



# Stouffville

## Town of Whitchurch-Stouffville

### Council Minutes

**November 6, 2024, 1:00 p.m.**

**Council Chambers**

**111 Sandiford Drive**

Members Present: Mayor Iain Lovatt  
Councillor Hugo Kroon  
Councillor Maurice Smith  
Councillor Keith Acton  
Councillor Rick Upton  
Councillor Richard Bartley  
Councillor Sue Sherban

Staff Present: Sunny Bains, Chief Administrative Officer  
Dwayne Tapp, Commissioner of Development of Services  
Rob Braid, Commissioner of Community Services  
Jeremy Harness, Commissioner of Finance/Treasurer  
Jack Graziosi, Commissioner of Engineering & Public Works  
Claudette Banks, Director, Human Resources  
Joshua Silver, Town Solicitor  
Glenn Jackson, Corporate Communications Manager  
Cassandra Papas, Corporate Communications Supervisor  
Monica Beattie, Council/Committee Coordinator  
Becky Jamieson, Director of Corporate Services & Town Clerk  
Margaret Wallace, CEO, Whitchurch-Stouffville Public Library  
Samantha Blakeley, Manager of Legislative Services & Deputy Clerk  
Davneet Rai, Council/Committee Coordinator

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#### 1. **Call to Order**

Mayor Lovatt called the meeting to order at 1:07 p.m.

## 2. **Town Land Acknowledgement**

The Town of Whitchurch-Stouffville acknowledges this land is the treaty territory of the Williams Treaty First Nations. It is also the traditional territory of other Anishinaabeg peoples, the Wendat, and the Haudenosaunee. We also recognize the contributions of all Indigenous peoples to this place and commit to a continued dialogue and greater respect for the land we have come to share. Recognition of the contributions and historic importance of Indigenous peoples must also be clearly and overtly connected to our collective commitment to make the promise and the challenge of Truth and Reconciliation real in our community.

## 3. **Declaration of Pecuniary Interest**

### 3.1 **Mayor Lovatt - Westfield Estates Neighbourhood Land Use Study Update**

Resides in the subdivision of the applicant's proposed developments.

### 3.2 **Mayor Lovatt - Report No. DS-055-24 Westfield Estates Neighbourhood Land Use Study Update**

Resides in the subdivision of the applicant's proposed developments.

### 3.3 **Mayor Lovatt - 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)**

Resides in the subdivision of the applicant's proposed developments.

### 3.4 **Mayor Lovatt - 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)**

Resides in the subdivision of the applicant's proposed developments.

## 4. **Adoption of Minutes**

### 4.1 **Regular Council Minutes - October 16, 2024**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

That the Regular Council Minutes of October 16, 2024, be approved, as circulated.

**Carried**

## 5. Recognitions

There were no recognitions.

## 6. Presentations

### 6.1 Westfield Estates Neighbourhood Land Use Study Update

Mayor Lovatt declared a conflict on this item. (Resides in the subdivision of the applicant's proposed developments.)

***Mayor Lovatt relinquished the Chair to Deputy Mayor Smith until the conclusion of the matters for which he declared an interest and did not participate in any discussion on this item and did not vote on the motion.***

Ute Maya-Giambattista, O2 Planning + Design Inc., provided an update on the Westfield Estates Land Use Study.

***Item 9.1, Report No. DS-055-24, was brought forward and dealt with at this time following the presentation.***

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

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Bartley

1. That Council receive the presentation for information; and
2. That Council receive Report No. DS-055-24 for information.

**Carried**

***Mayor Lovatt resumed the Chair.***

## 7. Deputations

### 7.1 Rev. R.M. Abraham, The Canadian Mar Thoma Church Toronto

Rev. R.M. Abraham, The Candian Mar Thoma Church Toronto, spoke regarding development charges.

**Moved by:** Councillor Upton

**Seconded by:** Councillor Bartley

1. That Council receive the deputation from Rev. R.M. Abraham, The Canadian Mar Thoma Church Toronto, for information; and

2. That Council authorize the Treasurer to work with Rev. R.M. Abraham to develop terms of outstanding development charges up to one-year, provided a lump sum payment of the development charges is made as satisfactory to the Treasurer.

**Carried by Two Thirds**

***Item 7.3 was brought forward and dealt with at this time.***

**7.3 Heather Lind, Stouffville Resident**

Ms. Heather Lind, Stouffville Resident, made a presentation and expressed her concerns regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent.

**7.2 David and Susan Jones, Stouffville Residents**

Mr. David Jones and Ms. Susan Jones, Stouffville Residents, shared a presentation and expressed their concerns regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent.

**7.4 Lorne Michell, Stouffville Resident**

Mr. Lorne Michell, Stouffville Resident, expressed his concerns regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent.

**Moved by:** Councillor Upton

**Seconded by:** Councillor Bartley

That Council receive the depositions from Heather Lind, David and Susan Jones, and Lorne Michell, Stouffville Residents, regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent for information.

**Carried**

**7.5 Bob List, List Planning Ltd.**

Mr. Bob List, List Planning Ltd., provided comments in support of Report No. DS-053-24 Requested Minister's Zoning Order – 120 Lake Woods Drive.

**Moved by:** Councillor Smith

**Seconded by:** Councillor Bartley

That Council receive the deputation from Bob List, List Planning Ltd., regarding Report No. DS-053-24 Requested Minister's Zoning Order – 120 Lake Woods Drive for information.

**Carried**

***Item 8.6, Report No. DS-053-24, was brought forward and dealt with at this time following the deputation.***

**8.6 Report No. DS-053-24 Requested Minister's Zoning Order – 120 Lake Woods Drive**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Bartley

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.

**Carried**

**7.6 Kayly Robbins, Weston Consulting**

Kayly Robbins, Weston Consulting, spoke regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent. She requested that Council defer the application to address the concerns expressed by residents in the proposed development.

***Item 8.5, Report No. DS-052-24, was brought forward and dealt with at this time following the deputation.***

**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)**

**Moved by:** Councillor Acton

**Seconded by:** Councillor Bartley

1. That Council receive the deputation from Kayly Robbins, Weston Consulting, regarding Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent for information; and
2. That Council defer Report No. DS-052-24 Applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment at 6835 Main Street & 447 Loretta Crescent to the December 11, 2024, Council meeting to allow the developer an opportunity to do further public consultation.

**Carried**

**8. Consent Agenda**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

That Council approve Items 8.2, 8.3, and 8.7 on the Consent Agenda and adopt the recommendations contained therein.

**Carried**

**8.2 Report No. CPS-026-24 Administrative Monetary Penalty System Update**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

1. That Council receive Report CPS-026-24 for information.

**Carried**

**8.3 Report No. CPS-027-24 Automated Speed Enforcement Update**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

- That Report CPS-027-24 Automated Speed Enforcement Update be received for information.

**Carried**

**8.7 Report No. DS-054-24 Extension of Temporary Use Zoning By-law - 2005 Bethesda Road (File No. ZBA24.009)**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

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.

**Carried**

**9. Action Items Requiring Separate Discussion**

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

This item was dealt with under Item 6.1.

**8.1 Report No. CPS-025-24 Council-Appointed Committees Remuneration**

MAIN MOTION

**Moved by:** Councillor Upton

**Seconded by:** Councillor Kroon

1. That Council receive Report No. CPS-025-24 for information.

AMENDED MOTION

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Upton

1. That there are no changes to the remuneration of any Council Appointed Committees or the Public Library Board at this time, save and except, the remuneration for the Committee of Adjustment be increased to \$100 per meeting for all members of the Committee.

2. That staff be authorized to do everything required to give effect to this resolution.

**Carried**

**8.4 Report No. CS-010-24 Modular Daycare Facility**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Bartley

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

**Carried**

**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)**

This item was dealt with under Item 7.6.

**8.6 Report No. DS-053-24 Requested Minister's Zoning Order – 120 Lake Woods Drive**

This item was dealt with under Item 7.5.

**10. Member Motion**

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

**Moved by:** Councillor Bartley

**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.

**Carried**

## **11. By-laws**

**Item 11.4 - By-law 2024-126-24 (DS-052-24) - was deferred to the Council Meeting of December 11, 2024.**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Acton

That Council read the By-laws, Items 11.1, 11.5, 11.6, 11.7, 11.8, 11.9, and 11.10 a first, second, and third time and passed.

**Carried**

**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).**

**11.5 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).**

*Mayor Lovatt relinquished the Chair to Deputy Mayor Smith until the conclusion of the matters for which he declared an interest. Mayor Lovatt did not participate in any discussion on this item and did not vote on the motion.*

**Moved by:** Councillor Bartley  
**Seconded by:** Councillor Upton

That Council read the By-laws, Items 11.2 and 11.3, a first, second, and third time and passed.

**Carried**

- 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).**

Mayor Lovatt declared a conflict on this item. (Resides in the subdivision of the applicant's proposed developments.)

- 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).**

Mayor Lovatt declared a conflict on this item. (Resides in the subdivision of the applicant's proposed developments.)

***Mayor Lovatt resumed the Chair.***

**12. New/Other Business**

**12.1 Mayor's Tabling of the 2025 Operating & Capital Budget**

Mayor Lovatt presented the Whitchurch-Stouffville 2025 to 2027 draft Operating & Capital Budget and Water & Wastewater Budget. Mayor Lovatt thanked his Council colleagues for their ongoing dedication to our Town and for their input into the 2025 budget process. Mayor Lovatt also thanked all staff, residents, community groups, businesses, and government partners who support the Town's vision to be a welcoming community with a rural urban dynamic providing an exceptional quality of life for our residents. Budget books were distributed to Members of Council and the Senior Management Team.

**13. Closed Session**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Kroon

That Council recess into Closed Session at 3:33 p.m. to consider Items 13.1 to 13.4 (inclusive) with the following exceptions:

- Litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Municipal Act, Sec. 239(2)(e)); and
- 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)).

**Carried**

**13.1 Closed Meeting Minutes - October 16, 2024**

**13.2 Report No. CM-020-24 5691 Main Street – Water Usage**

**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**

**13.4 Report No. CM-022-24 Automated Speed Enforcement Operating Guidelines**

**14. Reconvene in Public Session**

Council reconvened in Public Session at 5:40 p.m. with all Members of Council in attendance, the CAO, and the Commissioner of Corporate Services & Town Clerk.

**Closed Meeting Minutes - October 16, 2024**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

1) That the Closed Meeting Minutes of October 16, 2024 be approved, as circulated.

**Carried**

**Report No. CM-020-24 5691 Main Street - Water Usage**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Smith

1) That Council authorize Staff to take all action necessary to give effect to Council's direction in Closed Session, including signing any necessary documents.

**Carried**

**Report No. CM-021-24 Hyson Properties Inc. Notice of Appeal of OPA22.009 and ZBA22.018 - 5964 Main Street and 28 Fairview Avenue**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Bartley

1) That Council receive the Closed Session Report for information purposes.

**A recorded vote was requested by Councillor Upton. The Clerk called the question and asked each member of Council in turn for their vote:**

	<b>For</b>	<b>Against</b>
<b>Councillor Upton</b>		<b>X</b>
<b>Councillor Acton</b>		<b>X</b>
<b>Councillor Bartley</b>	<b>X</b>	
<b>Councillor Kroon</b>	<b>X</b>	
<b>Mayor Lovatt</b>	<b>X</b>	
<b>Councillor Sherban</b>		<b>X</b>
<b>Councillor Smith</b>	<b>X</b>	

**Carried**

**Report No. CM-022-24 Automated Speed Enforcement Operating Guidelines**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

1) That the direction provided to staff in Closed Session be approved.

**Carried**

**15. Confirmatory By-law**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Sherban

That Council read Confirmatory By-law 2024-133-MS a first, second and third time and passed.

**Carried**

**16. Adjournment**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

There being no further business, the meeting adjourned at 5:44 p.m.

**Carried**

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Iain Lovatt, Mayor

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Becky Jamieson, Clerk