



**Wasaga Beach Council Meeting  
Meeting Minutes**

**Thursday, May 30, 2024, 10:00 a.m.  
Council Chambers**

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

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**1. CALL TO ORDER**

**1.1 Land Acknowledgement**

**2. PROCLAMATIONS**

**2.1 Seniors' Month - June 2024**

**Resolution No: COU-2024-143**

**Moved by: R. White**

**Seconded by: T. Snell**

- 1. THAT** Council proclaim June as Seniors' Month in the Town of Wasaga Beach.

**CARRIED**

**3. PRESENTATIONS**

**3.1 Senior of the Year Award**

Council and the Age-Friendly Community Advisory Committee presented the 2024 Senior of the Year Award to Bryan Marshman in recognition of his significant volunteer contributions over the years.

**4. DISCLOSURE OF PECUNIARY INTEREST**

There were none noted.

**5. ADOPTION OF AGENDA**

**5.1 Agenda Approval**

**Resolution No: COU-2024-144**

**Moved by: J. Belanger**

**Seconded by: F. Ego**

1. **THAT** the contents of the agenda for May 30, 2024, be approved as circulated.

**CARRIED**

**6. APPROVAL OF MINUTES**

**6.1 Council Meeting Minutes - May 16, 2024**

**Resolution No: COU-2024-145**

**Moved by: E. Timms**

**Seconded by: R. White**

1. **THAT** the Minutes of the Council Meeting held May 16, 2024, are hereby adopted as circulated.

**CARRIED**

**6.2 Special Council Meeting Minutes - May 23, 2024**

**Resolution No: COU-2024-146**

**Moved by: S. Dileo**

**Seconded by: F. Ego**

1. **THAT** the Minutes of the Special Council Meeting held May 23, 2024, are hereby adopted as circulated.

**CARRIED**

**7. STATUTORY PUBLIC MEETINGS**

**7.1 Public Meeting Under the Planning Act - Official Plan Amendment OP001/24 and Zoning By-law Amendment Z001/24**

**7.1.1 Planning Staff Presentation - Official Plan Amendment OP001/24 and Zoning By-law Amendment Z001/24**

The Planner provided an overview of the application and the proposed development.

The Planner relayed that Staff will forward comments received to Council and provide a recommendation report to Council at a later date.

### 7.1.2 Rosemarie Humphries, Humphries Planning Group Inc. - 10 Club Court Presentation

Rosemarie Humphries, President, Humphries Planning Group Inc. provided additional information on the proposed development.

### 7.1.3 Comments from Members of the Public

The Clerk summarized comments received from the following residents: Emily Bosman, Keith and Nancy Thatcher and Kyle Young. The letters of opposition to this proposed application noted the following concerns:

- Increased traffic
- Reduction of greenspace and recreational space for residents
- Environmental impacts on wildlife including the snapping turtle
- Impact of the proposed density on the character of the neighbourhood

Resident Norah Holder noted concerns regarding the impact of losing the existing ponds would have on a wide variety of wildlife and requested a buffer around the existing ponds.

Residents Loris and Shawna Licharson noted concerns regarding the impacts on traffic and public safety and provided comments on the Traffic Impact Study that was submitted by the developer.

Resident Gary Bendus noted concerns regarding the Arborist Report, Environmental Impact Study and the Planning Justification Report submitted by the developer, the proposed density of the development and the impact on trees, endangered species and the existing ponds.

Resident John Prucha noted concerns regarding the impacts on nearby residents and emergency vehicle response access.

Resident Craig Pogson of the Concerned Wasaga Sands Homeowners group, noted concerns regarding drainage from proposed development, effects on water table from construction, increased traffic flow and proposed density.

Resident Karen Domaratzki noted concerns regarding loss of green space, lack of conformity with existing community, lack of variety of proposed housing and proposed density.

Resident Stewart Hamilton noted concerns regarding proposed density, scale of buildings, lot fabric and lot sizes.

Resident Gerry Ivits noted concerns regarding the Geotechnical and Hydrogeological reports and the removal of trees.

Resident Michael Cumming noted concerns regarding width of streets and emergency response, subterranean water levels and impacts on surrounding creek.

Resident Nigel Tenneson noted concerns regarding drainage, secondary access roads and impact on emergency accesses and garbage trucks.

Resident Lance Young noted concerns regarding impacts on destroying greenspace and clear cutting forests on climate change and potential flooding.

Resident Michael Reddy noted concerns regarding the height of the proposed dwellings and impacts on house values.

Resident David Verdun noted concerns regarding drainage of ponds and environmental impact on snapping turtles and traffic impacts.

Resident Valerie Smith noted concerns regarding the proposed density, impacts on wildlife and streets, natural heritage and natural hazards.

Resident Chris Olson noted concerns regarding impacts on the character of the existing neighbourhood, green space, lot sizes and land values.

Resident Lorenzo Carrabs noted concerns regarding the impacts on the water table, environmental impacts on wildlife and requested that it be reverted to a recreational facility for all residents.

Resident Lidia Henriques noted concerns regarding the lack of green space, environment impacts on wildlife, removal of the ponds and property values.

Resident Chris Woodward noted concerns regarding the proposed density, loss of greenspace and requested that the Town dedicate the lands as publicly dedicated parklands.

Resident Melissa Lang noted concerns regarding increased traffic, lack of sidewalks, access and crosswalks.

Council Members provided comments pertaining to:

- Impact of development on existing wells and feasibility of wildlife relocation including the filling in of ponds
- Flexibility of developers to bring back an alternative proposal.

- Impacts of road design on emergency vehicles and garbage pickup.
- Potential setback buffer and fencing.

The Director of Planning, reviewed next steps in the application process.

**8. DELEGATIONS**

There were no delegations.

**9. GOVERNMENT RELATIONS**

There were no government updates.

**10. STAFF REPORTS**

**Resolution No: COU-2024-147**

**Moved by:** J. Belanger

**Seconded by:** R. White

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

**CARRIED**

**10.1 Beach Area 1 Roadway Project Status Summary and Environmental Assessment Addendum - 20240530-16**

**Resolution No: COU-2024-147**

**Moved by:** J. Belanger

**Seconded by:** R. White

1. **THAT** the report titled: Beach Area 1 Roadway Project Status Summary and Environmental Assessment Addendum to the Council meeting of May 30, 2024, be received for information.

**CARRIED**

**10.2 Asset Retirement Obligation Policy - 20240530-15**

**Resolution No: COU-2024-147**

**Moved by:** J. Belanger

**Seconded by:** R. White

1. **THAT** the report titled: Asset Retirement Obligation Policy to the Council meeting of May 30, 2024, be received; and

2. **THAT** the Asset Retirement Obligation Policy attached as Appendix A, be approved.

**CARRIED**

**10.3 2024 Q1 - Financial Report - 20240530-17**

**Resolution No: COU-2024-147**

**Moved by:** J. Belanger  
**Seconded by:** R. White

1. **THAT** the report titled: 2024 Q1 – Financial Report to the Council meeting of May 30, 2024, be received for information.

**CARRIED**

**10.4 Marriage Licence Modernization -- Information Report - 20240530-18**

**Resolution No: COU-2024-147**

**Moved by:** J. Belanger  
**Seconded by:** R. White

1. **THAT** the report titled: Marriage Licence Modernization, to the Council meeting of May 30, 2024, be received for information.

**CARRIED**

**11. CORRESPONDENCE ITEMS**

**11.1 Correspondence Items**

**Resolution No: COU-2024-148**

**Moved by:** S. Dileo  
**Seconded by:** F. Ego

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

**CARRIED**

11.1.1 May 9, 2024 - County of Prince Edward County - Request for Support - National Housing Affordability

**12. MINUTES OF BOARDS & COMMITTEES**

**12.1 Minutes of Boards & Committees**

**Resolution No: COU-2024-149**

**Moved by:** R. White

**Seconded by:** T. Snell

1. **THAT** the Consent List items under Minutes of Boards and Committees be received for information, excluding Agenda items moved to Matters for Consideration, to be voted on separately.

**CARRIED**

12.1.1 Committee of Adjustment - Minutes - April 17, 2024

12.1.2 Climate Action Advisory Committee - Minutes - April 16, 2024

**13. MATTERS FOR CONSIDERATION**

**13.1 Beautiful Wasaga - 20240530-19**

**Resolution No: COU-2024-150**

**Moved by:** J. Belanger

**Seconded by:** E. Timms

1. **THAT** the report titled: Beautiful Wasaga to the Council meeting of May 30<sup>th</sup>, 2024 be received;
2. **THAT** Council approve the proposed Main and Beck Square project as outlined in this report, contingent on grant funding being approved;
3. **THAT** Council approve the proposed plan for implementing targeted placements of site furnishing clusters along Main Street and additional bicycle racks at Beach Area 1 as outlined in this report, contingent on grant funding being approved;
4. **THAT** the unbudgeted amount of approximately \$47,200 for the furnishing clusters on Main Street be approved and funded from the Casino Reserve;
5. **THAT** Council approve the implementation of a new Gateway Feature on River Road West;
6. **THAT** Staff be directed to engage with local businesses to seek capital and operating sponsorship for the new Gateway Feature on River Road West and that the unbudgeted amount of approximately \$41,538 be approved and funded from the Casino Reserve minus sponsorship monies received;
7. **THAT** Staff be directed to explore opportunities for sculptures to be located as part of the entry feature and report back to Council with recommendations for consideration; and

8. **THAT** Council approve the community-wide garden competition for 2025.

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

**CARRIED (7 to 0)**

**13.2 May 1, 2024 - Township of Brudenell, Lyndoch and Raglan - Request for Support - Amenity Sharing MOU with School Boards - Gymnasium Use**

**Resolution No: COU-2024-151**

**Moved by:** R. White

**Seconded by:** S. Dileo

1. **THAT** the Council of the Town of Wasaga Beach hereby supports the Town of Aurora's request to the Minister of Education for an Amenity Sharing Memorandum of Understanding (MOU) with School Boards for Evening/Weekend Gymnasium Use; and
2. **NOW THEREFORE BE IT RESOLVED THAT** a copy of this resolution be forwarded to the Town of Aurora, Township of Brudenell, Lyndoch and Raglan, the Minister of Education and AMO.

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

**CARRIED (7 to 0)**

**13.3 May 13, 2024 - Township of Alnwick - Request for Support - MFIPPA Modernization**

**Resolution No: COU-2024-152**

**Moved by:** E. Timms

**Seconded by:** R. White

1. **THAT** the Council for the Town of Wasaga Beach hereby supports the Township of Alnwick in their request to the Ministry of Public Business and Service Delivery to review the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and consider the recommendations as outlined in by the Association of Municipal Clerks and Treasurers of Ontario within their submission, "Looking Ahead": A Proactive Submission to Modernize the Municipal Freedom of Information and Protection of Privacy Act; and



2. **NOW THEREFORE BE IT RESOLVED THAT** a copy of this resolution be forwarded to the Township of Alnwick, the Ministry of Public and Business Service Delivery and AMO.

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

**CARRIED (7 to 0)**

**13.4 May 14, 2024 - Township Lake of Bays - Request for Support - Monetary Penalty in the Ontario Building Code Act.**

**Resolution No: COU-2024-153**

**Moved by:** J. Belanger

**Seconded by:** R. White

1. **THAT** Council for the Town of Wasaga Beach supports the Township of Lake of Bays in their request to the Minister of Municipal Affairs and Housing to support and move forward the Administrative Monetary Penalty System (AMPS) included within Bill 177 Stronger, Fairer Ontario Act (Budget Measures), 2017 to Royal Assent; and
2. **NOW THEREFORE BE IT RESOLVED THAT** a copy of this resolution be forwarded to the Township of Lake of Bays, the Minister of Municipal Affairs and Housing and AMO.

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**

There were no recommendations.

**15. COUNCIL REQUESTED STAFF REPORTS**

**16. NOTICES OF MOTION/MOTIONS**

There were no notices of motions.

**17. CLOSED SESSION**

**17.1 Resolution to Hold a Closed Session**

**Resolution No: COU-2024-154**

**Moved by:** S. Dileo

**Seconded by:** F. Ego

1. **THAT** pursuant to the Municipal Act, 2001, as amended, the next portion of the May 30, 2024, Council Meeting, will move into Closed Session to consider the following matters:

**17.1.1 Potential Acquisition of Beachfront Properties** in accordance with Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

## **MOVE TO CLOSED SESSION AGENDA**

**CARRIED**

### **17.2 Rise and Report from Closed Session**

Council entered Closed Session on May 30<sup>th</sup>, 2024 at 3:12 pm to discuss the following matter:

17.1.2 Potential Acquisition of Beachfront Properties.

As a result of this discussion Staff direction was provided in accordance with the Municipal Act

### **18. BY-LAWS**

**Resolution No: COU-2024-155**

**Moved by:** S. Dileo

**Seconded by:** F. Ego

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

- **2024-35** A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular meeting held May 30, 2024.

**CARRIED**

### **19. ADJOURNMENT**

Mayor Smith adjourned the meeting at 3:27pm.