

REGULAR COUNCIL MEETING MINUTES

Held on Tuesday, November 7, 2023, at 5:00 PM Closed Session and 6:00 PM Open Session Held via WebEx Video, Teleconference and In-person

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

1. Call Meeting to Order

Mayor Beddows called the meeting to order at 5:01 PM, with Deputy Mayor Leakey, Councillors Brown, Kirkby and Osmond present.

2. Disclosure of Pecuniary Interest & General Nature Thereof

- Councillor Brown declared a conflict of interest regarding Report Council 2023-PD-19, entitled "Class III Development Permit DP2023-17 670 Charles Street North", and; Report Council RDS-2023-18, entitled "Carmichael Traffic Lights Emergency Purchase Disclosure", due to his business relationship of the individual companies.
- Councillor Brown also declared a conflict of interest regarding "By-law No. 2023-107 – Jet Electrical Contractors Inc. – Terminate Contract", due to his business relationship with Jet Electrical.

3. Closed Meeting of Council (Beginning at 5:00 PM)

Move into Closed Session

Moved by Deputy Mayor Leakey that the Council of the Town of Gananoque, in accordance with Section 239.2 of the *Municipal Act*, moves into Closed Session at 5:02 PM for the purpose of discussing one (1) item under A Position, Plan, Procedure, Criteria or Instruction to be Applied to any Negotiations Carried On or to be Carried on by or on Behalf of the Municipality or Local Board, and; 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 5:40 PM

Council resumed the Open Session at 6:00 PM, with Deputy Mayor Leakey, Councillors Brown, Kirkby, Koiner, and Osmond present.

5. 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.

Council also discussed one (1) item under A Position, Plan, Procedure, Criteria or Instruction to be Applied to any Negotiations Carried on or to be Carried on by or on Behalf of the Municipality or Local Board.

Council considered the following recommendation.

***Councillor Brown declared a Conflict of Interest and left the room. By-law No. 2023-107 – Jet Electrical Contractors Inc. – Terminate Contract Moved by: Deputy Mayor Leakey Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2023-107, BEING A BY-LAW TO PROVIDE THE REQUIRED 45 DAYS NOTICE TO TERMINATE THE CONTRACT BETWEEN JET ELECTRICAL CONTRACTORS INC. AND THE TOWN OF GANANOQUE, AS PRESENTED IN COUNCIL REPORT REC-2023-IC-01. CARRIED – UNANIMOUS, by those present and voting ***Councillor Brown returned to the room. **Canadian National Anthem** • The National Anthem was sung. 7. Land Acknowledgement Statement • Mayor Beddows read the Land Acknowledgement Statement. Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda) 8. • A Member of the public addressed a Report listed on the Agenda. Disclosure of Additional Items - None 9. 10. **Delegations** - None 11. Presentations / Awards / Deputations 1. Joanne van Dreumel, Executive Director, 1000 Islands History Museum -Year-In-Review (+Ref. Report Council-CAO-2023-22, and; Council-CAO-

- 2023-23)
 - Joanne van Dreumel and Richard Gilbert from the 1000 Island History Museum appeared before Council and presented two (2) PowerPoint presentations entitled "1000 Islands History Museum - Year in Review 2023", and; "The Town of Gananoque Civic Collection – 2023 Artefacts Oversight Committee Report".

***At this point, Council considered Reports Council-CAO-2023-22 and; Council-CAO-2023-23.

Mayor's Declaration

• Mayor Beddows proclaimed the month of November as Woman Abuse Prevention Month in the Town of Gananoque.

Public Meetings

Class III Development Permit – DP2023-17 – 670 Charles Street North – Sean Brophy, Owner and Tony Del Giudice, Applicant (+Report Council 2023-PD-

***Councillor Brown declared a Conflict of Interest and left the room.

- A Public Meeting was held with respect to a Proposed Class III Development Permit Application (DP2023-19) received from Tony Del Giudice, Applicant and Sean Brophy, Owner, regarding the property municipally known as 670 Charles Street North, CON 1 PT LOT 14 PT LOT 15 RP;28R4194 PART 1 GAN RIVER ES, to operate a manufacturing facility to receive raw vermiculite and process for the purposes of horticulture.
- The Chair requested the Manager of Planning and Development present the Application to Council.
 - Brenda Guy, Manager of Planning and Development provided an overview of Council Report PD-2023-19.
- The Chair asked if the Applicant or Owner had any comments or questions. - None.

- The Chair asked if any member of Council had any questions or comments.
 - Councillor Koiner asked if the matter of the traffic moving in and out of this
 property onto Charles Street North, where there is a bit of an incline, if the
 concerns from PAC were being addressed.
 - Brenda responded that the Applicant's consultant is further updating the Traffic Report, based on the Peer Review received. Therefore, the condition (Item #5 in the recommendation) addresses this matter and states that an amended Traffic Study be provided to the Town.
 - Councillor Koiner clarified that this still needs to be resolved.
 - Brenda indicated that this is correct.
 - Councillor Koiner confirmed that an amended Site Plan would be required to address the containers that were next to the property.
 - Brenda explained that the containers at the rear of the property are being removed by December 31, 2023. The owners have given notice to the individuals who have storage in the rear. Once the containers are removed, the primary parking will be situated there.
 - Brenda also advised that there are three containers at the north-west of the property. These containers are owned by an adjacent property owner and conversations with them are being held.
 - Mayor Beddows noted that the comments from Public Works stating that the
 property is on a well supply and it indicates that the Backflow By-law would
 still apply to protect ground water. Mayor Beddows was seeking clarification
 to ensure that Item #4 in the recommendation captures the Public Works
 comments.
 - Brenda responded that this will be an item captured in the Agreement.
 - 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
 - Cathy Haird asked if the Town was aware that vermiculite is asbestos?
 - Mayor Beddows responded by stating that it his understanding that some vermiculite is contaminated with asbestos. There is a requirement built into the agreement requiring the operators to certify that all the raw material is sourced from asbestos-free mines. This certification is not only required now but is required to be tracked going forward.
 - Brenda added that the material being taken in is asbestos-free and it is certified. The Town has added a condition that the owner maintain the certificates in their records and at any time the municipality has an opportunity to inspect them.
 - Cathy asked how many jobs will this generate in the Town of Gananoque?
 - Tony Del Giudice responded that in the beginning there will be 3 to 5 jobs, and as the business grows 10 to 15.
 - Cathy asked if they are looking for options for green energy?
 - Tony responded that this is something they may investigate in the future
- The Chair asked if the Applicant / Owner had any additional questions or comments. – None

Council considered the following recommendation.

Motion #23-216 - Class III Development Permit - DP2023-17 - 670 Charles Street North

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES DP2023-17, VX RESOURCES RESOURCES CANADA INC., 670 CHARLES STREET NORTH, TO OPERATE A MANUFACTURING FACILITY FOR THE PROCESSING OF RAW VERMICULITE FOR THE PURPOSE OF HORTICULTURE WITHIN THE EXISTING MAIN BUILDING, PROVIDED:

- 1. AN ENVIRONMENTAL COMPLIANCE APPROVAL (ECA) IS REQUIRED FOR THE DISCHARGE (NOISE AND AIR EMISSIONS) FROM THIS FACILITY. THE APPLICANT IS REQUIRED TO APPLY FOR APPROVALS AND TO PROVIDE THE TOWN WITH A COPY OF THE APPLICATION PACKAGE AS PER THE REQUIREMENTS INDICATED IN THE PEER REVIEW. A SECTION 9, APPROVAL IS REQUIRED TO ADDRESS PARTICULATE MATERIALS AND AIR BORNE EMISSIONS FROM THE FACILITY;
- 2. THE OWNER IS REQUIRED TO OBTAIN ALL NECESSARY APPROVALS FROM THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE (MOECC) TO ENSURE SOURCES OF EMISSIONS TO THE ENVIRONMENT AND NOISE ARE ADEQUATELY CONTROLLED TO PREVENT POTENTIAL NEGATIVE EFFECTS AND PROVIDE TO THE TOWN:
- 3. THE OWNER DEMONSTRATE TO THE SATISFACTION OF THE BUILDING DEPARTMENT THAT A FIRE SUPPRESSION SYSTEM IS NOT REQUIRED FOR THE USE OF THE PROPERTY THROUGH BUILDING PERMIT REVIEW:
- 4. THE OWNER OBTAIN COMPLIANCE WITH THE TOWN IN REGARDS TO THE WATER AND SEWER SERVICES (PRIVATE AND/OR PUBLIC) AND MUNICIPAL WATER AND SEWER BY-LAWS;
- 5. THE OWNER COMPLY WITH THE REQUIREMENTS AND FINDINGS FOR THE TRAFFIC STUDY AND COMPLETED PEER REVIEW OF THE TRAFFIC STUDY AND PROVIDE TO THE TOWN;
- 6. THE OWNER COMPLY WITH THE BEST MANAGEMENT PRACTICES OF THE CATARAQUI REGION CONSERVATION AUTHORITY (CRCA);
- 7. CERTIFICATES TO CONFIRM THAT THE RAW VERMICULITE IS ASBESTOS-FREE BE ON FILE FOR TOWN INSPECTION;
- 8. THE OWNER ENTER INTO A DEVELOPMENT PERMIT AGREEMENT WITHIN ONE YEAR OF THE NOTICE OF DECISION OR THE APPROVAL MAY LAPSE, AND;
- 9. ALL COSTS ASSOCIATED WITH FULFILLING THE CONDITIONS OF THIS DECISION ARE BORNE BY THE OWNER.

AS RECOMMENDED BY THE PLANNING ADVISORY COMMITTEE (PAC) AND AS PRESENTED IN REPORT COUNCIL-PD-2023-19.

CARRIED – UNANIMOUS, by those present and voting

***Councillor Brown returned to the room.

14. Unfinished Business

Council-FIN-2023-47 – Review of Town Tourism Initiatives

Motion #23-217 - Review of Town Tourism Initiatives

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO PROCEED WITH OPTION #2 (DIRECTS STAFF TO INCLUDE A PART TIME EVENTS COORDINATOR IN THE 2024 BUDGET, FUNDED FROM THE MUNICIPAL ACCOMMODATION TAX (MAT).), AS IT RELATES TO THE FUNDING OF TOWN TOURISM INITIATIVES, AS PRESENTED IN COUNCIL REPORT FIN-2023-47.

CARRIED - UNANIMOUS

Council-CAO-2023-21 – Habitat for Humanity Proposal for Affordable Housing

***Deputy Mayor Leakey requested a recorded vote.

Motion #23-218 – Habitat for Humanity Proposal for Affordable Housing
Moved by: Councillor Osmond

Seconded by: Councillor Brown
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
APPROVES OPTION #3 (DECLARE THE SUBJECT PARCELS OF LAND
SURPLUS TO THE MUNICIPALITY'S NEEDS AND ISSUE AN EXPRESSION OF
INTEREST FOR BOTH LOTS (375 WILLIAM STREET (PLAN 223 PT LOT 1238
PT LOT 1239, WILLIAM ST S GANANOQUE), AND; 50 BIRCH STREET (PLAN 86
BLK F LOT 9 LOT 10 GAN R W/S), TO THE MARKETPLACE TO INVITE
DEVELOPERS TO SUBMIT PROPOSALS THEREBY MAXIMIZING THE
NUMBER OF AFFORDABLE HOUSING UNITS.), REGARDING THE HABITAT
FOR HUMANITY THOUSAND ISLANDS PROPOSAL FOR AFFORDABLE
HOUSING, AS PRESENTED IN COUNCIL REPORT CAO-2023-21.

RECORDED VOTE:			Nay
Brown, Colin			
Kirkby, Patrick			
Koiner, Anne-Marie			X
Leakey, Vicki			Х
Osmond, David		Х	
Beddows, John		Х	
	TOTALS	4	2

CARRIED - 4 Ayes, 2 Nays

***At this point, the Chair called a recess at 8:07 PM.

***The meeting reconvened at 8:17 PM.

15. Approval of Minutes – October 17, 2023

Motion #23-215 - Approval of Minutes - October 17, 2023

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE HEREBY ADOPTS THE REGULAR COUNCIL MINUTES OF TUESDAY, OCTOBER 17, 2023.

CARRIED - UNANIMOUS

16. Staff Reports

Council-CAO-2023-22 – Artefact Oversight Committee Recommendations

Motion #23-219 – Artefact Oversight Committee Recommendations

Moved by: Deputy Mayor Leakey Seconded by: Councillor Osmond

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE

RECEIVES FOR INFORMATION THE 2023 ARTEFACT OVERSIGHT

COMMITTEE REPORT, AND FURTHER APPROVES THE FOLLOWING

ADDITIONS TO THE TOWN'S CIVIC COLLECTION:

- 1. PARMENTER & BULLOCH BELT RIVETS AND BURRS; AND
- 2. GRICE FAMILY COLLECTION;

AS PRESENTED IN COUNCIL REPORT CAO-2023-22.

CARRIED - UNANIMOUS

Council-CAO-2023-23 – 1000 Islands History Museum – Funding Proposal

Motion #23-220 – 1000 Islands History Museum – Funding Proposal – Refer to Budget Deliberations

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE REFERS THE 1000 ISLANDS HISTORY MUSEUM FUNDING PROPOSAL IN THE AMOUNT OF \$57,191 TO THE 2024 BUDGET DELIBERATION PROCESS, AS PRESENTED IN COUNCIL REPORT CAO-2023-23.

CARRIED - UNANIMOUS

Council-RDS-2023-18 – Carmichael Traffic Lights – Emergency Purchase Disclosure

***Councillor Brown declared a Conflict of Interest and left the room.

Motion #23-221 – Carmichael Traffic Lights – Emergency Purchase Disclosure

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION THE EMERGENCY PURCHASE DISCLOSURE – TRAFFIC CONTROLLER AT CARMICHAEL STREET REPORT IN THE AMOUNT OF \$25,393 PLUS THE TOWN'S SHARE OF HST, AS PRESENTED IN COUNCIL REPORT RDS-2023-18.

CARRIED – UNANIMOUS, by those present and voting

***Councillor Brown returned to the room.

Council-RDS-2023-19 – Award of Contract – Water Street Swing Bridge Structural Repairs

By-law No. 2023-107 – Award of Contract – Water Street Swing Bridge Structural Repairs

Moved by: Deputy Mayor Leakey Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2023-106, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH DOORNEKAMP CONSTRUCTION, FOR THE REHABILITATION WORKS TO THE WATER STREET SWING BRIDGE, AS PRESCRIBED IN PW RFT RDS-2023-07, TO AN UPSET LIMIT OF \$120,402.00, AND AS PRESENTED IN COUNCIL REPORT RDS-2023-19.

CARRIED - UNANIMOUS

Council-CSC-2023-10 - 2024 Council Schedule

Motion #23-222 - 2024 Council Schedule

Moved by: Deputy Mayor Leakey **Seconded by:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES THE 2024 COUNCIL SCHEDULE, AS PRESENTED IN COUNCIL REPORT CSC-2023-10.

CARRIED - UNANIMOUS

Council-CSC-2023-11 - Leeds and Grenville Interval House - Request to Raise Flag

Motion #23-223 – Leeds and Grenville Interval House – Request to Raise Flag
Moved by: Deputy Mayor Leakey Seconded by: Councillor Osmond
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE, AS
PER THE FLAG POLICY, SUPPORTS THE LEEDS AND GRENVILLE
INTERVAL HOUSE – REQUEST TO RAISE LGIH FLAG AT THE TOWN HALL
FROM NOVEMBER 17 TO 24, 2023, IN RECOGNITION OF WOMAN ABUSE
PREVENTION MONTH, AS PRESENTED IN COUNCIL REPORT CSC-2023-11.

CARRIED – UNANIMOUS

17. | Motions (Council Direction to Staff)

1. Recording and Making Available Council Meetings – Mayor Beddows

Motion #23-224 – Recording and Making Available Council Meetings

Moved By: Mayor Beddows

Seconded By: Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE

DIRECTS THE CLERK TO INVESTIGATE AND RECOMMEND A MEANS OF

RECORDING AND MAKING PUBLICLY AVAILABLE RECORDINGS OF OPEN

COUNCIL SESSIONS OF THE TOWN OF GANANOQUE.

CARRIED – UNANIMOUS

2. Rural Ontario Municipal Association (ROMA) 2024 Conference Delegations Motion #23-225 - Rural Ontario Municipal Association (ROMA) 2024 **Conference Delegations** Moved By: Mayor Beddows Seconded By: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE AUTHORIZES THE MAYOR TO MAKE DELEGATION AT ROMA TO THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING, THE MINISTER OF TRANSPORTATION, AND; THE LEADER OF THE OPPOSITION ON THE SUBJECT OF PROVINCIAL SUBSIDY OF OPERATING COSTS OF RURAL TRANSIT, INCLUDING A REQUEST FOR SUPPORT FOR A RURAL TRANSIT ROUTE BETWEEN GANANOQUE AND KINGSTON AND TO THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING ON THE SUBJECT OF THE TOWN'S PENDING WASTEWATER RECAPITALIZATION. CARRIED - UNANIMOUS 18. Correspondence Accounts Payable – October 9 to 29, 2023 2. Anne McHardy - Water & Sewer Invoice - Request to Waive Late Penalty Motion #23-226 – Water & Sewer Invoice – Request to Waive Late Penalty Moved by: Deputy Mayor Leakey Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE UPHOLDS THE PROVISIONS OF BY-LAW NO. 2008-20, BEING A BY-LAW TO REGULATE WATER WORKS. CARRIED – UNANIMOUS City of Burlington – New Fiscal Framework – Request for Support 3. Motion #23-227 - City of Burlington - New Fiscal Framework - Request for Support Moved by: Councillor Koiner Seconded by: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE SUPPORTS THE CITY OF BURLINGTON'S NEW FISCAL FRAMEWORK'S REQUEST FOR SUPPORT. CARRIED - UNANIMOUS 4. Minister of Finance – 2024 Ontario Municipal Partnership Fund (OMPF) Catherine Fife, MPP Waterloo - Support for Bill 21 5. Ministry of Labour, Immigration, Training & Skills Development – Ontario 6. Providing Financial Stability to Employers – WSIB Rates United Counties of Leeds & Grenville (UCLG) - Council Highlights from 7. Thursday, October 19, 2023 19. Notice Required Under the Notice By-law - None 20. Committee Updates (Council Reps) Members of Council provided their updates. 21. Discussion of Additional Items - None 22. Questions from the Media - None 23. Confirmation By-law By-law No. 2023-105 - Confirming By-law - November 7, 2023 Moved By: Deputy Mayor Leakey Seconded By: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2023-105, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS REGULAR MEETING HELD ON TUESDAY, NOVEMBER 7TH, 2023, BE READ THREE TIMES AND FINALLY PASSED THIS 7TH DAY OF

NOVEMBER 2023.

CARRIED - UNANIMOUS

24.	Next Meeting(s) - Tuesday, November 21, 2023 @ 6:00 PM				
25.	Adjournment				
	Moved By: Deputy Mayor Leakey Be it resolved that Council hereby as 8:52 PM.	ljourns this regular meeting of Cour			
	MS. Zeddows	Cenny Kelly	. š		
Johr	n S. Beddows, Mayor	Penny Kelly, Clerk / CEMC			