



REGULAR MEETING OF TOWN COUNCIL

Held Tuesday, July 26, 2016
At 7:00 p.m. in the Council Chambers

PRESENT:	B.F. Smith	Mayor
	N. Bifulchi	Deputy Mayor
	J. Belanger	Councillor
	S. Bray	Councillor/Chair
	B. Smith	Councillor
	B. Stockwell	Councillor
	R. Ego	Councillor
	G. Vadeboncoeur	CAO
	H. Bryce	Clerk
	P. Archdekin	Deputy Clerk
	S. Harrington-Slade	Planner
	D. Herron	Manager of Planning

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Belanger declared a Pecuniary Interest with respect to Coordinated Committee Special Events 2016-07-03 regarding Wasaga Beach Blues Event and will be voting on all other items.

Councillor Smith declared a Pecuniary Interest with respect to Coordinated Committee Special Events 2016-07-03 regarding Wasaga Beach Blues Event and will be voting on all other items.

Deputy Mayor Bifulchi declared a Pecuniary Interest with respect to Public Works Minutes cheque #19602 as it pertains to a family member and will be voting on all other matters.

3. ADOPTION OF MINUTES

- a) Regular Meeting of Council June 28, 2016
- b) Special Meeting of Council – July 5, 2016

MOVED BY B. STOCKWELL
SECONDED BY B. SMITH

RESOLUTION NO. 2016-14-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday, June 28, 2016 and the Special Meeting of Council held July 5, 2016, are hereby adopted as circulated.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

4. DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS

PUBLIC MEETINGS

Pursuant to the Planning Act, a Public Meeting is being held with respect to a Proposed Official Plan and Zoning By-Law Amendment for lands on the north east corner of 45th Street South and Knox Road West addressed as 121 45th St. S.

OP04/16 and Z03/16 – TY Corp. Investments Inc.

Mayor Smith advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on July 7, 2016, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the *Planning Act*.

Please note that no decision will be made at this meeting. This meeting is an opportunity for the public to provide comments on the proposed Official Plan and Zoning By-law Amendments for a townhouse development.

The land is subject to the Official Plan and Zoning By-law Amendments includes approximately 3.98 hectares (9.83 acres) of land legally described as Part Lot 1, Concession 15, located at 121 45th Street South in the Town of Wasaga Beach.

The proposed Official Plan Amendment would re-designate a portion of the subject lands from “District Commercial” to “Residential” and “Natural Hazards” to allow medium density residential development consisting of approximately 100 townhouse units with access through a private road from 45th Street South.

The proposed Zoning By-Law Amendment would re-zone a portion of the subject lands from “District Commercial Hold” to Residential Type 3 Holding (R3H-Exception) Zone and Open Space (OS). The proposed R3H-Exception Zone would permit townhouse dwelling units on a private road. In addition, the exception would permit a driveway to be located a minimum distance of 4.5 metres from an intersection of street lines and that the private road be deemed a public road for the purpose of zoning by-law interpretation. The proposed OS Zone would permit the Carly Patterson Trail connection.

The effect of the proposed Official Plan and Zoning By-Law Amendments would permit the development of approximately 100 townhouse units having access from a private road leading to 45th Street South.

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

Letter of Support: None

Letters of No objection: The NVCA has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment.

Letters of Concern: Comments have been received from Public Works in regards to site design and clarification of site servicing. Comments have been received from Simcoe County in regards to site design and solid waste management.

E-mail correspondence has been received from Mr. John Sciarra with concerns regarding the design details of the unopened road allowance on Meadowlark Blvd and fencing of the proposed development.

Letters of Objections: None

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

Planning staff advised that Simcoe County provided additional comments that solid waste management is the responsibility of the Condo Corp through a private contractor.

Mayor Smith advised that Mr. Gregory Barker will now make a brief presentation and will provide further details with respect to the proposed amendment.

Mr. Barker, Innovating Planning Solutions, Sr. Planner, presented the application noting the lands are located at 45th and Knox Road West. Through a PowerPoint presentation he gave an overview of the surrounding land uses. The Trillium Creek and Carly Patterson Trail runs through the subject site. The surrounding area is residential to the east and south and commercial lands to the north and west. Mr. Barker provided an overview of the Official Plan. They are proposing an Official Plan Amendment to redesignate a portion of the subject site from “Commercial” to “Residential” and some “Natural Hazard” surrounding the Carly Patterson Trail. The Zoning By-law Amendment seeks to rezone the same lands from the “District Commercial” hold zone to the “Residential-Exception” hold zone. The Exception will recognize the reduced driveway setbacks from an intersection and deem the private road to be public for the purpose of zoning by-law interpretation. Mr. Barker described the development concept. He further mentioned that it is just a concept at this time and that the concept plan has not been through a detailed design review. The concept illustrates one hundred townhouse condominium units with access off 45th Street South. There are 28 visitor parking spaces proposed and there is no access from Old Hickory Lane or Meadowlark Blvd. The concept provides for a central park area with underground stormwater management tanks. Pedestrian access has been provided to 45th Street South and throughout the development. Private garbage and snow removal would be paid for by the future condominium corporation. The concept presented today has been evolving since 2014. All the required reports have been submitted to the Town for review. The lands are within the settlement area of Wasaga Beach and are within close proximity to a variety of services. It is the opinion of Mr. Barker that the proposal meets all good planning standards and that the site is ideal for medium density residential.

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

Kathy Walmsley, 20 Meadowlark Blvd. – Her property is directly behind the Canadian Tire. They purchased knowing it was commercial property and preferred that to seeing house after house in their backyard. If single homes were proposed that would be different but for townhomes they have a concern because they are higher. She asked that there be a buffer of green area between the existing Meadowlark homes and the townhomes as they will likely be higher and when they are on their deck or in their living room all they would see is a strip of balcony's and be overlooked by townhouses. Ms. Walmsley referenced the townhouse development on 41st Street and how they left a treed buffer area as part of that development. She felt consideration should be given to the existing homes on Meadowlark.

Mr. Barker noted what he presented is simply a concept plan and as they go through the process on the detailed design, tree preservation or other means will be discussed.

Les Gilmartin, 14 Tamarack Way – he advised that the Carly Patterson trail is behind his place and is concerned regarding fencing. Mr. Barker advised that the concept plans detailed design review will identify issues such as fencing and show where a fence will be required. However it is something that will be looked at in detailed design phase once the land use is established. Mr. Gilmartin had concern regarding the Creek and Carly Patterson Trail and buffers connected to each. Mr. Gilmartin advised there has been problems with the trails and creek and that the greenbelt has suffered due to northwest winds. A lot of bush would be taken down as a result of this proposal, however if there is a buffer left it will help with these concerns.

Mayor Smith inquired if there were any further comments.

Elaine Bryce, 15 Tamarack Way – inquired if the condos will be individually owned or owned by the Condo Corporations which can be rented out. Mr. Barker advised that the units will be Parcels of Tied Land (POTLs) and will be owned by individuals and the common elements area would be owned by the Condo Corp.

Don Goulding, 12 Meadowlark Blvd. - agrees that a buffer zone is required. They all purchased knowing it was commercial behind them and that it would be over two storeys. He assumed the townhomes will be two storeys and Meadowlark is all raised bungalows and believes there should be a tree buffer instead of towering townhomes. He expects there will 300-400 new people and inquired of the water pressure. Mr. Herron responded that when the detailed design is reviewed water pressure is one aspect that engineers review both for residential uses but also for emergency services which has a higher standard of pressure required.

Mayor Smith inquired if there were any further comments.

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

No comments from Council.

The Mayor advised that comments received today will be taken into consideration and referred back to Development Services Section where a decision will be made as to whether Committee will recommend the proposed Official Plan and Zoning By-law Amendments proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan and Zoning By-law Amendments, please make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Smith then closed the Public Meeting.

Pursuant to the Planning Act, a Public Meeting is being held with respect to a Proposed Official Plan Amendment for lands located on the south side of Eastdale Drive described as Part of Lot 20, Concession 10

OP03/15 – 2355573 Ontario Inc. c/o Adriel Ortino

Mayor Smith advised that Notice of Public Meeting was published in the Wasaga Sun Newspaper on July 7, 2016, and circulated to all property owners and assessed persons within 400 feet from the subject lands. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

Please note that no decision will be made at this meeting. This meeting is an opportunity for the public to provide comment on the proposed Official Plan Amendment for residential use.

The land subject to the Proposed Official Plan Amendment includes approximately 5.5 hectares (13.5 acres) of land legally described as Lot 20, Concession 10 located on the south side of Eastdale Drive in the Town of Wasaga Beach.

The Proposed Official Plan Amendment would re-designate a portion of the subject lands from the “Rural” and “Natural Heritage System Category 1” designations to the “Residential” and “Natural Heritage System Category 1” designations.

The effect of the proposed Official Plan Amendment would permit the development of single detached and townhouse units to a maximum of 37 units per hectare, approximately 156 units.

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

Letter of Support: None

- Letters of No objection: The Ministry of Natural Resources and Fisheries has indicated they have no concerns with the application at this time.
- Letters of Concern: Comments have been received from Public Works with respect to site servicing and storm water management.
- Comments have been received from the County of Simcoe requesting confirmation of the developable area.
- Comments have been received from the NVCA requesting an updated flood study be submitted.
- Debbie and Barry Sues, 825 Eastdale Drive, concerns include traffic and speeding on Eastdale Drive, pedestrian safety, capacity of parking at Allenwood beach, loss of wildlife habitat and trees, impact on the wetlands and impact to well water in the surrounding neighbourhoods.
- Letters of Objections: Mary and John MacMillan, 819 Eastdale Drive, concerns include speeding of vehicles, pedestrian and child safety along Eastdale Drive.

Mayor Smith inquired if we had received any further letters or correspondence in regard to this application. Planning staff advised that no further correspondence had been received.

Ms. Kris Menzies from MHBC Planning and James Orr with RJ Burnside will now make a brief presentation and will provide further details with respect to the proposed amendment.

The proposed Official Plan amendment applies to a 5.5 hectares portion of the 88 hectare property on Eastdale Drive. The application before Council today is for an Official Plan Amendment. In the future the lands would be subject to draft plan of subdivision and rezoning, but those are not before the public today. This is simply an OPA for lands that are not residential but are proposed to become residential. A number of studies were submitted including Transportation Study, Functional Servicing Report and Natural Hazards Study by R.J. Burnside, a Planning Justification Study, Environmental Impact Study and Archaeological Study. Ms. Menzies explained the 20,000 Population Program through the County of Simcoe. The concept plan depicts 148 units of singled detached and townhouses. This concept plan was developed for the County so they could understand the population that will be on the site. The concept plan has been revised and the 7 lots that are shown here on the northwest corner now have been taken off. Now there are about 141 conceptual units on the concept plan. This application looks to take about 173 of the population from the Growth Plan Population allocation program.

Ms. Menzies spoke to her PowerPoint presentation on the Official Plan Amendment. She mentions that a portion of the property is currently designated Residential. Ms. Menzies indicated that additional Hazards studies were completed which removed 7 lots on the west side. They are proposing to redesignate lands from Rural to Residential and Rural to Natural Heritage Category 1. As part of the Official Plan Amendment special site policies

will require a Trail Master Plan, a tree preservation plan, approvals from the MNRF with respect to Species at Risk and a maximum of 156 units.

Ms. Menzies mentioned that through the Traffic Study it was identified that Eastdale is under capacity from a transportation perspective. Public Works is suggesting some daylighting triangles at the entrances which is typical. The lands will be serviced with water and sewer extended along Eastdale Drive. From a storm water perspective they haven't done the detailed plan yet, but they will likely need two stormwater management ponds but it will be looked at through the detailed design. There is a water course that runs through the property and there is natural flooding associated with that. Most of the site to the south is Provincially Significant Wetlands. Appropriate setbacks have been provided to both the Hazard flood line and Wetlands. Some lands that are currently Residential will be going back to Natural Heritage Category 1. A lot of work has gone into determining the developable area and Ms. Menzies is asking Council for the approval of the Official Plan Amendment to allow the development to happen.

Mayor Smith inquired if there is anyone present that would like to provide input either in support of, or in opposition to, this proposed amendment. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings.

Bert Doonan, 2628 Flos Road Ten West, owns property on the Springwater line and advised the property is a lake in the spring. When these lands were formerly in Flos Township someone tried to develop and put in streets and Flos turned it down. He stated that Wasaga Beach should turn it down as it is a swamp. He noted that when you put in streets and uproot trees the water will go towards his place. He has seen two feet of water on the land. Mayor Smith responded that between the planners and the NVCA they will determine what is appropriate. Mr. Doonan responded that it is still a flood plain and his property goes back one half mile and there is a lake there.

Mayor Smith thanked him for the comments.

John Doonan, 2628 Flos Road 10 West, spoke to a lot of deer and their fawns in the area. He mentioned that the does go to get good vegetation and asked that this be taken into consideration. They are third generation on the land. He then spoke to the requirement of slow moving vehicles signs as they take hay down the road.

Randy Sims, 28 Sunward Drive – advised that traffic volume will increase on Eastdale and policing is non-existent. Vehicles often travel at speeds up to 80-90 km. Mr. Sims spoke to the amount of water in the area which is incredible and what will happen when it is diverted. They are currently on wells and will it affect them? In the neighbourhood sump pumps run for 3 every minutes in the Spring. What about parkland? People from the proposed development will use the park and play equipment and all their cars will sit in front of his land.

Bart Chase, 4 Jalna Court – Mr. Chase's father was the developer of Sunward Estates. In Sunwards Estates, there are 151 estate lots in an area much larger than the proposal site. Currently they are proposing to put 157 units on a small block. This is an estate subdivision like Wasaga Sands. The townhouse and water concerns are relevant. The water runs off the fields along Eastdale. There is no ditch on the left side of River Road East. Will the existing people have to go on water and sewer as they all have pristine water and good septic systems? He himself has built four houses in that subdivision and would not appreciate a water and sewer bill of \$25,000. The 157 lots are disproportionate to the community in the area. There are no stores to sustain 157 more houses. There is a variety store in Woodland Beach, but it may be closing. That is a lot of residents to put into a little block. Mr. Chase advised that the water is a real concern. The ditches are so full it rose to road level. No more water can come down that side which is the only way it can go.

Robert Essig, 46 Nida Crescent - advised that he has nothing against the development but is concerned with farmland that is adjacent as they spray with poison. There should be a barrier of trees between the farmland and development. He further advised that he was told Simcoe County has made his bush land green space. Why doesn't that apply any longer and did the County change the rules or mislead him? As he would like to find out he will make an appointment with Mr. Herron to explain.

Shelly Perpete, 13 Twin Pines Drive – advised she is three homes in from Eastdale and expressed her concerns with schooling and where the children be sent. All kids are bussed and there is no public high school. They moved to Sunward Estates because of the lot size and the number of trees in the area. She inquired if they will be rentals or owned properties and what kind of townhomes; what price and will there be sufficient parking. In the summer Eastdale is very busy with people accessing cottages and the beach. She doesn't want parking up and down her street. She inquired where the entry into the subdivision will be. In the winter Eastdale has extremely poor visibility due to drifting snow and there are times when they cannot get down the road due to drifting. She also has concerns about spring runoff. She noted it was very bad this year even with the lower amount of snow; the culverts were full to the top. She advised that residents do enjoy using Allenwood Beach and there is not a lot of parking in that area for residents and wants to ensure sufficient parking for the homes. Will the homes be purchased or rentals? She wants to ensure that the homes add to the community not detract. She also expressed her concern with the development on County Road 92 that went into bankruptcy and wants to make sure that does not happen or be left half finished.

Sunny Signh, 879 Eastdale Drive – expressed concerns with the water issue as well as the conformity of the new homes as existing homes in the area are worth \$500,000 - \$900,000. Cheaper townhomes will not work here. Should be restricted to single family detached.

Renate Koenig, 7 Twin Pines Drive - same concerns as already mentioned and there is a lot of wildlife and questioned what will happen there.

Gerald Verrete, 2 White Oak – found it interesting the Town is even considering this yet protects the birds on Beach Area 1 and would consider a development of townhouses in wetlands with all kinds of animals. He expressed his concern with the type of townhomes and value. Mr. Verrette noted he came in 2004 and put a lot of money into his home and had so many restrictions; yet the Town allows a townhouse to back on to him and that will lower the value of homes. The homes in Sunward Estates have all sorts of problems with water and he knows one place had to raise the basement. The sump pumps run all year long.

Pam McCleary, 71 White Oak – same concerns as others; mainly water and basement sump pumps water for a long time in the spring and there is noticeable water ponding on the road.

Linda Feldpusch - 18 Twin Pines - concerned with flooding in the spring; wildlife and the care of them; traffic and speed which people go down the road on Eastdale. Suggested Council come by to see traffic on Sunday afternoon when everyone is exiting or Friday evening when everyone is arriving. Has concerns for families and children; there are even signs up to slow down. Things go on in the forest and they have not seen any police presence. She would welcome more patrol at key times. Flooding is a major concern and Council should take this into serious consideration.

Mayor Smith inquired if there were any further comments. Hearing no further comments he asked members of Council if they had any questions or comments with regards to the proposed Official Plan Amendment.

Councillor Ego advised that he lives in that area and concurs with every comment. Water is a huge problem in the spring. The water on the right hand side of Eastdale is over the bank and there is no place for water to go. The proposed lands is usually two feet under water in the spring and he needs more input before he could promote this development.

Councillor Belanger inquired how many were single detached and how many townhomes. Ms. Menzies advised seven single homes and the rest townhouses.

Mayor Smith advised that comments received today will be taken into consideration and referred back to Development Services Section where a decision will be made as to whether Committee will recommend the proposed Official Plan Amendment proceed further through the approvals process.

The Mayor advised that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan Amendment, please make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Smith then closed the Public Meeting.

Letters of Objections: None

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

No further letters were received.

Ms. Brandi Clement Jones Consulting Group and Duncan Richardson will now make a brief presentation and will provide further details with respect to the proposed amendment.

Ms. Clement indicated that the subject lands are within the settlement boundary of the Town, south of Knox Road and east of Sunnidale. She advised there are six hectares of land. Through a PowerPoint presentation she spoke to the development being vacant lands that were used as a gravel pit and the proposed development. In 2006 they submitted an OPA and Zoning Amendment and this took a back seat while other lands were developed that her client owns. They worked with the MNRF on the lands as there is a species at risk identified on the property being Eastern Hogged-nose Snake habitat. A specialist was hired and with the MNRF a setback was determined for the habitat. She showed the habitat lands and the developable lands for a 42 townhouse development. Access from the private road will be off Sunnidale Road. The lands are serviced with water and sewer and are in proximity to institutional uses and recreational uses. The subject site is located outside of the Town's existing built boundary, therefore the proposal is considered to be within a designated "Greenfield Area" and the "Rural" portion of the property would be classified as lands not for urban uses and requires an allocation of population. They are asking to designate the lands for urban uses and are asking for a 104 population allocation. The Official Plan designates the lands Rural and Natural Hazards along McIntyre Creek and they are proposing change to Residential on the developable portion of the property. In her opinion this is considered an appropriate use of the lands and considered good planning.

Mayor Smith inquired if there was anyone present that would like to provide input either in support of, or in opposition to, this proposed amendment. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today's proceedings.

No one stepped forward.

He then asked members of Council if they had any questions or comments with regards to the proposed Official Plan and Zoning By-law Amendments.

Councillor Stockwell inquired what size the 42 homes will be. Ms. Clement noted they have not got into the detailed design yet, but expects two story units with a minimum size of 1000 square feet building footprint.

Mayor Smith advised that comments received today will be taken into consideration and referred back to Development Services Section where a decision will be made as to whether Committee will recommend the proposed Official Plan and Zoning By-law Amendments proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan and Zoning By-law Amendments, please make a written request to the Clerk of the Town of Wasaga Beach.

Mayor Smith then adjourned the Public Meeting.

Five minute break at 8:30 p.m.

At 8:37 the meeting was called back to order.

High School Task Force Presentation

Mayor Smith welcomed Mr. Andy Beaudoin, Chair of the High School Task Force and Andrew McNeill Manager of Economic Development and Tourism to the table.

Mr. Beaudoin introduced the members of the committee for the last 10 months. He spoke to its mission to have a high school for Wasaga Beach. Through a PowerPoint presentation he spoke to what the Committee has been doing. The Altus group was hired and the presentation reflects results of study.

Mr. McNeill noted the potential for more homes is not reflected in this presentation. It is a conservative presentation. We are the largest urban municipality without an existing or planned high school. The goal is to get Wasaga Beach on the priority list with the Board of Education. He advised the Province will not grant funding unless you are on the priority list. That is the goal. He spoke to community hubs in Ontario and shared facilities; the Places to Grow document; number of children bussed to school and the amount of time the first child picked up spends on a bus each day, noting these students are missing out on extra activities. Mr. McNeill spoke to the community growth and projected growth. In our area we are the only community with population growing in ages 0-19, between Clearview and Collingwood. There are only four communities in the Province with a population over 18,000 without a high school. The Altus Group believe there is enough population to support a high school and noted the high schools in Elmvale, Stayner and Collingwood are all over capacity. They do not believe a high school in Wasaga Beach would cause the closure of any of those schools. Tax dollars to leave Wasaga Beach for education has been \$68 million and in the next ten years another \$75 million. A lot of money has gone out with not a lot back in.

Mayor Smith thanked Mr. McNeill and the Committee Chair, Mr. Beadouin.

Mayor Smith noted he is happy and proud of the Task Force and the passion of the Force for the students. The Committee is made up of knowledgeable and dedicated people. Thank you.

Mayor Smith stated the job is not finished. This report puts a strong picture on something this community has been trying to do for years and we have been given excuses. We now have numbers and they can't be argued. Six students go to Stayner and they would not close a school for six students. Sixty four go to Elmvale and that would not cause a school be closed.

The Mayor noted it makes him angry when he sees the numbers. The Task Force will be having public meetings and is asking the citizens for help. A great deal of work has been done but we are not done yet. The Town has to convince the School Board we have the numbers. They are saying you need 1200 and yet have opened new school for 1,000 students. The residents of Stayner and Elmvale stood up and fought for and to keep their high schools. It is Wasaga Beach's turn to ask questions. Why do the children, our future not deserve what every other community has, why not Wasaga Beach. Why is it ok for Wasaga Beach to backfill schools in every other community yet we can't have our own high school; we need to ask those question. 143 million dollars has left his community; we have 2 public schools but worth less money than we put out. We need to be fair to our kids as every other municipality. He has had two discussions with Ministry and was told Wasaga Beach needs to be on the priority list. He believes and the last Council believed a high school is needed. Asking all to reach out to friends, family and nieghbours and speak about it tomorrow so when we have public meeting people will be educated and we have numbers. Stand up and fight for our children, they deserve better. Thanks for your hard work. It was then;

MOVED BY S. BRAY

SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-02

RESOLVED THAT Council does hereby receive the presentation from the High School Task Force outlining the reasons why Wasaga Beach should have a high school; and,

FURTHER THAT the High School Task Force be requested to make a presentation to the Simcoe County District School Board on behalf of Council explaining the reasons why the Town should have a high school based on the work of the Task Force; and,

FURTHER THAT the High School Task Force report back to Committee of the Whole on the outcome of the Board presentation.

Councillor Belanger	Yea
Deputy Mayor Bifolchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

Petition Special Vehicles (Zoning By-Law #2003-60 as amended)

MOVED BY B. STOCKWELL

SECONDED BY S. BRAY

RESOLUTION NO. 2016-14-03

RESOLVED THAT Council does hereby receive the petition submitted by Karen Skinner of 18 Santo Cristo Court pertaining to Special Vehicles (Zoning By-Law #2003-60 as amended); and,

THAT the petition be referred to Staff for consideration when the By-Law provisions are reviewed in the Fall.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

5. COMMENT PERIOD

“A fifteen (15) minute session wherein persons in attendance at the Regular Meeting of Council have an opportunity to make a comment pertaining to items that are listed on the agenda to be dealt with by Council. Comments will be received for Council consideration but will not be discussed or debated at this time.”

Mr. Greg Paddison spoke to the motion giving tenants the right to walk away. He believes it is illegal, unethical and there is a good chance Council could be sued. Think about what you are doing her advised.

6. UNFINISHED BUSINESS – None**7. CORRESPONDENCE – Received for Information - None****CORRESPONDENCE – Requiring Action - None****CORRESPONDENCE – Referred - None****8. COMMITTEE, BOARDS & STAFF REPORTS****a) Committee of the Whole – July 12, 2015**

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

MOVED BY B. SMITH

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2016-14-04

RESOLVED THAT Council adopt the Committee of the Whole Report dated July 12, 2016, as circulated and approves all actions contained therein.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

b) Coordinated Committee – July 14, 2016

Councillor Stockwell spoke to the highlights of the Public Works Committee.

Deputy Mayor Bifulchi spoke to the highlights of the Development Committee.

Councillor Ego spoke to the highlights of the Community Services Committee

Councillor Bray spoke to the highlights of the General Government Meeting.

Deputy Mayor Bifulchi requested the Resolution No. GG2016-07-07 be pulled and voted on separately.

Beachfront Tenant Meeting

Deputy Mayor Bifulchi felt there was no justification or benefits to the taxpayers. Mr. McNeill has stated there are out clauses in the leases. We are running our business less and less like a business.

Councillor Bray stated we are not business partners and should treat tenants as any landlord should with legally binding leases.

Councillor Ego reminded Council that three weeks ago we discussed breaking a lease with Burger King and we can't do it for one, we can't do it for any.

Councillor Belanger inquired if an amendment could be put forward that the offer to break a lease come at the end of the season so no tax payers is at risk. Council wants every beach area to be successful; we want to attract new residents and attract new business. If a tenant is experiencing financial hardships, give them the opportunity to exit their lease without penalty. There are negative tenants active on social media and that is counterproductive to Wasaga Beach and what we are trying to accomplish. Success of a business lies with the business owners. We go beyond the normal tenant landlord relationship. We have increased special events.

Mayor Smith agreed we are landlords and not in a business partnership. There is a partnership between the Town and all business and we should be all working together. This doesn't happen when businesses in the community are negatively referring to this community, Town or direction we are trying to take to improvement it. We are entitled to individual freedom of speech, but hopes commercial people would be supportive of making the Town better and bringing it back to life. We are not in a partnership with the tenants. Council's job is to create programs, events and bring people and tourist to the area. Business owners are to bring them in the door and need to ask themselves why if they are not coming in the door. They need to promote their business. It's not Council's job. Council is not responsible for a hardship on a business. Because of what we are doing with special events it has been said we are creating a hardship. If a tenant or kiosk operator feels we are creating hardship a one-time opportunity will be given to let them out of their responsibility. He sees no problem of a one-time opportunity. He is not happy with it but understands why it has been proposed and will support tonight.

Councilor Smith inquired of the timing of the meeting with the tenants and asked for clarification.

Mr. McNeill advised the intention is to provide an opportunity to take advantage of an exit clause after a meeting is set up. His recommendation would be to support the termination of any leases at end of the season so it will have no impact to taxpayers.

Councillor Bray supported at the end of season and but wanted to ensure the tenants have to pay hydro water for the 2016 season.

Councillor Ego noted it is the responsibility of the tenant to sell his business. With the weather over the last two weeks you could not have done any more business. Product choice is not our problem. August is this weekend; summer is almost over. He can support an amendment; put your notice in to break the lease; they have a clause to use.

Mr. McNeill stated the leases have an exit clause on all leases - kiosks and units. He will have to look at the wording if it is without penalty. It was then;

MOVED BY J. BELANGER
 SECONDED BY B. SMITH

RESOLUTION NO. 2016-14-05

RESOLVED THAT the motion pertaining to offering a one-time opportunity to break their lease immediately be amended to state that a one-time opportunity to break their lease “At the End of the 2016 Operating Season”

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

DEFEATED

MOVED BY B. STOCKWELL
 SECONDED BY R. EGO

RESOLUTION NO. 2016-14-06

RESOLVED THAT Council direct Staff to hold a meeting to offer a one-time opportunity for any current tenant in a Town-owned beachfront unit or kiosk to break their lease immediately with no penalty if they wish to do so.

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

CARRIED

MOVED BY R. EGO
 SECONDED BY S. BRAY

RESOLUTION NO. 2016-14-07

RESOLVED THAT Council does hereby adopt the Coordinated Committee Reports of July 14, 2015, as circulated and approves all actions contained therein, as amended.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

c) Report from Altus Group Economic Consulting – Wasaga Beach High School

MOVED BY J. BELANGER
 SECONDED BY B. SMITH

RESOLUTION NO. 2016-14-08

RESOLVED THAT Council does hereby receive the demographics report from Altus Group Economic Consulting pertaining to a High School in Wasaga Beach, for information.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

d) Accounts – May 2016

MOVED BY B. STOCKWELL
 SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-09

RESOLVED THAT Council does hereby approve the May 2016 Accounts in the amount of \$2,143,695.47.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

9. NOTICES OF MOTION - None

10. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN

Councillor Smith stated her opinion that the discussion around the Dardanella needs to happen as soon as possible. It was then;

MOVED BY B. SMITH

SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-10

RESOLVED THAT Committee of the Whole discuss the future operations of the Dardanella and provide staff with clear direction to move forward for the 2017 season.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

11. BY-LAWS AND CONFIRMATORY BY-LAW

- a) **2016-133 A By-Law to Amend By-Law No. 2016-42, Being a By-Law to Designate Private Roadways as Emergency Fire Routes along which no Parking of Vehicles shall be permitted**

MOVED BY J. BELANGER

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2016-14-11

RESOLVED THAT a By-Law to Amend By-Law No. 2016-42, Being a By-Law to Designate Private Roadways as Emergency Fire Routes along which no Parking of Vehicles shall be permitted, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2016-133.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

- b) **2016-134 A By-Law to Authorize Execution of an Alternate Locate Agreement Between Enbridge Gas Distribution Inc. and the Town of Wasaga Beach**

MOVED BY S. BRAY

SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-12

RESOLVED THAT a By-Law to Authorize Execution of an Alternate Locate Agreement Between Enbridge Gas Distribution Inc. and the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2016-134.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

- c) 2016-135 A By-Law to Authorize the Stop-Up, Closure and Sale of the Unopened Road Allowance forming Part of Knox Road East known as Part of Block B, Registered Plan 717 and Part of Lot 4, Concession 15, Reference Plan 51R-40467 Part 1**

MOVED BY B. SMITH

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2016-14-13

RESOLVED THAT a By-Law to Authorize the Stop-Up, Closure and Sale of the Unopened Road Allowance forming part of Knox Road East known as Part of Block B, Registered Plan 717 and Part of Lot 4, Concession 15, Reference Plan 51R-40467 Part 1, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2016-135.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

- d) 2016-136 An Interim Control By-Law to Limit the Use of Certain Lands within the Boundaries of the Town of Wasaga Beach (to be circulated separately)**

Councillor Bray noted that Council received legal advice and staff advice but is not comfortable supporting the By-Law.

Deputy Mayor Bifulchi noted this was discussed in Closed Session and the land owner is not aware of it. The current By-Law permits what the landowner is proposing. The Interim Control should be on additional lands.

Mr. McNeill and Mr. Herron explained that the purpose is to take a time out. Currently there are no policies to prohibit what is being proposed for this site. This is a key gateway site to what we are envisioning as our downtown. A gateway site is the first impression and do you want that to be a one story gas station or something more significant. The Town has embarked on a study and by Christmas a plan will be in place for downtown. This will allow a time out to get the vision in place. Staff have with owner and have tried to have him change his plan but it does fit with the Official Plan and Zoning and comes down to what Council is envisioning.

Deputy Mayor Bifulchi felt that to take staff advice over legal advice is a slippery slope. The advice that we received was the town should consider a blanket interim control By-Law. Mr. McNeill advised it can be perceived a draconian step and this is site specific. We have tried to negotiate with the developer and we will have an exciting plan by Christmas.

Councillor Belanger noted this can be lifted at any time but the action could present irreversible negative impact to the ultimate plan and possibly result in further negotiations with the land owner and give us time to look at other options. It was then;

MOVED BY B. SMITH

SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-14

RESOLVED THAT an Interim Control By-Law to Limit the Use of Certain Lands within the Boundaries of the Town of Wasaga Beach, (304 Main Street), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2016-136

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

CARRIED

MOVED BY J. BELANGER

SECONDED BY B. SMITH

RESOLUTION NO. 2016-14-15

RESOLVED THAT Council does hereby extend the hour of the Council meeting of July 26, 2016 passed 10:00 p.m.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

- e) 2016-137 A By-Law to Confirm the Proceedings of the Council of the Corporation of the Town of Wasaga Beach at it's Special Meeting July 5, 2016 and it's Regular Meeting held Tuesday, July 26, 2016**

MOVED BY B. STOCKWELL

SECONDED BY B. SMITH

RESOLUTION NO. 2016-14-16

RESOLVED THAT a By-Law to Confirm the Proceedings of the Council of the Corporation of the Town of Wasaga Beach and its Special Meeting July 5, 2016 and its Regular Meeting held Tuesday June 28, 2015 be received and be deemed to have

been read a first, second and third time, passed and numbered No. 2016-137.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

11. CALLING OF COMMITTEE MEETINGS

Coordinated Committee	Thursday, August 11 at 8:30 a.m.
COWOC	Tuesday, August 30 at 4:00 p.m.
Council	Tuesday, August 30 at 7:00 p.m.

12. QUESTION PERIOD

“A fifteen (15) minute session wherein persons in attendance at the Regular Meeting of Council have an opportunity to raise questions pertaining to items that were dealt with by Council on the evening’s Agenda.”

13. CLOSED SESSION

REPORTS FROM CLOSED SESSION

- a) Council – June 28, 2016
- b) Special Council – July 5, 2016
- c) Committee of the Whole – July 12, 2016

Council agreed there was no requirement to go into Closed Session to adopt the Closed Session Minutes.

MOVED BY B.SMITH

SECONDED BY J. BELANGER

RESOLUTION NO. 2016-14-17

RESOLVED THAT Council does hereby adopt as circulated the Closed Session Minutes and Report of:

- a) Council – June 28, 2016
- b) Special Council – July 5, 2016
- c) Committee of the Whole – July 12, 2016

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea
Councillor Ego	Yea
Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

The CAO advised that he has reviewed the leases with beachfront owners and kiosks and has briefed Mr. McNeill.

Mr. McNeill advised that there is no out-clause for a tenant. It is landlord driven and a tenant does not have 30 day notice to exit the lease.

14. ADJOURNMENT

Mayor Smith adjourned the meeting at 10:01 p.m.

The Minutes of this Meeting were adopted the 30th day of August 2016.

Brian Smith, Mayor

Holly Bryce, Town Clerk