



## Community Services Section of Coordinated Committee Meeting

### Report

Meeting held Thursday October 11, 2018 at 8:30 a.m.  
In the Classroom, Town Hall

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<b>PRESENT:</b>	B. Smith	Mayor
	N. Bifulchi	Deputy Mayor
	S. Bray	Councillor
	R. Ego	Councillor
	B. Smith	Councillor
	J. Belanger	Councillor/Chair
	G. Marshall	Chief Administrative Officer
	L. Borland	Deputy Clerk
	M. McWilliam	Fire Chief
	C. Roos	Recreation, Events & Facilities Director
	K. Wagner	Recording Secretary

Councillor Belanger called the meeting to order at 8:30 a.m.

#### **Disclosure of Pecuniary Interest –**

Deputy Mayor Bifulchi declared a pecuniary interest regarding Public Works Cheque Register item #23117 as it pertains to a family member.

### **3. Community Services Section**

#### **3.1 Deputations, Petitions, Presentations and Public Meetings –**

- Cheque Presentation to the Wasaga Beach Fire Department from the Stayner Legion Poppy Fund

Councillor Belanger welcomed the gentlemen from the Stayner Legion Poppy Fund. A cheque for \$7,500.00 was presented to the Wasaga Beach Fire Department. Chief McWilliam thanked them for their donation and provided a brief history on previous donations.

#### **3.2 Unfinished Business**

- Sign By-Law Review (December 2017 update with draft by-law in March 2018)
- Lions Club Licensing Fee Review – Fall 2018

### 3.3 Other Agency Reports

#### a) Fire Department Monthly Report

Chief McWilliam reviewed the calls for service for September. He provided a presentation to the Committee with respect to the recent fire that occurred at the Travel Lodge. It was then;

MOVED BY B. F. SMITH  
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. CS2018-10-01

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the October 2018 Fire Department Report, for information.

ABSTAIN	YEA	VOTING	NAY
	x	DEPUTY MAYOR N. BIFOLCHI	
	x	CLLR. S. BRAY	
	x	CLLR. R. EGO	
	x	CLLR. B. SMITH	
	x	MAYOR B. F. SMITH	
	x	CLLR. J. BELANGER (CHAIR)	

CARRIED 6/0

### 3.4 Consent Agenda

Councillor Belanger informed the Committee that all items listed below will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.

Councillor Belanger asked if there were any items Committee wished to have pulled from the Consent Agenda and there were none. It was then;

MOVED BY N. BIFOLCHI  
 SECONDED BY B.F. SMITH

RESOLUTION NO. CS2018-10-02

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the October 11, 2018 Consent Agenda Items 3.4 through to 3.4.3, and that all the recommendations contained therein be adopted.

ABSTAIN	YEA	VOTING	NAY
	x	DEPUTY MAYOR N. BIFOLCHI	
	x	CLLR. S. BRAY	
	x	CLLR. R. EGO	
	x	CLLR. B. SMITH	
	x	MAYOR B. F. SMITH	
	x	CLLR. J. BELANGER (CHAIR)	

CARRIED 6/0

### **3.4.1 Departmental Staff Reports**

- a) Fire and Emergency Department**
- b) Municipal Law Enforcement and Licensing**
  - i) Controlled Deer Hunt 26 Ryther Road**

Resolved That the Community Services Section of Coordinated Committee recommends to Council that it permit an exemption to the Firearms Control By-law 99-20 to permit Paul and Marcia Ryther to hold a controlled deer hunt for five days in November on their 100 acre farm located at 26 Ryther Road, subject to the conditions contained in the Municipal Law Enforcement Officer's report dated October 11, 2018.

CARRIED

- c) Recreation, Events & Facilities Department**
  - i) Recreation, Events & Facilities Report**

Resolved That the Community Services Section of Coordinated Committee does hereby receive the Recreation, Events & Facilities Department Report monthly activity report as information.

CARRIED

- ii) Youth Centre Garage Renovation project variance report**

Resolved That the Community Services Section of Coordinated Committee recommend to Council that \$10,000, be re-allocated from the Recreation Equipment capital line (02-770-6500-65511) to proceed with the Youth Centre renovation project (02-771-6300-63100) understanding that staff will continue with fundraising efforts to replenish reserves used to fund the project and the total cost of the project should not exceed \$40,000.

CARRIED

- iii) Remembrance Day 2018**

Resolved That the Community Services Section of Coordinated Committee recommends to Council that it approve the annual Remembrance Day Service on Sunday, November 4, 2018; and

FURTHER THAT Lewis Street be closed to vehicular traffic from 8:00am until 3:00pm on Sunday, November 4, 2018; and

FURTHER THAT Glenwood Drive be closed to vehicular traffic between the Library and Lewis St. at 10:30pm for the Service Parade.

CARRIED

**iv) South Georgian Bay Career Ignition youth program**

Resolved That the Community Services Section of Coordinated Committee receive this report on the planned South Georgian Bay Career Ignition youth program as information.

CARRIED

**3.4.2 Departmental Accounts**

Resolved That the departmental accounts for the month of September 2018 as reviewed by the Community Services Section of Coordinated Committee, are hereby confirmed.

CARRIED

**3.4.3 Other Matters**

**a) Library Board Minutes**

Resolved That the Community Services Section of Coordinated Committee receive the July 2018 Library Board Minutes, for information.

CARRIED

**b) Age-Friendly Community Advisory Committee Minutes**

Resolved That the Community Services Section of Coordinated Committee receive the August 2018 Age-Friendly Community Advisory Committee Minutes, for information.

CARRIED

**c) Community Policing Report**

Resolved That the Community Services Section of Coordinated Committee receive the August 2018 Community Policing Report, for information.

CARRIED

Community Services Section of Coordinated Committee recessed at 8:55 a.m.

# COMMITTEE CHAIR REPORT



**TO:** Council

**FROM:** Councillor Joe Belanger, Chair  
Community Services Section Coordinated Committee Meeting

**SUBJECT:** Actions from October 11, 2018 Community Services Section Coordinated Committee Meeting

**DATE:** October 30, 2018

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## **RECOMMENDATION**

That Council adopt the Community Services Section of Coordinated Committee Meeting dated October 11, 2018, as circulated, and approve all the actions contained therein.

## **BACKGROUND**

Listed below are the actions resulting from the Community Services Section of Coordinated Committee meeting held on October 11, 2018. They are before Council for consideration.

## **ACTIONS**

### **Fire Department Report**

### **Resolution No. CS2018-10-01**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the October 2018 Fire Department Report, for information.

CARRIED

### **Consent Agenda**

### **Resolution No. CS2018-10-02**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the October 11, 2018 Consent Agenda Items 3.4 through to 3.4.3, and that all the recommendations contained therein be adopted, as amended.

CARRIED

### **Controlled Deer Hunt 26 Ryther Road**

RESOLVED THAT the Community Services Section of Coordinated Committee recommends to Council that it permit an exemption to the Firearms Control By-law 99-20 to permit Paul and Marcia Ryther to hold a controlled deer hunt for five days in November on their 100 acre farm located at 26 Ryther Road, subject to the conditions contained in the Municipal Law Enforcement Officer's report dated October 11, 2018.

### **Recreation, Events & Facilities Report**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the Recreation, Events & Facilities Department Report monthly activity report as information.

### **Youth Centre Garage Renovation project variance report**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the Recreation, Events & Facilities Department Report monthly activity report as information.

### **Remembrance Day 2018**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the Recreation, Events & Facilities Department Report monthly activity report as information.

### **South Georgian Bay Career Ignition youth program**

RESOLVED THAT the Community Services Section of Coordinated Committee does hereby receive the Recreation, Events & Facilities Department Report monthly activity report as information.

### **Departmental Accounts**

RESOLVED THAT the departmental accounts for the month of September 2018 as reviewed by the Community Services Section of Coordinated Committee, are hereby confirmed.

### **Age-Friendly Community Advisory Committee Minutes**

RESOLVED THAT the Community Services Section of Coordinated Committee receive the August 2018 Age-Friendly Community Advisory Committee Minutes, for information.

### **Community Policing Report**

RESOLVED THAT the Community Services Section of Coordinated Committee receive the August 2018 Community Policing Report, for information.

Respectfully Submitted,

Councillor Joe Belanger,  
Chair, Community Services Committee



## COMMITTEE CHAIR REPORT

**TO:** Council  
**FROM:** Deputy Mayor Nina Bifulchi, Chair Public Works Section of Coordinated Committee  
**SUBJECT:** Actions from the August 16, 2018 Public Works Section of Coordinated Committee  
**DATE:** October 30, 2018

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### **RECOMMENDATION**

That Council adopt the Public Works Section of Coordinated Committee Report dated October 11, 2018, as circulated, and approve all the actions contained therein.

### **BACKGROUND**

Listed below are the actions resulting from the Public Works Section of Coordinated Committee meeting held on October 11, 2018. They are before Council for consideration.

### **ACTIONS**

**Consent Agenda  
Items 4.4.1 through 4.4.3**

**RESOLUTION NO. PW2018-10-01**

RESOLVED THAT the Public Works Section of Coordinated Committee hereby receives the September 13, 2018 Consent Agenda Items 4.4.1 through to 4.4.3, and that all the recommendations contained are adopted, as amended.

CARRIED

### **Engineer's Report on Capital Works Project Status Report.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the October 11, 2018 Engineer's Capital Works Project Status Report, for information.

Carried

### **Detailed Design for the Bay Sands External Area and Local Drainage Improvements (RFP#PW2018-17) Award Recommendation.**

RESOLVED THAT the Public Works section of the Coordinated Committee does hereby recommend to Council that the Detailed Design for the Bay Sands External Area and Local Drainage Improvements (RFP#PW2018-17) be awarded to R.J. Burnside in the amount of \$233,650.10, excluding H.S.T.

Carried

### **Monthly Performance Report for the Water Pollution Plant (WPCP)**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby receive the Monthly Performance Report for the Water Pollution Control Plant (WPCP) as prepared by the Ontario Clean Water Agency (OCWA), for information.

Councillor Bray noted that she's received comments from residents in regards to the odour by the sewage plant. K. Lalonde responded to her concern and stated that OCWA has a very specific set of procedures to respond to complaints of this nature.

Mr. Lalonde advised that any resident inquiry or complaint about odours should be directed to Public Works or OCWA. When complaints are received, it is important to confirm address, date, and time of day the odours were experienced, as this information is helpful for OCWA when undertaking their investigation. Wind direction is confirmed and helps identify the potential source, as it may not actually be the treatment plant where the odours originate.

Carried

### **Monthly Performance Report for the Drinking Water System (DWS)**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby receive the Monthly Performance Report for the Drinking Water System (DWS) as prepared by the Ontario Clean Water Agency (OCWA), for information.

Carried

### **Departmental Accounts for September 2018.**

RESOLVED THAT the departmental accounts for the month of September 2018, as reviewed by the Public Works Section of the Coordinated Committee are hereby confirmed.

Carried

### **TransitFare Mobile Upgrade – Partnership with Town of Collingwood**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby recommend to Council that staff proceed with the TransitFare upgrade in partnership with the Town of Collingwood.

Carried

### **Wasaga Beach – Collingwood – The Blue Mountain - Transit Pilot Project – 3 Month Service Update**

RESOLVED THAT the Public Works Section of The Coordinated Committee does hereby receive the Inter-Municipal Transit Pilot Project Update Report on behalf of the Transportation Task Force, for information.

Carried

### **Wasaga Beach Transit Report-September 2018.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the Wasaga Beach Transit Report for September 2018, for information.

Carried

### **Wasaga Beach-Collingwood Link Ridership Statistics- September 2018.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the Wasaga Beach-Collingwood Link Ridership Statistics for September 2018, for information.



Carried

Respectively Submitted,

Nina Bifulchi, Deputy Mayor  
Chair, Public Works Committee



## Coordinated Committee Meeting

### Public Works Report

October 11, 2018 at 8:30 a.m. Classroom

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**PRESENT:**

B.F. Smith	Mayor
N. Bifulchi	Deputy Mayor/Chair
J. Belanger	Councillor
S. Bray	Councillor
B. Smith	Councillor
R. Ego	Councillor
G. Vadeboncoeur	CAO
L. Borland	Deputy Clerk
K. Lalonde	Director of Public Works
J. Martin	Recording Secretary

**ABSENT:**

#### Call back to Order

Deputy Mayor Bifulchi called the Public Works Section of the Coordinated Committee meeting to order at 9:02 a.m.

#### 4. Public Works Section

Deputy Mayor Bifulchi disclosed her pecuniary interest in section 4.4.2. Accounts.

- 4.1 Deputations, Petitions, Presentations and Public Meetings**
- 4.2 Unfinished Business**
- 4.3 Other Agency Reports**

#### 4.4 Consent Agenda

*All items listed below will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.*

Recommendation: RESOLVED THAT the Public Works Section of Coordinated Committee hereby receives the October 11, 2018 Consent Agenda Items 4.4.1 through to 4.4.3, and that all the recommendations contained therein be adopted, as amended.

MOVED BY COUNCILLOR S. BRAY

SECONDED BY MAYOR SMITH

RESOLUTION NO. PW2018-10-01

ABSTAIN	YEA	VOTING	NAY
	x	CLLR. J. BELANGER	
	x	CLLR. S. BRAY	
	x	CLLR. R. EGO	
	x	CLLR. B. SMITH	
	x	MAYOR B. F. SMITH	
	x	DEPUTY MAYOR N. BIFOLCHI (CHAIR)	

CARRIED 6/0

**4.4.1 Departmental Staff Reports****a) Public Works****b) Transportation****c) Engineering****i) Engineer's Report on Capital Works Project Status Report.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the October 11, 2018 Engineer's Capital Works Project Status Report, for information.

**ii) Detailed Design for the Bay Sands External Area and Local Drainage Improvements (RFP#PW2018-17) Award Recommendation.**

RESOLVED THAT the Public Works section of the Coordinated Committee does hereby recommend to Council that the Detailed Design for the Bay Sands External Area and Local Drainage Improvements (RFP#PW2018-17) be awarded to R.J. Burnside in the amount of \$233,650.10, excluding H.S.T.

**d) Environmental****i) Monthly Performance Report for the Water Pollution Plant (WPCP)**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby receive the Monthly Performance Report for the Water Pollution Control Plant (WPCP) as prepared by the Ontario Clean Water Agency (OCWA), for information.

Councillor Bray noted that she's received comments from residents in regards to the odour by the sewage plant. K. Lalonde responded to her concern and stated that OCWA has a very specific set of procedures to respond to complaints of this nature.

Mr. Lalonde advised that any resident inquiry or complaint about odours should be directed to Public Works or OCWA. When complaints are received, it is important to confirm address, date, and time of day the odours were experienced, as this information is helpful for OCWA when

undertaking their investigation. Wind direction is confirmed and helps identify the potential source, as it may not actually be the treatment plant where the odours originate.

ABSTAIN	YEA	VOTING	NAY
	X	CLLR. J. BELANGER	
	x	CLLR. S. BRAY	
	x	CLLR. R. EGO	
	x	CLLR. B. SMITH	
	x	MAYOR B. F. SMITH	
	x	DEPUTY MAYOR N. BIFOLCHI (CHAIR)	

CARRIED 6/0

### **ii) Monthly Performance Report for the Drinking Water System (DWS)**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby receive the Monthly Performance Report for the Drinking Water System (DWS) as prepared by the Ontario Clean Water Agency (OCWA), for information.

#### **e) Parks-None**

#### **4.4.2 Accounts**

##### **a) Departmental Accounts for September 2018.**

RESOLVED THAT the departmental accounts for the month of September 2018, as reviewed by the Public Works Section of the Coordinated Committee are hereby confirmed.

#### **4.4.3 Other Matters**

##### **a) Transit**

##### **i) TransitFare Mobile Upgrade – Partnership with Town of Collingwood**

RESOLVED THAT the Public Works Section of the Coordinated Committee does hereby recommend to Council that staff proceed with the TransitFare upgrade in partnership with the Town of Collingwood.

##### **ii) Wasaga Beach – Collingwood – The Blue Mountain Transit Pilot Project – 3 Month Service Update**

RESOLVED THAT the Public Works Section of The Coordinated Committee does hereby receive the Inter-Municipal Transit Pilot Project Update Report on behalf of the Transportation Task Force, for information.

**iii) Wasaga Beach Transit Report-September 2018.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the Wasaga Beach Transit Report for September 2018, for information.

**iv) Wasaga Beach-Collingwood Link Ridership Statistics-September 2018.**

RESOLVED THAT the Public Works Section of Coordinated Committee does hereby receive the Wasaga Beach-Collingwood Link Ridership Statistics for September 2018, for information.

## COMMITTEE CHAIR REPORT

**TO:** Council

**FROM:** Councillor Smith, Chair  
Development Services Committee

**SUBJECT:** Actions from the October 11, 2018 Coordinated Committee Meeting - Development Services Section

**DATE:** October 11, 2018

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### **RECOMMENDATION**

That Council adopt the Coordinated Committee Meeting - Development Services Section Report dated October 11, 2018, and approve all the actions contained therein.

### **BACKGROUND**

Listed below are the actions resulting from the Coordinated Committee Meeting - Development Services Section held on October 11, 2018. They are before Council for consideration.

#### **Consent agenda- items 5.1 through 5.4.3**

RESOLUTION NO. DS2018-10-01

RESOLVED THAT Development Services Section of Coordinated Committee hereby receives the October 11, 2018 Consent Agenda Items 5.1 through 5.4.3 and that the recommendations contained therein be adopted.

CARRIED

#### **Application for Deeming By-law – JDC Homes – 11 Marilyn Avenue N**

RESOLVED THAT Development Services Section of Coordinated Committee recommend to Council that a By-law, pursuant to Section 50(4) of the Planning Act be adopted to deem Lots 119, 120, 121 within registered Plan 930 to no longer be within a registered plan.

CARRIED

#### **Draft Plan of Subdivision (File No. PS04/18) and Draft Plan of Common Element Condominium (File No. PC01/18) – Wasaga Heights Inc. – Golden Sands Condominium – 45th Street South**

RESOLVED THAT the Development Services Section of Coordinated Committee recommends that Council hold a Public Meeting pursuant to the requirements of the Planning Act, to obtain public and agency comments with respect to the applications for Draft Plan of Subdivision PS04/18 and Draft Plan of Common Elements Condominium PC01/18, submitted on behalf of Wasaga Heights Inc., for lands municipally known as 121 45th Street South, or described as, Part of Lot 1, Concession 15 (Sunnidale), being Part 3, 51R 30556 and Part of Lot 1 Concession 15 (Sunnidale), being Part 10 on Plan 51R 35181, Wasaga Beach.

CARRIED

#### **Committee of Adjustment/Consent Matters**

RESOLVED THAT Development Services Section of Coordinated Committee does hereby receive the Notices for files A18/18, A19/18 and B13/18 and the Decisions for files A15/18, A16/18, A17/18, B09/18-B10/18 and B11/18-B12/18.

CARRIED

**New Unit Report dated October 2, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the New Unit report dated October 2, 2018 for information.

CARRIED

**Building Department Report dated October 2, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Building Department report dated October 2, 2018 for information.

CARRIED

**Ainley Project Status Report dated October 3, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Ainley Project Status Report of October 3, 2018 for information.

CARRIED

**Public Works/Engineering Technologist Development Project Status Report dated October 1, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Public Works Engineering Project Status Report dated October 1, 2018 for information.

CARRIED

**Recess**



## COORDINATED COMMITTEE MEETING – DEVELOPMENT SERVICES SECTION

### REPORT

Held Thursday, October 11, 2018 at 8:30 a.m.  
In the Classroom, Town Hall

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<b>PRESENT:</b>	B. Smith	Councillor/Chair
	J. Belanger	Councillor
	N. Bifulchi	Deputy Mayor
	S. Bray	Councillor
	R. Ego	Councillor
	B. Smith	Mayor
	G. Marshall	Chief Administrative Officer
	A. McNeill	Director of Economic Development
	D. Herron	Manager of Planning & Development Review
	T. Jarratt	Zoning Administrator
	A. Wiebe	Senior Planner
N. Wukasch	Senior Planner	
S. Harrington-Slade	Planner 1	
D. de Rijke	Recording Secretary	

**REGRETS:** None

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The Chair, Councillor Smith called the meeting back to order at 9:16 a.m.

#### **5. Development Services Section**

##### **5.1 Deputations, Petitions, Presentations and Public Meetings**

**Public Meeting** – at 11:00 a.m. – see below.

##### **5.2 Unfinished Business**

The Committee did not discuss the items identified under unfinished business.

##### **5.3 Other Agency Reports**

##### **5.4 Consent Agenda**

The Chair asked if there were any items Committee wished to have pulled from the Consent Agenda to discuss. There were none.

It was then:

MOVED BY: Councillor Ego  
SECONDED BY: Councillor Belanger

RESOLUTION NO. DS2018-10-01



RESOLVED THAT Development Services Section of Coordinated Committee hereby receives the October 11, 2018 Consent Agenda Items 5.1 through 5.4.3 and that the recommendations contained therein be adopted.

ABSTAIN	YEA	VOTING	NAY
	x	CLLR. J. BELANGER	
	x	DEPUTY MAYOR N. BIFOLCHI	
	x	CLLR. S. BRAY	
	x	CLLR. R. EGO	
	x	MAYOR B. F. SMITH	
	x	CLLR. B. SMITH (CHAIR)	

CARRIED

#### 5.4.1 Departmental Staff Reports

##### a) Official Plan Amendments

##### b) Zoning By-law Amendments

###### i) **Application for Deeming By-law – JDC Homes – 11 Marilyn Avenue N**

RESOLVED THAT Development Services Section of Coordinated Committee recommend to Council that a By-law, pursuant to Section 50(4) of the Planning Act be adopted to deem Lots 119, 120, 121 within registered Plan 930 to no longer be within a registered plan.

CARRIED

##### c) Subdivision/Condominium Matters

###### i) **Draft Plan of Subdivision (File No. PS04/18) and Draft Plan of Common Element Condominium (File No. PC01/18) – Wasaga Heights Inc. – Golden Sands Condominium – 45th Street South**

RESOLVED THAT the Development Services Section of Coordinated Committee recommends that Council hold a Public Meeting pursuant to the requirements of the Planning Act, to obtain public and agency comments with respect to the applications for Draft Plan of Subdivision PS04/18 and Draft Plan of Common Elements Condominium PC01/18, submitted on behalf of Wasaga Heights Inc., for lands municipally known as 121 45th Street South, or described as, Part of Lot 1, Concession 15 (Sunnidale), being Part 3, 51R 30556 and Part of Lot 1 Concession 15 (Sunnidale), being Part 10 on Plan 51R 35181, Wasaga Beach.

CARRIED

##### d) Site Plan Matters

##### e) Building Departments Matters

f) **Other**

**5.4.2 Accounts**

**5.4.3 Other Matters**

**a) Committee of Adjustment/Consent Matters**

RESOLVED THAT Development Services Section of Coordinated Committee does hereby receive the Notices for files A18/18, A19/18 and B13/18 and the Decisions for files A15/18, A16/18, A17/18, B09/18-B10/18 and B11/18-B12/18.

CARRIED

**b) New Unit Report dated October 2, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the New Unit report dated October 2, 2018 for information.

CARRIED

**c) Building Department Report dated October 2, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Building Department report dated October 2, 2018 for information.

CARRIED

**d) Ainley Project Status Report dated October 3, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Ainley Project Status Report of October 3, 2018 for information.

CARRIED

**e) Public Works/Engineering Technologist Development Project Status Report dated October 1, 2018**

RESOLVED THAT Development Services Section of Coordinated Committee receives the Public Works Engineering Project Status Report dated October 1, 2018 for information.

CARRIED

The Development Services Section recessed at 9:17 a.m.

The Development Services Committee reconvened at 11:00 a.m. for **Public Meeting – Proposed Official Plan Amendment – Stirling Cook Wasaga Beach Inc. – OP03/18**

**GENERAL INFORMATION**  
**PROPOSED AMENDMENT TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN**

Stirling Cook Wasaga Beach Inc., Concession 4, Part Lot 36, Plan 51R-36840, Parts 2 and 3

Notice of Public Meeting was published in the Wasaga Sun Newspaper on September 20, 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** is lands located on the southwest side of Beachwood Road, and on the east side of Fairgrounds Road. The parcel is legally described as Concession 4, Part Lot 36, Plan 51R-36840, Parts 2 and 3. The parcel does not yet have a municipal address.

**THE PURPOSE OF THE OFFICIAL PLAN AMENDMENT** is to change the designation of a portion of the subject property from “Tourism Commercial” to “Residential”, and to amend related policies specifically applying to the West Wasaga Lifestyle Community.

**THE EFFECT** of the proposed Official Plan Amendment would be to enable the development of the property with a mixture of residential uses and complementary commercial uses, and to remove permissions for tourism commercial uses along with the requirement that tourism commercial uses be developed before the development of residential uses.

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

**Letters of Support:** The Town has not received any written submissions in support of the proposal.

**Letters of No objection:** County of Simcoe staff have indicated they do not object to the proposed amendment, provided that applicable policies of the Growth Plan are met (such as Greenfield density targets). County staff have also provided select design-related comments regarding connectivity in the future development of the lands, and comments related to the County’s waste collection services.

Enbridge Gas Distribution has indicated it has no objection to the application.

Simcoe County District School Board it has no objection to the application.

Engineering Services staff for the Town have not expressed any objection to the proposed Official Plan Amendment; however, they have indicated that if the future development of the lands exceed a particular threshold (i.e., 419 units), the Town would need to revisit its sewer system modeling to confirm if there is sufficient capacity downstream to accommodate additional units.

**Letters of Concern:**

The Nottawasaga Valley Conservation Authority (“NVCA”) has provided detailed comments on the Environmental Impact Study submitted with the applications. Those comments include expressions of concern over adverse impacts on coastal wetland features, and the need for additional mapping, field data collection and assessment.

**Letters of Objection:**

The Town has not received any written submissions objecting to the proposal.

The Chair asked Mr. Chisholm, if any further letters or correspondence in regard to this application were received. There were none.

Mr. Kory Chisolm of MHBC Planning made a brief presentation and provided further details with respect to the proposed Official Plan amendment.

It was noted that Zoning By-law Amendment and Draft Plan of Subdivision applications have not been submitted and a separate public process would be required for these applications.

The Chair asked if there was anyone present that would like to provide input either in support of, or in opposition to, the proposed Official Plan amendment. If so, please stand and clearly state your name and address in order that it may be correctly entered into the records of today’s proceedings. Please note that we ask those who wish to speak, to not repeat questions or statements and to stay on topic.

Ian Cookson, 77 Waterview Road

Mr. Cookson spoke on behalf of the Bluewater Condo Board and objected the proposed development. He is currently the chair of the Board of Directors and President of the Bluewater Condo Board. He expressed concerns regarding water management, drainage, storm water management, traffic impacts (especially the entrances of off Beachwood Road and Fairgrounds Road) and the possible impact on their subdivision. He further noted there were also questions regarding the future sewage situation, the density (low or high) for the requested changes and access to their community, as they already have undesired access to the waterfront from people that do not reside in the condominium community.

Mr. Cookson inquired regarding the existing storm water management situation (storm ponds and drainage). Mr. Chisholm responded that there was a storm water management report submitted with the application. Mr. Kevin Morris (Crozier & Associates) responded regarding storm water management. He noted it is necessary to deflect from the receiver, which is Georgian Bay. Storm water needs to be managed on site. He further noted that when the plan of subdivision comes forward it will be determined how the storm water management can be done on site.

Mr. Cookson referred to comments received from the NVCA noting there are coastal wetlands immediately fronting the bay, which might pose a concern if the subject lands will be draining in the bay. Mr. Morris responded that there is no drainage directly into the bay.

Mr. Cookson noted that Bluewater is currently experiencing water issues and is looking to prevent it from getting worse; more water draining onto Beachwood Road will increase issues. Mr. Morris noted that when the property is developed, it will be managed properly, whereas now it is an uncontrolled outlet. The MTO will also provide comments, because some issues are stemming from drainage off Highway 26. Development of the subject land will improve the process for everyone.

As for the traffic impact, Mr. Morris noted that the Traffic Impact Study has not been completed yet. There was one done in 2005, but the situation changed. It is premature to complete the study until the formal plan comes forward. Entrances to the subdivision will be discussed with town staff at that time, as well as the impact from the vehicle increase. The current and hypothetical new situation will be analyzed in the new Traffic Impact Study.

Mr. Wiebe noted that the Planning staff are pleased to make the information received so far available to the public in either digital or hard copy format and written comments are welcomed as well.

Glenda Smith, 13 Waterview Road

Ms. Smith inquired about the difference between residential density ranges.

Mr. Chisholm responded that there is no change in the high density residential proposed. Currently a maximum of 4 storeys, potentially 5 with ground parking is allowed. The portion of the property that is proposed to be changed, would be changed to residential and current policies permit up to medium density (townhouses or semi-detached dwellings).

Pam Wolfenden, 19 Leeward Circle.

Ms. Wolfenden inquired regarding the specific number of units that are proposed.

Mr. Chisolm explained that there are existing permissions, which means a maximum of 419 units. Anything past more than that would require specific permissions. In the future plan the owner will provide more specifics.

Debra MacCallum, 47 Waterview Road

Ms. MacCallum inquired regarding the possibility of affordable housing on the property. Mr. Chisholm responded that to date there has been no discussion regarding low income housing. Mr. Herron further noted that currently the overall Official Plan for the Town is being reviewed and staff is directed to look at the general policies, including housing formats. There will be a Public Meeting in the new year to introduce the new policies. Affordable housing is an issue and staff is looking to build provisions into the overall Official Plan to address this issue.

Sami Moussadji, 11 Leeward Circle

Mr. Mousadji inquired regarding the form of high density buildings and if it will be rent or condo. Mr. Chisholm responded that no decision has made to that effect.

John Armstrong, 42 Starboard Circle

Mr. Armstrong commented that there are currently drainage issues because of changed water levels. It was again noted that there is a storm water management study available. Mr. Herron further noted that available reports will be posted on the website. If hard copies are required, he noted to contact the planning department.

Mr. Armstrong also has a concern with access to development and inquired about the location of the access off of Beachwood Road. Mr. Chisholm again commented that there currently is no draft plan of subdivision available, which would address roads, access etc. He noted that standard practice is that entrances are lined up across from each other.

Sharon Mason, 54 Waterview Road

Ms. Mason inquired if the current owner is planning to be the developer. Mr. Chisholm responded that at this time this has not been decided.

Rick Ostofe, 73 Waterview Road

Mr. Ostofe addressed the concerns regarding the Bluewater subdivision only having one entrance. He noted that there have been discussions with the fire department to get an additional access in the west end. Mr. Ostofe feel this should be addressed in the Traffic Impact Study for the new development.

Mr. Morris responded that this would be considered an existing condition once this second access is established, which would then be taken into account in the TIS.

Mr. Herron commented that he was not involved with the Bluewater subdivision, however, when the initial plan for that subdivision came forward, it was MTO who refused a second access. He noted that through the approval process there was an emergency access installed.

Staff is aware of the issue and can bring this forward to Town engineer. Once the Town gets ownership of Beachwood Road, there might be an opportunity to address this.

Mr. Herron further noted different stages of the planning process: change of use (as proposed today), with applications for Zoning by-law Amendment and for plan of subdivision to be submitted later. Further in the process there will be another Public Meeting scheduled.

The Chair asked members of Committee if they had any questions or comments with regards to the proposed amendments.

Deputy Mayor Bifulchi commented that this is at a very high level currently and more detailed information will be received further along, at which point the public can have more input. Also, the reports that are currently available right now might change once the development concept evolves.

Mr. Herron noted that future applications will be changes to the Zoning By-law (land uses) and also plan of subdivision and both will trigger another public meeting. He further noted that staff is currently reviewing the reports that have been submitted to date.

Mayor Smith commended the Bluewater community for attending at this stage of the development.

He recommended that staff, based on comments today, reach out to them and make sure that they understand what their next steps need to be. He further commented that it is a unique neighbourhood, quite isolated and the condo community is responsible for maintenance etc. and they do a great job at that. He feels it is important to listen to their comments and for staff to include them in discussions and providing information. He was happy to note that nobody spoke against development, however would like the development to suit the neighbourhood.

He further noted that the existing flooding concerns/drainage issues are noted and that it is important that these issues are addressed.

Councillor Belanger also commended residents on attending. He noted that sometimes changes are made to make the lands more saleable and that sometimes the final design decreases the number of units and that today is not an approval for 419 units.

Mr. Herron noted that the Official Plan Amendment has a maximum number of units approved and through detailed site design a more precise number of units will be determined.

Councillor Ego commented that from the public comments it is clear that drainage and traffic are both main concerns. Although questions can't be addressed today, he assured that the concerns will be addressed once more detailed plans come forward.

Comments received today will be considered and a decision will be made as to whether Committee will recommend the proposed Official Plan amendment proceed further through the approvals process.

Anyone receiving Notice of the Public Meeting will receive Notice of the Decision of Council in this matter. If you did not receive the Notice and would like to receive a copy of the Notice of Decision for the proposed Official Plan Amendment, please leave your name and address with the recording secretary or make a written request to the Clerk of the Town of Wasaga Beach.

The meeting adjourned at 11:54 a.m.

## COMMITTEE CHAIR REPORT



**TO:** Council

**FROM:** Councillor Belanger, Chair  
General Government Committee

**SUBJECT:** Actions from the October 11, 2018 General Government Committee Meeting

**DATE:** October 30, 2018

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### **RECOMMENDATION**

That Council adopt the General Government Committee Report dated October 30, 2018, as circulated, and approve all the actions contained therein.

### **BACKGROUND**

Listed below are the actions resulting from the General Government Committee meeting held on October 11, 2018. They are before Council for consideration.

### **ACTIONS**

#### **Consent Agenda**

#### **RESOLUTION NO. GG2018-10-01**

RESOLVED THAT General Government section of Coordinated Committee does hereby receive the October 11, 2018 Consent Agenda Items 6.4.1 through 6.4.3, and that the recommendations contained therein be adopted, as amended.

CARRIED

#### **Director of Economic Development and Tourism's Report dated September, 2018 – September Activity Report**

RESOLVED That the General Government Services Section of Coordinated Committee receive the Monthly (September 2018) Update Report from the Economic Development and Tourism Department for information.

CARRIED

#### **Letter dated September 24, 2018 from Parkbridge Lifestyle Communities Inc. Re: Wasaga Beach Downtown Development**

#### **RESOLUTION NO. GG2018-10-02**

RESOLVED That the General Government Services Section of Coordinated Committee receive the verbal Update Report from the Economic Development and Tourism Department pertaining to correspondence received from Parkbridge Lifestyle Communities Inc., for information.

CARRIED



**Director of Economic Development and Tourism and Director, Recreation, Events and Facilities' Report dated October 11, 2018 – Community Hub Location Report**

**RESOLUTION NO. GG2018-10-03A**

RESOLVED THAT the General Government Services Section of Coordinated Committee amend item 6.4.1.a)iii) to remove the second paragraph.

DEFEATED

**RESOLUTION NO. GG2018-10-03B**

RESOLVED THAT the General Government Section of Coordinated Committee amend item 6.4.1.a) iii) in the second paragraph to remove the words “continue” and “at” on the second last line and replace it with the word “consider”.

DEFEATED

**RESOLUTION NO. GG2018-10-03C**

RESOLVED That the General Government Services Section of Coordinated Committee receive the Community Hub Location report from the Director of Economic Development and Tourism and the Director of Recreation, Events and Facilities for information;

And further that the General Government Section of Coordinated Committee receive for information the recommendation from staff that planning and due diligence work for the Community Hub, (which conceptually includes a twin-pad arena, library, arts and cultural center and community uses) should continue at the Main Street and Beck site as this location continues to prove workable;

And finally that the Community Hub Location report be referred to a future meeting of Committee of the Whole for direction by the new Council.

CARRIED

**Director, Finance and Treasurer's Report dated October 11, 2018 Re: WRSI Donations**

**RESOLUTION NO. GG2018-10-04**

RESOLVED That the General Government Services Section of Coordinated Committee recommend to Council that the charitable organization grant requests that have previously been channeled through the Town's grant program and then forwarded to WRSI for processing, in future be processed by WRSI and not evaluated through the Town's Grant Program.

CARRIED

**Accounts – September 1 – September 30, 2018**

**RESOLUTION NO. GG2018-10-05**

RESOLVED That the September 1 - 30, 2018 Accounts as reviewed by General Government Services Section of Coordinated Committee, are hereby confirmed.

CARRIED

Respectfully Submitted,

Joe Belanger, Councillor  
Chair, General Government Committee



## Coordinated Committee Meeting General Government Section Report

Held October 11, 2018 in the Classroom

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PRESENT:	J. Belanger	Councillor/Chair
	S. Bray	Councillor/Co-Chair
	N. Bifulchi	Deputy Mayor
	R. Ego	Councillor
	B. Smith	Councillor
	B.F. Smith	Mayor
	G. Marshall	CAO
	D. Lundy	Director, Legislative Services & Clerk
	L. Borland	Deputy Clerk
	J. Lee	Director, Finance and Treasurer
	A. McNeill	Director, Economic Dev. & Tourism
	C. Roos	Director, Recreation, Events & Facilities

### Call back to Order

It is noted that the Development Services Section of Coordinated Committee will reconvene at 11:00 a.m. to hold a scheduled Public Meeting.

Councillor Belanger called the meeting to order at 9:18 a.m.

### 6. General Government Section

#### 6.1 Deputations, Petitions, Presentations and Public Meetings

#### 6.2 Unfinished Business

- i) Director of Economic Development and Tourism – Digital Advertising Signs (December 14, 2017)

#### 6.3 Other Agency Reports

#### 6.4 Consent Agenda

*All items listed below will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.*

Councillor Belanger asked if there were any items Committee wished to have pulled from the Consent Agenda. It was noted that item 6.4.1.a)i) and iii), 6.4.1.c)i) and 6.4.2.a) were pulled from the consent agenda. It was then;

MOVED BY R. EGO  
SECONDED BY B. SMITH

RESOLUTION NO. GG2018-10-01

RESOLVED THAT General Government section of Coordinated Committee does hereby receive the October 11, 2018 Consent Agenda Items 6.4.1 through 6.4.3, and that the recommendations contained therein be adopted, as amended.

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

CARRIED

#### **6.4.1 Departmental Staff Reports**

##### **a) Economic Development and Tourism**

###### **i) Letter dated September 24, 2018 from Parkbridge Lifestyle Communities Inc. Re: Wasaga Beach Downtown Development**

Pulled below for further discussion.

###### **ii) Director of Economic Development and Tourism's Report dated September, 2018 – September Activity Report**

RESOLVED That the General Government Services Section of Coordinated Committee receive the Monthly (September 2018) Update Report from the Economic Development and Tourism Department for information.

CARRIED

###### **iii) Director of Economic Development and Tourism and Director, Recreation, Events and Facilities' Report dated October 11, 2018 – Community Hub Location Report**

Pulled below for further discussion.

##### **b) Administration**

No items to report.

**c) Finance**

**i) Director, Finance and Treasurer’s Report dated October 11, 2018  
Re: WRSI Donations**

Pulled below for further discussion.

**d) Property, Fleet and Purchasing**

No items to report.

**6.4.2 Accounts**

**Accounts – September 1 – September 30, 2018**

Pulled below for further discussion.

**6.4.3 Other Matters**

The following Items were pulled from the Consent Agenda for separate discussion:

**6.4.1 Departmental Staff Reports**

**a) Economic Development and Tourism**

**i) Letter dated September 24, 2018 from Parkbridge Lifestyle  
Communities Inc. Re: Wasaga Beach Downtown Development**

Members of Committee addressed their comments and concerns pertaining to this item with the Director of Economic Development and Tourism.

MOVED BY B. SMITH  
SECONDED BY S. BRAY

RESOLUTION NO. GG2018-10-02

RESOLVED That the General Government Services Section of Coordinated Committee receive the verbal Update Report from the Economic Development and Tourism Department pertaining to correspondence received from Parkbridge Lifestyle Communities Inc., for information.

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

CARRIED

**iii) Director of Economic Development and Tourism and Director, Recreation, Events and Facilities' Report dated October 11, 2018 – Community Hub Location Report**

Members of Committees spoke to their questions and concerns pertaining to this item with the Director of Economic Development and Tourism and the Director, Recreation, Events & Facilities. Deputy Mayor Bifulchi noted that she would like to see an amendment to the motion to remove the second paragraph. It was then;

MOVED BY N. BIFOLCHI  
SECONDED BY S. BRAY

RESOLUTION NO. GG2018-10-03A

RESOLVED THAT the General Government Services Section of Coordinated Committee amend item 6.4.1.a)iii) to remove the second paragraph.

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

DEFEATED

The Director of Economic Development and Tourism and The Director, Recreation, Events & Facilities further spoke to the highlights of this report and addressed questions.

MOVED BY N. BIFOLCHI  
SECONDED BY S. BRAY

RESOLUTION NO. GG2018-10-03B

RESOLVED THAT the General Government Section of Coordinated Committee amend item 6.4.1.a) iii) in the second paragraph to remove the words “continue” and “at” on the second last line and replace it with the word “consider”.

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

DEFEATED

It was then;

MOVED BY B. SMITH

SECONDED BY M. SMITH

RESOLUTION NO. GG2018-10-03C

RESOLVED That the General Government Services Section of Coordinated Committee receive the Community Hub Location report from the Director of Economic Development and Tourism and the Director of Recreation, Events and Facilities for information;

And further that the General Government Section of Coordinated Committee receive for information the recommendation from staff that planning and due diligence work for the Community Hub, (which conceptually includes a twin-pad arena, library, arts and cultural center and community uses) should continue at the Main Street and Beck site as this location continues to prove workable;

And finally that the Community Hub Location report be referred to a future meeting of Committee of the Whole for direction by the new Council.

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

CARRIED

Committee took a recess at 10:30 a.m.  
Committee reconvened at 10:38 a.m.

### **c) Finance**

#### **i) Director, Finance and Treasurer’s Report dated October 11, 2018 Re: WRSI Donations**

The Director, Finance and Treasurer spoke to the highlights of her report and addressed questions and concerns of Committee. It was then;

MOVED BY S. BRAY  
SECONDED BY B. SMITH

RESOLUTION NO. GG2018-10-04

RESOLVED That the General Government Services Section of Coordinated Committee recommend to Council that the charitable organization grant requests that have previously been channeled through the Town’s grant program and then forwarded to WRSI for processing, in future be processed by WRSI and not evaluated through the Town’s Grant Program.

Councillor Bray	Yea
Deputy Mayor Bifulchi	Yea
Councillor Ego	Yea

Councillor Smith	Yea
Mayor Smith	Yea
Councillor Belanger	Yea

CARRIED

#### **6.4.2 Accounts**

##### **Accounts – September 1 – September 30, 2018**

The Director, Finance and Treasurer addressed questions and concerns of Committee.

Councillor Belanger noted that a break for General Government Section of Coordinated Committee meeting would now be held at 11:00 a.m. for the purposes of holding a Public Meeting for Development Services Section.

Councillor Belanger reconvened the General Government section at 12:03 p.m.

The CAO, Director of Economic Development and Tourism and Director, Finance and Treasurer addressed further questions and concerns of Committee. It was then;

MOVED BY S. BRAY  
SECONDED BY B. SMITH

RESOLUTION NO. GG2018-10-05

RESOLVED That the September 1 - 30, 2018 Accounts as reviewed by General Government Services Section of Coordinated Committee, are hereby confirmed.

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

CARRIED

#### **6.4.4 Date of Next Meeting**

November 15, 2018

- 7. Closed Session (as required) - None**
- 8. Rise & Report (as required) - None**
- 9. Adjournment**



Councillor Belanger adjourned the meeting at 12:09.