

GENERAL GOVERNMENT COMMITTEE

REPORT

Held Wednesday, October 14, 2015 at 10:30 a.m.
Classroom, Town Hall

PRESENT:	R. Anderson	Councillor/Chair
	S. Bray	Councillor/Co-Chair
	N. Bifulchi	Deputy Mayor
	B. Smith	Councillor
	B. Stockwell	Councillor
	R. Ego	Councillor
	B.F. Smith	Mayor
	P. Archdekin	Deputy Clerk
	M. Quinlan	Treasurer
	A. McNeill	Director of Economic Development & Tourism
	J. Legget	Corporate Communications & Special Projects
	A. Webster	Special Events Coordinator
	D. Bowers	Chief Information Technology Officer
H. Bryce	Manager of Corporate & Strategic Initiatives	
K. Wilson	Deputy Treasurer	
ABSENT:	G. Vadeboncoeur	Chief Administrative Officer

1. CALL TO ORDER

Councillor Anderson called the meeting to order at 10:30 a.m.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS, PETITIONS, PRESENTATIONS AND PUBLIC MEETINGS

- a) Mr. Bruce Miller - request to waive Development Charge fees for 1788 River Road West for an extended period of time – (2 year additional waiving of fees Dec. 2017 granted August 12, 2015)

Councillor Anderson welcomed Mr. Miller to the table.

Mr. Miller thanked Committee for the opportunity to attend the meeting, noting he appreciates the time and apologized for the length of time of this delegation. He advised that he would like to go back to the beginning when he first made his request. Mr. Miller proceeded to speak to his first request, not being able to attend a previous meeting last fall due to inclement weather, his deputation in August and what was granted which was not his original request. He spoke

to the process of water and sewer to the property, demolition and information that was not made clear to him on the five year development charge exemption after demolition. He spoke to an open ended exemption that was granted by the previous Council to a gentleman and he is asking for the same consideration, so that he does not have to pay Development Charges. He spoke to why he has not built since 2009.

Deputy Mayor Bifulchi inquired if notifications were sent out to property owners outlining options when water and sewer services were made available. The Treasurer advised that this happened before she came here, but notices and ads did go out, but perhaps the advertisements was not explicit enough. The Water Committee dealt with requests for extensions that came through. At that time Mr. Miller did not come forward. Pertaining to the previous situation Mr. Miller is referring to, the motion was to not grant an exemption and Committee defeated it, which meant the exemption was granted. It is contradictory to our By-Law to grant an exemption.

Mayor Smith inquired how long the cottage has been down to which Mr. Miller replied 2009. He was asked why he had not built in this time and provided a response. Mr. Miller advised it is his intent to build a modest cottage. Mayor Smith felt that a previous Council made a mistake on the one request and he is not prepared to support a cart blanche exemption. There was an error but there has been ample time to reconstruct a dwelling. He did not support not putting a time limit on the Development Charge fee.

Deputy Mayor Bifulchi confirmed that Mr. Miller was granted an additional two years until December 2017. Mayor Smith suggested that one more year is ample time and more than fair. Committee agreed to an additional year extension.

Mr. Miller once again spoke to what was granted to a gentleman in the past and that is that is what he is asking for. He felt it was precedent setting and he does intend to build as soon as possible, but with budget constraints there are some issues.

Councillor Anderson stated that the former Council made an error in granting a Development Charge exemption that was forever and Committee seems not prepared to recommend it again. It was then;

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-10-01

RESOLVED THAT the General Government Committee does hereby recommend to Council that it extend the waiving of development charges fee to December 2018.

CARRIED

- b)** Mr. Sean Ainley will be in attendance to request full waiving of Development Charges for a property just purchased Oct. 7, 2015; 87 – 32nd St. N.

Councillor Anderson welcomed Mr. Ainley to the table.

Mr. Ainley thanked Committee for giving him this opportunity. He spoke to moving to Wasaga Beach in the 1980 and that he and his wife recently purchased #87-32nd Street South as of

October 7, 2015. He is here to request a one year extension of the Development Charge Credit lapse date of November 3, 2015 to February 2, 2016, being a further four months. He is not asking for the fees to be waived, only an extension to the five year redevelopment. He advised that the cottage was demolished in 2010 due to a heavy snow load that collapsed the existing cottage. The owners at the time demolished it and left a garage. He is in the process of removing the garage and some footings to permit a single family dwelling application. He plans to build an eco-friendly home and the property is currently serviced so there is no capital expenditure for which development charge fees would be required. Mr. Ainley asked for Committee's consideration to extend the development charge period by four months.

Deputy Mayor Bifulchi inquired if the application will be in by February 3rd to which Mr. Ainley advised it would be. Deputy Mayor Bifulchi advised she will support this as it is a reasonable request. However if the application is not in by February 3rd, she would not support a further extension.

A short discussion ensued and it was then;

MOVED BY B.F. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-09-02

RESOLVED THAT the General Government Committee does hereby recommend to Council that it grant an extension until February 3, 2016 to the re-development exception for development fees on the property known as 87 32nd Street North, Wasaga Beach as the almost vacant property was acquired on October 7, 2015 and the new owners are moving forward with demolition of an existing old garage to permit a single family home building permit application.

CARRIED

Councillor Stockwell inquired if there is something to be done so we do not get into this situation again. The Treasurer advised that after the last Council granted the exemption the Building Department Demolition Permit form was changed to specifically state that there is a five year limit to rebuild without development charges.

The Mayor noted a mistake was made by the past Council and this Council is fixing that mistake so we can close that door.

Committee agreed that people should have an opportunity to make a request if there are extenuating circumstances. It was noted that a person can always go to the OMB.

Ms. Bryce was asked for her advice and advised that in November the new Development Charges By-Law will be coming forward and starting a new era. A clause may be able to be added with respect to extensions and staff have already added a memo to the Demolition Permit. She proposed that there will always be the odd circumstance for extenuating situations.

4. UNFINISHED BUSINESS

- a) Community Health Centre – Development Charges; October 16, 2014

- b) Analysis of lost revenue in municipal parking lots due to Special Events plus cost of staff set up take down time; May 20, 2015
- c) Assessment Review Board Settlements - Two Beach Area 1 properties; June 17, 2015

5. DEPARTMENTAL STAFF REPORTS

Economic Development and Tourism

a) Economic Development and Tourism – September 2015

Councillor Smith spoke to Bananas, Copa and the Dard and the need for a special meeting or more discussion. She is not prepared to talk about it today as we need some time to discuss the future at one of these meetings.

Councillor Anderson felt the time was running out on these buildings to get them fixed up by spring.

Mr. McNeill advised that he is preparing an RFP for the Cope and Bananas and he has people interested in the Copa. With respect to the Dard, the dance hall is un-rentable in its current state and Council needs to make a decision on a number of options. He can put out an RFP to leave the Dard as is; look for a private operator to restore the Dard at their expense or Council may want to endorse replacement of a new Dard. Mr. McNeill advised it would be helpful to him to have direction from Council. He along with the CBO are prepared make recommendations on what may be appropriate for Committee's direction. He cannot put out an RFP as he doesn't know what Council wants for the Dard.

Deputy Mayor Bifulchi would like a report to COWOC for full discussion and within the report would need detailed cost done of what it will cost.

Mr. McNeill noted there are a number of ways to go, but he needs direction as to which way to go. If Council looks to a private partner to come in and restore the Dard on their dime that person will look for 20-40 year lease as the capital cost will be quite significant. There could be an out clause to accommodate the potential for future development of the beach area, but it will cost some compensation for what has been put into it by the Town.

Councillor Smith advised that the Historical Committee has requested to have input into the decision about the Dard.

Councillor Anderson supported restoring the back of the Dard but not on the Town's dollar. He wants the dance hall up and running to draw people. He supports a reduced lease rate but most important of all is to have it open. He supports going out with an RFP for the Copa and Bananas and restoration of the Dard.

Mayor Smith didn't disagree, but Council needs to be clear as to what level of restoration and how much investment and there has to be a demolition clause so we are able to move forward should a developer come along with a great idea for those properties. If you have a demo clause and invoke it there will be payback in the agreement. He has no problem with restoring the Dard on someone else's dime; Council has to make sure we have covered all the bases. The Mayor asked Mr. McNeill to come back to COWOC for Council to have a good look at it.

Councillor Anderson did not support another report; in an RFP ask for a cost to restore the Dard. It will be up to that person to create a number.

Deputy Mayor Bifulchi noted that as this is a Town Building, we have to set the standard, and if we want out, we need to have that ability. She further noted that she is not in favour of putting out an RFP on the Dard today.

A discussion ensued with respect to the nature of Mr. McNeill's report; level of restoration; what direction Council wishes to take and provide direction; taking the time to do it right as the Dard Dance Hall will not be open until 2017; the RFP and when Mr. McNeill could have a report ready.

The Deputy Clerk advised there are a number of Committee of the Whole meetings already scheduled that a follow-up report could be added to.

Councillor Smith noted Council has not gone to the public about this building. Council hasn't, as a group, decided this is the direction we want to take.

Mr. McNeill advised that is why he brought it forward to see if there is a desire to see the dance hall restored.

Mr. McNeill was directed to prepare a Report back to the next Committee of the Whole on the back of the Dard Dancehall.

Mr. McNeill advised that he has a second item with respect to a plan to pursue a downtown. The Ministry has money but we have to apply for it through the Tourism Development Fund that is specifically to create a plan for a downtown Wasaga Beach. It has to be submitted four months in advance and with the education session on Monday the application has to be submitted. It was then;

MOVED BY B. SMITH
SECONDED BY B.F.SMITH

RESOLUTION NO. 2015-10-03

RESOLVED THAT General Government Committee recommends to Council that the Town submit an application for the Tourism Development Fund to assist in funding the creation of a Downtown Plan.

CARRIED

MOVED BY B. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-04

RESOLVED THAT the General Government Committee does hereby receive the September 2015 Report from the Director of Economic Development and Tourism, for information.

CARRIED

Special Events**a) Special Events Monthly Report – September 2015**

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-05

RESOLVED THAT the General Government Committee does hereby receive the September 2015 Special Events Report, for information.

CARRIED

b) Special Events – 5K Foam Fest Canada 2016

Discussion ensued with respect to the Foam Fest event, hosting fees and other events that have a hosting fee and those that do not. It was noted that reports would come forward and it would be Council's decision if a hosting fee or sponsorship is relevant. It was then;

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-10-06

RESOLVED THAT the General Government Committee does hereby recommend to Council that it approve in principle hosting the 2nd annual 5K Foam Fest event held in Wasaga Beach on Saturday, August 13, 2016; and,

FURTHER THAT the General Government Committee recommends to Committee of the Whole as Budget Committee that it include a hosting fee of up to \$10,000 for this event in the 2016 Budget, pending final event approval.

CARRIED

Administration**a) Accessibility Advisory Committee Minutes – September 3, 2015**

Councillor Smith questioned the absence of Councillor Ego at these meetings to which he provided an explanation of meeting conflict and not being advised of meeting. The status of the mobi-mats was questioned to which the Deputy Clerk confirmed they had been ordered. It was then;

MOVED BY S. BRAY
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-07

RESOLVED THAT the General Government Committee does hereby receive the September 3, 2015 Accessibility Advisory Committee Minutes.

CARRIED

b) Historical Advisory Committee Minutes – October 5, 2015

Councillor Smith advised that the Committee would like to be involved and provide comment on the future of the Dard. It was then;

MOVED BY N. BIFOLCHI
SECONDED BY B. SMITH

RESOLUTION NO. 2015-09-08

RESOLVED THAT the General Government Committee does hereby receive the October 5, 2015 Historical Advisory Committee Minutes.

CARRIED

c) MPAC – Announcement of New Vice-President of Municipal and Stakeholder Relations

MOVED BY B. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-09

RESOLVED THAT the General Government Committee does hereby receive the correspondence from MPAC announcing a new Vice-President of Municipal and Stakeholder Relations, for information.

CARRIED

d) Ministry of Municipal Affairs – 2014 Financial Information Return Award

Mayor Smith extended his congratulations to Mrs. Quinlan and Ms. Moore. It was then;

MOVED BY S. BRAY
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-10

RESOLVED THAT the General Government Committee does hereby extend congratulations to Monica Quinlan and Cindy Moore on receiving a 2014 Financial Information Return Award from the Ministry of Municipal Affairs.

CARRIED

e) Deputy Treasurer – Tax Arrears Extension Agreement – 52 – 48th St. S.

MOVED BY B. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-11

RESOLVED THAT the General Government Committee does hereby recommend to Council that it enact a By-Law authorizing the Mayor and Deputy Clerk to enter into an extension agreement for the payment of taxes with the spouse of the owner of 52 – 48th Street South to extend the period of time in which the cancellation price is to be paid with payment terms as follows:

- \$700 per month for the period September 2015 to February 2017 on the tax account;
- Payment of the balance of the account by March 31, 2017;
- Payment of all tax instalments as they become due, and;
- Payment of all water/waste billings as they become due.

CARRIED

f) Deputy Treasurer – Tax Arrears Extension Agreement – 14 Langevin Drive

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-12

RESOLVED THAT the General Government Committee recommends to Council that it enact a By-Law authorizing the Mayor and Deputy Clerk to enter into an extension agreement for the payment of taxes with the owner of 14 Langevin Drive to extend the period of time in which the cancellation price is to be paid with payment terms as follows:

- \$500 per month for the period October 2015 to October 2016 on the tax account;
- Payment of the balance of the account by November 30th, 2016;
- Payment of all tax instalments as they become due, and;
- Payment of all water/waste water billings as they become due.

CARRIED

g) Treasurer – 2015 Third Quarter Financial Report

Committee asked questions to which the Treasurer responded and it was then;

MOVED BY B. SMITH
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-13

RESOLVED THAT the General Government Committee does hereby recommend to Council that it receive the 2015 Third Quarter Financial Report for information; and,

FURTHER THAT a Winter Maintenance Reserve be established if a favourable variance is experienced in the Winter Maintenance accounts to help offset years when significant events occur.

CARRIED

h) Treasurer - Investment Policy Review including addition of Joint Public Sector Investments

MOVED BY N. BIFOLCHI
 SECONDED BY S. BRAY

RESOLUTION NO. 2015-10-14

RESOLVED THAT the General Government Committee recommends to Council that it receive the updated draft investment policy for information and discussion; and,

FURTHER THAT it authorize the Treasurer to begin the process of including the Association of Municipalities of Ontario Local Authority Services ONE program as part of the Town's investment portfolio.

CARRIED

i) Special Projects and Corporate Communications – Impact of the County of Simcoe's Economic Development Funding on Tourism in Wasaga Beach

MOVED BY S. BRAY
 SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-15

RESOLVE THAT the General Government Committee recommends that Council receive the Report from the Special Projects and Communications Coordinator for information; and,

FURTHER THAT the report be forwarded to the County of Simcoe for information.

CARRIED

j) CAO – Request to Re-establish the Parking Lot and Vacant Lot at the Dome Property 3 & 9 Main Street

A short discussion on the property ensued and it was then;

MOVED BY B. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-16

RESOLVED THAT the General Government Committee recommend to Council that it not re-establish the parking lot at 3 Main Street by removing the infrastructure improvements on the property that form part of the Dome Site.

CARRIED

k) Council and Administration Accounts – September 2015

MOVED BY S. BRAY
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-17

RESOLVED THAT the September 2015 Accounts as reviewed by General Government Committee, are hereby confirmed.

CARRIED

- 6. **OTHER AGENCY REPORTS** - None
- 7. **DATE OF NEXT MEETING** – November 11, 2015
- 8. **CLOSED SESSION**

a) Proposed acquisition or disposition of land

MOVED BY S. BRAY
SECONDED BY B. SMITH

RESOLUTION NO. 2015-10-18

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended, the next portion of the General Government Committee meeting of October 14, 2015 be closed to the public to consider a proposed acquisition or disposition of land.

CARRIED

Time: 12:02 p.m.

Closed Session Resolution:
2015-10-19
2015-10-20

Councillor Anderson rose and reported on the property acquisition or disposition discussion and it was then;

MOVED BY S. BRAY
SECONDED BY N. BIFOLCHI

RESOLUTION NO, 2015-10-21

RESOLVED THAT the General Government Committee does hereby confirm the direction given to the Chief Administrative Officer, in Closed Session.

CARRIED

MOVED BY S. SMITH
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-10-22

RESOLVED THAT the General Government Committee does hereby recommend to Council that the Town respectfully decline Mr. Mills land donation offer.

CARRIED

9. ADJOURNMENT

Councillor Anderson adjourned the meeting at 12:13 p.m.