



# Stouffville

## Town of Whitchurch-Stouffville

### Council Minutes

**February 4, 2026, 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  
Glenn Jackson, Corporate Communications Manager  
Cassandra Papas, Corporate Communications Supervisor  
Margaret Wallace, CEO, Whitchurch-Stouffville Public Library  
William Snowball, Fire Chief  
Jenn Peplinski, Manager of Legislative Services/Deputy Clerk  
Steven Medvesky, Council/Committee Coordinator

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

Mayor Lovatt called the meeting to order at 1:02 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 Special Council Minutes - January 14th, 2026**

**4.2 Regular Council Minutes - January 21st, 2026**

**Moved by:** Councillor Acton

**Seconded by:** Councillor Bartley

**OM-2026-020** That Council approve the minutes of the January 14<sup>th</sup>, 2026, and January 21<sup>st</sup>, 2026, meetings, as presented

**Carried**

**5. Recognitions**

None.

**6. Presentations**

None.

**7. Deputations**

None.

**8. Consent Agenda**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Kroon

**OM-2026-021** That Council approve item 8.4 and adopt the recommendation contained therein.

**Carried**

**8.1 CPS-003-26 Corporate Use of Resources During Election Period Policy**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Smith

**OM-2026-022** That Council approves the Corporate Use of Resources during an Election Period policy, as amended.

**Carried**

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

**OM-2026-023** That Council amend the language in the draft policy Administrative Policy (AP) 66 "Town-funded Newsletters are permitted after Nomination Day in an election year, so long as it follows all other intents and purposes outlined in policy AP-66, in particular in regards to language used in said newsletter.

**Carried**

## **8.2 CPS-004-26 2026 Election Voting Locations**

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

**OM-2026-024** That Council direct staff to proceed with the six (6) locations noted in section 3.3 of Report CPS-004-2026.

**Carried**

**Moved by:** Councillor Upton  
**Seconded by:** Councillor Acton

1. That Council direct staff to proceed with the following voting locations, in addition to the staff recommendations contained in 3.3 of Report CPS-004-2026, subject to availability:

- i. **Spring Lakes Golf Club**

**Defeated**

**Moved by:** Councillor Sherban  
**Seconded by:** Councillor Acton

**OM-2026-025** That Council direct staff to proceed with the following voting locations, in addition to the staff recommendations contained in 3.3 of the report, subject to availability:

- i. **Willow Springs Winery**
  - ii. **Barbara Reid Public School**
  - iii. **Stouffville Clippers Sport Complex**
  - iv. **Stouffville Arena**

**Carried**

**8.3 DS-003-26 - Request for Extension of Draft Approval File no. 19T 83-015**

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

**OM-2026-026** That Council extend Draft Plan Approval for Subdivision File No. 19T83.015 for a period of 15 months, 3 days, subject to conditions of Draft Approval, with a revised lapsing date of June 06, 2027; and

**OM-2026-027** That Council authorize the Mayor and Town Clerk to execute the necessary documents and agreements as may be required

**Carried**

**8.4 FI-001-2026 Fees and Charges By-law Update**

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

1. That Council enact By-law 2026-009-FI being a By-law to amend Schedule “F” of the Town’s Fees and Charges By-law 2025-079-FI

**Carried**

**9. Action Items Requiring Separate Discussion**

None.

**10. Member Motions**

**10.1 Member Motion RE: Development Charges**

**Moved by:** Mayor Lovatt  
**Seconded by:** Councillor Kroon

**WHEREAS** the Town of Whitchurch-Stouffville recognizes the importance of promoting economic growth and job creation through the development of Industrial, Commercial, and Institutional (ICI) sectors; and

**WHEREAS** the Town currently relies on residential property taxes for approximately 90% of its tax base, creating an imbalance that places a disproportionate burden on homeowners; and

**WHEREAS** expansion of the Town’s ICI assessment base is essential to improve long-term financial sustainability, reduce reliance on residential taxpayers, and support a more diversified municipal revenue structure; and

**WHEREAS** the Town has identified designated employment lands that are appropriately zoned and, in some cases, serviced to support ICI development; and

**WHEREAS** Council wishes to explore potential financial incentives and policy measures to enhance the Town's competitiveness in attracting new ICI investment and encouraging local economic diversification;

**NOW THEREFORE BE IT RESOLVED THAT**

**OM-2026-028** 1. That Council directs staff to prepare a comprehensive report examining the feasibility, financial implications, and potential economic benefits of waiving the Town's portion of Development Charges for new ICI developments over 100,000 square feet constructed between July 1 2026, and June 30, 2029; and

2. That the staff report include the following components:

a. An analysis of the projected fiscal impact to the Town of waiving such charges over the specified period;

b. An analysis of the projected new tax revenue that projects 100,000 square feet can generate for the Town on a yearly basis;

c. A review of comparable incentive programs in other municipalities;

d. Recommended eligibility criteria ensuring that the incentive applies only to qualified new ICI projects over 100,000 square feet located on designated employment lands;

e. Consideration of potential economic development outcomes, including job creation, business attraction;

f. Identification of any additional relevant policy or legal considerations related to implementing such an incentive; and

3. That staff be directed to look at alternative incentives including property tax reduction; and

4. That staff report back to Council with findings, recommendations, and implementation options at the May 6 2026 Council meeting for consideration and direction.

**Carried**

**11. By-laws**

**11.1 2026-006-DS**

BEING A BY-LAW to designate 16776 Woodbine Avenue (Pleasantview House) as having Cultural Heritage Value

**11.2 2026-007-RE**

BEING A BY-LAW to amend the Delegation of Authority By-law 2024-123-RE

**11.3 2026-008-FI**

BEING A BY-LAW to amend fees or charges for services or activities provided by the Town of Whitchurch-Stouffville, By-law 2025-079-FI (Schedule "F" - Service Area: Planning)

**Moved by:** Councillor Smith

**Seconded by:** Councillor Bartley

**OM-2026-029** That Council read the By-laws, Items 11.1 to 11.3 (inclusive), a first, second, and third time and passed.

**Carried**

**12. New/Other Business**

Councillor Bartley addressed Council, sharing that two (2) new stoves have been donated to the Ballantrae Community Centre by Unionville Appliances.

**13. Closed Session**

**13.1 Closed Meeting Minutes - January 14th, 2026**

**13.2 Teamsters Local 419 Collective Bargaining**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Bartley

**OM-2026-030** That Council recess into Closed Session at 2:13pm to consider Items 13.1 and 13.2, under the following exception:

Labour relations or employee negotiations (Municipal Act, Sec. 239(2)(d))

**Carried**

**14. Reconvene in Public Session**

The meeting reconvened at 2:30 PM.

**14.1 Closed Meeting Minutes - January 14th, 2026**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Bartley

**OM-2026-031** That the Closed Meeting Minutes of January 14th, 2026, be approved, as circulated.

**Carried**

**14.2 Teamsters Local 419 Collective Bargaining**

**Moved by:** Councillor Smith

**Seconded by:** Councillor Kroon

**OM-2026-032** That Council authorize Staff to proceed as directed in the Closed Meeting.

**Recorded Vote**

<b>Member</b>	<b>Yay</b>	<b>Nay</b>
Councillor Acton	X	
Councillor Bartley	X	
Councillor Kroon	X	
Councillor Sherban	X	
Councillor Smith	X	
Councillor Upton	X	
Mayor Lovatt	X	

**Carried (7 to 0)**

**15. Confirmatory By-law**

**15.1 2026-009-MS Confirmatory By-law**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Bartley

**OM-2026-033** That Council read By-law 2026-009-MS a first, second and third time and finally passed.

**Carried**

**16. Adjournment**

**Moved by:** Councillor Acton

**Seconded by:** Councillor Smith

**OM-2026-034** That there being no further business, Council adjourn at 2:32 pm.

**Carried**

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Iain Lovatt, Mayor

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Jenn Peplinski, Deputy Clerk