



**Town of Whitchurch-Stouffville
Council Minutes
Wednesday, May 1, 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, Meaghan Craven, Jack Graziosi, Jeremy Harness, Glenn Jackson, Becky Jamieson, Cassandra Papas, Randall Roth, Bill Snowball, Dwayne Tapp, and Margaret Wallace.

1. Call to Order

Mayor Lovatt called the meeting to order at 12:01 p.m.

2. Roll Call

All Members of Council were present except for Councillor Bartley.

3. Introduction of Addendum Items

5. Resolution to Hold a Closed Meeting

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

- 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)).

4. Confirmation of Agenda

Moved by Councillor Kroon
Seconded by Councillor Upton

That Council confirm the agenda, as circulated.

Carried

5. Resolution to Hold a Closed Meeting

Moved by Councillor Smith
Seconded by Councillor Acton

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

- Educating or training Members, provided that no Member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of Council (Municipal Act, Sec. 239(3.1)).
- 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)).

Carried

6. Reconvene into Open Meeting

Council reconvened into Open Meeting at 1:00 p.m.

7. 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.

8. Roll Call

All Members of Council were present.

9. Declaration of Pecuniary Interest

None.

10. Items Arising from a Closed Meeting

- 1. Educating or training Members, provided that no Member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of Council (Municipal Act, Sec. 239(3.1)).**

There was nothing arising out of the Closed Meeting.

2. **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 Bartley
Seconded by Councillor Acton

1) That Council authorize the Mayor and Staff to publicly announce the Town's acceptance of a modular facility for the purpose of addressing the current daycare shortage within the Town.

Carried

11. Adoption of Minutes

None.

12. Recognitions

None.

13. Delegations / Petitions

None.

14. Outside Presentations / Information from Council Appointed Committees

None.

15. Consent Agenda

Report Nos. DS-018-24, CS-003-24, and CS-004-24 were not pulled for separate discussion.

Moved by Councillor Smith
Seconded by Councillor Upton

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

Report No. DS-018-24 Proposed Zoning By-law Amendment Application at 15450 Woodbine Avenue for Galatia Lane Estates (File No. ZBA23.005)

1) That Council confirm that notwithstanding that the proposed Zoning By-law Amendment is different from that proposed at the September 27, 2023 Statutory Public Meeting, the revisions are minor in nature and no further Statutory Public Meeting is required in accordance with Section 34(17) of the Planning Act; and

2) That Council enact By-law No. 2024-048-ZO, being a By-law to amend Comprehensive Zoning By-law 2010-001-ZO, by applying site specific zone and provisions and to rezone a portion of the Subject Lands from Development Reserve (D) to Employment Light and direct staff to issue a Notice of Passing.

Report No. CS-003-24 Brierbush Hospital - Commemorative Masonry Columns

1) That Council direct Staff to proceed with the reconstruction of the Brierbush Hospital masonry columns; and

2) That Council direct Staff to determine an adequate funding source for the unbudgeted project through an end of year fiscal review.

Report No. CS-004-24 BMX Stouffville Lease Agreement

1) That Council authorize staff to enter into a lease agreement with the Toronto and Region Conservation Authority (TRCA) for the operation of the BMX Track at Bruce's Mill Conservation Area for a five (5) year term, ending June 24, 2029, with the option for an additional five (5) year extension; and

2) That Council delegate authority to the Commissioner of Community Services to enter into all future award agreements with the Toronto and Region Conservation Authority (TRCA) for BMX Stouffville; and

3) That Council enact By-law 2024-053-RE being a By-law to amend Delegation By-Law 2021-065-RE (Schedule "F").

Carried

16. Action Items Requiring Separate Discussion

Report No. DS-017-24 Final Draft New Official Plan for Council Adoption (D08)

Presentation by Gregory Bender, WSP Global Inc.

MOTION TO AMEND

Moved by Councillor Upton
Seconded by Councillor Smith

1) That Council direct staff to amend the Town's New Official Plan: "Re-Imagine Stouffville – Town of Whitchurch-Stouffville Official Plan, as amended, to reduce the maximum height limit from generally 20 storeys to generally 12 storeys within the Western Approach – Mixed Use Area designation, as it pertains to the lands located between Sandiford Drive and Ninth Line which are not identified as Mid Rise and Low Rise Development on Schedule D-2, as amended, and undertake the necessary modifications to the Official Plan to implement these changes; and

2) That 5676 Main Street be amended to generally 12 storeys at the front of Main Street and generally midrise in the rear portion of the property within the Western Approach designation.

Carried

MOTION TO AMEND

Moved by Councillor Kroon
Seconded by Councillor Bartley

1) That through the Approval of the Town's New Official Plan: "Re-Imagine Stouffville - Town of Whitchurch-Stouffville Official Plan", the Approval Authority designate the lands bound by the Gormely settlement area, Woodbine Avenue, Highway 404, and the municipal boundary as "Rural Area" as opposed to "Agricultural Area" on Schedule B of the Town's New Official Plan, in accordance with the York Region Council endorsed refinements to the Provincial Agricultural Area System Mapping.

Carried

AMENDED MOTION

Moved by Councillor Bartley
Seconded by Councillor Kroon

1) That Council direct staff to amend the Town's New Official Plan: "Re-Imagine Stouffville – Town of Whitchurch-Stouffville Official Plan, as amended, to reduce the maximum height limit from generally 20 storeys to generally 12 storeys within the Western Approach – Mixed Use Area designation, as it pertains to the lands located between Sandiford Drive and Ninth Line which are not identified as Mid Rise and Low Rise Development on Schedule D-2, as amended, and undertake the necessary modifications to the Official Plan to implement these changes; and

2) That 5676 Main Street be amended to generally 12 storeys at the front of Main Street and generally midrise in the rear portion of the property within the Western Approach designation.

3) That through the Approval of the Town's New Official Plan: "Re-Imagine Stouffville - Town of Whitchurch-Stouffville Official Plan", the Approval Authority designate the lands bound by the Gormely settlement area, Woodbine Avenue, Highway 404, and the municipal boundary as "Rural Area" as opposed to "Agricultural Area" on Schedule B of the Town's New Official Plan, in accordance with the York Region Council endorsed refinements to the Provincial Agricultural Area System Mapping.

- 4) That Council Adopt the Town's New Official Plan: "Re-Imagine Stouffville - Town of Whitchurch-Stouffville Official Plan" (October 2023), as included in Attachment 3 to this Report; and
- 5) That Council approve the additional recommended modifications to be included in the Final New Official Plan as outlined in Attachment 4 to this Report; and
- 6) That Council direct Staff to bring forward a By-law to the next Council meeting on May 15, 2024, for Council to enact a By-law passed under the authority of Section 17 of the Planning Act to Adopt the Town's New Official Plan: "Re-Imagine Stouffville - Town of Whitchurch-Stouffville Official Plan", as modified; and
- 7) That Council direct staff to forward a copy of the adopted New Official Plan to the Approval Authority for final approval; and
- 8) That Council direct staff to review deputant recommended modifications for consideration in the by-law; and
- 9) That Council endorse the recommended updates to the Community of Stouffville Main Street Built Form and Urban Design Guidelines, June 2020, as shown in Attachment 5 to this Report, including the Main Street West and Downtown Main Street Character Area figures, and direct staff to undertake the necessary updates to the Guidelines to align with the New Official Plan, once approved.

Carried as Amended

Correspondence from the City of Kitchener, re: *Ontario Heritage Act*

Moved by Councillor Kroon
Seconded by Councillor Bartley

- 1) That Council receive for information and endorse the correspondence from the City of Kitchener, re: *Ontario Heritage Act*.

Carried

Report No. CPS-010-24 Short-Term Rental By-law

Moved by Councillor Kroon
Seconded by Councillor Smith

- 1) That Council approve By-law 2024-049-LI for Short-Term Rentals, as amended; and
- 2) That Council approve By-law 2024-050-LI to amend By-law 2022-032-LI, removing Short-Term Rentals Schedule B; and
- 3) That Council approve By-law 2024-051-RE, to amend Schedule A of the Administrative Monetary Penalty System (AMPS) By-law 2024-039-RE; and
- 4) That Council direct staff to report back in May of 2025 on the success of the Short-Term Rental Program and any recommended changes.

Carried

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

1. **Notice of Motion from Councillor Upton, re: Installation of Stop Signs – Glad Park and John Davis Gate**
2. **Notice of Motion from Mayor Lovatt, re: Reconsideration of a Council Decision from the December 6, 2023 Council Meeting – Report No. LCS-015-23 - Cenotaph Relocation and Tank Donation**

18. Resolutions from Council

Resolution from Mayor Lovatt, re: Federation of Canadian Municipalities – Election to the Board of Directors

Moved by Councillor Bartley
Seconded by Councillor Smith

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

WHEREAS FCM's Annual General Meeting (AGM) will be held in conjunction with the Annual Conference and Trade Show from June 6 to 9, 2024 (inclusive), followed by the election of FCM's Board of Directors;

NOW THEREFORE BE IT RESOLVED THAT Council of the Town of Whitchurch-Stouffville endorse Mayor Iain Lovatt to stand for election on FCM's Board of Directors for the period starting in June 2024 and ending June 2025.

Carried

19. **By-laws**

By-laws 2024-045-RD, 2024-046-RD, 2024-047-RD, 2024-048-ZO, 2024-049-LI, 2024-050-LI, 2024-051-RE, 2024-052-AP, and 2024-053-RE

Moved by Councillor Upton
Seconded by Councillor Acton

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

2024-045-RD BEING A BY-LAW to provide for the numbering of buildings along highways and for affixing numbers to the buildings (Sam Miller Way, Rougeview Avenue and a segment of Hoover Park Drive – Plans 65M-3951, 65R-39483, 65R-39641 and 65R-40150) and to repeal By-law 2022-074-RD.

2024-046-RD BEING A BY-LAW to Provide for the numbering of buildings along Part 184 on Plan 65R-40383, which is comprised of the private streets as named by By-law 2021-029-RD (Kenneth Kirby Lane, Covington Crescent, Sunbury Lane, Canton Lane and Nordic Lane), and segments of Baker Hill Boulevard and Main Street, and to repeal By-law 2024-034-RD.

2024-047-RD BEING A BY-LAW to provide for the numbering of buildings on Plan 65R-40364, being Part of Block 2 of Plan 65M-4777, registered by the York Region Common Elements Condominium Plan No. 1524, which is comprised of the private streets as named by By-law 2018-110-RD (Clippers Crescent and Maybank Lane).

2024-048-ZO BEING A BY-LAW to amend By-law 2010-001-ZO of the Town of Whitchurch-Stouffville (Comprehensive Zoning By-law) for the lands located at 15450 Woodbine Avenue (DS-018-24).

2024-049-LI BEING A BY-LAW to License, regulate and govern Short-Term Rentals in the Town of Whitchurch-Stouffville (CPS-010-24).

2024-050-LI BEING A BY-LAW to Amend By-law 2022-032-LI, being a by-law to license, regulate and govern certain businesses in the Town of Whitchurch-Stouffville (CPS-010-24).

2024-051-RE BEING A BY-LAW to Amend By-law 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-010-24).

2024-052-AP BEING A BY-LAW to appoint Municipal Law Enforcement Officers, Officers, Municipal Weed Inspectors, and Licensing Officers for The Corporation of the Town of Whitchurch-Stouffville and repeal By-law 2024-018-AP.

2024-053-RE BEING A BY-LAW to amend Delegation By-law 2021-065-RE (Schedule "F") (CS-004-24).

Carried

20. Regional Business

Mayor Lovatt provided an overview of Regional Business.

21. Resolution to Hold a Closed Meeting

None.

22. Items Arising from a Closed Meeting

None.

23. Confirmatory By-law

To pass the Confirmatory By-law

Moved by Councillor Acton
Seconded by Councillor Sherban

That Council read Confirmatory By-law 2024-055-MS a first, second and third time and passed.

Carried

24. Adjournment

Moved by Councillor Sherban
Seconded by Councillor Bartley

That there being no further business, Council adjourned the meeting at 2:37 p.m.

Carried

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

Iain Lovatt, Mayor

Becky Jamieson, Clerk