

**AMENDED**  
**REGULAR COUNCIL MEETING MINUTES**  
Held on Tuesday, July 18, 2023 at 5:00 PM Closed  
Session and 6:00PM Open Session  
**Held via WebEx Video, Teleconference and In-person**

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

<b>1.</b>	<b>Call Meeting to Order</b>
	Mayor Beddows called the meeting to order at 5:00 PM.
<b>2.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
	1. Mayor Beddows declared an indirect Pecuniary Interest with respect to Report Council-FIN-2023-34, "Community Grant Request", as he is a member of the Rotary Club who are beneficiary of the fund raising activity regarding "Taking a Spin Around Town", and; declared an indirect Pecuniary Interest with respect to Report Council-FIN-2023-30, "Chamber of Commerce Request for Shop Local Funding", as his daughter works for Ray Steadman, Chamber of Commerce Treasurer.
	2. Councillor Brown declared a Conflict of Interest with respect to Report Council-CAO-2023-16 "400 Stone Street North – Future of Building – Reconsider", due to family connections.
	3. Councillor Kirkby declared a Conflict of Interest with respect to Report Council-CAO-2023-18, "Workplace Inclusion Charter Project Agreement", as his girlfriend is employed by Keys Job Centre.
	4. Councillor Osmond declared a Pecuniary Interest with respect to the Class III Development Permit Application – DP2022-08, 460 Second Street, as the owner/application previously contributed to his election campaign, and; declared a Pecuniary Interest with respect to Report Council-CAO-2023-18, "Workplace Inclusion Charter Project Agreement" due to his employers, St. Lawrence College, association with Keys Job Centre.
<b>3.</b>	<b>Closed Meeting of Council (Beginning at 5:00 PM)</b>
	<b>Move into Closed Session</b>
	Moved by Councillor Osmond that the Council of the Council of the Town of Gananoque, in accordance with Section 239.2 of the <i>Municipal Act</i> , moves into Closed Session at 5:03 PM for the purpose of discussing two (2) items under Advice that is Subject to Solicitor-client Privilege, including Communications Necessary for that Purpose; and; one (1) item under A Proposed or Pending Acquisition or Disposition of Land by the Municipality.
	<b>CARRIED – UNANIMOUS</b>

4.	<b>Move Out of Closed Session at 6:00 PM</b>
	<b>Council resumed the Open Session at 6:07 PM.</b>
5.	<b>Reporting Out of Closed Session – Matters Arising</b>
	Mayor Beddows advised that due to time constraints the Closed Session meeting recessed at 6:00 PM and would resume immediately following the Open Session of Council.
6.	<b>Canadian National Anthem</b>
	<ul style="list-style-type: none"> <li>The National Anthem was sung.</li> </ul>
7.	<b>Land Acknowledgement Statement</b>
	<ul style="list-style-type: none"> <li>Mayor Beddows read the Land Acknowledgement Statement</li> </ul>
8.	<b>Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda)</b>
	<ul style="list-style-type: none"> <li>Members of the public addressed Reports listed on the Agenda.</li> </ul>
9.	<b>Disclosure of Additional Items – None</b>
10.	<b>Delegations – None</b>
11.	<b>Presentations / Awards / Deputations</b>
	<b>1. United Counties of Leeds &amp; Grenville, Alison Tutak, Director, Community and Social Services and Shannon Brown, Manager, Children’s Services - 2022-2026 Canada Wide Early Learning and Child Care (CWELCC) Directed Growth Strategy</b>
	<ul style="list-style-type: none"> <li>Shannon Brown, Manager, Children’s Services and Alison Tutak, Director of Community and Social Services from the United Counties of Leeds and Grenville (UCLG), presented a PowerPoint presentation entitled “2022-2026 Canada Wide Early Learning and Child Care (CWELCC) Directed Growth Strategy”.</li> </ul>
12.	<b>Mayor’s Declaration – None</b>
13.	<b>Public Meeting</b>
	<b>1. Class III Development Permit – DP2022-08 – 460 Second Street – Jaco Investments Ltd. (+Report Council-PD-2023-14)</b>
<b>***Councillor Osmond declared a pecuniary interest and left the room.</b>	
	<ul style="list-style-type: none"> <li>A Public Meeting was held with respect to a Proposed Class III Development Permit Application (DP2022-08) received from Jaco Investments Ltd., Applicant and Owner of the property municipally described as 460 Second Street/Unopened Road Allowance, Plan 86 Lot 193 Lot 194 Lot 195 Lot 196 Lot 198 Lot 200 Pt Lot 197 Pt Lot 199, Part of the Unopen Road Allowance of Birch Street, to develop the subject lands to contain fifteen (15) four (4) unit dwellings (60 Units), 1 utility building and; recreational facilities.</li> <li><b>The Chair requested the Manager of Planning and Development present the Application to Council.</b> <ul style="list-style-type: none"> <li>Brenda Guy, Manager of Planning and Development provided an overview of Council Report PD-2023-14.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li><b>The Chair asked if any member of Council had any questions or comments</b> <ul style="list-style-type: none"> <li>Councillor Kirkby asked if the Pickle Ball Courts would be open to the general public or exclusively available to the occupants of the units? <ul style="list-style-type: none"> <li>The owner/applicant responded that the courts would be available to the occupants.</li> </ul> </li> </ul> </li> </ul>

- **The Chair asked if any member of Council had any questions or comments**
  - Deputy Mayor Leakey remarked that the word “affordable” is used throughout the application, but no where in the application does it state affordable criteria. She asked to understand what the owner’s intent to improve affordability with this development?
    - The owner/applicant responded that the units will be rentals, provide for an all-inclusive living including expenses of snow removal, lawn mowing etc. Residents relocating to this development will hopefully open homes to other families in Town.
  - Deputy Mayor Leakey commented that there is a need for more housing and hoping for the shovels to be in the ground soon.
  - Councillor Brown remarked that this is a great development to bring in 60 units to the Town. Important to note that the Town will not be providing garbage pick-up, snow plowing, but gaining tax and utility dollars. Would like to see a shovel in the ground soon.
  - Councillor Koiner asked if there are water meters installed in each unit or just one?
    - The owner/applicant responded that there would be individual water meters.
  - Councillor Koiner echoed “affordability”. There is a need for the development and applaud them for doing so. If the Town could have a couple of units that are managed for “affordable” that would be great.
  - Mayor Beddows noted that the recommendation states the word “should” put a sidewalk in vs. “shall” put a sidewalk, and looking at the plans, he didn’t see any sidewalks for the inside of the development linking to an external sidewalk system.
    - Brenda responded that the recommendation in the Motion was what was passed by the Planning Advisory Committee (PAC). Council is being presented with the Plans that were submitted with the application. As part of the conditions, Council will see that it states that the “Final Plans are to be submitted and approved to the satisfaction of the Town and the Cataraqui Region Conservation Authority (CRCA)”. Therefore, any tweaking that is required to be done would be completed and submitted for approval and form part of the agreement.
  - Mayor Beddows brought to the attention of Council that the word “should” is an option requirement as opposed to the word “shall”.
    - Brenda responded that was the Motion of the Planning Advisory Committee (PAC).
  - Mayor Beddows referenced a second access. There is a single access road to the south in plans as we see them. Opens up on Second Street to a closed route. Is there an intention to open up the west access on Maple Street to provide a second access in case of an emergency?
    - Brenda responded that this would have to be confirmed with the Public Works Department as to what their requirement was for that secondary access.
  - Mayor Beddows asked with respect to accessibility component under AODA and a requirement to check that box. Is that incorporated in the Plan or would that come later prior to the issuance of the Development Permit.
    - For clarification, Brenda asked are you referring to the buildings themselves?

	<ul style="list-style-type: none"> <li>• Mayor Beddows responded that yes. His understanding of the AODA is that new build needs to contain a percentage of units which are accessible. <ul style="list-style-type: none"> <li>• Brenda responded that any requirements would be addressed under the Ontario Building Code.</li> </ul> </li> <li>• Mayor Beddows asked the owner/applicant, based on the comment earlier, is it was their intent to build and own this property themselves? <ul style="list-style-type: none"> <li>• Yes, the numbered company and Jaco Investments Ltd. are his (McEwen) businesses.</li> </ul> </li> <li>• Mayor Beddows asked the owner/applicant, when do you see yourselves prepared to break ground? <ul style="list-style-type: none"> <li>• Owner/applicant responded that the intent would be to undertake services in the Fall.</li> </ul> </li> <li>• Mayor Beddows asked Brenda if this development is classed as affordable or market rate? <ul style="list-style-type: none"> <li>• Brenda responded that it would be market rate.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>• <b>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.</b></li> <li>• <b>The Chair asked if any member of the public had any questions or comments</b> <ul style="list-style-type: none"> <li>• Ann Fowler, 27 Maple Street North, stated that she is not opposed to the buildings. Ms. Fowler asked Town staff regarding the access off of Maple Street North. This is basically a one (1) lane dirt road. The second access point is right across from her driveway. Her concern is there is not enough rationale why the access point is going directly across from her driveway.</li> <li>• Ms. Fowler indicated that there is another access point on Maple Street North above Second Street, which is a bit further down, which is also carved out but noted on the diagram and right of way of Elm Street. Ms. Fowler is against the access point off of Maple Street North.</li> <li>• Ms. Fowler requested an explanation from Public Works why it is off Maple Street North? <ul style="list-style-type: none"> <li>• David Armstrong, Manager of Public Works, responded that he would need to speak to the Operational staff and respond to Ms. Fowler's enquiry.</li> <li>• Councillor Brown advised that this is not a permanent exit, it will be used as an emergency access only.</li> <li>• Brenda added that in the Public Works asked for a secondary access. The initial request was from Third and one from Second Street. The reference to the second access was not submitted in the Application, however; subsequent to the PAC meeting and its recommendations this was amended and reflected in the Council report. The reason that it is not on Elm Street is that it is a complete unopened road allowance.</li> </ul> </li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>• Ms. Garrah advised that the majority of issues were addressed previously by Ms. Fowler. Ms. Garrah is concerned with respect to the flooding on their property and the new development. <ul style="list-style-type: none"> <li>• David Armstrong advised that this matter is scheduled to be resolved prior to the winter.</li> </ul> </li> </ul>















