



# Stouffville

## Town of Whitchurch-Stouffville

### Council Minutes

**November 20, 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  
Bill Snowball, Fire Chief  
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  
Becky Jamieson, Commissioner 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 1:03 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**

There were no declarations of pecuniary interest under *The Municipal Conflict of Interest Act*, R.S.O. 1990, c.M.50.

**4. Adoption of Minutes**

**4.1 Regular Council Minutes - November 6, 2024**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

That the Regular Council Minutes of November 6, 2024 be approved, as amended.

**Carried**

**5. Recognitions**

There were no recognitions.

**6. Presentations**

There were no presentations.

**7. Deputations**

**7.1 Charlotte Cave, Stouffville Resident- WITHDRAWN**

The delegation was withdrawn by the delegate prior to the meeting.

**7.2 Christian Buhagia, Executive Director, The Whitchurch-Stouffville Chamber of Commerce**

Christian Buhagia, Executive Director, The Whitchurch-Stouffville Chamber of Commerce verbally expressed his support of the staff proposal stated within Report No. DS-058-24.

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Sherban

That Council receive the deputation from Christian Buhagia, Executive Director, The Whitchurch-Stouffville Chamber of Commerce, regarding Report No. DS-058-24 Recommendation Report - Study to review Limiting Office Uses and the Introduction of New Uses on Main Street between Albert Street and Park Drive (File No. ZBA24.007) for information.

**Carried**

**8. Consent Agenda**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

That Council approve Items 8.1, 8.3, 8.4 and 8.5 on the Consent Agenda and adopt the recommendations contained therein.

**Carried**

**8.1 Report No. CPS-029-24 AMPS By-law Amendments**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

1. That Council direct staff to bring forward a by-law to amend the AMPS By-law 2024-039-RE at the December 11, 2024 meeting.

**Carried**

**8.3 Report No. DS-059-24 Request for extension of Draft Approval File No. 19T83.015 Bloomington South**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

1. That Council extend Draft Plan Approval for Subdivision File No. 19T83.015 for a period of one (1) year, subject to conditions of Draft Plan Approval, with a revised lapsing date of March 2, 2026; and,
2. That Council authorize the Mayor and Town Clerk to execute the necessary documents and agreements as may be required.

**Carried**

**8.4 Report No. EPW-019-24 West Lawn Crescent and Millard Street Roundabout Enhancements**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

1. That Council receive report EPW-019-24 for information.

**Carried**

**8.5 Report No. FI-015-24 Development Charges Amendment to add Growth Studies**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

1. That Council approve the 2024 Development Charge Update Study dated November 11, 2024, subject to further annual review during the capital budget process; and
2. That Council approve the Amending Development Charges By-law 2024-137-FI as set out herein.

**Carried**

**9. Action Items Requiring Separate Discussion**

**8.2 Report No. DS-058-24 Recommendation Report - Study to review Limiting Office Uses and the Introduction of New Uses on Main Street between Albert Street and Park Drive (File No. ZBA24.007)**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Kroon

1. That Council receive Staff report DS-058-24 as information from staff in response to Council direction from June 5, 2024 and that Council does not enact the proposed zoning by-law amendments as presented at the September 25, 2024 Public Meeting.

**Carried**

**10. Member Motion**

There were no member motions.

**11. By-laws**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

That Council read the By-laws, Items 11.1, 11.2 and 11.3 a first, second, and third time and passed.

**Carried**

**11.1 2024-135-DS BEING A BY-LAW to amend By-law 97-88-MU being a BY-LAW to designate 15336 Ninth Line (Churchill Baptist Church) as having Cultural Heritage Value or Interest**

**11.2 2024-136-RD BEING A BY-LAW to provide for the numbering of buildings along highways and for affixing numbers to the buildings**

(27 Elmvale Boulevard, formally part of 29 Elmvale Boulevard, Part 2 on Plan 65R-41119).

- 11.3 2024-137-FI BEING A BY-LAW to reinstate growth studies as an eligible capital cost recovered through development charges and to amend By-law 2023-149-FI (FI-015-24)**

**12. New/Other Business**

Councillor Smith provided comments regarding the 2025-2027 Proposed Operating Budget.

Mayor Lovatt inquired if there were any proposed amendments to the 2025-2027 Proposed Operating Budget and noted that the November 27, 2024, Budget Meeting will be cancelled due to no agenda items.

**12.1 Councilor Upton Motion**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Sherban

That Council waive the rules of the procedural by-law to hear a matter not on the agenda.

**Defeated**

**13. Closed Session**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Acton

That Council recess into Closed Session at 1:21 p.m. to consider Items 13.1 to 13.4 (inclusive) with the following exceptions:

- Personal matters about an identifiable individual, including municipal or local board employees (Municipal Act, Sec. 239(2)(b)).
- Labour relations or employee negotiations (Municipal Act, Sec. 239(2)(d)).

**Carried**

**13.1 Closed Meeting Minutes - November 6, 2024**

**13.2 Report No. CM-023-24 Thomas Williamson and Alexander Grubin Trust Funds**

**13.3 Report No. CM-024-24 Teamsters Local 419 Collective Bargaining Mandate**

**13.4 Personnel Matters - Verbal Update**

**14. Reconvene in Public Session**

Council reconvened in Public Session at 2:32 p.m. with all Members of Council in attendance.

**Closed Meeting Minutes - November 6, 2024**

**Moved by:** Councillor Acton

**Seconded by:** Councillor Upton

1) That the Closed Meeting Minutes of November 6, 2024 be approved, as circulated.

**Carried**

**Report No. CM-023-24 Thomas Williamson and Alexander Grubin Trust Funds**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Smith

1) That Council direct staff to disperse funds from the Thomas Williamson and Alexander Grubin Trust Funds as instructed in Closed Session.

**Carried**

**Report No. CM-024-24 Teamsters Local 419 Collective Bargaining Mandate**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Sherban

1) That Council authorize staff to proceed as directed in Closed Meeting.

**Carried**

**Personnel Matters - Verbal Update**

There was no action required for this item.

**15. Confirmatory By-law**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Upton

That Council read Confirmatory By-law 2024-138-MS a first, second and third time and passed.

**Carried**

**16. Adjournment**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

There being no further business, the meeting adjourned at 2:35 p.m.

**Carried**

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Iain Lovatt, Mayor

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Becky Jamieson, Clerk