



MINUTES
Wasaga Beach Special Council
Meeting

Monday, July 29, 2024, 10:00 a.m.
Council Chambers

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

Members Absent: Councillor S. Dileo

1. CALL TO ORDER

1.1 Land Acknowledgement

2. DISCLOSURE OF PECUNIARY INTEREST

There were none noted.

3. APPROVAL OF THE AGENDA

Mayor Smith removed himself as Chair for the vote on the motion.

Deputy Mayor Snell took the Chair for this portion of the meeting.

Resolution No: COU-2024-216

Moved by: T. Snell

Seconded by: J. Belanger

1. **THAT** Council waive Sections 5.05 (d) 6.11 (c) of the Town's Procedure By-law to hear a notice of motion from Mayor Brian Smith and to consider that motion on today's agenda; and
2. **THAT** the contents of the agenda for July 29, 2024, be approved as amended.

CARRIED

Resolution No: COU-2024-217

Moved by: B. Smith

Seconded by: F. Ego

WHEREAS the Town of Wasaga Beach is home to the longest freshwater beach in the world;

AND WHEREAS the Town of Wasaga Beach hosts millions of tourists each year, that come to enjoy all the Town and the Provincial Park have to offer;

AND WHEREAS Wasaga Beach is the only municipality in the Province of Ontario that has a Provincial Park 100% embedded within the Town boundaries and this Ontario Park (Wasaga Beach Provincial Park) the Town believes, is one of the busiest Provincial Parks and one of the highest revenue generating Parks in the province;

AND WHEREAS approximately 25% of the Town's landmass is Provincial Park, including almost all of the 14 kilometres of beachfront;

AND WHEREAS the reputation of the Town of Wasaga Beach is being gravely harmed due to concerns from citizens and tourists regarding the quality of care, and lack thereof, of the Wasaga Beach Provincial Park;

AND WHEREAS the Town of Wasaga Beach currently has a By-law in place that prohibits tents on any Town-owned waterfront lands; and

THEREFORE BE IT RESOLVED THAT the Town of Wasaga Beach immediately requests assistance from the Honourable Doug Ford, Premier of Ontario to work with the Town of Wasaga Beach on implementing rules for the Wasaga Beach Provincial Park beachfront that prohibits any enclosed temporary structure on the beach;

AND FURTHER THAT the Province immediately looks to invest more resources and finances into the Wasaga Beach Provincial Park to bring it back to a standard similar to which it was when the Park was first created. This includes better managed washroom facilities, a clean and pristine beach, increased garbage receptacles and garbage collection, increased repair and maintenance on all buildings, structures, picnic tables etc., owned by the Province;

AND FURTHER THAT the Town also request more Provincial Park Wardens to enforce rules and regulations within the Provincial Park boundary and to drastically increase the fines for individuals found violating these rules;

AND FURTHER THAT the Town is urgently requesting a response and a meeting on the matter with the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks and the Honourable Stan Cho, Minister of Tourism, Culture and Gaming and Ministry of Sport at either Queens Park or the Association of Municipalities of Ontario (AMO) Conference in Ottawa;

AND FURTHER THAT a copy of this Resolution be sent to the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks, the Honourable Stan Cho, Minister of Tourism, Culture and Gaming and Ministry of Sport, MPP for Simcoe-Grey Brian Saunderson, AMO and the County of Simcoe.

CARRIED

4. STATUTORY PUBLIC MEETINGS

4.1 Public Meeting Under the Planning Act - Zoning By-law Amendment Z00724

4.1.1 Planning Staff Presentation - Zoning By-law Amendment Z00724

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.

4.1.2 Michael Benner, Benner & Company Land Use Planning, Zoning By-law Amendment Application Z00724 Cedar Grove Campground

Michael Benner, Benner & Company Land Use Planning provided additional information on the proposed development on behalf of the applicant.

4.1.3 Comments from Members of the Public

Resident Davin Kamino provided a presentation in opposition to the proposed application and noted concerns regarding the lack of visibility of the signage, lack of meeting notice, the displacement of residents currently residing in the trailer park and the rezoning intent from residential to commercial.

Resident Pemela Stevens and Claire Chaisson provided a presentation in opposition to the proposed application and noted concerns regarding the potential eviction of current tenants. Concerns were also raised regarding the current Official Plan designation not being consistent with the current zoning, and not to allow the rezoning. Christina De Palma of De Palma Legal Services spoke on behalf of tenants who reside within the Cedar Grove campground and noted concerns regarding the potential eviction of the tenants, and that the proposed rezoning will displace the tenants.

Resident Davina Johnston spoke in opposition to the application and noted concerns regarding the lack of visibility of the public meeting signage, unexpected bills received from the past property owner

regarding septic system replacement, and potentially being evicted. Richard Cuipa spoke in opposition to the application and noted concerns regarding the expansion of commercial activity on Town property and by-law compliancy and requested site plan control. Helen Belanger spoke in opposition to the application and noted concerns regarding the proposed rezoning of the property and questioned whether future notification would be provided should the property be used for other uses allowed in the Campground Commercial Zone.

Council Members provided comments pertaining to:

- Current zoning versus current Official Plan designation
- Zoning definitions for certain uses
- Potential for Legal Non-Conforming status
- Current compliance with Town By-laws including signs erected on Town Hydro Poles, trees previously ordered removed and Safety concerns regarding debris left behind as a result of demolition of existing buildings.

The Director of Planning answered some of the questions and concerns that were raised and answered questions of Council.

The General Manager of Development Services addressed Bylaw enforcement concerns and answered questions of Council.

4.2 Public Planning Meeting - Official Plan Amendment OP00324 and Zoning By-law Amendment Z00524

4.2.1 Planning Staff Presentation - Official Plan Amendment OP00324 and Zoning By-law Amendment Z00524

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.

4.2.2 Darren Vella, Innovative Planning Solutions - 8859 Beachwood Road Presentation

Darren Vella, Innovative Planning Solutions provided additional information on the proposed development on behalf of the applicant.

4.2.3 Comments from Members of the Public

Susan Anthony spoke in opposition of the proposed application and noted concerns regarding traffic flow; height of buildings, environmental protection and the wildlife that reside in the wooded area around the proposed development.

Janet Arthur spoke in opposition and noted concerns regarding traffic impact, wildlife interruption and future construction noise.

Kathleen Caswell spoke in opposition and noted concerns regarding environmental impacts surrounding the proposed development. Joe Mauti spoke to his opposition to the application and noted concerns were regarding density levels, height of the development, past flooding in the area, environmental issues, need for infrastructure improvements and traffic.

Illya Gordiyenko spoke in opposition to the application and noted concerns regarding special provisions within a residential zone, parking concerns and the increase in traffic.

Teresa MacKay spoke in opposition to the application and noted concerns regarding traffic impact by the proposed development; lack of convenience stores.

Dave Snell spoke in opposition and noted concerns regarding potential flooding and traffic.

Councillor Members provided comments pertaining to:

- Natural heritage
- Public park for the community and residents
- Visitor parking
- Conceptual deck designs
- Flooding concerns and the “Sponge Cities” concept
- Proposed stormwater channel
- Traffic impact on Roberts Street
- 6-storey buildings relocate elsewhere on site

4.3 Public Planning Meeting - Official Plan Amendment OP00524 and Zoning By-law Amendment Z00824

4.3.1 Planning Staff Presentation - Official Plan Amendment OP00524 and Zoning By-law Amendment Z00824

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.

4.3.2 Brandi Clement, Jones Consulting Group LTD. - Primont (Wasaga 2) Inc. 400 45th Street South Presentation

Brandi Clement, Jones Consulting Group Ltd., providing additional information on the proposed development on behalf of the applicant.

4.3.3 Comments from Members of the Public

No comments from the public.

Councillor Members provided comments pertaining to:

- Reduction of speed on County Road 7 and possibility for entrance onto the County Road
- Detail designs around permeable pavement

4.4 Public Meeting under the Planning Act - Zoning By-law Amendment Z000924

4.4.1 Planning Staff Presentation - Zoning By-law Amendment Z00924

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.

4.4.2 Brandi Clement, Jones Consulting Group Ltd. - 31 Lyons Court Temporary Use By-law - Sales Centre

Brandi Clement, Jones Consulting Group Ltd., provided additional information on the proposed development on behalf of the applicant.

4.4.3 Comments from Members of the Public

Samantha Cianfarani sought clarity on where the access will be located, as well as the status of this application.

Council Members provided comments pertaining to

- When will the sales centre will be built and the number of employees on site
- Timelines for the sales centre and number of employees on site
- Adequate parking

5. PRESENTATIONS

There were no presentations.

6. DEPUTATIONS

6.1 Resident Sylvia Bray - Delegation Pertaining to Item 7.3 Sign By-law and AMPS By-law Amendment

Resolution No: COU-2024-218

Moved by: F. Ego

Seconded by: T. Snell

1. **THAT** the delegation by Sylvia Bray pertaining to Item 7.3 Sign By-law and AMPS By-law Amendment be received for information.

CARRIED

7. STAFF REPORTS

Resolution No: COU-2024-219

Moved by: R. White

Seconded by: E. Timms

1. **THAT** 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

7.1 Sale of Municipal Surplus Land - 20240729-05

Resolution No: COU-2024-219

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the report titled: Sale of Municipal Surplus Land to the Special Council meeting of July 29th 2024, be received for information.

CARRIED

7.2 Application for Zoning By-law Amendment Z00324 River Rd. E and Stonebridge Blvd.- 20240729-06

Resolution No: COU-2024-219

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the report titled: Application for Zoning By-law Amendment (Z00324) to the Special Council meeting of July 29, 2024, be received; and
2. **THAT** Council enact a Zoning By-law Amendment (Z00324), as recommended by Planning staff in this report.

CARRIED

7.3 Downtown Community Improvement Plan - 20240729-07

Resolution No: COU-2024-219

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the report titled: Downtown Community Improvement Plan, to the Special Council meeting of July 29, 2024, be received; and
2. **THAT** Council extend the Downtown Community Improvement Plan Incentive Program for another five (5) year term with a further option to renew in 2029, subject to Council approval; and
3. **THAT** the Priority Investment Area outlined in the Community Improvement Plan be enlarged to include Town-Owned properties at 41, 47 and 59 Beach Drive.

CARRIED

7.4 Canada Community-Building Fund Agreement - 20240729-04

Resolution No: COU-2024-219

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the report titled: Canada Community-Building Fund Agreement, to the Council meeting of July 29, 2024, be received; and
2. **THAT** Council authorize the Mayor and Clerk to execute the Canada Community-Building Fund Agreement attached to this report.

CARRIED

8. MATTERS FOR CONSIDERATION

8.1 425 River Road West Facility Review and Highest and Best Use Proposal - 20240711-01

Resolution No: COU-2024-220

Moved by: R. White

Seconded by: T. Snell

1. **THAT** the report titled: 425 River Road West Facility - Highest and Best Use Proposal to Council be received; and
2. **THAT** Council deem the 425 River Road West property surplus; and

3. **THAT** Council direct the CAO to place the property for sale at the appropriate time as per discussions in the attached business case.

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

Absent (1): S. Dileo

CARRIED (6 to 0)

8.2 Beachfront Development - Town Capital Works - Financial Plan - 20240729-10

Resolution No: COU-2024-221

Moved by: R. White

Seconded by: F. Ego

1. **THAT** the report titled: Beachfront Development-Town Capital Works – Financial Plan, to the Special Council meeting of July 29, 2024, be received; and
2. **THAT** Council approve the Financial recommendations outlined in this report to advance the Beachfront Development consisting of;
 - a. Selling the property at 425 RRW promptly and allocating \$5.5M of proceeds to the funding gap, to be invested in short-term GICs and drawn as required;
 - b. Selling properties the Town has identified as surplus to address the remaining \$9.2M funding gap, on a multi-year approach aligned with the cashflow needs.

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

Absent (1): S. Dileo

CARRIED (6 to 0)

8.3 Sign By-law and AMPS By-law Amendment - 20240729-09

Resolution No: COU-2024-222

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the report titled: Sign By-law and AMPS By-law Amendment, to the Special Council meeting of July 29, 2024, be received;
2. **THAT** Council adopt By-law 2024-59 to amend By-law 2021-68, cited as the “Sign By-law”; and

3. **THAT** Council adopt By-law 2024-60 to amend By-law 2024-40, cited as the “AMPS By-law”.

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

Absent (1): S. Dileo

CARRIED (6 to 0)

9. CLOSED SESSION

Council convened into closed session at 4:45 p.m.

Resolution No: COU-2024-223

Moved by: E. Timms

Seconded by: F. Ego

1. **THAT** pursuant to the *Municipal Act, 2001*, as amended, the next portion of the July 29, 2024, Special Council Meeting, will move into Closed Session to consider the following matters:

CARRIED

9.1 Beachfront Hotel - Letter of Intent - Section 239(2)(i)

9.2 Municipal Lease Agreement - section 239(2)(k)

9.3 Employment Matters - Section 239(2)(b)

MOVE TO CLOSED SESSION

10. Rise and Report from Closed Session

Council reconvened into Open Session at 7:35 p.m.

Council entered Closed Session on July 29, 2024 at 4:45 pm to discuss the following matters:

Item 9.1 Beachfront Hotel - Letter of Intent In accordance with Section 239(2)(i).

Item 9.2 Municipal Lease Agreement In accordance with Section 239(2)(k).

Item 9.3 Employment Matters In accordance with Section 239(2)(b)

As a result of these discussions Staff direction was provided in accordance with the Municipal Act.

11. BY-LAWS

Resolution No: COU-2024-224

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

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

- **2024-59** A By-law to amend Sign By-law 2021-68
- **2024-60** A By-law to amend AMPS By-law 2024-40
- **2024-61** A By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended
- **2024-62** A By-law to confirm the proceedings of Council of the Corporation of the Town of Wasaga Beach at its Special Council Meeting held Monday July 29, 2024

CARRIED

12. ADJOURNMENT

Mayor Smith adjourned the meeting at 7:38 p.m.