



Open House & Public Meeting

The City of Burlington is looking for your feedback on changes happening in your neighbourhood.

City-Initiated Draft Zoning Bylaw Amendment for 1022, 1028, and 1030 Waterdown Road burlington.ca/1022waterdown

What is Proposed?

This is a City Initiated Zoning By-law Amendment to rezone the properties at 1022, 1028, and 1030 Waterdown Road to adhere to the approved vision for the Emery Commons Precinct in Official Plan Amendment 2.

The City is proposing to rezone the properties to align with the Emery Commons Precinct to permit residential use on the property.

The proposed zoning will seek to permit a mixed use and mid-rise built form that aligns with the vision for the Emery Commons Precinct.

Open House & Public Meeting Information

You are invited to attend an Open House on March 31, 2026 to learn more and ask questions, and to provide feedback for a future Public Meeting and Recommendation Report May 12, 2026. No decisions about the proposal have been made yet. We are asking for your feedback to inform the City Initiated Zoning Bylaw that will be recommended to the Committee of the Whole for approval later this year.

Open House Meeting Date:
March 31, 2026

Time: 7 p.m. – 9 p.m.

Location: LaSalle Pavillion, 50 North Shore Blvd E,
Burlington, ON L7T 4J8

**Public Meeting and Recommendation
Report Date:**
May 12, 2026

Time: 9:30 a.m., resuming at 6:30 p.m., if needed

Location: Hybrid Model in person at Burlington City
Hall, Council Chambers, 2nd floor, 426 Brant St.,
Burlington, Ontario or online at

www.burlington.ca/calendar. See next page for
online access instructions.

Written Comments:

Any written comments about the proposed amendment and by-law can be mailed or e-mailed to Jaclyn Schneider, Planner, jaclyn.schneider@burlington.ca. Your comments will be considered prior to staff bringing forward a recommendation report.

To submit written comments, or for more information, please contact:

Community Planning Department
PO Box 5013, 426 Brant St., Burlington, ON L7R 3Z6
Jaclyn.Schneider@burlington.ca

Your written comments should be submitted by: **March 31, 2026**

Options for Participating in the Statutory Public Meeting

How to Obtain the Staff Report:

The staff information report will be available for public review on Friday, April 1, 2026. The purpose of the report is to present and seek feedback on the draft Bylaw to all members of Council. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Committee of the Whole. If you require a hard-copy of the report, please email Legislative Services at clerks@burlington.ca to arrange pick-up.

Speaking at the Statutory Public Meeting as a Delegation:

To speak at the Public Meeting, there are two options:

1. Pre-register to speak by noon the Friday before the meeting is to be held. You can pre-register in one of the following ways:
 - a. complete the online delegation request form at www.burlington.ca/delegation;
 - b. submit a written request by email to Legislative Services at clerks@burlington.ca, or
 - c. phone 905-335-7600, ext. 7481.
2. Register during the Public Meeting.
 - a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
 - b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online. If you have presentation materials, they must be submitted to Legislative Services at clerks@burlington.ca no later than noon, the Friday before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

To Watch the Public Meeting Online:

Visit the City's website at www.burlington.ca/calendar by searching for the meeting date for the Committee of the Whole and clicking the 'Watch Video' link. Click on the link to view the virtual statutory Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Looking for more information?

For more information, visit the City of Burlington's Project webpage:
www.burlington.ca/1022waterdown

You will find a copy of the draft new Zoning Bylaw and information on the upcoming open house and public meeting.

To learn more about the planning process visit:
burlington.ca/planningprocess

If you wish to be notified of the decision on the proposed Zoning Bylaw, you must make a written request to Legislative Services at clerks@burlington.ca

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at burlington.ca/zoning

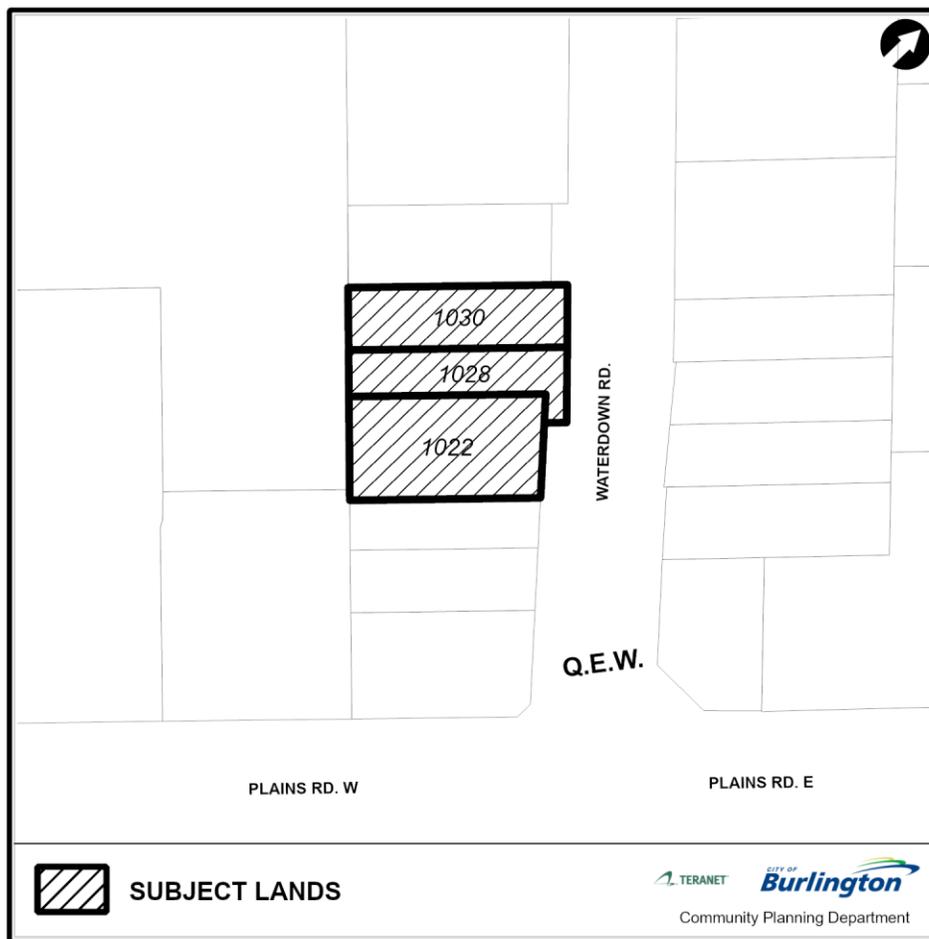
Legal Notices: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an Appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal Hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

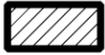
Key Map of Lands Subject to Proposed Bylaw



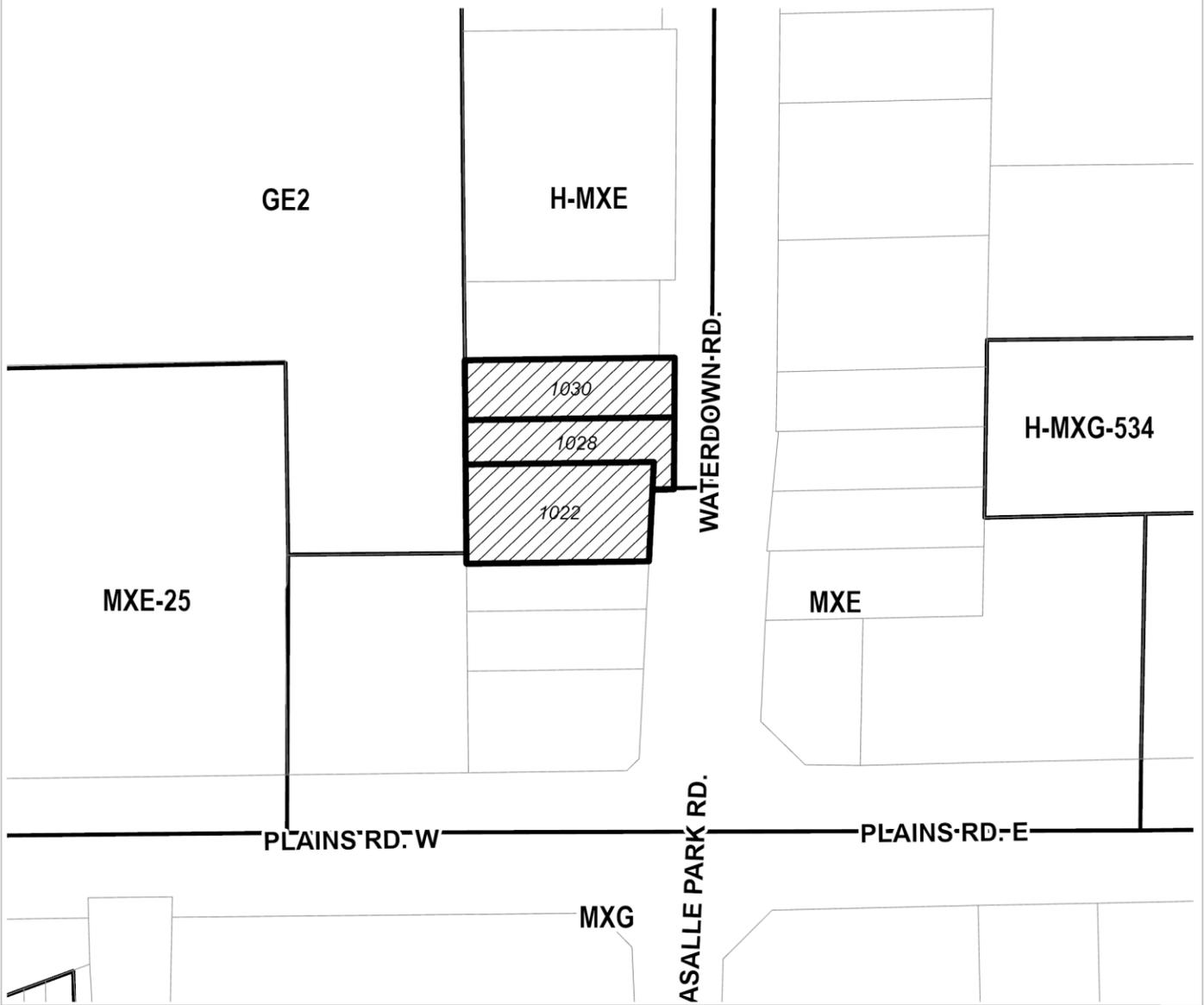
Sketch No. 3
EXISTING ZONING



This is a City Initiated Zoning By-law Amendment to rezone the properties at 1022, 1028, and 1030 Waterdown Road to adhere to the approved vision for the Emery Commons Precinct in Official Plan Amendment 2.



SUBJECT PROPERTY



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
			MXE MXG		GE2	

Date: February 24, 2026
Community Planning Department