



**Town of Whitchurch-Stouffville  
Council Agenda**

**Wednesday, November 6, 2024, 1:00 p.m.  
Council Chambers  
111 Sandiford Drive**

Anyone wishing to speak to Staff Reports listed on the agenda may attend the meeting in person or electronically. To attend electronically contact the Town Clerk at [clerks@townofws.ca](mailto:clerks@townofws.ca) by noon (12 PM) the business day prior to the meeting to register.

The meeting may be viewed live online at [townofws.ca/cmlivestream](http://townofws.ca/cmlivestream)

Council Meetings will be video-recorded and made available online at [townofws.ca/councilcalendar](http://townofws.ca/councilcalendar)

---

1. **Call to Order**
2. **Town Land Acknowledgement**
3. **Declaration of Pecuniary Interest**
4. **Adoption of Minutes**
  - 4.1 **Regular Council Minutes - October 16, 2024**
5. **Recognitions**
6. **Presentations**
  - 6.1 **Westfield Estates Neighbourhood Land Use Study Update**  
*Presentation by Ute Maya-Giambattista and Cam Parkin, O2 Planning + Design Inc.*  
**(Refer to Item 9.1, Report No. DS-055-24)**
7. **Deputations**
  - 7.1 **Rev. R.M. Abraham, The Canadian Mar Thoma Church Toronto**  
To discuss development charges on Community Centre
8. **Consent Agenda**
  - 8.1 **Report No. CPS-025-24 Council-Appointed Committees Remuneration**
    1. That Council receive Report No. CPS-025-24 for information.
  - 8.2 **Report No. CPS-026-24 Administrative Monetary Penalty System Update**
    1. That Council receive Report CPS-026-24 for information.

- 8.3 Report No. CPS-027-24 Automated Speed Enforcement Update**
1. That Report CPS-027-24 Automated Speed Enforcement Update be received for information.
- 8.4 Report No. CS-010-24 Modular Daycare Facility**
1. That Council authorize the Mayor and Clerk to execute the Lease Agreement award for the operation of a daycare facility at 110 Weldon Rd. to Country Casa Montessori and Daycare pending satisfactory negotiations of the lease arrangements; and
  2. That Council provide an exemption to the procurement award limits where required as related only to the daycare facility through delegated authority to the CAO, Commissioner of Community Services, and Commissioner of Engineering and Public Works
- 8.5 Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent (File Numbers 19T(W)-22.003 & ZBA22.006)**
1. That Council direct Staff to issue a Notice of Decision to draft approve Subdivision File No. 19T(W)-22.003, subject to the Conditions of Draft Plan Approval, as set out in Attachment 3 to Report No. DS-052-24, in accordance with Section 51(31) of the *Planning Act*, and
  2. That Council enact By-law 2024-126-ZO being a By-law to amend the Town of Whitchurch-Stouffville's Comprehensive Zoning By-law 2010-001-ZO by applying three (3) exception zones and implementing a holding symbol and direct Staff to issue a Notice of Passing; and
  3. That Council confirms notwithstanding that the proposed Zoning By-law Amendment is different from that proposed at the January 31, 2024 Public Meeting, the revisions are minor in nature, and that no further Public Meeting is required.
- 8.6 Report No. DS-053-24 Requested Minister's Zoning Order – 120 Lake Woods Drive**
1. That Council support the request of Ms. Paola Civello Malandrino to the Minister of Municipal Affairs and Housing for a Minister's Zoning Order to re-zone the subject property with a site-specific Oak Ridges Moraine Linkage Exception Zone X [(ORM-L(X))] which would permit all of the uses and impose all of the regulations associated with the Residential Private Services (RPS) Zone from the Town's Comprehensive Zoning By-law (2010-001-ZO) and permit the proposed development; and
  2. That Council direct staff to forward a copy of Report No. DS-053-24 to the Minister of Municipal Affairs and Housing, York Region and the Township of Uxbridge.
- 8.7 Report No. DS-054-24 Extension of Temporary Use Zoning By-law - 2005 Bethesda Road (File No. ZBA24.009)**
1. That Council approve the application submitted by the Owner to extend the Employment Light Exception Five Temporary zone to permit the storage, assembly and cleaning of scaffolding and other construction materials and parking of automobile and trucks at 2005 Bethesda Road, for a period of up to 3 years to December 1, 2027; and
  2. That Council enact By-Law No. 2024-132-ZO, being a Temporary Use By-Law to amend By-law 2010-001-ZO, and direct staff to issue a Notice of

Passing.

**9. Action Items Requiring Separate Discussion**

**9.1 Report No. DS-055-24 Westfield Estates Neighbourhood Land Use Study Update**

1. That Council receive Report No. DS-055-24 for information.

**10. Member Motion**

**10.1 Member Motion, re: Policy Revisions for Recognition of Community Causes**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Upton

**WHEREAS** the Town of Whitchurch-Stouffville's flag policy currently provides guidelines for raising and lowering flags on specific occasions; and

**WHEREAS** the Town's clock tower, located in Civic Square, has the technical capacity to display symbolic colours; and

**WHEREAS** the Town of Whitchurch-Stouffville wishes to support the recognition of important community values and causes in a meaningful way,

**NOW THEREFORE BE IT RESOLVED THAT** Council direct staff to review and update the Town's flag policy to a broader set of guidelines, now including the use of the new clock tower lighting for symbolic meaningful occasions, ensuring alignment with community values; and

**THAT** the updated policy be brought forward for Council's consideration in Q1 of 2025; and

**THAT** Council approve the symbolic lighting for recognition of Violence Against Women Day on November 25, 2024.

**11. By-laws**

**11.1 2024-123-RE BEING A BY-LAW to provide certain delegations of authority from Town Council to senior Town staff for the administration of the Town and to repeal By-law 2021-065-RE (CPS-021-24)**

**11.2 2024-124-RD BEING A BY-LAW to provide for the naming of the street in the Cam Fella West Subdivision, being Draft Plan 19T(W)-22.006 (268, 276, 284 and 296 Cam Fella Boulevard) (William Castle Crescent)**

**11.3 2024-125-RD BEING A BY-LAW to provide for the naming of the street in the Cam Fella East Subdivision, being Draft Plan 19T(W)-22.007 (316, 328, 340, 352, 364, 376 and 386 Cam Fella Boulevard) (Della Drive)**

**11.4 2024-126-ZO BEING A BY-LAW to amend By-law No. 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 6835 Main Street and 447 Loretta Crescent (DS-052-24)**

**11.5 2024-127-RD BEING A BY-LAW to provide for the numbering of buildings along highways and for affixing numbers to the buildings (12219 Tenth Line, formally part of 12221 Tenth Line, Part 1 on Plan 65R-40369)**

**11.6 2024-128-DS BEING A BY-LAW to amend By-law 2024-068-DS being a By-law to designate the O'Brien Avenue/Village Centre South Heritage Conservation District and to adopt a Heritage Conservation District Plan regarding same (DS-026-24)**

- 11.7 **2024-129-DS BEING A BY-LAW to amend By-law 2024-069-DS being a By-law to designate the West Main Street/Stouffville Junction Heritage Conservation District and to adopt a Heritage Conservation District Plan regarding same (DS-026-24)**
- 11.8 **2024-130-DS BEING A BY-LAW to amend By-law 2024-070-DS being a By-law to designate the Church Street/Stouffville Centre Heritage Conservation District and to adopt a Heritage Conservation District Plan regarding same (DS-026-24)**
- 11.9 **2024-131-RD BEING A BY-LAW to provide for the numbering of buildings along highways and for affixing numbers to the buildings (389 Stouffer Street, formally part of 377 Stouffer Street, Part 1 on Plan 65R-40757)**
- 11.10 **2024-132-ZO BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for lands located within Part of Lot 5, Concession 3 – 2005 Bethesda Road (DS-054-24)**
12. **New/Other Business**
  - 12.1 **Mayor's Tabling of the 2025 Operating & Capital Budget**
13. **Closed Session**
  - 13.1 **Closed Meeting Minutes - October 16, 2024**
  - 13.2 **Report No. CM-020-24 5691 Main Street – Water Usage**  
Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (*Municipal Act*, Sec. 239(2)(e)).
  - 13.3 **Report No. CM-021-24 Hyson Properties Inc. Notice of Appeal of OPA22.009 and ZBA22.018 - 5964 Main Street and 28 Fairview Avenue**  
Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (*Municipal Act*, Sec. 239(2)(e)).
  - 13.4 **Report No. CM-022-24 Automated Speed Enforcement Operating Guidelines**  
A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (*Municipal Act*, Sec. 239(2)(i)).
14. **Reconvene in Public Session**
15. **Confirmatory By-law**
16. **Adjournment**