



Regular Council
Addendum Items
Addendum published July 20, 2026

Date: July 21, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Pages

11. Delegations

- 11.1 *Tim Katty, Green Party will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.2 *Martin Karsten will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.3 *Amy Schnurr, BurlingtonGreen Environmental Association will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.4 *Owen Davies will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.5 *Samantha Perrotta will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.6 *Nathaniel Arfin will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.7 *Rowen Fraser will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.8 *Meaghan Hannah will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.9 *Terry Caddo, Burlington Chamber of Commerce, will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.10 *Sean Campbell will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.11 *Alex Vita-Finzi will speak regarding motion memos item 18.1 (ADM-05-*

26) and 18.2 (ADM-06-26)

- 11.12 *Deedee Davies, Green Party of Burlington, will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.13 *Mara Scodeller, will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.14 *Pauline Lamers, will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.15 *Mikayla Woodward, Gliese AI, will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*
- 11.16 *Jorge Barreto, Alpha Moneta Inc., will speak regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)*

18. Motions of Members

- 18.3 *Motion Memo Prioritizing and Expediting Official Plan Review of Data Centres (ADM-07-26)*

1 - 2

This motion requires a 2/3 vote to waive the rules of procedure to be included on the agenda as a motion introduced to Council.

That the Director of Community Planning be directed to prioritize and expedite early engagement as part of the City's 2027 Official Plan Review on the key topic of employment areas, with particular attention to data centres, building on feedback received earlier this year through the consideration of draft Official Plan Amendment 7; and

That engagement and community discussions on this matter be focussed on employment area policies, employment uses, the employment area extent, emerging issues and trends as well as the City's emerging economic development strategy and objectives, with the purpose of informing recommendations as part of the City's 2027 Official Plan Review.

- 18.4 *Motion Memo Sign By-Law Amendment (ADM-08-26)*

3 - 5

This motion requires a 2/3 vote to waive the rules of procedure to be included on the agenda as a motion introduced to Council.

Direct staff to amend the Sign By-law to permit the proposed billboard sign by RCC Media on lands owned by CN Rail at CN rail underpass mile 36.2.

20. Motion to Receive and File Information Items

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SUBJECT: Prioritizing and Expediting Official Plan Review of Data Centres

TO: Council

From: Councillor Rory Nisan

Seconded by (for Council only): Councillor Kelvin Galbraith

Date to Committee: N/A

Date to Council: July 21, 2026

CIP Date: N/A

Motion for Council to Consider:

That the Director of Community Planning be directed to prioritize and expedite early engagement as part of the City's 2027 Official Plan Review on the key topic of employment areas, with particular attention to data centres, building on feedback received earlier this year through the consideration of draft Official Plan Amendment 7, and

That engagement and community discussions on this matter be focussed on employment area policies, employment uses, the employment area extent, emerging issues and trends as well as the City's emerging economic development strategy and objectives, with the purpose of informing recommendations as part of the City's 2027 Official Plan Review.

Reason:

A locally informed approach to land use policy, including data centres, is a prudent next step that will provide direction and guidance that will have consideration to all types of uses, including those that may carry risks for the community while also generating jobs and uses that may generate economic benefits for the community, the province and the country, with consideration of the City's emerging economic development strategy.

This motion was co-drafted with staff who have indicated support for this approach as an appropriate way to ensure data centres are effectively taken into account in our planning regime as soon as possible.

This is being presented as a stand-alone motion to ensure it is on the addendum to give time for colleagues and the community to review. However, it may be presented as an amendment to one of the other motions coming forward.

Outcome Sought:

That the City of Burlington takes responsible steps to expedite work on its official plan review to ensure that its policies fully consider the impacts of data centres on the community.

Implications:

The sequencing of the 2027 Official Plan Review would be modified to bring forward the review of data centres as early as possible in the process.

Strategic Alignment

- ☒ Designing and delivering complete communities
 - ☐ Providing the best services and experiences
 - ☐ Protecting and improving the natural environment and taking action on climate change
 - ☐ Driving organizational performance
-

Approved as per form by the City Clerk



Motion Memorandum

SUBJECT: Sign By-law Amendment
TO: Mayor and Members of Council
FROM: Councillor Kelvin Galbraith, Ward 1
Date to Committee: July 21, 2026
Date to Council: July 21, 2026

Motion for Council to Consider:

1. Direct staff to amend the Sign By-law to permit the proposed billboard sign by RCC Media on lands owned by CN Rail at CN rail underpass mile 36.2.

Reason:

RCC Media has been commissioned by the Province of Ontario to install digital signage along the Province's 400-series highway network. One of the proposed sign locations is situated within Ward 1 at the CN Rail underpass along Highway 403, approximately 460 metres east of Plains Road (Highway 403 – CN Rail Underpass, Mile 36.2).

The proposed sign does not comply with the City's current Sign By-law. A site-specific amendment is therefore required to permit the installation of the provincially commissioned digital sign at this location only. The proposed amendment would apply exclusively to this site on provincially designated lands and would not establish a broader exemption to the City's Sign By-law.

Outcome Sought:

Direct staff to prepare and bring forward a site-specific amendment to the City's Sign By-law to permit the installation of a provincially commissioned digital sign at the CN Rail underpass along Highway 403, approximately 460 metres east of Plains Road, subject to all applicable technical, safety, and regulatory requirements.

Vision to Focus Alignment:

(check those that apply)

- ☒ Increase economic prosperity and community responsive city growth
- ☐ Improve integrated city mobility
- ☐ Support sustainable infrastructure and a resilient environment
- ☐ Building more citizen engagement, community health and culture
- ☒ Deliver customer centric services with a focus on efficiency and technology transformation

Motion Seconded by: Councillor Rory Nisan, Ward 3
Share with Senior Staff ☒

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Clerk: Approved as per form

City Manager: Approved



July 21, 2026

Dear Mayor Meed Ward and Members of Council,

Thank you for bringing forward this important motion regarding a coordinated approach to data centre development.

As Canada continues to embrace new technologies and our economy becomes increasingly digital, data centres will play an important role in supporting innovation, artificial intelligence, and economic growth. At the same time, it is essential that our regulatory frameworks evolve to ensure this growth is balanced with the protection of human health, environmental sustainability, and the interests of local communities. The motion recognizes the need for governments to work together to address these important considerations through a coordinated approach.

I support this motion and will continue to advocate at the federal level to ensure that regulations governing data centres clearly protect human and environmental health. It is equally important that the impacts on electricity demand, water usage, and other critical infrastructure are carefully considered so that future development does not adversely affect surrounding communities or place unnecessary strain on local resources.

Thank you for your leadership on this issue and for encouraging collaboration across all orders of government. I look forward to continuing to work together to support policies that foster innovation while protecting the well-being of our communities.

Sincerely,

A handwritten signature in dark ink, appearing to read "Karina Gould", written in a cursive style.

The Honourable Karina Gould
Member of Parliament
Burlington

From: [Bev Hodgins](#)
To: [Mailbox, Clerks](#)
Subject: AI data centre Burlington
Date: Saturday, July 18, 2026 10:18:15 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Burlington City Council

I am a 16 year retired resident of Burlington.

I am and try to be as informed as I can be through reading The Halton News @nd The Burlington online 'spec' newspaper but I was taken unawares of the new data centre being built at 3110 South Service Rd, Burlington.

I understand the need for these Data Centres in principle and I'm not against AI, however a data centre being built near residential houses, smack in the middle of Burlington got my attention.

I understand that they emit a loud hum that interferes with our sleep patterns. Also I'm concerned about why we were not made aware of this project when it will have a large impact on our community and is a first, so will set a precedent for any other such building.

I will be attending the meeting on Tuesday where I understand Lisa Kearns will table a motion for more overnite into data centres as this is a very new undertaking. Also, I see nothing at all from the Company itself who is building this facility. That alone, raises a red flag.

Thank goodness for a sitting member of the Burlington Council to bring this to the citizens of Burlington attention.

-----Original Message-----

From: Cayley Littlejohn

Sent: Friday, July 17, 2026 1:27 PM

To: Mailbox, Clerks <Clerks@burlington.ca>; CRM, Service Burlington <city@burlington.ca>

Cc: Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>; LIST - Office of Ward 1 <ward1@burlington.ca>

Subject: Concern with AI data centre and limited regulations

Hi,

With the wildfire smoke this week, it's become abundantly clear that we need further climate action and regulation, and the news about Burlington's proposed AI data centre is especially concerning to our community.

I support city council's proposal to put a moratorium on data centres until a framework is developed and regulations are put in place.

Personally, I am terrified for the future of climate change and incredibly concerned about energy consumption, water usage, and becoming like some of the American cities we see with unexplained sludge in their water. If we proceed with an AI data centre - especially without regulation - we're putting ourselves at risk.

Burlington is a great place to live, and it's your responsibility as our representatives to keep it that way.

Thank you,
Cayley Lemon (Littlejohn) of Ward 1

From: [Charlotte Heron](#)
To: [Mailbox, Clerks](#)
Subject: Concern Over Site Application for Data Centre at 3110 South Service Rd
Date: Sunday, July 19, 2026 7:57:02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Burlington Ward Councilors and City Staff,

I am writing to formally express my concerns regarding the site plan application for a data centre located on the former Mother Tucker's/Tucker's Marketplace site at 3110 South Service Rd.

Recently, there has been a noticeable increase in the presence of large scale data centres in Ontario and throughout all of Canada. Alongside this rapid surge, communities are becoming more and more conscious of the negative impacts these centres have on the environmental well-being of their surrounding areas. Electrical grid distortions, increasing temperatures and residents' electricity bills, threatening water resources, noise pollution, and general concerns of ecological pollution are among the issues that have been raised.

Although this data centre is relatively small compared to larger scale operations, this application shines a light on a larger hole in Burlington and other Ontario municipalities governments. Which is that they currently lack the framework and by-laws to properly analyze, research and consider the impacts data centres have on their communities before building is initiated.

Currently, there is not enough information about data centres to continue approving and building them without proper regulations. We must have a full understanding of the demands data centres place on electricity infrastructure, the potential for rising energy costs, and the pressure they may place on ecosystems. Residents also deserve information about potential environmental and health impacts and concerns about specific data centre operations such as the constant low-frequency noise generated through cooling systems.

I am calling for the council to back Ward 2 councillor Lisa Kearns' motion for a framework to regulate data centre development.

If this centre's application were to be approved with little consideration, it would set a negative precedent going forward where Burlington, and by extension other local governments, will not be able to properly regulate larger scale data centre operations which could have even more extreme impacts on the well-being of our communities.

I've lived in Burlington my whole life, and I sincerely hope the city staff as well as the councillors' response is done with the community's best interest in mind, accurately reflecting the calls, concerns, and needs of their citizens.

Sincerely,
Charlotte Heron, [REDACTED], Burlington ON.
[REDACTED]

From: [Christine Bean](#)
To: [Mailbox, Clerks](#)
Subject: No to data and AI centres
Date: Sunday, July 19, 2026 7:58:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I support both motions.

My concern is that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, and that this is true regardless of how large the facility is.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it.

That is exactly why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have three requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both.

My question is about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

Looking through the City's development pages for other applications, the applicant is typically identified by company name, with the planning consultant listed separately as the representative. On [the South Service Road page](#), the Applicant field lists the planning consultant, and none of the documents posted with the application identifies an owner or an end user.

I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type.

This is something the City can do on its own, without waiting for the province.

3. Public reporting.

I would ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

The City's data centres page currently says that more information will be shared "at the appropriate time, if available." I would ask that the page be updated when the technical review concludes, so that residents learn the outcome rather than only learning that an application was filed.

One further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Thank you for your work on this.

Christine Bean
Ward 2 - 800 meters from the proposed data centre.

Sent from my iPhone

From: [Colleen](#)
To: [Mailbox, Clerks](#)
Cc: [Mailbox, Office of the Mayor](#); mayor@hamilton.ca; [Natalie Pierre](#); [Kearns, Lisa](#); karina.gould@parl.gc.ca; nrinder.nann@hamilton.ca
Subject: July 21 Council Meeting re data centre motions ADM-05-26 and ADM-06-26
Date: Monday, July 20, 2026 10:37:31 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Meed Ward and Council:

I am a resident of Ward 2 in Burlington writing in support of the two motions being reviewed by Council on July 21, 2026 related to data centre development.

Furthermore, I would like to see a moratorium on the development of data centres in Burlington (and across the Province and Country) until regulations are in place to provide transparency, public input, environmental assessments (electricity and water usage) and to address risks to public health.

We KNOW how devastating the impacts from large scale data centres can be to communities by looking south of the border and listening to the horror stories of communities suffering severe environmental and health issues. We KNOW this is happening to communities so how can we, in good conscience, not pause and learn from them?

I was involved in the protests to support Hamilton residents in their fight for a temporary moratorium on data centre development. I am opposed to the data centre development on the Stelco lands, which is in close proximity to our community. Unfortunately their Mayor, Andrea Horwath, swayed votes at the last minute and the majority of Councillors voted against the moratorium that the residents were desperately advocating for.

There is justified fear among citizens regarding these data centres, you only have to read the daily news. I hope Burlington Council will listen to their constituents and not succumb to pressure from proponents of these data centres who seek profit and development over protection of our environment and the health of people.

We need a pause. I am against cutting “red tape” to fast-track these projects as the Provincial and Federal governments seem to be advocating.

Burlington can be a leader in our Country by passing a temporary moratorium on data centre development (as New York State has done for example). I hope Council members will be strong advocates for the people who allow them to be their voice in such important matters.

Best regards,
Colleen Campbell-Webber

Burlington ON

Sent from my iPhone

From: Dan Bertolini

Sent: Friday, July 17, 2026 12:02 PM

To: CRM, Service Burlington <city@burlington.ca>; clerk@burlington.ca; Mailbox, Clerks <Clerks@burlington.ca>

Subject: Response to Data Centre Application

Dear Mayor Meed and City Council,

I am writing to express my deep concern about the planned data centre being considered for the South Service road location. We have consistently seen data centres abuse the gaps in legislative frameworks to manage their operations safely over the past few years in the United States. It is for this reason (along with significant concerns for the environment and the impact this centre could have on our electrical grid) that I would implore you to consider an Interim Control By-Law similar to Councillor Ninder Nann's motion "Municipal Framework regarding the Development of Data Centres in Hamilton". If approved, this moratorium will give Burlington residents a meaningful opportunity to help determine if, when, and how data centres are developed in our community. Public participation is fundamental to accountable municipal decision-making, and that requires time.

Importantly, the by-law should be a full moratorium with no exceptions or loopholes, kept in place until a complete Data Centre Framework is finished. The Interim Control By-Law must include an explicit [no-exceptions clause](#) that states there are no exemptions, grandfathering, or transitional approvals; no implied exceptions; prohibits any use that functions as a data centre, regardless of name, size, phase, or power source; and states that if one provision is invalid, the moratorium remains in force.

This will ensure that residents and City staff have the opportunity to fully understand and assess all proposed data centre developments. The impacts of data centres are becoming increasingly clear around the world. Before any development proceeds, Burlington should have the time to fully evaluate the potential effects on our electricity grid, energy costs, local ecosystems, community infrastructure, and Burlington's climate commitments.

I also urge Council to treat claims that data centres must be fast-tracked for Canadian "data sovereignty" with skepticism. Physical location alone does not create data sovereignty. True sovereignty depends on governance, ownership, Indigenous nations' involvement, legal protections, and public accountability, not simply where servers are located, and that requires time. Fast-tracking any data centre in the name of sovereignty makes no sense.

Burlington is not alone in taking this approach. In the US, [a wave of moratorium](#) bills is spreading in 2026 at both the state and local levels. The common thread is that most of the zoning regulations enacted to date have been temporary moratoriums that give municipalities time to research and determine how to regulate data centres.

A similar wave is growing in Canada. Communities from [Mississauga](#) to [Vancouver](#) are fighting AI data centre development, and a federal petition for [a national data centre moratorium](#) has been sponsored by MP Jenny Kwan.

Thank you for your consideration.
Dan Bertolini

From: [Darren Kazmaier](#)
To: [Mailbox, Clerks](#)
Subject: Re: July 21st Council Meeting - In support of proposal for Burlington data centre
Date: Friday, July 17, 2026 9:57:20 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a resident on Peppiatt Common, in a townhouse division that would be some of the closest residents to the location of the proposed data centre at 3110 South Service Road in Burlington.

While I support developing guidelines in general for data centre planning, I see no reason for the proposed pause on data centre development put forward by Councillor Kearns. The proposed location for the data centre is close to the highway, already a high noise region, and there are multiple obstacles between the proposed location and the nearest residences that would provide sound mitigation.

I'm an engineer with nearly 2 decades of experience designing industrial installations with large cooling water requirements and have no concerns about the proposed data centre negatively impacting municipal water supply. In addition, provided there is sufficient capacity at the nearby Burlington transformer station, I also have no concern about any negative impacts on the local grid reliability.

I'm in favour of Canada being a world leader in Research and Development across a variety of industries, including medical research. Data centres are an important component of infrastructure supporting Canadian researchers. I am in favour of approving the site proposal.

Thanks,
Darren Kazmaier

From: [Dianne](#)
To: [Mailbox, Clerks](#)
Subject: For Review: City Council Meeting, July 21st, Data Center, Guelph Line and Harvester
Date: Sunday, July 19, 2026 8:55:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I request that you please forward this email and attachment to the council members and the city's Planning Dept and whoever else is involved in the considering of the AI Data Center Application.

For far too many reasons then I can list here, I fully object to the building of any AI/Data Centers anywhere in Burlington.

I strongly suggest that all those involved in the decision making process about this application, spend time researching and learning about the profound negative consequences that come with the existence of AI/Data Centers on: Human Health, the air, the environment, wildlife, water, electricity, and all infrastures.

I've attached an article that explains all of the above consequences and respectfully request that you read it and understand it and apply this knowledge to make the right decision to decline the building of any data centers anywhere in Burlington.

Further, that the people of Burlington have a say and are allowed to give direct input about the data center application.

Moreover, that a ban be put in place on any applications for AI/Data Centers until such time that the Federal and Provincial Government have put in place proper regulatory rules etc and all loop holes are closed regarding the development and operating of data centers.

The people of Burlington have a right to full transparency and to a say about any developments that will have a direct impact on all of us, our beautiful city and our quality of life.

Respectfully submitted,

Dianne Kerrigan
Very concerned Resident of Burlington
for 20 years

Attachment Link: AI Data Center Health Impacts - Environmental Health Sciences





Sent from my iPhone

From: [Dmitriy Gudyno](#)
To: [Mailbox, Clerks](#)
Subject: No data centre
Date: Sunday, July 19, 2026 9:08:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I support both motions.

My concern is that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, and that this is true regardless of how large the facility is.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it.

That is exactly why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have three requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both. My question is about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

Looking through the City's development pages for other applications, the applicant is typically identified by company name, with the planning consultant listed separately as the representative. On the South Service Road page, the Applicant field lists the planning consultant, and none of the documents posted with the application identifies an owner or an end user.

I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type. This is something the City can do on its own, without waiting for the province.

3. Public reporting.

I would ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

The City's data centres page currently says that more information will be shared "at the appropriate time, if available." I would ask that the page be updated when the technical review concludes, so that residents learn the outcome rather than only learning that an application was filed.

One further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Thank you for your work on this.

Dmitriy Gudyno [REDACTED] or ward 2]

From: [Elizabeth Hache](#)
To: [Mailbox, Clerks](#)
Subject: AI Data Centre
Date: Sunday, July 19, 2026 7:41:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

My name is Elizabeth Hache I am currently living in Ward 4. I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I strongly support both motions.

I am deeply disturbed and concerned that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, regardless of how large the facility is. That scares me.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it. Thank you for that.

That seems to demonstrate that the City recognizes why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have four requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both.

I have a question about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

Looking through the City's development pages for other applications, the applicant is typically identified by company name, with the planning consultant listed separately as the representative. On [the South Service Road page](#), the Applicant field lists the planning consultant, and none of the documents posted with the application identifies an owner or an end user.

I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type. This is something the City can do on its own, without waiting for the province.

3. Consider checking out the United Nations University: Institute for Water, Environment, and Health's report on "[The Environmental cost of AI use](#)"

4. Public reporting.

I have several concerns around having a data centre in Burlington, and I would like to see staff report on. I also ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

The City's data centres page currently says that more information will be shared "at the appropriate time, if available." I would ask that the page be updated when the technical review concludes, so that residents learn the outcome rather than only learning that an application was filed.

In conversations with my clientele and neighbours I have heard them voice the same concerns I have regarding having an AI data centre in our community. The concerns are around the environmental impacts, particularly regarding the water and energy use, as well as air and noise pollution that gets generated from these facilities. The fact that Ontario has 28 communities currently under [long-term water drinking advisories](#), and yet we are contemplating how to use more water resources and pollute the water and air further is infuriating and asinine.

Things I would like to see staff provide transparent disclosure in the report on:

- Energy use and the resulting water, land, and carbon footprints. As well as air and noise pollution. Clear reporting enables accountability, public scrutiny, and informed choice.
- To publish more information on the lifecycle responsibility recognizes that every unit of energy used by AI carries associated water, land, and carbon impacts, and that hardware production, mineral sourcing, and disposal also have consequences. Responsibility must extend from materials to manufacturing to use, and end-of-life. Without effective recycling, heavy metals (such as lead, cadmium, and mercury) can contaminate soil and water. Where

are these resources coming from and being disposed of? Are they equitable?

- The economical outcomes
 - A. Electricity - The demand for electricity will go up, it is likely infrastructure will need to be upgraded. How will it be ensured that the cost of these upgrades do not get passed on to consumers?
 - B. Creations of jobs - Jobs will be generated during the building phase. How many jobs will it bring in, versus the strain on traffic, resources, etc.? I also wonder about what happens after the data centre is up and running. Often those people can no longer find work, because AI has taken away those entry level positions, and they cannot continue to live in their homes or apartments.
 - C. Tax breaks – If tax breaks are being offered to data centres, who does that money go to and what is that money being allotted for?
- On further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Lastly, I would like to take a moment to share further concerns I have about AI and what having a data centre in Burlington tells people about our community's values. AI is destroying intellectual property, and can rapidly disseminate inaccurate information. The way it collects data and allows companies to exploit that is preying on our citizens.

Thank you for your work on this.

Kindest regards,
Elizabeth Hache

From: [Giulio Stirpe](#)
To: [Mailbox, Clerks](#)
Subject: Regarding 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
Date: Sunday, July 19, 2026 8:50:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I support both motions.

My concern is that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, and that this is true regardless of how large the facility is.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it.

That is exactly why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have three requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both. My question is about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

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I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type. This is something the City can do on its own, without waiting for the province.

3. Public reporting.

I would ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

The City's data centres page currently says that more information will be shared "at the appropriate time, if available." I would ask that the page be updated when the technical review concludes, so that residents learn the outcome rather than only learning that an application was filed.

One further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Thank you for your work on this.

Regards,

Giulio Stirpe

Ward 2 - 800m from proposed data centre

From: [Allison Howard](#)
To: [Mailbox, Clerks](#)
Subject: Items 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
Date: Monday, July 20, 2026 10:21:40 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

The beginning of this letter is a precursor to the motions being discussed below and at the meeting on July 21st, 2026, as I feel the context is required for the discussion at hand to understand the mindset of those writing in.

In regard to the proposed data centre for this site, I know it is said to be air-cooled, and while some consider this a better alternative to the water-cooling, people need to step back and still think what is being affected.

Air-cooling creates noise pollution and artificial EMF fields that are being linked to the disruption of the magnetic navigation bees rely on. The world is already seeing decreases in bee populations and to stay relevant under the guise of increasing the infrastructure, Burlington [City Hall] members and new mayoral candidates alike are willing to jeopardize our futures.

To cool this centre, how much fuel will be needed? The fossil fuel industry is pushing us to an environmental collapse with its affect on the climate crisis and you're willingly accepting to build a data centre, that nobody asked for or wants, to use the very thing killing the world? Northwest Ontario and other parts of Canada are on fire because climate change, with the fossil fuel at the helm, has led to extreme weather conditions and unprecedented heat. Allowing data centres to take over our lives and cities is literally fanning the flames.

I say this because if this data centre is approved, what will stop the next one being built and causing more of a disruption for bee populations and energy consumption? Will it stop there or continue on to water-cooled centres that will poison the water?

I'm only 39 years old and I'm having to come to terms with the fact that the rate the world and OUR country/provinces/cities are actively destroying the planet, I likely won't live to age of retirement. And if I do, it will be a devastatingly dystopian life, along with every single family member and friend of yours. If you don't care enough about the citizens of the city and the lasting impact on them, maybe you'll care enough about your own loved ones and the world they'll inherit in the wake of "progress".

With that said, but in regard to the topic of Tuesday's meeting, I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

Due to the existing policies, I support both motions.

My concern is that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, and that this is true regardless of how large the facility is.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it.

That is exactly why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

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One further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Thank you for your work on this.

Allison Howard
Ward 4

From: [Heather Wright](#)
To: [Mailbox, Clerks](#)
Subject: AI data centre
Date: Saturday, July 18, 2026 4:04:41 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a long term resident of Burlington and have resided In a quiet neighborhood for the majority of my life..we currently reside about a 5 minute walk from the proposed new data centre that is looking to be built at the old Tucker's marketplace. We do NOT want that built so close to a residential neighborhood..how would u feel if this was being built a 5 minute walk from where u lived. It is too close to a lot of people ..please do not build it there. Think about the community. I look forward to your response.

A concerned tax paying citizen.

July 18, 2026

Subject: Submission to Burlington Council Regarding the Development of an AI Data Centre Policy Framework;

18.1 Policy Framework for Municipal Decision-Making regarding the 55 – 58 Deployment of Data Centres in Burlington (ADM-05-26) and;

18.2 Motion Memo Coordinated Federal, Provincial, Regional, and Municipal Response to Data Centre Infrastructure Capacity, Growth Readiness and Protecting Public Interest (ADM-06-26)

To: Mayor Marianne Meed Ward and Members of Burlington City Council

Dear Mayor Meed Ward and Members of Council,

I appreciate the balanced approach the city has taken in making factual information available regarding the proposed AI data centre at 3110 South Service Road. I also welcome Council's consideration of a broader policy framework for municipal decision-making regarding future data centre development through Agenda Items 18.1 and 18.2.

My purpose in writing is not to support or oppose this particular proposal. Rather, I hope the following questions and observations assist Council and staff as they develop Burlington's first policy framework for AI data centres.

Artificial intelligence is expected to become an important driver of Canada's future economy. The question is not whether AI data centres should exist, but whether they are planned strategically and sustainably.

1. Looking Beyond the Initial Proposal

The current proposal is described as requiring approximately 17 MW of electricity.

- Is 17 MW the ultimate build-out for this site or simply the first phase?
- What is the maximum electrical capacity that the site could accommodate?
- Would future expansion require additional municipal approvals?

To put this into perspective, a continuous 17 MW electrical demand is roughly equivalent to the annual electricity consumption of between 8,500 and 17,000 homes, depending on household usage assumptions.

2. Electricity Planning

Ontario is entering a period of rapidly increasing electricity demand driven by housing growth, electrification of transportation, industrial decarbonization and economic development. I respectfully ask:

- Will the cumulative impact of these competing demands be fully considered?
- What assumptions are Burlington Hydro and the IESO making regarding long-term electrical capacity?
- Are grid upgrades anticipated and who will fund them?

3. Peak Demand Events

If AI data centres become major electricity consumers:

- Will they participate in provincial demand-response programs?
- Will they reduce demand during heat waves or system emergencies?
- If not, how will competing demands be managed?

4. Noise and Community Impacts

Residents would benefit from understanding expected daytime and nighttime noise levels, rooftop cooling equipment, emergency generator testing schedules, transformer noise and whether low-frequency sound has been assessed.

5. Emergency Preparedness

What emergency power systems, fire protection systems and emergency response planning have been undertaken with Burlington Fire and Emergency Services?

6. Community Benefits

What permanent employment, local procurement opportunities, educational partnerships and economic benefits are expected? Should Community Benefit Agreements become an expectation where infrastructure serving national digital needs places demands upon local infrastructure?

7. National Strategy

I was encouraged to see Council's proposed advocacy requesting coordinated provincial and federal leadership. I respectfully support that initiative and believe Canada's long-term AI infrastructure strategy should include energy planning, land use planning, community benefit expectations, infrastructure funding and transparent criteria for allocating scarce electrical capacity.

8. Development Charges and Infrastructure Funding

Burlington has long embraced the principle that growth should pay for growth. AI data centres raise an analogous question regarding electrical infrastructure.

If substations, transformers, distribution upgrades or transmission improvements become necessary:

- Should those costs be borne entirely by proponents?
- Shared among multiple developments?
- Recovered through electricity distribution rates?
- Supported by provincial infrastructure funding?

9. Planning for Cumulative Impacts

During Burlington's period of rapid condominium development, residents became familiar with traffic, parking, wind, shadow and servicing studies prepared for individual developments. While these studies were generally appropriate for each proposal, they seldom addressed the cumulative impacts created as similar developments were approved over many years.

AI data centres present a similar planning challenge. The question is not simply whether one facility can be accommodated, but whether multiple facilities could collectively affect Burlington's electrical infrastructure, emergency preparedness, employment lands, municipal servicing and long-term planning objectives.

Accordingly, I respectfully ask:

- Has any assessment been undertaken of the cumulative impact if several AI data centres were ultimately developed within Burlington or the surrounding region?
- Should municipalities begin requiring cumulative impact assessments for this emerging class of development?
- Would it be prudent to establish a comprehensive planning framework before additional applications are considered?

10. Protecting Employment Lands

Burlington's employment lands are a finite resource. While data centres represent important digital infrastructure, they also occupy lands that could support manufacturing, research, logistics or other employment-intensive industries. As additional proposals emerge, Council may wish to consider whether different categories or scales of data centres warrant different planning approaches based on long-term employment objectives.

Closing Thoughts

Whether or not Council ultimately proceeds with an Interim Control By-law, the opportunity to establish a clear municipal policy framework before multiple applications are received is both timely and prudent.

Artificial intelligence will almost certainly become part of Canada's future. While the opportunity is significant, so too is the responsibility to ensure this infrastructure is planned thoughtfully and strategically. The decisions made through this policy framework will likely influence how Burlington evaluates AI data centres for many years to come.

Getting the framework right today will help ensure future decisions remain transparent, evidence-based and in the long-term public interest.

Thank you for considering these observations and for your commitment to an informed and transparent review process.

Respectfully submitted,

Joseph A. Gaetan, BGS


Burlington Resident

From: karina Yousef
Sent: Friday, July 17, 2026 2:14 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Concerns Regarding the Proposed Data Centre on South Service Road

Dear Mayor Meed Ward and Members of Burlington City Council,

I am a Burlington resident living approximately 13 minutes from the proposed data centre on South Service Road, and I would like to express my concerns about this project.

While I understand that data centres are becoming increasingly important, I believe it is essential that this development is carefully evaluated for its long-term impact on our community before any decisions are made.

Some of my concerns include:

- The significant amount of electricity the facility will require and what impact that could have on our local power grid and future electricity costs for residents.
- Potential noise from the cooling systems operating 24 hours a day.
- Environmental impacts, including energy consumption and greenhouse gas emissions.
- Increased traffic during construction and ongoing maintenance.
- The long-term effect on nearby neighbourhoods and property values.
- Whether Burlington residents will receive meaningful economic benefits, such as local jobs, that justify the project's impact.

I appreciate Council's commitment to transparency and public engagement, and I ask that no decisions be made until residents have had a full opportunity to understand the potential impacts through independent studies and meaningful consultation.

Based on the information currently available, I respectfully ask Council to oppose this proposal unless it can be clearly demonstrated that it will not negatively impact Burlington residents, our environment, or our infrastructure.

Thank you for taking the time to consider my concerns and for representing the interests of Burlington residents.

Sincerely,

Burlington Resident

From: [Kathleen Grant](#)
To: [Mailbox, Clerks](#)
Subject: Data centre framework
Date: Saturday, July 18, 2026 4:30:16 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a Burlington resident and I feel unsafe knowing that there is no framework around AI data centres and a proposed centre could be built in Burlington without any input from citizens of Burlington or official council members.

We need policy framework for municipal decision making regarding the deployment of Data Centres (item 18.8) in Burlington. A coordinated federal, provincial, regional and municipal response to data centre infrastructure capacity, growth readiness and protecting public interest (item 18.2) is needed to protect Canada's communities.

Citizens of Burlington need to be able to trust that their city has their best interests in mind. Develop these two items. Keep Burlington and Canada safe.

From: [Kelly b](#)
To: [Mailbox, Clerks](#)
Subject: Proposed AI data centre developments
Date: Saturday, July 18, 2026 1:02:35 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk and Members of the Committee,

I am writing to formally submit my concerns regarding the proposed AI data centre developments in Burlington, specifically the one slated for Tuckers Marketplace.

I request that this letter be included as part of the official public record.

As a resident of Burlington, I am deeply concerned about the lack of transparent, independent environmental and utility impact data available for these projects. While I support economic developments they must not come at the expense of our infrastructure and natural resources.

We cannot allow our local infrastructure to be monopolized by low-employment data blocks at the risk of higher utility rates for local families.

I urge the Committee to withhold any approvals, official plan amendments, or building permits for these types of properties until independent, third-party environmental and grid-capacity assessments are fully completed and presented to the public for consultation.

Thank you for your time, consideration, and dedication to protecting Burlington's environment and residents.

Sincerely,

Kelly Boag-Pasalic
L7L3K3

From: [Lila A](#)
To: [Mailbox, Clerks](#)
Subject: Our Beautiful City
Date: Sunday, July 19, 2026 11:40:34 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it should concern,

My name is Lila Abradjian. As a high school student in Burlington, and someone who has lived here my whole life, I can confidently say that I love this city. The serene natural views, the bustling yet quaint charm of our downtown core, and the friendly conversations with neighbours are just some of the highlights of living in our community. However, none of these things will exist for future Burlingtonians if data centres and overdevelopment continue to leech the life out of the city.

I can confidently say that I speak for everyone my age when I inform you: we do not want data centres. Nobody in Burlington does, but it is an especially concerning issue for the younger generations, who have not gotten to experience Burlington's allure as long as the people who are making these decisions. We want to keep this city beautiful, so that it can remain a welcoming and healthy community for us through old age, as well as all future cycles of youth that will rotate through the area. If we strip Burlington of the attributes that comprise its very identity by building over too much of its land and poisoning the sky and environment with noise, energy, and skyscrapers, everybody will become miserable. This seemingly beneficial decision will hurt our environment and our temperaments in turn, a crucial fact that does not seem commonly known.

At the end of the day, technology should be used to assist us, not overtake us. We have also functioned just fine without it in the past, so if we are running out of places to store data we can simply learn to rely on it less, or use it in a more thoughtful way.

Please protect the trust and well-being of your citizens and help save the city you were entrusted to govern.

Thank you for considering this message.

Sincerely,
A forward-facing Burlingtonian

From: [Manuela Anamaria](#)
To: [Mailbox, Clerks](#)
Subject: No to data center
Date: Saturday, July 18, 2026 8:49:03 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

Voting NO to data centers in Burlington. Please raise the issue of increased radiation in the area, all emitted by the technology and harmful to humans as per European Union studies. European Union admits to the harms of 5G...

[EPRS_STU\(2021\)690012_EN.pdf](#)

Thanks kindly,

Manuela

Sent from my iPhone

From: Melissa M

Sent: Friday, July 17, 2026 1:47 PM

To: Mailbox, Clerks <Clerks@burlington.ca>; Mailbox, Office of the Mayor <mayor@burlington.ca>

Subject: Planned AI data centre at Guelph Line and Harvester

Good afternoon,

I'm writing to express my concerns regarding the planned AI data centre in the Guelph Line and Harvester Road area.

Research on data centres shows serious and well-evidenced risks to nearby communities including grid distortions, potential environmental impacts and noise and heat effects on surrounding ecosystems. In our case, this would likely include Lake Ontario, Royal Botanical Gardens nature sanctuaries and sensitive habitats, municipal parks just to name a few.

Residents of Burlington deserve transparency about what is being built and with what safeguards to ensure our communities aren't being jeopardized. We also deserve opportunities for broad public input, consultation and engagement.

I recognize you've heard from hundreds of other residents who share my concerns. I ask the Mayor and City Council to advocate for residents and work with any and all individuals responsible for the oversight and decision making authority on this proposed data centre to pause further development.

Burlington needs the correct regulations and protections in place for both the residents and the land.

Sincerely,
Melissa MacLean

From: [Michelle Hache](#)
To: [Mailbox, Clerks](#)
Subject: Correspondence re: Items 18.1 (ADM-05-26) and 18.2 (ADM-06-26), Council, July 21, 2026
Date: Saturday, July 18, 2026 10:08:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

My name is Michelle Hache. I am a 48-year-old resident and business owner in Burlington since 2010, currently living in Ward 4. I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I strongly support both motions.

I am deeply disturbed and concerned that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, regardless of how large the facility is. That scares me.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it. Thank you for that.

That seems to demonstrate that the City recognizes why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have four requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both.

I have a question about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

Looking through the City's development pages for other applications, the applicant is typically

identified by company name, with the planning consultant listed separately as the representative. On [the South Service Road page](#), the Applicant field lists the planning consultant, and none of the documents posted with the application identifies an owner or an end user.

I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type. This is something the City can do on its own, without waiting for the province.

3. Consider checking out the United Nations University: Institute for Water, Environment, and Health's report on "[The Environmental cost of AI use](#)"

4. Public reporting.

I have several concerns around having a data centre in Burlington, and I would like to see staff report on. I also ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

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In conversations with my clientele and neighbours I have heard them voice the same concerns I have regarding having an AI data centre in our community. The concerns are around the environmental impacts, particularly regarding the water and energy use, as well as air and noise pollution that gets generated from these facilities. The fact that Ontario has 28 communities currently under [long-term water drinking advisories](#), and yet we are contemplating how to use more water resources and pollute the water and air further is infuriating and asinine.

Things I would like to see staff provide transparent disclosure in the report on:

- Energy use and the resulting water, land, and carbon footprints. As well as air and noise pollution. Clear reporting enables accountability, public scrutiny, and informed choice.
- To publish more information on the lifecycle responsibility recognizes that every unit of energy used by AI carries associated water, land, and carbon impacts, and that hardware production, mineral sourcing, and disposal also have consequences. Responsibility must extend from materials to manufacturing to use, and end-of-life. Without effective recycling, heavy metals (such as lead, cadmium, and mercury) can contaminate soil and water. Where are these resources coming from and being disposed of? Are they equitable?
- The economical outcomes

- A. Electricity - The demand for electricity will go up, it is likely infrastructure will need to be upgraded. How will it be ensured that the cost of these upgrades do not get passed on to consumers?
 - B. Creations of jobs - Jobs will be generated during the building phase. How many jobs will it bring in, versus the strain on traffic, resources, etc.? I also wonder about what happens after the data centre is up and running. Often those people can no longer find work, because AI has taken away those entry level positions, and they cannot continue to live in their homes or apartments.
 - C. Tax breaks – If tax breaks are being offered to data centres, who does that money go to and what is that money being allotted for?
- On further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Lastly, I would like to take a moment to share further concerns I have about AI and what having a data centre in Burlington tells people about our community's values. As someone who owns websites, teaches classes, utilizes the internet to promote my businesses and distribute information, AI is destroying intellectual property, and can rapidly disseminate inaccurate information. The way it collects data and allows companies to exploit that is preying on our citizens.

Thank you for your work on this.

Michelle Haché

[REDACTED], Burlington

Michelle Haché, CLD

Birth Beginnings

[REDACTED]

birthbeginnings.com

From: [Nour Hanna](#)
To: [Mailbox, Clerks](#)
Subject: Request to Reject the Proposed 17 MW Data Centre at its Current Location
Date: Sunday, July 19, 2026 2:02:29 PM

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Dear Mayor and Members of Burlington City Council,

My name is Nour HANNA and I am writing as a Burlington resident and homeowner to respectfully urge Council to reject the proposed 17 MW data centre at its current location and to consider directing this type of industrial development to a more appropriate site, away from established residential neighbourhoods.

My family and I are young professionals who worked and saved for over 15 years to achieve the dream of homeownership. We purchased our home in Burlington in 2022 because of its welcoming neighbourhoods, quality of life, and proximity to Lake Ontario. We made this investment believing that Burlington would continue to prioritize thoughtful, balanced development that protects its residents.

While I recognize the importance of technological infrastructure and economic growth, I do not believe that a large-scale data centre belongs so close to residential communities.

I have several concerns:

- **Noise pollution:** Data centres operate continuously, 24 hours a day, 365 days a year. Even air-cooled facilities rely on large cooling systems, generators, transformers, and mechanical equipment that can generate constant background noise. This is not compatible with nearby residential neighbourhoods.
- **Future operational changes:** Although the proposal states the facility will be air-cooled, residents have no guarantee that future expansions or modifications will not introduce different technologies or increased environmental impacts. Once such a facility is established, changes over time may be difficult for residents to influence.
- **Location near Lake Ontario:** Burlington's waterfront and surrounding neighbourhoods are among the city's greatest assets. Industrial-scale digital infrastructure should not be located near environmentally sensitive areas and residential communities when alternative industrial locations may exist.
- **Electrical demand:** A 17 MW facility represents a significant and continuous electricity demand. Residents deserve clear information on how this project will affect Burlington's electrical infrastructure, future capacity, and long-term planning.
- **Property values:** For many families, their home represents their largest financial investment. Before approving this project, Council should require an independent assessment of potential impacts on surrounding property values and ensure residents are not unfairly burdened by a development that primarily benefits private interests.
- **Health and environmental uncertainties:** While current research has not established health risks from living near data centres themselves, there are legitimate questions about long-term cumulative impacts related to associated electrical infrastructure, operational noise, and other environmental factors. Where uncertainty exists, I believe

the precautionary principle should guide decision-making until independent assessments are completed.

This is not an argument against technology or economic development. Data centres are important infrastructure, but the right project must be built in the right location. Burlington has industrial areas that are better suited for this type of development and are farther from homes, parks, schools, and the waterfront.

I respectfully ask Council to:

- Reject this proposal at its current location.
- Prioritize the protection of established residential neighbourhoods.
- Encourage the developer to relocate the project to an industrial area that is appropriately zoned and sufficiently separated from residential communities.
- Require comprehensive independent studies before considering any future proposal of this nature.

Council's responsibility is to protect the long-term interests of Burlington residents. Once a facility of this scale is built, its impacts may be felt for decades. I respectfully ask that you place the health, quality of life, and investments of Burlington families ahead of this proposed development.

Thank you for your time and consideration.

Sincerely,

Nour Hanna

, L7R 0C8

Burlington, Ontario

From: [Ms Pinki Virani](#)
To: [Mailbox, Clerks](#)
Cc: [Mailbox, Office of the Mayor](#); [LIST - Office of Ward 2](#)
Subject: Data Centres in Burlington, kindly circulate to all Councillors and relevant staff, thank you: URGENT for July 21 Council Meeting: 1-year Moratorium needed
Date: Sunday, July 19, 2026 1:02:16 PM
Attachments: [Motion Memo Municipal Decision-Making regarding the Deployment of Data Centres in Burlington \(ADM-05-26\).pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Clerks at Burlington, Mayor Meed Ward, Councillor Kearns,

Apologies for sending this on a Sunday [July 19] but I needed to do some basic research on Data Centres, as also Municipal Obligations towards its City's Residents, before deciding on sending this. I believe this letter, which may please be placed on record from a Burlington property-owner - is on-time by the City's rules for being considered at Council Meetings; this particular being on July 21 [link below].

<https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?Id=51f8f167-22f2-4c54-bb95-1eb42c28016f&Agenda=Agenda&lang=English>

I write to say that I support Item 18:1 and insist on a **one-year moratorium for all data centres in Burlington** including the **application just this month for a data centre on the site of the former Mother Tucker's/Tucker's Marketplace site at 3110 South Service Rd.**

The motion "Policy Framework for Municipal Decision-Making regarding the Deployment of Data Centres in Burlington" also asks for very valid preliminary information [attached] by September. It's vital to note that this is all preliminary information. Questions shall arise from/despite this preliminary information; the people of Burlington need time to understand this information and engage with their new Mayor and Councillors on supplementary questions. The new Mayor and Councillors come into place only in November 2026; allowing for December holidays, winter months of January and February 2027, at the very least a year is required to ensure that the City and its Residents benefit from Wise Decisions vis a vis Data Centres.

I have read the details on our city's website on data centres [link below] and find some lacks.

<https://www.burlington.ca/en/news/council-news-and-events/data-centres.aspx>

E.g.: where it says "A lot goes into the review of a proposal for a new data centre, and decisions are made carefully and in keeping with the Ontario Planning Act, applicable planning policies, technical requirements and municipal standards. The City would assess how the land use and building(s) will function on the site, where things should be located, how people and vehicles will move through the site, servicing capabilities of the municipality and other applicable agencies, how it will look and feel from outside the property, as well as accessibility and safety considerations."

Where are we, The People? We who live in, and care for, Burlington and our voices/legitimate concerns? Or does the City work in such water-tight silos that it forgot about its only very-recently updated Community Engagement Charter? Link below:

<https://www.burlington.ca/en/news/city-of-burlington-launches-updated-community-engagement-charter-and-framework.aspx>

The 7 points on the updated Community Engagement Charter includes:
[i] Stronger accountability – The City will report back on what it heard and how public input was or was not used during decision-making. [ii] More inclusive engagement- Expand efforts to reach underrepresented groups and reduce barriers to participation. [iii] The charter also reinforces the City's commitment to ensuring all voices in Burlington are welcomed, heard and respected.

And yet, disappointingly, this is what one sees on the city's data centre page in the FAQs: "And for clarity, the Planning Act requires that approval of site plans be delegated specifically to City staff, not Council."

I looked up the Ontario Planning Act and observe that the interpretation of several clauses within can work in many ways, not necessarily all transparent, by developers/businesses/corporations. Especially as close as possible to a "lame duck" period.

Add to all of the above, the Interest of Democracy -- which is what we the voters do, when we elect our Mayor and our Councillors to safeguard our concerns -- and it would be wise to put a one-year brake on data centres in Burlington. In the absence of a proper policy on data centres -- and where they can be placed, if at all -- please look at the attached map. Burlington will become unliveable if data centres are allowed to blanket the city, all it takes is the first to start the chaos. The current Absence of Policy clearly cannot be treated as the Presence of approval for the first or later data centres.

It's the absence of coherent planning policy relevant to specific cities -- because all Ontario cities aren't identical, fortunately for Burlington -- that has led to New York State ordering a one-year moratorium on data centres [link below].

<https://www.reuters.com/world/new-york-becomes-first-state-impose-data-center-moratorium-2026-07-14/>

I don't think they've completely thought through the 50 megawatts and more; it wouldn't be complicated to find the loopholes. I suppose they'll realise this within the year.

I'm also aware that the mayor of Hamilton hasn't listened to the people of Hamilton; there was clearly a via-media -- it's always mystifying why politicians can't think "centrist" -- as is evident in the link below.

<https://www.cbc.ca/news/canada/hamilton/data-centre-ban-voted-down-9.7271641>

The Hamilton case isn't reason for Burlington to do better. If anything it's a timely and astute lesson in caution on what kind of a city Burlington shouldn't be.

Will data centre business go elsewhere while Burlingtonians decide what is best for themselves and their city? Maybe. Maybe not. The one-year moratorium should also give us a chance to gauge their actual value - and not just financially -- to our city.

Thank you for reading this, Council; and taking action which benefits Burlington -- Vote for a One Year Moratorium on Data Centres beginning with the current application.

Best

Ms Pinki Virani

From: [Sarah Szenasi](#)
To: [Mailbox, Clerks](#)
Subject: Proposed Data Centre
Date: Saturday, July 18, 2026 10:03:08 PM

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Dear Mayor Meed Ward,

As a resident of Burlington, and a Public Health Professional, I urge you to strongly align with the overwhelming majority of residents, including myself, who not only want a moratorium but outright rejection of data centres in our communities.

We've seen how this plays out in the US, noise pollution, air pollution, environmental/ecological disaster, grid demands that leave citizens on the hook for excess electricity demands, and most disturbingly a levelling up of surveillance capitalism. AI is being heralded to us as some cutting edge, wonderful thing. It's so far from that. Before we allow these centers to get shoved down our throats at a dizzying rate, we absolutely need fulsome review including what you're pushing for - a provincial and federal framework that goes even a step further and ensures that the profiting these corporations stand to make off of all our data is socialized. Too many times throughout the last decades have we seen costs socialized and profits privatized.

We know data centres, like the one being proposed here and larger do not benefit residents or citizens. We know the industry is clamouring and salivating to access the promised billions by the federal government in investments. Please push back against this and act in our interests, as residents, as we move through this issue.

Sincerely,
Sarah Szenasi

Burlington, ON

From: [Seleena Cipparrone](#)
To: [Mailbox, Clerks](#)
Subject: Urgent: Formal Opposition to the Proposed Data Centre 800 Metres From Our Residential Community
Date: Sunday, July 19, 2026 8:58:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Members of Council,

I am writing regarding items 18.1 (ADM-05-26) and 18.2 (ADM-06-26) on the July 21, 2026 Council agenda.

I support both motions.

My concern is that a facility of this scale can move through a municipal approval process that includes no public meeting, no notice to neighbours, and no council decision, and that this is true regardless of how large the facility is.

ADM-06-26 states plainly that site plan matters are delegated to staff by provincial regulation and cannot be undelegated back to Council, and that the Planning Act does not require public notice of a site plan application. I appreciate Council putting that on the record. It confirms that the gap is in the legislation, not in how Burlington has handled this file. The City posted the application, created a dedicated webpage, and answered questions publicly without being required to do any of it.

That is exactly why the request in ADM-06-26 matters. A municipality should not have to rely on its own goodwill to give residents basic information about a project of this size.

I have three requests for Council's consideration.

1. The interval between now and September.

I understand that ADM-05-26 asks staff to report in September on the option of an Interim Control By-law, and to report on options to ensure compliance with a future framework prior to site plan approval in General Employment and Business Corridor zones. I support both. My question is about timing. The reports come back in September and in the fourth quarter. The technical review of the South Service Road application is underway now. I would ask Council to consider directing staff to report on what options, if any, exist in the interim, and to be clear with residents about which applications the eventual framework will and will not apply to.

2. Publishing the registered owner on development pages.

Looking through the City's development pages for other applications, the applicant is typically identified by company name, with the planning consultant listed separately as the representative. On the South Service Road page, the Applicant field lists the planning consultant, and none of the documents posted with the application identifies an owner or an end user.

I understand the Planning Act does not require this information to be published for a site plan application. But nothing prevents the City from publishing it either, and the City already holds it. I would ask Council to consider directing staff to identify the registered owner on development pages consistently, regardless of application type. This is something the City can do on its own, without waiting for the province.

3. Public reporting.

I would ask that the September and fourth quarter reports contemplated in ADM-05-26 be made public, and that the public engagement strategy referenced in that motion be a substantive one.

The City's data centres page currently says that more information will be shared "at the appropriate time, if available." I would ask that the page be updated when the technical review concludes, so that residents learn the outcome rather than only learning that an application was filed.

One further note on ADM-05-26. The direction to develop a definition of both small-medium and large-scale data centres seems particularly important. Ontario currently has no such definition, which means there is no threshold at which additional scrutiny applies. Burlington writing one would be useful well beyond Burlington.

Thank you for your work on this.

Seleena Truscello

Ward 2 (800 metres from the proposed data centre)

From: [Information](#)
To: [Mailbox, Office of the Mayor](#); [Galbraith, Kelvin](#); [Kearns, Lisa](#); [Nisan, Rory](#); [Stolte, Shawna](#); [Sharman, Paul](#); [Bentivegna, Angelo](#); [CRM, Service Burlington](#)
Cc: [Kochuta, Ryan](#); [O'Reilly, John](#); [Puletto, Jenna](#); [Mailbox, Clerks](#)
Subject: Proposed Data Centre – 3110 South Service Road – Project Overview
Date: Sunday, July 19, 2026 4:19:44 PM
Attachments: [Burlington Data Centre One Page Infographic.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Meed Ward and Members of Council,

On behalf of the ownership team, we would like to share the attached one-page overview of the proposed data centre at 3110 South Service Road.

We understand there has been significant public interest in data centres, and we appreciate the time Council is taking to review this important topic.

The attached summary provides an overview of the proposed project, including its current status, the technical review process, key project information, and responses to common questions regarding noise, water use, electricity, sustainability, and community benefits.

We would also like to note that this is a 20 MW enterprise and colocation data centre, not a hyperscale facility. We recognize there has been considerable discussion about very large data centre developments, and we hope the attached overview helps clarify the scale, design, and approach of this project.

The project is currently undergoing the City's Site Plan Approval process, including comprehensive technical review by City staff, Burlington Hydro, Halton Region, Conservation Halton, and other applicable agencies. We remain committed to working collaboratively throughout this process and to addressing all technical requirements.

We hope you find the attached overview helpful as Council considers this matter. If you have any questions or would like additional information, we would be pleased to assist.

Thank you for your time and consideration.

Kind regards,

The Ownership Team

Proposed Data Centre – 3110 South Service Road

PROPOSED DATA CENTRE

3110 South Service Road | Burlington, Ontario

BUILDING CANADA'S DIGITAL INFRASTRUCTURE RESPONSIBLY

The proposed data centre is currently undergoing the City's Site Plan Approval process and comprehensive technical review by City staff, Burlington Hydro, Halton Region, Conservation Halton, and other applicable agencies.

PROJECT HIGHLIGHTS



20 MW
Electrical Capacity



Enterprise &
Colocation Facility



Not a
Hyperscale
Data Centre



Under Comprehensive
Technical Review



Designed to Support
Our Community and
Local Infrastructure

PROJECT AT A GLANCE

	Location	3110 South Service Road Burlington, Ontario
	Site Area	7,944 m ² (0.8 ha)
	Building	Two Storey Data Centre
	Gross Floor Area	5,163 m ² (55,600 ft ²)
	Electrical Capacity	20 MW
	Parking	136 spaces (84 underground + 52 surface)
	Bicycle Parking	8 spaces
	Current Status	Site Plan Application Under Comprehensive Technical Review

Figures based on submitted
Site Plan Approval drawings.

ADDRESSING COMMUNITY QUESTIONS



NOISE

- Comprehensive acoustic study submitted
- Designed to comply with applicable provincial noise standards



WATER

- Cooling system designed to minimize municipal water use
- Primary cooling does not rely on municipal water
- Water use similar to a modern commercial building



ELECTRICITY

- Independent electrical studies
- Dedicated Burlington Hydro feeders
- Flexible load management
- Battery energy storage to reduce peak demand and support grid resilience
- Designed to support Burlington Hydro during peak demand events



SUSTAINABILITY

- High-efficiency building systems
- Low Power Usage Effectiveness
- Battery energy storage
- Designed for future heat recovery opportunities



SAFETY & REVIEW

- Site Plan Approval review
- Burlington Hydro review
- Halton Region review
- Conservation Halton review
- Ontario Building Code compliance



ADDITIONAL REVIEWS

- Environmental review
- Stormwater management review
- Traffic & transportation review
- Landscape & buffer review



COMMUNITY VALUE

- Designed to be a quiet and responsible neighbour
- Supports a resilient electrical grid
- Long-term economic contribution
- Transparent and accountable through the review process



DIGITAL INFRASTRUCTURE

- Keeps Canadian data in Canada
- Supports Canadian businesses
- Improves data security
- Supports digital innovation

COMMUNITY BENEFITS



ECONOMIC INVESTMENT

- Multi-million-dollar private investment
- Construction jobs during development
- Long-term commercial tax revenue



EMPLOYMENT & SKILLS

- Permanent skilled technology and facilities jobs
- Local business opportunities
- Training and career development



INNOVATION & PARTNERSHIPS

- Potential partnerships with local colleges and universities
- Research and innovation opportunities

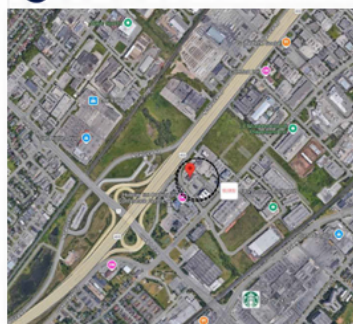


CANADIAN INFRASTRUCTURE

- Supports Canadian data sovereignty
- Secure and reliable digital services
- Enables growth for Canadian businesses

SITE OVERVIEW

1 LOCATION MAP



2 SITE PLAN



OUR COMMITMENT

We recognize the importance of community dialogue and welcome the opportunity to answer questions, provide accurate information, and continue working collaboratively with the City and the community throughout the review process.

From: Gerry Smallegange <GSmallegange@burlingtonhydro.com>
Sent: Thursday, July 16, 2026 3:56 PM
To: Robichaud, Steve <Steve.Robichaud@burlington.ca>
Cc: Benson, Curt <Curt.Benson@burlington.ca>; Tellier, Jamie <Jamie.Tellier@burlington.ca>; Paul Heeg <PHeeg@burlingtonhydro.com>; David Ferreira <DFerreira@burlingtonhydro.com>; Jennifer Smith <JSmith@burlingtonhydro.com>
Subject: RE: [EXTERNAL] - 3110 South Service Road - Data Centres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Steve. Hoping an email response will suffice in the interest of expediency.

Burlington Hydro Inc (BHI) is supplied from the following Hydro One owned Transformer Stations (TS) : Burlington TS, Cumberland TS, Bronte TS, Tremaine TS and Palermo TS. Of these Cumberland TS and Burlington TS supply electricity to the South-central part of the City.

The 3110 South Service rd. site is near Cumberland TS (approx. 1 – 2 km) and would ideally be connected to this TS. The Data Center connection timeline is anticipated to be 2 – 3 years with load expected to be brought online in phases (gradual increase in demand over time). Load growth has been slow but consistent in this area with residential load growth being the primary factor driving demand increases, mainly from new high-rise buildings and housing developments, followed by industrial and commercial load. For some context, some of the larger industrial/manufacturing facilities connected to Cumberland TS (or other TSs in Burlington) are at the same level as the proposed data centre including Sofina Foods, Canada Brick, Gentek, Bericap, and Laurel Steel. For a bit more context a typical high-rise condominium requires between 1 and 2 MW of electrical capacity. Grocery stores or bigger retail stores require about 1MW of electrical capacity.

In 2025, the system coincidence peak load was 359 MW and we hit a similar peak this past week (358 MW) during the heat wave. Based on our allocated capacity (including Limited Time Rating variability for short duration during warm weather periods), we have approximately 120 MW available capacity above and beyond our current loads across the city when you look at the entirety of the system. The loading on Cumberland TS is at approximately 67% utilization and could handle the 20 MW of load associated with the proposed Data Center (this same 20 MW load would be sufficient to power 6600 residential units).

Although, the connection of the proposed 20MW of Data Center load will utilize a good portion of the available capacity at Cumberland TS, BHI is investing in major infrastructure projects (Dundas rd. widening and MTSA related system expansions) to enhance its capability to tap into the available capacities at other Transformer Stations, particularly Tremaine TS and Burlington TS (which could provide an aggregate of an additional 100 MW for city growth post data centre connection).

As such we do not anticipate that connection of this Data Center will trigger any immediate or near-term pockets of demand areas that will experience capacity shortages.

Let me know if you require any clarification. Sincerely,

Gerry



Burlingtonhydro
energizing *our* community™

Gerry Smallegange
President and CEO



partner since **2009**

1340 Brant Street, Burlington, ON · L7R 3Z7 · (905) 332-2253
burlingtonhydro.com gsmallegange@burlingtonhydro.com

July 18, 2026

City Clerk

City of Burlington
426 Brant Street
Burlington, ON

Re: Regular Meeting of Council July 21, 2026 - Agenda Item 13.1 g. - Motion memo regarding Freeman Station (COW-18-26) (SD)

Dear Mayor Meed Ward and Council Members,

On behalf of the **Champions of the Burlington Freeman Station**, I respectfully request that this letter be received as correspondence and included as part of the official public record for Agenda Item **COW-18-26 – Motion Memo Regarding Freeman Station**.

The Champions wish to express our support for the motion directing the Commissioner of Community Services to report back in the fourth quarter of 2026 with information exploring options and implications for the long-term, sustainable operation of Burlington Freeman Station, including opportunities to engage Discover Burlington to explore available business supports, funding opportunities, market research, and the potential for a Joint Venture agreement.

Our group is comprised primarily of former members of the Friends of Freeman Station (FOFS), the volunteers who, over more than a decade, invested thousands of hours restoring, preserving, operating, and promoting one of Burlington's most treasured heritage landmarks. Collectively, our members bring not only a deep appreciation for the Station's history, but also considerable institutional knowledge of its restoration, operation, programming, and community engagement.

We are encouraged that Council is looking beyond the immediate challenges and focusing on a sustainable future for the Station. Burlington Freeman Station deserves an operating model that is financially sound, community focused, and capable of preserving this unique heritage asset for generations to come.

We also recognize that the Station's future first depends upon the successful resolution of the outstanding realty matters currently being addressed by the City. We appreciate the diligence with which these matters are being handled and understand that, until they are resolved, the Station must remain closed.

The Champions are not advocating for any particular governance or operating model. Rather, we support the City's efforts to carefully explore the available options, engage the appropriate partners, and develop a long-term solution that serves both the Station and the broader Burlington community.

When the appropriate time comes, we hope the knowledge and experience gained by the many former Friends of Freeman Station volunteers may be of assistance to the City and

its partners. Until then, we remain respectful of the City's stewardship and optimistic about the opportunities that lie ahead.

The Champions of the Burlington Freeman Station are committed to supporting a collaborative, community-based approach that honours the Station's past while helping secure its future. We look forward to continuing to support Burlington Freeman Station in whatever way may be appropriate as this important work progresses.

Thank you for your consideration, and we respectfully request that this letter form part of the official public record for Agenda Item COW-18-26.

Respectfully submitted,

David Vollick

On behalf of the **Champions of the Burlington Freeman Station**



OFFICE OF THE MAYOR
CITY OF HAMILTON

VIA: Email

July 17, 2026

Marianne Meed Ward
Mayor, City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Re: Letter of Support - Requesting Provincial and Federal Coordination on Data Centre Development

Dear Mayor Meed Ward,

As Mayor of the City of Hamilton, I am writing to express my support for Burlington Council's motion calling on the provincial and federal governments to work with municipalities to establish a coordinated approach to data centre development.

Across Ontario, communities are seeing increased interest in data centres and the role they can play in our growing digital economy. These opportunities are important, but they must be balanced with the realities facing municipalities as we plan for significant growth, including the need for reliable energy, water and other critical infrastructure.

At the City of Hamilton, we believe strongly in building an economy that creates opportunity, supports innovation and positions our communities for the future. At the same time, we have a responsibility to ensure that growth happens in a way that protects the interests of residents and that our infrastructure can continue to support the needs of our communities.

The questions being raised around data centres, including energy demands, infrastructure capacity, transparency and community and environmental impacts, are not unique to any one municipality. They require a thoughtful, coordinated approach that brings together all levels of government, utilities, municipalities and industry.

I appreciate Burlington Council bringing this important conversation forward. Municipalities should not be left to navigate these complex decisions one proposal at a time. Clear provincial and federal frameworks and policies will help ensure that innovation and economic growth move forward responsibly, while protecting the long-term interests of the residents we serve.

Hamilton looks forward to continuing to work with Burlington and other municipal partners across Ontario to ensure we are prepared for the opportunities ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Horwath". The signature is fluid and cursive, with a large loop at the end.

Andrea Horwath
Mayor, City of Hamilton

CC: Marnie Cluckie, City Manager, City of Hamilton
Uzma Qureshi, Chief of Staff, Mayor's Office, City of Hamilton
Chris Phillips, Director, Government Relations, City of Hamilton

July 21, 2026

Mayor Marianne Meed Ward and Members of Burlington City Council
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Subject: Burlington Chamber of Commerce Position on Data Centres

Dear Mayor Meed Ward and Members of Council,

Thank you for the opportunity to speak today on behalf of the Burlington Chamber of Commerce regarding the proposed data centre application.

The Burlington Chamber of Commerce represents more than **900 businesses employing over 10,000 people** across our community. Our role is not to advocate for every development application that comes before Council. Rather, our responsibility is to advocate for a strong, competitive local economy and for decision-making that is evidence-based, transparent and consistent.

In this case, we support the proposed data centre application and oppose Council interrupting the established planning process by undelegating the review of this application.

Our position aligns with that of the Ontario Chamber of Commerce, which recognizes data centres as critical infrastructure that will underpin Canada's future economic competitiveness.

Artificial intelligence is rapidly becoming the backbone of economic growth. Businesses of every size—from manufacturers to retailers, healthcare providers and professional service firms—will increasingly rely on AI and cloud computing. None of that is possible without modern data centre infrastructure.

Canada's data centre market is projected to exceed **\$9 billion by 2029**, driven largely by artificial intelligence. **The Toronto–Waterloo innovation corridor—which includes Burlington—is emerging as one of Canada's premier destinations for this investment**, positioning our region to attract new capital, strengthen critical infrastructure and support innovation across every sector of the economy.

This application should be evaluated on its facts.



Bringing life to business

414 Locust Street, Suite 201,
Burlington, Ontario L7S 1T7
(905) 639-0174

www.burlingtonchamber.com



- It complies with the City's employment land policies.
- Burlington Hydro has confirmed it can provide the required electrical capacity.
- The proponent—not Burlington taxpayers—will fund all required infrastructure upgrades.
- Those upgrades will strengthen Burlington's electrical capacity for future business expansion.
- The facility is **air cooled, not water cooled**, significantly reducing concerns about municipal water consumption.

The broader context is also important.

The Government of Canada has identified **sovereign AI** as a national priority because Canadian businesses, researchers and governments require secure computing infrastructure located in Canada. Without sufficient domestic data centres, Canada risks becoming dependent on foreign infrastructure and losing its competitive position in the global AI economy.

There is one additional consideration from the perspective of the business community.

Ontario and Canada benefit from regulatory consistency. If individual municipalities begin creating their own unique policies, standards or approval frameworks for data centres beyond existing provincial planning requirements, businesses will face greater uncertainty, longer approval timelines and increased costs when deciding where to invest.

Companies making significant capital investments look for communities where the rules are clear, predictable and consistent. A patchwork of different municipal approaches risks slowing investment and reducing Ontario's competitiveness at a time when Canada is working to strengthen its position in the global AI economy.

For Burlington, this is about more than one application. It is about how our community is perceived by businesses considering future investment. Burlington should continue to be known as a city that welcomes responsible investment and evaluates applications through a fair, predictable and evidence-based planning process.

The issue before Council today is also about process.

Council is not being asked to approve this application. Council is being asked whether the established planning process should be delayed.

The Burlington Chamber respectfully submits that where an application satisfies the City's planning requirements, Burlington Hydro has confirmed servicing capacity, and the proponent is



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(905) 639-0174

www.burlingtonchamber.com



funding the required infrastructure, the established planning process should be allowed to continue.

Public input is an essential part of that process and should always be respected. However, planning decisions should ultimately be guided by professional analysis and objective evidence.

Businesses consistently tell us that certainty and predictability matter. If applications that satisfy established planning and technical requirements are delayed for reasons beyond those requirements, Burlington risks creating uncertainty for every future investor—not just this one.

The Chamber is **not** asking Council to approve this application today.

We are asking Council **not to interrupt the established planning process** and to allow the application to continue through the normal review process based on its planning merits.

Burlington has earned a reputation as a city where businesses understand the rules, trust the planning process and know that applications will be evaluated fairly, consistently and based on evidence. Protecting that reputation is one of the City's greatest competitive advantages.

Businesses considering Burlington for future investment will be watching today's decision—not because of this individual project, but because it will demonstrate whether Burlington remains committed to a predictable, fair and evidence-based planning process.

On behalf of the Burlington Chamber of Commerce, we respectfully encourage Council to allow the planning process to proceed as intended.

Thank you for your time. I would be pleased to answer any questions.

Sincerely,



Terry Caddo
President and CEO
Burlington Chamber of Commerce



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414 Locust Street, Suite 201,
Burlington, Ontario L7S 1T7
(905) 639-0174

www.burlingtonchamber.com



July 21, 2026 Regular Meeting of Council

Agenda Item 18, Motions of Members, 18.1 Policy Framework for Municipal Decision-Making regarding the Deployment of Data Centres in Burlington (ADM-05-26) and 18.2 Motion Memo Coordinated Federal, Provincial, Regional, and Municipal Response to Data Centre Infrastructure Capacity, Growth Readiness and Protecting Public Interest (ADM-06-26)

Dear Council Members,

As the President and CEO for Green Party of Burlington, representing both the Green Party of Canada and the Green Party of Ontario in Burlington, I am sharing our support for all the Motions of Members contained within Agenda Item #18. They are well thought out and useful. I am also sharing additional information for consideration by Planning Staff and Council members while deliberating on the matter of Data Centres in Burlington so that they can report back to the Committee of the Whole and for the greater coordinated regulatory framework with other municipal, provincial, and federal bodies.

Digital infrastructure, particularly Data Centres, facilitates telecommunications and allows software like artificial intelligence to function, making them incredibly important in modern life.

When our various existing zoning bylaws were created, the Commercial / Industrial zoning did not contemplate Data Centres of the variety being discussed today and even larger facilities. It is critical that Staff and Council review what Data Centres are today and into the future in order to update our laws and policies to reflect the latest knowledge and practices. When preparing to write this Delegation, I read from several sources that Canada ranks fifth globally in Data Centre density, and the GTHA is at the centre of this growth. All the more reason to get on top of this quickly.

Given that Data Centres fit under the zoning of Commercial / Industrial without requiring Zoning adjustments and their approval is delegated to Staff, it is imperative that staff have expertise on the ramifications of their approval. They need to get the model right, from the start, so that it works for both the community and the environment.

As an example, while it may seem desirable for a Data Centre to produce on-site all the electricity it would require, so as not to usurp the electricity required by the community at large, the average person may not realize this locks the proponent into using natural gas generation for its electricity source. There is no way to produce sufficient renewable energy on site for a Data Centre. Instead, what should be required is for the proponent to enter into a contract with the utility provider to finance X amount of renewable energy capacity (wind, solar) to be added to the grid through new production. The location of the energy production is immaterial, so long as it is additional to what is existing within the grid.

Another example would be accepting air cooling as a remedy to water cooling. Air cooling a Data Centre would require multiple Rooftop Units containing compressors, condensers to cool the air, and fans exhausting air heated by a building full of servers. These generate a lot of noise (and potential vibration) and if not well maintained, can also add dissonance to the general level of noise that would be extremely annoying to anyone outside and can carry long distances. Instead, Data Centres should be required to use geothermal cooling systems. In a standard commercial geothermal setup there would be a series of closed underground loops bringing chilled fluid to the compressor and heat exchanger inside the building to distribute cooled air throughout. Instead of blowing hot air outside from the building, it transfers it back to the cooler earth loop.

A step up from geothermal would be District Energy Systems, where Data Centres, energy systems and local development are planned together. This provides proponents something meaningful to offer to the community in which they want to build – shared energy, reduced emissions, and tangible local benefits.

Data Centres are needed. How many of them, may be where the debate takes place. In order to move forward, development proposals must earn community trust through openness and collaborative planning. Community concerns over such things as environmental sustainability, noise, vibration, and pollution are shaping how projects are being developed. We are early enough in their incremental rate of growth to incorporate best practices and lessons learned into how projects will be planned and delivered.

However, this is more than a municipal issue. And not every municipality has the expertise or resources to hire the expertise to develop the necessary standards and guardrails. That is why it must be a collaborative effort among Federal, Provincial, Regional, and Municipal governments to develop the best practices, sustainability design measures, collaborative planning mechanisms, consultation mechanisms with Indigenous groups, municipalities, utilities, and community residents so that the Data Centre industry earns trust to grow sustainably and be a contributing community partner to provide what Burlingtonians, Ontarians, and Canadians need. A standard set of practices to make it easier for companies to comply, and also prevent shopping around for the lowest standards. Sustainability must not take a back seat to the false god of economic growth.

And this coordinated regulatory framework must be developed quickly and efficiently so that we are not left trying to prevent development disasters from happening or responding to bad actors who pulled the wool over our eyes.

Thank you for your time. I hope you will find this input helpful as you move forward.

Deedee Davies
President / CEO
Green Party of Burlington

Burlington ON



@3110 South Service Rd

Presented by The Ownership Team

PROJECT OVERVIEW

- Proposed two-storey data centre at 3110 South Service Road, Burlington
- 5,163 m² (55,600 ft²) gross floor area; 20 MW electrical capacity
- Status: Site Plan Application under comprehensive technical review by City staff, Burlington Hydro, Halton Region, and Conservation Halton

DESIGN, SUSTAINABILITY & REVIEW

- Designed to comply with provincial noise standards;
- Primary cooling does not rely on municipal water; low Power Usage Effectiveness
- Battery energy storage and flexible load management to cut peak demand and support grid resilience,
- Designed for future heat recovery opportunities
- Reviews cover environment, stormwater, traffic, landscaping/buffers, and Ontario Building Code



ADDRESSING COMMUNITY CONCERNS

01	NOISE		Comprehensive acoustic study submitted; designed to comply with provincial noise standards
02	WATER		Cooling minimizes municipal water use —primary cooling doesn't rely on it
03	ELECTRICITY		Small scale facility; Independent electrical studies; dedicated Burlington Hydro feeders; flexible load management; battery storage to reduce peak demand and support grid resilience
04	SUSTAINABILITY		High-efficiency building systems; low Power Usage Effectiveness; battery energy storage; engage with local universities for future heat recovery opportunities and give back to the community
05	SAFETY & REVIEW		Site Plan Approval, Burlington Hydro, Halton Region, and Conservation Halton reviews; Ontario Building Code compliance; Environmental, stormwater management, traffic & transportation, landscape & buffer reviews
06	IMPACT ON POWER BILLS		The project will use dedicated Burlington Hydro infrastructure. Electricity rates are regulated provincially and are not determined by this project. Our facility will pay for the electricity it uses, just like any other commercial customer.



COMMUNITY & ECONOMIC VALUE

- Multi-million dollar private investment; construction jobs and long-term commercial tax revenue
- Permanent skilled technology and facility jobs, with training and career development
- Potential partnerships with local colleges and universities; research and innovation opportunities
- Strengthens Canadian digital infrastructure—keeps Canadian data in Canada and improves data security

WE COMMIT TO:

- ✓Continue working collaboratively with City staff, and surrounding community
- ☐Full compliance with every condition from every reviewing agency
- ☐Be transparent throughout the process
- ☐Build a facility that Burlington can be proud of



Thank you!



@3110 South Service Rd

Data Centers and their Impacts 101

Dr. Martin Karsten

Professor of Computer Science

David R. Cheriton School of Computer Science
University of Waterloo

About Me

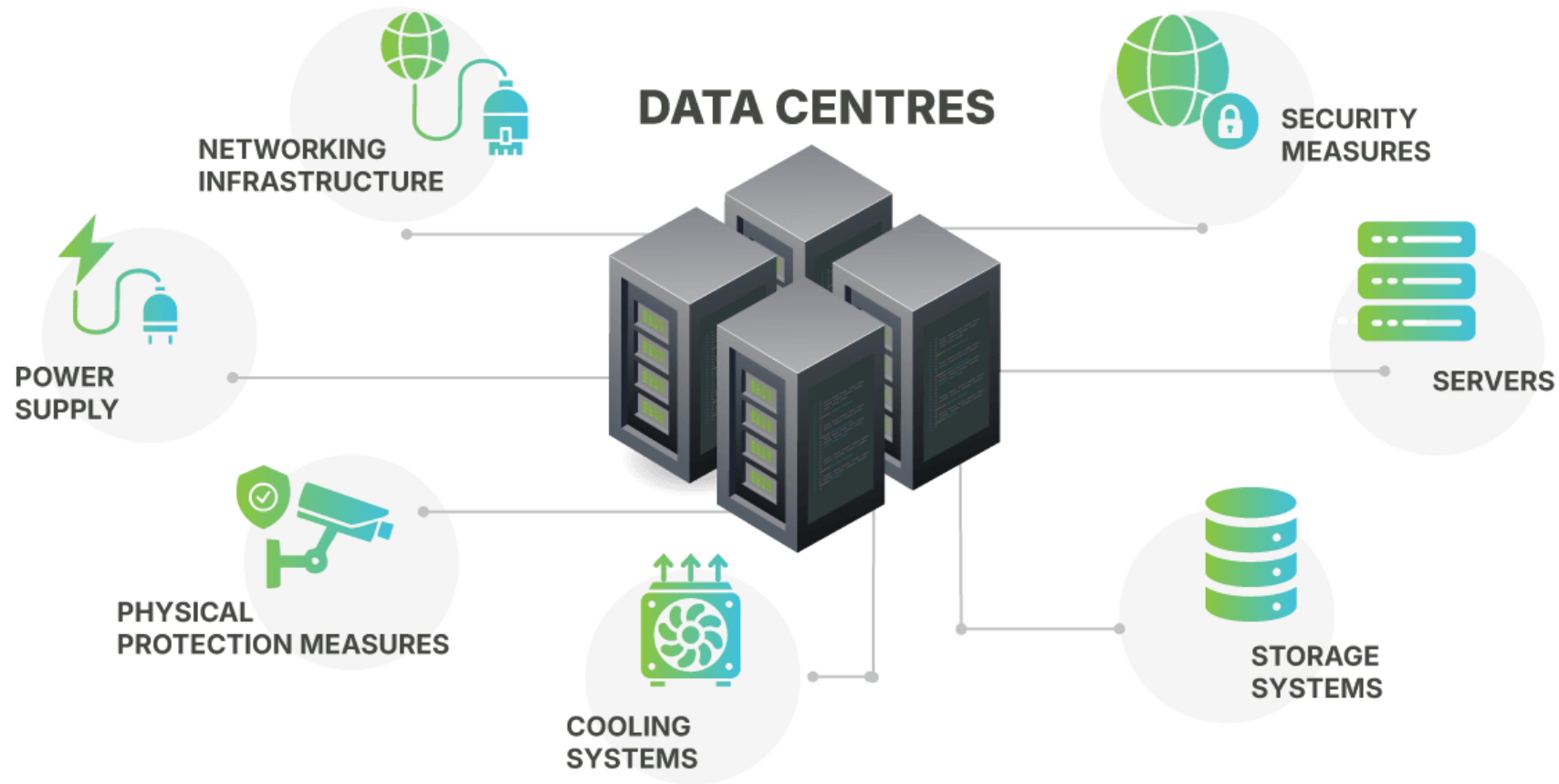
- Credentials
 - Masters-equivalent in Joint Business Administration and Computer Science
 - PhD in Computer Science
- Experience
 - almost 25 years as Professor of Computer Science at U Waterloo
 - including administrative functions
 - data centre design for new M4 building at U Waterloo
 - over 40 years of experience with system-level software
 - Linux Kernel Contributor
- Current Research
 - efficient computing – vs. just performance
 - sustainability
 - IT sovereignty

What are data centres?

- Facility that houses networked computer servers, data storage devices, and networking equipment.
- Used for different purposes, but form the backbone of the internet, streaming services, office computing, cloud computing, and recently AI services.
- Different types and sizes of data centres



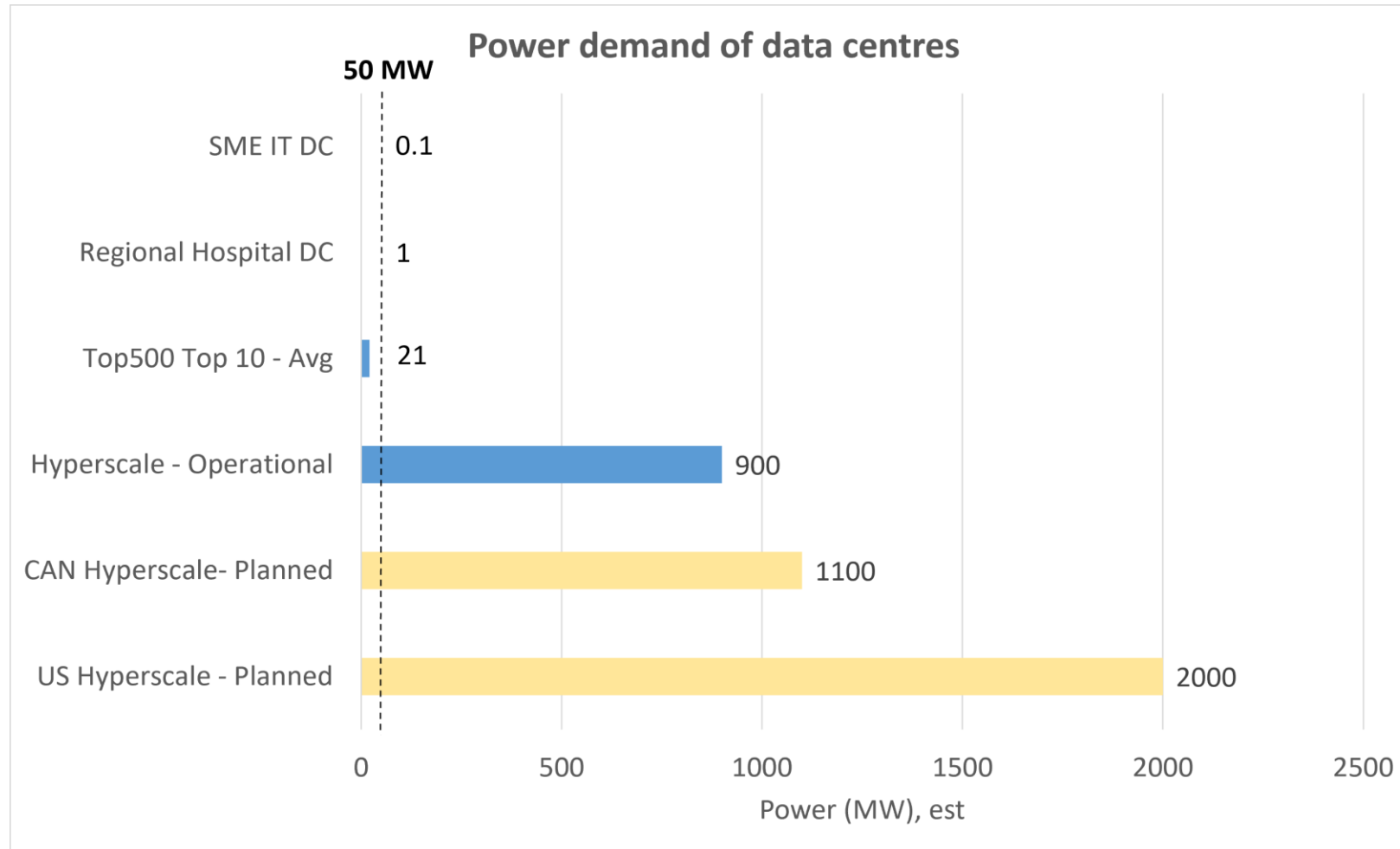
Generic Data Centre Setup



Data Centre Types

- Enterprise vs. Colocation vs. Cloud
 - who operates data centre, servers, services?
 - who are the customers? end users?
 - what services?
 - profit vs. nonprofit?
- Size and Environmental Impact
 - power consumption
 - water usage

Data centres are all around you.



Common Concerns

- Not all data centres are the same
- Noise and vibration
 - None, you likely walked by a data centre at the hospital or in an office building and didn't know.
- Drinking Water
 - Close looped systems do not evaporate or consume water
- Emissions and Environmental Discharge
 - Minimal in Ontario – Province already uses nuclear and hydro electricity
 - Backup generators only kick in during power loss

Summary

1. Data centres are critical infrastructure
2. Public institutions, businesses, and research need data centres
3. Canadian IT sovereignty is extremely important
4. Bill 40, Protect Ontario by Securing Affordable Energy for Generations Act, 2025 provides regulation for data centres.

=> Meaningful Regulation

- limits on power & water consumption
- cooling type
- profit vs nonprofit