

REGULAR COUNCIL MEETING MINUTES

Held on Tuesday, February 6, 2024, at 6:00 PM
 Held via WebEx Video, Teleconference and In-Person

COUNCIL MEMBERS PRESENT		STAFF PRESENT
Mayor:	John Beddows	Melanie Kirkby, Acting CAO / Treasurer
Councillors:	Colin Brown	Penny Kelly, Clerk/CEMC
	Matt Harper	Brenda Guy, Manager of Planning and Development
	Patrick Kirkby	David Armstrong, Manager of Public Works
	Anne-Marie Koiner	Jeff Johnston, Manager of Parks and Recreation
	Vicky Leakey	Scott Gee, Police Chief
	David Osmond	
Regrets:		Gord Howard, Fire Chief

1.	Call Meeting to Order
	Mayor Beddows called the meeting to order at 5:30 PM.
2.	Disclosure of Pecuniary Interest & General Nature Thereof – None
3.	Closed Meeting of Council (Beginning at 5:30 PM)
	Move into Closed Session
	Moved by Councillor Harper that the Council of the Town of Gananoque, in accordance with Section 239.2 of the <i>Municipal Act</i> , moves into Closed Session at 5:31 PM for the purpose of discussing one (1) item under Litigation or Potential Litigation, including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board.
	CARRIED – UNANIMOUS
4.	Move Out of Closed Session at 6:04 PM
	Reporting Out of Closed Session – Matters Arising
	A Closed Meeting was held. Council discussed one (1) item under Litigation or Potential Litigation, including Matters Before Administrative Tribunals, Affecting the Municipality or Local Board. There was nothing to report out on this item.
5.	Canadian National Anthem
	<ul style="list-style-type: none"> The National Anthem was sung.
6.	Land Acknowledgement Statement
	<ul style="list-style-type: none"> Mayor Beddows read the Land Acknowledgement Statement.
7.	Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda)
	<ul style="list-style-type: none"> A Member of the public addressed Reports listed on the Agenda.
8.	Disclosure of Additional Items – None
9.	Delegations – None
10.	Presentations / Awards / Deputations – None
11.	Mayor’s Declaration – None

12.	Public Meetings
	1. Proposed Official Plan Amendment (OPA) and Class III Development Permit (DP) – OPA6-19 & DP2023-18 (Prothero/Tranter) – 740 King Street West (+Report Council-PD-2024-01 and Report Council-PD-2024-02)
	<ul style="list-style-type: none"> • A public meeting was held with respect to a complete application received from Fotenn Planning & Design (Applicant) on behalf of Island Canvas Inc., (Owner) for a proposed Official Plan Amendment (OPA) for the property municipally and legally described as 740 King Street West, ALL OF PART 34, PART OF LOTS 33 & 35 BLOCK F, REGISTERED PLAN NO. 86 (WEST), TOWN OF GANANOQUE, to redesignate the lands from Residential to a Highway Commercial exception to permit the conversion of the existing building to a mixed-use with a custom workshop ground level and one (1) residential unit on the second storey (File No. OPA6-23) with no outside storage, and; to consider a Development Permit Application to redesignate the aforementioned property to Special Gateway Commercial to permit the custom workshop and residential unit on second storey, recognize the existing front and rear yard setbacks and elimination of the requirement for a loading zone (File No. DP2023-18). • With respect to the Official Plan Amendment, the Chair advised of the following: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan is adopted, the person or public body is not entitled to appeal the decision of the Town to the Ontario Land Tribunal (OLT). • If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town before the proposed Official Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party. • If you wish to be notified of the decision of the Corporation of the Town of Gananoque in respect to this proposed Official Plan Amendment and related amendments, you must make a written request to the Clerk for the Town of Gananoque, 30 King Street East, Gananoque, Ontario K7G 1E9, or by email to clerk@gananoque.ca.
	<ul style="list-style-type: none"> • The Chair requested the Manager of Planning and Development present the Application to Council. <ul style="list-style-type: none"> • Brenda Guy, Manager of Planning and Development provided an overview of Council Report PD-2024-01 entitled “Official Plan Amendment 6 (OPA6) – File No. OPA6-23 – Prothero / Tranter – 40 King Street West”
	<ul style="list-style-type: none"> • The Chair asked if any member of Council had any questions or comments regarding the Official Plan Amendment. <ul style="list-style-type: none"> • Councillor Brown stated that he is in favor of the amendment to the Official Plan Amendment to change the designation from Residential to Highway Commercial, and remarked that it suits the community very well.
	<ul style="list-style-type: none"> • The Chair asked if any member of the public had any questions or comments regarding the Official Plan Amendment. – None
	<ul style="list-style-type: none"> • The Chair requested the Manager of Planning and Development present the Development Permit Application to Council. <ul style="list-style-type: none"> • Brenda Guy, Manager of Planning and Development provided an overview of Council Report PD-2024-01 entitled “Class III Development Permit – File No. DP2023-18 – Prothero & Tranter – 740 King Street West” • The Chair asked the Applicant / Owner if they have anything to add to the staff overview. <ul style="list-style-type: none"> • Mr. Tranter had no comments, and thanked Council for considering the application.

	<ul style="list-style-type: none"> • The Chair advised that under the Development Permit By-law, comments may be made by the public, however, once a Permit has been approved the only party able to appeal to the Ontario Land Tribunal is the Applicant. • The Chair asked if any member of the public had any questions or comments – None
	<ul style="list-style-type: none"> • The Chair asked if the Applicant / Owner had any additional questions or comments. – None
	<ul style="list-style-type: none"> • Council considered the following recommendations.
	<p>Motion #24-009 – Official Plan Amendment 6 (OPA6) – File No. OPA6-23 – Prothero / Tranter – 40 King Street West</p> <p>Moved by: Councillor Harper Seconded by: Deputy Mayor Leakey</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE HAS NO OBJECTION TO OPA6-2023 – ISLAND CANVAS INC., AT 740 KING STREET WEST TO REDESIGNATE THE LANDS FROM RESIDENTIAL TO HIGHWAY COMMERCIAL SPECIAL EXCEPTION ON SCHEDULE ‘A’ OF THE OFFICIAL PLAN AND SPECIAL POLICY TEXT FOR INCLUSION OF A DWELLING UNIT IN THE UPPER STOREY AND NO OUTSIDE STORAGE,</p> <p>AND FURTHER THAT COUNCIL PASS BY-LAW NO. 2024-014, BEING A BY-LAW TO AMEND THE OFFICIAL PLAN, AS RECOMMENDED BY THE PLANNING ADVISORY COMMITTEE AND AS PRESENTED IN COUNCIL REPORT-PD-2024-01.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
	<p>Motion #24-010 – Class III Development Permit – File No. DP2023-18 – Prothero & Tranter – 740 King Street West</p> <p>Moved by: Councillor Harper Seconded by: Deputy Mayor Leakey</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES DP2023-18 ISLAND CANVAS INC. – 740 KING STREET WEST, TO REDESIGNATE THE SITE TO GATEWAY COMMERCIAL SPECIAL EXCEPTION TO PRECLUDE OUTDOOR STORAGE, PERMIT A RESIDENTIAL UNIT IN THE UPPER STOREY, RECOGNIZE THE REDUCTION OF 10M TO 8.2M FRONT YARD SETBACK AND 6M TO 3.5M REAR YARD SETBACK, ELIMINATE REQUIREMENT FOR ONE LOADING SPACE BE APPROVED PROVIDED:</p> <ul style="list-style-type: none"> • A FINAL SET OF DRAWINGS BE APPROVED FOR INCORPORATION INTO A DEVELOPMENT PERMIT AGREEMENT; • THE OWNER ENTER INTO AN AMENDING DEVELOPMENT PERMIT AGREEMENT WITHIN ONE YEAR OF THE NOTICE OF DECISION OR THE APPROVAL MAY LAPSE, AND; • ALL COSTS ASSOCIATED WITH FULFILLING THE CONDITIONS OF THIS DECISION ARE BORNE BY THE OWNER. <p>AS RECOMMENDED BY THE PLANNING ADVISORY COMMITTEE (PAC) AND AS PRESENTED IN REPORT COUNCIL-PD-2024-02.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
13.	Unfinished Business – None
14.	Consent Agenda
	<p>Moved By: Councillor Harper Seconded By: Deputy Mayor Leakey</p> <p>Be it resolved that the Motion and By-laws listed on the Consent Agenda be passed accordingly:</p>
	<p>Motion #24-008 – Approval of Minutes – Tuesday, January 16 and Monday, January 29, 2024</p> <p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE HEREBY ADOPTS THE REGULAR COUNCIL MINUTES OF TUESDAY, JANUARY 16, 2024, AND IT SPECIAL COUNCIL MINUTES OF MONDAY, JANUARY 29, 2024.</p>

