

### **REGULAR COUNCIL MEETING MINUTES**

Held on Tuesday, June 3, 2025, at 5:00 PM Held Virtually and In-Person

COUNCIL MEMBERS PRESENT		STAFF PRESENT
Mayor:	John Beddows	Penny Kelly, Clerk / CEMC
Councillors:	Colin Brown	Lynsey Zufelt, Deputy Clerk
	Matt Harper	Brenda Guy, Manager of Planning and Development
	Patrick Kirkby	John Morrison, Treasurer
	Anne-Marie Koiner	David Armstrong, Manager of Public Works
	Vicky Leakey	Jeff Johnston, Manager of Parks and Recreation
	David Osmond	Andrew Kent, Deputy Fire Chief
Regrets:		Melanie Kirkby, CAO
		Andrew Dickson, Fire Chief

	Andrew Bicksoff, File Offici			
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1.	Call Meeting to Order			
٠	<ul> <li>Mayor Beddows called the meeting to order at 5:03 PM.</li> <li>Mayor Beddows advised that Report Council-ED-2025-01 titled "Memorandum of Understanding (MOU) – Two Sisters Sup Inc. – Operate a Paddle Board Rental and Tour Company", has been withdrawn.</li> </ul>			
2.	Disclosure of Pecuniary Interest & General Nature Thereof – None			
3.	Canadian National Anthem			
	The National Anthem was played.			
4.	Land Acknowledgement Statement			
	Mayor Beddows read the Land Acknowledgement Statement.			
5.	Public Question / Comment (Only Addressing Motion(s) or Reports on the Agenda)			
	Members of the Public addressed Reports listed on the Agenda.			
6.	Disclosure of Additional Items			
	Notice of Motion – Resident Use of Surveillance Cameras – Mayor Beddows			
7.	Public Meetings			
	<ul> <li>1. Proposed Class III Development Permit (DP2025-07) – 250 Wilson Drive – Holbik – Relocate the building to the south side of the dwelling for before and after school and summer programs (+Report Council-PD-2025-08)</li> <li>A Public Meeting was held regarding a Proposed Class III Development Permit Application (DP2025-07) received from the owner/applicant, Tatiana Holbik, regarding the property municipally and legally described as 250 Wilson Drive CON 1 PT LOT 15 FORM LEEDS; PLAN 86 GAN R ES TOWN OF GANANOQUE, to relocate the building to the south side of the dwelling for before and after school and summer programs.</li> </ul>			
	<ul> <li>The Chair requested the Manager of Planning and Development present the Application to Council.</li> <li>Brenda Guy, Manager of Planning and Development provided an overview of PD-2025-07.</li> <li>The Chair asked the Applicant/ Owner if they had anything to add to the Staff overview.</li> <li>Ms. Holbik introduced herself and noted the benefit the childcare program will have in the community.</li> </ul>			

- The Chair asked if any member of Council had any questions or comments.
  - Councillor Brown commented that this report was presented to Planning Advisory Committee (PAC), and he fully supports the project.
  - Mayor Beddows asked:
    - In the event of a future expansion, would the facility be required to connect to water/wastewater services, or would they be grandfathered?
      - Ms. Guy advised that at this point they are grandfathered at this time given that they are on a private septic and would not be required to add an extension.
- 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

- The Chair asked if the Applicant/ Owner had any additional questions or comments.
  - Ms. Holbik had nothing further to add.

Council considered the following recommendation.

# Motion #25-074 – Class III Development Permit (DP2025-07) – 250 Wilson Drive – Holbik

Moved By: Deputy Mayor Leakey

Seconded By: Councillor Osmond
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
PROVIDES THAT THEY HAVE NO OBJECTION TO THE REQUEST FOR RELIEF
OF THE SIZE OF THE ACCESSORY BUILDING (MAX 1,723 SQ.FT) AND
MAXIMUM OF 30 CHILDREN UNDER APPLICATION DP2025-07 (HOLBIK) AT 250
WILSON DRIVE FOR A PRIVATE SCHOOL IN AN ACCESSORY BUILDING,
PROVIDED ALL NECESSARY REQUIREMENTS ARE MET BY THE MINISTRY OF
EDUCATION AND ONTARIO BUILDING CODE AND PROVIDED;

- A FINAL, SCALED SITE PLAN BE PROVIDED FOR INCORPORATION INTO A DEVELOPMENT PERMIT AGREEMENT TO INCLUDE AN INCREASE TO THE FRONT YARD SETBACK FOR THE ACCESSORY BUILDING, DEPRESSED CURBING IN THE AREA OF THE ACCESSIBLE PARKING SPACE, RELOCATE GARBAGE ENCLOSURE TO THE SIDE OR REAR YARD AND EXTERIOR VINYL OF THE BUILDING COMPLEMENT THE EXISTING DWELLING;
- THE OWNER ENTER INTO A 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.

AS RECOMMENDED BY THE PLANNING ADVISORY COMMITTEE (PAC) AND AS PRESENTED IN COUNCIL REPORT-DP-2025-07.

CARRIED – UNANIMOUS

- 2. Class III Development Permit DP2025-08 90 King St. East (197258 Ontario Ltd.)
  - A Public Meeting was held regarding a Proposed Class III Development Permit Application (DP2025-08) received from the owner/applicant, 197258 ONTARIO LTD., regarding the property municipally and legally described as 90 King St. East PLAN 86 LOT 9 GAN RIVER; RES, for one (1) short term

accommodation unit (1 bedroom), as the person occupying / operating the commercial store-front business is located within the same building and a minimum of one parking space is provided for the short-term accommodation.

- 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 PD-2025-08.
- The Chair asked the Applicant/ Owner if they had anything to add to the Staff overview. – None
- The Chair asked if any member of Council had any questions or comments.
  - Councillor Brown commented that this report was presented to Planning Advisory Committee (PAC) and had no concerns with this project.
  - Deputy Mayor Leakey asked if there is any policy restricting short term rentals versus long term rentals?
    - Ms. Guy advised that there are no restrictions in the Town's current policies. There is a provision in the Additional Residential Unit (ARU) By-law that provides that an applicant cannot have an ARU, then flip automatically to a short-term accommodation. The move to a shortterm accommodation to ARU is undertaken by formal application.
- 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.
    - Margueritta Kluensch asked if there is a policy that allows short-term rentals on properties where the Owner does not reside?
      - Mayor Beddows answered that the difference is commercial versus residential designation.
      - Ms. Guy confirmed if you own and operate a business in the downtown core, you may operate a short-term accommodation in the upper storey. You don't have to live there yourself, as long as you own and operate the business.
- The Chair asked if the Applicant/ Owner had any additional questions or comments. – None

Council considered the following recommendation.

Motion #2025-075 - Class III Development Permit - DP2025-08 - 90 King Street East (197258 Ontario Ltd.)

Moved By: Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
APPROVES THE CLASS III DEVELOPMENT PERMIT (DP2025-08) FOR 90 KING
STREET EAST, 197258 ONTARIO LTD., FOR ONE (1) SHORT TERM
ACCOMMODATION UNIT (1 BEDROOM), AS THE PERSON OCCUPYING/
OPERATING THE COMMERCIAL STORE-FRONT BUSINESS IS LOCATED
WITHIN THE SAME BUILDING AND A MINIMUM OF ONE PARKING SPACE IS
PROVIDED FOR THE SHORT-TERM ACCOMMODATION. THE APPLICATION
IS SUBJECT TO THE FOLLOWING:

- CLEARANCE LETTER IS OBTAINED FROM FIRE DEPARTMENT THAT ALL REQUIREMENTS HAVE BEEN MET.
- CLEARANCE LETTER IS OBTAINED FROM BUILDING DEPARTMENT THAT ALL REQUIREMENTS HAVE BEEN MET.
- THE OWNER ENTER INTO AN AGREEMENT WITHIN ONE YEAR OF THE NOTICE OF DECISION, AND;

 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 COUNCIL REPORT-DP-2025-09.

CARRIED - UNANIMOUS

- 8. **Delegations** None
- 9. | Presentations / Awards / Deputations None
- 10. Mayor's Declaration None
- 11. Unfinished Business

\*\*\*At this point, the Chair called a recess.

\*\*\*The meeting resumed at 6:35 PM.

- \*\*\*Mayor Beddows vacated the Chair to speak to the proposed recommendation.
- \*\*\*Deputy Mayor Leakey took the Chair
- \*\*\*Following the Mayor's statement, he resumed the Chair.

Council-RDS-2025-06 – Award of Contract – King Street Pedestrian Bridge Removal

## By-law No. 2025-052 – Award of Contract – King Street Pedestrian Bridge Removal

Moved By: Deputy Mayor Leakey

Seconded By: Councillor Osmond
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
PASS BY-LAW NO. 2025-052, BEING A BY-LAW TO AUTHORIZE THE
MAYOR AND CLERK TO SIGN AN AGREEMENT WITH STRONG BROS.
GENERAL CONTRACTING LTD., FOR THE REMOVAL OF THE KING STREET
PEDESTRIAN BRIDGE, TO AN UPSET LIMIT OF \$488,900.00 (EXCLUDING
TOWN SHARE OF HST), AS PRESCRIBED IN RFT RDS-2025-01, AND AS
PRESENTED IN COUNCIL REPORT RDS-2025-06.

CARRIED - 4 Ayes, 3 Nays

### Council REC-2025-10 – Invasive Species Clean-up Request

#### Motion #25-076 - Invasive Species Clean-up Request

Moved By: Councillor Osmond

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
DIRECTS STAFF TO PROCEED WITH OPTION #1, (PROCEED WITH THE
OFFER FROM THE ROTARY CLUB, PENDING A MEMORANDUM OF
UNDERSTANDING (MOU) FROM CUPE), INCLUDING PROOF OF
INSURANCE FROM ROTARY, TOWN NAMED AS ALSO INSURED AT
STANDARD LEVEL (\$2,000,000), REGARDING THE ROTARY CLUB OF
GANANOQUE'S REQUEST FOR THE INVASIVE SPECIES CLEAN-UP, AS
PRESENTED IN COUNCIL REPORT REC-2025-10.

**CARRIED – UNANIMOUS** 

#### 12. Consent Agenda

**Moved By:** Deputy Mayor Leakey **Seconded By:** Councillor Osmond Be it resolved that the Motion and By-law listed on the Consent Agenda be passed accordingly:

#25-073 – Approval of Minutes – Tuesday, May 20, 2025
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
HEREBY ADOPTS THE REGULAR COUNCIL MINUTES OF TUESDAY, MAY 20, 2025.

By-law No. 2025-050 – Amend General Fees & Rates By-law No. 2025-015 – Disposal Site Fees – Schedule 'I'

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-050, BEING A BY-LAW TO AMEND THE GENERAL FEES AND RATES BY-LAW NO. 2025-015, DISPOSAL SITE FEE,

SCHEDULE 'I' TO REMOVE IN ITS ENTIRETY ITEM #2, BRUSH, LEAF AND YARD WASTE FEES AT THE PUBLIC WORKS YARD.

**CARRIED - UNANIMOUS** 

13. Staff Reports

Council-ED-2025-01 – Memorandum of Understanding (MOU) – Two Sisters Sup Inc.
– Operate a Paddle Board Rental and Tour Company

This report was withdrawn.

Council FIRE-2025-04 – Firehouse Subs Public Safety Foundation of Canada Grant – Funding Agreement

By-law No. 2025-051 – Firehouse Subs Public Safety Foundation of Canada Grant Funding Agreement

Moved By: Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
PASS BY-LAW NO. 2025-051, BEING A BY-LAW TO AUTHORIZE THE
MAYOR AND CLERK TO SIGN THE FUNDING AGREEMENT WITH
FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION OF CANADA TO
RECEIVE A GRANT IN THE AMOUNT OF \$11,587.39, FOR THE
PROCUREMENT OF FOUR (4) SETS OF ICE-WATER RESCUE GEAR, AS
PRESENTED IN COUNCIL REPORT FIRE-2025-04.

**CARRIED - UNANIMOUS** 

\*\*\*At this point, the Chair called a recess.

\*\*\*The meeting resumed at 7:51 PM.

Council-RDS-2025-07 – Award of Contract – Design for Stormwater Maintenance and Repairs

By-law No. 2025-053 – Award of Contract – Design for Stormwater Maintenance and 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. 2025-053, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH ROBINSON CONSULTANTS INC. (RCI), FOR THE ENGINEERING AND DESIGN FOR URGENT STORMWATER REPAIRS AND MAINTENANCE, TO AN UPSET LIMIT OF \$73,790.60 (EXCLUDING THE TOWN'S SHARE OF HST), AS PRESCRIBED IN RCI PROPOSAL NO. 4958, AND AS PRESENTED IN COUNCIL REPORT RDS-2025-07.

CARRIED - UNANIMOUS

Council-UTIL-2025-07 - Backflow Prevention By-law Update

Motion #25-077 – Backflow Prevention By-law Update

**Moved By:** Councillor Harper Seconded By: Deputy Mayor Leakey BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO PROCEED WITH OPTION #4, (RE-EVALUATION OF BYLAW) AS PRESENTED IN REPORT COUNCIL-UTIL-2025-07.

CARRIED - 5 Ayes, 2 Navs

Council-UTIL-2025-08 – 2025 First (1st) Quarter Water & Wastewater Reports

Motion #25-078 – 2025 First (1<sup>ST</sup>) Quarter Water & Wastewater Reports

Moved By: Deputy Mayor Leakey

Seconded By: Councillor Osmond

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE

RECEIVES THE 2025 FIRST (1ST) QUARTER WATER AND WASTEWATER

REPORT FOR INFORMATION, AS PRESENTED IN COUNCIL REPORT UTIL2025-08.

**CARRIED - UNANIMOUS** 

### Council-FIN-2025-14 - Community Grants Program

Motion #25-079 – Community Grants Program

**Moved By:** Deputy Mayor Leakey **Seconded By:** Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION, THE STATUS OF THE COMMUNITY GRANT PROGRAM, AS PRESENTED IN COUNCIL REPORT FIN-2025-14.

**CARRIED - UNANIMOUS** 

Motion #25-080 – Community Grants Program – Approve Grant – Frontenac Arch Biosphere (FAB)

Moved By: Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
APPROVES A COMMUNITY GRANT IN THE AMOUNT OF \$4,000, TO THE
FRONTENAC ARCH BIOSPHERE NETWORK FOR ITS NATURE CAMP
SUMMER PROGRAM, AS PRESENTED IN COUNCIL REPORT FIN-2025-14.

**CARRIED - UNANIMOUS** 

Motion #25-081 – Community Grants Program – Approve Grant – Kellar Moved By: Deputy Mayor Leakey Seconded By: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A COMMUNITY GRANT IN THE AMOUNT OF \$2,500 TO JACEY AND JAMES KELLAR FOR A SHOTPUT AND DISCUS PAD RENOVATION, AS PRESENTED IN COUNCIL REPORT FIN-2025-14.

**CARRIED - UNANIMOUS** 

Council-PD-2025-07 – Civic Address Road Name Change Right-of-Way (Private) – Carmel Lane

Motion #25-082 – Civic Address Road Name Change Right-of-Way (Private) – Carmel Lane

Moved By: Councillor Osmond Seconded By: Deputy Mayor Leakey BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES "CARMEL LANE" AS A PRIVATE RIGHT-OF-WAY ACCESSED WITHIN THE TOWNSHIP OF LEEDS AND A THOUSAND ISLANDS (TLTI) INTO THE TOWN OF GANANOQUE;

AND FURTHER DIRECTS STAFF TO CIRCULATE THE PRIVATE RIGHT-OF-WAY TO ALL AGENCIES FOR 9-1-1 ADDRESSING, AS PRESENTED IN REPORT COUNCIL-PD-2025-07.

CARRIED - UNANIMOUS

Council- PD-2025-10 – Amend Mobile Canteen By-law – Permitted Location for Mobile Canteens – Schedule 'B'

By-law No. 2025-054 – Amend Mobile Canteen By-law – Permitted Location for Mobile Canteens – Schedule 'B'

Moved By: Councillor Osmond

Seconded By: Deputy Mayor Leakey
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE
PASS BY-LAW NO. 2025-054, BEING A BY-LAW TO AMEND BY-LAW NO.
2015-012, A BY-LAW TO REGULATE AND GOVERN MOBILE CANTEEN
TO REMOVE, IN ITS ENTIRETY, "2.1.2. ONE (1) LICENCE – CHARLES
STREET N AND STONE STREET N" ON SCHEDULE 'B' AS A PERMITTED
LOCATION FOR MOBILE CANTEENS ON PUBLIC PROPERTY;

AND FURTHER THAT SCHEDULE 'B' SECTION 2.1. BE RENUMBERED ACCORDINGLY;

AND FURTHER UNDERTAKE A HOUSEKEEPING AMENDMENT TO REMOVE REFERENCES TO "THE LEEDS, GRENVILLE AND LANARK DISTRICT HEALTH UNIT" AND REPLACE WITH "THE SOUTH EAST HEALTH UNIT"; AS PRESENTED IN COUNCIL REPORT-PD-2025-10.

CARRIED - UNANIMOUS

	Motion #25-084 – Extend Curfew – Council Meeting – June 3, 2025  Moved By: Mayor Beddows Seconded By: Deputy Mayor Leakey  BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE				
	EXTEND THE COUNCIL MEETING CURFEW BY FIFTEEN MINUTES, TO 9:15PM.				
	CARRIED – 5 Ayes, 2 N				
14.	Motions (Council Direction to Staff) – None				
15.	Correspondence				
	Angela Hoyt – Integrity Commissioner's Report				
	2. First People's Performing Arts – Little Shoes Memorial – Request to Council				
	Motion #25-083 – First People's Performing Arts – Little Shoes Memorial – Request to Council				
	Moved By: Councillor Osmond Seconded By: Deputy Mayor Leakey BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE SUPPORTS THE REQUEST FROM THE FIRST PEOPLE'S PERFORMING ARTS FESTIVAL OF THE THOUSAND ISLANDS REQUEST TO PLACE LITTLE SHOES ON THE TOWN HALL FRONT STEPS FROM SEPTEMBER 21 TO OCTOBER 5, 2025,				
	AND FURTHER THAT THE LITTLE SHOES BE PLACED TO NOT IMPEDE PEDESTRIAN TRAFFIC ON THE STEPS,				
	AND FURTHER, THAT THE ORGANIZERS PROVIDE SIGNAGE EXPLAINING THE SIGNIFICANCE OF THE LITTLE SHOES.				
	3. Township of the Archipelago – Bill 5 – Protect Ontario by Unleashing our Economy Act				
	United Counties of Leeds & Grenville – Media Release – Celebrate     Paramedic Service Week     Ministry of Emergency Preparedness and Response – Emergency				
	Management Modernization Act				
16.	Notice Required Under the Notice By-law – None				
17.	Committee Updates (Council Reps) - None				
18.	Discussion of Additional Items				
	Notice of Motion – Resident Use of Surveillance Cameras – Mayor Beddows				
	<ul> <li>Mayor Beddows advised Council that he will be bringing forward a recommendation on Tuesday, June 17, 2025, for consideration regarding residents use of surveillance cameras.</li> </ul>				
19.	Questions from the Media – None				
20.	Confirmation By-law				
	By-law No. 2025-049 – Confirming By-law – June 3, 2025 Moved By: Deputy Mayor Leakey Seconded By: Councillor Osmond BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2025-049, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS REGULAR MEETING HELD ON TUESDAY, JUNE 3, 2025, BE READ THREE TIMES AND FINALLY PASSED THIS 3 <sup>RD</sup> DAY OF JUNE 2025.  CARRIED – UNANIMOUS				
21.	Next Meeting(s): Tuesday, June 17, 2025 at 5:00 PM				

22.	Adjournment		
	Moved By: Deputy Mayor Leakey Be it resolved that Council hereby adjourns this regular meeting of Council at 9:06 PM.  CARRIED – UNANIMOUS		
John S. Beddows, Mayor		Penny Kelly, Clerk	