about our consultation process can be found in the chapter on our consultation process (Chapter 7) in the Source Protection Plan.

The committee went above and beyond their public consultation requirements. Examples include holding extra public Open Houses, and providing longer public comment periods.

**Q4. What’s the news?**

The municipalities and conservation bodies in our area have received provincial approval to implement the Source Protection Plan beginning July 1, 2015. These plans, developed locally, set out actions to address contamination threats to the lakes, rivers and underground aquifers that supply water to the municipal drinking water systems in our area.

Source protection planning and implementation is all about protecting existing and future sources of drinking water. Protecting local drinking water sources is part of Ontario’s award-winning drinking water safety net that starts at the source and continues until you turn on your tap.

**Q5. What areas are identified in the plan?**

The policies in the Source Protection Plan protect the lakes, rivers and underground aquifers that supply water to municipal drinking water systems. The plan outlines actions to protect our region’s 16 municipal intake systems and 277 municipal well systems.
Q6. How serious are the risks to my drinking water supply?

The South Georgian Bay Lake Simcoe Source Protection Region identified significant risks that could occur in protection zones of our area’s drinking water systems. However, these areas where risks could be significant only make up about 10 per cent of the total source protection region. Risks relate to activities such as:

- waste management
- sewage and stormwater
- agriculture
- road salt application and storage
- snow storage
- chemicals, organic solvents and fuel handling and storage
- water taking
- pesticides, commercial fertilizer and manure application

The plan calls for actions to manage or restrict these activities.

Q7. Why are you taking extra steps to protect source water through the Clean Water Act?

We learned from the tragedy in Walkerton that the first step in ensuring safe drinking water is to protect the local supply of drinking water at the source.

The Clean Water Act ensures communities protect their drinking water supplies through prevention — by developing collaborative, watershed-based Source Protection Plans that are locally driven and based in science.

Source protection planning and implementation helps to ensure that local drinking water is protected in communities across the province.

Q8. What does the plan cover?

Protecting Ontario’s sources of drinking water is a shared responsibility. The locally developed Source Protection Plan gives responsibilities to municipalities, several ministries and conservation authorities to address risks to sources of municipal drinking water.
Q9. How were the First Nations involved?

There are three First Nation communities in our Source Protection: Chippewas of Georgina Island; Chippewas of Christian Island; Rama First Nation. While all three have been invited to engage throughout the process, Rama First Nation has been the only one to actively participate in the process for many years. In fact, their drinking water system is now part of the Source Protection Planning process.

Q10. Recently, Ontario gave money to municipalities for source protection. Did anyone in our area get a grant?

The Ontario government gave grants to small, rural municipalities throughout Ontario to help offset start-up costs associated with implementing their source protection plans. In our Source Protection Region, many municipalities received funding in the range of just under $20,000 to just over $80,000 per municipality. When you consider that about 40 municipalities received money, this means our region received around $2.5 Million.

Q11. When does the South Georgian Bay Lake Simcoe Source Protection Plan take effect?

The effective date for the South Georgian Bay Lake Simcoe Source Protection Plan is July 1, 2015. This timing will allow source protection partners including municipalities, conservation authorities and other agencies to continue to work together and effectively prepare for plan implementation.

Q12. What about private wells?

As Justice O’Connor explained in the Walkerton Inquiry report, prior to the Walkerton tragedy, “…the Province focused on protecting water resources on the basis of the resources’ ecological and recreational values, not on the basis of the critical public health goal of maintaining secure water supplies for public consumption.” The CWA puts the goal of public health protection and preserving present and future sources of drinking water front and centre.

The CWA applies primarily to municipal residential drinking water sources. Maintaining safe and secure private drinking water systems is the responsibility of homeowners, institutions and businesses who own their own water systems. These are regulated separately under the Safe Drinking Water Act and the Health Protection and Promotion Act.

The province had to make a decision to narrow the scope of source water protection to keep costs manageable. They targeted the majority of the population by focusing on municipal water
supply (>80%), but have suggested there may be additional efforts in the future to address private water supplies.

Q13. Why did it take so long?

Source water protection is one of the five “barriers” that Justice Dennis O’Connor recommended be addressed in his “multi-barrier” approach to protecting drinking water. Four of the five barriers have already been implemented. They revolved around “end of pipe” issues relating to the operation and maintenance of the water treatment and distribution systems - like requiring better and on-going training for operators and enhanced monitoring and distribution systems.

Source water protection was the last barrier to be implemented. It was implemented last as it was the most complex and was to be done at the watershed level, with local input, through a highly collaborative process. Justice O’Connor saw it as a local planning process to be done “as much as possible at a local (watershed) level by those who will be most directly affected (municipalities and other affected local groups).”

The Province has invested over $240 million in source water protection - to support the technical and scientific studies, develop plans and encourage early voluntary actions by landowners.

There are 19 source protection committees that are developing 22 source protection plans in the province of Ontario. These plans complete the multi-barrier approach to protecting approximately 154 intakes and 987 municipal wells across Ontario.

In 2014, 11 source protection plans were approved and the remaining plans are on track to be approved in 2015.
May 27, 2015

Dear Mayor Smith and Council,

Thank you for the opportunity to provide a presentation with respect to the County of Simcoe 10-Year Affordable Housing and Homelessness Prevention Strategy and to discuss your municipality’s affordable housing needs. Your input is critical if we are to include custom strategies for your municipality within the broader County implementation plan and thus we have provided some preliminary questions for your municipality’s consideration.

What Affordable Housing do you currently have?
- Are there strategies that your municipality has now or will be putting in place in the near future to support affordable housing? I.e. secondary suite policy development, financial incentives, etc.

What Affordable Housing will you need over the next ten years?
- Does the preliminary target of 110 units for the Town of Wasaga Beach accurately reflect the community’s needs?
- What do you see as the priorities for your municipality? I.e. youth, seniors, supportive housing, etc.

What types of Affordable Housing make most sense for your community?
- Which of the County’s initiatives would best support achieving affordable housing in your municipality? I.e. development of new rental housing, rent supplements, affordable homeownership, financial assistance with secondary suites, etc.
- Do you think any of the tools available under the Planning Act, Development Charges Act and the Municipal Act, as discussed at the delegation, could be helpful in further supporting the development of affordable housing?
- Is there any further information with respect to these tools that would be helpful?

Other considerations:
- Are there innovations and partnerships that should be further explored? /local Committee
- Would you be willing to share data to assist us in tracking our joint progress?
- Do you have any further ideas on how we can work together to achieve our mutual goal?

As requested at the deputation, we ask that you designate a staff contact at the Town of Wasaga Beach, to liaise with County staff on a regular basis to support local affordable housing initiatives.

It would be greatly appreciated if you could provide a response to our questions and any additional information/suggestions that you may have that will further inform our implementation plan by June 10, 2015.
If you require further information or a follow up meeting with staff, please contact Cathy Kytayko, Director of Social Housing at Extension 1115 or email at cathy.kytayko@simcoe.ca, or Terry Talon, General Manager, Social and Community Services at Extension 1116 or email terry.talon@simcoe.ca.

Yours truly,

Gord McKay,
Chair-Affordable Housing Advisory Committee

Nina Bifulchi,
Vice Chair-Affordable Housing Advisory Committee
June 10, 2015

Cathy Kytayko
Director of Social Housing
Social and Community Services, Social Housing Department
County of Simcoe
1110 Highway 26
Midhurst ON
L9Z 1A1

Dear Ms. Kytayko:

RE: Simcoe County 10-Year Housing and Homelessness Prevention Strategy & Town of Wasaga Beach Housing Strategy

We are in receipt of the May 27, 2015 letter from the County of Simcoe requesting some preliminary information regarding the affordable housing needs of Wasaga Beach. The Town is pleased to work with the County to further the work of the County’s 10-Year Affordable Housing and Homelessness Prevention Strategy and the Town’s Your Home, Your Future: Housing Strategy.

What affordable housing do you currently have?
The supply of government-operated affordable housing is limited, and includes a 41 unit County-owned social housing apartment building and three units within two Town-owned dwellings. There are only 165 purpose-built rental housing units in Wasaga Beach – the rest of the rental housing is provided through rented single-detached dwellings. Due to the shortage, many individuals and families end up living in rented cottages or tourism commercial properties in the off-peak season and beyond. The private market has been transitioning some tourism accommodation uses to residential uses over time. These situations seem to be meeting some affordable housing demand in Wasaga Beach, but there is limited data on affordability and numbers of units.

The Town is interested in receiving information from the County regarding the amount of rent subsidies being received by tenants in Wasaga Beach, through County-run housing programs, including ODSP and Ontario Works. It would be helpful to have access to County data, such as the number of subsidized units and the current financial assistance provided by the County for those units, in order to get a better sense of the current supply and future demand for affordable rental units.

The Town has implemented a secondary suite program, which permits them in existing single detached dwellings under certain circumstances. However, the uptake on the recent permission has been slow. The Zoning was put in place in April 2014, and to date there have been 14 building permits issued for new and existing second suites within residential homes.

What affordable housing will you need over the next ten years?
In the 2013 Housing Strategy, it was recognized that there were 170 households waiting for an apartment in the one social housing building to become available – 83 seniors households and 87 non-senior adults without dependents. The Housing Strategy also notes that neighbouring Collingwood has over seven times the number of social housing units, but does not extrapolate a number of units needed to meet the demand over ten years. The demand is here now, with very short supply.

**What types of affordable housing make most sense in your community?**
Development of new rental housing (affordable and market rate) is the biggest need in Wasaga Beach. Other helpful initiatives would be rent supplements (rents geared to income), and County financial assistance for those interested in creating new or 'legalizing' existing secondary suites. Second units, as a form of rental housing, is now permitted and is regulated for safety purposes within the Town of Wasaga Beach. The Town feels that financial assistance would be beneficial, as there has not been a significant uptake on second units since the Town permitted them in April 2014.

**Other considerations:**
**Are there any innovations and partnerships that should be further explored?**
- The Town would like to work with the County to develop new affordable rental housing units for seniors and other identified groups in need in the Town. The Town could participate through the provision of land for a housing build.
- A local Housing Committee with participation from the County could be useful in furthering housing goals in the area.
- Investigate incentives for development of affordable rental housing, including Development Charge grants or other financial incentives.

**Would you be willing to share data to assist us in tracking our joint progress?**
Yes, the Town would appreciate a two-way exchange of data to assist in a better understanding of the current supply and future needs for housing in Wasaga Beach.

**Do you have any further ideas on how we can achieve our mutual goal?**
The Town is developing a Community Improvement Plan (CIP) for the main tourist Beach Areas One and Two, and considering incorporating incentives for the provision of housing affordability. The Town would like to discuss the potential for relief from County Development Charges, other potential forms of financial assistance, and grants for tipping fees for certain projects that meet the goals of the CIP. The same programs could be made available for future affordable housing projects in the community.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned.

Yours truly,

Ray Kelso, MCIP, RPP
Manager of Planning and Development

Co: Gord McKay, Chair, Affordable Housing Advisory Committee
    Nina Bifulco, Vice Chair, Affordable Housing Committee
    Terry Talon, General Manager, Social and Community Services
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### Healthy Communities Cheque Register

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<th>Transaction Description</th>
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May 22, 2015

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1

Attn: Monica Quinlan, Treasurer

Ref: Town of Wasaga Beach
Project Status Report – Planning

Dear Ms. Quinlan:

The following is a status report of those projects that we have been involved with on behalf of the Town over the past month and as it relates to the enclosed invoices.

This information is prepared in order of job numbers describing the status of each project to the period ending May 9, 2015.

File No. 189193 – Wasaga Beach Subdivision Agreement and Engineering Standards

At the request of staff, finalize the cost estimate for a trail extension on Meadowlark, Knox Road, Ramblewood Road, and Baywood Way to connect to Trillium Creek. Attend on site to determine the extent of tree clearing and other site preparation work necessary.

File No. 102166 – Bremont Homes – Christy Drive Development

At the request of staff, meet on site to examine deficient work and to mark for repair this year.

At the request of staff, prepare and circulate a report on the deficient work noted from the site review. Discuss repairs with the Developer.

Project Status
• Lot certification of all lots was received November 20, 2012.
• Substantial completion full services request was received on November 20, 2012.
• Sink holes were examined on lots 53 and 22. The holes are the result of breaks in the connections to the soak-away pits.
• A site inspection was performed on December 6 2013.
• Site meetings were held on June 25, 2014 and July 7, 2014 to review deficiencies.
• The Developer is planning to undertake repairs in June 2015. Damaged work was marked for removal and replacement by Staff and Ainley on May 3, 2015.
File No. 103096 – North American Acquisitions

At the request of staff, provide prestart liaison information including utility contacts, Town contact information and Town protocol requirements.

At the request of staff, prepare a status progress report.

Project Status
- Meeting with Town staff 6 September 2012 to discuss comments on preliminary site plans.
- 18 December 2012 meet on site with staff and MTO to examine the water main location.
- February 21, 2013 meeting with NVCA and Town to review second submission documents.
- Sept. 4 2013, Site plan review meeting with Developer and Town
- Provide comments on probably costs March 12, 2014.
- Provide site plan agreement AfC drawings April 23, 2014.
- Meet with staff January 16, 2015 to review the external service improvements agreement.
- Responses to issues from a pre-construction meeting on February 3, 2015 were provided in March 2015. Continued requests for information were responded to.

File No. 106165 – Baywood Homes - New England Village – Phase 1

At the request of staff, collect documents in preparation of a site inspection to review deficient works and to document existing site conditions.

Project Status
- Certificate of Substantial Completion (Basic Services) for Phase 1 internal works issued on November 29th, 2012.
- A site meeting was held July 11th to establish substantial performance for the sewage pump station.
- Construction of sidewalk and curb is completed in September 2014.
- Landscaping continues with tree planting in the traffic islands in November 2014.
- Fence construction has started November 12, 2014 along the rear of units 17, 18, and 19.
- No work has taken place on the site since last year.

File No. 107086 –1256 Mosley Street

At the request of staff, review revised drawings and provides comments.

At the request of staff, prepare a status progress report.

Project Status
- Building construction has revealed potential servicing difficulties. An alternative proposal was accepted June 17, 2013 to utilise the existing 28th Street sanitary service.
- Site paving was completed Oct 7, 2013.
- A new driveway configuration proposal was submitted to control storm water runoff from the adjacent property and to reduce parking infringements from the adjacent property.
- Revised plans were submitted with existing elevations on adjacent property. These plans were reviewed and comments supplied to Staff.

File No. 107170 – Baywood Homes – Beach House Resort – 30th Street North

At the request of staff, schedule deficiency repairs and provide a report.

At the request of staff, investigate a complaint from the Condominium Manager.

At the request of staff, prepare a status progress report.

Project Status
- Repair of damaged storm sewer done October 12, 2012.
- The Developer’s schedule for completing outstanding works was not acceptable.
- A request for quotations was provided to local contractors to obtain bids to complete the outstanding work. No quotations were received to complete the work in 2014.
- A request for quotations to local contractors for repair of just the drainage system was successful in obtaining suitable prices for work in 2014. Repair work started November 3, 2014. An early snow fall halted the placement of sod.
- Restoration of the drainage works on the east side of the site have been completed with the exception of placing sod.
- A complaint of an open trench was investigated.

File No. 108131 – Bluewater – Berkley Homes Development

At the request of the Developer, meet on site to mark deficient curb work.

At the request of staff, reply to Condominium Corporation on need for permits to install lighting in traffic island on Water Gate Drive.

At the request of staff, provide updated information on the project.

Project Status
- A Certificate of Substantial Completion (Basic Services) was issued for Phase 1 November 26, 2010.
- Highway 26 widening completed on June 4, 2011 and line painting on June 7, 2011.
- A recommendation for Basic Services of Phase 2 was made on July 28, 2011.
- Security for the Club House was reduced in November 2014.
- A recommendation for a reduction of construction security for Phase 2 was provided December 4, 2014.
- A neighbour to the development contacted the Town regarding fence construction on the common property line. Changes to accommodate the neighbour were recommended.
- An onsite review of damaged curb was made on April 10, 2015.

File No. 108132 – Parkbridge – Park Place Phase 6 (Founder’s Village)

At the request of staff, prepare a status progress report.

At the request of staff, review CCTV inspection reports.
Project Status

- The Developer’s Engineers Certificate of Completion for Phase 6A was accepted on October 21, 2010.
- Construction of phase 6B is completed as of December 2013. A completion certificate was issued January 14, 2014.
- A review of sewer video testing was completed in February 2014.
- Phase 6A security returned June 2, 2014.
- Construction of a connecting walkway between Park Place 6 and Park Place 4 complete November 2014.
- A reduction of construction security with the partial completion of Phase B was made February 12, 2015.
- A reduction of construction security with the partial completion of Phase C was made February 12, 2015.

File No. 109146 – Parkbridge – Wasaga Meadows East

At the request of staff, note as “accepted for construction” drawings for a pavilion and associated outdoor amenity area.

At the request of staff, provide updated information on the project.

Project Status

- Construction of services for phase 2 started March 29, 2014.
- Sewer testing and water main testing completed in July 2014.
- Substantial completion was achieved on July 23, 2014.
- Satisfactory repair of minor deficiencies was completed August 27, 2014.
- Phase 2 and 3 are on maintenance. Security is recommended to be reduced to 10%.
- A draft of record drawings was reviewed and comments provided to the Developer’s consultant.
- Modifications to the site plan to permit a closed serviced pavilion with an outdoor amenity area in the central site open area were reviewed on January 15, 2015.
- A revision of the drawing was received on March 25, 2015 and accepted for construction.

File No. 112162 – Villas of Upper Wasaga – Phase 1 Review

At the request of staff, provide periodic on-site review of construction.

At the request of staff, prepare a status progress report.

- Pre-construction meeting for SPS construction. Oct 2013
- Comments on the force main drawings were provided April 14, 2014.
- Pre-testing of the forcemain was performed on June 20, 0214
- Service location sheets were reviewed and comments provided June 16, 2014.
- Drainage concerns on Wasaga Sands Drive were investigated in December 2014.
- A draft recommendation for a reduction of construction security was prepared January 13, 2015.
- Continue to review extraneous sanitary sewer flow and coordinate site reviews with contractor and Developer’s Consultant.
File No. 114195 - Pine Valley Developments - Wasaga Heights - 41st St. South

At the request of staff, review the revised Functional Servicing Report (FSR) and prepare comments.

At the request of the Developer's consultant provide plans for 40th and 41st Streets.

At the request of staff, prepare a status progress report.

- Conduct a preliminary review of engineering drawings and reports submitted December 1, 2014 to support a zone change and provide preliminary comments on the feasibility of the proposal.
- Conduct a review of design plans and documents and provided preliminary comments.
- Meet with Staff and the Developer's consultant on February 20, 2015 to review the Storm Water Management proposal.
- A revised plan was submitted to develop the site as a subdivision rather than the original site plan proposal that was reviewed earlier the changed approach required new comments.
- A revised FSR was provided for review and to address previous concerns raised by the public and by staff/Ainley's review of the first submission.

We trust this information is satisfactory. Please do not hesitate to call if you have questions.

Yours truly

AINLEY & ASSOCIATES LIMITED

Chris Jones, P.Eng
Project Engineer

cc: R. Kelso (via email)
    M. Pincivero (via email)
    G. Vadeboncoeur (via email)
# Engineering Technologist Development Project List

“~” Denotes almost

<table>
<thead>
<tr>
<th>Project</th>
<th>Developer</th>
<th>Status</th>
<th>Developer’s Planner</th>
<th>Developer’s Engineer</th>
<th>Town Staff</th>
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<tr>
<td><strong>Pre-Consultation</strong></td>
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<td>Marocco</td>
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<td>Barnes – 100 Cedar Grove Parkway</td>
<td>Bill Barnes</td>
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<td>Acchione – 66 River Road East</td>
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<td>R.J. Burnside</td>
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<td>Barron - Constance Boulevard Severance &amp; Drainage Easement</td>
<td>Baron / Chapman Real Estate</td>
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<td>RK/PK</td>
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<td>Bifolchi - 285 Deerbrook Dr. Site Plan</td>
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<td>Richard Marcolini</td>
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<td>Zancor - Trillium Forest North</td>
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<td>Humphries Planning</td>
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<td>RK/PK</td>
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The following is a status summary of projects that Public Works Engineering Staff is managing and represents the status of each project up to June 10, 2015. An asterisk preceding the file denotes no change in status from the previous summary. Comments provided in bold italics indicate new information being provided since the last summary.

**Pre-Consultations**

* **Amicorp/Marocco – Arnill Pit – Proposed 5 Storey Building and Townhouses – 529 Sunnidale Road South**
  
  Developer – Marocco
  Developer’s Engineer – Duncan Richardson, Jones Consulting Group
  Contractor – TBD
  
  - A pre-consultation meeting was held on October 23, 2014 with the Owner, his consultants, NVCA, MNR and Town Staff to discuss a new proposal for the construction of two, 5 storey condominium buildings and 24 townhouse units.
  - Engineering has provided Planning with an engineering review fee estimate.

* **Barnes – Proposed Clubhouse – 100 Cedar Grove Parkway**
  
  Developer – Bill Barnes
  Developer’s Engineer – TBD
  Contractor – TBD
  
  - A pre-consultation meeting was held on July 23, 2014 with the Owner and Town Staff to discuss a new proposal for the construction of a clubhouse to service the existing Cedar Grove Trailer Park.
  - Engineering has provided Planning with an engineering review fee estimate.

* **Barnes – Proposed Apartments – 330-45th Street South**
  
  Developer – Bill Barnes
  Developer’s Engineer – TBD
  Contractor - TBD
  
  - A pre-consultation meeting was held on July 23, 2014 with the Owner and Town Staff to discuss a new proposal to modify the existing motel building, to provide for single unit apartments on the existing site.
  - Engineering has provided Planning with an engineering review fee estimate.

* **Brohman – Rental Cottage with Accessory Dwelling – 201 Mosley Street**
  
  Developer – John Brohman
  Developer’s Engineer – TBD
  Contractor - TBD
  
  - A pre-consultation meeting was held on April 22, 2015 with the Owner and Town Staff to discuss a new proposal to construct a rental cottage and an accessory dwelling on the site.
  - Engineering Staff has provided Planning with an engineering review fee estimate.
* Gray / 2409439 Ontario Inc. – Proposed 100 lot Subdivision - Wasaga Sands Dr./Red Oak Dr./Kelly Crescent

Developer – Kwiklinks Golf, Roger Gray
Developer’s Engineer – TBD
Contractor - TBD

- A pre-consultation meeting was held on March 5, 2015 with the Owner’s representative and Town Staff to discuss a new proposal to develop a one hundred (100) lot subdivision on a portion of the existing Wasaga Sands Golf Course.
- Engineering Staff has provided Planning with an engineering review fee estimate.

* Perciballi – 6 Dunkerron Avenue

Developer – Frank Perciballi
Developer’s Engineer – TBD
Contractor - TBD

- A pre-consultation meeting was held on March 24, 2015 to discuss a new proposal to construct Townhouses at #6 Dunkerron Avenue.
- Engineering Staff provided Planning with an engineering review fee estimate following the pre-consultation meeting.

* South Georgian Bay Health Unit (Marocco-45th Street Commercial Site)

Developer – South Georgian Bay Health Unit
Developer's Engineer - No Application received
Developer's Planner - No Application received

- The Developer met with Planning Staff to discuss changes to the Marocco Commercial Site Plan that they would like to undertake. (i.e. sever a section of the site)
- Engineering has provided Planning with an engineering review fee estimate.
- A pre-consultation meeting was held on March 25, 2014 with the Developer, the Consulting Engineer and Town Staff to discuss the proposal.
- A Purchase and Sales Agreement for the property appears to have been finalized.

TY Corp Investments Inc. – Proposed Townhouse Units, 45th St. South & Knox Road

Developer – TY Corp Investments Inc.
Developer’s Engineer – TBD
Contractor - TBD

- A pre-consultation meeting is to be held on June 22, 2015 with the Owner and Town Staff to discuss a new proposal to construct 98 Townhouse units on the site.

Active Development Files

* 818 Mosley Street Plaza – Previously Giant Tiger

Owner – 2336543 Ontario Limited
Developer’s Engineer – (Previously) Jones Consulting
Developer’s Architect – (Previously) Alan Zuker, Intra Architects

- The last site review was conducted on January 10, 2008 with noted deficiencies.
- A site review was undertaken by Public Works Staff on March 11, 2013, at which time it was confirmed that the noted deficiencies of 2008 have not been addressed.
- Staff has determined that the Town still holds $2,300.00 under the original site plan with 1620694 Ontario Inc.
- Staff to get legal opinion from Town Solicitor with regard to releasing the securities.

* Acchione – 66 River Road East Development

Owner – Acchione/2323918 Ontario Limited
Developer’s Engineer – James Orr - R. J. Burnside & Associates

- Block Severances have been approved including easements.
- A Development Agreement has been drafted.
- First engineering submission was received by Planning on June 16, 2014 and provided to Engineering on June 18, 2014.
- Engineering comments on the 1st submission of the design drawings were provided to Planning on July 21, 2014, which were provided to the developer.
- 2nd Engineering comments were provided to Planning on September 30, 2014.
- 3rd Engineering submission was received by Engineering on October 21, 2014.
- Engineering Staff provided minor comments on the 3rd submission on November 3, 2014. The drawings were stamped “Accepted for Construction” on November 11, 2014.
- Engineering Staff provided comments to Planning on the draft Development Agreement on January 8, 2015.
- The Site Plan Control Agreement has been signed by the Developer and returned with the required Securities to Planning Staff, for execution by the Mayor and Clerk.

Baron – Constance Boulevard Severance & Drainage Easement

Developer – Baron / Chapman Real Estate

- Further to resident complaints regarding the storm drainage from Thomas Street overtopping Constance Boulevard the Town is seeking a drainage easement through the Barron and Chapman lands on the north side of Constance Boulevard.
- The Baron Lot line adjustment application has been deferred and negotiations are ongoing between Mr. Baron and Town staff with regards to a potential severance application for 2 additional lots (4 resultant lots in total) on Constance Boulevard as well as a storm sewer and outlet route to convey Municipal storm flows from Constance Boulevard to Nottawasaga Bay.
- The preliminary outlet design prepared by Ainley has been reviewed and generally accepted by the NVCA.
- Various meetings were held with the Owners in 2014 to discuss the intentions and plans for the easement.
- Staff coordinated to have the easement laid out for final negotiations and met with the Owner to discuss on May 29, 2015.
- A final draft R-Plan has been prepared and issued for review by the Owners.
Baywood Homes – New England Village Subdivision

Developer – Jeff Greene – Baywood Homes
Developer’s Engineer – Randy Simpson – C.C. Tatham & Associates

- Public Works provided comments on the 2nd engineering submission on August 23, 2013.
- Staff is awaiting the 3rd Engineering submission, including the second sewage pumping station and revised construction cost estimate, for review and to amend the Engineering Review Fee Agreement.
- Staff received a draft of CCTA’s response to Town Comments on the 2nd Engineering Submission on March 11, 2014 for review prior to CCTA making changes to the engineering drawings. Staff acknowledged the revisions appear acceptable for CCTA to proceed with the 3rd submission.
- Draft Subdivision Agreement has been prepared and provided to the Developer.
- A second meeting was held on September 22, 2014 to discuss the Subdivision Agreement.
- External Servicing and Parkland Contribution Agreements have been sent to the Developer for review.
- Clubhouse and Community Centre Agreements are being prepared.
- A design brief for the second sewage pumping station was received by Engineering for review and comment on November 17, 2014. The brief was circulated by Engineering staff to OCWA and Ainley Group for review and comment as well.
- Engineering Staff provided consolidated comments to the Planning department on January 16, 2015.
- A deficiency site inspection of the Phase 1 Site Plan Development was undertaken on May 11th 2015 with Town Staff, Ainley Staff and the new Site Superintendent for Baywood. A detailed deficiency list was compiled.
- Landscaping and site grading works have resumed.
- A “Notice to Complete” the outstanding works within the Phase 1 Site Plan Development was sent to the Owner on May 25th, 2015 advising of a deadline of August 15th, 2015 to have the works completed. If the Owner does not have the outstanding works completed by that date the Town has advised that they will proceed to withdraw the construction securities to complete the works.

Baywood Homes – New England Village Clubhouse Relocation

Developer – Jeff Greene – Baywood Homes
Developer’s Engineer – Randy Simpson – C.C. Tatham & Associates

- A Site Plan Control Agreement was executed with the Developer on May 14, 2011.
- Accepted for Construction drawings were signed by the Town on May 9, 2011.
- The ditching, boulevard and driveway improvement restoration works required along River Road West have not been completed.
- The installation of services was completed the week of July 7, 2014.
- The Town still retains construction securities in keeping with the executed Site Plan Control Agreement.
- The Developer’s consultant has provided a list of outstanding deficiencies to be completed prior to closing of the site plan file.
* **Beaver Run Estates Condos**

Developer – Lou DeFaveri – Beaver Run Estates  
Developer’s Engineer – Shayne Large – ConSALtech  
Contractor – Agatha Construction Ltd. (Beaver Run Estates)

- Phase 2 watermain is not connected to municipal system (requires fill for cover).
- The Developer has not completed connections of existing condo water services to the new 150mm dia. watermain and/or abandoned the existing 75mm dia. watermain.
- Building permits were prepared in 2009 for 2 buildings in Block E, but were not picked up – now expired.
- Paving of the Condominium 263 parking lot was completed on November 4, 2013.
- Line painting of the parking area has been completed.
- The annual letter regarding responsibilities for the culvert cleanout will be sent to the Developer.

* **Berkley Development Inc. – Wasaga Beach Village Phase 3**

Developer - Berkley Development Inc.  
Developer’s Engineer – Clayton Capes – R.J. Burnside & Associates

- The Zoning By-Law Amendment went to Council on November 12, 2013 and was approved.
- 1st Engineering Design Submission received on December 8, 2014.
- Engineering Staff met with NVCA Staff on January 7, 2015 to review/discuss permeable pavement option proposed for SWM.
- Engineering and Planning Staff met with the Fire Chief on January 15, 2015 to review/discuss design.
- Planning and Engineering Staff met on January 29, 2015 to review Engineering’s draft comments.
- Finalized engineering comments regarding the 1st submission were provided to Planning on January 30, 2015.
- Staff has been advised by the Developer that this project has been placed on hold, with the possibility of cancelling it.

* **Bifolchi – 285 Deerbrook Drive Site Plan**

Developer – Anthony Bifolchi  
Developer’s Engineer – Jones Consulting

- A memo was sent to Planning staff on December 16, 2011 recommending a security reduction for the works that had been completed to date. A reduction was subsequently given to the Developer.
- Various internal grading and servicing works remain outstanding.
- Based on discussion with the owner regarding site status a site review will be coordinated in 2015.

* **Bremont Homes(BeachH20) – 878 Mosley Street Site Plan**

Developer – Bremont Homes  
Developer’s Engineer – Grant Coffey, Urbtech Engineering Inc.

- Proposed Townhouse development located on the north side of Mosley Street at
20th Street North.
- 2nd Submission Engineering comments provided to Planning on July 10, 2014.
- 3rd submission circulation was received by Engineering on December 15, 2014.
- 3rd submission / “AFC as Noted” engineering comments were provided to Planning on February 18, 2015.
- “AFC” Site Plan Drawings were provided to the Planning Department on February 23, 2015.
- The Site Plan Control Agreement has been prepared and sent to the Developer by Planning Staff.

* Calvary Road Baptist Church – 776 Sunnidale Road South

Developer – Calvary Road Baptist Church
Developer’s Engineer – Crozier & Associates
Contractor - TBD

- A pre-consultation meeting was held on November 28, 2014 with the Owner and Town Staff to discuss a new proposal to construct a new church on the site.
- Public Works/Engineering provided Planning with an engineering review fee estimate.
- An application for a Zoning By-Law Amendment has been received.
- Engineering comments on the Functional Servicing Report, including Traffic Opinion Letter and the Geotechnical Investigation, submitted in support of the Zoning By-Law Amendment were provided to Planning on March 3, 2015.
- The Zoning By-Law Amendment passed. The appeal period expires April 15, 2015.
- A Site Plan Application is forthcoming.

Chapman – Shore Lane Severances

Developer – Chapman Real Estate
David Walter, WMI (for the Severances)
Contractor – B & J Contracting

- Installation of storm sewers for the 4 lot severances has been completed.
- Lot rough grading and boulevard final grading for the severances have been completed.
- The Owner has requested a partial reduction of construction securities for works on the severed lots. The request includes transfer of remaining securities to the new Owner of the lots.
- Roadside drainage improvements for the 4 lot severance are near completion.
- Staff provided comments to Mr. Chapman regarding new 2 lot severance proposal and a meeting was held with him on January 28th, 2015.
- Public Notice of the Severance Application was advertised May 28, 2015.

* Donato – Golf Course Road Subdivision

Developer – Joe Donato
Developer’s Engineer – James Orr - R.J. Burnside & Associates

- The 3rd engineering design submission was received by Public Works on August 14, 2014.
PW/Engineering’s 3rd Submission comments were provided to Planning on October 2, 2014.

Draft Subdivision Agreement and Site Development Agreement have been prepared and were sent to the Developer for review.

4th Submission was received by Public Works on December 23, 2014.

The ECA application has been signed by the Town and returned to the Developer’s consultant for processing.

Finalized engineering comments were provided to Planning on January 30, 2015.

A meeting was held on April 8, 2015 with the Developer, his Planner and Engineer, NVCA Staff, Planning Staff and Public Works/Engineering Staff to discuss Servicing and Stormwater Management costs for the Development.

A revision to the stormwater design will not be undertaken, as it has been confirmed that stormwater quantity control will be required as per the previous design submission.

* Donato – Puccini Drive 22 Unit Residential Development

Developer – Joe Donato
Developer’s Engineer – James Orr - R.J. Burnside & Associates

- A pre-construction meeting was held on May 8, 2013. Construction commenced the week of May 21, 2013.
- Servicing works (44th Street North, Puccini Drive and 45th Street North) have been completed and asphalt has also been completed.
- The M-Plan has been registered. (51M-1021)
- The Certificate of Substantial Completion (Basic Services) has been issued for the entire development and the Certificate of Substantial Completion (Full Services) has been issued for the Blocks fronting 44th Street North.
- The Certificate of Substantial Completion (full services) may be issued for the lots fronting 45th Street North and Puccini Drive following receipt of a letter of undertaking from the Developer for the completion of the sidewalk and boulevard areas.
- Part Lot Control has been lifted for half of the Puccini Drive units.
- Service Record Sheets for units 12-22 have been received by Staff and provided to the Building Department on March 3, 2015.
- A request for Certificate of Substantial Completion (Full Services) for Puccini Drive has been received from the Developer’s Consultant. Engineering Staff to provide a recommendation to the Planning Department.

Fernbrook Homes – Coral Sunrise Subdivision

Developer – Mike Riccardi – Fernbrook Homes
Developer’s Engineer – Allan Brownridge – C.C. Tatham & Associates
Contractor – Ground Breakers (Deficiency works)

- Record drawings for the entire subdivision have been accepted.
- A request for Assumption has been received from the Developer’s Consultant.
- The Developer has agreed to replace several specific trees.
- The specific property owners were notified of the spring plantings.
- All the replacement trees were planted on May 8, 2015. The exception being one location where the homeowner did not want a tree planted.
- **Staff completed a final inspection of the planted trees on May 29, 2015.**  
- **Staff has prepared the Assumption By-Law and provided to the Clerk to bring forward to the next Council meeting.**

* **Free Spirit Tours – Sunset Court Site Plan**

  Developer – Free Spirit Tours  
  Developer’s Engineer – Greenland Consulting Engineers – Ken Hale

  - Drawings “Accepted for Construction” on June 7, 2011 for the access and parking area under the temporary use application.
  - The Official Plan Amendment and Zoning By-Law Amendment have been approved.
  - A site plan application was received in January 2013 and circulated for comments.
  - Public Works provided comments on the site plan circulation on February 7, 2013.
  - A second submission was circulated for comment and received by Public Works on May 21, 2013.
  - Comments were provided during the week of June 10, 2013.
  - Engineering comments on a revised Site Servicing Plan were provided to the Planning Department on April 30, 2015.

* **Hamount – Wally Drive Residential Severances**

  Developer – Mark Crowe - Stonebridge Building Group  
  Developer’s Engineer – Randy Simpson – C.C. Tatham & Associates

  - Accepted for construction drawings were provided to Planning on September 18, 2012.
  - A partial reduction of Securities has been provided.
  - Minor repairs to the surface asphalt have been identified and will be required prior to final release of securities.
  - Last building permit has been issued.
  - Outstanding curb deficiencies have been identified on Wally Drive.
  - All deficiencies are to be corrected before final release of securities.
  - A sanitary sewer trunk backup occurred on Wally Drive. Upon review and repair it was determined that the blockage was a result of construction activities on the residential severances.

* **Marcolini – Club Villa Wasaga Resort (361 Mosley St.) – Site Plan Revision**

  Developer – Richard Marcolini  
  Developer’s Engineer – Dan Miller, R.J. Burnside & Associates  
  Contractor – J.B. Enterprises Ltd. & Maio Contracting

  - An application for revision to Site Plan Approval was received and Public Work/Engineering comments were provided on March 28, 2014 to Planning Staff.
  - 3rd submission design was received and found to be acceptable. “Accepted for Construction” drawings were provided on August 6, 2014.
  - Building was opened for business on August 8, 2014.
  - An amendment to the Site Plan Control Agreement is being finalized.
  - An application for revision to site plan was circulated to Engineering for comment on December 23, 2014.
Engineering provided comments on the proposed revisions to Planning on January 14, 2015.

A Site Plan Amendment submission was received by Public Works on December 23, 2014. Engineering comments were provided to Planning on January 14, 2015.

A revised submission was received by Public Works on March 25, 2015. Engineering comments were provided to Planning on April 2, 2015.

A final submission received by Public Works on April 10, 2015 is to be redlined as requested by Planning Staff on April 14, 2015 and stamped “Accepted for Construction – As Noted”.

An application for revision to site plan approval was received from Planning on June 1, 2014, to accommodate a basement to the proposed Cabana. Staff to review and provide comment.

Pacific Homes – Marl Lake Village Subdivision
Developer – Tony DeRose – Pacific Homes
Developer’s Engineer – Jody King – The Jones Consulting Group
Contractor – Arnott Construction

Phase 2
- Underground servicing and road works completed to base course asphalt.
- Staff completed an inspection of the Stormwater management pond plantings with the Developer’s consultant on June 10, 2014. A revised planting plan and estimate was received on June 16, 2014.
- Revised planting plan has been accepted.
- Top lift asphalt was installed on August 6, 2014.
- Inspection of the Pond re-plantings was completed on October 2, 2014.
- Assumption of Phase 2 may be considered following a one (1) year maintenance period, on the top lift asphalt and pond plantings (October 2, 2015).
- Extension of the sidewalk on Meadowood Drive to the Park Block and realignment of the crossing is being constructed by the Developer, as a result of Public Works Committee recommendation on May 20, 2015.

Romano – Blueberry Village Phase 1
Developer – Frank Romano
Contractor – Coco Paving (for remedial works)
- The remedial works/deficiency corrections have been undertaken by the Town, through a Request for Quotation. A Request for Quotation was issued to nine (9) Contractors on August 13, 2014 and closed on August 25, 2014
- The work was awarded to Coco Paving Inc. A pre-construction meeting was held on September 5, 2014.
- Remedial works commenced on September 9, 2014.
- All works have been completed, except for some sod reinstatement behind curbs.
- Payment for the completed works has been made with the Developer’s construction securities. The payment certificate has been submitted for processing and payment to the contractor has been made.
- A maintenance holdback of 10% will be retained and may be released at the end of the 1 year maintenance period in October 2015.
Rona (Castle Bldg.) – 1317 Mosley Street & 32 Riverbend Avenue

Developer – Brian MacLean
Developer’s Engineer – Randy Simpson, C.C. Tatham & Associates

- Final drawings were “Accepted for Construction” in November 2009.
- Development Committee has recommended Council accept the re-zoning and agreements (Site Plan Control, Drainage Easement, and Cost Sharing Agreements).
- Adjacent neighbour appealed the applications because of drainage and site use concerns – OMB hearing was held January 19th to 21st, 2011 and the appellant was unsuccessful.
- The Appellant property owner appealed to the Courts and Staff is pursuing withdrawal of the appeal. The appeal has now been withdrawn.
- Prior to any site works Public Works Staff will coordinate a pre-construction meeting with the Owner.
- The Town Solicitor has contacted the Owner’s Solicitor to request action on the file.
- Staff met with the Owners on November 5, 2014 to review the Site Plan Control Agreement and works schedule.
- Storm drainage works are anticipated to be undertaken in spring 2015.
- Staff met with the Owners on May 27, 2015. Based on discussions the Owner intends to commence the site works in the fall of 2015.

* Storage Zone – Fairgrounds Road Commercial Site

Developer – Storage Zone
Developer’s Engineer – Randy Simpson – C.C. Tatham and Associates

- The one (1) year maintenance period for previously completed works ended October 2, 2014.
- An Official Plan Amendment and Zoning By-Law Amendment application from the Owner to allow outdoor storage has been approved.
- “AFC” Site Plan drawings for the outdoor storage revision, were provided to the Planning Department on February 12, 2015.

* United Church – New Church Building – 380 Zoo Park Road

Developer – United Church
Developer’s Engineer – Jamie Iantomasi, D.G. Biddle & Associates Ltd.& Dan Miller, R.J. Burnside & Associates Ltd.
Contractor – Georgian Paving (servicing works)

- Design drawings were Accepted for Construction and provided to Planning Staff on June 9, 2014.
- The Site Plan Agreement was executed on July 2, 2014.
- A pre-construction meeting was held on site on July 10, 2014.
- Sanitary and Water servicing installation to the building took place on September 10, 2014.
- Remaining site works are expected to be completed in early 2015.
- A request for occupancy prior to completion of all works was received from the
Developer. Engineering Staff provided comment to the Planning department on January 20, 2015, supporting this request based on the Developer's commitment to have the outstanding grading and stormwater works completed by the end of May 2015.

- A meeting is to be held on April 17, 2015 to discuss the use of the existing building on site.
- The existing building has been demolished.
- The driveway and parking lot was paved on May 5, 2015, following the restoration of the curb and road cut on Zoo Park Road. The Stormwater management facility has been constructed with the exception of surface treatment (seed/sod). Fine grading of the site is underway with the anticipation of seed/sod by the end of May.

* Vidinovski/1126744 Ontario Inc. – Repurposed Shipping Containers – 10 Main Street

Developer – Nick Vidinovski
Developer’s Engineer – Randy Simpson, C.C. Tatham & Associates
Contractor – TBD

- A site plan along with a concept plan for the installation of 58 repurposed shipping containers was submitted to the Planning Department for Site Plan Approval by the Applicant and circulated to Public Works/Engineering on March 26, 2015 for comments.
- Engineering Staff provided comments back to the Planning Department on April 9, 2015.
- It is understood that the engineering review fee deposit has not yet been received from the Applicant.
- A revised Site Plan Application proposing the installation of 7 repurposed shipping containers on the site was received from Planning on May 6, 2015.
- Engineering Staff provided a revised engineering review fee estimate based on the new submission to Planning Staff on May 13, 2015.

* Yiannakis – Professional Building – Mosley Street / Puccini Drive

Developer – Danny Yiannakis – 2373174 Ontario Ltd.
Developer’s Engineer – Randy Simpson, C.C. Tatham & Associates
Contractor – TBD.

- A pre-consultation meeting was held on January 9, 2014 with the Owner, his Engineer, his Planner and Town Staff to discuss a proposal for a professional building to be constructed at the corner of Mosley Street and Puccini Drive, adjacent to the Shoppers Drug Mart.
- The 1st Engineering submission was circulated in July 2014.
- 1st submission comments were provided on August 5, 2014.
- A tree cutting permit was issued and clearing operations completed.

Zancor – Trillium Forest North

Developer – Nick Cortellucci – Zancor North Inc.
Developer’s Engineer – Bryan Stanton – C.C. Tatham and Associates
Contractor – J B Enterprises Ltd.
A pre-construction meeting was held on May 30, 2014 for the site preparation works.
The Pre-Servicing design drawings for Phase 1 were accepted for construction on August 12, 2014.
“Accepted for Construction Drawings” for the entire subdivision were provided to Planning on September 23, 2014.
Underground services and base course asphalt have been completed. Utility servicing commenced on October 7, 2014.
The watermain connection to the Municipal system was completed on November 11, 2014.
Model home building permits (12) have been provided and construction has begun.
Staff is investigating with the Developer, opportunities to preserve the existing trees located within the south boundary open space block.
Zancor has commenced drainage improvements including ditching at the south limit of the Business Park Lands as previously designed and accepted for the Trillium Forest Development.
On April 7, 2015 during a site inspection by Engineering Staff it was noticed that the two Stormwater Management (SWM) ponds had an oily film on them. The Ministry of the Environment and Climate Change (MOECC) Spills Action Centre (SAC) was notified and a cleanup program was initiated by the Developer’s forces. It has since been determined that the cause of the contamination to the SWM ponds was mineral oil from a punctured hydro transformer, which migrated to the storm sewer system and into the two SWM ponds.
MOECC Staff attended the site on April 10, 2015 to observe the ongoing cleanup and have advised Town Staff that they are satisfied with the works being undertaken.
The Developer’s Consultant has been on site full time during the cleanup process, documenting the works. They confirmed on April 14, 2015 that the cleanup of the site and ponds had been completed and that “booms” were to be left within the two ponds to continue to absorb any remaining surface oil. They will be monitored daily until no longer needed and then removed and disposed of as per the MOECC requirements.
A full report on the incident is to be provided to the MOECC by the Developer.
On May 8, 2015 a site inspection was undertaken in anticipation of the Developer requesting the Certificate of Substantial Completion Full Services, with Town and C.C. Tatham Staff. A detailed deficiency list was compiled.
**The outstanding deficiencies are being addressed by the Developer. A revised list was received by Staff on June 8, 2015.**
**A letter of undertaking for the deferred site works was received from the Developer on May 25, 2015. This letter addressed the timing to complete the installation of stormwater management pond plantings, fountain, pedestrian bridge, retaining wall and landscaping works within Block 150.**
Respectfully submitted &
Prepared by,

Patti Kennedy, C.E.T.
Engineering Technologist

Reviewed by,

Mike Pincivero, P.Eng.
Manager of Engineering Services
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</tr>
<tr>
<td>Consents</td>
<td>Joe Donato</td>
<td></td>
<td>WC-B-0515</td>
<td>1</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>Public Hearing February 23, 2015; Granted, in appeal period until March 16, 2015. No appeals received, conditions to be met by February 23, 2016.</td>
</tr>
<tr>
<td>Consents</td>
<td>Joe Donato</td>
<td></td>
<td>WC-B-0615</td>
<td>1</td>
<td>Approved</td>
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<td>Public Hearing February 23, 2015; Granted, in appeal period until March 16, 2015. No appeals received, conditions to be met by February 23, 2016.</td>
</tr>
<tr>
<td>Consents</td>
<td>Joey Brum - Iris</td>
<td></td>
<td>WC-B-0815</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Consents</td>
<td>Bart Chapman -</td>
<td></td>
<td>W-B-0915</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Consents</td>
<td>Bart Chapman -</td>
<td></td>
<td>W-B-1015</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
<td></td>
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<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Consents</td>
<td>Kaunas - Deerbrook Drive</td>
<td></td>
<td>E-B-1115</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
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<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Consents</td>
<td>Manta International Inc - Aster Drive</td>
<td></td>
<td>WC-B-1315</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
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<td>Public Hearing June 15, 2015</td>
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<td>Consents</td>
<td>Manta International Inc - Aster Drive</td>
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<td>WC-B-1215</td>
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<td>Application Submitted</td>
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<td>Public Hearing June 15, 2015</td>
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<td>Manta International Inc - Aster Drive</td>
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<td>WC-B-1415</td>
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<td>Public Hearing June 15, 2015</td>
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<td>Consents</td>
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<td>WC-B-1515</td>
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<td>Application Submitted</td>
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<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Consents</td>
<td>Manuel Da Costa -</td>
<td></td>
<td>WC-B-1615</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
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<td>Public Hearing July 20, 2015</td>
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<tr>
<td>Local GPA</td>
<td>Klondike Trailer &amp; Tent Park - 1793 Klondike Park Rd</td>
<td>L10C14 Sunnidanl</td>
<td>EC-OP-0109</td>
<td>1</td>
<td>Pending</td>
<td>Commercial</td>
<td>0</td>
<td>RU, EP</td>
<td>ZO4/09, SP13/10</td>
<td>January 13, 2011 - Pending direction from the applicant to proceed with the application - Abandoned by Applicant</td>
</tr>
<tr>
<td>File Type</td>
<td>Development Name</td>
<td>Lot/Con</td>
<td>File Num</td>
<td>Phase</td>
<td>File Status</td>
<td>Development Type</td>
<td>Res. Units</td>
<td>Zoning</td>
<td>Assoc. Files</td>
<td>Comments</td>
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<tr>
<td>Local OPA</td>
<td>Maram Building Corp. Commercial property</td>
<td>L36C4</td>
<td>W-OP-0508</td>
<td>1</td>
<td>Report From Public Meeting</td>
<td>Commercial</td>
<td>0</td>
<td>CRH</td>
<td>W-ZBA-0819, W-SPC-1014</td>
<td>Proposed OPA from Recreational Commercial to Service Commercial designation NVCA approval needed to proceed</td>
</tr>
<tr>
<td>Local OPA</td>
<td>Aqua Luxury Beach Residences II Inc.</td>
<td></td>
<td>E-OP-0211</td>
<td>1</td>
<td>Pending</td>
<td>8</td>
<td>Z08/11</td>
<td></td>
<td></td>
<td>Public Meeting held in July 2012. Property has changed ownership Frank Fisico is new owner; No activity on file since Public Meeting</td>
</tr>
<tr>
<td>Local OPA</td>
<td>Beach Areas 1 and 2</td>
<td></td>
<td>EC-OP-0313</td>
<td>1</td>
<td>Approved</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Natural Hazard Study Completed, Official Plan Amendment 38 Adopted October 14/14. Approved by County February 10, 2015</td>
</tr>
<tr>
<td>Local OPA</td>
<td>1533292 Ontario Inc - Langman</td>
<td></td>
<td>E-OP-0114</td>
<td>1</td>
<td>Approved</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Initial Report to Development Committee April 23, 2014; Public Meeting held May 27, 2014; County Approved</td>
</tr>
<tr>
<td>Local OPA</td>
<td>Tourism Accommodation Conversions</td>
<td></td>
<td>WC-OP-0214</td>
<td>1</td>
<td>Pending</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Public Meeting held June 24, 2014</td>
</tr>
<tr>
<td>Local OPA</td>
<td>Hamilton Beachway Trail &amp; River Road East</td>
<td></td>
<td>EC-OP-0115</td>
<td>1</td>
<td>Application Submitted</td>
<td>13</td>
<td>EC-Z-0115</td>
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<tr>
<td>Minor Variance</td>
<td>Randolph Stewart</td>
<td></td>
<td>EC-A-2507</td>
<td>1</td>
<td>Pending</td>
<td>0</td>
<td>B0726</td>
<td></td>
<td></td>
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<tr>
<td>Minor Variance</td>
<td>845807 Ontario Limited</td>
<td></td>
<td>E-A-2114</td>
<td>1</td>
<td>Approved</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Public Hearing January 2015; No appeals received; awaiting documentation from Clerks Department regarding encroachment</td>
</tr>
<tr>
<td>Minor Variance</td>
<td>Bart Chapman - 2320 Shore Lane</td>
<td></td>
<td>W-A-0615</td>
<td>1</td>
<td>Application Submitted</td>
<td>0</td>
<td></td>
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<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Minor Variance</td>
<td>Scott Magee - 252 Oxbow Park Drive</td>
<td></td>
<td>WC-A-0715</td>
<td>1</td>
<td>Application Submitted</td>
<td>0</td>
<td></td>
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<td></td>
<td>Public Hearing June 15, 2015</td>
</tr>
<tr>
<td>Minor Variance</td>
<td>Riverdocks Holdings Inc. - 361 Mosley Street</td>
<td></td>
<td>EC-A-0915</td>
<td>1</td>
<td>Application Submitted</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Public Hearing July 20, 2015</td>
</tr>
<tr>
<td>File Type</td>
<td>Development Name</td>
<td>Lot/Con</td>
<td>File Num</td>
<td>Phase</td>
<td>File Status</td>
<td>Development Type</td>
<td>Res. Units</td>
<td>Zoning</td>
<td>Assoc. Files</td>
<td>Comments</td>
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</tr>
<tr>
<td>Part Lot Control</td>
<td>Campagnolo Holdings</td>
<td>L27C9</td>
<td>E-PL-0511</td>
<td>1</td>
<td>Pending</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td>Awaiting on owner to fulfill Conditions of Approval, owner advises final works to be completed spring 2015.</td>
</tr>
<tr>
<td>Part Lot Control</td>
<td>Hamount Investments Ltd.</td>
<td>L26C9</td>
<td>E-PL-0212</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
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<tr>
<td>Part Lot Control</td>
<td>Hamount Investments Ltd.</td>
<td></td>
<td>EC-PL-0314</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Stonebridge Block 24- Sandy Coast Crescent</td>
<td>L26C9 Flos</td>
<td>E-SP-0210</td>
<td>1</td>
<td>Approved</td>
<td>Residential</td>
<td>0</td>
<td>R4H-2</td>
<td>None</td>
<td>Site Plan for temporary construction yard</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>New England Village Ph 1 - 305 River Rd W</td>
<td>L23C8 Flos</td>
<td>E-SP-1007</td>
<td>1</td>
<td>Under Construction</td>
<td>Residential</td>
<td>96</td>
<td>R3H, R2H-4, R3</td>
<td>Z06/11</td>
<td>May 22, 2012 - Under Construction</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Wasaga Meadows East - 40 Theme Park Dr</td>
<td>L25C9 Flos</td>
<td>E-SP-1109</td>
<td>1</td>
<td>Approved</td>
<td>Residential</td>
<td>92</td>
<td>R3H</td>
<td>Z10/12</td>
<td>Phase 1 Under construction</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Park Place Phase 1 to 5 - 1000 Golf Course Rd</td>
<td>L26C7 Flos</td>
<td>E-SP-0810</td>
<td>1</td>
<td>Under Construction</td>
<td>Redevelopment</td>
<td>0</td>
<td>RM-1, RM-2, RM-3, RM-4, OS, OP-2, EP</td>
<td>None</td>
<td>May 2012 - Pending the completion of the Open Storage Area</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Wasaga Country Life Phase 4C - Theme Park Dr</td>
<td>L24C9 Flos</td>
<td>E-SP-0807</td>
<td>4</td>
<td>Under Construction</td>
<td>Residential</td>
<td>0</td>
<td>CC-2</td>
<td>None</td>
<td>Phase 4C consists of 3 stages of development - Phase 4C of the Wasaga Country Life development consists of 122 Park Model Sites - Seasonal Campground Accommodation - Phase 4C stage 3 is currently under construction</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Klondike Trailer &amp; Tent Park - 1793 Klondike Park Rd</td>
<td>L10C14 Sunnidale</td>
<td>EC-SP-1310</td>
<td>1</td>
<td>Pending</td>
<td>Commercial</td>
<td>0</td>
<td>EP, RY</td>
<td>Z04/09, OP01/09</td>
<td>January 13, 2011 - abandoned by applicant</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Stonebridge - Blk 5 - Stonebridge Blvd</td>
<td>L26C9 Flos</td>
<td>E-SP-2008</td>
<td>1</td>
<td>Under Review</td>
<td>Commercial</td>
<td>0</td>
<td>CD</td>
<td>None</td>
<td>Aug 2012 - Record Drawings submitted - Oct 2012, Comments Issued - Nov 2012, Pending Revised Record Drawings</td>
</tr>
<tr>
<td>File Type</td>
<td>Development Name</td>
<td>Lot/Con</td>
<td>File Num</td>
<td>Phase</td>
<td>File Status</td>
<td>Development Typ</td>
<td>Res. Units</td>
<td>Zoning</td>
<td>Assoc. Files</td>
<td>Comments</td>
</tr>
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</tr>
<tr>
<td>Site Plan Control</td>
<td>New England Village Clubhouse - 205 River Rd W</td>
<td>L23C8 Flos</td>
<td>E-SP-0408</td>
<td>1</td>
<td>Approved</td>
<td>Commercial</td>
<td>0</td>
<td>CRH</td>
<td>None</td>
<td>Pending Completion of Construction - water connection to Village Gate Drive. Removal of existing entrance from River Road West - Village Gate Drive entrance is built</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Hometown - 2275 Klondike Park Rd</td>
<td>L10/11C15 Sunnidal</td>
<td>EC-SP-1509</td>
<td>1</td>
<td>Approved</td>
<td>Residential</td>
<td>9</td>
<td>RM</td>
<td>None</td>
<td>Construction Completed, maintenance period</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Industrial Outside Storage - Bifolchi</td>
<td>L22C9</td>
<td>E-SP-0208</td>
<td>1</td>
<td>Site Plan Control Agreement Executed</td>
<td>Industrial</td>
<td>0</td>
<td></td>
<td></td>
<td>Awaiting final inspection</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Maram Building Corp.</td>
<td>L36C4</td>
<td>W-SP-1410</td>
<td>1</td>
<td>Application Submitted</td>
<td>Commercial</td>
<td>0</td>
<td></td>
<td>W-OPA-0805, W-ZBA-0819</td>
<td>Recent earth moving activity on site (Dec 2014). Application on hold.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Maroccco Commercial - Phase 1</td>
<td>L32/33C1 Nottawa</td>
<td>W-SP-2207</td>
<td>2</td>
<td>Plans Accepted for Construction</td>
<td>Commercial</td>
<td>20</td>
<td>CDH</td>
<td>SP01/07</td>
<td>Site Plan Control Agreement provided to applicant for ratification August 11, 2000. No response to date. Discussions currently underway with South Georgian Bay Community Health Centre for stand alone building.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>PetroGold Gas Station</td>
<td>L26C9</td>
<td>E-SP-1110</td>
<td>1</td>
<td>Pending</td>
<td>Commercial</td>
<td>0</td>
<td>CT-1</td>
<td></td>
<td>Site plan control agreement provided to applicant early spring of 2013. No response from owner. New submission made by owner December 2014.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Royal Bank Plaza - Phase 2</td>
<td>L25C9</td>
<td>E-SP-0109</td>
<td>2</td>
<td>Plans Accepted for Construction</td>
<td>Commercial</td>
<td>0</td>
<td>CD</td>
<td>SP21/07, A01/09</td>
<td>Site Plan Agmt forwarded to owner for execution on May 12, 2009. No response to date. Planning Staff following up with owner regarding completion of outstanding works and accounts in arrears.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Royal Bank - Phase 1</td>
<td>L25C9</td>
<td>E-SP-2107</td>
<td>1</td>
<td>Site Plan Control Agreement Executed</td>
<td>Commercial</td>
<td>0</td>
<td>CD</td>
<td>SP01/09, A01/09</td>
<td>Final Release of Securities pending completion of minor works</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>The Storage Zone</td>
<td>L36C4</td>
<td>W-SP-0709</td>
<td>1</td>
<td>Approved</td>
<td>Commercial</td>
<td>0</td>
<td></td>
<td>B18/05, OMB PL050835</td>
<td>Site Plan Control Agreement Executed by Storage Zone (Evan Sona) and by the Town - May 2011. Partial release of securities issued March 2013 and November 2013</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Aqua Beach 1</td>
<td>L23C10 Flos</td>
<td>E-SP-1607</td>
<td>1</td>
<td>Site Plan Control Agreement Executed</td>
<td>Residential</td>
<td>36</td>
<td>R3H-15</td>
<td>Z07/07, OMB PL070542</td>
<td>Construction completed - partial reduction of securities granted. 1 year maintenance period ends October 2014. Owner advised of outstanding deficiencies and taxes to be addressed prior to release of final securities.</td>
</tr>
<tr>
<td>File Type</td>
<td>Development Name</td>
<td>Lot/Con</td>
<td>File Num</td>
<td>Phase</td>
<td>File Status</td>
<td>Development Typ</td>
<td>Res. Units</td>
<td>Zoning</td>
<td>Assoc. Files</td>
<td>Comments</td>
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<tr>
<td>Site Plan Control</td>
<td>Beach House Resort</td>
<td></td>
<td>WC-SP-1507</td>
<td>1</td>
<td>Approved</td>
<td>Commercial</td>
<td>8</td>
<td>CA-8</td>
<td></td>
<td>Building Permits issued, services installed, partial security reduction granted - Town has issued letter to Builder requiring completion of works. Town prepared contract to complete works. Work deficiencies currently being addressed. Expected completion of works spring 2015.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>DiMichelle Commercial Plaza</td>
<td>L3/AC15/16 Sunnidale</td>
<td>WC-SP-0209</td>
<td>1</td>
<td>Pending</td>
<td>Commercial</td>
<td>0</td>
<td>CDH</td>
<td>Z29/07, OPA No.15</td>
<td>File Inactive at request of Owner</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Wasaga Westbury Holdings Inc.</td>
<td></td>
<td>E-SP-0211</td>
<td>1</td>
<td>Plans Accepted for Construction</td>
<td></td>
<td>16</td>
<td>R3-6</td>
<td></td>
<td>Site Plan Control Agreement forwarded to owner for execution - March 2012. No response from owner.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Berkley Bluewater Clubhouse - 9102 Hwy 26</td>
<td>L36C4 Nottawa</td>
<td>W-SP-0311</td>
<td>1</td>
<td>Under Construction</td>
<td>Residential</td>
<td>0</td>
<td>R1-13</td>
<td></td>
<td>Nearing completion and security reduction request granted. Expected completion of works spring 2015.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Telus Mobility (Sturgeon Point Marina)</td>
<td>L2SC9</td>
<td>E-SP-1103</td>
<td>1</td>
<td>Approved</td>
<td>N/A</td>
<td>0</td>
<td>CS</td>
<td></td>
<td>Letter of Undertaking in lieu of Site Plan Agreement----Telecommunications tower</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Wasaga 500 Go-karts (R. Croll Holdings)</td>
<td>L22C22 Flos</td>
<td>E-SP-0904</td>
<td>1</td>
<td>Status N/A</td>
<td>Commercial</td>
<td>0</td>
<td>CS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Bananas Bar Addition</td>
<td>L9C16 Sunnidale</td>
<td>WC-SP-0907</td>
<td>1</td>
<td>Status N/A</td>
<td>Commercial</td>
<td>0</td>
<td>CT</td>
<td></td>
<td>Amendment to existing site Plan Agreement, abandoned</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>The Beacon</td>
<td>L34C1</td>
<td>WC-SP-0607</td>
<td>1</td>
<td>Red-line Revision</td>
<td>Redevelopment</td>
<td>0</td>
<td>R1, CD</td>
<td>OPA and ZBA</td>
<td>OP designation CD and Res.; Deeming By-law 2008-49; File suspended by Applicant/Owner</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Wasaga Country Life Rec Centre/Banquet Hall</td>
<td>L2SC3</td>
<td>W-SP-0310</td>
<td>1</td>
<td>Status N/A</td>
<td></td>
<td>0</td>
<td>CT-9</td>
<td>SP 04/04, SP 05/07</td>
<td>Amendment to original SPA for construction of Banquet Hall/Rec Centre</td>
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<tr>
<td>Site Plan Control</td>
<td>Marocco - 45th Street</td>
<td>L32/33C1 Nottawa</td>
<td>W-SP-2207</td>
<td>1</td>
<td>Site Plan Control Agreement Executed</td>
<td>Commercial</td>
<td>0</td>
<td>DC</td>
<td>OPA #5; ZBA 2005-80</td>
<td>Partial release of securities granted</td>
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<td>Site Plan Control</td>
<td>Inn on the Beach - 505 Shore Lane</td>
<td>LSC16 Sunnidale</td>
<td>WC-SP-0108</td>
<td>1</td>
<td>Pending</td>
<td>Commercial</td>
<td>0</td>
<td>C</td>
<td>None</td>
<td>October 2009 - Pending direction from the applicant to proceed with the application</td>
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<td>File Type</td>
<td>Development Name</td>
<td>Lot/Con</td>
<td>File Num</td>
<td>Phase</td>
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<td>Development Typ</td>
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<td>Site Plan Control</td>
<td>Founder's Village</td>
<td>L25C6</td>
<td>E-SP-1009</td>
<td>6</td>
<td>Under Construction</td>
<td>Residential</td>
<td>157</td>
<td>R1H</td>
<td></td>
<td>Phase 6a completed, Phases 6b and 6C under construction</td>
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<tr>
<td>Site Plan Control</td>
<td>Sergio Molliea</td>
<td>WC-SP-1207</td>
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<td>Di Paola Holdings Ltd. - 1256 Mosley St.</td>
<td>L4C16 Sunnidale</td>
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<td>AD4/07 SP02/12</td>
<td>Partial return of securities Feb 2014</td>
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<td>Aqua Luxury Beach Residences Inc.</td>
<td>L23C10</td>
<td>EC-SP-0811</td>
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<td>Approved</td>
<td></td>
<td>0</td>
<td>CD</td>
<td>None</td>
<td>Site Plan for 2 outside storage buildings. Construction Completed</td>
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<tr>
<td>Site Plan Control</td>
<td>Stonebridge by the Bay - Phase 1 - 281 - 301 Main Street</td>
<td>L26C9 Flos</td>
<td>E-SP-0911</td>
<td>1</td>
<td>Under Construction</td>
<td>Commercial</td>
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<td>CD</td>
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<td>August 2012 - construction completed - Pending submission of record drawings</td>
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<td>D &amp; L Investments (Wasaga Beach) Inc. - 962 Mosley St</td>
<td>L5C16 Sunnidale</td>
<td>EC-SP-0212</td>
<td>1</td>
<td>Approved</td>
<td>Commercial</td>
<td>0</td>
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<td>None</td>
<td>June 2012 - Construction completed - July 2012 - Pending Record Drawings</td>
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<tr>
<td>Site Plan Control</td>
<td>Di Paola Holdings Ltd. - 1262 Mosley St</td>
<td>L4C16 Sunnidale</td>
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<td>0</td>
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<td>DB01/12, Z04/12</td>
<td>Final works to be completed Spring 2014. Awaiting certificate of completion of works from Owner's engineer.</td>
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<tr>
<td>Site Plan Control</td>
<td>Nick Vindimski</td>
<td>L10C16</td>
<td>EC-SP-0312</td>
<td>1</td>
<td>Under Review</td>
<td></td>
<td>0</td>
<td>CD</td>
<td>None</td>
<td>Proposal for commercial cabana shops currently on hold per owner. Comments forwarded to owner, awaiting response. Presumed abandoned.</td>
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<td>Site Plan Control</td>
<td>Free Spirit Tours</td>
<td>L5C16</td>
<td>WC-SP-0512</td>
<td>1</td>
<td>Under Review</td>
<td></td>
<td>0</td>
<td>CD</td>
<td>OP02/12</td>
<td>Received second submission engineering drawings, under site plan review</td>
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<tr>
<td>Site Plan Control</td>
<td>Brement Homes (BeachH20)</td>
<td>L6C16</td>
<td>WC-SP-0113</td>
<td>1</td>
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<td>0</td>
<td>OP</td>
<td></td>
<td>Site plan comments provided June 2013. Second submission comments provided August 2014, awaiting final submission from owner. Final submission received. Anticipate site plan approval February 2015.</td>
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<tr>
<td>Site Plan Control</td>
<td>Hamount Investments Block 24</td>
<td>Lot 26/Conc 9</td>
<td>E-SP-0313</td>
<td>1</td>
<td>Application Submitted</td>
<td>Residential</td>
<td>0</td>
<td>residential condominmation building</td>
<td>Block 24, Registered Plan 1SM-923, Proposed 3 story residential condominium building. Awaiting final submission from Hamount.</td>
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Page 8 of 15
<table>
<thead>
<tr>
<th>File Type</th>
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<tr>
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<td>Marcellini - 361 Mosley</td>
<td>LS-7 16-19 PL624</td>
<td>EC-SP-0114</td>
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<td>Commercial</td>
<td>0</td>
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<td>Application for Revision to Site Plan underway. Anticipate site plan approval April 2015. Addendum to Agreement June 2015.</td>
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<td>Site Plan Control</td>
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<td>1</td>
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<td>Institutional</td>
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<td>Site Plan Approval granted, construction commenced. Occupancy anticipated Spring 2015.</td>
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<td>Site Plan Control</td>
<td>Hamount Block 4</td>
<td>L26C9</td>
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<td>Site Plan Control Agreement forwarded to Hamount for signature.</td>
</tr>
<tr>
<td>Site Plan Control</td>
<td>Yiannakis - 237331/ Ontario Limited</td>
<td>L01C15</td>
<td>WC-SP-0514</td>
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<td>Application Submitted</td>
<td>Commercial</td>
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<td>1st Submission comments issued. Currently 2nd submission under review.</td>
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<td>Simcoe Muskoka Catholic District School Board</td>
<td>L32C2</td>
<td>W-SP-0714</td>
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<td>Application Submitted</td>
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<td>0</td>
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<td>Site Plan Submission Circulated, comments provided to owner.</td>
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<td>Site Plan Control</td>
<td>New England Village Phase 1 A,B,C</td>
<td>L23C8</td>
<td>E-SP-0014</td>
<td>1</td>
<td>Application Submitted</td>
<td></td>
<td>0</td>
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<td>Site Plan application closed file and transferred to plan of subdivision PS01/15.</td>
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<td>Pine Valley Developments - Wasaga Heights</td>
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<td>WC-2-1414</td>
<td>Application for Site Plan Revision, report to Development Committee December 17, 2014. Site Plan Approval anticipated April 2015.</td>
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<td>Di Paolo</td>
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<td>WC-SP-1014</td>
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<td>Application Submitted</td>
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<td>Minor Revision to Site Plan, Report to DSC January 15, 2015. Security reduction granted.</td>
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<tr>
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<td>Wasaga Meadows East</td>
<td>L25C9</td>
<td>EC-SP-0115</td>
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<td>Application Submitted</td>
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<td>Request for reduction of site plan application fee requested. Site Plan proposal for S8 commercial occupancy shipping containers currently under review.</td>
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<tr>
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<td>Nick Vedinovski - 10 Main Street</td>
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<td>Staff Report to Development Services Committee June 18, 2015</td>
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<td>Development Typ</td>
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<td>Riverdocks Holdings inc. - 361 Mosley Cabana Revision</td>
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<td>Subdivision</td>
<td>Golf View Estates - Peter Regina</td>
<td>L2SC8</td>
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<td>P503/12</td>
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<td>Subdivision</td>
<td>Devlin Molella - Westbury Road</td>
<td>L28C8 Flos</td>
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<td>Draft Approved</td>
<td>Residential</td>
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<td>R1H, R1</td>
<td>P502/03</td>
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<td>Donato - 161 &amp; 335 Golf Course Rd</td>
<td>L24/25C8 Flos</td>
<td>E-PS-0209</td>
<td>1</td>
<td>Draft Approved</td>
<td>Residential</td>
<td>39</td>
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<td>Donato Puccini - Puccini Dr</td>
<td>L1C5 Sunnidale</td>
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<td>22</td>
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<td>Iantorno - Bells Park Rd</td>
<td>L24C8 Flos</td>
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<td>Pacific Homes - Sunnidale Trails Phase One</td>
<td>L4/SC13</td>
<td>WC-PS-0207</td>
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<td>556</td>
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- Subdivision approval extended to December 15 2016. Amended conditions on May 26, 2015.
- Draft Plan approval extended to February 16, 2016.
- Final engineering submission review comments provided. Preparing Subdivision Agreement, Draft Plan Approval extended to January 24, 2017.
- Plan Registered 51M-1021, under construction. Security reduction granted.
- Applicant to fulfill Draft Plan Conditions - Extension to Draft Plan Approval Granted - New Lapse Date November 25, 2015.
- Draft Plan Approval Lapse Date - March 5, 2013, extended to 2016. Property up for sale.
- Proposed development includes low, medium, and high density residential uses (922-1418 total units), tourism accommodation and commercial uses, parkland, golf course and an elementary school site. Engineering fee agreement completed, awaiting third submission. Draft approval to expire May 13, 2014 - application for extension received, processed under a different file number. Draft Subdivision Agreement and Parkland, External Servicing Agreements prepared.
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<th>File Type</th>
<th>Development Name</th>
<th>Lot/Con</th>
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<th>Phase</th>
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<td>Trillium Forest North - Zancor</td>
<td>L32C2</td>
<td>W-PS-0507</td>
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<td>Plan Registered</td>
<td>Residential</td>
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<td>Site Preparation Agreement registered on title on November 19, 2008. Site Preparation Agreement Amendment, Pre-Servicing Agreement executed. Plan registered 51M-1039</td>
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<td>Subdivision</td>
<td>Baycliffe Homes - Wasaga Sands Drive</td>
<td>L1/2C14 Sunnidale</td>
<td>WC-PS-0107</td>
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<td>R1H</td>
<td>R3H</td>
<td>First phase of construction underway. Registered 51M-1028</td>
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<td>River’s Edge Phase Two (Fred Picavet)</td>
<td>L5/6C14 Sunnidale</td>
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<td>Stonebridge by the Bay</td>
<td>L25/26C9 Flos</td>
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<td>Plans Accepted for Construction</td>
<td>Residential</td>
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<td>Final Phase of Sandy Coast Crescent completed.</td>
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<td>Subdivision</td>
<td>Blueberry Trails (c/o Frank Romano)</td>
<td>L9C16</td>
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<td>Residential</td>
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<td>Notice of Public Meeting - January 10, 2012. No Action - File placed into abeyance.</td>
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<td>Subdivision</td>
<td>Sceptre Development</td>
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<td>Public Meeting held on July 2012. File on hold at request of new owner Frank Fisco</td>
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<td>Subdivision</td>
<td>Pacific Homes - Sunnidale Trails</td>
<td>L4,5C13</td>
<td>WC-PS-0112</td>
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<td>Residential</td>
<td>556</td>
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<td>PS02/07</td>
<td>March 28, 2012 recommendation to Development Committee to approve extension for three years conditional on outcome of OMB hearing (Case # PL 110670) and revisions to plan. Provided conditions of draft approval to agent on May 25, 2012. Draft approval extension granted on June 14, 2012 for three years. Approval will lapse on June 14, 2015.</td>
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<td>Subdivision</td>
<td>J. Donato Construction - Extension to Draft Plan Approval</td>
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<td>Extension to Draft Plan Approval - approved to extend for additional three years and will lapse on January 24, 2017.</td>
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<td>File Type</td>
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<td>Lot/Con</td>
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<td>Extension to Draft Plan Approval, extended to May 12, 2017</td>
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<td>Extension and Revisions to Draft Plan Approval received and circulated November 2014. Approved and extended to June 14, 2020.</td>
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<td>Wasaga Heights - Pine Valley Developments</td>
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<td>WC-PS-0115</td>
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<td>Report to Development Services Committee February 12, 2015. Public Meeting held March 15, June 16, 2015 Committee of the Whole meeting.</td>
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<td>OMB Hearing August 25, 2015.</td>
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<td>Hamont - River Road East &amp; Beachway Trail</td>
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<td>Zoning Bylaw Amendment</td>
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<td>L9C10 Sunnidale</td>
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<td>Klondike Trailer &amp; Tent Park - 1793 Klondike Park Rd</td>
<td>L10C14 Sunnidale</td>
<td>EC-Z-0409</td>
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<td>Zoning Bylaw Amendment</td>
<td>Rona Building Centre</td>
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<td>Commercial</td>
<td>0</td>
<td>CD</td>
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<td>Property sold to Castle, OMB Decision before the Courts. Settlement reached. Awaiting Court order confirming settlement. Expect to finalize site plan agreement winter 2015 - site works to be completed fall 2015.</td>
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<td>Zoning Bylaw Amendment</td>
<td>Aqua Luxury Beach Residences II Inc</td>
<td>L21C11  Flos</td>
<td>E-Z-0811</td>
<td>1</td>
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<td>OF02/11</td>
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<td>Property under new ownership. File on hold at request of owner.</td>
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<tr>
<td>Zoning Bylaw Amendment</td>
<td>Sceptre Developments</td>
<td>L24C9</td>
<td>E-Z-1311</td>
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<td></td>
<td>0</td>
<td>PS04/11</td>
<td></td>
<td>Site Preparation Agreement forwarded to developers - Site Plan Control &amp; External Agreements to DAS week of April 22, 2014; Lift 'H' By-Law conditional on final execution of Site Plan Control Agreement. External works to be undertaken Summer 2015.</td>
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<td>Zoning Bylaw Amendment</td>
<td>DAS Development Corporation</td>
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<td>L25C6</td>
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<td>Bridget Corallo (2077143 Ontario Ltd.)</td>
<td>L10C16</td>
<td>EC-Z-1301</td>
<td>1</td>
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<td></td>
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<td>Holding pending outcome of TAC discussions</td>
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<tr>
<td>Zoning Bylaw Amendment</td>
<td>Beach Area 1 and 2</td>
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<td>EC-Z-0913</td>
<td>1</td>
<td>Approved</td>
<td>0</td>
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<td>By-Law 2014-92 Passed; awaiting approval of Official Plan Amendment No. 38. Approved By-Law in force.</td>
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<td>Zoning Bylaw Amendment</td>
<td>Hamount Block 24</td>
<td>L26C9</td>
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<td>1</td>
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<td>Residential</td>
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<td>Zoning Bylaw Amendment</td>
<td>J. Donato Construction - Donato Strite Subdivision</td>
<td>L24&amp;2SC8</td>
<td>E-Z-0614</td>
<td>1</td>
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<td>Lift H</td>
</tr>
<tr>
<td>Zoning Bylaw Amendment</td>
<td>Yiannakis - 2373317</td>
<td>L01C15</td>
<td>WC-Z-0814</td>
<td>1</td>
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<td>Commercial</td>
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<td></td>
<td>Application to Lift H; By-Law conditional on final execution of Site Plan Control Agreement.</td>
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<td>Zoning Bylaw Amendment</td>
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<td>Approved</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Lift H pending Subdivision Agreement; By-Law 2014-86 passed for first phase only.</td>
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<tr>
<td>Zoning Bylaw Amendment</td>
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<td>0</td>
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<td>Public Meeting held June 24, 2014.</td>
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<td>Zoning Bylaw Amendment</td>
<td>Beach20 - Bremont Homes</td>
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<td>1</td>
<td>Application Submitted</td>
<td>0</td>
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<td>Lift H Report to Development Committee November 19, 2014. By-Law to Council conditional on final execution of site plan control agreement.</td>
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<td>Zoning Bylaw Amendment</td>
<td>Pine Valley Developments - Wasaga Heights</td>
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<td>WC-Z-1414</td>
<td>1</td>
<td>Application Submitted</td>
<td>52</td>
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<td>WC-SP-0914</td>
<td>Report to Development Committee December 17, 2014. Public meeting scheduled at Council March 24, 2015.</td>
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<td>Zoning Bylaw Amendment</td>
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<td>EC-Z-0115</td>
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<td>13</td>
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<td>Nick Vidojovski 10 Main Street</td>
<td></td>
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<td>1</td>
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<td>Lift Hold Application received.</td>
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<td>Sean Pereira - 58 River Road East</td>
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<td>Report to Development Services Committee June 18, 2015.</td>
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152
HEALTHY COMMUNITY NETWORK
Meeting Notes
Held Thursday, May 21st, 2015 at 7:00 p.m.
In the Classroom, Town Hall

Note:
There was no quorum at the meeting. The following represents notes taken at the meeting

PRESENT: Irene Bell
Fayssoux Bombardier
Sylvia Bray
Neal Jankowski
Mark Kinney - Chair
Ruth McArthur
Michele Rich
Peter Willmott – Secretary
Nathan Wukasch
Luke Cockburn – Resident - Guest
Josh Pallas - Parks Recreation and Facilities Management Department
Jennifer Parker – Guest Presenter

REGRETS:
Rosalind Anderson – With Regrets
Paula Chomiak – With Regrets
Dave Featherstone – With Regrets
John Fisher
Fred Heyduk
Michael LaPorte
Susan Luciani – With Regrets
Margaret Schiavi – With Regrets

1. CALL TO ORDER
The Chair called the meeting to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST – None

3. CONFIRMATION OF AGENDA
One item added to the agenda – Adopt a Road

4. MINUTES OF LAST MEETING
The minutes from the April 16th meeting were reviewed

5. DEPUTATIONS/PRESENTATIONS
Jennifer Parker, the Community Food Centre Project Consultant, made an interesting presentation on the draft report of the community food assessment recently carried out by the Community Food Centre Steering Committee to determine the feasibility of establishing a Community Food Centre in the South Georgian Bay Area. The final report will be available to HCN members in a few weeks.
6. **NEW BUSINESS**

**a) Actions from the minutes of April 16th 2015.**

- **Natural Playgrounds** – Michele Rich has been unable to meet with Gerry Reinders from the Parks, Recreation and Facilities Management Department. A meeting will be arranged before the next HCN meeting.

- **Rent a Bike Initiative** – Mark Kinney has been unable to meet with John Fisher to discuss the feasibility of setting up a program in Wasaga Beach. Neal Jankowski reviewed the Hamilton Rent a Bike Program. **Action:** Neal to contact the Hamilton Program re: funding. General discussion ensued regarding the need to use this year as a planning year in anticipation of possible start up in 2016.

**b) Other Agenda Items**

- **Age Friendly Project** – Nothing to report at this point.

- **Bike Friendly Issues.** – Peter Willmott reported that he has been in contact with a representative from the provincial Share the Road Program and that we should shortly receive advice on the areas we should concentrate in order to move our designation from bronze to silver.

- **Community Garden News** – Peter Willmott reported that since the last meeting, 2 additional plots have been built at the community garden. These will be used to teach local youth about growing healthy food. Neal Jankowski reported that he has been in discussion with the Coordinator at the Youth Centre and arrangements have been made to start this project with an inaugural session at the garden on May 28th at 5 p.m. Neal also informed members about 3 canning workshops which are planned for later this year – July 7th, October 8th and October 17th. Initial planning is focussing on holding the sessions at the Supercentre at a cost of $220 per session. Committee members felt that there may be other locations in town which may be available at a lower cost. **Action:** Neal to explore other potential venues and possible sponsors for the workshops.

  Neal also asked that he be reimbursed for the costs incurred in hosting 2 workshops in 2014 – cost was $120. This was agreed to in principle. **Action:** Mark Kinney is to circulate a motion seeking direction from members on that matter. In addition he will circulate a motion seeking direction on allocating funds for the first canning workshop at a cost of $220. **Action:** Nathan Wukasch is to review the HCN budget to ensure that funds are available to fund the workshops.

Peter Willmott also advised members that 2 fruit trees, donated by the Wasaga Beach Garden Club, should be planted at the garden shortly.

Ruth McArthur reported that nominations were now being accepted for the Food Charter Awards with a deadline of May 31st. She advised members that she would be nominating the community garden for the “Best Community Garden Award.”

- **Harold Culham Memorial Trail** – Peter Willmott reported on a trail survey which had been conducted on part of the Harold Culham Trail to test the draft survey instrument. Results were positive. Next meeting of the Trail Committee is June 3rd – location to be determined.

- **HCN Website** – The website has now been updated consistent with recommendations from HCN.

- **July canoe Trip** – This year's July trip has been cancelled. HCN will focus on the September trip possibly going from Hammelville to Klondike Park, a 2 to 3 hour trip though Jack’s Lake. **Committee members** emphasised to need to promote the trip aggressively throughout the community including the use of social media.
7. **Other Business**

- Peter Willmott reminded members that Saturday May 23rd was Adopt a Road Day and asked any members who were interested to meet at 9 a.m. on 62nd Street to pick up garbage from 62nd Street to the first roundabout at Beachwood Road.

- Nathan Wukasch advised members that the Town has been successful in receiving a $30,000 grant through the County’s Trails Connecting Communities Program.

8. **DATE OF NEXT MEETING**

Thursday, June 18th, 2015 at 7:00 p.m. in the Classroom.

9. **ADJOURNMENT**

The Chair adjourned the meeting at 8.45 pm.
RECOMMENDATION:

“That the Development Services Committee recommends to Council that the Healthy Community Network’s Report, “Goals for 2015 - Status Report” be received for information.”

DISCUSSION:

In order to keep Council aware of the status of its activities, the Healthy Community Network provides Development Services Committee with regular status reports related not only to its 2015 goals but also to other initiatives in which it may be involved. This is the 2nd such report for 2015.

Report – 2015 Goals

Goal #1

To explore opportunities to promote Wasaga Beach as an Age Friendly Community through a Community Needs Assessment.

Status

In 2015 with the approval of Council, HCN members and Town Staff completed a funding application to Government of Ontario – Ministry for Seniors Affairs.

We (Town) were successful in securing this grant for $25,000. Town funds including funds from the HCN, bring the consulting budget to $42,500, and with the addition of various in-kind contributions will raise the total project budget to $68,700. As a result of dialogue with Town Staff and with the assistance of HCN members, a RFP for a consultant will be developed. This individual will work with Town staff, HCN and an Age Friendly Steering Committee which will oversee the project and report to Council periodically through the HCN during the course of the project.

Goal #2

To continue supporting the Wasaga Beach Community Garden.

Status

To date our Community Garden is growing! Town Staff have added 2 more gardening beds bring our number to 56, all of which have been spoken for. The Park and Recreational Staff with the support of HCN members ensured these beds and surrounding garden area were ready for prospective gardeners. HCN members have planned several teaching sessions both on and off site to enhance
the gardening experience. One of these sessions is a canning session being planned to be held at the Real Canadian Super Store on July 7th. In addition through funding from the Wasaga Beach Garden Club, 2 fruit trees have been purchased from Clearview Nursery and are to be planted. In an attempt to introduce our youth to the benefits of gardening, members of the HCN have liaison with our Youth Centre and on May 28th, five youth with the support of HCN members and staff from the Youth Centre got their hands dirty helping with weeding and taking care of several beds. The above mentioned 2 new beds will be used to accommodate our Youth Gardener project.

**Goal #3**

To improve upon the Walk and Bicycle Friendly “Bronze” Designations.

**Status**

Both Town Staff and HCN members are in constant communication with Share the Road Cycling Coalition and Green Communities Canada / Walk Friendly Ontario and we have had feedback from Green Communities Canada on how we as a Town can take the next step to move our bronze designation to the “Silver” level. We are still waiting to hear from Share the Road Cycling Coalition and their advice on our next step to move this designation to Silver. It does appear that both organizations require a period of two years after an initial designation before re-applying to upgrade.

**Goal #4**

To organise the 7th annual environmental/educational canoe trip on the Nottawasaga River.

**Status**

Due to unforeseen circumstances, the July Canoe trip, which was to be held in collaboration with the Nottawasaga Valley Conservation Authority (NVCA) was cancelled, however the Fall Canoe trip up the Nottawasaga River in September is on schedule and will be advertised with the support of the Town’s Special Events Coordinator.

**Goal #5**

To continue to support the regional Share the Road initiative.

**Status**

Members of the HCN are currently monitoring an M.T.O proposal to allocate $400,000 towards a cycling safety education program. Details of the program are to be announced later in the Spring. The HCN is still awaiting this announcement.

**Goal #6**

To support the construction of the Harold Culham Memorial Trail.
**Status**

Recently on April 22\(^{\text{nd}}\), members of the HCN and Town Staff attended a section of the Harold Culham Memorial Trail and tested a survey tool that on first run functioned well. HCN is also investigating the possibility of having one of the International Mountain Bike Association - Trail Crews visit Wasaga Beach to advise the committee on what would be needed to make this trail operational.

**Goal #7**

To support the establishment of a Community Food Centre.

**Status**

The recent assessment of the feasibility of establishing a community food centre locally, in the Town of Wasaga Beach has been finished.

A draft report has been completed and a power point presentation on its highlights was presented to the HCN members at our May 2015 meeting. HCN will be meeting with the project consultant once the final report has been completed in order to discuss the next steps in this project including having the consultant make a presentation to Council.

**Goal #8**

To explore opportunities for establishing a local Seniors/Youth Mentoring Service.

**Status**

No update on this initiative at this time.

**Goal #9**

To maintain current and relevant information on the HCN Bulletin Boards.

**Status**

New current HCN informational materials and our activities have been added to our two HCN Bulletin Boards.

**Goal #10**

To improve HCN visibility and awareness – Website, communications, social media, advertisements, Recplex and Stars Arena electronic billboards, etc.

**Status**

Our HCN website has been updated with current approved minutes and our Goals for 2015. The HCN is investigating how the committee can better utilize the Town’s “Communication Tools” to promote the HCN in the Town and our numerous activities and initiatives.
Goal #11
To explore the potential for establishing a Rent a Bike Program in order to improve bike accessibility.

Status
HCN members are investigating several possibilities from municipality to privately run programs. The Committee has also reviewed a bike rental program that is currently being used in several Ontario Parks but not in Wasaga Beach Ontario Park. Discussions are underway with the local Ontario Parks officials to determine the feasibility of establishing a “Rent a Bike” program in Wasaga Beach.

In addition HCN members have approached a local privately run business to see if they would be interested in running a “Rent a Bike” program.

Goal #12
To explore the possibility of creating a Natural Playground initiative.

Status
Natural Playgrounds are far more beneficial to the development of our youth both from a physical and mental point of view.

HCN members have done extensive research on bring Natural Playgrounds to Wasaga Beach and now are in the process of networking with Park and Recreation Staff on feasible and fiscal ways of making them happen.

Other Notable HCN Activities

Adopt – A – Road – On Saturday, May 23rd, 2015, members of the HCN participated in this community event and cleaned the roadside and ditches from 62nd Street to the Beachwood roundabout.

Healthy Parks / Health People (Ontario Parks – Initiative) – HCN members were invited and attended this announcement on Friday, June 5th, 2015 at the Nancy Island Historical Site.

Respectfully submitted,

__________________________________________
Mark Kinney
Chair
Healthy Community Network
ACCESSIBILITY ADVISORY COMMITTEE

MINUTES

Thursday, April 23, 2015 at 9:30 a.m.
Held at South Georgian Bay Community Health Centre Board Room,
45th Street & Ramblewood, Wasaga Beach

ATTENDANCE:
Fred Heyduk, Chair
John Robbins, Vice Chair
Michelle Heyduk, Secretary
Ruth Angel
Kim Lattimore
Mark Ruttan
Twyla Nicholson, Clerk

ABSENT:
Frank Nunnaro
Councillor Ron Ego
Gerry Reinders, Manager, Facilities, Parks & Recreation

1. CALL TO ORDER
The Chair, Fred Heyduk, called the meeting to order at 9:35 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST - None

3. MINUTES OF LAST MEETING – September 25/14 and October 23/14

Moved by M. Ruttan; Seconded by F. Heyduk
THAT the Accessibility Advisory Committee minutes of September 25/14
and October 23/14 be accepted, as presented.
CARRIED

4. DEPUTATIONS/PRESENTATIONS - None

5. UNFINISHED BUSINESS - None

6. SUB-COMMITTEE REPORTS – None
7. **NEW BUSINESS**

a) **Staff/Council Update**

Twyla Nicholson, Clerk:

- Update on the proposed activity court; Town owns Beach 2
- Discussions with Town staff; uneven ground and dunes prevents activity court at Beach 2; staff will look into moving picnic tables closer to boardwalk to provide access to the picnic area
- Clerk asked the Planning Department to consider including an accessible activity area in the future plans and visions for the Beach Area 1 & 2; would be a good draw for tourists and events such as the special Olympics
- AAC requested that members be invited to public meetings and open houses and be asked for input and comments regarding accessibility matters in the community
- Clerk working on Accessibility Annual Progress Report – all comments and input refer to Twyla
- Accessibility Week is May 31st to June 6th; Council will be requested to proclaim the week

b) **Appoint Chair, Vice Chair, Secretary**

Moved by Mark Ruttan, Seconded by Kim Lattimore
THAT the Accessibility Advisory Committee appoints the following positions:
- Chair - Fred Heyduk
- Vice Chair - John Robbins
- Secretary - Michelle Heyduk.
For the 2014-2018 Term.
CARRIED

c) **Schedule for future meetings**

Committee discussed moving its meetings to the first Thursday of the month to facilitate timely receipt of the minutes to the Development Services Committee. As a result minutes would only be one month behind. The Committee agreed to move its meetings to 10:00 a.m.
Some members expressed concern in the challenge of getting to meetings in the winter months due to mobility issues; as a result no quorum; suggesting that the meetings not be held in January and February and be held in July and August, if required. This would accommodate members with mobility concerns to be able to attend meetings. It would also provide an opportunity to work on summer accessibility programs.
Moved by Bruce Galbraith, Seconded by Kim Lattimore
THAT the Accessibility Advisory Committee schedules its meetings the 1st Thursday of every month at 10:00 a.m. to be held at the South Georgian Bay Community Health Center for the 2014-2018 term and further that meetings be cancelled for January and February (unless required) for accessibility concerns and be held in July and August, if required.
CARRIED

Next meeting is June 4th, 2015.

d) **AODA 10th Anniversary**

Clerk updated the members on the AODA 10th Anniversary Events to celebrate the introduction of the AODA 10 years ago. The one day event will highlight some municipal success stories and celebrate community champions to educate and inspire the accessibility community. The Clerk will be attending the Burlington event on May 13th, to present Wasaga Beach’s success story on the mobi mats. An invitation was extended to the Committee members. Bruce Galbraith, Fred and Michelle Heyduk acknowledged they would like to attend.

Moved by J. Robbins, Seconded by R. Angel
THAT the Accessibility Advisory Committee supports the attendance of Michelle Heyduk, Fred Heyduk, Bruce Galbraith at the AODA 10th Anniversary event, in Burlington May 13, 2015 and further that travel expenses be paid.
CARRIED

e) **Outreach Public School Program – 2015 – Update**

- Kim Lattimore provided an update to the Committee on the status of the Public School Outreach program to promote accessibility awareness in Wasaga Beach.
- Scheduled for June 11 and 12th at Worsley, Birchview, True North and St. Noel schools
- Speakers have been arranged including the Paralympics, Fred Heyduk with his service dog Trump; Breaking Down Barriers will be asked to participate
- Booths will be set up
- Prizes and a coloring contest have been arranged
- Ruth will look after media coverage
- Michelle will solicit for prices
- Twyla will update the brochure and explore purchasing promotional give aways
Moved by M. Ruttan, Seconded by K. Lattimore
THAT the Accessibility Advisory Committee plan for an Outreach Public School Program for June 11 and 12, 2015 to promote accessibly awareness in Wasaga Beach and further that expenses be allocated from the Accessibility budget.
CARRIED

8. ITEMS FOR FUTURE MEETINGS

a) Regional Accessibility Fair 2015

9. DATE OF NEXT MEETING

The next meeting is June 4, 2015

Future Meetings (subject to change with the new Committee: July 2/15 (if required); August 6/15 (if required); September 3/15; October 1/15; November 5/15

The Clerk noted she will be on vacation for the August 6th meeting; Clerk will email members with an update on future meetings.

10. ADJOURNMENT

The Chair adjourned the meeting at 10:30 a.m.