



## **Town of Whitchurch-Stouffville**

### **Council Minutes**

**June 4, 2025, 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, Development of Services  
Rob Braid, Commissioner, Community Services  
Jeremy Harness, Commissioner, Finance/Treasurer  
Jack Graziosi, Commissioner, Engineering & Public Works  
Claudette Banks, Director, Human Resources  
Glenn Jackson, Corporate Communications Manager  
Cassandra Papas, Corporate Communications Supervisor  
Becky Jamieson, Commissioner, Corporate Services & Town Clerk  
Margaret Wallace, CEO, Whitchurch-Stouffville Public Library  
William Snowball, Fire Chief  
Davneet Rai, Council/Committee Coordinator  
Steven Medvesky, Legislative Services Assistant-Council/Committee

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

Mayor Lovatt called the meeting to order at 1:01 p.m.

#### **2. Mayor for the Day**

Mayor for the day will be deferred to June 18, 2025 Council meeting.

### **3. 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.

### **4. 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.

### **5. Adoption of Minutes**

#### **5.1 Regular Council Minutes - May 21, 2025**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Sherban

That the Regular Council Minutes of May 21, 2025 be approved, as circulated.

**Carried**

### **6. Recognitions**

#### **6.1 Lifesaving Society Affiliate Recognition Awards**

The Chief Administrative Officer acknowledged Stacy Stevens, Iwona de Xavier, Eddie Tang, and the entire Stouffville aquatics team for winning the 2024 Scarborough Cup, awarded to the municipal affiliate with the largest lifesaving program in a community with a population between ten and fifty thousand.

#### **6.2 Hermes Creative Awards, GOLD**

The Chief Administrative Officer, Sunny Bains acknowledged the Whitchurch-Stouffville Budget and Financial Planning Division, including Marina Fung, Carol Brown, Andrijana Mojsoska, Cindy Soluri, Josie Minaudo, Lauren Cusato, Jane Arseneau, Jondale Bato, and Joan Liwanag, for their hard work, dedication, and expertise in creating a clear, comprehensive, and transparent budget document. A Special thanks was also extended to Glenn Jackson and the Communications team for their assistance in putting together the Town's Budget Book.

#### **6.3 Certificate of Recognition for Budget Preparation from the Government of Finance Officers Association- Finance Team**

The Chief Administrative Officer acknowledged the Budget and Financial Planning division, along with the Communications team, for receiving the Certificate of Recognition for Budget Preparation from the Government of Finance.

## **7. Presentations**

### **7.1 Stouffville Youth Advisory Working Group Year in Review**

Alina, Nikiita, and Tasha, members of the Youth Advisory Working Group, presented an update on the group's activities over the past year.

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

That the presentation by Alina, Nikiita & Tasha, Members of the Youth Advisory Working Group, be received for information.

**Carried**

### **7.2 Additional Residential Units**

Brandon Slopak, Senior Development Planner and Randall Roth, Senior Policy Planner for the Town of Whitchurch-Stouffville, provided a presentation on Additional Residential Units. A question-and-answer period with members of Council ensued.

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Smith

That the presentation by Presentation by Brandon Slopak, Senior Development Planner & Randall Roth, Senior Policy Planner, be received for information.

**Carried**

## **8. Deputations**

### **8.1 Dennis Van Zevenbergen, Director of Property and Environmental Services, Parkview and Susan Pethick, Parkview Resident**

That Council receive the deputation from Dennis Van Zevenbergen, Director of Property and Environmental Services, Parkview and Susan Pethick, Parkview Resident for information and refer the request for a traffic light at the Parkview North entrance to staff.

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Bartley

That Council receive the deputation from Dennis Van Zevenbergen, Director of Property and Environmental Services, Parkview and Susan

Pethick, Parkview Resident be received for information and refer the request for a traffic light at the Parkview North entrance be referred to staff.

**Carried**

**8.2 Robert Brown, Chair, Save the Oak Ridges Moraine Coalition**

Robert Brown, Chair, Save the Oak Ridges Moraine Coalition, provided a deputation to ask Council to not accept the recommendations contained in the staff report DS-021-25.

A question-and-answer period with members of Council ensued.

**8.4 Kim Empringham, York Region Federation of Agriculture**

Kim Empringham, York Region Federation of Agriculture provided a deputation to support for the request for ARU's in the ORM and Greenbelt, but opposition to the other requests found in part 3 of the motion within the report DS-021-25.

**8.5 Kim Empringham, York Region Federation of Agriculture**

Kim Empringham, York Region Federation of Agriculture made a deputation regarding 9.8 requesting the deferral of the Stormwater Fee on rural residential properties until a Stormwater Management Fee Study has been completed.

A question-and-answer period with members of Council ensued.

**8.6 Jaclyn Allen, Stouffville Resident and Jody Allen, Stouffville Resident**

Jaclyn and Jody Allen provided a deputation on seeking approval of two ARUs in Greenbelt & Oakridge areas in the Preston Lake community on larger lots.

A question-and-answer period with members of Council is ensued.

**8.7 Michelle Johnson, Stouffville Resident**

Michelle Johnson, Stouffville Resident provided a deputation in support of the ARU's in the Oak Ridges Moraine.

A question-and-answer period with members of Council ensued.

**8.3 Michelle Reesor, Stouffville Resident**

On behalf of Michelle Reesor ,Gregory Coutts, made a presentation seeking approval of two ARUs in the green belt and Oakridge areas in the Preston Lake community on larger lots and expressed support for option 1 in the DS-021-25 report listed as item 10.3.

**Moved by:** Councillor Kroon  
**Seconded by:** Councillor Sherban

That Council receive the deputations from Robert Brown, Michelle Reesor, Kim Empringham, Jaclyn Allen and Michelle Johnson regarding item 10.3 Report No. DS-021-25 for information and the deputation from Kim Empringham on item 9.8

**Carried**

## **9. Consent Agenda**

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Upton

That Council approve Items 9.1, 9.2, 9.4, 9.5, 9.6, 9.7, and 9.9, on the Consent Agenda and adopt the recommendations contained therein.

**Carried**

### **9.1 CAO-002-25 2025 Stouffville Community Satisfaction Survey Results**

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Upton

1. That Council receive Report CAO-002-25 2025 Stouffville Community Satisfaction Survey for information.

**Carried**

### **9.2 CPS-008-25 Council Severance Remuneration**

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Upton

1. That Council direct staff to bring forward an updated by-law to provide for the payment of a remuneration allowance to Members of Council who cease being Members of Council.

**Carried**

### **9.4 DS-018-25 Town Initiated OPA and ZBA 15400 Highway 48 and 100 Weldon Road**

**Moved by:** Councillor Smith  
**Seconded by:** Councillor Upton

1. That Council direct staff to bring forward the By-law No. 2025-044-OP, being a By-law to amend the Town's Official Plan to redesignate the lands located at 15400 Highway 48, from

‘Institutional Area’ designation to ‘Highway 48 Corridor Commercial/Mixed Use Area’ designation;

2. That Council direct staff to bring forward the By-Law No. 2025-045-ZO, being a By-law to amend the Town’s Comprehensive Zoning By-law 2010-001-ZO to rezone the lands located at 15400 Highway 48, by applying a site-specific exception, Commercial Residential Mixed - Ballantrae Exception Two zone, [CMB(2)];
3. That Council direct staff to bring forward the By-Law No. 2025-043-ZO, being a By-law to amend the Town’s Comprehensive Zoning By-law 2010-001-ZO to rezone the lands located at 100, 110 and 120 Weldon Road from Institutional (I) zone to Commercial Residential Mixed – Western Approach (CM2) zone; and,
4. That Council confirm that notwithstanding that the proposed Town initiated Official Plan amendments and Zoning By-law amendment for the two Town owned sites, differs from that proposed at the May 7, 2025, Statutory Public Meeting, the revisions are minor in nature and that no further Statutory Public meeting is required.

**Carried**

#### **9.5 DS-019-25 ZBA25.006 - 2025 Housekeeping Amendments**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

1. That Council direct staff to bring forward the By-law 2025-046-ZO being a by-law to implement housekeeping amendments to the Comprehensive Zoning By-law 2010-001-ZO; and,
2. That Council confirm that notwithstanding that the proposed Town initiated Housekeeping Zoning By-law amendment differs from that proposed at the May 21, 2025, Statutory Public Meeting, the revisions are minor in nature and that no further Statutory Public meeting is required.

**Carried**

#### **9.6 DS-020-25 Zoning By-law Amendment for 9 Hunters Road (ZBA25.002)**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

1. That Council direct staff to bring forward the By-law 2025-047-ZO to amend the Comprehensive Zoning By-law 2010-001-ZO, by amending the existing site specific, Institutional Exception Four zone [I(4)]; and,

2. That Council confirm notwithstanding that the proposed Zoning By-law Amendment is the same as proposed at the April 2, 2025 Public Meeting and that no further Public Meeting is required.

**Carried**

**9.7 EPW-010-25 Budget Advancement - Winona Dr Sidewalk and Main St Reconstruction**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

1. That Council approve advancing \$250,000 from the 2026 Main Street Reconstruction capital budget to facilitate the remaining detailed design; and
2. That Council approve advancing \$134,000 from the 2026 Winona Drive, Sidewalk capital budget to facilitate design and construction of the sidewalk in 2025.

**Carried**

**9.9 FI-010-25 By-law to Establish Rates and Taxes for 2025 Downtown Stouffville**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Upton

1. That Council direct staff to bring forward a by-law under Section 326 of the Municipal Act to levy this special tax levy upon the properties within the Downtown Stouffville Area.

**Carried**

**10. Action Items Requiring Separate Discussion**

**10.1 EPW-009-25 Waste Collection Option - Downtown Village Business Area (Alberta Street to Park Drive)**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Bartley

That Council defer Report EPW-009-25 to the June 18th, 2025 Council meeting to allow an opportunity for the Village of Stouffville Advisory Committee to review and provide input.

**Carried**

**10.2 CS-004-25 Youth Advisory Working Group**

**Moved by:** Councillor Upton  
**Seconded by:** Councillor Smith

1. That Council receive CS-004-25 Youth Working Advisory Group – Year in Review Update report and accompanying presentation for information.

**Carried**

### **10.3 DS-021-25 Additional Residential Units**

#### MAIN MOTION

**Moved by:** Councillor Bartley  
**Seconded by:** Councillor Smith

1. That Council endorse the following recommendations for the Province to consider permitting Additional Residential Units (ARUs) within the Oak Ridges Moraine Conservation Plan (ORMCP) and the Greenbelt Plan Area, as outlined in this Report:
  - a. Permit up to two ARUs in all of the ORMCP designations, including the Countryside Area, Natural Linkage Area, and Natural Core Area designations;
  - b. Permit up to two ARUs in all of the Greenbelt Plan designations, including the Protected Countryside and within the Natural Heritage System;
  - c. Permit up to two ARUs in the primary dwelling, or one ARU in the primary dwelling and/or one ARU in an existing or new accessory building/structure;
  - d. That the ARU development criteria outlined in Section 3.5 b) of this Report be considered to provide Provincial guidance in ensuring the responsible stewardship of the Greenbelt and Oak Ridges Moraine when evaluating the appropriateness of permitting ARUs, consistent with the Provincial Planning Statement, 2024; and
  - e. That the terminology and definitions within these Provincial Plans be updated to specifically reference ARUs and be consistent and align with the ARU permissions within prime agricultural areas under the Provincial Planning Statement, 2024.
2. That the Province expedite the amendments to the Provincial Plans at this time through Bill 17 (Protecting Ontario by Building Faster and Smarter Act, 2025), to implement updated permissions for



ARUs which align with the Provincial Planning Statement, 2024, in order to facilitate the development of much needed housing.

3. That the Province expedite the review of the Provincial Plans at this time to consider addressing other matters to provide greater flexibility and guidance in implementation, as outlined in Section 3.6 of this Report, including:
  - a. Expanded local decision-making powers and a process to implement minor amendments to the Oak Ridges Moraine Conservation Plan should be considered;
  - b. Process and guidance for the redesignation of prime agricultural areas to rural areas;
  - c. Broader permissions for small scale commercial, industrial and institutional uses in the Countryside Area, including both rural and prime agricultural lands, of the Oak Ridges Moraine Conservation Plan;
  - d. Broader permissions for public service facilities / parks in the Countryside Area, including both rural and prime agricultural lands, of the Oak Ridges Moraine Conservation Plan; and
  - e. Provincial guidance on settlement area expansions within the Countryside Area of the Oak Ridges Moraine Conservation Plan.
4. That Council direct staff to submit this Report to the Minister of Municipal Affairs and Housing, Minister of Agriculture, Food and Agribusiness, and the Minister of Red Tape Reduction for consideration.
5. That Council direct staff to submit this Report to the Clerks of all municipalities within the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area for information.

#### MOTION TO AMEND

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Bartley

- That the main motion be amended to defer Item 3 (c) until such time as staff bring forward a report providing additional clarification and information on this area.

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

For (4): Mayor Lovatt, Councillor Kroon, Councillor Smith, and Councillor Bartley

Against (3): Councillor Acton, Councillor Upton, and Councillor Sherban

**Carried (4 to 3)**

MAIN MOTION AS AMENDED

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Smith

1. That Council endorse the following recommendations for the Province to consider permitting Additional Residential Units (ARUs) within the Oak Ridges Moraine Conservation Plan (ORMCP) and the Greenbelt Plan Area, as outlined in this Report:
  - a. Permit up to two ARUs in all of the ORMCP designations, including the Countryside Area, Natural Linkage Area, and Natural Core Area designations;
  - b. Permit up to two ARUs in all of the Greenbelt Plan designations, including the Protected Countryside and within the Natural Heritage System;
  - c. Permit up to two ARUs in the primary dwelling, or one ARU in the primary dwelling and/or one ARU in an existing or new accessory building/structure;
  - d. That the ARU development criteria outlined in Section 3.5 b) of this Report be considered to provide Provincial guidance in ensuring the responsible stewardship of the Greenbelt and Oak Ridges Moraine when evaluating the appropriateness of permitting ARUs, consistent with the Provincial Planning Statement, 2024; and
  - e. That the terminology and definitions within these Provincial Plans be updated to specifically reference ARUs and be consistent and align with the ARU permissions within prime agricultural areas under the Provincial Planning Statement, 2024.
2. That the Province expedite the amendments to the Provincial Plans at this time through Bill 17 (Protecting Ontario by Building Faster and Smarter Act, 2025), to implement updated permissions for ARUs which align with the Provincial Planning Statement, 2024, in order to facilitate the development of much needed housing.

3. That the Province expedite the review of the Provincial Plans at this time to consider addressing other matters to provide greater flexibility and guidance in implementation, as outlined in Section 3.6 of this Report, including:
  - a. Expanded local decision-making powers and a process to implement minor amendments to the Oak Ridges Moraine Conservation Plan should be considered;
  - b. Process and guidance for the redesignation of prime agricultural areas to rural areas;
  - c. Defer broader permissions for small scale commercial, industrial and institutional uses in the Countryside Area, including both rural and prime agricultural lands, of the Oak Ridges Moraine Conservation Plan; until such time as staff bring forward a report providing additional clarification and information on this area.
  - d. Broader permissions for public service facilities / parks in the Countryside Area, including both rural and prime agricultural lands, of the Oak Ridges Moraine Conservation Plan; and
  - e. Provincial guidance on settlement area expansions within the Countryside Area of the Oak Ridges Moraine Conservation Plan.
4. That Council direct staff to submit this Report to the Minister of Municipal Affairs and Housing, Minister of Agriculture, Food and Agribusiness, and the Minister of Red Tape Reduction for consideration.
5. That Council direct staff to submit this Report to the Clerks of all municipalities within the Oak Ridges Moraine Conservation Plan Area and the Greenbelt Plan Area for information.

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

For (4): Mayor Lovatt, Councillor Kroon, Councillor Smith, and Councillor Bartley

Against (3): Councillor Acton, Councillor Upton, and Councillor Sherban

**Carried (4 to 3)**

**10.4 Correspondence from Simcoe County Greenbelt Coalition re: Concerns Regarding the Expansion of Strong Mayor Powers under 0. Reg. 530/22**

**Moved by:** Councillor Upton  
**Seconded by:** Councillor Sherban

1. That the Correspondence from Simcoe County Greenbelt Coalition re: Concerns Regarding the Expansion of Strong Mayor Powers under O. Reg. 530/22, be received for information.

**Carried**

## **9. Consent Agenda**

### **9.3 CS-003-25 Aurora War Memorial Update**

Councillor Upton left the meeting at 3:18 p.m. and returned at 3:20 p.m.

**Moved by:** Councillor Kroon  
**Seconded by:** Councillor Sherban

That Council receive Report No. CS-003-25 for information

**Carried**

### **9.8 FI-009-25 By-law to Establish Rates and Levy Taxes for 2025**

#### MAIN MOTION

**Moved by:** Councillor Kroon  
**Seconded by:** Councillor Smith

1. That Council bring forward a bylaw to establish rates and levy taxes for the Town of Whitchurch-Stouffville for the year 2025.

#### MOTION TO AMEND

**Moved by:** Councillor Kroon  
**Seconded by:** Councillor Smith

- Further, that the transferring of the current Stormwater fee from the water bill to the property tax bill be deferred until such time that a Stormwater Rate Study can be completed and the new rates approved by Council.

**Carried**

#### MAIN MOTION AS AMENDED

**Moved by:** Councillor Kroon  
**Seconded by:** Councillor Smith

1. That Council bring forward a bylaw to establish rates and levy taxes for the Town of Whitchurch-Stouffville for the year 2025 and

2. Further, that the transferring of the current Stormwater fee from the water bill to the property tax bill be deferred until such time that a Stormwater Rate Study can be completed and the new rates approved by Council.

**Carried**

## **11. Member Motions**

There were no member motions.

## **12. By-laws**

**Moved by:** Councillor Acton

**Seconded by:** Councillor Bartley

That Council read the By-laws, Items 12.1 and 12.5 (inclusive) and item 12.7, a first, second, and third time and passed.

**Carried**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Acton

That Council read the By-law, Item 12.6, a first, second, and third time and passed as amended.

**Carried**

**12.1 2025-043-ZO Zoning By-law Amendment for 100, 110 and 120 Weldon Road (DS-018-25)**

**12.2 2025-044-OP OPA169 - 15400 Highway 48 (DS-018-25)**

**12.3 2025-045-ZO Zoning By-law Amendment for 15400 Highway 48 (DS-018-25)**

**12.4 2025-046-ZO Housekeeping Zoning By-law Amendment (DS-019-25)**

**12.5 2025-047-ZO Zoning By-law Amendment for 9 Hunters Road (DS-020-25)**

**12.6 2025-048-FI By-law to Establish Rates and Taxes for 2025 (FI-009-25)**

**12.7 2025-049-FI By-law to Establish Rates and Taxes for 2025 for Downtown Stouffville (FI-010-25)**

## **13. New/Other Business**

There was no New/Other Business.

## **14. Closed Session**

**15. Reconvene in Public Session**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

That Council approve the Closed Session minutes from May 21, 2025.

**Carried**

**16. Confirmatory By-law**

**Moved by:** Councillor Upton

**Seconded by:** Councillor Smith

That Council read Confirmatory By-law 2025-050-MS a first, second and third time and passed.

**Carried**

**17. Adjournment**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Sherban

That there being no further business, Council adjourned the meeting at 3:28 p.m.

**Carried**

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Iain Lovatt, Mayor

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Becky Jamieson, Clerk