



REGULAR MEETING OF COUNCIL

MINUTES

Tuesday March 27, 2018 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
D. Herron	Manager of Planning
K. Apanisile	Planner II

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

3. ADOPTION OF MINUTES

a) Regular Meeting of Council February 20, 2018

MOVED BY J. BELANGER
SECONDED BY S. BRAY

RESOLUTION NO. 2018-03-01

RESOLVED THAT the Minutes of the Regular Meeting of Council held Tuesday February 20, 2018 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 Meeting

**PROPOSED AMENDMENTS TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN
AND COMPREHENSIVE ZONING BY-LAW 2003-60 AND PROPOSED PLAN OF
SUBDIVISION**

ADA Custom Homes Ltd, 760 Mosley Street & 3 Dunkerron Avenue

Notice of Public Meeting was published in the Wasaga Sun Newspaper on March 1, 2018 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, PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION is lands located on the west side of 18th Street and in-between Mosley Street and Dunkerron Avenue. The parcel is legally described as Lots 37, 38 and 49 Part of Lot 48, and Registered Plan No 674. The municipal address is 760 Mosley Street & 3 Dunkerron Avenue, Wasaga Beach.

THE PURPOSE OF THE OFFICIAL PLAN AMENDMENT is to change the designation of the subject property from Tourism Commercial to Residential designation and to permit a density of 53 units per hectare on the subject site.

THE EFFECT of the proposed Official Plan Amendment would facilitate high density residential use.

THE PURPOSE OF THE ZONING BY-LAW AMENDMENT is to re-zone the subject parcel from the Tourist Commercial (CT) zone to Residential Type 3 zone with Exceptions.

THE EFFECT of the proposed Zoning By-law Amendment would permit 14 townhouse units. The exceptions includes a minimized lot area of 192 square metres per unit, reduced lot frontage, reduced exterior side yard, reduced landscape area, reduction in unit width to 5.5 metres, and a driveway side yard setback of 0.6 metres.

THE PURPOSE OF THE DRAFT PLAN OF SUBDIVISION is to create the block plan and private laneway that will become a part of the common element condominium.

THE EFFECT of the Draft Plan of Subdivision will be a framework that will allow the further division of the Block Plan through a part lot control process that will create the 14 residential lots needed to develop the townhouses.

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: County of Simcoe, Enbridge Gas Distribution, HydroOne, and NVCA have advised they have no objection to the applications.

Letters of Concern: Simcoe County District School Board

Letters of Objection:

Mr. Dave Seabourn, a resident of the Town of Wasaga Beach states in an email dated March 2nd the following. “I strongly object to the eight major variances that the applicant is asking for at this intersection, which at times, is one of the busiest in the entire Town.”

E3 Community Services is a charitable organization that is adjacent to the site. The organization has several concerns and objections related to the site. This includes transition from low density to higher density residential, the overlook into their property and private amenity space, the size of massing of the amenity space, shadowing from the height of the proposed building, increase noise, and concerns that increase vehicular traffic may cause an increase in accidents in the immediate area.

Mayor Smith asked Mr. Apanisile if he has received any further letters or correspondence in regard to this application. Mr. Apanisile advised that no further correspondence or letters have been received.

Mr. Naylor of Innovative Planning Solutions made a brief presentation and provided further details with respect to the proposed Official Plan & Zoning By-Law amendments and Draft Plan of Subdivision. It is noted that Mr. Andrew Adamek, Principle of ADA Custom Homes, was also in attendance for the presentation.

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 and draft plan of subdivision. 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.

David Seabourn – Old Mosley Street

- Provided a written objection to these eight (8) variances. It is important to point out several things: There has been no notice posted on the subject property that the lands are being proposed for rezoning, the information that has been published is in a paper that is not delivered to the local community, and the current location is for single family dwellings. If we have zoning bylaws they are here for a reason. To have this many major variances will convert this to high density area and it is not conducive to how the Town should move forward for this type of development. I suggest they come back with another plan.
- Mr. Apanisile confirmed the Notice was placed in the Wasaga Sun which is a local Wasaga Beach newspaper.
- Mr. Seabourn noted that the Wasaga Sun is not delivered to Old Mosley Street (since late 2017) and unless he had gone online, he would not have known.

Peter Doner – 34 Glenwood Drive (E3 Community Services)

- I am the Director of Finance for the charity (E3 Community – ReUse Centre). We are a valuable member of the community. We have had over 300 families per year here and there are very vulnerable people and if this is passed it will allow for people three stories up to look down on these vulnerable people.

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 amendments.

Councillor Belanger clarified the zoning of a nearby property located directly to the north. Mr. Herron noted that the property would have gone through a similar process to what is occurring tonight. Councillor Belanger asked the presenters if there were any policies related to the usage of the balconies. Mr. Naylor noted that this will be a condominium project so the condo group can determine restrictions on balconies, but they will take note of this. Councillor Belanger also asked if a shadow study had been completed. Mr. Naylor indicated no.

Councillor Smith asked where guest parking is to be located. Mr. Naylor advised that there is no parking provided on the site for guests, it would have to be in the allotted driveways or on-street parking.

Mayor Smith asked if there were any other questions of council. There were none.

Mayor Smith noted that the comments received today will be considered and a decision will be made as to whether Committee will recommend the proposed amendments and Draft Plan of Subdivision to proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If they did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision they are asked 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.

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.

Tracy Craft – 280 River Road East

- In favor of passing a Committee for Housing and addressing the housing issue. I have had tenants in my building become recognized as tenants and we need this Committee to be formed and need to get involved.

Councillor Smith asked the Manager of Planning, Mr. Herron, if the housing issue is being incorporated under the new Official Plan review. Mr. Herron noted that a number of initiatives by staff have been undertaken to address the affordable and retirement housing issues. Mr. Herron noted the topic of the creation of a Housing Committee is still underway through the CAO's office but other actions are happening as well. Currently staff are updating the Town's Official Plan and preparing planning policies that encourage the creation of affordable housing (i.e. apartments as opposed to single detached homes). Mayor Smith noted that the CAO advised a report regarding this matter will be brought forward to an April meeting.

6. UNFINISHED BUSINESS

- a) Ministry of Municipal Affairs – Letter regarding Protecting Water for Future Generations – Public Consultation – Referred at December 19, 2017 Council
- b) Councillor Bray– Notice of Motion Re: Housing and Accommodation Review Committee- (Referred at December 19, 2017 Council)
- c) Ministry of Agriculture– Letter regarding Grant from the Province of Ontario - Revitalizing Main Street, Helping Small Businesses Grow- (Referred at January 30, 2018 Council)
- d) Director of Legislative Services and Clerk Coordinated Committee Resolution GG2018-01-09B Re: Integrity Commissioner Report - (Deferred at January 30, 2018 Council)
- e) Director of Legislative Services and Clerk - By-law #2018-13 Re: Amendment to By-law 2016-101 Procedural By-law - (Deferred at January 30, 2018 Council)

7. CORRESPONDENCE – Received for Information

- a) Simcoe County Greenbelt Coalition – Letter regarding expansion of the Greenbelt**

MOVED BY N. BIFOLCHI
 SECONDED BY J. BELANGER

RESOLUTION NO. 2018-03-02

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter from the Simcoe County Greenbelt Coalition 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) Town of Wasaga Beach– Notice regarding Municipal Class Environmental Assessment Study- Notice of Completion – Beachwood Road to 45th Street**

MOVED BY N. BIFOLCHI
 SECONDED BY J. BELANGER

RESOLUTION NO. 2018-03-03

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the notice from the Town of Wasaga Beach for information.

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

RESOLVED THAT the Council of the Town of Wasaga Beach does hereby receive the letter dated March 1, 2018 from the Township of Springwater for information;

And further that the letter be referred to the Town of Wasaga Beach Library Board for review.

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) Coordinated Committee – March 15, 2018

Deputy Mayor Bifulchi noted that she would like Resolution GG2018-03-03 pulled from the report for a separate discussion. It was then;

MOVED BY B. STOCKWELL
 SECONDED BY J. BELANGER

RESOLUTION NO. 2018-03-07A

RESOLVED THAT Council receive the Coordinated Committee Reports of March 15, 2018 as circulated and approves all actions contained therein apart from Resolution GG2018-03-03 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

Resolution GG2018-03-03 - CAO's Report dated March 15, 2018 – Wasaga Distribution Inc. and Wasaga Resource Services Inc. Board Stipend and Meeting Rates

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

MOVED BY B.STOCKWELL
 SECONDED BY B. SMITH

RESOLUTION NO. 2018-03-07B

RESOLVED THAT Council approve the following monthly stipends and meeting rates for the Wasaga Distribution Inc. and Wasaga Resource Services Inc. effective January 1, 2016:

AND FURTHER THAT the CAO bring forward a report in conjunction with the updated appraisals for the 2015 beachfront purchases or at the April 17th Council meeting to include the following information;

1. A 10 year history, by year, of town land acquisitions by property and price paid by square foot, including subsequent demolition costs where applicable and that there be a subtotal for current Council purchases and prior seven year Council purchases, including average square foot cost.
2. A 10 year history, by year, as to the method of payment for town land acquisitions and whether they were funded out of reserves or by taking on additional debt. That there also be a subtotal for current Council purchases and prior seven year Council purchases, including estimated lost compounded interest on purchased made from reserve.
3. A 10 year history, by year, of total town reserves including total dollar contributions to reserves by year and total dollar withdrawals from reserves by year. That there also be a subtotal for current Council additions to reserves Vs. prior seven year Council additions to reserves.

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

CARRIED

c) Accounts – February 1, 2018 – February 28, 2018

MOVED BY J. BELANGER
 SECONDED BY S. BRAY

RESOLUTION NO. 2018-03-09

RESOLVED THAT Council approve the February 1, 2018 – February 28, 2018 Accounts in the amount of \$ 2,221,451.70.

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

CARRIED

d) Communications and Special Projects Coordinator - Update Regarding the After-Hours Medical Clinic

MOVED BY R. EGO
 SECONDED BY S. BRAY

RESOLUTION NO. 2018-03-10

RESOLVED THAT Council receive this report for information.

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

CARRIED

**e) Director of Legislative Services and Clerk – Committee Appointments
- Verbal**

MOVED BY B. STOCKWELL
SECONDED BY J. BELANGER

RESOLUTION NO. 2018-03-11

RESOLVED That Schedule “B” to By-law 2017-80 being Appointments to Advisory Committees (statutory/non-statutory) be amended by removing David Grebstad from the Historical Advisory Committee and adding Robbie Broad;

And further that Schedule “B” to By-law 2017-80 be amended by removing Shirley Beere from the Tourism & Special Events Advisory Committee and adding Ernest R. Osborne;

And further that Schedule “B” to By-law 2017-80 be amended by adding Courtney O’Neill (Southern Georgian Bay Community Health Centre) and removing the vacant youth member position on the Healthy Community Network;

And further that Schedule “B” to By-law 2017-80 be amended by removing Harry Regu from the Healthy Community Network and adding Mark Russon;

And further that Schedule “A” to By-law 2017-80 be amended by inserting b) Community Hub Steering Committee under Advisory Committees (statutory/non-statutory) with all remaining Committees being renumbered;

And further that b) Community Hub Steering Committee be added to Schedule “B” of By-law 2017-80 under the non-statutory section;

And further that the following members be added under the Community Hub Steering Committee:

- A. Marie Seguin
- Ron Martin
- Dan Kardos
- (Wasaga Beach Minor Hockey)
- (Wasaga Beach Figure Skating Club)
- (Wasaga Beach Public Library Board)
- Mayor B. Smith
- Councillor R. Ego
- Councillor J. Belanger

Staff Resource C. Roos, Director Recreation, Events and Facilities

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

Councillor Stockwell noted that he had the following Notice of Motion to bring forward:

“Whereas the Chief Administrative Officer has been asked to undertake a review of the Council Conference, Convention and Seminar Attendance Policy as it pertains to the payment of per diems to members of Council who choose to claim a per diem when attending a conference, approved by Council in 2007;

Be it Resolved that Chief Administrative Officer be asked to complete his review and report back to Committee of the Whole for the May meeting.”

10. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN - None**11. BY-LAWS AND CONFIRMATORY BY-LAW**

MOVED BY	R. EGO	
SECONDED BY	B. STOCKWELL	RESOLUTION NO. 2018-03-12

RESOLVED THAT a By-law to to adopt the Legal Consultation Policy, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2018-24.

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

CARRIED

MOVED BY	J. BELANGER	
SECONDED BY	N. BIFOLCHI	RESOLUTION NO. 2018-03-13

RESOLVED THAT a By-law to adopt the Terms of Reference for the Healthy Community Network and to repeal by-law 2011-28, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2018-25.

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

MOVED BY N. BIFOLCHI
 SECONDED BY B. SMITH

RESOLUTION NO. 2018-03-17

RESOLVED THAT a By-law to exempt Blocks 126-129 and 131-133, Registered Plan 51M-1039 in the Town of Wasaga Beach, County of Simcoe from Part Lot Control (Zancor North Inc., Trillium Forest North Phase Two) at its Regular meeting held Tuesday, March 27, 2018, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2018-29.

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 J. BELANGER

RESOLUTION NO. 2018-03-18

RESOLVED THAT a By-law to appoint Jeff Regan as a Municipal Law Enforcement Officer and Property Standards Officer 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. 2018-30.

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 J. BELANGER
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2018-03-19

RESOLVED THAT a By-law to appoint Rob Gavarkovs as a Municipal Law Enforcement Officer and Property Standards Officer 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. 2018-31.

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 J. BELANGER
 SECONDED BY R. EGO

RESOLUTION NO. 2018-03-20

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. 2018-32.

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 R. EGO

RESOLUTION NO. 2018-03-21

RESOLVED THAT a By-law to appoint Kohl Connor as Municipal Law Enforcement Officer and Property Standards Officer 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. 2018-33.

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. 2018-03-22

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, March 27, 2018, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2018-34.

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

Coordinated Committee

April 12

8:30 a.m.

Council

April 17

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.”

Shawn Wilson – 21 Elm Drive

- Question regarding the letter from Municipal Affairs on protecting water for future generations under unfinished business. Our water is under threat right now; there is an international conglomerate in Ireland. This company is digging down and setting up a wash plant and using a million gallons of water a day. Will you stop this gravel company from digging any further at the gravel pit located on Frenchs Hill?
- Mayor Smith requested that the Clerk review the status of the unfinished business item and respond directly to Mr. Wilson.

14. CLOSED SESSION - None**15. REPORTS FROM CLOSED SESSION - None****16. ADJOURNMENT**

Mayor Smith adjourned the meeting at 8:14 p.m.

Andrea Fay
Director, Legislative Services and Clerk