



Regular Council

Minutes

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

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

Member Regrets: Councillor Shawna Stolte

Staff Present: Curt Benson, Chief Administrative Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Jacqueline Johnson, Commissioner, Community Services
Scott Hamilton, Commissioner Public Works
Craig Millar, Chief Financial Officer
Jamie Tellier, Director, Community Planning
Debbie Hordyk, Administrative Assistant to the City Clerk
Mike de Rond, City Clerk/Director, Legislative Services

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

Moved by: Councillor Nisan
Seconded by: Councillor Galbraith

Waive section 38.1 of the procedure by-law to allow item 18.3 Motion memo Prioritizing and Expediting Official Plan Review of Data Centres (ADM-07-26) as a motion introduced to Council.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Galbraith

Seconded by: Councillor Nisan

Waive section 38.1 of the procedure by-law to allow Item 18.4 Motion Memo for Sign By-Law Amendment (ADM-08-26) as a motion introduced to Council.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Sharman

Seconded by: Councillor Bentivegna

Reorder the agenda to move item j. Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26), item k. Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26) and item l. Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26) and the associated by-laws items 22.3, 22.4, 22.5, 22.6, 22.10, 22.11 and 22.12 before item 11. Delegations.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Bentivegna

Seconded by: Councillor Kearns

Suspend the rules for Section 46.1 of the Procedure By-law 59-2024, as amended, to permit an unregistered delegate Kamella Hurley to speak regarding item 18.1 Motion Memo Policy Framework for Municipal Decision-Making regarding the Deployment of Data Centres in Burlington (ADM-05-26)

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Sharman

Seconded by: Councillor Kearns

Reorder the agenda by moving items 18.1, 18.2 and 18.3 after item 11. Delegations.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Sharman

Seconded by: Councillor Bentivegna

Approve the Council agenda, as amended, for July 21, 2026.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

The following motions were moved after item 19.

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Reconsideration of the Agenda:

Reconsider the approval of the agenda motion to add a petition in support of item 18.1.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Waive section 47.3 and 48. of the procedure by-law to allow the Petition from Samantha Perrotta regarding motion memo item 18.1 (ADM-05-26) to be presented to Council.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Approve the amended agenda for July 21, 2026.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

6. Declarations of Interest

None

7. Proclamations

7.1 Black African and Caribbean Canadian Appreciation Month August 2026

7.2 Childhood Cancer Awareness Month September 2026

7.3 National Coaches Week September 14-20, 2026

7.4 Terry Fox Day September 20, 2026

7.5 National British Home Children Day September 28, 2026

8. Recognition and Achievements

- 8.1 Skyway Community Centre and Park 2026 PRO Award of Excellence – Facility Design
- 8.2 Glenn Arthur Community Impact Award from Parks and Recreation Ontario (PRO)

9. Presentations

None

10. Motion to approve Council Minutes

Moved by: Councillor Galbraith

Seconded by: Councillor Sharman

Confirm the minutes of the following meeting of Council:

CARRIED

10.1 Special Council Shareholder meeting minutes of Council June 23, 2026

10.2 Regular Council meeting minutes of June 23, 2026

11. Delegations

11.1 Tim Katty, Green Party spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.2 Martin Karsten spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.3 Amy Schnurr, BurlingtonGreen Environmental Association spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.4 Owen Davies spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.5 Samantha Perrotta spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.6 Nathaniel Arfin spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.7 Rowen Fraser spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

11.8 Meaghan Hannah spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

- 11.9 Terry Caddo, Burlington Chamber of Commerce, spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.10 Sean Campbell spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.11 Alex Vita-Finzi spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.12 Deedee Davies, Green Party of Burlington, spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.13 Mara Scodeller, withdrew their delegation regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.14 Pauline Lamers, spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.15 Mikayla Woodward, Gliese AI, spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.16 Jorge Barreto, Alpha Moneta Inc., was not present for their delegation regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 11.17 Kamella Hurley spoke regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

12. Petitions

- 12.1 Petition regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)

The Clerk read the petition into the record.

- 12.2 Petition regarding item 18.1 Motion Memo Policy Framework for Municipal Decision-Making regarding the Deployment of Data Centres in Burlington (ADM-05-26)

The Clerk read the petition into the record.

13. Recommendations from Standing Committees:

- 13.1 Committee of the Whole meeting of July 6 and 7, 2026

Items a, b, c, d, e, f, h, i, m, n, o and p were grouped together for one consent vote.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

- a. Burlington's application for Development Charge Reduction Program funding (CAO-03-26) (CCS)

Receive for information Chief Administrative Officer report CAO-03-26 regarding the City of Burlington's funding application to the 2026-2035 Development Charge Reduction Program (DCRP).

CARRIED

- b. Corporate policy framework and policy review (CAO-05-26) (CCS)

Direct the Chief Administrative Officer (CAO) to implement a policy framework as described in chief administrative officer report CAO-05-26 that:

- a. establishes criteria for which policies are Council approved & maintained;
- b. meets legislative requirements for public disclosure;
- c. establishes a risk-based policy review cadence;
- d. authorizes staff to make housekeeping and technical edits provided intent, risk, cost or authority is not altered; and

Direct the CAO to report changes to the policy framework, changes to organizational policies, and changes to the public disclosure of policies by Q2, 2027 with subsequent updates provided via the Council Information Package (CIP) at least twice per year.

CARRIED

- c. Amendments to Rates and Fees By-law 92-2025 - By-law Compliance (DGM-22-26) (GM)

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to amend 2026 Rates and Fees By-law 92-2025, to reduce fees related to transient trader, refreshment vehicles, lottery licences, to transfer the late renewal fee for dog licences and align administrative fees across all licensing categories to meet customer

needs as outlined in development and growth management report DGM-22-26.

CARRIED

- d. Repeal and replace Parks By-law 35-1976 (DGM-47-26) (GM)

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to repeal and replace Parks By-law 35-1976 as outlined in development and growth management report DGM-47-26.

CARRIED

- e. Amendment to Licensing By-law 42-2008 to clarify Foodstuff Sales (DGM-49-26) (GM)

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to amend Business Licensing By-law 42-2008 to clarify definitions related to the sale of 'foodstuff', as outlined in development and growth management report DGM-49-26.

CARRIED

- f. Advance authorization to pursue community, recreation and sport grant opportunities (CSS-17-26)

Direct the Director of Recreation, Community and Culture, in consultation with Government Relations staff, Director of Engineering Services and Chief Financial Officer (CFO) to pursue and submit applications for future community, recreation, sport, cultural, and related infrastructure grant opportunities, including provincial and federal programs as outlined in community services report CSS-17-26; and

Authorize the Director of Recreation, Community and Culture to execute all documents required for the submission of such applications, where any required municipal contribution is within approved budgets and in accordance with applicable City policies; and

Authorize the Chief Administrative Officer (CAO) in consultation with the CFO to identify an appropriate funding source for the

municipal contribution should we be successful in the grant application under these programs.

CARRIED

h. Staff directions update (CAO-04-26)

Receive for information transformation office report CAO-04-26 regarding the update on staff directions since CAO-01-25, including progress made, the current status of outstanding items, and the proposed transition to semi-annual reporting.

CARRIED

i. Options to restrict construction noise, response to staff direction COW-16-26 (DGM-48-26) (SD)

Receive for information development and growth management report DGM-48-26, regarding options to restrict construction noise, response to staff direction COW-16-26 which outlines the proposed process for engagement; and

Direct the Director of Corporate Communications to report back by Q4 2026 with community engagement plans for Council's consideration that outline both a "Consult" level of engagement and an "Involve" level of engagement to gather public and stakeholder input on options to restrict construction noise. The report should describe the scope, approach, timeline, and resource implications of each engagement level to enable Council to determine how to proceed.

CARRIED

m. Confidential legal update on a litigation matter regarding appeal of OPA 2, projected Major Transit Station Areas (LLS-28-26)

Instruct the Commissioner of Legal and Legislative Services/City Solicitor, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-28-26

CARRIED

- n. Confidential legal update on a litigation matter regarding 1200 King Road (LLS-31-26)

Instruct the Commissioner, Legal & Legislative Services and City Solicitor, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-31-26.

CARRIED

- o. Confidential legal advice regarding City of Stratford legal challenge to Strong Mayor Powers (LLS-33-26)

Receive for information confidential Legal report LLS-33-26 providing confidential legal advice regarding the City of Stratford's legal challenge to the 'Strong Mayor Powers' of the Municipal Act, 2001.

CARRIED

- p. Confidential verbal update regarding a human resource matter (CAO-06-26)

Receive for information confidential verbal update regarding a human resources matter (CAO-06-26)

CARRIED

- g. Motion memo regarding Freeman Station (COW-18-26) (SD)

Direct the Commissioner of Community Services to report back by Q4 2026 with information exploring options and implications for the long-term, sustainable operation of Freeman Station including options to engage with Discover Burlington to explore any available business supports, access to funding, and market research insights and options to explore a Joint Venture agreement.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

- j. Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)

Moved by: Councillor Sharman

Seconded by: Councillor Nisan

That the petition regarding item j. Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26) be read into the record during this item.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

The Clerk read the petition into the record.

Approve the applications for Official Plan and Zoning By-law Amendments, submitted by JEC Properties proposing eight (8) 3-storey townhouse units within a single building block at 2105 Headon Road; and

Approve Official Plan Amendment No.10 to the City of Burlington Official Plan 2020, as outlined in Appendix D of development and growth management report DGM-44-26, to amend the designation of the lands located at 2105 Headon Road to 'Low-Rise Neighbourhoods I' with site-specific policies; and

Deem that Official Plan Amendment No.10 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No.10 as outlined in Appendix D to development and growth management report DGM-44-26 to be presented for approval at the same time as the associated by-laws to amend Zoning By-law 09-2026 and Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.522, attached as Appendix E to development and growth management report DGM-44-26, to rezone portions of the lands at 2105 Headon Road as outlined under By-law 2020.522 from the existing "LN5" zone to a "O2" zone; and

Approve the amendment to Zoning By-law 09-2026, attached as Appendix F to development and growth management report DGM-44-26, to rezone portions of the lands at 2105 Headon Road from the existing “LN5” zone to a site-specific “(H5)-LN8-1” zone; and

Deem that the amendments to Zoning By-law 09-2026 and Zoning By-law 2020.522 will conform to the Halton Region Official Plan, the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No.10 is adopted; and

State that the amending Zoning By-laws will not come into effect until Official Plan Amendment No.10 is adopted.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

- k. Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26)

Approve the applications for Official Plan and Zoning By-law Amendments, as modified by staff, submitted by Landwise, on behalf of the property owner for a 7-storey mixed use building; and

Approve Official Plan Amendment No.165 to the City of Burlington Official Plan 1997, as outlined in Appendix D of development and growth management report DGM-45-26, to amend the designation of the lands located at 198 and 206 Plains Road East to “Mixed Use Corridor – General” with site-specific policies; and

Deem that Official Plan Amendment No.165 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No.165 as outlined in Appendix D to development and growth management report DGM-45-26 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.523, as modified by staff and attached as Appendix E to development and growth management

report DGM-45-26, to rezone the lands at 198 and 206 Plains Road East from the existing “RM1-346” and “RM2-119” zones to a site-specific “MXG-572” zone; and

Deem that Zoning By-law 2020.523, as modified by staff, will conform to the Halton Region Official Plan, the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No.165 is adopted; and

State that the amending Zoning By-law will not come into effect until Official Plan Amendment No.165 is adopted.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

I. Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)

Moved by: Councillor Sharman

Seconded by: Councillor Galbraith

Approve the applications, as modified by planning staff, for Official Plan Amendment and Zoning By-law Amendment, submitted by Bousfields Inc. on behalf of Alinea for the lands known as 1200 King Road; and

Approve Official Plan Amendment No. 9 to the City of Burlington Official Plan 2020, as modified by planning staff and provided in Appendix D of the Memo to Development and Growth Management report DGM-28-26, to amend the designation for the lands located at 1200 King Road; and

Deem that Official Plan Amendment No.9 as revised in Appendix D is consistent with The Provincial Planning Statement; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 9 as contained in Appendix D of the Memo to Development and Growth

Management report DGM-28-26 to be presented for approval at the same time as the associated by-law in Appendix E to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.524, attached as Appendix E of the Memo to Development and Growth Management report DGM-28-26; and

Deem that Zoning By-law 2020.524 will conform to all applicable Official Plans of the City of Burlington once Official Plan Amendment No. 9 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 9 is adopted.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

13.2 Special Council Shareholder meeting of June 23, 2026

- a. Resolutions of the Sole Shareholder of Burlington Enterprises Corporation (BEC) (LLS-32-26)

That the Resolutions of the Sole Shareholder of Burlington Enterprises Corporation (Appendix A) be approved; and

That Council direct the City Clerk to execute the foregoing Resolutions on behalf of the Sole Shareholder; and

That the City Clerk be directed to provide a copy of this Council Resolution along with the executed copy of the Resolutions of the Sole Shareholder to the Burlington Enterprises Corporation.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

14. Motion to Approve Standing Committee Minutes

Moved by: Councillor Bentivegna

Seconded by: Councillor Nisan

Approve the following minutes:

CARRIED

14.1 Committee of the Whole meeting minutes of July 6 and 7, 2026

15. Urgent Business

15.1 Recommendations from Traffic, Congestion and Road Safety Roundtables (MO-02-26)

Moved by: Councillor Nisan

Seconded by: Councillor Sharman

Receive and file the key findings and strategic priorities arising from the Mayor's Roundtables as outlined in Report MO-0-26 and further supported through the supplementary report as the foundation for advancing Burlington's next phase on Transportation Systems management, including **endorsing** enhanced intergovernmental collaboration, governance improvements, technology enabled transportation management and evidence-based congestion mitigation, **and request that staff to take into account the findings of the roundtable in the development of the Q4 traffic management system report; and**

Direct the Director of Transportation Services to report back in Q4 2026 with an implementation framework, associated resource requirements, governance considerations, and priority actions arising from the Roundtable recommendations, including intergovernmental advocacy, coordination measures with Halton Region and the Province of Ontario, and the development of a comprehensive congestion strategy; and

Direct the Director of Corporate Communications to report back by Q4 2026 with a community engagement plan to gather input from residents on the set of recommendations arising from the Roundtables and to identify any gaps in strategy.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

Moved by: Councillor Nisan
Seconded by: Councillor Sharman

Amendment

Receive and file the key findings and strategic priorities arising from the Mayor's Roundtables as outlined in Report MO-0-26 and further supported through the supplementary report as the foundation for advancing Burlington's next phase on Transportation Systems management, including **endorsing** enhanced intergovernmental collaboration, governance improvements, technology enabled transportation management and evidence-based congestion mitigation, **and request that staff to take into account the findings of the roundtable in the development of the Q4 traffic management system report.**

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

16. Confidential Items and Closed Meeting

16.1 Motion to Confirm Confidential minutes

Moved by: Councillor Kearns
Seconded by: Councillor Sharman

Confirm the confidential minutes of the following closed meetings:

CARRIED

- a. Confidential closed Committee of the Whole meeting minutes of July 6 and 7, 2026
- b. Confidential closed Council meeting minutes of June 23, 2026

16.2 Confidential Legal Update on Potential Litigation Matter regarding 480 Guelph Line (LLS-35-25)

Moved by: Councillor Nisan
Seconded by: Councillor Bentivegna

Direct the Commissioner of Legal and Legislative Services and City Solicitor or his designate to proceed in accordance with the instructions sought in Report LLS-35-26.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

- 16.3 Confidential Appendix B to Supplemental staff memo regarding information related to outstanding staff directions (CAO-04-26)

This item was received with item 20.3

17. Rise and Report

None.

18. Motions of Members

Mayor Meed Ward passed the gavel to Deputy Mayor Angelo Bentivegna to Chair this portion of the meeting.

- 18.1 Motion Memo Policy Framework for Municipal Decision-Making regarding the Deployment of Data Centres in Burlington (ADM-05-26) (SD)

The main motion, as amended, was voted on in 4 separate votes:

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; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

Direct Staff to report back in **December 2026** with a comprehensive framework including, but not limited to: potential guidelines, amendments, frameworks, **compliance**, by-law updates, public engagement strategy, and/or advocacy to address Municipal Decision-Making regarding the deployment of Data Centres in Burlington; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

Direct Staff to report back in **December 2026** with an interim information update outlining the City's role in reviewing and evaluating data centre development applications, including applicable planning and zoning considerations, infrastructure requirements, environmental considerations, and any existing or potential standards related to energy and water consumption and community impacts; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

Direct Staff to report back in **December 2026** Committee of the Whole with a preliminary information report on the option to pass an Interim Control By-law (ICB) motion imposing a one-year moratorium on new commercial data centre developments city-wide, including artificial intelligence facilities that outlines estimated cost, scope, staff resources, and legislative considerations with an intended purpose to give the city time to complete a municipal study to develop robust regulations, guardrails, and standards around environmental, noise, and energy impacts and definition of both small-medium and large-scale data centres.

IN FAVOUR: (2): Mayor Meed Ward, and Councillor Kearns

OPPOSED: (3): Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

LOST (2 to 3)

Moved by: Councillor Nisan

Seconded by: Councillor Sharman

Amendment

Replace the words "September Committee of the Whole" with "December 2026"

IN FAVOUR: (3): Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

OPPOSED: (2): Mayor Meed Ward, and Councillor Kearns

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (3 to 2)

Moved by: Councillor Nisan

Seconded by: Councillor Sharman

Amendment

Add the two paragraphs below to the beginning of the motion:

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; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

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)

Moved by: Mayor Meed Ward

Seconded by: Councillor Nisan

Whereas the City of Burlington has received a site plan application for a data centre in an employment area of the City, on South Service Road in Ward 4; and

Whereas the data centre will require approximately 17 MW electricity, and the proponent has been working with Burlington Hydro to secure the energy required to operate the facility; and

Whereas the centre will utilize air-cooling rather than water-cooling, and Halton Region is currently reviewing applicable servicing requirements; and

Whereas city staff are circulating the application to applicable technical agencies for review and comment to determine infrastructure capacity and other matters; and

Whereas data centres are a permitted use under Burlington's Official Plan and Zoning By-law applicable to the property, and the applicant is not proposing any changes to these provisions; and

Whereas site plan matters are delegated to staff by Provincial regulation and cannot be undelegated back to Council for decision-making; and

Whereas the Planning Act does not require that public notice be given of a site plan application, but given public attention on data centres, public interest is served by accurate information being made available to the community; and

Whereas in order to provide accurate information about this specific data

centre and the evolving considerations of data centres more broadly, city staff have created a dedicated webpage (www.burlington.ca/datacentres) to share information with the public; and

Whereas data centres complement Ontario's digital economy, and Burlington Digital Services strategy relies on cloud computing, e-Check permitting, digital planning dashboard and more applications; and

Whereas Burlington's Techplace's Innovation & Entrepreneurship Strategy focuses on supporting entrepreneurs, commercialization, scale-ups and attracting knowledge-intensive businesses, data centres represent one form of enabling digital infrastructure that support a wide range of industries in Burlington, including advanced manufacturing, life sciences, financial services, and cloud computing; and

Whereas it is important to protect strategic employment lands as a finite resource that supports long-term job creation, assessment growth and economic competitiveness; and

Whereas data centres require significant amounts of electricity and these demands are in addition to hydro, wastewater and other city and regional infrastructure at a time that local municipalities are planning for significant residential and employment growth in support of Provincial housing and economic development objectives; and

Whereas the demand for data centres is expected to grow across the region and country, and municipalities will need to understand the impact on power, water and other infrastructure; and

Whereas the Ontario Chamber of Commerce (OCC) notes that while data centres enable growth across the economy, they require significant energy resources, OCC has recommended that the Province establish a process to prioritize grid access based on expected benefits as well as transparency criteria to allocate scarce energy resources; and

Whereas the Association of Municipalities of Ontario (AMO) states that while domestic data centres are strategic opportunities to improve Canada's data sovereignty, cybersecurity, and high-tech sector, municipalities are experiencing an increase in data centre proposals, placing increased demand on our strained electrical distribution and transmission system; and

Whereas to address these challenges AMO has provided recommendations to the Province that proposed projects for data centres:

- Not undermine the municipality's ability to deliver other provincial or municipal priorities (e.g. housing targets, clean, reliable and affordable energy supply, trade-enabling growth, etc.)
- Be from Canadian owned companies
- Offer a community benefit agreement to ensure economic benefits accrue to host communities
- Include co-location of energy generation or storage to offset demand on the electrical grid,
- Provide a collaborative process for the review of proposed facilities that involve municipalities, and
- Commit to maintain full municipal planning and development approvals after a decision is made regarding electrical grid connections; and

Whereas the Independent Electricity System Operator's 2025 GTA West (Peel and Halton Regions) Integrated Regional Resource Plan has determined that the pace of demand growth in GTA West by 2044 could require major investments in large-scale transmission infrastructure; and

Whereas the electricity demand in the area is primarily being driven by urban growth, economic development, and the electrification of buildings and vehicles; and

Whereas IESO's draft forecast accounts for new developments, economic growth, data centers, and insights from municipal plans, community energy plans, climate action plans and decarbonization; and

Whereas the IESO is working with the local distribution companies serving GTA West - Alectra, Burlington Hydro, Milton Hydro, Oakville Hydro, Halton Hills and Hydro One Networks to understand the energy demands of the area and what solutions are best suited to address them, and is expected to release options and draft recommendations in 2026; and

Whereas the federal government has launched Canada's National

Artificial Intelligence Strategy: AI for All to ensure sovereignty and control over our data; enable data for innovation and economic growth, and protect Canadians from the risks and harms of AI; and

Whereas Burlington Council and Staff plan to meet our housing targets set by the Province and shift from carbon-based to electrical and hydro energy, causing increased demand for power, water and other infrastructure, we believe a comprehensive Ontario-wide and Canada-wide strategy is necessary, rather than piecemeal response by individual municipalities to specific proposals;

Therefore be it resolved that Burlington Council request the federal and provincial governments work with municipalities and municipal associations to establish a coordinated regulatory framework with environmental, human and community health safeguards, and infrastructure capacity and priority-setting for energy and water use, along with public disclosure requirements for the AI industry growth and development; and

That a copy of this resolution be shared with Federation of Canadian Municipalities, the Association of Municipalities of Ontario, Ontario's Big City Mayors, Halton Region, and Halton MPs and MPPs.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (2): Councillor Galbraith, and Councillor Stolte

CARRIED (5 to 0)

Deputy Mayor Angelo Bentivegna passed the gavel back to Mayor Meed Ward.

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

This item was withdrawn by the mover.

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

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

Amendment

Refer item 18.4 Motion memo Sign By-law Amendment (ADM-08-26) to the September 2026 Committee of the Whole meeting; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

OPPOSED: (1): Councillor Galbraith

Absent (1): Councillor Stolte

CARRIED (5 to 1)

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

Amendment

Direct staff to provide a business case, draft agreement and draft sign by-law amendment.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

19. Council Information Package

19.1 Council Information Package June 26, 2026

19.2 Council Information Package July 3, 2026

19.3 Council Information Package July 10, 2026

19.4 Council Information Package July 17, 2026

20. Motion to Receive and File Information Items

Moved by: Councillor Sharman

Seconded by: Councillor Kearns

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

CARRIED

- 20.1 Supplemental staff memo to Mayor's Office Report MO-02-26 regarding recommendations from traffic, congestion and road safety roundtables (PWS-33-26)
- 20.2 Revised – Statutory Public Meeting and Recommendation Report for Official Plan Amendment and Zoning By-law Amendment for 1200 King Road (DGM-28-26)
- 20.3 Supplemental staff memo regarding information related to outstanding staff directions (CAO-04-26)
- 20.4 Supplemental staff memo regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- 20.5 Supplemental staff memo regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- 20.6 Public comments regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.7 Correspondence from Hon. Karina Gould regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.8 Additional public comments regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.9 Correspondence Ownership Team of Proposed Data Centre – 3110 South Service Road regarding AI Data Centre (ADM-05-26, ADM-06-26, ADM-07-26)
- 20.10 Correspondence Burlington Hydro regarding AI Data Centre (ADM-05-26, ADM-06-26, ADM-07-26)
- 20.11 Correspondence David Vollick Motion memo regarding Freeman Station (COW-18-26)
- 20.12 Correspondence from Mayor Andrea Horwath regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.13 Correspondence from Terry Caddo, Burlington Chamber of Commerce, regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.14 Correspondence from Deedee Davies, Green Party of Burlington, regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)
- 20.15 Mikayla Woodward, Gliese AI, presentation regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

20.16 Martin Karsten, presentation regarding motion memos item 18.1 (ADM-05-26) and 18.2 (ADM-06-26)

21. Notice of Motion

None

22. Motion to Approve By-Laws

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

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

22.3 42-2026: A by-law to adopt Official Plan Amendment No. 10 to the Burlington Official Plan 2020 to permit eight (8) 3-storey townhouse units within a single building block at 2105 Headon Road.

22.4 43-2026: A by-law to amend Zoning By-law 09-2026, for 2105 Headon Rd.

22.5 44-2026: A by-law to adopt Official Plan Amendment No. 165 for 198 and 206 Plains Road East.

22.6 45-2026: A by-law to adopt Official Plan Amendment No. 9 to the Burlington Official Plan regarding 1200 King Road in accordance with the Schedules to this amendment.

22.10 2020.522: A by-law to amend Zoning By-law 2020, as amended, for 2105 Headon Rd.

22.11 2020.523: A by-law to amend Zoning By-law 2020, as amended, for 198 and 206 Plains Rd. E.

22.12 2020.524: A by-law to amend Zoning By-law 2020, as amended, and to repeal Zoning By-law 4000-3 for 1200 King Rd.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

Moved by: Councillor Kearns
Seconded by: Councillor Nisan

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

22.1 40-2026: A by-law to regulate parks and to repeal By-law 35-1976, the Parks By-law.

22.2 41-2026: A by-law to amend By-law Number 42-2008, being a by-law to provide for the licensing, regulating and governing various businesses in the City of Burlington.

22.7 46-2026: A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic.

22.8 47-2026: A by-law to amend City of Burlington By-law 92-2025, being a by-law to establish and impose certain 2026 rates and fees for services, activities or the use of property.

22.9 48-2026: A by-law to assume City-owned parcels of land in the City of Burlington as Public Highway.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

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- 22.9 48-2026: A by-law to assume City-owned parcels of land in the City of Burlington as Public Highway.
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- 22.12 2020.524: A by-law to amend Zoning By-law 2020, as amended, and to repeal Zoning By-law 4000-3 for 1200 King Rd.

23. Confirmatory By-law

Moved by: Councillor Sharman

Seconded by: Councillor Nisan

Enact and pass By-law Number 49-2026 being a by-law to confirm the proceedings of Council at its meeting held July 21, 2026 being read a first, second and third time.

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

Absent (1): Councillor Stolte

CARRIED (6 to 0)

24. Statements by Members and Staff

25. Motion to Adjourn

Moved by: Councillor Bentivegna

Seconded by: Councillor Sharman

Councillor Galbraith left the meeting at 4:30 p.m.

Councillor Galbraith joined the meeting at 6:30 p.m.

11:12 a.m. (recess), 11:20 a.m. (reconvened), 11:58 a.m. (recess), 1:00 p.m. (reconvened), 3:07 p.m. (recess), 3:16 p.m. (reconvene), 4:03 p.m. (recess), 4:12 p.m. (reconvened)

Adjourn this Council now to meet again at the call of the Mayor.

6:55 p.m.

CARRIED

Mike de Rond

City Clerk

Marianne Meed Ward

Mayor