



COMMITTEE OF THE WHOLE MEETING MINUTES

On Tuesday, September 17, 2019

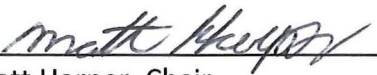

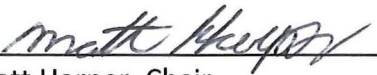

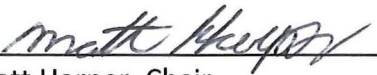

At Town Hall Council Chambers, 2nd Floor, 30 King Street East

COMMITTEE MEMBERS PRESENT		STAFF PRESENT
Chair:	Matt Harper	Shellee Fournier, CAO
Members:	Ted Lojko	Penny Kelly, Clerk/CEMC
	Dave Anderson	Brenda Guy, Manager of Planning and Development
	Adrian Haird	Kari Lambe, Manager of Community Services
	Mike Kench	Paul McMunn, Manager of Public Works
	Dennis O'Connor	Steve Tiernan, Fire Chief
	David Osmond	
Regrets:		Melanie Kirkby, Treasurer

1.	Call Meeting to Order
	Councillor Harper chaired the meeting. The meeting was called to order at 7:20 PM.
2.	Disclosure of Pecuniary Interest & General Nature Thereof – None
3.	Approval of Minutes – September 3, 2019
	Moved by: Deputy Mayor Osmond BE IT RESOLVED THAT THE COMMITTEE OF THE WHOLE ADOPTS THE MINUTES FROM TUESDAY, SEPTEMBER 3 RD , 2019 MEETING. <p style="text-align: right;">CARRIED – UNANIMOUS</p>
4.	Public Question / Comment (Only addressing Reports on Agenda)
	<ul style="list-style-type: none"> • Marion Sprenger spoke to a Report listed on the Agenda.
5.	Disclosure of Additional Items – None
6.	Public Meeting – None
7.	Notice of Motion(s)
Notice of Motion – Collecting and Recycling Styrofoam – Direction to Staff – Councillor Kench	
	Moved by: Deputy Mayor Osmond: AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO INVESTIGATE THE FEASIBILITY OF COLLECTING AND RECYCLING STYROFOAM, AND BRING BACK A REPORT FOR THE COMMITTEE'S REVIEW AND CONSIDERATION. <p style="text-align: right;">CARRIED – UNANIMOUS</p>

8.	Unfinished Business
COW-RECM-2019-16 – Marina Master Plan Request for Proposals (RFPs) – Scope of Work	
	<p>Moved by: Deputy Mayor Osmond: AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO INCLUDE IN THE MARINA MASTER PLAN REQUEST FOR PROPOSALS (RFP) THE SCOPE OF WORK, AS PRESENTED IN COW REPORT RECM-2019-16.</p> <p style="text-align: right;">CARRIED – UNANIMOUS, as amended</p>
*Moved by Councillor Anderson to amend the recommendation to insert “TO INCLUDE CONSIDERATION OF A BLUE FLAG DESIGNATION” . – CARRIED – UNANIMOUS	
*It was generally agreed that the recommendation be further amended to insert “CONSULTATION WITH THE ROTARY CLUB REGARDING FUTURE DEVELOPMENT OF ROTARY PARK”	
9.	Delegations
	<p>1. John Beddows – Impact of Increase of Tax Levy on Fixed Income Citizens in Gananoque</p> <ul style="list-style-type: none"> • Mr. Beddows appeared before the Committee of the Whole, distributed his speaking notes to Committee members (attached) and provided an overview of the impact of increase on fixed income seniors.
	<p>2. John Beddows – Waterlot Management and Development Policy of Gananoque</p> <ul style="list-style-type: none"> • Mr. Beddows appeared before the Committee of the Whole, distributed his speaking notes to Committee members (attached) and provided an overview of Waterlot Management and Development Policy of Gananoque. • The Committee of the Whole considered the following recommendation.
	<p>Waterlot Management and Development Policy – Direction to Staff</p> <p>Moved by: Mayor Lojko AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO BRING FORWARD A REPORT WITH RESPECT TO WATERLOT MANAGEMENT AND DEVELOPMENT POLICY.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
10.	Presentations By Staff (Others) – None
11.	Correspondence
	1. Accounts Payable – August 29 to September 10, 2019
	2. Ministry of Municipal Affairs and Housing – Bill 108, <i>More Homes More Choice Act 2019</i>
	3. Minutes – Police Services Board (PSB) – June 21, 2019

	4. Minutes – Planning Advisory Committee (PAC) / Committee of Adjustment / Property Standards – August 7, 2019
12.	Staff Reports
COW-FIN-2019-32 – Capital Matters Pending	
	<p>Moved by: Deputy Mayor Osmond AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE CAPITAL MATTERS PENDING UPDATE, AS PRESENTED IN COW REPORT FIN-2019-32.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
COW-FIN-2019-33 – Community Grants Applications – Intake Three (3)	
	<p>Community Grants Applications – Intake Three (3) – Girls Inc. Moved by: Deputy Mayor Osmond AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A COMMUNITY GRANT OF \$650 TO GIRLS INC., TOWARD THE COST OF THE 2019 STEM PROGRAM, AS PRESENTED IN COMMITTEE OF THE WHOLE REPORT FIN-2019-33.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
	<p>Community Grants Applications – Intake Three (3) – Gananoque Repair Café Moved by: Deputy Mayor Osmond AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A COMMUNITY GRANT OF \$425 TO THE GANANOQUE REPAIR CAFÉ TOWARD START UP COSTS, AS PRESENTED IN COMMITTEE OF THE WHOLE REPORT FIN-2019-33.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
	<p>Community Grants Applications – Intake Three (3) – Gananoque and District Humane Society Moved by: Deputy Mayor Osmond AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A COMMUNITY GRANTS OF \$3,750 TO THE GANANOQUE AND DISTRICT HUMANE SOCIETY TOWARDS THE COST OF CONSTRUCTING A WINTERIZED QUARENTINE ROOM, AS PRESENTED IN COMMITTEE OF THE WHOLE REPORT FIN-2019-33.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>
COW-LIB-2019-03 – Gananoque Public Library Quarterly Report	
*Marian McLeod, Chair of the Gananoque Public Library Board presented the Library’s Quarterly Report.	
	<p>Moved by: Deputy Mayor Osmond AS RECOMMENDED BY THE COMMITTEE OF THE WHOLE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE GANANOQUE PUBLIC LIBRARY QUARTERLY REPORT AS PRESENTED IN COW REPORT LIB-2019-03.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>

13.	Discussion of Additional Items – None		
14.	Next Meeting – October 1, 2019		
15.	Questions from the Media – None		
16.	Adjournment		
	<p>Moved by: Deputy Mayor Osmond: Be it resolved that the Committee of the Whole hereby adjourns the September 17th, 2019, meeting at 8:25 PM.</p> <p style="text-align: right;">CARRIED – UNANIMOUS</p>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: bottom;">  <hr style="width: 80%; margin: 0 auto;"/> Matt Harper, Chair </td> <td style="width: 50%; text-align: center; vertical-align: bottom;">  <hr style="width: 80%; margin: 0 auto;"/> Penny Kelly, Clerk / CEMC </td> </tr> </table>		 <hr style="width: 80%; margin: 0 auto;"/> Matt Harper, Chair	 <hr style="width: 80%; margin: 0 auto;"/> Penny Kelly, Clerk / CEMC
 <hr style="width: 80%; margin: 0 auto;"/> Matt Harper, Chair	 <hr style="width: 80%; margin: 0 auto;"/> Penny Kelly, Clerk / CEMC		

Deputation to Gananoque Town Council – 17 Sept 2019

Impact of Tax Levy Increase on Fixed Income Seniors

John S. Beddows, 475 Charles St N, Gananoque, ON, K7G 1V8

Cost of Single-Family Dwellings

1. The average sale price of a single-family detached dwelling in Gananoque has roughly tripled between 1999, and 2018. In 1999 the average sale price of a home in Gananoque was approx. \$103 202.00. The average price of a single-family home in Gananoque in 2014 was \$ 169 469.00 across 90 sales and in 2018 it was \$ 242 052.55 across 98 sales. Note: this data extracted from the REALTOR.CA database, and does not include managed sales of condominiums which would have skewed the average higher.
2. During the same period (1999 to 2018 inclusive) inflation averaged 1.917% per year in Canada. Compounded yearly at that inflation rate the average price of a home sold for \$103 202 in 1999 in Gananoque should have risen to \$ \$150,876.20 in 2018.
3. The average cost of a single-family home in Gananoque in 2018 is 234% of the cost of the same home in 1999, for an average annual rate of increase of 11.7% per year, massively outpacing the CPI inflation rate.

Land Rich vs Cash Poor

4. The income of fixed income seniors has increased, if it has increased at all over the period 1999-2018 at a rate tied to inflation, namely an average increase of 1.917% per year.
5. The net effect is that the value of their property has increased at a rate wildly disproportionate

Impact of Tax Levy

6. Based on an increase in value of 11.7% per year, the average property owner in Gananoque is paying roughly \$1000 more in property taxes per year than they would have if property had appreciated in line with inflation.
7. Coupled with the \$600 water levy which was added only recently and which is in reality a tax to make up for historically low property tax rates, this increased burden of \$1600 per year again falls harder on fixed income property owners.
8. This is \$133.33 per month. That buys a lot of groceries, or it would if it were still in their pockets.

Acknowledgement by Council of Disproportionate Impact of Levy Increases on Fixed Income Seniors

9. I formally request that this council acknowledge that the effect of any increase in tax levy is felt disproportionately by fixed income seniors.
10. I formally request that this council seek means to mitigate this impact.
11. Thank you. Questions?

Deputation to Gananoque Town Council – 17 Sept 2019

Management of Water Lot Rentals and Use Control

John S. Beddows, 475 Charles St N, Gananoque, ON, K7G 1V8

Background

1. The Town of Gananoque Official Plan and the Gananoque Development Permit By-law are largely mute on the subject of management of water lots controlled by or adjoining the Town of Gananoque.
2. Historically, mis-management of water lot use has changed the aspect of not only the waterfront on the St Lawrence, but also the lower Gananoque River. I cite the example of Council on July 17 2018 agreeing to forgive more than \$36 000 of rents from the new owners of Brennan's Marine in order to have them remove docks which Council had approved, and which reached most of the way across the Gananoque River. A similar example is the permanent construction of a roofed dock which has completely changed the aspect of the Gananoque waterfront, and shaped the approach to the docks used by the 1000 Island Boat Line. The degree of change in the waterfront is dramatic, and not an esthetic improvement in my opinion which is shared by many.

Current Situation

3. The lack of a coherent policy makes management of the water lots difficult, and lack of prohibited uses raises the spectre of a private property owner making a use which would not be in line with the current lower town development plan.
4. This loophole needs to be closed.

Recommendation

5. This Council pass an amendment to the Gananoque Development Permit By-Law which makes commercial marinas a prohibited use on the banks of the St-Lawrence East of Stone Street, and West of the Town Marina. *ONE DOCK, TWO BERTHS PER PROPERTY*
6. This amendment must be incorporated into the new Town Plan when approved.
7. Thank you. Questions?