



Special Council

Minutes

Date: March 2, 2026
Time: 9:30 a.m.
Location: Council Chambers, City Hall, second floor

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

Staff Present: Curt Benson, Chief Administrative Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Jacqueline Johnson, Commissioner, Community Services
Scott Hamilton, Commissioner Public Works
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth Management
Sue Evfremidis, Chief Human Resources Officer
Mike de Rond, City Clerk/Director, Legislative Services
Debbie Hordyk, Administrative Assistant to the City Clerk

- 1. Call to Order**
- 2. Land Acknowledgement**
- 3. National Anthem**
- 4. Roll Call**
- 5. Approval of the Agenda**

Moved by: Councillor Sharman
Seconded by: Councillor Nisan

Waive section 46.1 of Procedure By-law 59-2024 to allow late registered delegate to speak.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Kearns
Seconded by: Councillor Nisan

Move Item 13.1 n. Options for the temporary elimination of Development Charges (DGM-03-26) (SD) to the beginning of the regular agenda.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Mayor Meed Ward withdrew the motion from Committee of the Whole regarding the 2 year freeze on Development Charges related to item 13.1 n Options for the temporary elimination of Development Charges (DGM-03-26)

Moved by: Councillor Sharman
Seconded by: Councillor Galbraith

Approve the Special Council agenda for Monday, March 2, 2026.

IN FAVOUR: (6): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (1): Councillor Stolte

CARRIED (6 to 0)

6. Declarations of Interest

Councillor Galbraith declared a pecuniary interest on item 1.4 Confidential real estate matter (LLS-05-26) of the closed Committee of the Whole meeting minutes for February 9, 2026. The approval of the minutes were taken in two separate votes.

7. Presentations

None

8. Delegations

- 8.1 David Barker spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.2 Jim Barnett spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.3 Sean Campbell spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.4 Sandra Longden, Cornerstone Association of Realtors spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.5 Jim Thomson spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.6 Eric Stern spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.7 Jim Thomson spoke regarding Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
- 8.8 Albert Faccenda spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)

9. Items to be considered at the Special Meeting of Council

- 9.1 Committee of the Whole meeting of February 9 and 10, 2026
 - Items a, b, c, d, e, f, g, h, j and i were voted upon by way of one consent vote.
 - a. 2026 Halton Court Services business plan and budget (LLS-06-26)
 - b. Reserve fund request to strengthen municipal resilience (PWS-02-26)
 - c. Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26)
 - d. Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26)
 - e. Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
 - f. Recreation Fee Assistance Program improvements 2025 (CSS-02-26)
 - g. Motion Memorandum regarding City of Burlington leaving X social

media (COW-05-26)

h. Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

j. E-Scooter Micromobility Pilot Program update (PWS-04-26)

l. Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

a. 2026 Halton Court Services business plan and budget (LLS-06-26) (CCS)

Approve the 2026 Halton Court Services (HCS) budget attached as Appendix A to legal services report LLS-06-26.

CARRIED

b. Reserve fund request to strengthen municipal resilience (PWS-02-26) (PW)

Authorize the Chief Financial Officer to transfer \$75,000 from the Tax Rate Stabilization reserve fund to strengthen municipal resilience through supporting the Emergency and Continuity Program as outlined in public works report PWS-02-26.

CARRIED

c. Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program application No. 501-06-7-01/25 (the "Application") for 461 Elizabeth Street (Knox Presbyterian Church), as outlined in development and growth management report DGM-09-26.

CARRIED

- d. Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program Application No. 501-06-7-02/25 (the “Application”) for 2411 Lakeshore Road, as outlined in development and growth management report DGM-10-26.

CARRIED

- e. Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services report LLS-07-26.

CARRIED

- f. Recreation Fee Assistance Program improvements 2025 (CSS-02-26)

Receive for information community services memo CSS-02-26 regarding Recreation Fee Assistance Program improvements 2025.

CARRIED

- g. Motion Memorandum regarding City of Burlington leaving X social media (COW-05-26) (SD)

Direct the Director of Corporate Communications and Engagement to report back in Q4 2026 to the Committee of the Whole on best use of social media platforms and the potential consequences and mitigation strategy of leaving the X social media platform.

CARRIED

- h. Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26) (SD)

Direct the City Clerk to review the Staff Council relations policy including consideration of a section designed to guide the Mayor’s

decision making when considering the use of Strong Mayor Powers., including that "Strong Mayor Powers directions will only be delivered in writing in accordance with Ontario Regulation 530/22," and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22; and

Direct the City Clerk, in consultation with the Integrity Commissioner, to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees; and

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

j. E-Scooter Micromobility Pilot Program update (PWS-04-26)

Receive for information public works memo PWS-04-26 regarding the E-Scooter Micromobility Pilot Program update.

CARRIED

l. Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

Approve a by-law, substantially in the form attached as Appendix D to development and growth management report DGM-04-26, to designate the Study Area as a Heritage Conservation District under section 41(1), Part V of the *Ontario Heritage Act*; and

Adopt the Burlington Avenue – Ontario Street Heritage Conservation District Plan dated January 2026 under section 41 and subsection 41.1 (1), Part V of the *Ontario Heritage Act*.

CARRIED

i. 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (SD)

Receive for information community services report CSS-01-26 regarding 2026 Lakeshore Music & Arts Festival – event overview; and

Direct the Director of Recreation Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- k. Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Approve the Burlington Climate Action Plan: Taking Action to Reduce Community Greenhouse Gas Emissions contained in Appendix A to public works report PWS-01-26.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- m. Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Defer item m. Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26) to the Committee of the Whole meeting of April 13, 2026.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, and Councillor Stolte

OPPOSED: (2): Councillor Sharman, and Councillor Bentivegna

CARRIED (5 to 2)

- n. Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Moved by: Councillor Sharman

Seconded by: Councillor Galbraith

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 on option 2 b as referenced in the staff report and a *new or amended* Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes; and

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF or through other federal, provincial or other level of government programs.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Amendment to Referral

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 within a *new or the existing* Affordable rental housing Community Improvement Plan

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Stolte

Seconded by: Councillor Sharman

Amendment to Referral

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 **on option 2 b as referenced in the staff report and a new or amended** Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Nisan

Seconded by: Councillor Kearns

Amendment to Referral

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF **or through other federal, provincial or other level of government programs.**

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- o. New Residential Zoning By-law - Final (DGM-05-26)

Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and

Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and

State that in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

9.2 Pipeline to Permit Committee meeting of February 12, 2026

Items a and b were voted upon by way of one consent vote.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- a. Staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26)

Refer staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

- b. Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

Refer staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

10. Motion to Approve Standing Committee Minutes

Moved by: Councillor Nisan

Seconded by: Councillor Stolte

Approve the following minutes:

CARRIED

10.1 Committee of the Whole meeting minutes of February 9 and 10, 2026

10.2 Pipeline to Permit Committee meeting minutes of February 12, 2026

11. Urgent Business

None

12. Confidential Items and Closed Meeting

12.1 Motion to approve Confidential closed meeting minutes

Councillor Galbraith declared a pecuniary interest on item 1.4 Confidential real estate matter (LLS-05-26) of the closed Committee of the Whole meeting minutes for February 9, 2026. The approval of the minutes were taken in two separate votes.

Approve the confidential closed meeting minutes from the Committee of the Whole for February 9 and 10, 2026

Moved by: Councillor Sharman

Seconded by: Councillor Bentivegna

Confidential closed Committee of the Whole meeting minutes of February 9, 2026 that exclude item 1.4.

Note: Councillor Galbraith did not vote on this item of the confidential Committee of the Whole minutes.

CARRIED

Item 1.4 of the confidential closed meeting minutes for Committee of the Whole meeting of February 9, 2026.

CARRIED

13. Rise and Report

None

14. Motions of Members

None

15. Council Information Packages

15.1 Council Information Package January 30, 2026

15.2 Council Information Package February 6, 2026

15.3 Council Information Package of February 13, 2026

16. Motion to Receive and File Information Items

Moved by: Councillor Kearns

Seconded by: Councillor Stolte

Receive and file information items, having been considered by Council:

CARRIED

16.1 Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26)

16.2 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.3 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.4 Memorandum from Mayor Meed Ward regarding DRAFT Correspondence to Federal and Provincial Ministers – Development Charge Exemption Funding Request

16.5 Supplemental staff memorandum regarding New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report (DGM-05-26)

16.6 Correspondence from Hallett Homes regarding Options for the temporary elimination of Development Charges (DGM-03-26)

- 16.7 Correspondence from The Atmospheric Fund regarding New Residential Zoning by-law (DGM-05-26)
- 16.8 Correspondence from Trans-Northern Pipeline regarding New Residential Zoning by-law (DGM-05-26)
- 16.9 Correspondence from WSP regarding New Residential Zoning by-law (DGM-05-26)
- 16.10 Correspondence from Halton Faith Communities regarding New Residential Zoning by-law (DGM-05-26)
- 16.11 Correspondence from Joe Gaetan regarding amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
- 16.12 Correspondence from Cynthia Shanahan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.13 Delegation material from Jim Thomson regarding Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)
- 16.14 Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26)
- 16.15 Supplemental staff memorandum regarding New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report (DGM-05-26)
- 16.16 Correspondence from Bonnie Purkis regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.17 Correspondence from C. Lynn Kirouac regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.18 Correspondence from David Fenton regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.19 Correspondence from Gary Scobie regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.20 Correspondence from Dana Anderson, MHBC regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.21 Correspondence from Ross Hamilton regarding Options for the temporary elimination of Development Charges (DGM-03-26)

- 16.22 Correspondence from Burlington Green regarding New Residential Zoning by-law (DGM-05-26)
- 16.23 Correspondence from Burlington Green regarding Burlington Climate Plan Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)
- 16.24 Correspondence from Burlington Green regarding E-Scooter Micromobility Pilot Program (PWS-04-26)
- 16.25 Correspondence from Kathy Proctor regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.26 Correspondence from Onkar Singh, Kirin Air Systems Inc regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.27 Correspondence from Joe Gaetan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.28 Correspondence from Richard Guest regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.29 Correspondence from Karen Pollard-Joslin, Pollard Windows regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.30 Correspondence from Mike Collins-Williams, West End Home Builders' Association regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.31 Correspondence from Quinn Ryan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.32 Delegation material from Jim Young regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.33 Delegation material from Jim Thomson regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.34 Correspondence from Victoria Mortelliti, BiLD regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.35 Correspondence from Jim Thomson regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

16.36 Correspondence from Caren Burcher regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.37 Delegation material from Jim Thomson regarding Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

17. Notice of Motion

Councillor Kearns provided a notice of motion

18. Motion to Approve By-Laws

Moved by: Councillor Bentivegna

Seconded by: Councillor Galbraith

Enact and pass the following by-laws which are now introduced, entitled and numbered as indicated below:

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

18.1 06-2026: A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic.

18.2 07-2026: A by-law to amend By-law 59-2024 as amended to provide for changes to speaking times in Sections 49.12 and 49.3.

18.3 08-2026: A by-law to designate the Burlington Avenue-Ontario Street Heritage Conservation District and adopt the Burlington-Avenue Ontario Street Heritage Conservation District Plan.

18.4 09-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law only as it applies to certain residentially zoned lands. As amended with the revised schedule.

18.5 10-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law Near Rail. As amended with the revised schedules.

19. Confirmatory By-Law

Moved by: Councillor Sharman

Seconded by: Councillor Nisan

Enact and pass By-law Number 12-2026 being a by-law to confirm the proceedings of Council at its meeting held March 2, 2026 being read a first, second and third time.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

20. Statements of Members and Staff

21. Motion to Adjourn

Moved by: Councillor Sharman

Seconded by: Councillor Stolte

10:57 a.m. (recess), 11:05 a.m. (reconvene), 12:03 p.m. (recess), 1:00 p.m. (reconvene), 2:02 p.m. (recess), 2:04 p.m. (reconvene), 2:49 p.m.(recess), 2:58 p.m. (reconvene)

Adjourn this Council now to meet again at the call of the Mayor 4:43 p.m.

CARRIED

Mike de Rond

City Clerk

Marianne Meed Ward

Mayor