



## Committee of the Whole

### Minutes

Date: October 6, 2025  
Time: 9:30 am  
Location: Council Chambers, City Hall, second floor

Members Present: Councillor Shawna Stolte (Chair)  
Councillor Kelvin Galbraith  
Councillor Lisa Kearns  
Councillor Rory Nisan  
Councillor Paul Sharman  
Councillor Angelo Bentivegna  
Mayor Marianne Meed Ward

Staff Present: Curt Benson, Chief Administrative Officer  
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor  
Jacqueline Johnson, Commissioner, Community Services  
Sue Evfremidis, Chief Human Resources Officer  
Craig Millar, Chief Financial Officer  
Craig Kummer, Director, Transportation Services  
Emilie Cote, Director, Recreation Community and Culture  
Jamie Tellier, Director, Community Planning  
Suzanne Gillies, Committee Clerk  
Jo-Anne Rudy, Committee Clerk  
David Thompson, Specialist, Digital Communications  
Richard Bellemare, Specialist, Digital Communications

#### 1. Call to Order

The Chair called the meeting to order.

#### 2. Land Acknowledgement

The Chair read the Land Acknowledgement.

**3. Approval of the Agenda**

Moved by Mayor Meed Ward

Waive Section 46.1 of the Procedure By-law, as amended, to permit an unregistered delegate Donna Acosta to speak to Item 8.2 - Burlington Sound of Music - 2025 festival re-cap and future direction (CSS-23-25)

**CARRIED**

Moved by Councillor Nisan

Approve the agenda as amended.

**CARRIED**

Moved by Councillor Galbraith

Motion to change the order of the agenda to discuss item 8.2 Burlington Sound of Music - 2025 festival re-cap and future direction (CSS-23-25) at the beginning of Community and Corporate Services section.

**CARRIED**

Moved by Councillor Kearns

Suspend the rules for section 45.2 of the Procedure By-law 59-2024, as amended, to allow an extension of speaking time for consultant presentation beyond the 10-minute maximum for Item 13.1 - information report for the draft new Residential Zoning By-law (DGM-69-25).

**CARRIED**

**4. Declarations of Interest**

None

**5. Presentations**

None

**6. Delegations**

6.1 Brent Kinnaird, Burlington Sound of Music Festival Inc., spoke regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)

- 6.2 Dave Shepherd, Burlington Sound of Music Festival Inc., spoke regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)
- 6.3 Kevin Vance, Burlington Sound of Music Festival Inc., spoke regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)
- 6.4 Sara Palmieri, Executive Director, Burlington Performing Arts Centre, spoke regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)
- 6.5 Donna Acosta spoke regarding Burlington Sound of Music - 2025 festival re-cap and future direction (CSS-23-25)

**7. Consent Items**

- 7.1 Community donation toward a new leash-free park at Palmer Park (CSS-21-25) (CCS)

Moved by Councillor Nisan

Support the Director of Recreation, Community and Culture in accepting a donation from a resident, made in memory of a family member, to support the development of a leash-free area within Palmer Park, as outlined in community services report CSS-21-25. This acceptance is conditional upon Council’s approval of the City’s funding for the project in the 2026 Capital Budget; and

Authorize the Director of Recreation, Community and Culture to execute a donation agreement with the donor, subject to the satisfaction of the Commissioner of Legal and Legislative Services, to formalize the contribution toward the leash-free area in Palmer Park as outlined in community services report CSS-21-25; and

Authorize the Director of Engineering Services to incorporate the leash-free area, funded in part through the aforementioned donation, into the design and implementation plans for Palmer Park, as outlined in community services report CSS-21-25.

**CARRIED**

- 7.2 Alton Community Centre – naming and signage implementation (CSS-22-25) (CCS)

Moved by Councillor Nisan

Approve the renaming of the facility currently known as “Haber Community Centre” to “Alton Community Centre”, following the conclusion of the naming sponsorship agreement with Haber & Associates’ as outlined in community services report CSS-22-25; and

Authorize the Director of Recreation, Community and Culture, in collaboration with the Director of Engineering Services, to carry out all necessary actions to implement the name change, including updates to signage and revisions to all written and digital references to reflect the new name.

**CARRIED**

7.3 Appointments to Appeals Committee (LLS-47-25) (CCS)

Moved by Councillor Nisan

Approve the appointments to the Appeals Committee for a term ending December 31, 2026, to align with the end of Council’s term, as contained in confidential appendix A to legislative services report LLS-47-25; and

Make the appointments’ names public following approval by Council at their meeting to be held October 14, 2025.

**CARRIED**

**8. Community and Corporate Services**

8.1 Corporate Reserve Fund review (FIN-35-25)

Moved by Councillor Kearns

Repeal the following by-laws:

108-1994 – Downtown Streetscape Reserve Fund,

17-2005 – LaSalle Marina Reserve Fund,

33-2008 – Provincial Fall Economic Statements Transit Reserve Fund,

25-2013 – Randle Reef Reserve Fund,

56-2014 – Museum Board – Joseph Brant Transformation Project Reserve Fund,

65-2015 – Senior’s Centre Reserve Fund,

67-2015 – Haber Naming Sponsorship Reserve Fund,

006-2016 – Commodity Stabilization Reserve Fund, and  
30-2019 – Art Gallery Reserve Fund,  
as described in finance department report FIN-35-25; and

Approve the by-law substantially in the form attached as Appendix B to  
finance department report FIN-35-25, being a by-law to amend the  
Facilities and Programs Reserve Fund - Recreation Centres By-law 58-  
2015; and

Authorize the Chief Financial Officer to transfer reserve fund balances and  
adjust reserve fund commitments as outlined in finance department report  
FIN-35-25; **and**

**Repeal the following by-laws:**

**01-2025 (Emergency Relief - \$250K),**

**60-2010 (Severe Weather - ~\$4,818K),**

**60-2023 (Emergency Plan - \$195K), and**

**consolidate balances into By-law 19-2019 the Tax Rate Stabilization  
Reserve Fund.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

Repeal the following by-laws:

01-2025 (Emergency Relief - \$250K),

60-2010 (Severe Weather - ~\$4,818K),

60-2023 (Emergency Plan - \$195K) and

consolidate balances into bylaw 19-2019 the Tax Rate Stabilization  
Reserve Fund.

**CARRIED**

8.2 Burlington Sound of Music – 2025 festival re-cap and future direction  
(CSS-23-25)

**Note: this item was discussed before item 8.1**

Moved by Mayor Meed Ward

Decline Burlington Sound of Music Festival Inc.'s **current** 2026 funding request **per Appendix A to report CCS-23-25, and invite SOM to participate in the Request for Expressions of Interest.**"; and

Approve the reallocation of \$150,000—originally designated for Sound of Music in the 2026 Operating Budget—to the Community Investment Fund **earmarked for a future music festival at Spencer Smith Park.**; and

Direct staff to report back to Council **with consideration for all discussions from the Committee of the Whole meeting of October 6, 2025** on exploration of potential opportunities for a different form of music festival and/or a different operator of a music festival at Spencer Smith Park, following a call for expressions of interest from potential event organizers.

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

In the first paragraph remove the following wording "**and discontinue municipal financial support due to ongoing financial instability and non-compliance with Agreements conditions**"

And replace with: "**per Appendix A to report CCS-23-25 and invite SOM to participate in the Request for Expressions of Interest.**"

Add the word '**current**' before the words '2026 funding request.'

**CARRIED**

**Amendment:**

Moved by Councillor Nisan

In the second paragraph after the words Community Investment Fund add the wording '**earmarked for a future free music festival at Spencer Smith Park**' and delete the following text '**This adjustment will enhance support for a broader range of festivals and events across Burlington, promote greater equity and sustainability in cultural programming, and create opportunities to potentially support a new music festival and/or provider in 2026**'

LOST

**Amendment:**

Moved by Councillor Nisan

In the second paragraph after the words Community Investment Fund add the wording **'earmarked for a future music festival at Spencer Smith Park'** and delete the following text **'This adjustment will enhance support for a broader range of festivals and events across Burlington, promote greater equity and sustainability in cultural programming, and create opportunities to potentially support a new music festival and/or provider in 2026'**

CARRIED

**Amendment:**

Moved by Councillor Kearns

In the third paragraph after the word Council add the wording **'with consideration for all discussions from the Committee of the Whole meeting of October 6, 2025'**

CARRIED

**Amendment:**

Moved by Mayor Meed Ward

Remove the final paragraph **'Remove Council's Ex Officio appointment from the Burlington Sound of Music Festival Inc. Board of Directors. A Council Member was appointed in 2022 under MO-03-22 for the duration of the term, building on a 2019 request from SOM (COW-11-19) to reinstate a Council-appointed ex officio position.'**

CARRIED

**9. Confidential Items and Closed Meeting**

Moved by Mayor Meed Ward

Proceed into closed session on Monday October 6, 2025 at 3:46 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board **regarding Items 9.2 and 9.3, and**

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; and Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose **regarding Item 9.5**

**CARRIED**

9.1 Confidential Appendix A to legal and legislative services department report LLS-47-25 regarding Appointments to Appeals Committee (LLS-47-25)

9.2 Confidential Triannual Litigation update report (LLS-37-25)

9.3 Confidential Contingency report - August 31, 2025 (FIN-32-25)

Moved by Councillor Kearns

Receive for information confidential Finance report FIN-32-25 providing an update on the Contingency Reserve - August 31, 2025; **and**

**Direct the Commissioner of Legal and Legislative Services/City Solicitor to release the aggregate amount paid for external litigation expenses in respect of the Ontario Land Tribunal appeal regarding 2020 Lakeshore Road, through correspondence to Council following the Council meeting to be held October 14, 2025, and that in no other respect is information subject to solicitor-client privilege waived in this matter.**

**CARRIED**

9.4 Confidential real estate matter - licence agreement with Ministry of Environment and Climate Change (LLS-46-25)

Moved by Councillor Nisan

Direct the Commissioner, Legal and Legislative Services/City Solicitor or his designate to proceed in accordance with instructions as outlined in confidential legal department report LLS-46-25.

**CARRIED**

- 9.5 Confidential report on Provincial facilitation regarding Millcroft Golf Course (DGM-90-25) (revised title)

Moved by Councillor Bentivegna

Receive for information confidential development and growth management report DGM-90-25 regarding Provincial Facilitation regarding Millcroft Greens.

**CARRIED**

## **10. Rise and Report**

Committee reconvened into open session on October 6, 2025 at 4:47 p.m.

In Closed session Committee discussed and provided instructions to staff on the following confidential items:

- Confidential Triannual Litigation update report (LLS-37-25)
- Confidential Contingency report - August 31, 2025 (FIN-32-25)

## **11. Public Works**

None

## **12. Growth Management**

**Note:** [view October 7, 2025 video](#) for discussion of Items 12.1 to 12.7

- 12.1 Heritage Response to Bill 23 – Objection to Notice of Intention to Designate, 380 Brant St. (DGM-67-25)

Moved by Councillor Nisan

That Council not withdraw the Notice of Intention to Designate 380 Brant St. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated July 31, 2025, and attached to development and growth management report DGM-67-25 as Appendix A; and

That Council enact the by-law substantially in the form attached as Appendix B to development and growth management report DGM-67-25, being a bylaw to designate 380 Brant St. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to the Commissioner of Legal and Legislatives Services and City Solicitor; and

That Council direct the Director of Community Planning to provide notice of the passing of the by-law designating 380 Brant St., in accordance with Subsection 29 (8) of the Ontario Heritage Act.

**CARRIED**

- 12.2 Heritage Response to Bill 23 – Objection to Notice of Intention to Designate, 444 Plains Rd. E. (DGM-78-25)

Moved by Councillor Galbraith

That Council not withdraw the Notice of Intention to Designate 444 Plains Rd. E. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated August 10, 2025, and attached to development and growth management report DGM-78-25 as Appendix A; and

That Council enact the by-law substantially in the form attached as Appendix B to development and growth management report DGM-78-25, being a bylaw to designate 444 Plains Rd. E. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to the Commissioner of Legal and Legislatives Services and City Solicitor; and

That Council direct the Director of Community Planning to provide notice of the passing of the by-law designating 444 Plains Rd. E., in accordance with Subsection 29 (8) of the Ontario Heritage Act.

**CARRIED**

- 12.3 Heritage Response to Bill 23 – Objection to Notices of Intention to Designate, 482 and 490 Elizabeth St. (DGM-79-25)

Moved by Councillor Kearns

That Council not withdraw the Notices of Intention to Designate 482 Elizabeth St. and 490 Elizabeth St. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated August 8, 2025, and attached to development and growth management report DGM-79-25 as Appendix A; and

That Council enact the by-laws substantially in the form attached as Appendix B to development and growth management report DGM-79-25, being bylaws to designate 482 Elizabeth St. and 490 Elizabeth St. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to

the Commissioner of Legal and Legislative Services and City Solicitor;  
and

That Council direct the Director of Community Planning to provide notices of the passing of the by-laws designating 482 Elizabeth St. and 490 Elizabeth St., in accordance with Subsection 29 (8) of the Ontario Heritage Act.

**CARRIED**

12.4 Heritage Response to Bill 23 – Objection to Notice of Intention to Designate, 562 Maple Ave. (DGM-80-25)

Moved by Mayor Meed Ward

That Council not withdraw the Notice of Intention to Designate 562 Maple Ave. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated August 11, 2025, and attached to development and growth management report DGM-80-25 as Appendix A; and

That Council enact the by-law substantially in the form attached as Appendix B to development and growth management report DGM-80-25, being a bylaw to designate 562 Maple Ave. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to the Commissioner of Legal and Legislative Services and City Solicitor; and

That Council direct the Director of Community Planning to provide notice of the passing of the by-law designating 562 Maple Ave., in accordance with Subsection 29 (8) of the Ontario Heritage Act.

**CARRIED**

12.5 Heritage Response to Bill 23 – Objection to Notice of Intention to Designate, 2280 No. 2 Side Rd. (DGM-81-25)

Moved by Councillor Nisan

That Council not withdraw the Notice of Intention to Designate 2280 No. 2 Side Rd. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated August 7, 2025, and attached to development and growth management report DGM-81-25 as Appendix A; and

That Council enact the by-law substantially in the form attached as Appendix B to development and growth management report DGM-78-25, being a bylaw to designate 2280 No. 2 Side Rd. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to the Commissioner of Legal and Legislative Services and City Solicitor; and

That Council direct the Director of Community Planning to provide notice of the passing of the by-law designating 2280 No. 2 Side Rd., in accordance with Subsection 29 (8) of the Ontario Heritage Act.

**CARRIED**

12.6 Building Permit and Community Planning application fee reviews update (DGM-73-25)

Moved by Councillor Kearns

Direct the Commissioner of Development and Growth Management to deliver a Council Workshop in Q1 2026 to discuss the fee review methodologies, alternative cost recovery models and the appropriate level of indirect costs for building permit and planning application fees; and

Approve the amendment to By-Law 70-2024, a by-law to establish and impose certain 2025 rates and fees for services, activities or the use of property, attached as Appendix "A" to development and growth management report DGM-73-25, effective October 14, 2025.

**CARRIED**

12.7 Amendment to Lot Maintenance By-law 49-2022 (Loose Leaf Collection) (DGM-48-25)

Moved by Councillor Galbraith

Approve the amendments to By-law 49-2022, known as the "Lot Maintenance By-law" being a by-law to regulate exterior property maintenance including vegetation, refuse, and graffiti, to clarify laws regarding the discarding of leaves on public property and correcting fine amounts, attached in draft form as per Appendix A to development and growth management report DGM-48-25, in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor.

**CARRIED**

### 13. Statutory Public Meetings

Note: [view October 7, 2025 video](#) for discussion of Item 13.1

#### 13.1 Information report for the draft new Residential Zoning Bylaw (DGM-69-25)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 18-25 on October 7, 2025, regarding information report for the draft new Residential Zoning By-law. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-69-25.

Moved by Councillor Galbraith

Receive for information development and growth management report DGM-69-25 regarding the draft Residential Zoning By-law; and

Direct the Director of Community Planning to prepare a final Residential Zoning By-law for Council adoption along with a staff recommendation report identifying changes in December 2025.

**CARRIED**

- a. Anthony Salemi, West End Home Builders Association, spoke regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- b. Albert Faccenda, Coral Gables Homes Ltd., spoke regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- c. Lloyd Ripani, Coral Gables Homes Ltd., spoke regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- d. Tyler Ripani, Coral Gables Homes Ltd., did not speak regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- e. Leslie Barbetta, Active Community Teamwork, spoke regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)

- f. Mary Alice St. James, Active Community Teamwork, spoke regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- g. Consultant presentation regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- h. Delegation material from Anthony Salemi, West End Home Builders Association, regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- i. Delegation material from Lloyd Ripani, Coral Gables Homes Ltd., regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- j. Delegation material from Mary Alice St. James regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)
- k. Additional public comments regarding information report for the draft new Residential Zoning Bylaw (DGM-69-25)

**14. Information Items**

Moved by Mayor Meed Ward

Receive and file the following 5 items, having been given due consideration by the Committee of the Whole.

**CARRIED**

- 14.1 Legislative Services forecast for standing committee reports (COW-14-25)
- 14.2 Delegation material from Dave Shepherd, Sound of Music Festival Inc., regarding Burlington Sound of Music - 2025 festival re-cap and future direction (CSS-23-25)
- 14.3 Public correspondence regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)
- 14.4 Correspondence from Burlington Economic Development and Tourism regarding Burlington Sound of Music – 2025 festival re-cap and future direction (CSS-23-25)
- 14.5 Correspondence from Leslie Barbetta, Active Community Teamwork regarding Amendment to Lot Maintenance By-law 49-2022 (Loose Leaf Collection) (DGM-48-25)

**15. Staff Remarks**

**16. Committee Remarks**

**17. Adjournment**

11:08 a.m. (recessed), 11:17 a.m. (reconvened), 12:05 p.m. (recessed), 1:03 p.m. (reconvened), 3:14 p.m. (recessed), 3:25 p.m. (reconvened) 3:46 p.m. (closed), 4:57 p.m. (open), 5:00 p.m. (recessed)

Councillor Sharman left the meeting at 3:14 p.m.

Councillor Kearns and Galbraith left the meeting at 4:47 p.m.

**Meeting was reconvened on October 7, 2025 at 9:30 a.m.**

10:37 a.m. (recessed), 10:45 a.m. (reconvened)

Chair adjourned the meeting at 11:45 a.m.