



# Stouffville

## Town of Whitchurch-Stouffville Council Public Meeting Minutes

**June 5, 2024, 7:00 p.m.  
Council Chambers  
111 Sandiford Drive**

Members Present: Councillor Hugo Kroon  
Councillor Maurice Smith  
Councillor Keith Acton  
Councillor Richard Bartley  
Councillor Sue Sherban

Members Absent: Mayor Iain Lovatt  
Councillor Rick Upton

Staff Present: Dwayne Tapp, Commissioner of Development Services  
Meaghan Craven, Manager, Planning Policy  
Tim Hayward, Policy Planner II  
Monica Beattie, Senior Clerk's Coordinator  
Laila Schell, Administrative & Project Coordinatoer

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### 1. Call to Order

Deputy Mayor Smith called the meeting to order at 7:02 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 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 - May 15, 2024**

**Moved by:** Councillor Bartley

**Seconded by:** Councillor Sherban

1) That Council adopt the minutes of May 15, 2024, as circulated.

**Carried**

**5. Scheduled Business**

**5.1 Report No. DS-028-24 Community Benefits Charge Strategy and By-law**

*An Addendum was provided changing the date of the report coming to council from June 19th to June 26th.*

**Notice Given:**

The Acting Clerk advised of the procedure by which notice was given and confirmation as to the dates that the notices were given.

Notice of this Public Consultation was emailed to property owners that may be impacted by a Community Benefits Charge, representatives from the building industry, and interested parties in advance of this public meeting. Additionally, the notice was posted on the Town website on May 23, 2024.

**Purpose:**

The purpose of this meeting is to fulfill the public consultation requirement under the authority of the Planning Act to introduce the Community Benefits Charge Strategy and By-law. The objective of the public consultation is to seek comments from interested members of the community and public agencies on this application.

**Presentation from the Proponent:**

The planner on file Tim Hayward introduced Nancy Neale, Manager at Watson and Associates on behalf of the Town. The consultant provided a presentation and overview of the proposed strategy and by-law.

**Correspondence Received:**

- BILD Industry

**In Person Participants:**

- None

**Virtual Participants:**

- None

**Citizen Comments or Concerns raised:**

- None

**Comments/Questions from Council:**

- Councillor Sherban expressed her disappointment and concerns regarding the amount of funds the Town would be receiving. She stated that she does not see the benefit of accelerating home construction when the financial return does not justify the cost. She inquired whether there are alternative formulas available to secure the much-needed funds.
- Councillor Kroon asked for clarification on how the comparative data for Oshawa translates into percentages, and question whether their current explanation is unnecessarily complex.

**Moved by:** Councillor Acton

**Seconded by:** Councillor Kroon

- 1) 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**

**5.2 Council Memorandum from Commissioner of Development Services, re: Community Benefits Charge Strategy and By-law – Report No. DS-028-24**

**6. Confirmatory By-law**

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Bartley

- 1) That Council read Confirmatory By-law 2024-076-MS a first, second and third time and passed.

**Carried**

**7. Adjournment**

**Moved by:** Councillor Kroon

**Seconded by:** Councillor Acton

1) That there being no further business, Council adjourned the Public Planning Meeting at 7:30 p.m.

**Carried**

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Maurice Smith, Deputy Mayor

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Monica Beattie, Acting Clerk