



AGENDA
Wasaga Beach Council Meeting

Thursday, February 13, 2025, 10:00 a.m.
Virtual (On-line) Meeting

For information pertaining to this agenda or to arrange for any additional accessibility needs please contact the Clerk's Division at deputyclerk@wasagabeach.com.

Pages

1. CALL TO ORDER

1.1 Land Acknowledgement

The Town of Wasaga Beach acknowledges it is located upon the traditional territory of the Anishnaabe people of the Three Fires Confederacy. We also acknowledge that the people of the Wyandot Nation also inhabited these lands.

We acknowledge that these nations were sovereign nations existing before the arrival of settlers.

We respect the spiritual interconnection among these nations to the land and to the water.

We also acknowledge that waterways near us have a long history predating European arrival. Since time immemorial, waterways were the lifeblood of the Indigenous people by trade and hunting routes.

We are dedicated to inclusivity of First Nations, Inuit and Metis people in our future stewardship of the land and the longest freshwater beach in the world. In the spirit of reconciliation, we welcome the opportunity of learning to be sustainable caretakers of the land and waterways for all future generations.

2. PROCLAMATIONS

There are no proclamations.

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF AGENDA

Recommended Motion:

1. **THAT** the contents of the agenda for February 13, 2025 be approved as

circulated.

5. APPROVAL OF MINUTES

- 5.1 Special Council Meeting Minutes - Geosands Inc. Shareholder Meeting - January 30, 2025** 6

Recommended Motion:

1. **THAT** the minutes of the Special Council Meeting held January 30, 2025, be adopted as circulated.

- 5.2 Regular Council Meeting Minutes - January 30, 2025** 9

Recommended Motion:

1. **THAT** the minutes of the Regular Council Meeting held January 30, 2025, be adopted as circulated.

6. PUBLIC MEETINGS

7. PRESENTATIONS

- 7.1 Deputy Fire Chief - Camp Molly** 21

Recommended Motion:

1. **THAT** the presentation by the Deputy Fire Chief to Council pertaining to Camp Molly be received as information.

8. DELEGATIONS

- 8.1 Deborah Grant and Deanna Lindsay - Feral Cat Spay/Neuter Program** 27

Recommended Motion:

1. **THAT** the delegation by Deborah Grant and Deanna Lindsay to Council pertaining to a Feral Cat Spay/Neuter Program be received.

9. GOVERNMENT RELATIONS

Allenwood Beach Vesting Order - Verbal Update - General Manager of Legislative and Development Services

10. STAFF REPORTS

Recommended Motion:

1. **THAT** the following Consent List items under Staff Reports and all the recommendations contained therein be adopted, excluding items pulled and moved to Matters for Consideration to be voted on separately:

- 10.1 **Wasaga Beach Water Pollution Control Plant (WPCP) Performance Report January 1, 2025 to January 30, 2025** 28
- Recommended Motion:**
1. **THAT** the report titled: Wasaga Beach WPCP Performance Report January 1, 2025 to January 30, 2025 to the Council meeting of February 13, 2025, be received for information.
- 10.2 **Wasaga Beach Drinking Water System (DWS) Performance Report January 1, 2025 to January 30, 2025** 41
- Recommended Motion:**
1. **THAT** the report titled: Wasaga Beach DWS Performance Report January 1, 2025 to January 30, 2025 to the Council meeting of February 13, 2025, be received for information.
- 10.3 **Capital Works Project Status Quarterly Report - 2024 Q4 - 20250213-19** 58
- Recommended Motion:**
1. **THAT** the report titled: Capital Works Project Status Quarterly Update – 2024 Q4 Report, to the Council meeting of February 13, 2025 be received for information.
- 10.4 **Installation of Electric Vehicle Charging Stations at the Public Works Yard - 20250213-26** 68
- Recommended Motion:**
1. **THAT** the report titled, Installation of Electric Vehicle Charging Stations at the Public Works Yard, to the Council meeting of February 13, 2025, be received;
 2. **THAT** Staff be Authorized to Proceed with the Installation of Electrical Vehicle (E.V.) Charging Stations at the Public Works Yard, in accordance with the Procurement Policy;
 3. **THAT** Council approve the project estimate in the amount of \$140,000 (Excl. HST); and
 4. **THAT** Council approve an unbudgeted expenditure of approximately \$55,000 from In-year Surplus or General Reserve, if required, to cover any additional costs not covered by the RTO7 funding program.
- 10.5 **Draft Plan of Subdivision Approval Extension Request - Clear Valley Inc. (PS0615) - 20250213-17** 71
- Recommended Motion:**
1. **THAT** the report titled: Draft Plan of Subdivision Approval Extension Request - Clear Valley Inc. (PS0615), to the Council meeting of February 13, 2025, be received; and

2. **THAT** Council approve a three-year extension to the Draft Approval for the Clear Valley Inc. Plan of Subdivision, including minor amendments to the associated conditions of draft plan approval, with a lapsing date of March 5, 2028.

10.6 Business Case - Build Wasaga Municipal Services Corporation
Report to follow.

11. CORRESPONDENCE ITEMS

Recommended Motion:

1. **THAT** the following Consent List items under Correspondence be received for information, excluding items pulled and moved to Matters for Consideration to be voted on separately:

11.1 January 21, 2025 - City of Peterborough - Amendment to Bill 242, Safer Municipalities Act.

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12. MINUTES OF BOARDS & COMMITTEES

There are no minutes.

13. MATTERS FOR CONSIDERATION

14. RECOMMENDATIONS ARISING FROM BOARDS & COMMITTEES

There are no recommendations.

15. COUNCIL REQUESTED STAFF REPORTS

As listed in the attached document.

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16. NOTICES OF MOTION/MOTIONS

17. CLOSED SESSION

Recommended Motion:

1. **THAT** pursuant to the Municipal Act, 2001, as amended, the next portion of the February 13, 2025, Council Meeting, will move into Closed Session to consider the following matters:

17.1 Disclosure of Pecuniary Interest

17.2 Approval of Closed Minutes

17.2.1 Closed Session Minutes - January 16, 2025

17.3 Closed Session Items

- 17.3.1 Human Resource Matter**
In accordance with Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees.
- 17.3.2 Human Resources Matter**
In accordance with Section 239(2) (d) labour relations or employee negotiations.
- 17.3.3 Committee Appointments**
In accordance with Section 239 (2)(b) personal matters about an identifiable individual, including municipal or local board employees.
- 17.3.4 Proposed or Pending Acquisition or Disposition of Land**
In accordance with Section 239(2)(c) proposed or pending acquisition or disposition of land by the municipality or local board.

17.4 Closed Session Adjournment

18. CLOSED SESSION - Rise and Report

19. BY-LAWS

Recommended Motion:

- 1. **THAT** the following By-laws be received and be deemed to have been read a first, second and third time and finally passed:

- 19.1 2025-08 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held Thursday February 13, 2025**

100

20. ADJOURNMENT



MINUTES
Nasaga Beach Special Council
Meeting

Thursday, January 30, 2025, 9:00 a.m.
Virtual (On-line) Meeting

Members Present: Mayor B. Smith
Deputy Mayor T. Snell
Councillor J. Belanger
Councillor S. Dileo
Councillor F. Ego
Councillor E. Timms
Councillor R. White

1. **CALL TO ORDER**

1.1 Land Acknowledgement

2. **DISCLOSURE OF PECUNIARY INTEREST**

There were none.

3. **ADOPTION OF AGENDA**

Resolution No: COU-2025-18

Moved by: R. White

Seconded by: T. Snell

1. **THAT** the contents of the Special Council meeting agenda for January 30, 2025, be approved as circulated

CARRIED

4. **PRESENTATIONS**

4.1 **Geosands Inc. - 2024 Achievements and 2025 Priorities - Geosands Chair Peter Preager and CEO Brandon Weiss**

Geosands Chair, Peter Preager and CEO, Brandon Weiss made a presentation to Council providing an overview of Geosands and its subsidiaries 2024 achievements and 2025 priorities. Mr. Preager and Mr. Weiss answered questions of Council.

Resolution No: COU-2025-19

Moved by: F. Ego

Seconded by: R. White

1. **THAT** the presentation by Geosands Chair, Peter Preager and CEO, Brandon Weiss to Council pertaining to Geosands Inc. - 2024 Achievements and 2025 Priorities be received for information.

CARRIED

5. STAFF REPORTS

5.1 Expiring Terms - Appointment to Hydro Boards 2025 - 20250130-55

Resolution No: COU-2025-20

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the report titled: Expiring Terms – Appointments to Hydro Boards 2025 to the Special Council meeting of January 30, 2025, be received;
2. **THAT** the Resolutions of the Shareholder of Geosands Inc., attached as Appendix A be adopted; and
3. **THAT** the Clerk be directed to provide notice of the Board Appointments to Geosands, in accordance with Shareholder Direction By-law #2024-70 and the Business Corporations Act.

CARRIED

6. BY-LAWS

Resolution No: COU-2025-21

Moved by: R. White

Seconded by: F. Ego

1. **THAT** the following By-laws be received and be deemed to have been read a first, second and third time and finally passed:

CARRIED

- 6.1 **2025-05 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Special Council meeting held Thursday January 30, 2025**

7. **ADJOURNMENT**

Mayor Smith adjourned the meeting at 9:19 am.



**Wasaga Beach Council Meeting
Meeting Minutes**

**Thursday, January 30, 2025, 10:00 a.m.
Virtual (On-line) Meeting**

Members Present: Mayor B. Smith
Deputy Mayor T. Snell
Councillor J. Belanger
Councillor S. Dileo
Councillor F. Ego
Councillor E. Timms
Councillor R. White

1. CALL TO ORDER

1.1 Land Acknowledgement

2. PROCLAMATIONS

There were no proclamations.

3. DISCLOSURE OF PECUNIARY INTEREST

There were none.

4. ADOPTION OF AGENDA

The Clerk advised that Item 7.3 Term of Council Priorities would be moved up under Presentations to be heard first.

Resolution No: COU-2025-22

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the contents of the agenda for January 30, 2025, be approved as amended.

CARRIED

5. APPROVAL OF MINUTES

5.1 Regular Council Meeting Minutes - January 16, 2025

Resolution No: COU-2025-23

Moved by: F. Ego

Seconded by: J. Belanger

1. **THAT** the Minutes of the Regular Council Meeting held January 16, 2025, are hereby adopted as circulated.

CARRIED

5.2 Special Council Meeting Minutes of January 16, 2025

Resolution No: COU-2025-24

Moved by: R. White

Seconded by: J. Belanger

1. **THAT** the Minutes of the Special Council Meeting held January 16, 2025, are hereby adopted as circulated.

CARRIED

6. PUBLIC MEETINGS

There were no public meetings.

7. PRESENTATIONS

7.1 Ryan Durrell - Axxima - Simcoe Municipalities Insurance Pool Presentation

Ryan Durrell, Axxima made a presentation to Council pertaining to a proposed Municipal Insurance Pool for municipalities of Simcoe County. Mr. Durrell provided an overview of the benefits to the Town by participating in the Municipal Insurance Pool and answered questions of Council.

Resolution No: COU-2025-25

Moved by: J. Belanger

Seconded by: R. White

1. **THAT** the presentation by Ryan Durrell, Axxima to Council pertaining to Simcoe Municipalities Insurance Pool be received.

CARRIED

7.1.1 2024 Municipal Insurance Pool - 20250130-41

Resolution No: COU-2025-26

Moved by: J. Belanger
Seconded by: F. Ego

1. **THAT** the report titled: 2024 Municipal Insurance Pool, to the Council meeting of January 30, 2025, be received; and
2. **THAT** the Mayor and Clerk be authorized to sign the Form of Subscription in the Municipalities in the County of Simcoe Subscribers Agreement; and
3. **THAT** the Chief Financial Officer, or appropriate designate assigned by the Chief Financial Officer, be authorized to represent the Town of Wasaga Beach on the Municipal Insurance Pool Advisory Board.

CARRIED

7.2 Trustee Mike Foley and Chair Dana Powell - Simcoe County District School Board - Wasaga Beach High School Update

Trustee Mike Foley and Superintendent of Business and Facility Services Corry Van Nispen made a presentation to Council providing an update on the new Wasaga Beach Secondary School and answered questions of Council

Resolution No: COU-2025-27

Moved by: J. Belanger
Seconded by: E. Timms

1. **THAT** the presentation by Trustee Mike Foley and Superintendent of Business and Facility Services Corry Van Nispen, Simcoe County District School Board pertaining to Wasaga Beach High School Update be received for information.

CARRIED

7.3 Term of Council Priorities - 2024 Update - 20250130-54

The CAO made a presentation to Council pertaining to the Term of Council Priorities highlighting the progress made in 2024 to complete the priorities and answered questions of Council.

Resolution No: COU-2025-28

Moved by: E. Timms
Seconded by: F. Ego

1. **THAT** the presentation titled: Term of Council Priorities – 2024 Update Presentation, to the Council meeting of January 30, 2025 be received for information.

CARRIED

8. DELEGATIONS

There were no delegations.

9. GOVERNMENT RELATIONS

9.1 Verbal Update - Provincial Elections - Deputy CAO & GM Legislative and Development Services

The Deputy CAO provided Council with an update with respect to the proposed Provincial and Federal Elections. The General Manager of Legislative and Development Services updated Council on the cancellation of the February 27, 2025 Council Meeting to accommodate the Provincial Election and advised that it will be rescheduled to March 6, 2025.

10. STAFF REPORTS

Resolution No: COU-2025-29

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the following Consent List items under Staff Reports and all the recommendations contained therein be adopted, excluding items pulled and moved to Matters for Consideration to be voted on separately:

CARRIED

10.1 Fire Department Report - December 2024 - 20250130-21

Resolution No: COU-2025-29

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the report titled: Fire Department Report-December 2024, to the Council meeting of January 30, 2025, be received for information.

CARRIED

10.2 Sanitary Sewer Trenchless Repairs - 20250130-27

Resolution No: COU-2025-29

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the report titled: Sanitary Sewer Trenchless Repairs – RFQ# PW2024-12 Award Recommendation, to the Council meeting of January 30, 2025, be received;
2. **THAT** the Sanitary Sewer Trenchless Repairs, in accordance with RFQ No. PW2024-12, be awarded to Aqua Tech Solutions Inc., in the amount of \$263,532.66, excluding H.S.T.; and
3. **THAT** the Mayor and Clerk be authorized to execute the agreement.

CARRIED

10.3 Small Business Support - 20250130-50

Resolution No: COU-2025-29

Moved by: E. Timms

Seconded by: S. Dileo

1. **THAT** the report titled: Small Business Support to the Council meeting of January 30th, 2025 be received for information.

CARRIED

11. CORRESPONDENCE ITEMS

Moved by: R. White

Seconded by: T. Snell

1. **THAT** the following Consent List items under Correspondence be received for information, excluding items pulled and moved to Matters for Consideration to be voted on separately:

CARRIED

11.1 November 29, 2025 - Township of Oro-Medonte - Increase Tile Drain Load Limit

12. MINUTES OF BOARDS & COMMITTEES

Resolution No: COU-2025-30

Moved by: S. Dileo

Seconded by: R. White

1. **THAT** the Consent List items under Minutes of Boards and Committees be received for information:

CARRIED

- 12.1 Committee of Adjustment - Minutes - December 18, 2024
- 12.2 Climate Action Advisory Committee - November 19, 2024 and December 17, 2024

13. **MATTERS FOR CONSIDERATION**

13.1 **2024 Casino Funding Report - 20250130-51**

Resolution No: COU-2025-31

Moved by: F. Ego

Seconded by: E. Timms

1. **THAT** the report titled: 2024 Casino Funding Report, to the Council meeting of January 30, 2025, be received for information.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.2 **Grants to Organizations Policy Update - 20250130-34**

Resolution No: COU-2025-32

Moved by: E. Timms

Seconded by: F. Ego

1. **THAT** the report titled: Grants to Organizations Policy Update, to the Council meeting of January 30, 2025, be received; and
2. **THAT** Council approve the amendments to the Grants and Sponsorships to Organizations Policy, attached as Appendix A.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.3 **Recreation and Facilities Department 2024 Year in Review - 20250130-35**

Resolution No: COU-2025-33

Moved by: F. Ego

Seconded by: T. Snell

1. **THAT** the report titled: Recreation and Facilities Department - 2024 Year in Review to the Council meeting of January 30, 2025 be received for information.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.4 Surety Bonds - New Legislation - 20250130-52

Resolution No: COU-2025-34

Moved by: S. Dileo

Seconded by: R. White

1. **THAT** the report titled: Surety Bonds – New Legislation, to the Council meeting of January 30, 2025, be received; and
2. **THAT** Council approve the recommendations outlined in this staff report for the development of a financial policy regarding securities associated with the Planning Act.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.5 2025 Additional Budget Request - Climate Action Advisory Committee - 20250116-24

Resolution No: COU-2025-35

Moved by: S. Dileo

Seconded by: J. Belanger

1. **THAT** the report titled: 2025 Additional Budget Request - Climate Action Advisory Committee, to the Council meeting of January 30, 2025 be received; and
2. **THAT** Council direct Staff to use the 2024 Climate Action Advisory Committee \$3000 surplus to fund the South Georgian Green Economy Hub Pilot.
3. **THAT** Council approve a \$3000 expenditure from the Climate Action Advisory Committee approved 2025 budget to fund the South Georgian Green Economy Hub Pilot.

Yea (6): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, and E. Timms

Nay (1): R. White

CARRIED (6 to 1)

13.6 Civic Awards Program Policy - 20250130-33

Resolution No: COU-2025-36

Moved by: F. Ego

Seconded by: E. Timms

1. **THAT** the report titled: Civic Awards Program Policy to the Council meeting of January 30, 2025, be received; and
2. **THAT** Council approve the Civic Awards Program Policy attached as Appendix A to this report as amended.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.7 Municipal Accountability Act, 2024 - Policy Update - Municipal Code of Conduct - 20250130-39

Moved by: T. Snell

Seconded by: E. Timms

1. **THAT** the report titled: Municipal Accountability Act, 2024 – Policy Update to the Municipal Code of Conduct to the Council meeting of January 30, 2025 be received; and
2. **THAT** the Clerk be directed to provide written comments on the proposed legislation to the Ministry of Municipal Affairs and Housing (MMAH) as outlined in this report.

Amendment:

Resolution No: COU-2025-37

Moved by: S. Dileo

Seconded by: E. Timms

1. **THAT** the main motion be amended to include the following:
2. **THAT** Council recommend that the Ontario Integrity Commissioner be responsible to appoint the Municipal Integrity Commissioner for each municipality.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

Resolution No: COU-2025-38

Moved by: T. Snell

Seconded by: E. Timms

1. THAT the report titled: Municipal Accountability Act, 2024 – Policy Update to the Municipal Code of Conduct to the Council meeting of January 30, 2025 be received;
2. THAT Council recommends that the Ontario Integrity Commission be responsible to appoint the Municipal Integrity Commissioner for each municipality; and
3. THAT the Clerk be directed to provide written comments on the proposed legislation to the Ministry of Municipal Affairs and Housing (MMAH) as outlined in this report as amended.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.8 Business Case - Build Wasaga Municipal Services Corporation - 20250130-53

Resolution No: COU-2025-39

Moved by: R. White

Seconded by: T. Snell

1. **THAT** the report titled: Business Case – “Build Wasaga” Municipal Services Corporation, to the Council meeting of January 30, 2025, be received; and
2. **THAT** Staff be directed to work with legal counsel to begin preparations to incorporate the “Build Wasaga” Municipal Services Corporation.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.9 January 8, 2025 - City of Woodstock - Funding for Children's Aid Society

Resolution No: COU-2025-40

Moved by: E. Timms
Seconded by: S. Dileo

WHEREAS Council received correspondence from the City of Woodstock dated January 8, 2024 expressing concerns to the Premier of Ontario and the Minister of Children, Community and Social Services pertaining to the urgent need for adequate and sustainable funding for the Children's Aid Society of Oxford County and other child welfare agencies throughout Ontario;

NOW THEREFORE BE IT RESOLVED THAT the Council for the Town of Wasaga Beach supports the City of Woodstock in their request to the Province to prioritize and support the financial needs of these vital agencies. All levels of government must work together to improve upstream intervention and support to prevent the tragic outcomes we are seeing as a result of inadequate funding; and

FURTHER THAT a copy of this resolution and the City of Woodstock's correspondence be forwarded to Honourable Doug Ford, Premier of Ontario, Honourable Michael Parsa, Minister of Children, Community and Social Services, City of Woodstock and the Association of Municipalities of Ontario.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

13.10 January 17, 2025 - Township of Woolwich - Election Advocacy and Preparation

Resolution No: COU-2025-41

Moved by: E. Timms
Seconded by: S. Dileo

1. **THAT** the Council for the Town of Wasaga Beach supports the resolution from the Township of Woolwich and other supporting municipalities in Ontario calling on the Province of Ontario to update the Municipal Elections Act, 1996 with priority amendments as outlined by Association of Municipal Clerks and Treasurers of Ontario before the summer of 2025 and commence work to review and re-write the Municipal Elections Act with longer-term recommendations ahead of the 2030 elections; and
2. **THAT** a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, Honourable Paul Calandra, Minister of Municipal Affairs and Housing, Brian Saunderson, MPP Simcoe-Grey and the Association of Municipalities of Ontario.

Yea (7): B. Smith, T. Snell, J. Belanger, S. Dileo, F. Ego, E. Timms, and R. White

CARRIED (7 to 0)

14. RECOMMENDATIONS ARISING FROM BOARDS & COMMITTEES

14.1 Accessible Parking Fee Exemption for Non-Residents with Permits - 20250130-31

Resolution No: COU-2025-42

Moved by: F. Ego

Seconded by: T. Snell

1. **THAT** the report titled: Accessible Parking Fee Exemption for Non-Residents with Permits, to the Council meeting of January 30, 2025, be received; and
2. **THAT** the Accessibility Advisory Committee recommends that Council pass a By-law that would allow free parking for non-residents that display an Accessible Parking Permit in municipal parking lots.

CARRIED

14.2 EDTAC Tourism Website Input - 20250130-36

Resolution No: COU-2025-43

Moved by: E. Timms

Seconded by: R. White

1. **THAT** the report titled: Economic Development and Tourism Advisory Committee (EDTAC) Tourism Website Feedback, to the Council meeting of January 30th, 2024, be received;
2. **THAT** Council approve the recommendations provided by EDTAC outlined in this report; and,
3. **THAT** the recommendations be referred back to Economic Development staff for consideration.

CARRIED

14.3 EDTAC - Festivals and Events Strategy - 20250130-38

Resolution No: COU-2025-44

Moved by: T. Snell

Seconded by: E. Timms

1. **THAT** the report titled: Economic Development and Tourism Advisory Committee (EDTAC) Festivals and Events Strategy Recommendations, to the Council meeting of January 30th, 2024, be received; and
2. **THAT** Council approve the recommendations provided by EDTAC;
3. **THAT** the Committee recommendations be referred back to Staff for consideration in the Festival & Events Strategy.

CARRIED

15. **COUNCIL REQUESTED STAFF REPORTS**

16. **NOTICES OF MOTION/MOTIONS**

There were none.

17. **BY-LAWS**

Resolution No: COU-2025-45

Moved by: R. White

Seconded by: S. Dileo

1. **THAT** the following By-laws be received and be deemed to have been read a first, second and third time and finally passed:

CARRIED

17.1 2025-06 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held Thursday January 30, 2025

18. **ADJOURNMENT**

Mayor Smith adjourned the meeting at 2:12 pm.

Camp Molly Council update

February 13, 2025



Camp Molly Wasaga Beach will be held starting Thursday June 5th
with the graduation on Sunday June 8th



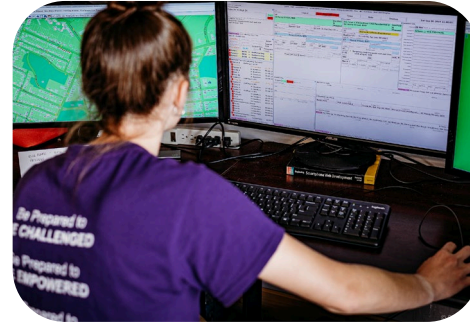
Camp Molly training evolutions...



Fire Suppression



Auto Extrication



Communications



Fire Prevention &
Public Education



Fire Investigations



Medical



Firefighter
Survival



Hydrants, Hoses
& Ladders

Additional Areas of focus Included in Camp Molly...

Basic
Firefighting
Skills

Catching Fire
Hydrants

Managing
Hose Lines

Emergency
Communications

Personal
Protective
Equipment

Self-Contained
Breathing
Apparatus
(SCBA)

Search &
Rescue
Operations

Auto
Extrication

Use of
Ground
Ladders

Forcible
Entry

Medical
Patient Care

Combat
Challenge
Competition!



Combat Challenge



Graduation



February 13 2025, Deputation to Council

Deputation by Deborah Grant and Deanna Lindsay

To: Mayor and Council for February 13, 2025

Matter of Concern:

This year we have experienced a continued increase in the number of feral cats in our neighborhood – 30th St N and 31st St N, Wasaga Beach an area close to Park 5 (tourist area). The number would be 20 plus cats. They are reproducing of course, which is going to create a bigger issue yet.

These feral cats pose the threat of spreading disease either directly or indirectly to our resident cats and dogs as well as transmitting zoonotic diseases (animal to human transmission) like rabies, toxoplasmosis and others. With the number of visitors to Wasaga Beach and our area, we hope that the town will help to manage and mitigate this risk.

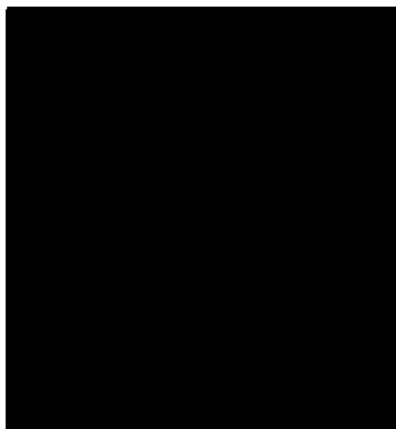
In the past Town has contributed to a Feral Cat Spaying/Neutering program in cooperation with either GTHS or a local vet. This was discontinued at some point. We would ask that this be reinstated for 2025 to aid in resolving the growing issue.

Several of us in the neighborhood are willing to trap the cats in a humane manner for the purpose of spaying/neutering, vaccinating and de-worming for release again to their environment. It should help alleviate the problem. Sometimes they can be found more permanent homes, but if not, at least there would not be multiple litters being born.

We ask this respectfully as it would be a benefit to the neighborhood and as we live in a tourist area of Wasaga Beach, close to Georgian Bay and Beach 5, it would also not become an issue with the visiting tourists.

Thank you for your time and attention to this request.

Best regards, Deborah Grant and Deanna Lindsay





WASAGA BEACH WATER POLLUTION CONTROL PLANT

PERFORMANCE REPORT

**For the period of
JANUARY 1, 2025 to JANUARY 31, 2025**

Prepared by the Ontario Clean Water Agency



**Ontario Clean Water Agency
Agence Ontarienne Des Eaux**

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Note: This report may not represent the most recent available data. Any missing data will be added in the following months report.

1. Process Performance & Regulatory Compliance

1.1 Summary of Compliance Limit and Objective Exceedances & Non-Compliances

From **January 1, 2025 to January 31, 2025:**

- Number of Regulatory Limit Exceedances = **1**
- Number of Regulatory Objective Exceedances = **1**
- Number of Non-Compliances = **1**

The Wasaga Beach WPCP performed within the regulatory limits set out in:

- Environmental Compliance Approval (ECA) #0766-CM9RQA
- The Federal Wastewater Systems Effluent Regulation (WSER)

2025	ECA Limit Exceedance	ECA Objective Exceedance	Non-Compliances
January	1	1	1
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

1.1.1 Description of ECA Limit and Objective Exceedances

The following is a summary of any environmental compliance approval limit and objective exceedances, their respective cause; as well as the measures that were taken to correct the issue:

Exceedance(s)	Cause	Corrective Actions
For January 2025, the total phosphorus (TP) monthly average was 0.24 mg/L, which was higher than the ECA limit (0.20 mg/L) and Objective (0.15 mg/L)	Treatment process upsets, the January 8 bypass incident and filter issues all resulted in the exceedance	Corrective actions include: improving upstream treatment processes, filter repairs and preventive maintenance

1.1.2 Description of Single Sample Exceedances

The following is a summary of any single sample environmental compliance approval limit and/or objective exceedances, their respective cause, as well as the measures that were taken to correct the issue. Note that single sample exceedances are occurrences where an individual sample may have contained a result above the ECA limit/objective but does not result in an exceedance of the monthly/annual average ECA limit or objective exceedance as defined by the facility ECA.

Exceedance(s)	Cause	Corrective Actions
Jan 7 – Total Phosphorus (TP) was 0.28 mg/L > 0.15 mg/L (objective limit)	Filter Issues	Repaired filter
Jan 21 – TP 0.17 mg/L > 0.15 mg/L (objective limit)	Filter Issues	Repaired filter
Jan 28 – Total Suspended Solids (TSS) was 11 mg/L > 5 mg/L (objective limit) Jan 28 – TP was 0.25 mg/L > 0.15 mg/L (objective limit)	Filter issues and high solids inventory	Repaired filter and increased wasting

1.1.3 Description of Non-Compliances

The following is a summary of the requirements of the wastewater systems effluent regulation, the environmental compliance approvals, and any orders applicable to the system that were not met at any time during the time period covered by this report; as well as the duration of the failure and the measures that were taken to correct the failure:

Non-Compliance(s)	Duration	Required Actions & Corrective Actions
N/A	N/A	N/A

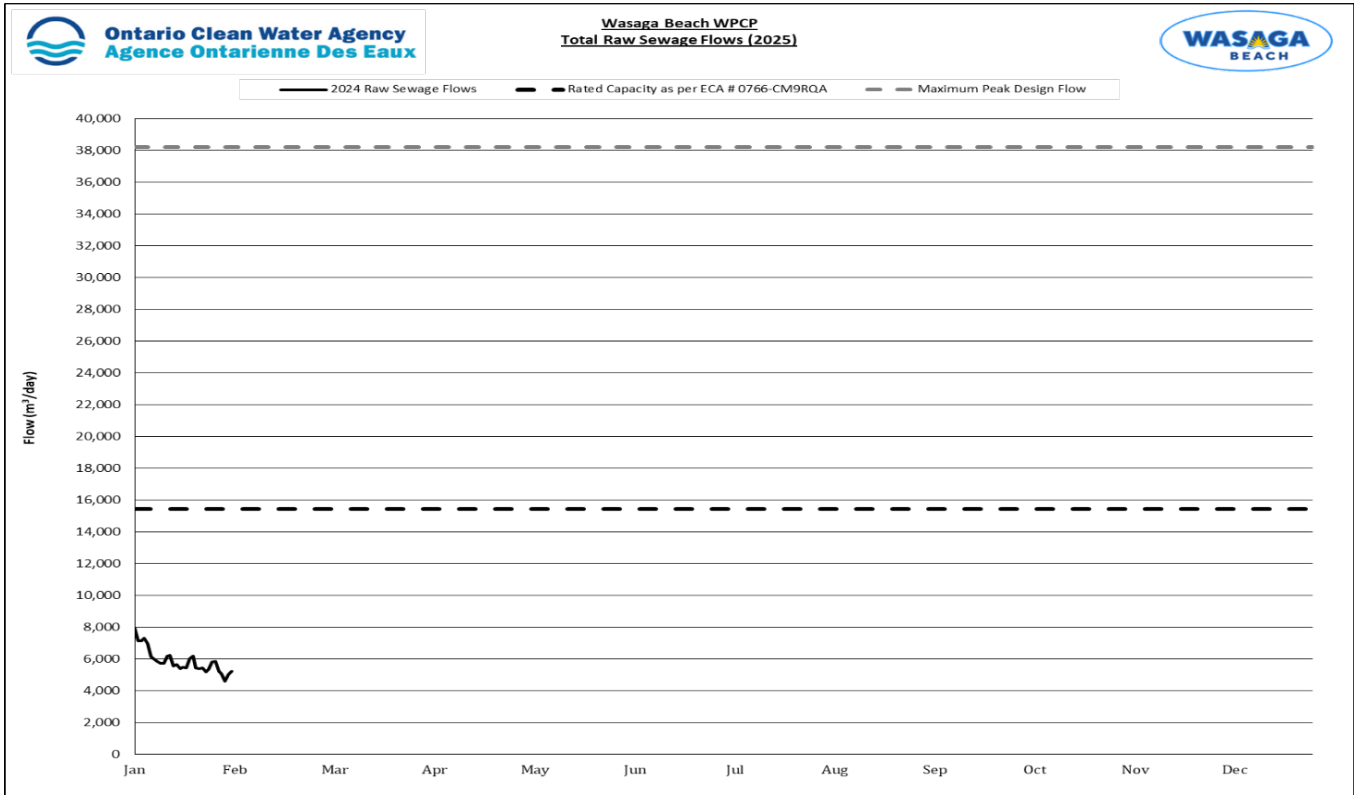
1.2 Summary of Process Performance

1.2.1 Raw Flow – Current Year

For 2024 to date the Wasaga Beach WPCP has operated within the Rated Capacity and Peak Design Flow of the wastewater treatment plant.

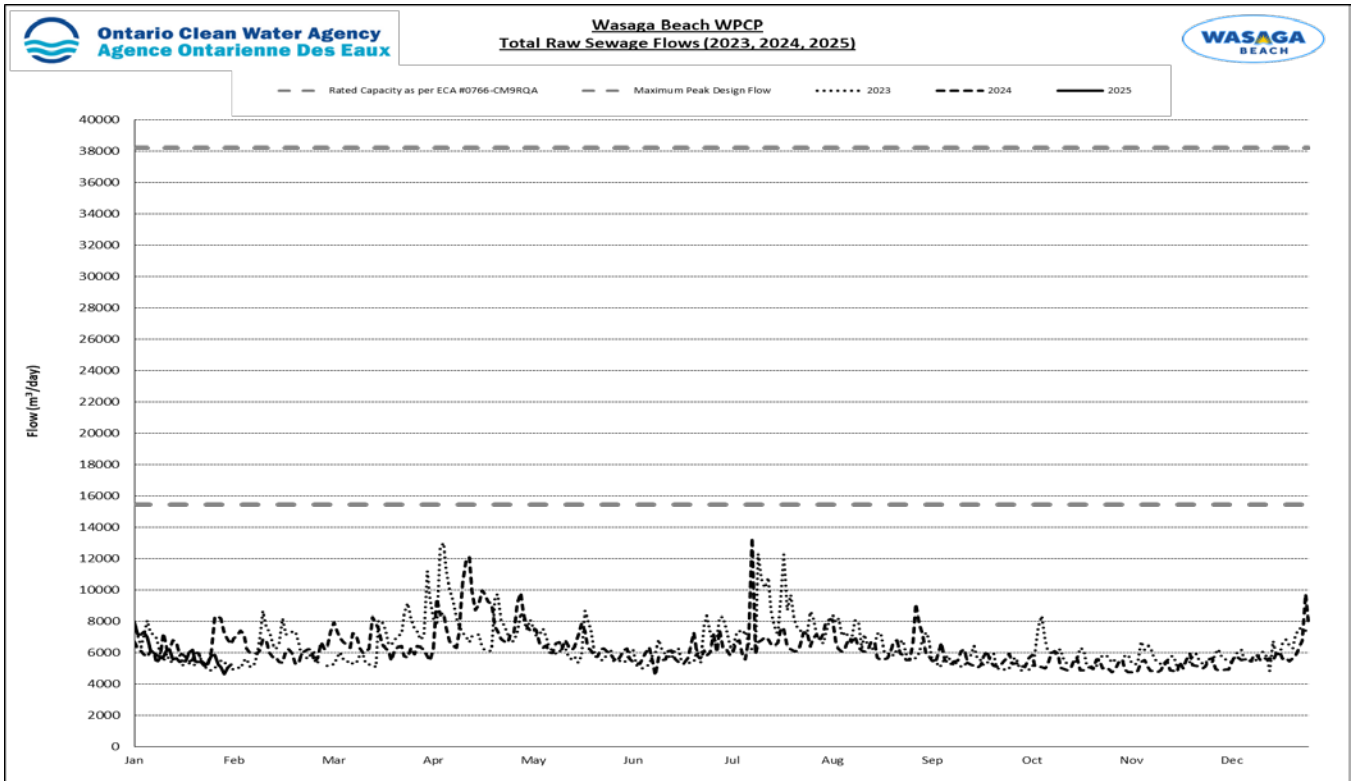
2024	Maximum Daily Raw Sewage Flow (m ³ /d)	% of Rated Capacity	Within Rated Capacity (15,433 m ³ /d)	% of Peak Design Flow Rate	Within Peak Design Flow Rate (38,210 m ³ /d)
January	7,961	51.58	Yes	20.83	Yes
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

The following is a graphic representation of 2025 raw sewage flow compared to Rated Capacity and Maximum Peak Design Flow Rate:



1.2.2 Raw Flow - Comparison with Previous Years

The following is a graphic representation of the raw sewage flow over the last three years (2023-2025):



The total raw sewage flows for January 2025 was 181,799 m³ for the Wasaga Beach WPCP which was more than in January 2024 and 2023 at 170,582 m³ and 167,016 m³ respectively.

1.2.3 Weather Conditions

- January 2025 had 25.0 mm of precipitation (compared to 68.9 mm in January 2024), and an average temperature of -8.7°C (compared with -4.2°C in January 2024) with a minimum of -26.2°C (compared with -19.4°C in January 2024) and a maximum of 1.3°C (compared with 5.9°C in January 2024).

*Weather Data from Environment Canada (Historical Weather Database)

1.2.4 Effluent Quality

1.2.4.1 Effluent Quality vs. ECA Compliance Limits & Objectives

2025	CBOD ₅				Total Suspended Solids			
	Monthly Average (mg/L)	Annual Average (mg/L)	Within Limits (10 mg/L)	Within Objectives (5.0 mg/L)	Monthly Average (mg/L)	Annual Average (mg/L)	Within Limits (10 mg/L)	Within Objectives (5.0 mg/L)
January	4.50	4.50	Yes	Yes	14.0	14.0	No	No
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								

2025	Total Phosphorous			E.Coli+		
	Monthly Average (mg/L)	Within Limits (0.20 mg/L)	Within Objectives (0.15 mg/L)	Monthly Geometric Mean Density (orgs/100 mL)	Within Limits (200 orgs/100 mL)	Within Objectives (150 orgs/100 mL)
January	0.24	No	No	4.75	Yes	Yes
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						

+ Based on a monthly geometric mean density of E.Coli lab results from weekly sampling.

2025	Ammonia (Dec 1 – Apr 30)			Ammonia (May 1 – Nov 30)		
	Maximum Daily (mg/L)	Within Limits (5.0 mg/L)	Within Objectives (4.0 mg/L)	Maximum Daily (mg/L)	Within Limits (1.1 mg/L)	Within Objectives (1.0 mg/L)
January	<0.13	Yes	Yes	-	-	-
February				-	-	-
March				-	-	-
April				-	-	-
May	-	-	-			
June	-	-	-			
July	-	-	-			
August	-	-	-			
September	-	-	-			
October	-	-	-			
November	-	-	-			
December				-	-	-

1.3 Sludge Haulage

The hauling and spreading of sludge from the Wasaga Beach WPCP occurs as required (storage capacity). Sludge haulage and agricultural land application is contracted to Region of Huronia Environmental Services.

As required by the Nutrient Management Act, chemical analyses of the sludge storage tanks contents are to be completed and the results sent to the contractor prior to haulage and spreading. Samples are taken on a monthly basis and sent for chemical analysis.

Agriculture, Food and Rural Affairs (OMAFRA) approved Non-Agricultural Source Material Plans (NASM Plans) and Certificates of Approval based on Ontario Regulation 338/09 made under the Nutrient Management Act, 2002. NASM Plans under the Nutrient Management Act are issued to the owner (farmer) who is responsible for managing the plan with assistance from the NASM Plan Developer.

1.3.1 Volume of Biosolids

From **January 1, 2025 to January, 2025:**

- Total Sludge Haulage (2025) to date = 0 m³

2025	Monthly Sludge Haulage Volume (m ³)	NASM Disposal Site
January	0	N/A
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

1.4 Reportable Events: Spills & By-Pass/Overflow Events

From **January 1, 2025 to January 31, 2025:**

- Number of Reportable Events to date= 1

2025	Date (yyyy/mm/dd)	Event	Details
January	2025/01/08	Partial Bypass Filter 2	<p>SAC Reference Number: 1-FREB8T Bypass Date & Time: 2025-01-08; 1323 to 1324 hours Duration: 1 minute Bypass Contents: Partially Treated, UV Disinfected Secondary Effluent Approximate Volume: 0.5 m³</p> <p><u>Incident Description</u> During maintenance/trouble shooting, disk filter 2 was unable to keep up with the flow passing through the facility. All effluent passed through UV disinfection.</p> <p><u>Corrective Actions</u> In response to this event, the sand filter inlets were opened partially.</p> <p><u>Reporting</u> January 8, 2025 at 1336 hours, OCWA Operator (OIC), Dustin Trace, verbally notified Environmental Officer Neil St.Denis at the Spills Action Centre (SAC). No further actions advised. January 8, 2025 at 1353 hours, OCWA Operator(OIC), Dustin Trace, verbally notified Public Health Inspector, Craig Dale, with the Ministry of Health- Simcoe Muskoka District Health Unit. No further actions advised. January 8, 2025 at 1438 hours, Georgian Bay Process and Compliance Technician, Angela Pauze, left a voicemail for MECP Inspector/Environmental Officer Darren Haines advising of incident. January 8, 2025 at 1400 hours, Senior Operations Manager, Colin Kasperavicius, verbally notified the Town of Wasaga Beach of the incident. January 9, 2025 at 1100 hours, downstream user notification form was sent to the Town as per the ECA for posting</p>
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

1.5 Report Submissions

A summary of the reports submitted by OCWA on behalf of the Municipality are summarized in the table below:

Report	Submission Frequency	Submitted To	Last Submission Date	Next Report Due
Annual Performance Report	Annual (March 31 st)	MECP – District Manager	March 28, 2024 (2023 Report)	March 31, 2025 (2024 Report)
Discharge Data Reports	45 days after the Quarter	MECP	November 14, 2024 (2024 Q3 Report)	February 15, 2025 (2024 Q4 Report)
Monitoring Reports – Wastewater Systems Effluent Regulation (WSER)	45 days after the Quarter	Environment Canada – Effluent Regulatory Reporting Information System (ERRIS)	November 14, 2024 (2024 Q3 Report)	February 15, 2025 (2024 Q4 Report)

1.5.1 Annual Performance Report

An Annual Performance Report is submitted as required by the ECA for the Wasaga Beach WPCP within 90 days following the end of the period being reported upon. The most recent Annual Performance Report was submitted as per ECA #0766-CM9RQA. The following items are required to be included in the report:

- (a) a summary and interpretation of all Influent, and Imported Sewage monitoring data, and a review of the historical trend of the sewage characteristics and flow rates;
- (b) a summary and interpretation of all Final Effluent monitoring data, including concentration, flow rates, loading and a comparison to the design objectives and compliance limits in this Approval, including an overview of the success and adequacy of the Works;
- (c) a summary of all operating issues encountered and corrective actions taken;
- (d) a summary of all normal and emergency repairs and maintenance activities carried out on any major structure, equipment, apparatus or mechanism forming part of the Works;
- (e) a summary of any effluent quality assurance or control measures undertaken;
- (f) a summary of the calibration and maintenance carried out on all Influent, Imported Sewage and Final Effluent monitoring equipment to ensure that the accuracy is within the tolerance of that equipment as required in this Approval or recommended by the manufacturer;
- (g) a summary of efforts made to achieve the design objectives in this Approval, including an assessment of the issues and recommendations for pro-active actions if any are required under the following situations:
 - i. when any of the design objectives is not achieved more than 50% of the time in a year, or there is an increasing trend in deterioration of Final Effluent quality;
 - ii. when the Annual Average Daily Influent Flow reaches 80% of the Rated Capacity;
- (h) a tabulation of the volume of sludge generated, an outline of anticipated volumes to be generated in the next reporting period and a summary of the locations to where the sludge was disposed;
- (i) a summary of any complaints received and any steps taken to address the complaints;
- (j) a summary of all Bypasses, Overflows, other situations outside Normal Operating Conditions and spills within the meaning of Part X of EPA and abnormal discharge events;
- (k) a summary of all Notice of Modifications to Sewage Works completed under Paragraph 1.d. of Condition 10, including a report on status of implementation of all modification.

- (l) a summary of efforts made to achieve conformance with Procedure F-5-1 including but not limited to projects undertaken and completed in the sanitary sewer system that result in overall Bypass/Overflow elimination including expenditures and proposed projects to eliminate Bypass/Overflows with estimated budget forecast for the year following that for which the report is submitted;
- (m) any changes or updates to the schedule for the completion of construction and commissioning operation of major process(es) / equipment groups in the Proposed Works;
- (n) a summary of any deviation from the monitoring schedule and reasons for the current reporting year and a schedule for the next reporting year;

1.5.2 Discharge Data Report (MECP)

The Ontario Clean Water Agency (OCWA) has an agreement with the Ministry of Environment, Conservation and Parks (MECP) to submit quarterly discharge data for all OCWA operated municipal sewage treatment facilities 45 days at the end of each quarter. Monitoring data is submitted via the Ministry of Environment Wastewater System (MEWS). The MECP stores these reports in a shared location where MECP Inspectors can obtain and review them. There are no limits/objectives for the quarterly Discharge Data Report.

1.5.3 Monitoring Reports (WSER)

A monitoring report required under the Wastewater Systems Effluent Regulation (WSER) is submitted on a quarterly basis to Environment Canada via the Effluent Regulatory Reporting Information System (ERRIS). The quarterly monitoring report requires that the following information be reported for the Wasaga Beach WPCP:

- Number of days effluent was deposited
- Total volume of effluent deposited
- Average CBOD (limit of 25 mg/L)
- Average concentration of suspended solids (limit of 25 mg/L)
- Acute Toxicity (limit of 50% mortality rate)

1.6 Third-Party Inspections & Results

There have been no third party inspections performed during the reporting period. The last MECP Inspection was performed on **January 10, 2019**.

2. Operations & Maintenance

2.1 Major Maintenance, Repair & Capital

2025	Maintenance, Repair & Capital Summary
January	<ul style="list-style-type: none"> Monthly Facility Inspections- Clarifier, H&S, Panels, Genset, Valve Gate, UV, Compressor, MCC, O&M Inspections (PM) Inlet Building Emergency HVAC Repairs (CORR)
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

Where, PM is Preventive Maintenance, CAP is Capital, CORR is Corrective

2.2 Call-Ins

2025	# of Call-Ins	Details of Call-Ins
January	10	<ul style="list-style-type: none"> Jan 1, WPCP - Disk Filter Influent Box High Level Alarm Jan 4, WPCP - Disk Filter Influent Box High Level Alarm Jan 7, WPCP -Disk Filter Influent Box High Level Alarm Jan 9, WPCP - Disk Filter Influent Box High Level Alarm Jan 13, Pump Station 3 – Wetwell High Level Alarm Jan 19, WPCP - Disk Filter Influent Box High Level Alarm Jan 22, WPCP – RAS2 Clarifier Torque Alarm Jan 23, WPCP - High Filter Inlet Alarm Jan 25, WPCP – High Filter Inlet Channel Alarm Jan 26, Pump Station 20 – Late to Test Alarm
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

2.3 Community Complaints/Inquires

2025	# of Comm. Complaints	Details of Community Complaints/Inquires
January	0	• N/A
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

3. Health & Safety

3.1 Health & Safety Incidents

From **January 1, 2025** to **January 31, 2025**:

- Number of Health & Safety Incidents Reported = 0

2025	Health & Safety Incidents	
	# Reported	Details
January	0	N/A
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

3.2 Health & Safety Training

The following safety training and safety topics were provided to staff:

2025	H&S Topics
January	<ul style="list-style-type: none"> • Monthly Safety Topic: Eye Protection • Health, Safety & Wellness First: Making STOP Part of Your 2025 Safety Commitment • Health, Safety & Wellness First: Eye Protection • Weekly Health & Safety Topic: Back Injury Prevention

2025	H&S Topics
	<ul style="list-style-type: none"> <li data-bbox="378 237 927 268">• Weekly Health & Safety Topic: Get Up Day
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	



WASAGA BEACH DRINKING WATER SYSTEM

PERFORMANCE REPORT

**For the period of
JANUARY 1, 2025 to JANUARY 31, 2025**

Prepared by the Ontario Clean Water Agency



**Ontario Clean Water Agency
Agence Ontarienne Des Eaux**

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Note: This report may not represent the most recent available data. In the following months report, missing data will be added.

1. Process Performance & Regulatory Compliance

1.1 Summary of Non-Compliances & AWQIs

From **January 1, 2025 to January 31, 2025:**

- Number of Non-Compliances = **0**
- Number of Adverse Water Quality Incidents (AWQIs) = **0**

The table below is a summary of Wasaga Beach DWS performance in accordance with the regulatory limits in:

- Municipal Drinking Water License (MDWL) 131-101, Issue 4, expires March 16, 2026
- Permit To Take Water (PTTW) 8041-BFHJV2, expires December 31, 2024
 - Note: PTTW #8041-BFHJV2 is currently undergoing a renewal by the Ministry PTTW Branch; the currently PTTW will remain in effect until a new permit is issued.
- Ontario Regulation 170/03 and 169/03

2025	Non-Compliances	AWQIs
January	0	0
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

1.1.1 Description of Non-Compliances

The following is a summary of the requirements of the Safe Drinking Water Act (SDWA), Ontario Regulation 170/03 and 169/03, Certificates of Approval (CofAs), Drinking Water Works Permit (DWWP), Municipal Drinking Water License (MDWL), and any orders applicable to the system that were not during the time period covered by this report; including duration and measures taken to correct a failure:

Non-Compliance(s)	Duration	Required Actions & Corrective Actions
N/A	N/A	N/A

1.1.2 Description of AWQIs

The following contains details on notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to the Spills Action Centre:

Date of Incident (yyyy/mm/dd)	Parameter	Result	Unit of Measure	Corrective Action	Corrective Action Date (yyyy/mm/dd)
N/A	N/A	N/A	N/A	N/A	N/A

1.2 Summary of Process Performance

1.2.1 Flow – Raw and Treated

1.2.1.1 Raw Water Flow: Jenetta and Powerline Pumphouses

During the reporting period, the raw water takings at the Jenetta and Powerline Pumphouses were **within the limits** of the current PTTW as per the summary of the maximum daily flow for the month.

2025	Jenetta Pumphouse		Powerline Pumphouse	
	Maximum Daily Flow (m ³ /day)	Within Limits (15,707.52 m ³)	Maximum Daily Flow (m ³ /day)	Within Limits (15,707.52 m ³)
January	2,517	Yes	4,604	Yes
February				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

1.2.1.2 Treated Water Flow: Jenetta Pumphouse

During the reporting period, the Jenetta Pumphouse operated **within the rated capacity** set out in current MDWL.

2025	Average Flow (m ³ /d)	% of Rated Capacity	Maximum Flow (m ³ /d)	% of Rated Capacity	Within Limits (15,707.52 m ³ /d)
January	1,958.90	12.47	2,517	16.02	Yes
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

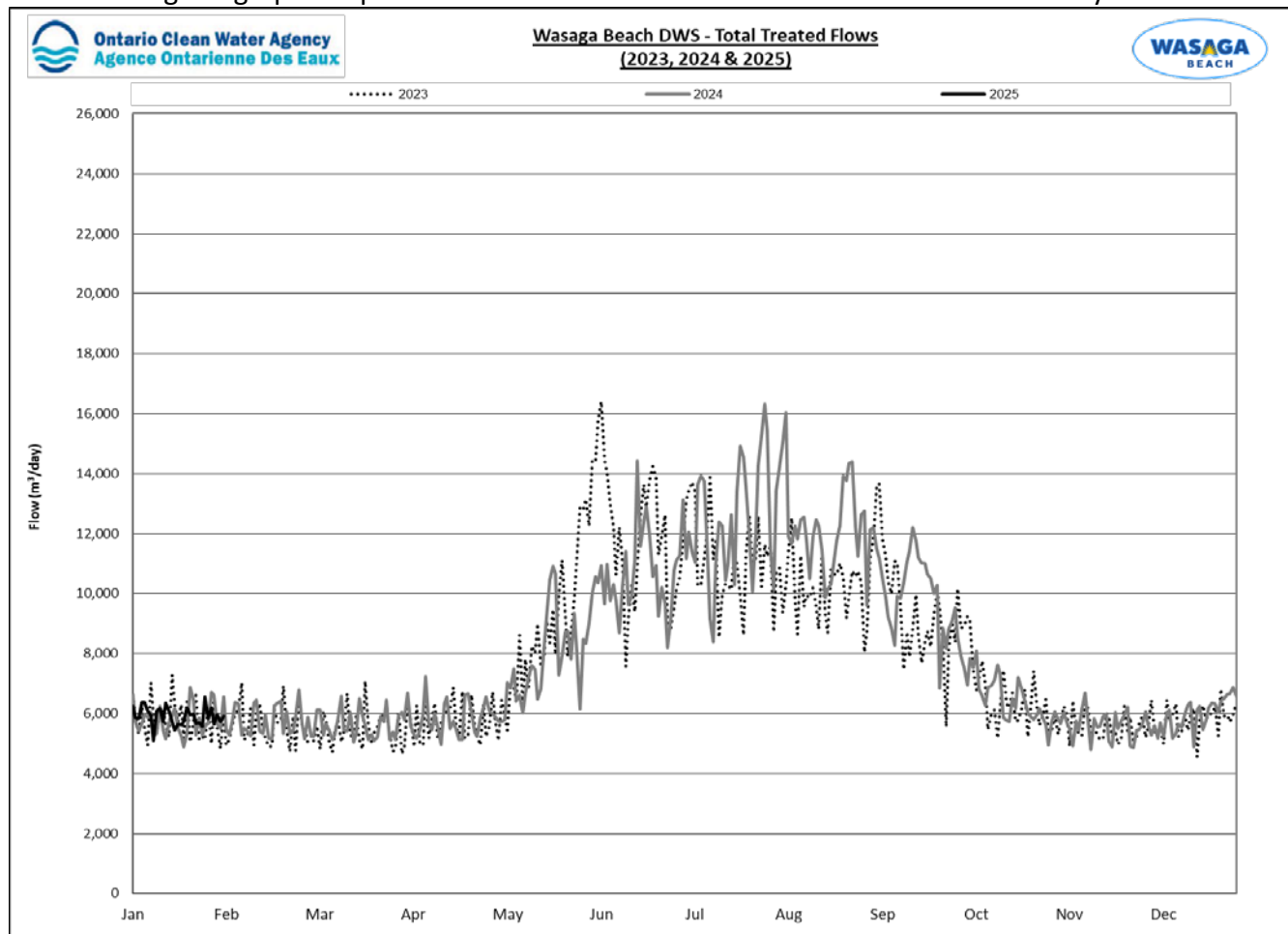
1.2.1.3 Treated Water Flow: Powerline Pumphouse

During the reporting period, the Powerline Pumphouse operated **within the rated capacity** set out in current MDWL.

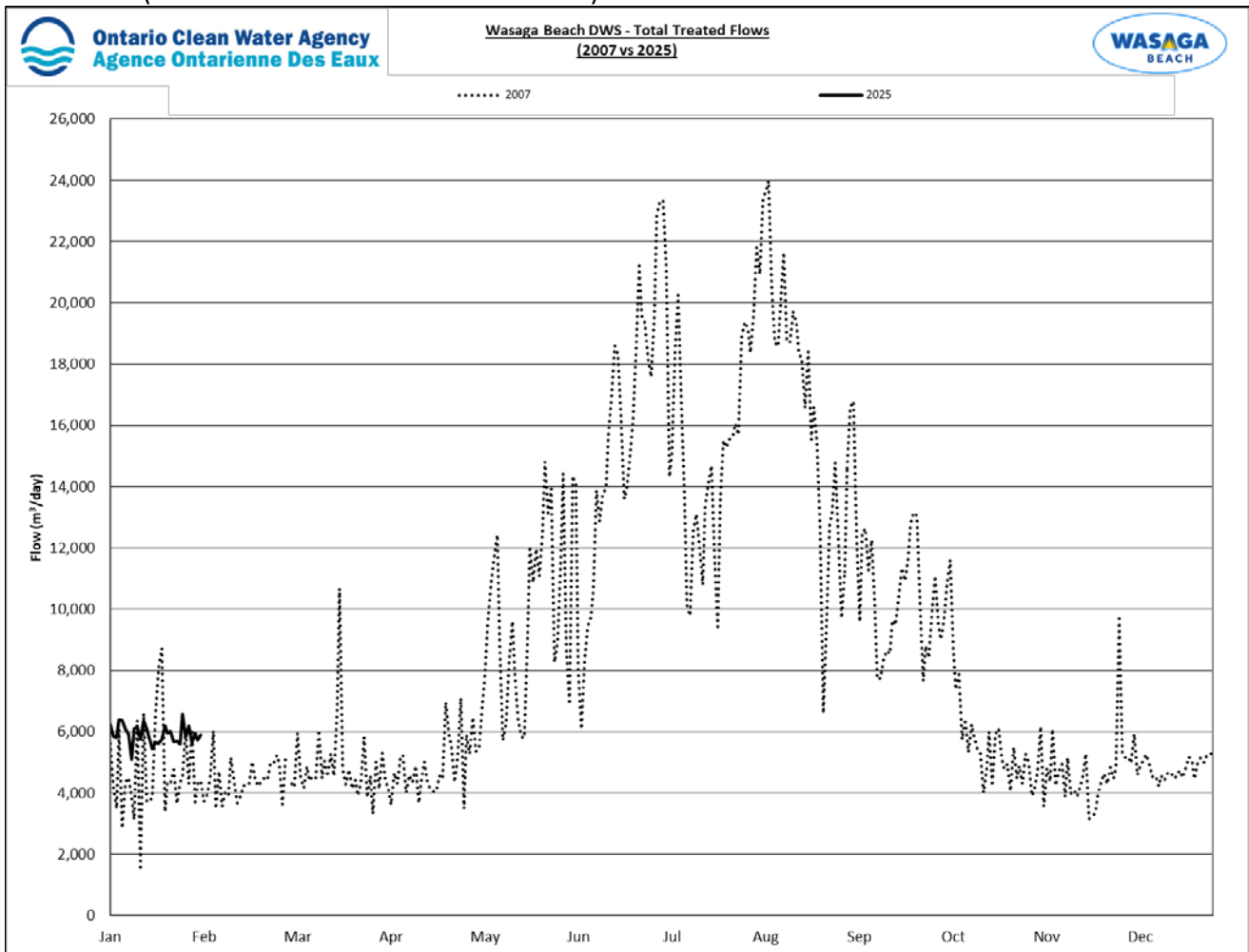
2025	Average Flow (m ³ /d)	% of Rated Capacity	Maximum Flow (m ³ /d)	% of Rated Capacity	Within Limits (15,707.52 m ³ /d)
January	3,955.94	25.19	4,642	29.55	Yes
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					

1.2.1.4 Treated Water Flow: Comparison with Previous Years [Graphs]

The following is a graphic representation of the treated water flow over the last three years:



The following is a graphic representation of the comparison of treated water of flow in 2025 with 2007 (before water-meters were installed):



1.2.2 Water Quality - Microbiological Testing

1.2.2.1 Raw Water Quality: Jenetta Wells and Powerline Wells

2025	# of Samples	E.Coli (cfu/100mL)			Total Coliforms (cfu/100mL)		
		Minimum	Maximum	Within Limits? +	Minimum	Maximum	Within Limits? +
January	24	0	0	N/A	0	0	N/A
February							
March							
April							
May							
June							
July							
August							
September							
October							

2025	# of Samples	E.Coli (cfu/100mL)			Total Coliforms (cfu/100mL)		
		Minimum	Maximum	Within Limits? +	Minimum	Maximum	Within Limits? +
November							
December							
YTD	24	0	0	N/A	0	0	N/A

*Raw water bacteriological samples do not have regulatory limits.

1.2.2.2 Treated Water Quality: Jenetta and Powerline Pumphouses

2025	# of Samples	E. Coli (0 cfu/100mL)			Total Coliforms (0 cfu/100mL)			HPC+ (cfu/100mL)		
		Min.	Max.	Within Limits?	Min.	Max.	Within Limits?	Min.	Max.	Within Limits?
January	8	0	0	N/A	0	0	N/A	<10	10	Yes
February										
March										
April										
May										
June										
July										
August										
September										
October										
November										
December										
YTD	8	0	0	N/A	0	0	N/A	<10	10	Yes

+ There is no regulatory limit for Heterotrophic Plate Count (HPC); it is used as an indicator test.

1.2.2.3 Distribution Water Quality: Wasaga Beach

2025	# of Samples	E. Coli (0 cfu/100mL)			Total Coliforms (0 cfu/100mL)			HPC+ (cfu/100mL)			
		Min	Max	Within Limits?	Min	Max	Within Limits?	# of Samples	Min	Max	Within Limits?
January	36	0	0	N/A	0	0	N/A	12	<10	10	Yes
February											
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											
YTD	36	0	0	N/A	0	0	N/A	12	<10	10	Yes

+ There is no regulatory limit for Heterotrophic Plate Count (HPC); it is used as an indicator test. At least 25% of distribution samples must be tested for Heterotrophic Plate Count (HPC)

1.2.3 Water Quality – Operational Testing

1.2.3.1 Treated Water Quality: Jenetta Pumphouse, Free Chlorine Residual

2025	Minimum Chlorine (mg/L)	Maximum Chlorine (mg/L)	Within Limits? (CT Achieved)
January	1.22	2.38	Yes
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

1.2.3.2 Treated Water Quality: Powerline Pumphouse, Free Chlorine Residual

2025	Minimum Chlorine (mg/L)	Maximum Chlorine (mg/L)	Within Limits? (CT Achieved)
January	1.25	2.01	Yes
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

1.2.3.3 Distribution Water Quality: Wasaga Beach System, Free Chlorine Residual

2025	Minimum Chlorine (mg/L)	Maximum Chlorine (mg/L)	Within Limits? (>0.05 mg/L)
January	1.06	2.20	Yes
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			

1.2.4 Water Quality - Chemical Testing

1.2.4.1 Treated Water Quality: Jenetta and Powerline Pumphouses, Nitrites (Quarterly)

2025	Jenetta Pumphouse		Powerline Pumphouse	
	Nitrite Concentration (mg/L)	Within Limits? (1 mg/L)	Nitrite Concentration (mg/L)	Within Limits? (1 mg/L)
January	0.003 < MDL	Yes	0.003 < MDL	Yes
February	-	-	-	-
March	-	-	-	-
April				
May	-	-	-	-
June	-	-	-	-
July				
August	-	-	-	-
September	-	-	-	-
October				
November	-	-	-	-
December	-	-	-	-

* Where MDL refers to the Minimum Detection Limit.

1.2.4.2 Treated Water Quality: Jenetta and Powerline Pumphouses, Nitrates (Quarterly)

2025	Jenetta Pumphouse		Powerline Pumphouse	
	Nitrate Concentration (mg/L)	Within Limits? (10 mg/L)	Nitrate Concentration (mg/L)	Within Limits? (10 mg/L)
January	0.006 < MDL	Yes	0.006 < MDL	Yes
February	-	-	-	-
March	-	-	-	-
April				
May	-	-	-	-
June	-	-	-	-
July				
August	-	-	-	-
September	-	-	-	-
October				
November	-	-	-	-
December	-	-	-	-

* Where MDL refers to the Minimum Detection Limit.

1.2.4.3 Distribution Water Quality: Total Trihalomethanes (TTHMs) (Quarterly)

2025	TTHM Concentration (µg/L)	Running Annual Average (µg/L)	Within Limits? (100 µg/L)
January	20.00	24.00	Yes
February	-	-	-
March	-	-	-
April			
May	-	-	-
June	-	-	-
July			
August	-	-	-
September	-	-	-
October			
November	-	-	-
December	-	-	-

1.2.4.4 Distribution Water Quality: Haloacetic Acids (HAAs) (Quarterly)

2025	HAA Concentration (µg/L)	Running Annual Average (µg/L)	Within Limits? (80 µg/L)
January	5.3 <MDL	5.3 <MDL	Yes
February	-	-	-
March	-	-	-
April			
May	-	-	-
June	-	-	-
July			
August	-	-	-
September	-	-	-
October			
November	-	-	-
December	-	-	-

* Where MDL refers to the Minimum Detection Limit.

1.2.5 Water Quality – Lead, Alkalinity and pH (Semi-Annual)

1.2.5.1 Distribution Water: Wasaga Beach

Lead Semi-Annual sampling is required every 36 months and twice in the applicable year; once in the period from December 15th to April 15th and once in the period June 15th to October 15th. Lead sampling is next required in **January and July, 2026**; the latest samples were taken in January and July 2023 and those results were **within the regulatory limits**

Alkalinity and pH Semi-Annual sampling is required twice a year; once in the period from December 15th to April 15th and once in the period June 15th to October 15th.

	# of Samples	Lead (µg/L)			Alkalinity (mg/L)			pH		
		Min.	Max.	Within Limits? (10 µg/L)	Min.	Max.	Within Limits? (30-500 mg/L)	Min.	Max.	Within Limits? (6.5-8.5)
January	4	-	-	-	176	193	Yes	7.70	8.00	Yes
July	4	-	-	-						

1.2.6 Water Quality – Schedule 23 & Schedule 24 (36 Months)

1.2.6.1 Treated Water: Jenetta and Powerline Pumphouses

Treated water Inorganic and Organic chemicals were last tested on **January 18, 2024** and the sample results were **within the regulatory limits** as per O. Reg. 169/03. The next set of Schedule 23 and Schedule 24 samples are scheduled to be taken in January, 2027.

1.2.7 Water Quality – Sodium & Fluoride (60 Months)

1.2.7.1 Treated Water: Jenetta and Powerline Pumphouses

Treated water sodium and fluoride were last sampled on **July 18, 2023** and the sample results were **within regulatory limits**. The next set of sodium and fluoride samples is scheduled for **July, 2028**.

1.3 Reporting

A summary of the reports submitted by OCWA to/on behalf of the Town are summarized in the table below:

Report	Submission Frequency	Submit To	Last Submission Date
Annual Report (Section 11)	Annually	Owner	February 27, 2024
Summary Report (Schedule 22)	Annually	Owner	March 5, 2024

1.3.1 Annual Report (Section 11)

As required by Section 11 of O. Reg. 170/03, OCWA prepares a report for the Town that covers the period from January 1 to December 31 by no later than February 28 of the following year. The annual report must:

- a) contain a brief description of the drinking water system, including a list of water treatment chemicals used by the system during the period covered by the report;
- b) summarize any reports made to the Ministry under subsection 18 (1) of the Act or section 16-4 of Schedule 16 during the period covered by the report;
- c) summarize the results of tests required under this Regulation, or under an approval, municipal drinking water license or order, including an OWRA order, during the period covered by the report and, if tests required under this Regulation in respect of a parameter were not required during that period, summarize the most recent results of tests of that parameter;
- d) describe any corrective actions taken under Schedule 17 or 18 during the period covered by the report;
- e) describe any major expenses incurred during the period covered by the report to install, repair or replace required equipment;
- f) in the case of a large municipal residential system or a small municipal residential system, include a statement of where a report prepared under Schedule 22 will be available for inspection under subsection 12 (4); and
- g) in the case of a large municipal residential system, small municipal residential system or non-municipal year-round residential system, specify the number of points sampled during the periods described in subsection 15.1-4 (2) or subsection 15.1-5 (5) of Schedule 15.1 to the Regulation, the number of samples taken, and the number of points where a sample exceeded the prescribed standard for lead during those periods. O. Reg. 170/03, s. 11 (6); O. Reg. 418/09, s. 8; O. Reg. 458/16, s. 6 (1).

“The owner of a drinking water system shall ensure that a copy of an annual report for the system is given, without charge, to every person who requests a copy. If a drinking water system is connected to and receives all of its drinking water from another drinking water system, the owner of the system that obtains the water shall ensure that a copy of an annual report for the system from which the water is obtained is given, without charge, to every person who requests a copy. Every time that an annual report is prepared for a drinking water system, the owner of the system shall ensure that effective steps are taken to advise users of water from the system that copies of the report are available, without charge, and of how a copy may be obtained. If the DWS serves more than 10,000 people, the owner of the system shall ensure that a copy of every report prepared under this section is available to the public at no charge on a website on the Internet.”

1.3.2 Summary Report (Schedule 22)

As required by Schedule 22 of O. Reg. 170/03 OCWA prepares a report on behalf of the Town by no later than March 31 each year for the preceding year. This report is to be given to members of council.

“The report must,

- a) List the requirements of the Act, the regulations, the system’s approval, drinking water works permit, municipal drinking water license, and any orders applicable to the system that were not met at any time during the period covered by the report; and
- b) For each requirement referred to that was not met, specify the duration of the failure and the measures that were taken to correct the failure.

The report must also include the following information for the purpose of enabling the owner of the system to assess the capability of the system to meet existing and planned uses of the system:

1. A summary of the quantities and flow rates of the water supplied during the period covered by the report, including monthly average and maximum daily flows.
2. A comparison of the summary referred to in paragraph 1 to the rated capacity and flow rates approved in the system’s approval, drinking water works permit or municipal drinking water license, or if the system is receiving all of its water from another system under an agreement pursuant to subsection 5 (4), to the flow rates specified in the written agreement.”

1.4 Third Party Inspections & Results

The most recent Ministry of Environment, Conservation and Parks (MECP) inspection was an announced inspection which occurred on **January 10, 2024** for the 2023 reporting year. There were no issues of non-compliance or suggested opportunities for improvement. The final inspection report rating was **100%**.

1.5 Drinking Water Quality Management Standard (DWQMS)

The Ministry of Environment and Climate Change (now MECP) released a revision of the standard (DWQMS Version 2.0) on April 6, 2017. The Wasaga Beach Well Supply System has its own Operational Plan under DWQMS and it has been updated to reflect the requirements outlined in the DWQMS Standards version 2.0.

1.5.1 Risk Assessment

As required by the DWQMS, potential hazardous events and associated risks are ranked and control measures/critical control points are identified during the risk assessment process. A risk assessment is

conducted at least once every 36 months and the currency of the risk assessment is verified at least once a year. The risk assessment verification is included as part of the 36 month risk assessment process.

The last annual risk assessment review was performed on **June 28, 2023**. The 36-month risk assessment was performed on **October 3, 2024**; the next 36-month risk assessment is due in October, 2027.

1.5.2 Review & Provision of Infrastructure

On an annual basis, Operators and the Senior Operations Manager discuss Capital Works requirements. The Senior Operations Manager conducts a review of the drinking water system's infrastructure to assess its adequacy for the operation and maintenance of the system.

The output of the review is a Summary of Capital Works Recommendations that is submitted to the owner for review and comment (typically in autumn). Together with the owner, timelines and responsibilities for implementation of priority items are determined and documented. The Senior Operations Manager ensures that results of the review are included as input to the Management Review process.

1.5.3 Internal Audits

As required by DWQMS, internal audits occur at least once every calendar year. **June 20, 2024**, the last internal audit was completed. The purpose of the internal audit is to ensure that the requirements of DWQMS were met, and that measurable steps are being taken to continually improve.

1.5.4 External Audits

Annually, an external audit is performed by a third-party (SAI Global) so that the Operating Authority may maintain their accreditation of the facility. The external audits run on a 3-year cycle as follows:

- Full scope (re)accreditation
- S1: Surveillance Audit
- S2: Surveillance Audit

The Wasaga Beach DWS underwent a **Full scope (re) accreditation** audit on February 7 (part 1) and March 8 (part 2) in 2022. Reaccreditation by SAI Global was issued on March 17, 2022 and remains valid for three years. The Wasaga Beach Well Supply System underwent a **12 Month Surveillance System 2 Audit** on February 27, 2024. The result was zero non-conformances and zero opportunities for improvement.

1.5.5 Management Review

A Management Review is to be completed at least once every calendar year and the minutes from the Management Review are sent to the Town following the completion of the review. The most recent Joint-Management Review with the Town of Wasaga Beach was completed on **October 13, 2024**. During the management review, participants are required to review:

- a. incidents of regulatory non-compliance,
- b. incidents of adverse drinking-water tests,
- c. deviations from critical control point limits and response actions,
- d. the efficacy of the risk assessment process,
- e. internal and third-party audit results,
- f. results of emergency response testing,
- g. operational performance,

- h. raw water supply and drinking water quality trends,
- i. follow-up on action items from previous management reviews,
- j. the status of management action items identified between reviews,
- k. changes that could affect the Quality Management System,
- l. consumer feedback,
- m. the resources needed to maintain the Quality Management System,
- n. the results of the infrastructure review,
- o. Operational Plan currency, content and updates, and
- p. Staff suggestions.
- q. Review/consideration of Best Management Practices *[new for DWQMS 2.0]*

2. Operations & Maintenance

2.1 Major Maintenance, Repair & Capital

2025	Maintenance, Repair & Capital Summary
January	<ul style="list-style-type: none"> • Analyzer Lab Turbidity & Chlorine Calibration/Testing (PM) • Facility Health and Safety Inspection (PM) • Diesel Genset Testing (PM) • Alarm Dialer Testing (PM) • Well Monitoring Inspection (PM) • MCC Testing (PM) • Jenetta DWS Gas Heater Repairs (CORR) • Powerline DWS High Lift Pump #3 Refurbishment – In Progress (CAP) • Powerline and Jenetta DWS Well #2 Level Transducer Replacements – In Progress (CAP)
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	

2.2 Call-Ins

2025	# of Call-Ins	Details of Call-Ins
January	7	<ul style="list-style-type: none"> • Jan 9, Jenetta pre-chlorine HI/LOW ALARM • Jan 10, Jenetta pre-chlorine HI/LOW ALARM • Jan 11, Jenetta pre-chlorine HI/LOW ALARM • Jan 12, Jenetta pre-chlorine HI/LOW ALARM • Jan 13, Jenetta pre-chlorine HI/LOW ALARM • Jan 26, Reservoir Chlorine HI/LOW ALARM

2025	# of Call-Ins	Details of Call-Ins
		<ul style="list-style-type: none"> Jan 29, Powerline Well 3 ALARM
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

2.3 Community Complaints/Inquires

2025	# of Comm. Complaints	Details of Community Complaints/Inquires
January	1	<ul style="list-style-type: none"> Water hardness inquiry
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

3. Health & Safety

3.1 Health & Safety Incidents

From **January 1, 2025 to January 31, 2025:**

- Number of Health & Safety Incidents Reported = 0

2025	Health & Safety Incidents	
	# Reported	Details
January	0	N/A
February		
March		
April		
May		
June		
July		
August		

2025	Health & Safety Incidents	
	# Reported	Details
September		
October		
November		
December		

3.2 Health & Safety Training

Refer to Section 3.2 in the Wasaga Beach WPCP Monthly Performance Report for safety topics/training provided to staff during this reporting period.

DATE: 1/29/2025

SUBJECT: Capital Works Project Status Quarterly Update – 2024 Q4 Report
CONTACT: Mike Pincivero, Manager of Engineering Services

REPORT NUMBER: 2025/02/13-19

RECOMMENDATION:

1. **THAT** the report titled: Capital Works Project Status Quarterly Update – 2024 Q4 Report, to the Council meeting of February 13, 2025 be received for information.

EXECUTIVE SUMMARY:

- The subject information report is a summary of the on-going Public Works Capital Projects, including studies, design and construction.

DISCUSSION / PROJECT STATUS:

Note: * indicates no change in project status from previous monthly status report.

1. **CONSTRUCTION PROJECTS**

Ramblewood Drive Park Development (RFP# PW2023-11)

The following is a summary of the proposed project milestone dates:

- The Request For Proposal PW2023-11 was advertised on 'Bids & Tenders' on May 15, 2023 and closed on June 5, 2023.
- RFP# PW2023-11 for the Landscape Architectural Consultant Services for Zancor – Ramblewood Drive Park Development to be awarded to Henry Kortekaas & Associates Inc. (on agenda)
- The project involves public engagement, detail design and preparation of tender documents, with the goal to initiate construction in 2024, subject to budget approval.
- Virtual public meeting held October 19, 2023. On-line Survey extended to November 13, 2023.
- Presentation of preferred concept to Accessibility Advisory Committee slated for January 2024.
- Construction tender was awarded to Powcon Inc. at Council Meeting dated June 13, 2024.
- Construction and park layout to be initiated by Powcon Inc. in late July/early August 2024.
- Landscaping works and Playground installation completed in November 2024.

- Acrylic surfacing to be applied to pickleball courts and basketball court in the Spring of 2025.

William Arnill Playground Renewal

The following is a summary of the proposed project milestone dates:

- The RFP document was released on January 29, 2024 and closed on February 23, 2024.
- The scope of work involves the replacement of aging infrastructure and includes the design, construction and commissioning of a new playground at 95 Wasaga Sands Drive.
- Construction tender was awarded to New World Park Solutions at Council on March 28, 2024.
- Supplemental tree planting, sodding and playground installations have been completed.
- The project is now complete.

Mapleside Drive Local Improvements – Contract PW2022-16

Design Consultants: Original design – Ainley Group
 Finalized Tender drawings / package – Tatham Engineering Limited
 Contract Administration: Tatham Engineering Limited
 Contractor: JB Enterprises Limited

The following is a summary of the proposed project milestone dates:

- The Town had received a Local Improvement petition for construction of Mapleside Drive on January 25, 2022.
- Details were provided to Council under separate cover.
- Tender closed on July 29, 2022.
- Construction commences in September 2022.
- Substantial performance for Part A (up to base course asphalt): June 2023
- Substantial performance for Part B (surface course asphalt and boulevard surface works): September 2024

The following occurred between October through December 2024:

- Contractor addressed noted deficiencies.
- Contractor disposed of existing topsoil stockpile off site.
- Installed bollard light on Mapleside Dr at the north end of walkway (Block 179).

The following is proposed to occur from January to March 2025:

- Project is on maintenance period. No action is proposed.

River Road West Urbanization (Veterans Way to Blueberry Trails) – File No. PW2023-15

- Project Award – JCAC August 10, 2023
- Pre-Construction Meeting held August 18, 2023.
- Start Work Order issued to GIP on September 14, 2023.
- Completion of Part A Works – December 22, 2023
- Anticipated completion of top asphalt – Summer/ Fall 2025

- Anticipated completion of all works – Summer/ Fall 2025

The following work was completed during the months of October through December 2024:

- Storm sewer installation along River Road West (between Blueberry Trail and Talla Court).
- Storm sewer installation at the intersection of River Road West and Blueberry Trail.
- Installation of new traffic signals at the intersection of River Road West and Blueberry Trail.
- Partial installation of traffic signals at the intersection of Silver Birch and River Road West.
- Installation of new street lighting and utility duct crossings.
- Installation of additional water and sanitary services.
- Road excavation and placement of granular plus base asphalt along River Road West (from Veterans Way to Blueberry Trail).
- Installation of concrete curb and gutter throughout the project.
- Installation of the majority of concrete sidewalk along the south side of River Road West, and some along the north side.
- Temporary work including asphalt paving on missing sections of sidewalk were completed on the south side of River Road West and at the Blueberry Trail intersection in order to allow for pedestrian access and for winter maintenance to be carried out by the Town's Operations Department.

The following work is proposed for the months from January to March 2025:

- Completing the installation of any remaining conduit for utilities.
- Utility providers will be performing work relating to the relocations of their infrastructure.
- Full construction activities will resume in Spring 2025.

2. **DESIGN PROJECTS**

***Shore Lane Drainage Improvements (Betty Boulevard to Inverkip Road) RFP# PW2021-10**

Consultant: Planmac Engineering Inc.

The following is a summary of the proposed project milestone dates:

- Project Award Date – April 8, 2021
- Notification of Award issued to Planmac – April 28, 2021
- Project Initiation Meeting – May 6, 2021
- Completed water table field investigations – May 8, 2021
- Completed and circulated letters to owners – May 31, 2021
- Design Addendum work to address drainage improvements beyond west project limits – June/July
- 30% Design Submission – November 15, 2021. Submission addressed.
- Consultation with Town ongoing prior to 60% submittal. 60% timing estimated and adjusted accordingly.
- 60% Design Submission – May 31, 2022
- 90% Design Submission – January 2023
- Final Design Submission – (Revised) – July 2023

The following work was completed during the months of October through December 2024:

- Awaiting Town comments to prepare final submission for tendering.

The following work is proposed for the months from January to March 2025:

- Address any Town comments that may be provided and prepare final submission for tendering in future following approved annual budget.

Mosley Street Urbanization – 45th Street to Beachwood Road – RFP# PW2019-14 (Detailed Design)

Consultant: Tatham Engineering Limited

The following is a summary of the proposed project milestone dates:

- Project Award Date – May 28, 2019.
- Project Initiation Meeting Date – June 5, 2019
- Preliminary Design 30% Report Submission – March 26, 2020
- Utility Coordination Meeting 1 Date – Delayed pending Hydro design initiation
- Pedestrian Signal 90% Design – November 30, 2020
- Pedestrian Signal Construction – Substantially Performed – November 2021
- Detailed Design 60% Submission – Delayed pending Hydro design
- Utility Coordination Meeting 2 Date – to be adjusted based on schedule for utility relocation design
- Detailed Design 90% Submission – to be adjusted based on schedule for utility relocation design
- Final Design 100% Submission – to be adjusted based on schedule for utility relocation design
- Anticipated Project Completion Date – to be adjusted based on schedule for utility relocation design

The following work was completed during the months of October through December 2024:

- Detailed Mosley Street / 58th Street South - Left Turn Lane design
- Coordination with Wasaga Distribution

The following work is proposed for the months from January through March 2025:

- Finalize 60% design submission
- Circulate to MTO for approvals
- Assist WDI with hydro pole relocation design

Beach Area One Roadways and Streetscaping Detailed Design – RFP# PW2021-09

Consultant: Tatham Engineering Limited

The following is a summary of the proposed project milestone dates:

- Project Award Date – September 1, 2021.
- Project Initiation Meeting Date – September 7, 2021
- Existing Conditions Review – October 25, 2021
- Preliminary Design 40% Report Submission – January 14, 2022
- Detailed Design 90% Submission (Phase 1) – September 16, 2022 (revised)
- Class EA Update 30 day period complete – June 14, 2024
- 30% Design Submission – August 2, 2024
- 60% Design Submission – October 11, 2024
- First submission for approvals (MECP/Ontario Parks/DFO/MNRF) – November 1, 2024
- Pre-Qualification Tender– December 2024/January 2025
- 90% Design Submission – January 23, 2025 (revised)
- 100% Design Submission & Tender Document – February 21, 2025
- Tendering Process – March/April 2025
- Start Construction – Late May / Early June 2025

The following work was completed during the months of October to December 2024:

- 60% design submission
- NVCA permit application
- Legal fabric coordination
- Utility coordination
- 90% design package preparation including tender document
- Preliminary design for Main Street and 1st Street
- Support Pre-Qualification (RFPQ) process
- Coordinate with developer's engineer to provision adequate services within project area

The following work is proposed for the months from January to March 2025:

- 90% design submission (January 23, 2025)
- NVCA permit application comment response
- MNRF/DFO screening/application
- ECA package submission
- MECP/Ontario Parks permit application
- Design interim improvements for SPS 10
- 100% design submission scheduled for February 21, 2025
- Finalize 1st Street streetscaping design and advance Main Street streetscaping design to 30% concept
- Utility coordination meetings 2 and 3, prepare composite utility relocation plan for Spruce Street works
- Finalize tender package and prepare Issued for Tender drawings

West End Depot Stormwater Management and Site Servicing Detailed Design File No. 118038 – Contract # PW2018-07

Consultant: Ainley Group

Contract Administration and Inspection: Ainley Group

The following is a summary of the project milestone dates:

- Project Initiation Meeting Date – April 19, 2018
- Traffic Impact Study Submission to MTO – August 7, 2018
- Stormwater Management Study Report 30% Submission– March 6, 2019
- Stormwater Management Study Report 60% Submission– August 28, 2019
- Anticipated Stormwater Management Study Completion – Rev. 1 Submitted May 2021
- Site Servicing 30% Submission – August 28, 2019
- Site Servicing 60% Submission – January 29, 2021
- Site Servicing 90% Submission – May 21, 2021
- Final Design 100% Submission – November 25, 2021
- Tender – Pending Property Agreements

- An alternate solution was considered and deemed the new preferred solution as part of the Addendum to the Constance / Thomas Area Drainage EA, which includes re-channelization upstream of Beachwood Road towards the proposed new/shared outlet for the future elevated water tower and public works depot lands.

The following work was completed between October through December 2024:

- Consultation with the Town and Developer regarding design of outlet channel.
- Various meetings were held with the property owners of the proposed flood channel alignment and the NVCA.

The following work is proposed to occur from January to March 2025:

- Ongoing consultation with the Town and Developer regarding approval process for detailed design with the objective of commencing tree removals after August 31, 2025.

***Shore Lane Drainage Improvements (41st Street to 45th Street) RFP# PW2021-17**

Consultant: Planmac Engineering Inc.

The following is a summary of the proposed project milestone dates:

- Project Award Date – November 9, 2020
- Detailed design commenced in 2021
- 50% Design Submission – June 29, 2021
- 90% Design Submission – October 14, 2021
- Final Design Submission – August 2022
- Final Comments Received from Town – September 2022
- Work addressed – October 2022
- Further Comments Received from Town – January 2023
- Final submission – April 2023

The following work was completed during the months of October through December 2024:

- Awaiting Town comments to prepare final submission for tendering.

The following work is proposed for the months from January to March 2025:

- Address any Town comments that may be provided and prepare final submission for tendering in future following approved annual budget.

WPCP Inlet Building Barscreen Retrofit

Design Consultant: CIMA, Ontario Clean Water Agency (OCWA)

Contractor: To be determined

The following is a summary of project milestone dates:

- Project initiation meeting was held with the design consultants on January 10, 2022
- Submission of Preliminary Design package is slated for April 2022
- Detail Design submission is anticipated by the end of July 2022
- Application to MECP for a ECA Amendment to be completed in June 2022

The following is planned for the coming months:

- Detail design continues.
- 90% Design Review Meeting scheduled for February 3rd, 2025.
- Construction slated for 2025.

Marilyn Avenue Drainage Improvements – Detailed Design

Consultant: Tatham Engineering Limited

The following is a summary of the project milestone dates:

- Detailed design was awarded to Tatham September 2023, following completion of the 2D modelling for the west end flooding assessment / study completed as a sub-component to the Town wide Drainage Master Plan.
- Detailed design to be completed in the winter of 2024.
- Tendering the works for construction in the summer of 2024.
- A revised outlet location was evaluated and determined to be preferred over the original concept, which has delayed design.
- The revised schedule proposes design for completion in fall 2024 (pending receipt of permits) and construction in 2025 or 2026, as budget permits.

The following work was completed during the months of October through December 2024:

- Advance the design and provide support for Marilyn Avenue improvements project to ensure design complies with drainage master plan recommendations.
- Apply for permits to NVCA and MTO related to final design.
- Complete engineering drawings and tender documents to 90% complete

The following work is proposed for the months from January to March 2025:

- Follow up with NVCA and MTO regarding permit applications.
- Modify design drawings and tender document as required based on comments received from NVCA and MTO.
- Construction tentatively planned for 2026, pending budget approval.

River Road West / Theme Park Drive Roundabout and Left Turn Lanes RFQ# PW2024-12

Consultant: Planmac Engineering Inc.

The following is a summary of the proposed project milestone dates:

- RFQ for design of the intersection improvements and left turn lanes to accommodate the proposed K-12 Catholic school beside the TPAL was issued October 25, 2024
- Project Award Date – November 8, 2024 (pending 2025 budget approval)
- Topographic survey completed in winter of 2024/2025
- 90% Design Submission – August 2025
- Final Design Submission – September 2025
- Construction anticipation – TBD pending estimated cost of construction and Council approval of budget

The following work was completed during the months of October through December 2024:

- RFQ was issued for detailed design of the intersection improvements and road widening for left turn lane in November and was awarded in December 2024.
- Topographic survey work commenced.

The following work is proposed for the months from January to March 2025:

- Completion of topographic survey.
- Project kick-off meeting.
- Commence detailed design in preparation for first design submission.

3. STUDIES

Town-Wide Drainage Master Plan (DMP) Study – RFP# PW2020-08

Consultant: Tatham Engineering Limited

The following is a summary of the project milestone dates:

- RFP issued September 3, 2020.
- RFP closed on September 28, 2020
- Recommendation for award of assignment provided at the October 8, 2020 Coordinated Committee meeting.
- Project is anticipated to take at least 2 years.

- Host Public Information Centre (PIC) #1 – October 2022
- Presentation of preliminary preferred solutions to Coordinated Committee – November 2022
- Host PIC #2 – March 2024
- Finalize DMP project – May 2024

The following work was completed during the months of October through December 2024:

- The Drainage Master Plan was finalized and submitted to Town for endorsement;
- The Final Drainage Master Plan was presented to Council;
- The Notice of Study Completion was issued.

The following work is proposed for the months from January to March 2025:

- Project is complete. No further work is anticipated.

**Town-Wide Drainage Master Plan (DMP) Study sub-component – RFP# PW2020-08
West End Drainage Assessment (Beachwood Rd, George Ave, Marilyn St, Robert St) – 2D
Drainage Modelling Study**

Consultant: Tatham Engineering Limited

The following is a summary of the project milestone dates:

- Petition received by Council October 2021.
- The drainage solutions in the West End were presented to the Coordinated Committee September 2022

The following work was completed during the months of October through December 2024:

- Project is complete. No further work is anticipated.

The following work is proposed for the months from January to March 2025:

- Project is complete. No further work is anticipated.

Wasaga Beach WPCP Biosolids Complex Upgrades – Phase 2 (RDT Building)

Project Manager: Ontario Clean Water Agency (OCWA) Engineering Services

Consultant: TYLin

Contractor: Sona Construction Ltd.

The following is the scope of work being completed:

- Installation of the new rotary drum thickeners and associated infrastructure (building).
- Construction of proposed works will be completed in total of 18 months.

The following tasks have been performed:

- Phase 2 (RDT) tender was released December 14, 2023 and closed February 5th, 2024.

- Tender was awarded to Sona Construction Ltd. following Council resolution on February 29, 2024.
- Construction associated with Phase 2 Works (RDT Building) continues.

Green Fleet Strategy – RFP# FL2023-10

Consultant: Deloitte Canada (formerly Fleet Challenge Canada Inc.)

Detailed Approach and Methodology will be as follows:

- Management and Operating Practices Review
- Stakeholder Engagement and Change Management
- Baseline Analysis
- Lifecycle Analysis
- Predictive Data-Modelling of Green Fleet Options
- Accounting for Supporting Infrastructure Costs
- Long-Term Capital Planning
- Balanced Long-Term Fleet Capital Budgeting
- Green Fleet and EV Phase-in Plan
- Vehicle Acquisition Strategies
- Long-Term EVSE Infrastructure Planning
- Recommendations
- Green Fleet Action Plan – a Roadmap to Implementation

The following is a summary of the project milestone dates:

- RFP issued August 1, 2023.
- RFP closed on September 12, 2023
- Project is complete.
- Project summary and recommendations presented by Deloitte to Council on November 14, 2024.
- Recommendations being considered as part of on-going 10 Year Capital Works Forecast updates.

Authored by:

Mike Pincivero, P.Eng.
Manager of Engineering Services, RMO/RMI

DATE: 2/6/2025

SUBJECT: Installation of Electric Vehicle Charging Stations at the Public Works Yard

CONTACT: Tony Lott, Fleet Manager

REPORT NUMBER: 2025/02/13-26

RECOMMENDATION:

1. **THAT** the report titled, Installation of Electric Vehicle Charging Stations at the Public Works Yard, to the Council meeting of February 13, 2025, be received;
2. **THAT** Staff be Authorized to Proceed with the Installation of Electrical Vehicle (E.V.) Charging Stations at the Public Works Yard, in accordance with the Procurement Policy;
3. **THAT** Council approve the project estimate in the amount of \$140,000 (Excl. HST); and
4. **THAT** Council approve an unbudgeted expenditure of approximately \$55,000 from In-year Surplus or General Reserve, if required, to cover any additional costs not covered by the RTO7 funding program.

EXECUTIVE SUMMARY:

- In alignment with the recommendations from the Green Fleet Strategy Report, the Town of Wasaga Beach proposes the installation of Electric Vehicle (E.V.) charging stations at the Public Works Yard. This initiative supports the Town's transition to a greener, more sustainable municipal fleet.
- The project recommends the installation of one Level 3 and one dual Level 2 charging station at the Public Works Yard, located at 150 Westbury Rd. These stations will accommodate the future purchase of electric vehicles (E.V.s) as part of the Town's commitment to reducing greenhouse gas emissions and enhancing fleet operations.
- To help offset the costs of this installation, the Town has applied for funding through the RTO7 program, which will cover up to a maximum of \$85,000, if approved.
- It is recommended that the Town uses an approved supplier as outlined in the procurement policy to facilitate the installation of the Elective Vehicle Charging Stations.

BACKGROUND:

On November 20th, 2023, the Town of Wasaga Beach engaged the Consultant Group Deloitte/Fleet Challenge Canada to prepare a Green Fleet Strategy. The strategy's

recommendations outlined the importance of transitioning the municipal fleet to electric vehicles (EVs) as part of our commitment to sustainability and reducing the Town's carbon footprint.

As a direct result of these recommendations, it is proposed that the Town install electric vehicle (EV) charging stations at the Public Works Yard. This installation is essential to support future fleet purchases of electric vehicles, which will be integral to the Town's Green Fleet Strategy.

To help offset the costs of this installation, the Town has applied for funding through the RTO7 program, which will cover up to a maximum of \$85,000, if approved by council. This external funding significantly reduces the financial burden on the municipality, though additional funds are required to cover the remaining portion of the total cost. The Town seeks approval for the unbudgeted expenditure to complete this necessary infrastructure upgrade.

Company	Estimate (Excl HST)
FLO Services Inc. One (1) Level 3 and, One (1) dual Level 2 Charger	\$90,000.00
Installation to be Confirmed as per Procurement Policy (Estimated)	\$50,000.00

DISCUSSION:

The request for funding to support the installation of Electric Vehicle charging stations at the Public Works Yard directly aligns with Term of Council (TOC) Priority #79—Transition to a Green Fleet. This initiative not only supports the goals outlined in the Green Fleet Strategy Report but also marks a significant step in reducing fleet-related greenhouse gas emissions, advancing the Town's sustainability efforts.

CORPORATE IMPLICATIONS:

Financial Implications:

The request for \$140,000.00 to cover the purchase and installation of the E.V. charging stations at the Public Works Yard will be partially offset by a grant of up to a maximum contribution of \$85,000 through the RTO7 fund, pending approval by Council.

The balance of the unbudgeted expenditure, the Town's cost (approximately \$55,000) would be funded from either in-year surplus if available, or alternatively general reserves if required. Alternatively, if it is the direction of Council, Casino funding could be used to fund the Town's cost portion.

Term of Council Priorities:

This report establishes the Town of Council Priorities (TOCP) #79 - Transition to a Green Fleet

CONCLUSION:

The installation of E.V. charging stations at the Public Works Yard, coupled with the future purchase of electric vehicles, will enable the Town to make significant strides in reducing fleet-related greenhouse gas emissions. This initiative represents a key step toward advancing the Town's sustainability goals and fostering a more environmentally responsible community.

Authored by:



Anthony Lott, Fleet Manager



DATE: 2/4/2025

SUBJECT: Draft Plan of Subdivision Approval Extension Request - Clear Valley Inc. (PS0615)

CONTACT: Matt Ellis, Senior Planner

REPORT NUMBER: 2025/02/13-17

RECOMMENDATION:

1. **THAT** the report titled: Draft Plan of Subdivision Approval Extension Request - Clear Valley Inc. (PS0615), to the Council meeting of February 13, 2025, be received; and
2. **THAT** Council approve a three-year extension to the Draft Approval for the Clear Valley Inc. Plan of Subdivision, including minor amendments to the associated conditions of draft plan approval, with a lapsing date of March 5, 2028.

EXECUTIVE SUMMARY:

- **Owner/Applicant:** Clear Valley Inc.
- The Clear Valley Draft Plan of Subdivision approval consists of 38 lots for single detached dwellings and blocks for stormwater management, environmental protection/parkland dedication and roads, and has a current lapsing date of March 5, 2025.
- The original applicant received Draft Plan of Subdivision approval for the subject lands from the County of Simcoe on March 5, 2010, and previous extensions to fulfill conditions and register the Plan of Subdivision were granted in 2013, 2016, and 2022.
- Planning staff confirms the application remains consistent with; or conforms to; applicable land use planning policies. The subject lands are appropriately designated and zoned for residential uses, appropriately located for residential infill and includes a conveyance of lands for Environmental Protection to the Town. Planning staff recommend approval of the Extension of Draft Plan of Subdivision for a period of 3 years, with minor amendments to the conditions of draft approval, and a new lapsing date of March 5, 2028.

BACKGROUND:

Subject Lands

The subject lands, as shown in **Figure 1**, consist of an irregular-shaped lot that is currently accessed by Deerbrook Drive (via Wydunas Crescent; an unopened Municipal road allowance) to the south, is bounded by Mary Street to the northwest and Earl Street to the northeast. The subject lands are also bisected by Sturgeon Creek.

Adjacent land uses include single-detached residential development to the north, south and west and the Wasaga Woods condominium development to the east.

Figure 1: Property Location



The subject lands are designated “Residential” and “Natural Heritage System Category 1” on Schedule A-8 of the Town’s Official Plan. The subject lands are partially located within the Town’s “Natural Heritage System Category One and Category Two on Schedule ‘D’ of the Town’s Official Plan.

Within the Town’s Comprehensive Zoning By-law the lands are zoned “Residential Type 1 Hold-Exception 19” (R1H-19), “Environmental Protection” (EP) and Open Space (OS).

Proposal

An application for extension to Draft Plan Approval was received from Jones Consulting Group on behalf of Clear Valley Inc. (Clear Valley) on December 16th, 2024. The Draft Plan of Subdivision is scheduled to lapse on March 5, 2025. Should Council approve the extension request, Planning staff recommend extending the Draft Plan of Subdivision for a period of **3 years**, resulting in a new lapsing date being **March 5, 2028**.

The approved Draft Plan of Subdivision for the subject lands consists of 38 residential lots for single detached dwellings, and accessed by two new streets. Lots 1-23 would have frontage along Street ‘A’ that originates from Deerbrook Drive and terminates in a cul-de-sac to the south of Sturgeon Creek while Lots 24-38 would have frontage on Street ‘B’ that originates from Earl Street and terminates in a cul-de-sac to the north of Sturgeon Creek. The forested greenspace on both sides of the creek is to be preserved to serve as a buffer and mitigate possible environmental impacts from the proposed residential lots.

According to survey information on the Draft Plan of Subdivision drawing, the subject lands have a total lot area of approximately 9.7 hectares (24.0 acres). Approximately 5.8 hectares (14.3 acres), almost 60% of the total of the development, is to be dedicated to the Town as lands for environmental protection and parkland purposes.

The Draft Plan of Subdivision consists of 38 residential lots, a stormwater management block, two blocks for future roads and a large environmental protection/parkland block adjacent to Sturgeon Creek. For reference, the signed Draft Plan of Subdivision is appended to this report as Attachment 1.

The Draft Plan of Subdivision, under the former Owner of the subject lands (Optima Homes), was initially approved by the County of Simcoe on March 5, 2010. At that time, the County of Simcoe was the approval authority for Plans of Subdivision for the Town. The current owner, Clear Valley Inc. acquired the lands around 2015.

It is expected that Clear Valley intends to submit a future application requesting a redline revision to the Draft Plan of Subdivision and the accompanying Draft Plan conditions. For now, Clear Valley is only requesting an extension to maintain the validity of the current approval until the above-mentioned application is submitted.

DISCUSSION:

Summary of Written Comments Received

Comments received for the requested extension to the Draft Plan of Subdivision are summarized below:

Letters of Concern: None

Letters of Objection: None

Letters of No Objection: The Town of Wasaga Beach Public Works/Engineering Department requests changes to the Draft Plan Conditions to reflect current Engineering standards.

Enbridge Gas does not have changes to the previously identified conditions for this extension of the Draft Plan of Subdivision.

The Nottawasaga Valley Conservation Authority (NVCA) confirmed the current Draft Plan of Subdivision conditions remain applicable and have no concerns related to approval of the requested extension.

The MTO has reviewed the site location and has no comments to provide as this site is outside of MTO permit jurisdiction. No MTO permits or approvals would be required for this site.

Hydro One has reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

The County of Simcoe reviewed the submission materials and confirms the curb radii for the cul-de-sacs be revised to meet a

minimum of 13 metres as required by the County's technical standards. Otherwise, County of Simcoe Planning staff have no objection to the extension of Draft Approval for this Subdivision.

Simcoe County District School Board (SCDSB) have no objection to the requested extension to the Draft Plan of Subdivision, subject to conditions.

Planning staff recommend minor changes to the proposed conditions to reflect the Town's current Engineering standards, as noted earlier. Specifically, these changes are noted below:

Condition #16 has been updated to add a vibration monitoring report, hydrogeological report line-painting plan, signage plan and fire break lot plan to the list of materials that are required to the satisfaction of the Town and applicable authorities, prior to final registration of the Plan of Subdivision.

Condition #17 has been updated to add a vibration monitoring report to the list of materials that are required to the satisfaction of the Town and applicable authorities, prior to any site alteration.

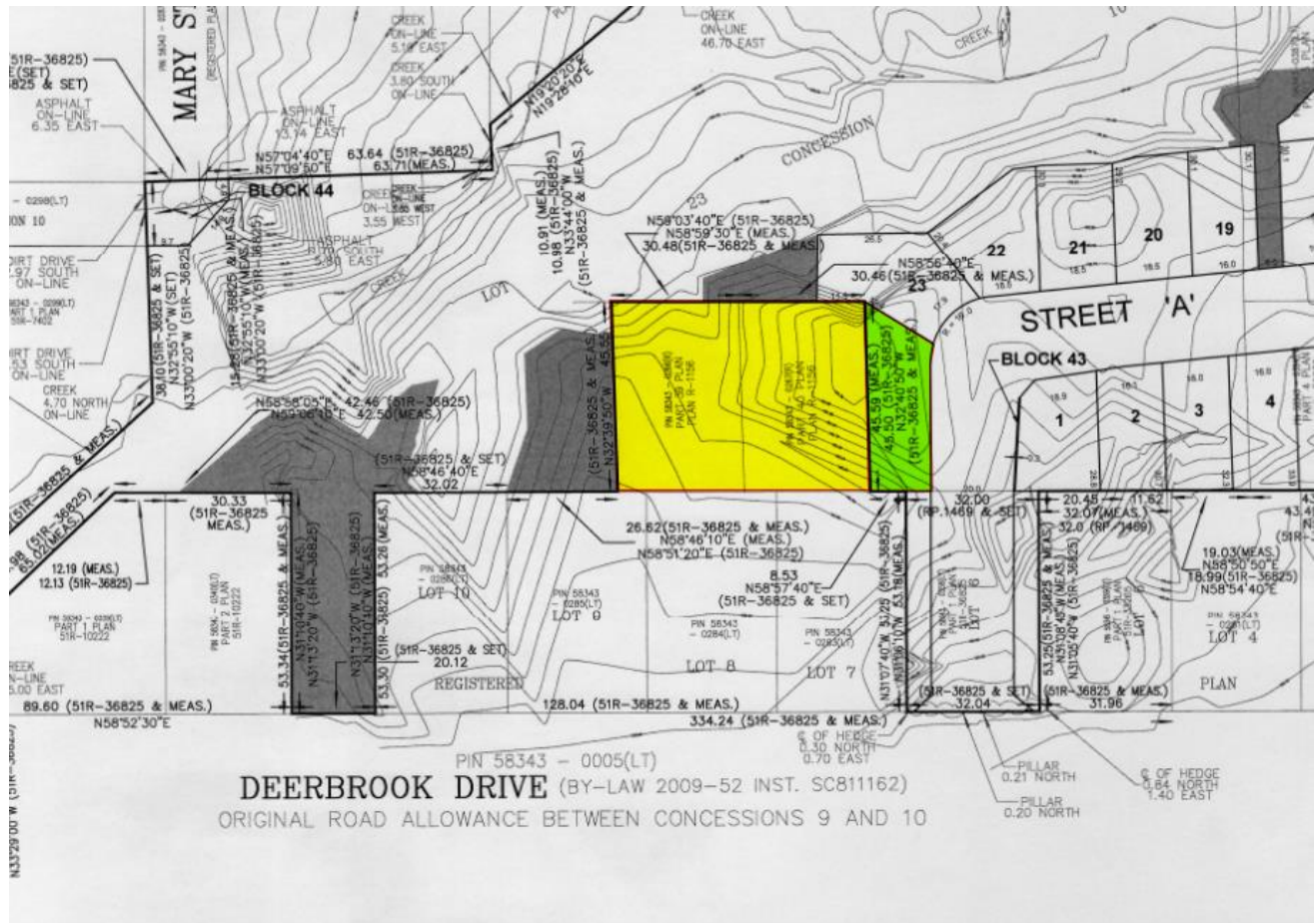
Condition #23 has been added to require the submission of architectural design guidelines to govern the character of the proposed dwelling units in a manner that is acceptable to the Town and in compliance with applicable urban design guidelines.

Condition #53b has been revised to upgrade the fence required along the lot lines adjacent to Block 41 from a 1.35 metre (4.43 feet) high woven wire "highway fence" to a 1.5 metre (4.92 feet) high black vinyl chain-link fence.

Condition #77 has been revised to require an increase to the radius of the cul-de-sacs at the ends of proposed Streets "A" and "B" to accommodate the County's current waste collection vehicles.

Condition #78 has been added to require the Owner (Clear Valley Inc.) to convey a Block "XX" to the Owner of the adjacent lots (Part Lot 23, Concession 10) so that once proposed Street "A" is completed, the resultant lots could have access on a year-round publically maintained road. In Figure 2 below proposed Block "XX" is indicated in green and the adjacent benefitting lands in yellow.

Figure 2: Proposed Block “XX” and Benefiting Lands



Other minor changes have been made throughout the document to reflect the Town's current practices for Draft Plan of Subdivision conditions, language and overall formatting. The revised Conditions of Draft Plan approval is appended to this report as Attachment 2.

LEGISLATION AND POLICY REVIEW

The Planning Act, R.S.O. 1990, c. P.13

The Ontario Planning Act (the "*Planning Act*") outlines the framework through which municipalities may develop Official Plans and Zoning By-laws (e.g. in conformity with Provincial policies and applicable upper-tier policies), and articulates the processes through which a proponent can propose the development of lands (e.g. conforming to applicable policies, consulting with the public).

Section 2 of the *Planning Act* outlines matters of Provincial interest that municipalities must have regard to when carrying out their planning responsibilities.

The *Planning Act*, under Section 3, also establishes the authority for the Province to issue policy statements that articulate matters of Provincial interest for use in guiding municipal land use planning decisions. In this case, the applicable policy statement is the Provincial Planning

Statement that came into force on October 20, 2024, which is a consolidation of the former Provincial Policy Statement and the Growth Plan for The Greater Golden Horseshoe (or the Growth Plan).

Under the *Planning Act*, applications for a Draft Plan of Subdivision are required to be consistent with applicable policy statements and applicable Provincial plans currently in effect, or shall not conflict with them as the case may be. Section 51 of the *Planning Act* includes policies for the approval of Plans of Subdivision. Specifically, Section 51(24) of the *Planning Act* provides criteria that must be considered when reviewing a draft Plan of Subdivision.

The proposed development is consistent with the matters of Provincial interest as referred to in Section 2 of the *Planning Act*, and the matters within Section 51(24) of the *Planning Act*.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ("PPS") provides policy direction on land use planning and development throughout Ontario. The policies set out how land and resources should be managed over time to promote building strong communities that contribute to a more effective and efficient land use planning system. The *Planning Act* requires that municipal decisions on land use planning matters in Ontario be consistent with the policies of the PPS. In reviewing the policy directions of the PPS, Planning staff are satisfied the approved Draft Plan of Subdivision is consistent with the PPS, 2024.

County of Simcoe Official Plan (2023)

The County of Simcoe's Official Plan directs growth to settlement areas, promotes the efficient use of land and infrastructure and the protection of natural features. Consistent with Provincial Policy, the Simcoe County Official Plan requires that the Town of Wasaga Beach ensure that 20% of all growth is through intensification. Planning Staff summarizes that the current request for extension is appropriate, and complies with the policies of the County of Simcoe Official Plan.

Town of Wasaga Beach Official Plan (2004)

The Town of Wasaga Beach Official Plan articulates the Town's vision for land use and development patterns at the local level, while remaining consistent with or conforming to applicable Municipal and Provincial land use planning policies. Development applications made under the *Planning Act* are required to comply with the policy framework provided in the Official Plan.

The subject lands are designated "Residential" and "Natural Heritage System Category 1" in Schedule 'A-8' of the Official Plan.

Objectives of the Residential designation of the Town of Wasaga Beach Official Plan include the following among other policies:

- To provide distinct residential areas which have a harmonious integration of housing types.
- To encourage and provide for a Town wide structure of residential communities separated from industrial and tourism areas.

- To encourage the provision of a wide range of housing types and styles on a range of lot sizes.
- To allow limited infill development outside that area of the Town serviced by a municipal sanitary sewer and water system, while ensuring that the majority of approved residential development occurs within the serviced areas.
- Encourage a recreational trails system and particularly linkages to established or proposed trail systems in the design of any new development.
- To maintain and encourage evenly spaced natural buffering zones which provide drainage, encourage and protect wildlife and their habitat and assist with controlling air and noise pollution.

As per Section 5.2.4 c) of the Official Plan within the Low Density Residential Designation in areas with a municipal sanitary sewer and water system, single detached dwellings may be permitted to a maximum density of 20 units per net residential hectare. Net residential hectare is defined in Section 20.4.2 of the Official Plan as residential lots or blocks only, excluding any public lands. Therefore, accounting for the lands as part of the Draft Plan of Subdivision to be dedicated to the Town for purposes such as environmental protection, roads, emergency access and stormwater management (Blocks 39-44); the proposed development would result in a net density of 15 residential units per hectare.

In reviewing the policies of the Official Plan, Planning staff concludes the proposed development and request to extend the approved Draft Plan of Subdivision is consistent with the policies of the Town of Wasaga Beach Official Plan.

Town of Wasaga Beach Zoning By-law 2003-60

The proposed lots of the Draft Plan of Subdivision are zoned "Residential Type 1 Hold- Exception 19 (R1H-19) within the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60. The proposed Environmental Protection and Parkland Block that is to be conveyed to the Town as a condition of the Draft Plan of Subdivision are zoned as Environmental Protection (EP) and Open Space (OS) in the Comprehensive Zoning Bylaw 2003-60. The proposed lots meet the minimum lot area and frontage requirements of the R1H-19 Zone for lots served by a public water and sanitary sewer system.

Planning staff concludes, that the approved Draft Plan of Subdivision continues to be consistent with Town of Wasaga Beach Comprehensive Zoning By-law 2003-60, as amended.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this report.

CONCLUSION:

The lands are situated in an appropriate location to accommodate an infill project as they are located within the Wasaga Beach Settlement Area, and have direct access to Deerbrook Drive a collector road. The subject lands are also in proximity to commercial facilities, services and amenities generally located on River Road East (an arterial road). There are also numerous other developments occurring in surrounding areas. The three environmental protection blocks within the proposal allows for the protection of environmental features in close proximity to the residential lots. The subject property is located within an area of the Town that is well-suited for infill development that will contribute to intensification within the Town's delineated built boundary.

In consideration of the department and agency comments received and the policy analysis, it is the opinion of Planning staff that the application for Extension to Draft Plan of Subdivision (PS0615):

- Satisfies the Provincial interests outlined under Section 2 of the *Planning Act*.
- Is consistent with or does not conflict (as applicable) to policies of the Provincial Planning Statement.
- Conforms to the policies of the:
 - Simcoe County Official Plan, 2023, as amended; and,
 - Town of Wasaga Beach Official Plan (2004), as amended.
- Can be appropriately implemented through the current zoning contained in the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60, as amended and the revised draft plan conditions.

Based on these factors, planning staff support the requested extension to the approved Draft Plan of Subdivision. The extension request has been circulated to Town Departments and external agencies for review and comment. No negative comments were received.

Accordingly, Planning staff recommend that Council approve the requested Extension to Draft Plan of Subdivision (PS0615).

Authored by:

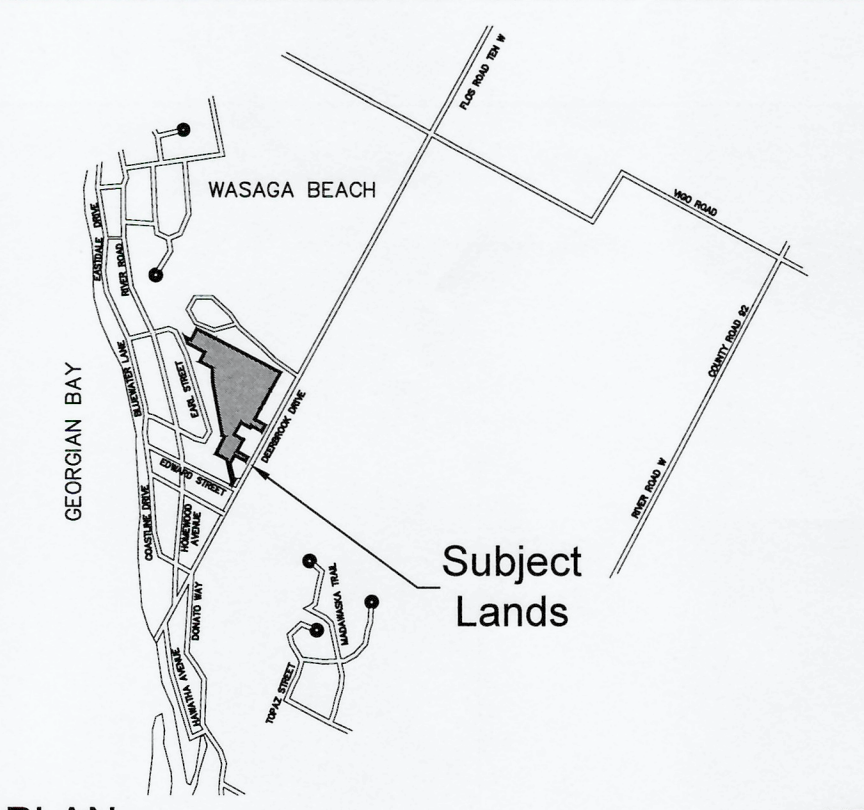
Matt Ellis, BES, RPP, MCIP
Senior Planner

Appendices:

Attachment 1: Draft Plan of Subdivision
Attachment 2: Conditions of Draft Plan Approval (revised 2025)

EARL STREET

(BY-LAW 2009-52 INST. SC811162)
(MAYOR STREET - REGISTERED PLAN 1055)



KEY PLAN NTS

Draft Plan of Subdivision
Part of Lot 6 Registered Plan 1469
and
Part of Lots 22 and 23, Concession 10
Geographical Township of Flos,
Town of Wasaga Beach
County of Simcoe
2019

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWN OF WASAGA BEACH FOR APPROVAL.

12/16/24 *Carew*
DATE CLEAR VALLEY INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Dec 13, 2024
DATE RUDY MAK, OLS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

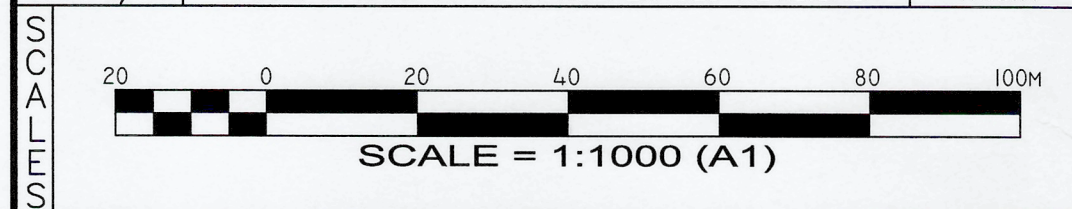
- a) SHOWN ON DRAFT PLAN
- b) SHOWN ON DRAFT PLAN
- c) SHOWN ON KEY PLAN
- d) RESIDENTIAL, OPEN SPACE
- e) SHOWN ON DRAFT PLAN
- f) SHOWN ON DRAFT PLAN
- g) SHOWN ON DRAFT PLAN
- h) MUNICIPAL WATER SUPPLY
- i) SAND/GRAVEL
- j) SHOWN ON DRAFT PLAN
- k) ALL MUNICIPAL SERVICES TO BE PROVIDED
- l) AS NOTED ON PLAN

STATISTICS

SINGLE RESIDENTIAL (LOTS 1-38)	2,545 ha.	38 units
STORM WATER MANAGEMENT (BLOCK 40 & 42)	0.206 ha.	
ENVIRONMENTAL PROTECTION AND PARKLAND DEDICATION (BLOCK 41)	4.998 ha.	0.792 ha.
EMERGENCY ACCESS (BLOCK 39)	0.033 ha.	
MUNICIPAL RESERVE (BLOCK 43)	0.001 ha.	
MARY STREET EXTENSION (BLOCK 44)	0.03 ha.	
ROADS (STREETS 'A' & 'B')	1.113 ha.	
TOTAL	9.718 ha.	38 units

SCHEDULE OF REVISIONS

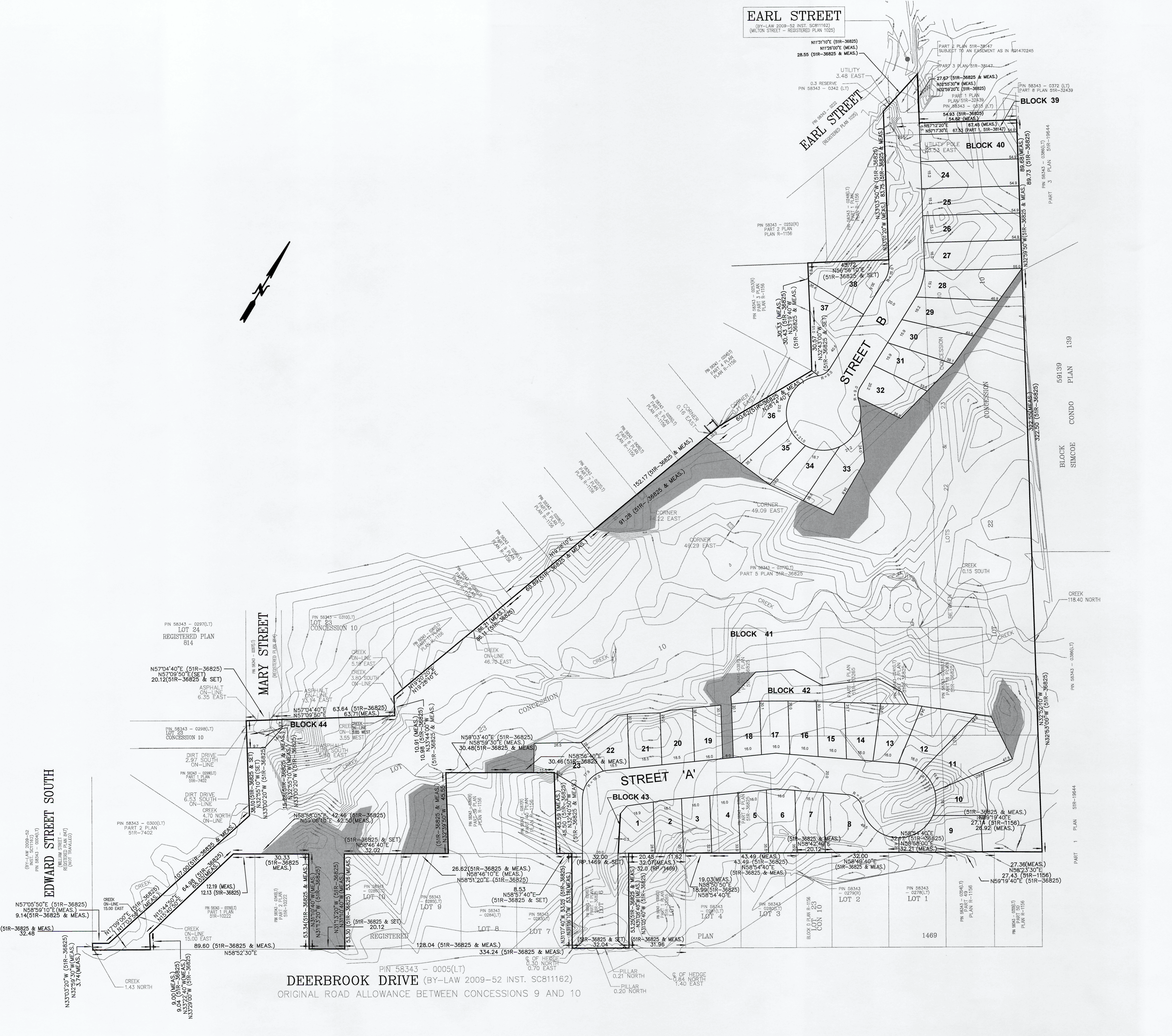
DATE	DESCRIPTION	DRAWN
DEC 9/15	EXTENSION TO DRAFT PLAN SUBDIVISION	m.c.f.
JAN 8/19	MINOR CLEANING DUE TO UPDATED OLS BOUNDARY	m.c.f.
JAN 22/19	BLOCK ADDED AS PER TOWN COMMENTS	m.c.f.
MAR 6/19	FINAL UPDATE TO PLAN AS PER OLS REVISIONS	m.c.f.



CLEAR VALLEY INC.
DRAFT PLAN OF SUBDIVISION

Date Issued: December 9, 2015
Checked By: BC
Project No.: DON-15179
Drawn By: m.c.f.
Drawing Name: DON-15179-DP-4.dwg

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
225 Majorsville Drive East, Unit 1, Barrie, Ontario, L4N 0W6
Phone: 705-734-2338 Fax: 705-734-1098
www.jonesconsulting.com



DEERBROOK DRIVE (BY-LAW 2009-52 INST. SC811162)
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-T-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, and Part of Lot 6, Registered Plan 1469 (Former geographic Township. of Flos)		Jan. 22, 2019
			Feb. 24, 2022
			Feb. 13, 2025
		Date of Notice:	Feb. 21, 2025
		Last Date of Appeal:	Mar. 13, 2025

The Town of Wasaga Beach conditions to final plan approval for registration of this Plan of Subdivision are as follows:

No. Conditions

GENERAL

1. That this approval applies to the Draft Plan of Subdivision located on Part Lot 22 and 23, Concession 10 and Part of Lot 6, Registered Plan 1469, former Township of Flos, now in the Town of Wasaga Beach, County of Simcoe, prepared by Jones Consulting Group Ltd. and dated December 9, 2015, and certified by the Surveyor Rudy Mak, OLS on December 13, 2024 and by the Owner on December 16, 2024, consisting of:
 - a) 38 Single Detached Residential Lots (Lots 1 to 38)
 - b) 2 Stormwater Management Blocks (Blocks 40 and 42)
 - c) Municipal Dedication (Block 39)
 - d) Environmental Protection and Parkland (Block 41)
 - e) Municipal Reserve (Block 43)
 - f) Roads noted as Streets A and B, and Block 44 (extension of Mary Street)

HEADINGS

2. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.

TOWN OF WASAGA BEACH

3. That the Owner provides that the appropriate zoning shall be in effect for the proposed plan of subdivision, to the satisfaction of the Town of Wasaga Beach, prior to final approval and registration.
4. That the Owner agrees that all lands to be dedicated to the Town are clear and free of all claims, liens and encumbrances.
5. That the Owner agrees that prior to final approval, to resolve any claims of dispute of Land Title or rights of access over any of the lands in the subdivision, to the satisfaction of the Town.
6. That the Owner agrees that prior to final approval, to resolve any claims of prescriptive easement or rights of access over any of the lands in the subdivision, to the satisfaction of the Town.

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-T-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, and Part of Lot 6, Registered Plan 1469 (Former geographic Township. of Flos)		Jan. 22, 2019
			Feb. 24, 2022
			Feb 13, 2025
		Date of Notice:	Feb.21, 2025
		Last Date of Appeal:	Mar. 13, 2025

7. That a Subdivision Agreement be entered into between the Owner and the Town of Wasaga Beach (Town) in which the Owner agrees to satisfy all of the requirements financial and otherwise, of the Town.
8. That a Subdivision Agreement shall be entered into with the Town of Wasaga Beach and the municipality shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies as provided for the Planning Act, R.S.O. 1990.
9. That the Owner shall agree in the Subdivision Agreement that development charges, processing, and administration fees be paid in accordance with the provisions of the Subdivision Agreement with the Town of Wasaga Beach, County of Simcoe and applicable school board policies and by-laws in effect at the time payment is due.
10. That the Owner will enter into a site preparation, pre-servicing, development and/or any *other* necessary Agreements, satisfactory to the Town or any other appropriate authority before any development or site alteration occurs within the plan area. These Agreements may deal with matters including but not limited to the following:
 - a. Engineering and conservation works which include municipal services;
 - b. Professional services including preparation of reports, plans, inspections, certifications and approvals;
 - c. Hydro and other Utilities;
 - d. Stormwater management, sediment and erosion control;
 - e. Storm and sanitary sewers and watermain construction;
 - f. Access locations, road widening, and reconstruction;
 - g. Monitoring wells;
 - h. Securities or letters of credit, cash contributions, and levies (development charges);
 - i. Emergency services;
 - j. Land dedications, easements and reserves;
 - k. Fencing, berming, buffer blocks, noise abatement and planting;
 - l. Grading and sodding, signed entry features; and,
 - m. Warning clauses;
 - n. Parkland, tree preservation and hoarding;
 - o. Construction access
 - p. Architectural Design; and,
 - q. Warning Clauses.

The details of which are indicated in correspondence from appropriate commenting agencies and Town departments.

11. That prior to final approval, the Owner shall agree in the Subdivision Agreement that a municipal numbering system shall be assigned to the satisfaction of the Town of Wasaga Beach with regard to 911 emergency servicing. The Owner agrees in the

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-7-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, and Part of Lot 6, Registered Plan 1469 (Former geographic Township. of Flos)		Jan. 22, 2019
		Date of Notice:	Feb. 25, 2022
		Last Date of Appeal:	Mar. 17, 2022

Subdivision Agreement to display *Certification of Titles Act* the lot number and corresponding assigned municipal address in a prominent location on each lot.

12. That the Subdivision Agreement between the Owner and the Town provide for the dedication of Municipal rights of way to the Town identified as Streets "A" and "B" as public roads and that these lands be conveyed by deed to the Town.
13. That the Owner agrees in the Subdivision Agreement to dedicate Block 44 to the Town, serving as an extension of the existing Mary Street right-of-way, in recognition of the existing conditions through which the property municipally known as 90 Mary Street is accessed from a public street (i.e., the "Mary Street right-of-way extension"). The boundaries of the Mary Street right-of-way extension shall be identified on the proposed final M-Plan, and dedicated to the Town as a public street through registration thereof.
14. That the Owner shall agree in the Subdivision Agreement to construct all streets in accordance with municipal standards and accepted for construction drawings, to the satisfaction of the Town of Wasaga Beach.
15. That prior to final approval "Streets "A" and "B" be named to the satisfaction of the Town with regard to 911 emergency servicing.
16. That prior to final approval, the Owner agrees to prepare to the satisfaction of the Town and/or other applicable authorities:
 - a. A detailed Storm Water Management Report;
 - b. A Sediment and Erosion Control Plan;
 - c. A detailed Site Grading and Drainage Plan;
 - d. A Traffic Impact Study;
 - e. An Environmental Impact Study/Assessment;
 - f. A Composite Utility Servicing Plan;
 - g. A Geotechnical Report;
 - h. Landscape Plans;
 - i. A Functional Servicing Report;
 - j. Detailed Site Servicing Plans;
 - k. A Tree Assessment Report and Preservation Plan;
 - l. Site Phasing Plans;
 - m. Vibration Monitoring Report;
 - n. Hydrogeological Report;
 - o. Line Painting and Signage Plan; and
 - p. Fire Break Lot Plan.

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17. That prior to any site alteration, the Owner shall submit the following to the satisfaction of the Town of Wasaga Beach and/or any other applicable agencies:
 - a. An Erosion and Sedimentation Control Plan;
 - b. A Tree Assessment Report and Preservation Plan;
 - c. An Environmental Impact Study/Assessment; and
 - d. Vibration Monitoring Report

18. That the Owner agree in the Subdivision Agreement to implement the recommendations of the Environmental Impact Study/Assessment to the satisfaction of the Town, including but not limited to monitoring of siltation fencing during construction.

19. That the Owner agree in the Subdivision Agreement that prior to placement of topsoil or surface reinstatement, that the Owner shall provide an Agronomy Report in accordance with the Town's Engineering Standards to the satisfaction of the Town.

20. That the detailed Stormwater Management Report demonstrates how drainage flow rates and quantities to adjacent residential lands are maintained to pre development conditions.

21. That prior to any site alteration the Owner shall submit a Tree Assessment Report, including an inventory of all existing significant trees, assessment of all significant trees to be preserved and proposed methods of tree preservation or remedial plantings; and the Owner shall undertake the measures identified in the accepted Assessment Report.

22. That prior to final approval and further to Condition 16, the Owner shall submit landscape plans to the satisfaction of the Town. These plans shall be consistent with the accepted Tree Preservation Plan and are to be prepared by a qualified landscape architect in good standing with the Ontario Association of Landscape Architects (OALA) and shall include the following:
 - a. Lot and block tree planting and/or buffer landscaping in accordance with the standards and requirements of the Town;
 - b. Fencing in accordance with the standards and requirements of the Town, in locations as may be required by the Town;
 - c. Subdivision entrance feature(s);
 - d. Pathways and Trails/Walkways, Pedestrian Bridges;
 - e. Stormwater management facility plantings; and,
 - f. Any other landscaping including supplemental plantings, as determined by the Town.

23. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of all landscaping shall occur at no cost to the Town of Wasaga Beach or the County of Simcoe and in accordance with the provisions of the accepted landscape plans.

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24. That the Owner agrees in the Subdivision Agreement to provide for a 20 metre tree preservation zone abutting the rear lot line of Lots 24 through to and including Lot 27. The Owner also agrees to provide for a tree preservation area on Lot 28 which is measured 20 metres from the projection of the rear lot line of Lots 24-27 and shall include a portion of lands to be dedicated to the Town, to the satisfaction of the Town.
25. That the Owner agrees in the Subdivision Agreement to include provisions for a site geotechnical report with particular reference to seasonal high groundwater table and recommendations for building foundation construction, including a minimum 0.3 metre vertical separation between the seasonal high groundwater table and the underside of footings, to the satisfaction of the Town.
26. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town and any applicable authority to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and as revised if deemed necessary.
27. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town to ensure that any storm water management facilities and sediment and erosion control measures will be in place prior to: any site alteration, the creation of impervious areas such as roads and buildings, and building permit issuance.
28. That the Owner shall agree in the Subdivision Agreement to engage a qualified professional Engineer and that the Owner's qualified professional Engineer certify that their reports and design conform with applicable Provincial and Municipal standards to the satisfaction of the Town and that they provide certification that the final constructed works conform to the accepted design.
29. That the Owner shall agree in the Subdivision Agreement, with wording acceptable to the Town that all vacant lots within each development phase shall be rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the accepted comprehensive grading plan. Furthermore, silt fencing shall be installed and maintained to the satisfaction of the Town to ensure no off-site impacts from earthworks or stormwater run-off.
30. The Owner further agrees in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction within twelve (12) months of registration of the Plan, to the satisfaction of the Town.
31. That the Owner shall agree in the Subdivision Agreement, with wording acceptable to the Town that all vacant lands shall be kept clear of weeds and noxious plants, and maintained in accordance with standards determined by the Town.
32. That the Owner and the Town shall agree in the Subdivision Agreement that the construction of the Plan of Subdivision may occur in phases, as approved by the Town.
33. That prior to final approval, the Owner shall develop a phasing plan for the subdivision to the satisfaction of the Town.

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34. That the Owner shall agree in the Subdivision Agreement, to provide for the extension of existing sanitary sewer system and water distribution system to the subject lands, necessary to service the proposed development, at the Owner's expense to the satisfaction of the Town.
35. That the Owner shall agree in the Subdivision Agreement to make payment for all water and sewer connection fees, to the satisfaction of the Town.
36. That the Owner shall agree in the Subdivision Agreement, to provide such easements as may be required for servicing, utility or drainage purposes which shall be granted to the appropriate authority to the satisfaction of those applicable authorities, and the Town.
37. That the Owner shall agree in the Subdivision Agreement that a suitable construction access shall be provided in a location approved by the Town.
38. That the Subdivision Agreement between the Owner and the Town shall include provisions whereby all Offers of Purchase and Sale will include information that satisfies subsection 59(4) of the Development Charges Act and the requirements of the Town of Wasaga Beach. (Please see Note 10 below)
39. That the Owner agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a "Display Map" in a prominent location in the sales office in a place visible to the public, which indicates the accepted location of all sidewalks, walkways, trails, community mail boxes, parks, amenity and playground facilities, open spaces areas, tree protection areas, parking areas, buffer areas, drainage and stormwater management facilities, landscaping, buffer areas, and surrounding land uses. The Owner shall also agree to keep "Accepted for Construction" plans in the sales office which show easements, hydrants, utilities, lighting, lot grading, and landscaping measures.
40. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of composite utility distribution plans that allow for the safe installation of all utilities, including required separation between utilities, to the satisfaction of all affected authorities and the Town of Wasaga Beach.
41. That the Owner shall agree in the Subdivision Agreement to include the following in all Offers of Purchase and Sale or lease for all lots;
 - a) A clause advising prospective purchasers that an emergency access road will be constructed on Block 39 adjacent to Block 40;
 - b) A clause advising prospective purchasers that Block 41 consists of natural hazard and environmentally sensitive lands owned by the Town of Wasaga Beach;
 - c) A clause advising prospective purchasers that a walkway trail system will be constructed linking the street openings between Lots 18 and 19 and Lots 32 and 33;

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42. The Owner shall cause the following warning clauses to be included in a schedule to the Subdivision Agreement:
- a) All offers of purchase and sale, or lease for all lots/blocks:
- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
- Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that Deerbrook Drive is classified as an Arterial/Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night."
- b) All offers of purchase and sale abutting any open space or woodlot:
- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
43. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a clause advising the prospective purchasers that landscaping improvements adjacent to the driveway (i.e. driveway curbing/edging) must be flush with the driveway surface and back of curb to a minimum of 1.5 metres beyond the edge of roadway curb line. Where sidewalk exists along the frontage of the dwelling, driveway edging must be flush with the driveway surface for a minimum 0.5 metre beyond the back of driveway.
44. That the Owner shall agree in the Subdivision Agreement that the Owner shall be responsible for notifying property owners of noted encroachments within the right-of-way and coordinating the removal and/or adjustments of encroachments to the satisfaction of the Town.
45. That the Owner agrees in the Subdivision Agreement, to provide for a dedication of Block 39 for servicing and emergency access purposes and that these lands be conveyed by deed to the Town.
46. That the Owner agrees in the Subdivision Agreement, to provide for a dedication of Block 41 for open space, parkland and trail purposes and that these lands be conveyed by deed to the Town.
47. That the Owner agrees in the Subdivision Agreement, to provide for a dedication of Blocks 40 and 42 for stormwater management purposes and that these lands be conveyed by deed to the Town.

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48. If wet ponds are to be used, that the Owner shall agree in the Subdivision Agreement to provide for the supply and placement of aeration fountains and landscape improvements in stormwater management ponds, to the satisfaction of the Town of Wasaga Beach.
49. That the Owner agrees in the Subdivision Agreement, to provide for a dedication of Block 43 for reserve purposes and that these lands be conveyed by deed to the Town.
50. That the Subdivision Agreement between the Owner and the Town shall provide for the construction by the Owner of the walking trail system and pedestrian bridge crossing to link Streets A and B through Block 41 to the satisfaction of the Town, in accordance with the accepted landscape plans.
51. That the Owner agrees in the Subdivision Agreement, to construct a pedestrian bridge crossing to link Deerbrook Drive and Mary Street, to the satisfaction of the Town, in accordance with the accepted landscape plans.
52. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of all trails and pedestrian bridges shall be in accordance with the Town of Wasaga Beach Engineering Standards. The trails and pedestrian bridges shall be completed at no cost to the Town of Wasaga Beach and in accordance with the provisions of the accepted for construction plans.
53. That the Subdivision Agreement between the Owner and the Town provide for fencing to be erected in the following locations to the satisfaction of the Town;
 - a) 1.5 m high black vinyl chain link fence around Blocks 40 and 42;
 - b) 1.5m high black vinyl chain link along the lot lines that abut Block 4 and
 - c) 1.5m high black vinyl chain link fence along the walkway connection between Lots 18 and 19.
54. That the Owner agrees in the Subdivision Agreement to dedicate Block 41 as the 5% Parkland dedication required by the Planning Act, to the satisfaction of the Town.
55. That the Owner shall agree in the Subdivision Agreement that lighting be installed in a manner that minimizes off-site illumination. The height, intensity and all technical design specifications of lighting systems will be determined based on applicable studies to the satisfaction of the Town and shall be dark sky compliant.
56. That the Owner shall agree in the Subdivision Agreement that final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and totting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the Town.
57. That prior to final approval and registration of the Plan or any Phase thereof, Town staff shall confirm that there is sufficient water and sanitary capacity available to service the entire plan of subdivision or phase based on actual usage as determined by the Town's monitoring of water flows and sanitary sewer flows.

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58. That a copy of the proposed final M-Plan is to be forwarded to the Town of Wasaga Beach for review and approval.

WASAGA DISTRIBUTION

59. That the Owner in the Subdivision Agreement will agree to enter into an Agreement with Wasaga Distribution Inc. for the provision of hydro utility services.

60. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of a composite utility distribution plan to the satisfaction of all affected authorities and the Town.

SIMCOE COUNTY DISTRICT SCHOOL BOARD

61. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, a clause advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities (e.g., portable classrooms, a “holding school”) or in schools within or outside of the community.

62. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, a clause advising the prospective purchasers that school busses may not enter the subdivision and that pick up points will generally be located on a through street and at a location convenient to the Simcoe County Student Transportation Consortium.

SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

63. That the Owner include in all Offers of Purchase and Sale a clause advising prospective purchasers that pupils from this development attending education facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school’s area.

CANADA POST

64. That the Owner shall agree in the Subdivision Agreement to the work with Canada Post and the Township to determine the location of the Community Mail Boxes and to ensure that they are properly identified on all appropriate Plans and Maps. The Owner shall further agree to provide an appropriately sized concrete pad where applicable, to Canada Post’s and the Township’s specifications, including any required walkways across the boulevard and any curb cuts to provide barrier free access to the permanent Community Mail Box location(s).

MINISTRY OF CULTURE

65. That prior to final approval and any site alteration, the Owner shall carry out a Stage 4 Archaeological Assessment of the subject property, and any further assessment as may be required, to document, remove and/or preserve any significant archaeological

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resources found. No grading or other soil disturbances shall take place on the subject property prior to the Ministry of Culture confirming in writing to the Approval Authority that all archaeological resource concerns have met licensing and resource conservation requirements.

ENBRIDGE GAS DISTRIBUTION INC.

66. That the Owner shall agree in the Subdivision Agreement that:
- a) The developer is to co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities;
 - b) Streets are to be constructed in accordance with the municipal standards;
 - c) All streets are to be graded to final elevation prior to the installation of the gas lines, and to provide Enbridge Gas with the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution; and
 - d) The natural gas distribution system will be installed within the proposed road allowances therefore easements will not be required.

COMMUNICATION/TELECOMMUNICATION FACILITIES

67. That the Owner shall agree in the Subdivision Agreement that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available for the proposed development. In the event that such infrastructure is not available, the Owner agrees that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the Municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
68. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to the service provided to grant to the service provider any easement that may be required for telecommunication services. Easements may be required subject to final servicing approvals. In the event of any conflict with the existing communication/telecommunication facilities or easements, the owner/Developer shall be responsible for the relocation of such facilities or easements.

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

69. That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town of Wasaga Beach:
- a) A detailed Storm Water Management Report;
 - c) A Erosion and Sediment Control Plan; and,
 - d) A detailed Grading Plan.

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70. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.
71. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to ensure that any stormwater management facilities and sediment and erosion control measures will be in place prior to any site alteration.
72. That the Owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the NVCA.
73. That easement required for storm water management and drainage purposes be granted to the appropriate authority.
74. That prior to any site alteration in a regulated area, a permit under the *Conservation Authorities Act* will be obtained from the NVCA.
75. That the Owner shall agree, prior to final approval, to pay all development fees to the Conservation Authority as required in accordance with the NVCA's fees policy, under the *Conservation Authorities Act*.

COUNTY OF SIMCOE

76. That the Owner/Developer shall agree to include the following clause in the Subdivision Agreement, to the satisfaction of the County of Simcoe ('County'):
 - a) Based on preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along un-assumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection services prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner/Developer acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner/Developer is responsible for providing waste collection services until such time as the County has confirmed that the access restriction has been satisfactorily remedied.

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b) Prior to occupancy of the development or any phase thereof, a request shall be made for waste collection services by the Owner/Developer to the County of Simcoe Solid Waste Management Department. The Owner/Developer will be responsible for obtaining the required number of recycling and organic bins from the County of Simcoe and distributing the bins to the occupants of each new unit.

77. That prior to final approval or registration of any phase(s), the Owner/Developer shall provide written confirmation to the County of Simcoe, that all municipal roads, including any dead end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. The Owner/Developer shall revise the curb radius for the "P" style turnaround areas on Streets 'A' and 'B' to a minimum of 13 metres as required by the County's technical standards. Furthermore, the Owner/Developer shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended, and may require reconstruction to accommodate waste collection service vehicles.

ADJACENT OWNER(S)

78. That the Owner shall convey a Block "XX" to the registered owner of PT LT 23 CON 10 FLOS, Wasaga Beach, being Part 40 on Plan R-1156 (PIN 58343-0267) within 30 days of registration of the final plan of subdivision with the Ontario Registry Office.

CLEARANCE LETTERS

1. That prior to final approval, the Approval Authority is to be advised in writing by Wasaga Distribution Inc. how Conditions 59 and 60 have been satisfied.
2. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe County District School Board how Conditions 61 and 62 have been satisfied.
3. That prior to final approval, the Approval Authority is to be advised in writing by the Simcoe Muskoka Catholic District School Board how Condition 63 has been satisfied.
4. Prior to final approval, the Approval Authority is to be advised in writing by Canada Post how Condition 64 has been satisfied.
5. Prior to final approval, the Approval Authority is to be advised in writing by Ministry of Culture how Condition 65 has been satisfied.
6. Prior to final approval, the Approval Authority is to be advised in writing by Enbridge Gas Distribution Inc. how Condition 66 has been satisfied.

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7. Prior to final approval, the Approval Authority is to be advised in writing by the Communication/Telecommunication provider how Conditions 67 and 68 have been satisfied.
8. Prior to final approval, the Approval Authority is to be advised in writing by the Nottawasaga Valley Conservation Authority how Conditions 69 through 75 have been satisfied.
9. Prior to final approval, the Approval Authority is to be advised in writing by the County of Simcoe how Conditions 76 and 77 have been satisfied.

NOTES TO DRAFT APPROVAL

1. This draft approval is for a period of three years. The owner is on "Notice" that he is to apply for any extension at least sixty (60) days prior to lapsing date.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Town of Wasaga Beach quoting file number PS06/15 (Formerly WA-T-0704).
3. It is suggested that the Owner be aware of Section 144 of the *Land Titles Act* and subsection 78(10) of the *Registry Act*. Subsection 144(1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).
4. Subsection 78(10) of the *Registry Act* requires that a plan of subdivision that is located in a registry division cannot be registered under the *Registry Act* unless that title of the Owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in Clause (b) and (c) of Subsection 78(10).
5. It is suggested that the municipality register the Subdivision Agreement as provided by Subsection 51(26) of the *Planning Act*, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.
6. The Town requires all engineering drawings to be submitted in electronic format as well as a hard copy. Please contact the Town Information Technology Department for additional information.
7. All measurements in the subdivision's final plans must be presented in metric units.
8. For your information, easements required for utility or drainage purposes should be granted to the appropriate authority.
9. All property and easements to be conveyed must be free and clear of encumbrances, at the owner's expense.

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10. A Development Charge, adjusted to the date of payment, with respect to municipal services shall be calculated and payable in accordance with the policies of the Town of Wasaga Beach, County of Simcoe, and the applicable School Boards at building permit issuance.
11. The Owner will be required to contact Wasaga Distribution regarding the details of utility servicing for the Subdivision as well as the necessary Agreement. The Wasaga Distribution contact is Nannette Dupuis at 705-429-2517.
12. It is the responsibility of a person(s) undertaking any proposed activity to ensure they are in compliance with all provincial and federal legislation included in the *Ontario Endangered Species Act*. Therefore a person(s) should ensure their proposed activities will not adversely affect a Species at Risk or its habitat protected under the *Ontario Endangered Species Act*. If an impact to a Species at Risk or its habitat cannot be avoided, a person(s) may apply for an authorization under the *Ontario Endangered Species Act*. However, if an authorization is not issued by the Ministry of Natural Resources, the person(s) must comply with the *Ontario Endangered Species Act* by modifying the proposed development/activities to avoid an impact to Species at Risk and habitat protected under the *Ontario Endangered Species Act*.
13. The Owner/Developer is required to comply with the County's Waste Collection Design Standards. Failure to comply could result in Waste Collection Services being withheld or suspended.
14. Modifications to the development design must conform to the County's Waste Collection Road Design Policy and Waste Collection Technical Design Standards document to ensure that waste collection services can be provided. Confirmation of waste collection services should be obtained from the County of Simcoe prior to registration.
15. Clearance letters are required from the following agencies:

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario L9Z 1A1

Simcoe County District School Board 1170
Highway 26 West
Midhurst, Ontario LOL 1X0

Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario L4M 5K3

Canada Post
Delivery Planning
525 Dominion Avenue
Midland, Ontario L4R 1P0

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-7-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, and Part of Lot 6, Registered Plan 1469 (Former geographic Township. of Flos)		Jan. 22, 2019
		Date of Notice:	Feb. 25, 2022
		Last Date of Appeal:	Mar. 17, 2022

Ministry of Tourism, Culture & Sport
Program Services Branch - Services Unit
Attn: Paula Kulpa
401 Bay Street - 17th floor
Toronto, Ontario M7A 0A7

Enbridge Gas Distribution Inc.
Distribution Planning
10 Churchill Drive
Barrie, Ontario
L4N 8Z5

Nottawasaga Valley Conservation Authority 8195
Concession 8
Utopia, Ontario LOM 1T0

Bell Canada (If Applicable)
Attn: John LaChapelle
Right-of-Way Control Centre Floor
5-Blue 100 Borough Drive
Scarborough, Ontario M1P 4W2

Rogers Communications Inc. (If Applicable) Attn:
Bernie Cyr
Manager, OPE
1 Spelling Drive
Barrie, ON
L4M 6B8

Wasaga Distribution Inc.
Attn: Nannette Dupuis
950 River Road West,
P.O. Box 20
Wasaga Beach, Ontario
L9Z 1A2

County of Simcoe
Planning Department
1110 Highway 26
Midhurst, Ontario
L9ZX 1N6

16. If agency conditions form part of the Subdivision Agreement, a copy of the Agreement shall be sent to those agencies if so requested. This will expedite clearance of the final plan.
17. Please be advised that the approval of this draft plan will lapse on March 5, 2028. This approval may be extended pursuant to Subsection 51(33) of the *Planning Act*, but no extension can be granted once the approval has lapsed.

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
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18. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval will lapse under Section 51(32) of the *Planning Act*, R.S.O. 1990. If the Owner wishes to request an extension to the draft approval, a written explanation must be received by the Approval Authority, sixty (60) days prior to the lapsing date.

19. Please note that an updated review of the plan, and revision of the conditions of approval, may be necessary if an extension is to be granted.

20. The Final Plan approved by the Approval Authority must be registered within 30 days or the Approval Authority may withdraw its approval under subsection 51(32) of the *Planning Act*, R.S.O. 1990, Chapter 13, as amended.

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the *Planning Act*, R.S.O. 1990, Chapter 13, as amended.

Approved this 13th day of February, 2025

Trevor Houghton, Director of Planning
Town of Wasaga Beach



January 21, 2025

Peterborough - Kawartha MPP Dave Smith;
Honourable Doug Ford, Premier;
Honourable Paul Calandra, Minister of Municipal Affairs and Housing;
Honourable Doug Downey, Attorney General;
Association of Municipalities of Ontario; and
Councils of each of Ontario's municipalities.

Subject: Bill 242, Safer Municipalities Act, 2024

The following resolution, adopted by City Council at its meeting held on January 13, 2025, is forwarded for your consideration.

Whereas:

- 1. A municipality's parks and open spaces are critical infrastructure that support a strong community, and the public's shared and safe use of the municipality's parks and open spaces is integral to ensuring that support.**
- 2. Ontario's municipalities are struggling to maintain their parks and open spaces for their shared and safe use by the public as a result of the increasing proliferation of encampments and illicit activities related thereto.**
- 3. Municipalities that enforce their standards regulating or prohibiting encampments in their parks and open spaces must have regard to the availability of shelter space for those who need shelter.**
- 4. On January 27, 2023, Justice Valente of the Ontario Superior Court of Justice rendered his judgment in *Waterloo (Regional Municipality) v. Persons Unknown and to be Ascertained* (2023), [2023] O.J. No. 417 (Waterloo Decision) which declared that the municipality's by-law violated section 7 of the *Charter* and was therefore inoperative insofar as it applied to prevent encampment residents from erecting temporary shelters on a site when the number of homeless individuals in the region exceeded the number of accessible shelter beds.**
- 5. The Waterloo Decision's analysis of the adequacy of shelter beds suggests an unworkable and unclear standard that goes beyond the number of shelter**

spaces and that includes the requirement to provide shelter spaces that must accommodate illicit drug use and other activities that could put shelter residents, workers and volunteers at risk. The result is that municipalities are impaired in their enforcement of their standards and have lost or are losing control of their parks and open spaces.

6. On December 12, 2024, the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, introduced Bill 242, Safer Municipalities Act, 2024. Among its various initiatives, Bill 242 proposes to amend section 2 of the Trespass to Property Act by adding aggravating factors that must be considered in the court's determination of a penalty under that section. However, the key challenge is that a municipality's exercise of its rights at common law and under section 9 of the Trespass to Property Act to remove encampments from the municipality's parks and open spaces remains potentially subject to the unworkable and unclear standard for the adequacy of shelter space suggested by the Waterloo Decision.
7. In these circumstances, municipalities need provincial legislation that clearly defines a workable standard for shelter space for the purposes of a municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces.

Now therefore, be it resolved:

1. That the provincial government be respectfully requested to amend Bill 242 to clearly define a workable standard for shelter space for the purposes of a municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces.
2. That, without limitation, Bill 242 provides that a municipality will have met the standard for shelter space for the purposes of the municipality's jurisdiction to enforce its standards regulating or prohibiting encampments in its parks and open spaces:
 - a) despite the establishment and enforcement of shelter rules including rules that prohibit drug use and other activities that could put shelter residents, workers and volunteers at risk; and
 - b) if an official designated by the municipality is satisfied that the number of available shelter spaces is at least equal to the aggregate of the number of individuals actually seeking shelter and the number of individuals against whom the municipality is planning to enforce its standards regulating or prohibiting encampments in its parks and open spaces.
3. That a copy of this resolution be sent to:

- a) Peterborough - Kawartha MPP Dave Smith;
- b) Honourable Doug Ford, Premier;
- c) Honourable Paul Calandra, Minister of Municipal Affairs and Housing;
- d) Honourable Doug Downey, Attorney General;
- e) Association of Municipalities of Ontario; and to
- f) Councils of each of Ontario's municipalities.

Sincerely,



John Kennedy
City Clerk

cc:
City of Peterborough Council
City of Peterborough Staff

Council Requested Staff Reports

Referred By	Report Requested	Key Deliverables	Department Responsible	Update Received	Comments
Councillor Dileo	Alternatives to Fireworks	Research and Report on Alternatives to Firework Displays	Special Events	October 10, 2024	Referred back to Staff
Mayor Smith	Municipal Parking Lot Payment and Access Arrangements	Review Municipal Parking Lot Payment Options and Access Arrangements with Private owners	Municipal Law Enforcement		Anticipated Winter 2023
Councillor Belanger	Progress of Requirements on the Development Agreement for Georgian Sands Village Subdivision	Update report to Council	Planning		
Councillor Timms	Amendment of the Legislation Act, 2006	Clerk to bring back a report on the Notice Requirements through the Legislation Act and bring back an amended Notice Policy.	Clerks Dept.		Anticipated Spring 2024
Deputy Mayor Snell	Report to Consider Feasibility of Non-Resident User Fees - Walking Track	That staff be directed to bring back a report to Council on user rates for Wasaga Stars Arena and Wasaga Beach Library for resident and non-resident use with statistics collected.	Recreation		
Deputy Mayor Snell	Re-routing of Trail near Bluewater Condominium Corporation	THAT staff be directed to provide a report with options for re-routing the trail near Bluewater Condominium Corporation.	Public Works		
Councillor Dileo	Boulevard and Roadside Ditch Maintenance By-law	<p>THAT staff be directed to bring back a report on a Boulevard and Roadside Ditch Maintenance by-law setting out provisions with regard to the responsibilities of property owners in relation to maintenance and cutting of grass along boulevards and ditches; and</p> <p>THAT the provisions include:</p> <p>Where a property owner is unable to maintain Boulevards adjacent to their property as a result of mobility limitations, the terms in which the municipality will assist in the maintenance; and</p> <p>Where a property owner is unable to maintain roadside ditches adjacent to their property as a result of mobility limitations or depth of ditches in front of their property, the terms in which the municipality continue to maintain the roadside ditch.</p>	GM Development Services/Director of Building		
Councillor Dileo	Request for Veteran's Crosswalk	1. THAT the request for a Veteran's Crosswalk be referred back to Staff for options to commemorate our Veterans, the cost associated and the funding available.	Deputy CAO		

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-08

A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held Thursday February 13, 2025

WHEREAS Section 5(1) of the *Municipal Act*, 2001, provides that the powers of a municipality shall be exercised by its council;

AND WHEREAS Section 5(3) of the *Municipal Act*, 2001, provides that municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the *Municipal Act*, 2001, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the council does not lend itself to the passage of an individual by-law;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach adopted By-Law 2023-119, as amended, establishing rules of order and procedures for the Council;

AND WHEREAS provision was made in By-law 2023-119, as amended, for enactment of- a Confirmatory By-Law at the end of each Regular or Special Council Meeting to confirm recommendations and actions approved at that meeting;

AND WHEREAS the Council of the Town of Wasaga Beach deems it advisable and expedient that the proceedings of these meetings be confirmed and adopted by by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:

1. That the actions of the Council of the Corporation of the Town of Wasaga Beach, at its meetings held on the dates listed above in respect of every report, motion, resolution, declaration or other action passed, taken or adopted by Council at these meetings, including the exercise of natural person powers, except where approval of another authority is required by law or where implementation is subject to other legislation, are hereby adopted, ratified, and confirmed as if each report, motion, resolution or other action was adopted, ratified, and confirmed by a separate by-law.

2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Town of Wasaga Beach in the above- mentioned minutes, then this By-Law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein and thereby or required for the exercise of any powers therein by the Town of Wasaga Beach.
3. That any a member of Council who dissented from any action or proceeding or has abstained from discussion and voting thereon shall be deemed to have dissented or abstained, as the case may be, in respect to this By-Law as it applies to such action or proceeding.
4. That the Mayor or designate and the proper officials of the Town of Wasaga Beach are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required and are to execute all documents as may be necessary in that behalf, and the Clerk or designate is hereby authorized and directed to affix the Corporate Seal to all such documents.
5. That this By-law shall come into force and effect on the final passage thereof.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 13th DAY OF FEBRUARY, 2025.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk