THE CORPORATION OF THE TOWN OF

GANANOQUE

Canadian Gateway to the 1000 Islands

REGULAR COUNCIL MEETING MINUTES

Held on Wednesday, September 16, 2026, at 5:00 PM

Held Virtually and In-Person

COUNCIL MEMBERS PRESENT		STAFF PRESENT
Mayor:	John Beddows	Brenda Guy, Manager of Planning and Development / Acting CAO
Councillors:	Colin Brown	Penny Kelly, Clerk / CEMC
	Matt Harper (connected @ 5:07 PM)	Lynsey Zufelt, Deputy Clerk
	Patrick Kirkby	David Armstrong, Manager of Public Works
	Anne-Marie Koiner	Jeff Johnston, Manager of Parks and Recreation
	Vicki Leakey	John Morrison, Treasurer
		Andrew Dickson, Fire Chief
		Rich Swann, Chief of Police
Regrets:		Melanie Kirkby, CAO

1.	**Call Meeting to Order**
	Mayor Beddows called the meeting to order at 5:00 PM.
2.	**Disclosure of Pecuniary Interest & General Nature Thereof**
	1. Councillor Brown declared a Pecuniary / Conflict of Interest on three (3) items, listed below, due to the close proximity of a parent's home from the development being discussed / considered. 1.1. Delegation – Elmwood Subdivision Group; 1.2. Presentation – Development Proposal – Elmwood Drive, and; 1.3. Report Council PD-2026-13 – Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) – MHBC Planning Ltd.
3.	**Canadian National Anthem**
	• The National Anthem was sung.
4.	**Land Acknowledgement Statement**
	• Mayor Beddows read the Land Acknowledgement Statement
5.	**Public Question / Comment** (Only Addressing Motion(s) or Reports on the Agenda)
	• A Member of the public spoke to Reports on the Agenda.
6.	**Disclosure of Additional Items** – None
7.	**Delegation**
	1. Delegation – Eastern Workforce Innovation Board (EWIB) – Frank O'Hearn, Executive Director and Sandra Wright, LMI Analyst
	• Frank O'Hearn appeared before Council and provided an overview of the Eastern Workforce Innovation Board (EWIB) and its community resources that may impact and/or assist community partners with labour market planning.
	Motion #26-164 – Eastern Workforce Innovation Board (EWIB) **Moved by:** Mayor Beddows **Seconded by:** Councillor Koiner BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION THE EASTERN WORKFORCE INNOVATION BOARD (EWIB) PRESENTATION, AS PRESENTED BY FRANK O'HEARN ON WEDNESDAY, SEPTEMBER 16, 2026. **CARRIED – UNANIMOUS**

	2. Elmwood Subdivision Group – Tim Corbett and Marion Sprenger (+Petition) (+Ref. Report Council-PD-2026-13)
	• Tim Corbett, on behalf of the Elmwood Subdivision Group, appeared before Council, and presented a Petition opposing the Development Proposal Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) on Elmwood Drive.

*****At this point, Councillor Brown left the room and did not return until all matters regarding the Proposed Subdivision and Development Permit regarding Elmwood Drive were considered and disposed of.**

Motion #26-165 – Elmwood Subdivision Group – Presentation and Petition
Moved By: Mayor Beddows **Seconded By:** Councillor Kirkby
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE ELMWOOD SUBDIVISION GROUP'S PRESENTATION AND PETITION AS PROVIDED BY TIM CORBETT ON WEDNESDAY, SEPTEMBER 16, 2026.

CARRIED – UNANIMOUS*, by those present*

8.	**Presentation**
	1. Development Proposal – Elmwood Drive – Emily Elliot, MHBC Planning Limited, and; Kyle Neilissen, Forefront Engineering
	• Rob Pierce, Senior Vice-President, Planning and Development at RW Tomlinson, introduced himself and advised of Tomlinson's involvement in the proposed development. • Emily Elliot, Planning Consultant for MHBC, and Kyle Neilissen, Forefront Engineering appeared before Council and presented a PowerPoint presentation titled "Development Proposal – Elmwood Drive Gananoque" (attached).

*****At this point, the Chair called a recess. The meeting resumed at 7:13 PM.**

*****At this point, the Chair requested that Brenda Guy, Manager of Planning and Development present Report Council-PD-2026-13 and advised members of the public that questions and comments will be received, following the presentation of the Staff Report.**

9.	**Approval of Minutes – Wednesday, September 2, 2026**

Motion #26-161 – Approval of Minutes – Wednesday, September 2, 2026
Moved By: Mayor Beddows **Seconded By:** Councillor Kirkby
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE HEREBY ADOPTS THE REGULAR COUNCIL MINUTES OF WEDNESDAY, SEPTEMBER 2ND, 2026.

CARRIED – UNANIMOUS

10.	**Unfinished Business**

Council-PD-2026-12 – E-Scooters – Provincial Pilot Project "Opt-in" Program

Motion #26-162 – E-Scooters – Provincial Pilot Project "Opt-in" Program – Receive for Information
Moved By: Mayor Beddows **Seconded By:** Councillor Kirkby
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE E-SCOOTERS – PROVINCIAL PILOT PROJECT "OPT-IN" PROGRAM REPORT AS DIRECTED BY MOTION #26-146, AND AS PRESENTED IN REPORT COUNCIL-PD-2026-12.

CARRIED – UNANIMOUS

By-law No. 2026-078 – E-Scooters – Provincial Pilot Project "Opt-in" Program
Moved By: Councillor Kirkby **Seconded By:** Councillor Brown
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE READS FOR A FIRST AND SECOND TIME, BY-LAW NO. 2026-078, BEING A BY-LAW TO ESTABLISH A PILOT PROJECT FOR ELECTRIC KICK-SCOOTERS FOR USE ON ROADWAYS AND MULTI-PURPOSE LANES (NOT SIDEWALKS) IN THE TOWN OF GANANOQUE,

AND FURTHER THAT BY-LAW NO. 2026-078, BE CONSIDERED READ A FIRST AND SECOND TIME ON SEPTEMBER 16TH, 2026,

AND FURTHER THAT THE THIRD READING BE POSTPONED TO A FUTURE DATE, TO ALLOW FURTHER EXPLORATION OF ALL LIMITATIONS BEING PROPOSED, AS PRESENTED IN REPORT COUNCIL-PD-2026-12.

DEFEATED – *2 Ayes, 4 Nays*

Council-PD-2026-13 – Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) – MHBC Planning Ltd.

Motion #26-163 – Plan of Subdivision (SD2025-01) and Class III Development Permit (DP2026-04) – MHBC Planning Ltd.
Moved By: Councillor Koiner **Seconded By:** Councillor Harper
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES THE ISSUANCE OF A NOTICE OF DECISION TO APPROVE THE DRAFT PLAN OF SUBDIVISION SD2025-01 – MHBC PLANNING LIMITED, SUBJECT TO THE ATTACHED CONDITIONS OF DRAFT PLAN APPROVAL;

AND FURTHER THAT DEVELOPMENT PERMIT APPLICATION DP2026-04 – MHBC PLANNING LIMITED, BE APPROVED AS FOLLOWS:

- FLOODPLAIN SETBACK: MIN 15M SETBACK FROM THE FLOODPLAIN (LOTS 20, 21, 53-65)
- LOT FRONTAGE: MIN 11M (LOTS 6-18, 22, 26-32, 34)
- LOT AREA: MIN 450M2 (LOTS 6-18, 22, 26-32, 34)
- REAR YARD: MIN 6M (BLOCK 69-70)
- LOT AREA: MIN 165M^2 (BLOCKS 69-70)
- BUILDING AND STRUCTURE SETBACK: MIN 6M (LOT 1, 24-32, 34-52)

AS RECOMMENDED BY PLANNING ADVISORY COMMITTEE (PAC) AND AS PRESENTED IN COUNCIL REPORT-PD-2026-13.

CARRIED – *3 Ayes, 1 Nay, 1 Abstain, by those present*

Motion #26-166 – Extension of Curfew
Moved by: Mayor Beddows **Seconded by**: Deputy Mayor Leakey
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE EXTENDS ITS CURFEW FROM 9:00 PM to 9:30 PM.

CARRIED – *3 Ayes, 2 Nays*

Council-FIN-2026-32 – Ontario Infrastructure and Lands Corporation (OILC) Debenture Rates By-laws

By-law No. 2026-075 – Ontario Infrastructure and Lands Corporation (OILC) Debenture Rates By-law – One Pierce Enforcer 100 FT Platform
Moved By: Councillor Koiner **Seconded By:** Mayor Beddows
BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-075, BEING A BY-LAW TO AUTHORIZE LONG-TERM BORROWING PURSUANT TO THE ISSUE OF DEBENTURES TO ONTARIO

INFRASTRUCTURE AND LANDS CORPORATION ("OILC") IN THE PRINCIPAL AMOUNT OF $2,100,000.00 TOWARDS THE COST OF THE CAPITAL WORK(S), AND TO AUTHORIZED DEBENTURES AND ALL RELATED DOCUMENTS REQUIRED TO COMPLETE THE OCTOBER 1, 2026, AS PRESENTED IN REPORT COUNCIL-FIN-2026-32.

CARRIED – UNANIMOUS

By-law No. 2026-076 – Ontario Infrastructure and Lands Corporation (OILC) Debenture Rates By-law – Arthur Street Phase 2 and Lagoon Cell 1

Moved By: Councillor Koiner **Seconded By:** Mayor Beddows

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-076, BEING A BY-LAW TO AUTHORIZE LONG-TERM BORROWING PURSUANT TO THE ISSUE OF DEBENTURES TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC") IN THE PRINCIPAL AMOUNT OF $4,300,000.00 TOWARDS THE COST OF THE CAPITAL WORK(S), AND TO AUTHORIZED DEBENTURES AND ALL RELATED DOCUMENTS REQUIRED TO COMPLETE THE OCTOBER 1, 2026, CLOSING, AS PRESENTED IN REPORT COUNCIL-FIN-2026-32.

CARRIED – UNANIMOUS

By-law No. 2026-077 – Ontario Infrastructure and Lands Corporation (OILC) Debenture Rates By-law – Lagoon Forcemain Twinning

Moved By: Councillor Koiner **Seconded By:** Mayor Beddows

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-077, BEING A BY-LAW TO AUTHORIZE LONG-TERM BORROWING PURSUANT TO THE ISSUE OF DEBENTURES TO ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC") IN THE PRINCIPAL AMOUNT OF $6,500,000.00 TOWARDS THE COST OF THE CAPITAL WORK(S) (WHICH AMOUNT $5,744,435.23 MAY BE RAISED BY THE ISSUE OF REFINANCING DEBENTURE(S) ON OR BEFORE THE MATURITY DATE), AND TO AUTHORIZED DEBENTURES AND ALL RELATED DOCUMENTS REQUIRED TO COMPLETE THE OCTOBER 1, 2026, CLOSING, AS PRESENTED IN REPORT COUNCIL-FIN-2026-32.

CARRIED – UNANIMOUS

11. Staff Reports

Council-CAO-2026-06 – Joint Compliance Audit Committee (JCAC) Appointments and Terms of Reference

By-law No. 2026-079 - Joint Compliance Audit Committee (JCAC) Appointments and Terms of Reference

Moved By: Councillor Koiner **Seconded By:** Deputy Mayor Leakey

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2022-079, BEING A BY-LAW TO:

1. ADOPT THE UNITED COUNTIES OF LEEDS AND GRENVILLE JOINT COMPLIANCE AUDIT COMMITTEE TERMS OF REFERENCE;

2. APPOINT THE FOLLOWING MEMBERS TO THE JOINT LEEDS AND GRENVILLE ELECTION COMPLIANCE AUDIT COMMITTEE FOR THE 2026 TO 2030 TERM:
   - ANDY BROWN;
   - JOHN DICKSON,
   - ALICIA SAWAS, AND;
   - NIGEL WHITE, AND;

3. DESIGNATE THE UNITED COUNTIES OF LEEDS AND GRENVILLE COUNTY CLERK, OR DESIGNATE, TO ACT AS THE SECRETARY TO THE COMMITTEE,

AS PRESENTED IN COUNCIL REPORT 2026-CSC-06.

CARRIED – UNANIMOUS

Council-CSC-2026-07 – 2026 Municipal Election Nomination Process – Postponed to October 7, 2026	
Council-FIN-2026-33 – 2026 Draft Business Improvement Area (BIA) Budget	
	By-law No. 2026-080 – 2026 Draft Business Improvement Area (BIA) Budget **Moved By:** Deputy Mayor Leakey **Seconded By:** Mayor Beddows BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-080, BEING A BY-LAW TO ADOPT THE BUSINESS IMPROVEMENT AREA (BIA) 2026 OPERATING AND CAPITAL BUDGETS, AS PRESENTED IN REPORT COUNCIL-FIN-2026-032. **CARRIED – UNANIMOUS**
Council-FIN-2026-34 – Municipal Finance Officer's Association (MFOA) – Request Support for Permanent Ontario Community Infrastructure Fund (OCIF) Funding – Postponed to October 7, 2026	
10.	**Motions** (Council Direction to Staff)
	1. Rideshare in the Town of Gananoque – Councillor Kirkby
	Motion #26-167 – Rideshare in the Town of Gananoque – Direction to Staff **Moved By:** Councillor Kirkby **Seconded By:** Mayor Beddows BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO INVESTIGATE THE FEASIBILITY TO ALLOW RIDESHARES (UBER, LYFT, ETC.) IN THE TOWN OF GANANOQUE AND BRING BACK A REPORT FOR COUNCIL'S CONSIDERATION. **CARRIED – UNANIMOUS**
	Motion #26-168 – Extension of Curfew **Moved by:** Mayor Beddows **Seconded by**: Deputy Mayor Leakey BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE FURTHER EXTENDS ITS CURFEW TO 9:35 PM. **CARRIED – *3 Ayes, 2 Nays***
12.	**Correspondence**
	1. United Counties of Leeds and Grenville (UCLG) – Presentation Document – Homelessness Planning Progress Update – Deputy Mayor Leakey
	2. Minister of Municipal Affairs and Housing – Proposed Regulations under the *Municipal Accountability Act, 2026* – Open for Public Comment
13.	**Notice Required Under the Notice By-law** – None
14.	**Committee Updates (Council Reps) – Postponed to October 7, 2026**
15.	**Discussion of Additional Items** – None
16.	**Questions from the Media** – None
17.	**Confirmation By-law**
	By-law No. 2026-081 – Confirming By-law – September 16, 2026 **Moved By:** Mayor Beddows **Seconded By:** Councillor Brown BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-081, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS REGULAR MEETING HELD ON WEDNESDAY, SEPTEMBER 16TH, 2026, BE READ THREE TIMES AND FINALLY PASSED THIS 16TH DAY OF SEPTEMBER 2026. **CARRIED – UNANIMOUS**
18.	**Next Meeting(s):** 1. Regular Meeting – Wednesday, October 7, 2026 @ 5:00 PM 2. Special Meeting – Wednesday, October 14, 2026 – Strategic Plan Milestones (Virtual Only)

19.	**Adjournment**
	Moved By: Mayor Beddows Be it resolved that the Council of the Town of Gananoque hereby adjourns the Wednesday, September 16th, 2026, regular meeting of Council at 9:32 PM. **CARRIED – UNANIMOUS**

John S. Beddows, Mayor	Penny Kelly, Clerk / CEMC