



REGULAR MEETING OF COUNCIL

MINUTES

Tuesday, November 28, 2017 at 7:00 p.m.

PRESENT:

B. Smith	Mayor
N. Bifulchi	Deputy Mayor
J. Belanger	Councillor
S. Bray	Councillor
R. Ego	Councillor
B. Smith	Councillor
B. Stockwell	Councillor
G. Vadeboncoeur	Chief Administrative Officer
A. Fay	Director, Legislative Services and Clerk
L. Borland	Deputy Clerk
K. Apanisile	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 - NONE

3. ADOPTION OF MINUTES

a) Regular Meeting of Council October 24, 2017

MOVED BY J. BELANGER
SECONDED BY S. BRAY

RESOLUTION NO. 2017-17-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday October 24, 2017 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

b) Special Meeting of Council October 30, 2017

MOVED BY B. STOCKWELL
SECONDED BY J. BELANGER

RESOLUTION NO. 2017-17-02

RESOLVED THAT the Minutes of the Special Meeting of Council held Monday October 30, 2017 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:

a) County of Simcoe Affordable Housing Proposal at 175 Zoo Park Road: File Numbers OP03/17 and Z14/17.

Notice of Public Meeting was published in the Wasaga Sun Newspaper on November 2, 2017 and circulated to all agencies, service providers, school boards, and abutting municipalities as prescribed in the *Planning Act*. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

THE LAND SUBJECT TO THE OFFICIAL PLAN AMENDMENT AND PROPOSED ZONING BY-LAW AMENDMENT is lands located on the east side of Zoo Park Road and north of Wally Drive. The legal description of the parcel is Part Lot 25, Concession 9. The purpose of the re-designation and re-zoning is to accommodate a proposed residential building.

THE PURPOSE OF THE OFFICIAL PLAN AMENDMENT would be to re-designate the subject land from “Tourism Commercial” to “High Density Residential”.

THE EFFECT of the proposed Official Plan Amendment would facilitate residential use and permit a density of up to 56 units per/hectare.

THE PURPOSE OF THE ZONING BY-LAW AMENDMENT would be to re-zone the subject parcel from “Development (D)” Zone & “Environmental Protection (EP)” Zone to the Residential Type 4 Exception Zone (R4-XX).

THE EFFECT of the proposed Zoning By-law Amendment would permit a four story residential building with a maximum building height of 13.5 meters, provide a parking space rate of 0.95 parking spaces per unit and omit the required privacy yard.

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

Letters of Support: None

Letters of No objection: Enbridge Gas Distribution and Hydro One, NVCA have advised they have no objection to the application.

Letters of Concern: Simcoe County District School Board

Letters of Objection: None

Mayor Smith asked Mr. Apanisile if staff have received any further letters or correspondence in regard to this application. Mr. Apanisile advised there were none.

Ms. Menzies and Mr. Brad Spiewak of MHBC made a brief presentation and provided further details with respect to the proposed Official Plan and Zoning By-Law amendments.

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

Raven (Lynn) Brown - 165 River Road East

- I believe this is a well thought out and great idea.

Fred Garvan – 61 Wally Drive

- I was told noise issues would be mitigated. The parties in this project advised they are here for us. The residents of Wally Drive realize this is a very needed project for citizens; unfortunately there will potentially be a four-story building only 51feet from my fence line.
- I have an issue with the fencing as privacy is our main concern. The trees are nice but they will take years to grow; we don't understand why we have lost 3 feet from the 11 foot initial fence. We would like the 11 feet back or a separate structure where we won't see each other. Our priority is sight lines and privacy.
- I appreciate what was heard tonight and the changes they've made since the Public Meeting and trying to make residents happy, but I don't think it's too much to ask to give back the 3ft on the fencing.

Mayor Smith asked if there were any further question from the public; there were none.

Mayor Smith asked members of Council if they have any questions or comments with regards to the proposed amendments. Councillor Belanger noted the initiatives taken in the Community Garden and noted maybe there should be thought to provide fruit trees in the concept. Councillor Belanger noted he has been approached by residents who are interested in becoming residents of the new building and who should he be forwarding these inquires to. Mr. Spiewak responded to Councillor Belanger's questions advising fruit trees are in the area of this project and any inquiries regarding housing can be found on the simcoe.ca website under Community and Social Services; also the Town of Wasaga Beach staff has this information as well.

Councillor Smith commented that this project is good news and a top priority of Age-Friendly Community Advisory Committee. Councillor Smith advised that some seniors have been told there are over 500 people on the wait list now and there is concern they may have to be included on this wait list. Mr. Spiewak advised that the wait list being referred to is related to Social Housing which is different than Affordable Housing; there is currently no wait list for this building. When it the project is close to completion (6-9 months) we would let people know and we will release an advertisement and have applications received; this will be advertised in the local paper.

Councillor Ego noted his excitement for this project and asked when we can expect completion of this project. Mr. Spiewak advised they would like to start in March 2018 and look for occupancy in the fall of 2019. Councillor Ego asked if any preference given to the residents of Wasaga Beach first. Mr. Spiewak advised they won't be able to do that as funding is from the Federal and Provincial level and they can't favour locals over anyone else, but they will be sure to advertise locally.

Mayor Smith clarified with the presenters when the shadowing of this building would start. Mayor Smith advised that the first 3-4 homes on Wally Drive at Zoo Park Road tend to be more susceptible to views into backyards, and is there any extra attention paid to these residents in regards to privacy? Ms. Menzies advised that these are the details we are looking at through Town staff. Mayor Smith noted in regards to the 18" berm, is there a chance to increase the size of the berm or height of the trees? Mr. Spiewak advised that yes they would be looking for trees that are 2-3 feet above the fence line and there is a good chance to work with residents to get back those 3 feet.

Mayor Smith advised that comments received today will be considered and a decision will be made as to whether Council will recommend the proposed amendments proceed further through the approvals process.

Mayor Smith noted that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. Mayor Smith further noted that if anyone 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, to please leave their name and address with the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

**b) Dreamwood Homes (Bremont Homes Ltd.) at 66-90 River Road East:
File Numbers OP01/17 and Z01/17.**

Notice of Public Meeting was published in the Wasaga Sun Newspaper on November 2, 2017 and circulated to all agencies, service providers, school boards, and abutting municipalities as prescribed in the *Planning Act*. This provided 20 days of notice for the public meeting and this meeting is therefore properly constituted as required by the Planning Act.

THE LAND SUBJECT TO THE OFFICIAL PLAN AMENDMENT AND PROPOSED ZONING BY-LAW AMENDMENT is lands located at the northeast corner of Beck Street and River Road East. The legal description of the parcel is Lots 1,2,3,4 and 5 Plan 648. The purpose of the re-designation and rezoning is to accommodate a proposed condominium building.

THE PURPOSE OF THE OFFICIAL PLAN AMENDMENT would be to re-designate the subject land from "Tourism Accommodation" to "Residential".

THE EFFECT of the proposed Official Plan Amendment would facilitate residential use and permit a density of approximately 78 units per/hectare.

THE PURPOSE OF THE ZONING BY-LAW AMENDMENT would be to rezone the subject parcel from "Accommodation Commercial (CA-14)" to the Residential Type 4 with Exception Zone (R4-XX).

THE EFFECT of the proposed Zoning By-law Amendment would permit a maximum building height of 15 meters, provide a parking space rate of 1.14 parking spaces per unit, reduce the require barrier free stalls to 3 and relax the minimum encroachment of steps and accessibility ramps into front yard setback.

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

Letters of Support: None

Letters of No objection: Enbridge Gas Distribution, Hydro One and Nottawasaga Valley Conservation Authority (NVCA) have advised they have no objection to the application.

Letters of Concern: None

Letters of Objection: None

Mayor Smith asked Mr. Apanisile if staff have received any further letters or correspondence in regard to this application. Mr. Apanisile advised that yes one letter of concern was received from Christine C. Jones regrading incompatible density, noise reflection from building and containers, building shadow, building appearance, and parking issues.

Mr. Naylor of Innovative Planning Solutions, along with Matthew Marsili from Bremont Homes Corporation and Tero Malcom from ISM Architects, made brief presentation and provided further details with respect to the proposed Official Plan and Zoning By-Law amendments.

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

Raven (Lynn) Brown – 165 River Road East

- Will you be addressing issue of no direct transit down River Road East between Stonebridge Boulevard and the bridge.
- Mr. Herron, Manager of Planning, will bring this comment to the Director of Public Works and from a planning point of view it is currently walkable to transit on Main Street and Stonebridge Boulevard.

Angelo Campagnolo – 28 Laidlaw Street

- I am in front of this building and the front of it is very close to the sidewalk and road. It is a high building and it will put me in the shadow of everything; I won't see any daylight.
- 50 units with 50 different owners – think of the problems that will be here.
- Car parking for 57 vehicles? What about visitors? It will be a mess here.
- The Town should follow the rules and regulations like I had to follow when I built.

Mayor Smith asked if there were any further question from the public; there were none.

Mayor Smith asked members of Council if they have any questions or comments with regards to the proposed amendments. Councillor Smith asked for clarification on the size

of the previous hotel located here. Mayor Smith advised that there was a two-story structure at that time. Councillor Smith noted her concern about the condo rules in regards to renting out to the public for rentals (short-term accommodation) and that the Condo Board needs to be clear in their rules that units are not to be used for Tourist Accommodations. Councillor Smith also noted that the Town is looking for high density in the downtown area and with this building it's a start and fits in well with what she sees on Main Street.

Councillor Bray noted the seasonal shadow slides from the previous presentation and that it would be nice to see it on this property as well. Councillor Bray noted her concern regarding parking and that it was being worked on. Mr. Naylor advised that he has done a shadow study but doesn't have the slides tonight but will be happy to circulate to Council. Mr. Naylor noted the shadow impacts are largely to the north and apply to the property itself and that the building is designed to have as little of a shadow as possible.

Mayor Smith advised that comments received today will be considered and a decision will be made as to whether Council will recommend the proposed amendments proceed further through the approvals process.

Mayor Smith noted that anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. Mayor Smith further noted that if anyone 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, to please leave their name and address with the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

Deputation:

a) Georgian Triangle Humane Society – Update on the success of the Wasaga Beach Cats for 2016 and 2017 – Ms. Sonya Reichel

Ms. Reichel, Executive Director of the Georgian Triangle Humane Society provided Council with an update in regards to the 2017 Progress Report. Ms. Reichel answered questions and addressed concerns of Council. Ms. Reichel is asking for continued funding for the Wasaga Cats Program. Council thanked Ms. Reichel and the GTHS for all of the hard work they do throughout the year.

Councillor Ego asked if this should come through the grants program. Ms. Reichel noted that it shouldn't go through as part of the grants program as it would go towards the GTHS operation itself and not the Wasaga Cats Program; this is a program they are running and administering separate – it is for the residents of Wasaga Beach. Council felt that it may be helpful to receive further information via a staff report. It was then;

MOVED BY R. EGO

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-17-03

RESOLVED THAT Council refer the deputation request from the Georgian Triangle Humane Society back to staff for further review and a follow-up report.

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.”

The Mayor asked if there were any comments from the public and there were none.

6. UNFINISHED BUSINESS – None

7. CORRESPONDENCE – Received for Information

a) Simcoe Muskoka District Health Unit – Letter regarding the review of the Smoke Free Ontario Modernization Report

MOVED BY	S. BRAY	
SECONDED BY	N. BIFOLCHI	RESOLUTION NO. 2017-17-04

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated October 25, 2017 from the Simcoe Muskoka District health Unit for information.

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

CARRIED

b) Township of Severn – Letter regarding Full implementation of Standard Size Garbage Containers

MOVED BY	N. BIFOLCHI	
SECONDED BY	J. BELANGER	RESOLUTION NO. 2017-17-05

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 2, 2017 from the Township of Severn for information.

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

Mayor Smith Yea
CARRIED

c) Township of Tay – Letter regarding Full Implementation of Standard Size Garbage Containers

MOVED BY J. BELANGER
SECONDED BY S. BRAY RESOLUTION NO. 2017-17-06

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 9, 2017 from the Township of Tay for information.

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

CARRIED

d) Collins Barrow SGB LLP – Letter regarding Interim Audit of December 31, 2017 Financial Statements

MOVED BY B. STOCKWELL
SECONDED BY N. BIFOLCHI RESOLUTION NO. 2017-17-07

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 13, 2017 from Collins Barrow SGB LLP for information.

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

CARRIED

e) Ontario Provincial Police (Municipal Policing Bureau) – Follow-up letter regarding updates from the Municipal Policing Bureau of the OPP

MOVED BY B. STOCKWELL
SECONDED BY J. BELANGER RESOLUTION NO. 2017-17-08

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 14, 2017 from the Ontario Provincial Police Municipal Policing Bureau for information.

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

Councillor Smith	Yea
Councillor Stockwell	Yea
Mayor Smith	Yea

CARRIED

CORRESPONDENCE – Requiring Action - NONE**CORRESPONDENCE – Referred - NONE****8. COMMITTEE, BOARDS & STAFF REPORTS****a) Committee of the Whole - Budget – October 24, 2017**

MOVED BY	B. STOCKEWELL
SECONDED BY	J. BELANGER

RESOLUTION NO. 2017-17-09

RESOLVED THAT Council receive the Committee of the Whole Budget Report of October 24, 2017, 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 – November 9, 2017

MOVED BY	S. BRAY
SECONDED BY	B. SMITH

RESOLUTION NO. 2017-17-10

RESOLVED THAT Council receive the Coordinated Committee Reports of November 9, 2017, 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

c) Committee of the Whole – November 21, 2017

Council discussion ensued regarding the Community Hub consideration. It was then;

MOVED BY	R. EGO
SECONDED BY	S. BRAY

RESOLUTION NO. 2017-17-11A

RESOLVED THAT Council refer Item 5.l) back to staff for further report regarding next steps, including the potential creation of a Steering Committee.

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

CARRIED

THAT Committee of the Whole recommends to Council that it consider approving up to a \$2,500,000.00 contained in 2018 Budget for the purpose of contracting a Prime Consultant (e.g. architectural or project management firm) at a tendered price to design, cost and oversee the bidding and selection process of a General Contractor for a new municipal arena and library.

REFERRED

Councillor Bray noted that she would like item 5.g) pulled from the report for separate voting. It was then;

MOVED BY B. SMITH

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-17-11B

RESOLVED THAT Council receive the Committee of the Whole Report of November 21, 2017, as circulated and approves all actions contained therein, apart from item 5.g) and 5.L) which will be dealt with as separate matters.

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

CARRIED

Item 5.g) – Planner’s Report dated November 21, 2017 Re: Community Improvement Plan - Downtown Wasaga Beach

MOVED BY J. BELANGER

SECONDED BY B. SMITH

RESOLUTION NO. 2017-17-11C

THAT Committee of the Whole recommends that Council pass a By-law to adopt the Community Improvement Plan (CIP) for Downtown Wasaga Beach;

AND THAT Committee of the Whole recommends that Council adopt the Community Improvement Plan (CIP) for Downtown Wasaga Beach;

AND THAT Council direct staff to prepare the supporting administrative application forms and a communication strategy to launch the Downtown Community Improvement Plan in

2018 upon the completion of the Downtown Wasaga Beach policy framework (Official Plan Amendment, Zoning By-law Amendment, and Urban Design and Architectural Design Guidelines).

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

CARRIED

d) Accounts – October 1, 2017 – October 31, 2017

MOVED BY N. BIFOLCHI
 SECONDED BY J. BELANGER RESOLUTION NO. 2017-17-12

RESOLVED THAT Council approve the October 1, 2017 – October 31, 2017 Accounts in the amount of \$ 2,727,338.19.

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

CARRIED

e) Economic Development Officer’s report dated November 28, 2017 – Rural Economic Development Grant Application

This item was pulled from the Agenda as it will be dealt with in a future meeting.

f) Integrity Commissioner’s report dated November 28, 2017 - Information report of the Integrity Commissioner

Councillor Bray made comments in regards to this report. It was then;

MOVED BY B. STOCKWELL
 SECONDED BY B. SMITH RESOLUTION NO. 2017-17-13

RESOLVED THAT the report of the Integrity Commissioner dated November 28, 2017 be received for information.

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

CARRIED

9. NOTICES OF MOTION

Deputy Mayor Bifulchi submitted the following Notice of Motion:

BE IT RESOLVED THAT at the direction of Council, the Wasaga Distribution Board of Directors conducted a review to evaluate the sustainability of WDI and its affiliates which included public input, and at its conclusion resulted in Council voting in favour of retaining and growing the utility;

AND WHEREAS Council received a briefing note on October 26, 2017 from the Board of Director Chair indicating that the information note to Council, marked as a low level of urgency, was not intended to be tabled at Committee or Council but was to advise council of the decision of the board to hire a CEO;

AND WHEREAS In response to a November 7, 2017 email from Deputy Mayor Bifulchi to Chair Preager, she was advised that the briefing note was for councils information only, there was no need to have the new position of CEO ratified by council and that any further questions she had on the matter should be referred to the Mayor as the Shareholder representative;

AND WHEREAS Schedule A Section 5.2(d) Matters Requiring Shareholder Approval of Wasaga Beach by-law 2000-65 states that “neither the Corporation nor any Subsidiary will, without the approval of the Shareholder (or the Corporation as shareholder,) respectively; take or institute proceedings for any winding up, arrangement, reorganization or dissolution”;

AND WHEREAS the creation of the proposed new CEO position encompasses a reorganization of the existing management structure and would require prior shareholder approval;

THEREFORE BE IT RESOLVED that Council direct the Board of Directors to provide an update to Council during an open to the public meeting and prior to advertising, interviewing or hiring for the position of CEO, provide information to Council for their consideration that justifies the creation of a CEO position, position criteria, salary expectations and ongoing cost commitment to the position as well as expected paybacks from the position being created;

AND FURTHER THAT compensation including all payouts for each board member for the 2016 and 2017 years be provided to council as well as board member and affiliate company board member’s current compensation rates be shared with council including documentation of the required Shareholder approval for said compensation as per section 4.10 of bylaw 2000-65.

Councillor Bray submitted the following Notice of Motion:

The purpose of this motion to immediately establish a “Housing and Accommodation Review Committee”.

WHEREAS The Council of the Town of Wasaga Beach has a responsibility to care for the Health and Safety of its residents. The Council of the Town of Wasaga Beach also has the same responsibility concerning those who visit our Community;

AND WHEREAS The Town of Wasaga Beach has extremely diverse housing needs, as identified during public consultation conducted in 2012 and 2013;

AND WHEREAS in depth consultations, research and analysis has already been completed by our previous Council, staff, citizens and working groups. Much of that research is available for immediate review on the Towns Website under the heading "Housing Strategy". Some of that research will only need updating, but the ground work has been completed allowing us to proceed with limited costs;

AND WHEREAS the Housing Strategy discussed in 2013 has already been implemented to some degree through Zoning Amendments and Bylaw changes made by the previous Council. These changes only began dealing with the "Accessory Unit" aspect of the strategy and much important work is still outstanding;

AND WHEREAS many residents have recently raised serious concerns in regards to their living conditions or those of their neighbours. These concerns have been shared using emails, social media comments and even the sharing of photographs that led to the Town launching internal investigations and sharing the concerns with Provincial Agencies;

AND WHEREAS many of the issues that surround living conditions are only seen behind closed doors, we are a community that relies on tourism as a primary contributor to our economy. Many properties have concerns that can be identified without even leaving the road. These issues will continue to negatively impact tourism;

AND WHEREAS we as a Council recognize that this is a very diverse community issue that requires immediate definitive action;

AND WHEREAS this Council selects the issues they plan on addressing once a year when establishing the Budget and selecting which "Council Initiatives" will get resources allotted to them. These initiatives are moved forward by the will of the majority of our Council. This Council has chosen in the past to leave the Housing Strategy also known as a Tourist Accommodation Review in the "Unfinished Business" section of our agenda's;

AND WHEREAS this Council is presently making extensive decisions that will affect the future housing decisions made by developers and accommodation providers;

BE IT RESOLVED that the Council of the Town of Wasaga Beach immediately form a committee to make recommendations to this Council regarding the future Housing Strategy.

BE IT FURTHER RESOLVED that the committee make recommendations within four months of their first meeting in regards to but not limited to the following five areas of concern;

- 1) Regulations regarding; Modification of Tourist Accommodation premises into permanent residential tenancies.
- 2) Regulations regarding; Use of Tourist Accommodation premises during some months and using the same units for permanent residencies during the off season.
- 3) Regulations regarding; Property Standards.
- 4) Possible improvements to Accessory Dwelling Units regulations.
- 5) Possible incentives that can be utilized to improve the inventory of Housing options in Wasaga Beach;

BE IT FURTHER RESOLVED that an invitation be immediately placed in the newspaper to solicit committee involvement. That the basic composition of the committee include the following;

- 1) Department heads from By-Law, Planning and Public Works. The Town Clerk and CAO should also sit on this committee to expedite the process.
- 2) Six members of Community Support organizations (Churches, Social Agencies, etc.)
- 3) Two members employed by local retirement or nursing home residences.
- 4) Six members of the public presently living in rental accommodation.
- 5) Four members of the public presently involved in renting premises to the public.
- 6) Any member of Council wishing to participate will be on the committee.

Councillor Belanger submitted the following Notice of Motion:

RESOLVED THAT Council reconsiders its decision rendered at the Regular Council Meeting on July 25, 2017, pertaining to the Application to lift the Holding (H) symbol for Phase 3 of the Villas of Upper Wasaga Plan of Subdivision for Baycliffe Homes provided an amending Subdivision Agreement has been executed and the required securities have been posted by the developer to the satisfaction of the Town.

The above noted motions will be brought forward to the December Council meeting for consideration.

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

11. BY-LAWS AND CONFIRMATORY BY-LAW

MOVED BY B. SMITH
 SECONDED BY J. BELANGER RESOLUTION NO. 2017-17-14

RESOLVED THAT a By-law to authorize the execution of an Agreement between Intelivote Systems 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. 2017-87.

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

CARRIED

MOVED BY N. BIFOLCHI
 SECONDED BY S. BRAY RESOLUTION NO. 2017-17-15

RESOLVED THAT a By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended (Trillium Forest North – Phase 3), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-88.

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

CARRIED

MOVED BY B. SMITH
 SECONDED BY J. BELANGER

RESOLUTION NO. 2017-17-16

RESOLVED THAT a By-law to authorize the purchase of lands known municipally as 21 Main Street more particularly described as Plan 360 Lots 6 & 7 and Part Lots 5 & 8 on Main Street Plan 360, Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-89.

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 S. BRAY

RESOLUTION NO. 2017-17-17

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, November 28, 2017, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-90.

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

CARRIED

12. CALLING OF COMMITTEE MEETINGS

COW - B	December 5	4:00 p.m.
COW (if required)	December 12	4:00 p.m.
Special COW – B	December 12	7:00 p.m.
Coordinated Committee	December 14	8:30 a.m.
Council	December 19	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.”

Raven (Lynn) Brown – 165 River Road East

- Following the issue with the Integrity Commissioner and there is no reason to continue this argument and what does Council have against this? Why are they acting immature?
- Mayor Smith noted the report of the Integrity Commissioner is the second and final report.

Shawn Wilson – 21 Elm Drive

- Wondering if we have received anything regarding soil testing at the parking lot on Glenwood and Main?
- Mayor Smith noted, via the Director of Economic Development and Tourism that none have been received yet, but results will be made public in a report brought to Committee when the time comes.

The Mayor asked if there were any further comments from the public and there were none.

14. CLOSED SESSION- None

15. REPORTS FROM CLOSED SESSION

a. Special Meeting of Council – October 30, 2017 – Closed Session Minutes

MOVED BY B. SMITH

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-17-18

RESOLVED THAT Council does hereby adopt the Closed Session Special Meeting of Council Minutes dated October 30, 2017, 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

b. Committee of the Whole – November 21, 2017 – Closed Session Minutes

MOVED BY J. BELANGER

SECONDED BY B. SMITH

RESOLUTION NO. 2017-17-19

RESOLVED THAT Council does hereby adopt the Closed Session Committee of the Whole Minutes dated November 21, 2017, 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

16. ADJOURNMENT

Mayor Smith adjourned the meeting at 9:16 p.m.

Andrea Fay
Director, Legislative Services and Clerk