



## REGULAR MEETING OF COUNCIL

### MINUTES

Tuesday, June 27, 2017 at 7:00 p.m.

PRESENT:	B. Smith	Mayor
	N. Bifulchi	Deputy Mayor
	J. Belanger	Councillor
	S. Bray	Councillor
	R. Ego	Councillor*
	B. Stockwell	Councillor
	G. Vadeboncoeur	Chief Administrative Officer
	A. Fay	Director, Legislative Services and Clerk
	L. Borland	Deputy Clerk
	A. McNeill	Director of Economic Development and Tourism
	D. Herron	Manager of Planning
	N. Wukasch	Planner
	B. Vickers	Chief Building Official
REGRETS:	B. Smith	Councillor

\*Councillor Ego entered the meeting at 7:07 p.m. during the presentation related to item 4a).

#### 1. CALL TO ORDER

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

#### 2. DISCLOSURE OF PECUNIARY INTEREST

Deputy Mayor Bifulchi declared a Pecuniary Interest in regards to Public Works Accounts Cheque No. 21158 as it pertains to a family member, but will be voting on all other matters.

#### 3. ADOPTION OF MINUTES

a) Regular Meeting of Council May 30, 2017

MOVED BY B. STOCKWELL

SECONDED BY S. BRAY

RESOLUTION NO. 2017-09-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday May 30, 2017, are hereby adopted as circulated.

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

Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

#### 4. DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS

##### Presentation:

##### a) Wasaga Beach Lions Club and Community Policing

The Wasaga Beach Lions Club and the Community Policing Club were in attendance to present a Cheque to the Town in the amount of \$10,000.00 regarding the newly installed Speed Signs.

##### Public Meetings:

##### b) Official Plan Review

This Public Meeting is to provide notice that the Town has begun a review of its Official Plan, which affects all land within the Town.

**THE PURPOSE** of the Official Plan Review is to fulfill the requirements of the Planning Act, which requires municipalities to conduct a review every five years and to update local Official Plans to conform to provincial plans, policies and matters of provincial interest. This is an initial opportunity for our residents to provide input on areas of the current Official Plan that should be changed or addressed differently in the new Official Plan, and to participate in shaping the future vision and direction for Wasaga Beach. There will be a number of other opportunities to participate in this process.

**THE EFFECT** of the Official Plan Review is to create a new Official Plan which will guide future growth, land use and development within the Town of Wasaga Beach for the next 15 years and beyond.

The following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support: None

Letters of No objection: An e-mail was received from Ms. Adora Pridgar, regarding a vacant property on Belva Avenue. Ms. Pridgar would like the Town to consider amending the Official Plan to show a portion of her property as Residential rather than Open Space, to reflect the current residential zoning of that portion of property, and a permit issued by the NVCA for a residential dwelling on the lands.

Letters of Concern: None

Letters of Objection: None

The Director, Legislative Services and Clerk noted there has not been any further letters or correspondence received in regards to this application.

Mr. Nathan Wukasch, Town Planner, and Mr. Steven Wever, Planner with the GSP Group, made a presentation and provided further details with respect to the proposed Official Plan review.

Mayor Smith asked if there was anyone present that would like to provide any comments on the Official Plan (OP) Review. The following questions and comments were received:

*Robert Bortlisz 28-62<sup>nd</sup> Street South*

- Is there any way in the OP to get architectural controls? I am concerned about Beach Area 1 and 2. Feel we are losing our identity and are starting to look like a city front. I would like to see more architectural protection incorporated.
- Mr. Wever noted that community and urban design is a key part of the Official Plan direction. Need to revisit and enhance the current policies to ensure they are reflective of the unique charges of Wasaga Beach. There are a host of tools to use, and even some limitations on what can be controlled under legislation.

*James O'Brien - 122 Beck Street*

- I see on the plans that the Town Square will be in my area and a large building where my property is. What are the plans for my property? I have put a lot of money into my home and also have put in an application to sever my property as I own a double lot. Why would I continue to do this now if the Town is going to take my property? What happens if we don't want to sell?
- Mayor Smith advised Mr. O'Brien to leave his contact number with the Clerk to arrange for a meeting with the appropriate staff.
- Mr. O'Brien noted that he didn't receive a notice for the CIP.
- Mr. Wukasch advised that Staff sent out Notices of the CIP to all land owners within the downtown boundary. He will follow up to see why Mr. O'Brien did not receive notice.
- Mayor Smith informed Mr. O'Brien that Town staff will be in contact with him and he will meet with him as will to address any questions.

*Linda Benson 99- 28 Street North*

- The last census showed Wasaga Beach as number 3 plus 65. People coming up are active retirees we have some larger and smaller lots but not seeing long term care, assistance living etc. Senior citizens are a huge demographic for the town and we may want to focus a bit more on that. Mrs. Benson added that one of charts shows 3,000 plus homes and 6,800 plus growth with 2 ¼ persons per household. She asked if that number seemed low.
- Mr. Wever noted that over time the average household size has declined particularly in a community with a larger senior population.
- Mayor Smith noted that the Town has just completed an Age Friendly Community Network project and the Town is extremely aware of the seniors' population.
- Mrs. Benson asked if the Town is able to do anything outside of the provincial or County mandate.
- Mr. Wever noted that they need to find a way to make provincial rules and county policies work in Wasaga Beach. There is not a lot of flexibility regarding population growth or households.

*Mary Bird – Wasaga Beach*

- On a flood plain need to be prepared to build where there are water tables.

*David Smith – 49 Beck Street (on behalf of Shirley Smith- owner/mother)*

- Has the same concerns as Mr. O'Brien and would like to have a group meeting not individual meetings to address the concerns.
- Mayor Smith advised that the town will look into having staff reach out to residents in that area and go through the process with everyone so there is a clear understanding.

*Mr. Gupta – 32 Main Street*

- He is also in the affected area and would recommend a group meeting of everyone impacted in the downtown area including commercial and residential owners.

*Jason Bokesch - 43 Nancy Street*

- He is also in the impacted area downtown and hopes that Council and staff are keeping these people in mind when developing. The PowerPoint included a slide regarding concerns to community but nothing was listed about residents in the affected area.
- Mr. Wukasch noted that this process is a town wide project related to the Official Plan and the second public meeting is specific to the downtown area which may answer his questions.

*Nick Monteleone – 10 Forest Avenue*

- I took the day off work to come to this meeting. Can I see some pictures or can you tell me if my house is going to be affected?
- Mayor Smith advised that the next presentation will be focused on the downtown area.

*Trent Gow – 265 Shore Lane*

- I thought that the presentation today was great. Does the province have explicit approval oversight, or is it just for information?
- Mr. Wever advised that the County is the approval authority for the OP and the Province is a key stakeholder. Once Council has adopted the OP it is forwarded to the County for final approval.
- Mr. Gow asked if a high school could be included as it may achieve some leverage with the Province.
- Mr. Wukasch noted that the current OP designates a high school site on Sunnidale Road.

*Mary Bird – Wasaga Beach*

- I asked a school trustee when we can get a high school and he said when we get the numbers.

*Sandra Boland- 40 River Road East*

- Is the tourist accommodation conversion (T.A.C.) still alive?
- Mr. Wukasch advised that as part of the process a review of all designations will be done. Staff would be happy to hear feedback through the process.
- Ms. Boland clarified that this item (T.A.C.) is still on agenda and won't be dealt with until the OP is completed.
- Mr. Wukasch noted that there is no specific plan for accommodation conversions will reboot through this process.
- Mayor Smith noted that the town has been working with the County for more affordable housing and in 2018/2019 the County will be building a facility on Zoo Park Road to help address this issue.

Mayor Smith asked if there were any further comments from the public. There were none.

Mayor Smith then asked members of Council if they had any questions or comments with regards to the proposed amendment. There were none.

Mayor Smith noted that the comments received today will be referred back to Development Services Section of Coordinated Committee. Mayor Smith advised the public that if they would like to receive the Notice of Decision for the proposed Official Plan, to please make a written request to the Clerk of the Town of Wasaga Beach.

**c) Proposed Community Improvement Plan (CIP) - Downtown Wasaga Beach**

This Public Meeting is for notification that the Town has initiated a Community Improvement Plan to promote development and redevelopment investment within Downtown Wasaga Beach.

**THE PURPOSE** of the proposed Community Improvement Plan for Downtown Wasaga Beach is to establish programs for municipal financial incentives to encourage the redevelopment, rehabilitation, and improvement of private lands and buildings. These incentives are intended to encourage property owners to improve their lands and buildings in accordance with the Downtown Development Master Plan.

**THE EFFECT** of the Community Improvement Plan would enable the Town to grant the following financial incentives to building and business owners within the Downtown:

1. Residential / Mixed-Use Development Incentive Program;
2. Tax-Increment Equivalency Grant (TIEG) Program;
3. Planning and Building Permit Fee Rebate Program; and
4. Parking Ratio Exemption.

The following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support:           None

Letters of No objection:   None

Letters of Concern:       None

Letters of Objection:       None

The Director, Legislative Services and Clerk noted that there has not been any further letters or correspondence received in regards to this application.

Mr. Nathan Wukasch, Town Planner, and Mr. Josh McLeod, of N. Barry Lyon Consultants Ltd. were in attendance and made a brief presentation to provide further details with respect to the proposed Downtown Wasaga Beach Community Improvement Plan.

Mayor Smith asked if there was anyone present that would like to provide comments and input regarding the proposed Community Improvement Plan.

*Nick – Glenwood Drive*

- I have a concern for use of the word acquisition. What security do we have as homeowners if forced to sell and at what price?
- Mr. Wukasch advised that the CIP process provides the municipality with the ability to acquire lands. There are a number of steps that need to be done prior to these decisions being made and more conversations with the public regarding the goals of the downtown.
- Mayor Smith noted that there are many ways to acquire land and the hope here is that any land required that isn't owned by the town will see the acquisition completed between the private developers and land owners. The Mayor believes a developer will approach an owner and make a significant offer. Mayor Smith also noted that we don't have all the answers to this as we aren't there yet noting that expropriation is an absolute last resort but it is not out of the question.
- Mr. Conway also noted that we are just at the very beginning and expropriation is a last resort. A vast majority of projects are dealt with on a person to person basis and have a mutual outcome.

*Robert Bortlisz 28 62<sup>nd</sup> Street South*

- I am pleased with the CIP. Is there any program for existing businesses to fix up their businesses, I only see new build information?
- Mayor Smith advised that development and redevelopment is purpose of the CIP and if there is a current land owner that wants to redevelop something, Council could consider through the CIP.
- Mr. Conway noted that those types of policies are very easy to insert and that he would be happy to recommend to Council.

*Angelo Monaco - 220 Main Street*

- The CIP looks good. Page 11 of the plan says Council may sell property at below market value. Why would you want to sell at below market if you are giving incentive to redevelop?
- Mayor Smith noted that there has been no discussion amongst staff or Council to sell at below market value.
- Mr. Monaco asked how Council plans to maintain transparency and inform residents if this changes and happens.
- Mr. Conway advised that - any applications for incentives would need to be rationalized and explain why you need money done on a case by case basis based on established criteria and Council would make the decision.
- Mr. Monaco asked again about selling town assets at below market value.
- Mr. Conway advised that this is a decision of Council and it would go through a staff analysis.

*Jason Bokesch – 43 Nancy Street*

- When will people in phase 1 receive notice regarding their properties?
- Mayor Smith advised again that the town is in the very beginning stages of the CIP process which will have many more meetings and consultations going forward. The Mayor added this is an important process and we will look to have staff reach out to the business owners and residents in these areas and set up a time/place to get answers to your questions.

*Sandra Boland – 40 River Road East*

- Can the Town expropriate land and sell at less than market value to a developer?
- Mr. Conway advised that the Town could do that today if they wanted.
- Ms. Boland asked if there is longevity to this plan or if a time has been set.

- Mayor Smith commented that the areas develop as the phases move along and is based on many different factors.
- Ms. Boland asked if there is room for amendments to the plan if someone is beyond Phase 1 but has a great development to offer.
- Mr. McNeil advised yes.

*Mr. Gupta – 32 Main Street*

- I don't remember seeing timelines. How early will we find out from the Town as we have to pay for inventory early for next year?
- Mr. McLeod commented that there isn't a set timeline on this. As for the land acquisition, the purpose is more focused around the main square and most development will be undertaken by the private sector. At some point when the Town decides if they want to acquire land they would negotiate with you.
- Mayor Smith advised that when the Town gets to that point they will give all impacted owners notification at the earliest time possible.
- Mr. Gupta stated he is giving the Town notice today that if they try to acquire his land after the month of September then they have to pay for the goods that are ordered and paid for as the business owner. He would like to know as early as possible.
- Mayor Smith stated this is a fair question and advised Mr. Gupta he will get as much notice as possible and that there is a negotiation process.

*Julie M. - 159 Main Street*

- Most of this will come from the private sector developers. Has the Town put out requests for interest, have any developers come forward?
- Mayor Smith advised that a RFEOI was put out and five developers came forward; the related recommendation from staff is before Council for consideration tonight.

*Mark Winegarden – 63 Frank Street*

- CIPs have to have a fixed cost in the annual budget have there been any discussions regarding the overall budget knowing that it will affect all tax payers.
- Mayor Smith advised that it does not matter if we spend it or offer it through incentives it has to be budgeted for and the whole community will be affected.
- Mr. Conway noted that the Town is not at that stage yet and that the amount council budgets will be part of a discussion as the plan evolves. It will be what Council can afford and some years they may have money and some years they may not.
- Mr. Winegarden asked if there are any changes in zoning ie: certain portion of community needs to be designated as employment lands?
- Mr. Wukasch commented that the Growth Plan for the Greater Golden Horseshoe and the County Official Plan have requirements to plan for appropriate employment over the span of the Official Plan. The OP process will look at how much land needs to be designated.

*Linda Benson- 99 28<sup>th</sup> Street North*

- Somewhere on the Agenda shows that the CIP will be part of the OP, does that mean the CIP can't start until the OP is finalized?
- Mr. Conway advised that the CIP can be adopted through an amendment to the existing OP should Council see fit and it can be included within the new Official Plan process.

*Salvatore Campanella- Glenwood Drive*

- What do you have planned for families and houses on Glenwood Drive?

- Mayor Smith advised that the vast majority of Glenwood Drive although included in the Master Plan is not impacted.
- Mr. Wukasch noted that Glenwood Drive is part of the Downtown Master Plan which is in the process of being implemented and in order to change any land use designations they need to complete the OP and zoning amendment and this will be a public process. Currently this area (Glenwood Drive) is designated and zoned residential.
- Mr. McNeill advised that the goal is to try and stimulate development on town owned land and to leave existing houses as untouched as possible but it's too early to commit at this point.

*Valda (Albatross Motel) – 160 Main Street*

- The arena life expectancy is coming to an end, is the arena still going in the area proposed in the Master Plan?
- Mayor Smith advised that no absolute decision has been made on anything at this time.
- Mr. McNeill noted that staff is working on the scope of work for the Community Hub and through the Master Plan staff has identified potential uses that could include an arena, etc. Staff will bring forward a report to Committee and will have a more detailed discussion with all impacted groups to find out the public needs.
- Valda noted that the current arena timeframe is almost up and the Town needs to move in on this matter.
- Mr. McNeill advised that it should be around a 10 week process and then staff will bring something forward to Council on the next steps.

*Peter S. - 35 Glenwood Drive*

- The plan shows my property as a parking lot; is that true?
- Mr. McNeill advised that it is too early to say anything in this area. We need to bring on a development partner first. The goal is to minimize the impact to this neighborhood.

*Trent Gow – 265 Shore Lane*

- In regards to the CIP Administration, how is this constituted? Who are they accountable to and how are they chosen?
- Mr. Conway advised that there would be a team of staff persons that would evaluate the proposals with Council making the final decision.
- Mr. Gow asked if there would be Terms of Reference.
- Mr. McLeod advised yes there would be.
- Mr. McNeill added that no discussion has occurred yet regarding the structure.

Mayor Smith asked if there were any further comments from the public. There were none.

Mayor Smith asked members of Council if they had any questions or comments with regards to the proposed Community Improvement Plan.

Councillor Belanger noted that the incentives related to the CIP is a leverage to integrate affordable housing which is a significant need in our community and it will be making a decision on a long-term benefit of our community. Councillor Belanger noted that the KPMG report showed we are 97% reliant on property tax and the Downtown Master Plan will revitalize our area.

Deputy Mayor Bifulchi commented that there are a lot of property owners included in the red circle who have concerns and that while it might be for the betterment of the

community, there are people who love their homes and properties and they don't want to sit for years and wonder what will happen. The Deputy Mayor requested that an open house should be held on a weekend to allow those out of Town residents to attend.

Mayor Smith noted that the comments received today will be referred back to Development Services Section of Coordinated Committee where a decision will be made whether to recommend the proposed Community Improvement Plan proceed further through the approval process.

Mayor Smith advised members of the public that if they would like to receive the Notice of Decision for the proposed Community Improvement Plan, to please make a written request to the Clerk of the Town of Wasaga Beach.

The public meeting portion of the agenda adjourned 9:02 p.m. and Council went into recess.

Council reconvened at 9:10 p.m.

## **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.”*

*Morley Bercovitch – 65 Knox Road East*

- In regards to the high school, we do have the numbers in Wasaga but unfortunately the Simcoe County School Board isn't listening and this is frustrating.
- In regards to the cheque register, under the Downtown portion there is a sign for the downtown area in which the developer will benefit greatly and I think they should have to pay for it not the Town.
- Mr. McNeill advised that the cost was for the sign and the structure to be built and that is the price being referred to.
- Mr. Bercovitch would like to see the developer pay for the whole thing.
- Mayor Smith noted that it has been clear that this is a phased process and developer only able to move forward to additional phases if all criteria and obligations in Phase 1 are met.

*Robert Bortlisz – 28 62<sup>nd</sup> Street South*

- It is unclear how much the signs cost us.
- Mr. McNeill advised the signs were approximately \$3,000 each.
- Mr. Bortlisz noted that he has a concern about approving one particular developer for Phase 1 and he does not see our beach area as a high density urban area, so it might be wise of Council to look at more than one developer. The field should be opened to other developers.

## **6. UNFINISHED BUSINESS – None**

## **7. CORRESPONDENCE – Received for Information**

- a) **Nottawasaga Valley Conservation Authority (NVCA) – Letter to the CAO Re: NVCA 2016 Annual Report**

MOVED BY S. BRAY  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-09-02

RESOLVED THAT Council receive the letter from the Nottawasaga Valley Conservation Authority, dated May 29, 2017, for information.

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

CARRIED

**b) Ministry of Citizenship and Immigration – Letter Re: Nominations for the Ontario Medal for Good Citizenship**

MOVED BY S. BRAY  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-09-03

RESOLVED THAT Council receive the letter from the Ministry of Citizenship and Immigration, dated May 2017, for information.

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

CARRIED

**c) The College of Physicians and Surgeons of Ontario – Letter to the Mayor, Clerk and Council Re: Nominations for The College of Physicians and Surgeons of Ontario Council Award – 2018 Council Award**

MOVED BY B. SOCKWELL  
 SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-04

RESOLVED THAT Council receive the letter from The College of Physicians and Surgeons of Ontario, dated June 2017, for information.

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

CARRIED

**CORRESPONDENCE – Requiring Action**

**a) Town of New Tecumseth – Letter Council Re: Ontario Carbon Tax**

MOVED BY B. STOCKWELL  
 SECONDED BY S. BRAY

RESOLUTION NO. 2017-09-05

RESOLVED THAT the Council of the Town of Wasaga Beach supports the Town of New Tecumseth in their request to the Province of Ontario related to the Ontario carbon tax.

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

CARRIED

### **CORRESPONDENCE – Referred - None**

## **8. COMMITTEE, BOARDS & STAFF REPORTS**

### **a) Coordinated Committee – June 8, 2017**

MOVED BY J. BELANGER  
 SECONDED BY B. STOCKWELL

RESOLUTION NO. 2017-09-06

RESOLVED THAT Council receive the Coordinated Committee Reports of June 8 2017, as circulated and approves all actions contained therein.

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

CARRIED

### **b) Committee of the Whole – June 20, 2017**

Deputy Mayor Bifulchi requested that the June 20, 2017 Committee of the Whole Report Item 5.b) be pulled from the minutes for a separate discussion. It was then;

MOVED BY S. BRAY  
 SECONDED BY B. STOCKWELL

RESOLUTION NO. 2017-09-07A

RESOLVED THAT Council receive the Committee of the Whole Report of June 20, 2017, as circulated and approves all actions contained therein with the exception of item 5.b) which will be dealt with as a separate matter.

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

## CARRIED

**Committee of the Whole Item 5.b):**

RESOLVED THAT Committee of the Whole recommends to Council that Fram Building Group Ltd. & Slokker Canada Corp., be short-listed for Council's consideration to be the development partner with the Town of Wasaga Beach to develop Town-owned lands within Downtown Wasaga Beach;

AND FURTHER THAT Committee of the Whole recommends to Council that Council meet with and tour built projects of Fram Building Group Ltd., & Slokker Canada Corp., prior to Council's decision as to whether or not Fram Building Group Ltd. & Slokker Canada Corp., should become the Town's development partner;

AND FURTHER THAT Committee of the Whole recommends to Council that prior to Council decision as to whether or not Fram Building Group Ltd. & Slokker Canada Corp. should become the Town's development partner, a third-party party audit be undertaken to ensure that Fram Building Group Ltd. & Slokker Canada Corp., has the financial strength to carry out the project to the satisfaction of the Town;

AND FINALLY THAT, subject to Council selecting Fram Building Group Ltd. & Slokker Canada Corp., to be the development partner of the Town, that the Town negotiate a future form of rights to future phases based upon meeting performance milestones to the satisfaction of the Town, as will be spelled out and agreed to in a subsequent development agreement.

Deputy Mayor Bifulchi spoke to Committee of the Whole Report Item 5.b) and is brought forward a motion to include Freed Development Ltd within the main motion.

Members of Council spoke to their comments and concerns regarding this item. It was then;

MOVED BY N. BIFOLCHI

SECONDED BY S. BRAY

RESOLUTION NO. 2017-09-07B

BE IT RESOLVED THAT the recommendation now before Committee of the Whole be amended by inserting Freed Development Ltd. after Fram Building Group Ltd. & Slokker Canada Corp. throughout the main motion.

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

DEFEATED

The main motion was then brought forward again. It was then;

MOVED BY B. STOCKWELL

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-07C

RESOLVED THAT Council recommends that Fram Building Group Ltd. & Slokker Canada

Corp., be short-listed for Council's consideration to be the development partner with the Town of Wasaga Beach to develop Town-owned lands within Downtown Wasaga Beach;

AND FURTHER THAT Council meet with and tour built projects of Fram Building Group Ltd., & Slokker Canada Corp., prior to Council's decision as to whether or not Fram Building Group Ltd. & Slokker Canada Corp., should become the Town's development partner;

AND FURTHER THAT prior to Council decision as to whether or not Fram Building Group Ltd. & Slokker Canada Corp. should become the Town's development partner, a third-party audit be undertaken to ensure that Fram Building Group Ltd. & Slokker Canada Corp., has the financial strength to carry out the project to the satisfaction of the Town;

AND FINALLY THAT, subject to Council selecting Fram Building Group Ltd. & Slokker Canada Corp., to be the development partner of the Town, that the Town negotiate a future form of rights to future phases based upon meeting performance milestones to the satisfaction of the Town, as will be spelled out and agreed to in a subsequent development agreement.

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

CARRIED

**c) Accounts – May 1, 2017 – May 31, 2017**

MOVED BY J. BELANGER

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-09-08

RESOLVED THAT Council does hereby approve the May 1, 2017 – May 31, 2017 Accounts in the amount of \$1,718,759.96.

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

CARRIED

It was noted that the meeting would be proceeding past 10:00 p.m. It was then;

MOVED BY S. BRAY

SECONDED BY R. EGO

RESOLUTION NO. 2017-09-09

RESOLVED THAT the Council of the Town of Wasaga Beach permit the regular Meeting of Council held on June 27, 2017 to extend past 10:00 p.m. in accordance with Section 6.16.a) of the Town of Wasaga Beach Procedural By-law 2016-101.

Councillor Belanger	Yea
Deputy Mayor Bifolchi	Yea

Councillor Bray	Yea
Councillor Ego	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

**d) Clerk –Verbal Report – Committee Appointments**

The Director, Legislative Services and Clerk spoke to the new appointment for the Wasaga Beach Public Library Board. It was then;

MOVED BY	N. BIFOLCHI
SECONDED BY	S. BRAY

RESOLUTION NO. 2017-09-10

RESOLVED THAT Council hereby approves the change to Committee Appointments by amending Schedule “B” of By-law 2014-112 by removing M. Gennings due to a recent resignation and adding Odette Chin-Fook under the Wasaga Beach Public Library Board.

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

CARRIED

**e) Clerk – Verbal Report –Great Lakes Mayors – Letter to the Minister of Environment and Climate Change Re: Opposing Ontario Power Generation’s proposed Deep Geologic Repository (DGR)- UPDATE**

As there was no mover the recommendation did not come forward for the vote and the matter did not proceed.

**f) Clerk Verbal Report – Special Committee of the Whole Meeting July 18, 2017 – Venue Change**

Members of Council discussed their comments and concerns and on this item. A friendly amendment was made to change the meeting from a Special Committee of the Whole meeting to a Special Council meeting It was then;

MOVED BY	S. BRAY
SECONDED BY	N. BIFOLCHI

RESOLUTION NO. 2017-09-11

RESOLVED THAT Council hereby approves that the Special Meeting of Council on July 18, 2017, be held at the RecPlex (1724 Mosley Street) starting at 7:00 p.m.

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

CARRIED

**g) Chief Building Official's Report dated June 27, 2017 Re: Additional Summer Staff Request**

The Chief Building Official spoke to his report. It was then;

MOVED BY J. BELANGER

SECONDED BY S. BRAY

RESOLUTION NO. 2017-09-12

RESOLVED THAT Council authorize the Chief Building Official to hire an additional summer student on a three month contract and elevate the summer student hired already for 2017 to a new position of Junior Building Permit Intake Coordinator, for the duration of their contact, ending September 29, 2017.

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

CARRIED

**9. NOTICES OF MOTION - None**

**10. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN - None**

**11. BY-LAWS AND CONFIRMATORY BY-LAW**

MOVED BY S. BRAY

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-09-13

RESOLVED THAT a By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended (2336543 Ontario Inc. –Orofino), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-60.

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

CARRIED

MOVED BY N. BIFOLCHI

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-14

RESOLVED THAT a By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-61.

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

CARRIED

MOVED BY B. STOCKWELL

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-15

RESOLVED THAT a By-law to authorize the execution of a Lease Agreement between the Town of Wasaga Beach and the Wasaga Beach Chamber of Commerce at 550 River Road West, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-62.

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

CARRIED

MOVED BY B. STOCKWELL

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-09-16

RESOLVED THAT a By-law to appoint Seasonal Municipal Law Enforcement Officers for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-63.

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

CARRIED

Prior to the introduction of the Lease Agreement between the Town of Wasaga Beach and 9406069 Canada Inc at 13 First Street shown on the agenda as By-law 2017-64 the CAO requested that the item be pulled as the lease has not yet been finalized. Council agreed with the request.

MOVED BY N. BIFOLCHI

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-17

RESOLVED THAT a By-law to authorize the execution of an Agreement between the Town of Wasaga Beach and Her Majesty the Queen in Right of Ontario as represented by the Minister of Tourism, Culture and Sport (Celebrate Ontario Grant 2017), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-66.

Councillor Belanger

Yea

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

CARRIED

MOVED BY S. BRAY  
 SECONDED BY R. EGO

RESOLUTION NO. 2017-09-18

RESOLVED THAT a By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its regular meeting held Tuesday June 27, 2017, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-65.

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

CARRIED

## 12. CALLING OF COMMITTEE MEETINGS

Special Meeting of Council	July 18	7:00 p.m.
Coordinated Committee	July 20	8:30 a.m.
Council	July 25	7:00 p.m.

## 13. 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.”*

No members of the audience came forward at this point.

## 14. CLOSED SESSION (as required)

- a. **CAO’s Closed Session Report dated June 27<sup>th</sup>, 2017 Re: 37<sup>th</sup> Street North - Matters pertaining to a proposed or pending acquisition or disposition of land.**

MOVED BY B. STOCKWELL  
 SECONDED BY J. BELANGER

RESOLUTION NO. 2017-09-19

RESOLVED THAT Pursuant to Section 239 of *The Municipal Act*, 2001, as amended, the next portion of the Regular Meeting of Council of June 27, 2017 be closed to the public to receive property matters pertaining to a proposed or pending acquisition or disposition of land.

Councillor Belanger	Yea
Deputy Mayor Bifulchi	Yea
Councillor Bray	Yea

Councillor Ego	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

Council entered into Closed Session at 10:30 p.m.

Council reported back to Open Session at 10:50 p.m.

Prior to Closed Session discussion Councillor Stockwell left the meeting and did not return.

## 15. REPORTS FROM CLOSED SESSION

- a. **CAO's Closed Session Report date June 7<sup>th</sup>, 2017 Re: 37<sup>th</sup> Street North - Matters pertaining to a proposed or pending acquisition or disposition of land.**

MOVED BY	J.BELANGER
SECONDED BY	S. BRAY

RESOLUTION NO. 2017-09-21

RESOLVED THAT Council does hereby confirm the direction provided to the CAO in Closed Session regarding the potential disposition of land.

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

CARRIED

- b. **Coordinated Committee – June 8, 2017 – Closed Session Minutes**

MOVED BY	N. BIFOLCHI
SECONDED BY	J. BELANGER

RESOLUTION NO. 2017-09-22

RESOLVED THAT Council does hereby adopt the Closed Session Coordinated Committee Minutes dated June 8, 2017, as circulated.

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

CARRIED

## 16. ADJOURNMENT

Mayor Smith adjourned the meeting at 10:53 p.m.