



Committee of the Whole Minutes

October 20, 2025, 7:00 p.m.
Council Chambers
Whitby Town Hall

Present: Mayor Roy
Councillor Bozinovski
Councillor Cardwell
Councillor Leahy
Councillor Lee
Councillor Lundquist
Councillor Shahid

Regrets: Councillor Mulcahy
Councillor Yamada

Also Present: R. Saunders, Acting Chief Administrative Officer/Commissioner of Planning and Development
J. Taylor, Director of Planning
M. Hickey, Fire Chief
S. Malby, Senior Manager, Parks, Parks Planning and Development
F. Santaguida, Commissioner of Legal and Enforcement Services/Town Solicitor
F. Wong, Commissioner of Financial Services/Treasurer
M. Dodge, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Narraway, Sr. Manager of Legislative Services/Deputy Clerk
L. MacDougall, Council and Committee Coordinator (Recording Secretary)

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1. Call To Order: The Mayor
 2. Call of the Roll: The Clerk

3. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

4. Consent Agenda

5. Planning and Development

Councillor Lee assumed the Chair.

5.1 Presentations

There were no presentations.

5.2 Delegations

There were no delegations.

5.3 Correspondence

There was no correspondence.

5.4 Staff Reports

5.4.1 PDP 54-25, Planning and Development (Planning Services)
Department Report

Re: Extension to Draft Approved Plan of Subdivision, Yucca Whitby
Land Inc., 6545 Baldwin Street North. File Number: SW-2016-04

Recommendation:

Moved by Councillor Lee

That Council approve the extension of the Draft Approved Plan of
Subdivision SW-2016-04 for an additional 3 years, to January 31,
2029.

Carried

5.4.2 PDP 55-25, Planning and Development (Planning Services)
Department Report

Re: Zoning By-law Amendment to Remove Holding (H) Symbol,
Traine and Mainline Living, 380 Taunton Road West, File Number:
DEV-08-25 (Z-04-25)

A question and answer period ensued between Members of
Committee and Staff regarding:

- confirmation that vehicle and pedestrian access to the proposed development would be from Christine Elliott Avenue;
- whether access to the site may change through the site plan review process and the process for notifying residents in the area;
- opportunities to connect the proposed development to the adjacent site in the future; and,
- whether there was any feedback received from agencies and stakeholders.

Recommendation:

Moved by Councillor Leahy

1. That Council approve an Amendment to Zoning By-law 1784 (File Number: Z-04-25) for the removal of the Holding (H) Symbol, as outlined in Planning Report PDP 55-25; and,
2. That a By-law to amend Zoning By-law 1784 be brought forward for Consideration by Council.

Carried

5.5 New and Unfinished Business - Planning and Development

There was no new and unfinished business.

6. General Government

Councillor Lundquist assumed the Chair.

6.1 Presentations

There were no presentations.

6.2 Delegations

There were no delegations.

6.3 Correspondence

There was no correspondence.

6.4 Staff Reports

6.4.1 CMS 12-25, Community Services Department Report

Re: Proposed Amendments to Waste Collection By-law

A question and answer period ensued between Members of Committee and Staff regarding:

- clarification about the proposed amendments to the Waste Collection By-law;
- whether there were any proposed amendments related to enforcement of the Waste Collection By-law;
- details about the addition and use of the Administrative Penalty System for the enforcement of contraventions to the Waste Collection By-law; and,
- the number of annual by-law infractions related to the Waste Collection By-law.

Recommendation:

Moved by Councillor Leahy

1. That Report CMS 12-25 be received for information; and,
2. That the proposed amendments to the Town's Waste Collection By-law #7812-21, appended to this Report as Attachment # 1, be brought forward to Council for approval.

Carried

6.4.2 CMS 13-25, Community Services Department Report

Re: Proposed Amendments to the Municipal Property and Facility Naming Policy

A question and answer period ensued between Members of Committee and Staff regarding:

- confirmation that the proposed process for the naming of municipal property and facilities would include community engagement prior to a recommendation being presented to Council;
- whether the implementation of the proposed policy would only apply to new facilities; and;

- the methods of communication to the community about the naming of new a new facility.

Recommendation:

Moved by Councillor Leahy

1. That Council approve the proposed amendments to the Municipal Property and Facility Naming Policy, MS 250 Attachment 2 of report CMS 13-25; and,
2. That GG-0007, which directed staff to review the Municipal Property and Facility Naming Policy and recommend revisions, be removed from the New and Unfinished Business List.

Carried

6.4.3 FS 04-25, Financial Services Department Report

Re: 2024 Year End Operating Budget Variances and Reserve Funds

A question and answer period ensued between Members of Committee and Staff regarding:

- the similarities in revenue variance trends between 2024 and 2025;
- whether the surplus of tax revenue in 2024 was primarily due to additional tax revenue from assessment growth;
- the rationale for the unfavourable variances in salary, wages, and benefits and the increased expenditure for overtime for Whitby Fire and Emergency Services;
- clarification about paternity leave resulting in overtime; and,
- confirmation that \$355 million was the total balance of all reserve funds.

Recommendation:

Moved by Mayor Roy

1. That report FS 04-25 regarding 2024 Year End Operating Variances and Reserve Funds be received; and,

2. That the 2024 year-end surplus of \$3.2 million be transferred to the Town's Contingency Reserve.

Carried

6.5 New and Unfinished Business - General Government

There was no new and unfinished business.

7. Closed Session

The Committee did not move into closed session to consider Confidential Financial Services Department Report FS 31-25 or Confidential Financial Services Department and Community Services Department Joint Report FS 45-25.

7.1 FS 31-25, Confidential Financial Services Department Report

Re: Leases with Bell Mobility Inc. at 57 Winchester Road East and 333 McKinney Drive

Recommendation:

Moved by Councillor Lundquist

1. That the Mayor and Clerk be authorized to enter into a five (5)-year lease agreement with Bell Mobility Inc, with a retroactive commencement date of March 1, 2025. for the lease of property for a telecommunications tower at the land municipally known as 57 Winchester Road East as outlined in Staff Report FS 31-25;
2. That the Mayor and Clerk be authorized to enter into a five (5)-year lease agreement with Bell Mobility Inc., with a commencement date of August 1, 2026 to extend the lease of property for a telecommunications tower at the land municipally known as 333 McKinney Drive as outlined in Staff Report FS 31-25; and,
3. That the Commissioner, Financial Services/Treasurer be authorized to negotiate and execute future renewals of telecommunication tower Lease Agreements provided that the renewal is based upon the similar general terms and conditions as the original telecommunication tower leases and subject to the satisfaction of the Commissioner, Legal and Enforcement Services/Town Solicitor.

Carried

7.2 FS 45-25, Confidential Financial Services Department and Community Services Department Joint Report

Re: Lease with Okanagan Hockey Group Inc. at the Iroquois Park Sports Centre

Recommendation:

Moved by Councillor Lundquist

That the Mayor and Clerk be authorized to enter into a five (5) lease agreement, starting September 1, 2025, with Okanagan Hockey Group Inc. for the lease of the small boardroom at in the upper mezzanine (12 months of the year) and Suite A on Pad 1 (8 months of the year) of the Iroquois Park Sports Centre as outlined in Staff Report FS 45-25.

Carried

8. Rising and Reporting

There were no matters considered in closed session. Therefore, the Committee did not rise and report.

9. Adjournment

Recommendation:

Moved by Councillor Shahid

That the meeting adjourn.

Carried

The meeting adjourned at 7:29 p.m.