



Stouffville

Town of Whitchurch-Stouffville Public Planning Meeting Minutes

January 21, 2026, 7:00 p.m.
Held Virtually

Members Present: Councillor Hugo Kroon (Chair)
Mayor Iain Lovatt
Councillor Rick Upton
Councillor Sue Sherban
Councillor Keith Acton
Councillor Maurice Smith

Members Absent: Councillor Richard Bartley

Staff Present: Hena Kabir, Manager, Development
Kate Trombino, Planner I
Dwayne Tapp, Commissioner of Development Services
Jenn Peplinski, Manager of Legislative Services and Deputy Clerk
Steven Medvesky, Council/Committee Coordinator

1. Call to Order

Deputy Mayor Kroon called the meeting to order at 7:06 pm.

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 Huron-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 Public Planning Meeting Minutes - November 19th, 2025

Moved by: Iain Lovatt

Seconded by: Maurice Smith

PPM-2026-001 That the minutes of the November 19th, 2025, Public Planning meeting be approved, as presented.

Carried

5. Scheduled Business

5.1 DS-002-26 - Application for Proposed Zoning By-law Amendment at 12131 Woodbine Avenue (File No. ZBA25.013)

Notice Given:

The Deputy Clerk advised of the procedure by which notice was given and confirmation as to the dates that the notices were given. As per the statutory requirements set out in the Planning Act, public notice was delivered via mail to all property owners within 120 metres of the Subject Lands on December 18, 2025. All public agencies that are entitled to notice were informed via email on, December 18, 2025. A Public Meeting Notice sign was installed at the property on December 24, 2025, and a notice was posted on the Town's website on December 22nd, 2025.

Purpose:

The purpose of this meeting is to fulfill the statutory public meeting obligations under the authority of the *Planning Act* to introduce to introduce the zoning by-law amendment. The objective of the public meeting is to solicit comments from interested members of the community and public agencies.

Presentation from the Planner:

The planner on file, Kate Trombino, provided a presentation and overview of the application, including comments from internal departments and external agencies.

Presentation from the Applicant:

Angela Sciberras and Nick Pileggi of Macauley, Shiomi and Howsen, provided a presentation on behalf of the applicant, White Owl Properties Ltd.

Written Correspondence Received:

None.

In Person Participants:

None.

Comments/Questions from Council:

Mayor Lovatt highlighted the town's need for industrial and commercial development, and commended the proponent for maximizing the land that is currently in the Town's Official Plan.

Councillor Smith inquired about the public roadway that was shown in the Staff report. The planner on-file, Kate Trombino, outlined some potential short-term and long-term plans for the roadway. A brief discussion ensued about where the responsibility to construct the road lies.

Moved by: Keith Acton

Seconded by: Rick Upton

PPM-2026-002 that Council refer all public and agency comments pertaining to this subject to staff for inclusion in a future report regarding the disposition of this matter.

Carried

6. Confirmatory By-law

6.1 2026-005-MS Confirmatory By-law

Moved by: Iain Lovatt

Seconded by: Sue Sherban

PPM-2026-003 That Council reads Confirmatory By-law 2026-005-MS, a first, second, and third time and passed, as presented.

Carried

7. Adjournment

Moved by: Maurice Smith

Seconded by: Sue Sherban

PPM-2026-004 That there being no further business, the meeting adjourned at 7:32 pm

Carried

Hugo Kroon, Deputy Mayor

Jenn Peplinski, Deputy Clerk