



**Town of Whitchurch-Stouffville
Council Minutes**

Wednesday, April 24, 2024

*****Meeting Postponed from April 17, 2024*****

1:00 pm

**Council Chambers
111 Sandiford Drive**

Chair: Mayor Lovatt

A meeting of Council was held at the municipal offices, on the above date and time.

Members Present: I. Lovatt, K. Acton, R. Bartley, H. Kroon, M. Smith, S. Sherban, and R. Upton.

Staff Present: Sunny Bains, Claudette Banks, Monica Beattie, Rob Braid, Anthony Fabrizi, Jack Graziosi, Jeremy Harness, Glenn Jackson, Becky Jamieson (Electronically), Grace Lombardi, Samantha Naumoski, Cassandra Papas, Joshua Silver, Bill Snowball, Dwayne Tapp, Margaret Wallace.

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. Roll Call

All Members of Council were present.

4. Introduction of Addendum Items

None.

5. Confirmation of Agenda

Moved by Councillor Acton
Seconded by Councillor Sherban

That Council confirm the agenda, as circulated.

Carried

6. Declaration of Pecuniary Interest

Councillor Acton declared a pecuniary interest on the Notice of Motion from Councillor Upton, re: Temporary Sign By-law due to owning a business in the Town of Whitchurch-Stouffville that could benefit from the successful adoption of the motion.

7. Adoption of Minutes

Moved by Councillor Kroon
Seconded by Councillor Upton

That Council adopt the minutes from the regular meeting of Council on April 3, 2024, as circulated.

Carried

8. Recognitions

9. Delegations / Petitions

The Delegation of Superintendent Sony Dosanjh and Inspector Brad Weick, York Regional Police 5 District Command to update Council on ongoing Crime Trends impacting the Region has been postponed to a future Council Meeting.

10. Outside Presentations / Information from Council Appointed Committees

11. Consent Agenda

Report Nos. DS-015-24, DS-016-24, and FI-002-24 were not pulled for separate discussion.

Moved by Councillor Bartley
Seconded by Councillor Kroon

1) That Council approve the following staff reports on the consent agenda and adopt the recommendations contained therein:

Report No. DS-015-24 Annual Housing Indicators Marketing Report

1) That Council receive Report No. DS-015-24 for information.

Report No. DS-016-24 Memorial Street Name Requests

1) That Council receive Report No. DS-016-24 for information.

Report No. FI-002-24 2025 Budget Timetable

1) That Council approve the budget timetable as submitted; and

2) That Council recommend the same timetable for the Whitchurch-Stouffville Public Library.

Carried

12. Action Items Requiring Separate Discussion

Report No. FI-003-24 Fourth Quarter Financial Results

Moved by Councillor Smith
Seconded by Councillor Upton

1) That Council receive Report No. FI-003-24 for information.

Carried

Report No. CPS-009-24 - Implementation of an Administrative Monetary Penalty System (AMPS) – Update
Presentation by Grace Lombardi, Manager, Municipal Law Enforcement, and Anthony Fabrizi, AMPS & ASE Coordinator

Moved by Councillor Smith
Seconded by Councillor Upton

1) That Council authorize Staff to enter into a Shared Hearing Officer Agreement with the Town of Newmarket for the provision of Hearing Officer Services at a cost of \$2,000 per year plus per diem for hearings; and

2) That Council authorize staff to proceed with the implementation plan and associated costs related to a May 8, 2024 start date for Administrative Monetary Penalty System (AMPS); and

3) That Council enact the appropriate By-laws for implementation of the AMPS as listed in this report.

Carried

13. Notices of Motion / Motions for Which Notice Has Been Given

Having declared a pecuniary interest, Councillor Acton did not vote on this Notice of Motion.

1. Notice of Motion from Councillor Upton, re: Temporary Sign By-law

Moved by Councillor Upton
Seconded by Councillor Kroon

That Council authorize the Commissioner of Corporate Services to have delegated authority to approve up to two (2) additional sign permits under the temporary sign by-law to a maximum of four (4) sign permits for the year, for one of the following: Feather Banner Signs, Inflatable Signs, and Mobile Roadway Signs as identified in the Temporary Sign By-law; and

That this delegated authority be in effect until such time as a new sign by-law is presented to Council for consideration in September of 2024; and

That staff be directed to do all things necessary to give full effect to this resolution.

Carried as Amended

2. **Notice of Motion from Mayor Lovatt, re: Fourplex Developments
(Pursuant to Section 284.10(1) of the Municipal Act)**

Moved by Councillor Smith
Seconded by Councillor Sherban

WHEREAS the cost of housing has increased significantly in recent years such that many residents struggle to afford the cost of living; and

WHEREAS the Town of Whitchurch-Stouffville is committed to doing its part to address the housing crisis by helping to facilitate the building of more options for housing and more affordable housing; and

WHEREAS the Province of Ontario has set a goal of building at least 1.5 million homes by 2031; and

WHEREAS the Town of Whitchurch-Stouffville accepted its target of building 6,500 new units by 2031 to help contribute to the Province's target; and

WHEREAS the 10 best practices from successful Housing Accelerator Fund applications include eliminating restrictions to allow a greater variety in housing types; and

WHEREAS the Ontario Housing Affordability Task Force recommends allowing "as of right" residential housing up to four units on a single residential lot; and

WHEREAS gentle density can improve access to affordable housing, better use of existing infrastructure and reduced urban sprawl; and

WHEREAS the Town of Whitchurch-Stouffville is currently studying Additional Residential Units for the purpose of creating zoning regulations to enable up to three (3) residential dwelling units on fully serviced residential lots as required to bring the Town’s Zoning By-law into conformity with Bill 23, the More Homes Built Faster Act, 2022;

NOW THEREFORE BE IT RESOLVED THAT Council approve, in principle, the permission for four (4) residential dwelling units to be considered on fully serviced residential lots; and

THAT staff be directed to initiate a review of the appropriate areas within the Town of Whitchurch-Stouffville where four (4) residential dwellings units could be appropriate; and

THAT staff be directed to include four (4) residential dwelling units in the ARU Public Planning Meeting on May 1 for public information for consideration; and

THAT staff be directed to bring forward a report with the necessary Official Plan Amendment and Zoning By-law Amendment to enact permissions for four (4) residential dwelling units of fully serviced residential lots, where appropriate, for Council consideration.

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

	For	Against
Councillor Bartley	X	
Councillor Acton		X
Councillor Sherban	X	
Councillor Upton		X
Councillor Kroon		X
Councillor Smith	X	
Mayor Lovatt	X	

Carried as Amended

3. **Notice of Motion from Mayor Lovatt, re: Reducing Parking Requirements for New Residential Development**
(Pursuant to Section 284.10(1) of the Municipal Act)

Moved by Councillor Sherban
Seconded by Councillor Bartley

WHEREAS the Western Approach Mixed Use Area and the Gateway Mixed Use Area along Main Street are identified as Strategic Growth Areas within the Town of Whitchurch-Stouffville Draft New Official Plan; and

WHEREAS the Strategic Growth Areas of Main Street are expected and planned to be primary locations for concentrations of higher density and mixed-use development in the Town serving as important focal points that provide a range of working, shopping, recreation and housing opportunities; and

WHEREAS the Stouffville GO Major Transit Station Area is within the Core Area with the Town of Whitchurch-Stouffville Draft New Official Plan; and

WHEREAS the Stouffville GO MTSA is planned to accommodate a proposed minimum density of 150 people and jobs per hectare and will serve as a focal point for promoting a mix of uses as an evolving commercial district, with a strong residential community; and

WHEREAS the Western Approach Mixed Use Area, Gateway Mixed Use area and Stouffville GO MTSA are located along Main Street with access to transit, shopping, services, community amenities and services; and

WHEREAS the cost to construct below-grade parking can add significantly to the costs of constructing new residential units; and

WHEREAS reducing parking requirements can contribute to improving the livability of the Town by helping to create a healthier community, reducing greenhouse gas emissions and creating opportunities for transit, walking and cycling; and

WHEREAS the Ontario Housing Affordability Task Force recommends removing minimum parking requirements as they can be outdated and can contribute to the increased cost of housing; and

WHEREAS one of the 10 best practices from successful Housing Accelerator Fund applications was to reduce or eliminate parking standards to increase project viability, density and carbon footprint;

NOW THEREFORE BE IT RESOLVED THAT staff be directed to evaluate options for reducing minimum parking requirements for new residential developments with the Western Approach Mixed Use Area, Gateway Mixed Use Area and the Core Area, which includes the Stouffville GO MTSA; and

THAT new residential developments within the Western Approach Mixed Use Area, Gateway Mixed Use Area, and the Core Area, which includes the Stouffville GO MTSA be required to provide auto share, bike share or other innovative programs; and

THAT staff report back to Council with the appropriate recommended actions to these directions.

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

	For	Against
Councillor Upton		X
Councillor Kroon		X
Councillor Smith	X	
Mayor Lovatt	X	
Councillor Bartley	X	
Councillor Acton		X
Councillor Sherban		X

Defeated

14. Resolutions from Council

15. By-laws

By-laws 2024-037-RE, 2024-038-AP, 2024-039-RE, 2024-040-PR, 2024-041-FR, 2024-042-RE

Moved by Councillor Bartley
Seconded by Councillor Acton

That Council read the following by-laws a first, second, third time and passed:

2024-037-RE BEING A BY-LAW To prohibit and regulate any alteration to the Grade of Property through the movement, removal or Placing of Topsoil, or Fill within the Town of Whitchurch-Stouffville.

2024-038-AP BEING A BY-LAW To Appoint Screening and Hearing Officers for the purposes of administration of an Administrative Monetary Penalty System (CPS-009-24).

2024-039-RE BEING A BY-LAW To Establish an Administrative Monetary Penalty System for violations of designated by-laws within the Town of Whitchurch-Stouffville (CPS-009-24).

2024-040-PR BEING A BY-LAW To Amend By-law 2008-114-PR, being a By-law to govern and control the parking of vehicles in the Town of Whitchurch-Stouffville (CPS-009-24).

2024-041-FR BEING A BY-LAW To Amend By-law 2008-123-FR, being a By-law to designate and regulate private roadways and/or accesses as fire routes (CPS-009-24).

2024-042-RE BEING A BY-LAW To Amend By-law 2019-092-RE Being a By-law to prohibit or regulate unusual noises or noises likely to disturb the inhabitants of the Town of Whitchurch-Stouffville (CPS-009-24).

Carried

16. Regional Business

Mayor Lovatt provided an overview of Regional Business.

17. Resolution to Hold a Closed Meeting

Moved by Councillor Upton
Seconded by Councillor Kroon

That Council recess to permit the holding of a Closed Meeting in the Whitchurch Room to consider matters with the following exceptions:

- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Municipal Act, Sec. 239(2)(i)).

Carried

Clerk Becky Jamieson left the meeting. Monica Beattie took over as Acting Clerk for the remainder of the meeting.

18. Items Arising from a Closed Meeting

1. **A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Municipal Act, Sec. 239(2)(i)).**

Moved by Councillor Upton
Seconded by Councillor Kroon

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

Carried

19. Confirmatory By-law

Moved by Councillor Sherban
Seconded by Councillor Bartley

That Council read Confirmatory By-law 2024-044-MS a first, second and third time and passed.

Carried

20. Adjournment

Moved by Councillor Smith
Seconded by Councillor Acton

That there being no further business, Council adjourned the meeting at 3:09 p.m.

Carried

APPROVED at the Town of Whitchurch-Stouffville this 15th day of May, 2024.

Iain Lovatt, Mayor

Becky Jamieson, Clerk