



## REGULAR MEETING OF COUNCIL

### MINUTES

Tuesday, December 19, 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

#### 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 relation to Public Works Accounts cheque #21962 for \$378.55 as it pertains to a family member, but will be voting on all other matters.

#### 3. ADOPTION OF MINUTES

a) Regular Meeting of Council November 28, 2017

MOVED BY J. BELANGER

SECONDED BY S. BRAY

RESOLUTION NO. 2017-18-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday November 28, 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

#### 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.”*

*Tracey Garratt-Craft - 280 River Road East*

- Thank you for the opportunity to speak. I would like to make a comment in favour of the Housing Committee in town. It will allow us to live with dignity and affordable housing. I have become an advocate for our building to get repairs done. I have been subjected to harassment, threats and as of two days ago eviction. This Housing Committee will assist giving people a voice and protection. Former Council sat on this issue and still sits as unfinished business. I will leave you with a quote from Councillor Belanger: “Not all change is good but doing nothing is not a solution.”

*David Seabourne- Old Mosley Street*

- Regarding the Budget process; public and staff should be reminded about the process in connection with budgeted expenses and how the Town has managed to operate in or above that. Mr. Seabourne listed the Town’s budget to actuals from 2013-2016. He indicated that he has no confidence in this Town’s ability to operate and manage within expenditures budgeted. Why would anyone endorse the 2018 budget?

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

- Regarding item 10 on the Agenda for a CEO at WDI. The Town has put in 9 months of investigation and during this time saw how well run WDI is and they have been doing it with the current management structure in place. I am trying to figure out why we are adding another layer of expensive bureaucracy.

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 County District School Board – Letter regarding Town of Wasaga Beach request for 5-year exemption for students walking on River Road West for safety reasons**

MOVED BY S. BRAY  
 SECONDED BY J. BELANGER

RESOLUTION NO. 2017-18-02

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 29, 2017 from the Simcoe County District School Board for information.

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



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

CARRIED

**CORRESPONDENCE – Referred****a) Ministry of Municipal Affairs – Letter regarding Protecting Water for Future Generations – Public Consultation**

MOVED BY	S. BRAY
SECONDED BY	J. BELANGER

RESOLUTION NO. 2017-18-06

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated December 7, 2017 from the Ministry of Municipal Affairs for information;

And further that Council refers the letter to staff for review and recommendation in regards to input and feedback.

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

CARRIED

**b) Town of Collingwood – Letter regarding Clearview Township Representation – Collingwood Regional Airport**

MOVED BY	R. EGO
SECONDED BY	J. BELANGER

RESOLUTION NO. 2017-18-07

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated November 27, 2017 from the Town of Collingwood for information;

And further that Council refers the letter to staff for review and report.

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

CARRIED

## 8. COMMITTEE, BOARDS & STAFF REPORTS

### a) Committee of the Whole – Budget – December 5, 2017

MOVED BY R. EGO

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-18-08A

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

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) Director of Finance and Treasurer's Report dated December 5, 2017 Re: Promissory Note – Wasaga Distribution Inc.

Following discussion the motion now before Council be amended by adding the following after the last paragraph.

MOVED BY J. BELANGER

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2017-18-08B

FURTHER THAT Council requests staff to undertake a financial review of the Promissory Note in the fall of 2018 to determine options for Council's consideration during its deliberations on the 2019 Budget on how the Note can best be used for the mutual benefit of the Town and Wasaga Distribution Inc.

Councillor Belanger Yea

Deputy Mayor Bifulchi Yea

Councillor Bray Nay

Councillor Ego Yea

Councillor Smith Yea

Councillor Stockwell Yea

Mayor Smith Yea

CARRIED

The motion now before Council reads:

MOVED BY N. BIFOLCHI

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-18-08C

THAT Committee of the Whole of Council as Budget Committee recommends to Council that it authorize staff to issue a letter to Wasaga Distribution Inc. indicating that the Town will not call the Note Receivable in the 2018 fiscal year;

FURTHER THAT Council requests staff to undertake a financial review of the Promissory Note in the fall of 2018 to determine options for Council's consideration during its deliberations on the 2019 Budget on how the Note can best be used for the mutual benefit of the Town and Wasaga Distribution Inc.

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 - Budget – December 12, 2017**

MOVED BY	S. BRAY	
SECONDED BY	J. BELANGER	RESOLUTION NO. 2017-18-09

RESOLVED THAT Council receive the Committee of the Whole Budget Report of December 12, 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) Coordinated Committee – December 14, 2017**

MOVED BY	R. EGO	
SECONDED BY	J. BELANGER	RESOLUTION NO. 2017-18-10

RESOLVED THAT Council receive the Coordinated Committee Reports of December 14, 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

**d) Accounts – November 1, 2017 – November 30, 2017**

MOVED BY	J. BELANGER	
SECONDED BY	R. EGO	RESOLUTION NO. 2017-18-11

RESOLVED THAT Council approve the November 1, 2017 – November 30, 2017 Accounts in the amount of \$ 859,504.88.

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**

- a) Deputy Mayor Bifulchi previously submitted a Notice of Motion at the November Council meeting. Council members made statements, discussed their concerns and addressed questions of the motion before them. Councillor Stockwell noted that this item should be referred back to staff for further comment and opinion from the Town Solicitor. It was then;

MOVED BY B. STOCKWELL  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-18-12

RESOLVED THAT Council refer item 10.a to the CAO for further comment and obtaining of a legal opinion form the Town Solicitor;

AND FURTHER THAT a follow up report be provided at a future meeting.

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

CARRIED

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.

#### REFERRED

- b) Councillor Bray previously submitted a Notice of Motion at the November Council meeting. Council members made statements, discussed their concerns and addressed questions of the motion before them. Some members of Council noted the item should be referred back to staff for further comment and input. It was then;

MOVED BY B. STOCKWELL

SECONDED BY B. SMITH

RESOLUTION NO. 2017-18-13

RESOLVED THAT Council refer item 10.b to the CAO for further comment and input from staff and report back to a future meeting.

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

#### CARRIED

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.

REFERRED

- c) Councillor Belanger previously submitted a Notice of Motion at the November Council meeting. It was then;

MOVED BY J. BELANGER  
 SECONDED BY B. SMITH

RESOLUTION NO. 2017-18-14

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.

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**

MOVED BY B. SMITH  
 SECONDED BY R. EGO

RESOLUTION NO. 2017-18-15

RESOLVED THAT a By-law to exempt Blocks 4,5,6,7,8,9 and 10 Registered Plan 51M-1098 in the Town of Wasaga Beach, County of Simcoe, from Part Lot Control (Pine Valley – Wasaga Heights, Phase 2 – 41st Street South), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-91.

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. 2017-18-16

RESOLVED THAT a By-law to adopt an amendment to the Town of Wasaga Beach Official Plan, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-92.

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. 2017-18-17

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. 2017-93.

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 J. BELANGER  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2017-18-18

RESOLVED THAT a By-law to authorize the entering into of an Agreement with Wasaga Beach Woodworkers Club for the use of Cabin #6 as a Club house (2018-2022), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-94.

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 N.BIFOLCHI  
 SECONDED BY J. BELANGER RESOLUTION NO. 2017-18-19

RESOLVED THAT a By-law to adopt a Multi-Year Accessibility Plan (2018-2022), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-95.

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 B. SMITH  
 SECONDED BY J. BELANGER RESOLUTION NO. 2017-18-20

RESOLVED THAT a By-law to designate a Community Improvement Project Area for Downtown Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-96.

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

CARRIED

MOVED BY B. SMITH  
 SECONDED BY J. BELANGER RESOLUTION NO. 2017-18-21

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, December 19, 2017, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2017-97.

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

CARRIED

**12. CALLING OF COMMITTEE MEETINGS**

COW	January 16	4:00 p.m.
Coordinated Committee	January 18	8:30 a.m.

Council

January 30

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.”*

*Tracey Garratt-Craft – 280 River Road East*

- Why after all this time have no fines been submitted to landlords that have properties that are falling apart?
- CAO – some of these properties are still being investigated and staff takes this seriously. The safety condition of units and everything is done on the basis of meeting minimum requirements; staff is taking the time to make sure any violation(s) has appropriate actions.
- Ms. Garratt-Craft – I’m not clear; we had an inspection in June and a second inspection last month. We need to know why fines were not sent out based on June’s inspections.
- CAO – I am not familiar with the specifics of the June inspection. Staff typically create a deficiency list and the landlord has time to address the list and rebook a follow up inspection. Staff is still reviewing results of inspection.
- Mayor – requested that the CAO review the matter and have someone follow up with Ms. Garratt-Craft directly.

*Dean Robinson – 165 River Road East*

- Would like Councillor Smith to state where she got information from on housing.
- Councillor Smith noted that “Gail” from the County provided this to her.
- Mr. Robinson asked if the Councillor could please forward the information to him as he is interested in it. Councillor Smith acknowledged she would.
- Mr. Robinson noted we should be moving ahead with some form of Committee in this regard as some people have mental health issues that need to be addressed and there is a 20 year wait list for housing.

*Linda Benson – 28<sup>th</sup> Street North*

- Noted that Council is correct that the TAC issues have been around a long time, and there are good and bad landlords; people shouldn’t have to live like this.
- In regards to WDI, to Mayor Smith, as a board member on WDI are you able to discuss why a CEO is being recommended?
- Mayor Smith advised that the Board of Directors have had several conversations and made the decision that a CEO is warranted. The mandate is to maintain and grow the utility and there needs to be someone at the helm who is responsible for the corporation to move it forward. Any further questions on this can be directed to the Board Chair.
- Mrs. Benson - Why would they not be better off hiring based on a contract or someone to take care of the growth only? I’m not sure we can get better than where we are now and if it’s about growth then hire someone to just deal with that.
- Mayor Smith - We are one of very few LDCs who do not have a CEO. There is no doubt our current Directors do a phenomenal job, they are up to their neck in workload and this position will help them do the job better and breathe

easier. The intent is not to add another level of bureaucracy, but make the corporation more solid.

Mark Winegarden – 73 Frank Street

- Regarding WDI and the motion from Deputy Mayor Bifulchi. The by-laws that control the Board of Directors of WDI have some clauses regarding the length of service for board members. There are supposed to be restrictions and some members might be beyond this. Also, I notice there is mention in the motion regarding pay increases to board members; have there been any increases in the last 4 years and if so, did they require approval of council?
- Mayor Smith – I don't have specific information with me regarding the Term of Board members. With respect to wages, I believe there was a slight increase in 2016 for board members.

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. Coordinated Committee – December 14, 2017 – Closed Session Minutes**

MOVED BY R. EGO

SECONDED BY J. BELANGER

RESOLUTION NO. 2017-18-22

RESOLVED THAT Council does hereby adopt the Closed Session Meeting of Coordinated Committee Minutes dated December 14, 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 8:26 p.m.

---

Andrea Fay  
Director, Legislative Services and Clerk