



## **Committee of the Whole**

### **Minutes**

Date: September 14, 2026  
Time: 9:30 am  
Location: Council Chambers, City Hall, second floor

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

Staff Present: Curt Benson, Chief Administrative Officer  
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor  
Scott Hamilton, Commissioner, Public Works  
Craig Millar, Chief Financial Officer  
Stephen Robichaud, Commissioner, Development and Growth Management  
Andrew Scott, Commissioner of Corporate Services  
Emilie Cote, Director, Recreation Community and Culture  
Jo-Anne Rudy, Committee Clerk  
Suzanne Gillies, Committee Clerk

#### **1. Call to Order**

The Chair called the meeting to order.

#### **2. Land Acknowledgement**

The Chair read the Land Acknowledgement.

#### **3. Approval of the Agenda**

Moved by Councillor Galbraith

Councillor Galbraith withdrew Item 8.3 motion memorandum regarding Sign By-law Amendment (ADM-08-26).

Approve the agenda as amended.

**CARRIED**

Moved by Councillor Bentivegna

Motion to add a delegation to the agenda after the agenda has been approved.

**CARRIED**

Moved by Councillor Nisan

Suspend the rules for Section 46.1 of the Procedure By-law 59-2024, as amended, to permit an unregistered delegate Patricia McGorman to speak to Item 9.1 confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26).

**CARRIED**

**4. Declarations of Interest**

None

**5. Presentations**

None

**6. Delegations**

6.1 Brian Dean, Steve Hewson and Stephen Bell, Burlington Downtown Business Association, spoke regarding motion memorandum regarding upholding Council decision concerning food truck event in BIA (COW-22-26)

6.2 Roger Goulet, PERL Executive Director, spoke regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

6.3 Gord Pinard, CORE Burlington, spoke regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

6.4 Patricia McGorman spoke regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

## 7. Consent Items

- 7.1 Financial status report as at June 30, 2026 (FIN-18-26) (CCS)

**Note: this item was moved to Community and Corporate Services Regular Items**

- 7.2 Operating budget performance report as of June 30, 2026 (FIN-25-26) (CCS)

Moved by Councillor Kearns

Receive for information finance department report FIN-25-26 regarding the operating budget performance as at June 30, 2026; and

Direct the Chief Financial Officer to report back on the City's 2026 year-end results upon completion of the 2026 year-end.

**CARRIED**

- 7.3 Municipal Consent By-law update (PWS-25-26) (PW)

Moved by Councillor Kearns

Enact a by-law substantially in the form attached as Appendix A to public works report PWS-25-26, being a by-law to repeal and replace By-law 65-2021, The City of Burlington Municipal Consent By-law, with a new Municipal Consent By-law.

**CARRIED**

- 7.4 Spruce Avenue area renewal – road closure extension (PWS-33-26) (PW)

Moved by Councillor Kearns

Authorize the extension of the approved road closure on Spruce Avenue between Shoreacres Road and Goodram Drive (ES-26-05) until completion of the trenchless watermain construction, anticipated to be December 2026, as outlined in public works report PWS-33-26.

**CARRIED**

- 7.5 Aldershot GO Transit Oriented Community (TOC) update (DGM-50-26) (GM)

Moved by Councillor Kearns

Receive for information development and growth management report DGM-50-26 regarding Aldershot GO Transit Oriented Community (TOC) update.

**CARRIED**

7.6 Housing Community Improvement Plan update (DGM-53-26) (GM)

Moved by Councillor Kearns

Receive for information development and growth management report DGM-53-26, regarding an update on the uptake of the Burlington Housing Community Improvement Plan (CIP) Temporary Programs and the subsequent program funding allocation status of the Housing Accelerator Fund (HAF).

**CARRIED**

**8. Community and Corporate Services**

8.1 Motion memorandum regarding proposed Roseland Heritage Conservation District Study (COW-20-26)

Moved by Mayor Meed Ward

Direct the Director of Community Planning to research the budget required for a heritage conservation district study of over 300 properties and report back to Council in Q1 2027.

**CARRIED**

8.2 Motion memorandum regarding upholding Council decision concerning food truck event in BIA (COW-22-26)

Moved by Councillor Kearns

THAT Council direct the Commissioner of Community Services or designate to conduct a review of the July 17 to 19, 2026 Burlington Waterfront Festival, including its approval, final programming, number and proportion of food vendors, consistency with the approved event application, and alignment with previous Council direction regarding food truck festivals at Spencer Smith Park; and

THAT the review include formal and meaningful engagement with the Burlington Downtown Business Association, downtown restaurants, local

business stakeholders, event organizers, and relevant City staff to document impacts, identify lessons learned, and recommend improvements to the Festivals and Events approval and post-event evaluation processes; and

THAT staff report back to Council by Q4 2026 with findings and recommendations, including whether the Burlington Waterfront Festival should be renewed at Spencer Smith Park in its current format, whether a maximum number or proportion of food trucks should be established for events in or adjacent to the downtown or defined business area, and whether material changes to an approved event's programming, commercial composition, scale, or character should trigger further staff review or Council approval; and

THAT The Burlington Waterfront Festival be declared a food truck event and therefore subject to the 2023 decision of Council; and

THAT no approval or renewal of the Burlington Waterfront Festival at Spencer Smith Park for 2027 be finalized until the review is complete and Council has considered the staff report.

**CARRIED**

- 8.3 Motion memorandum regarding Sign By-law Amendment (ADM-08-26)

**Note: this item was withdrawn by Councillor Galbraith**

- 8.4 Financial status report as at June 30, 2026 (FIN-18-26)

**Note: this item was moved from Consent Items and discussed before Item 8.1**

Moved by Councillor Nisan

Receive for information finance department report FIN-18-26, financial status report as at June 30, 2026.

**CARRIED**

## **9. Confidential Items and Closed Meeting**

Moved by Councillor Sharman

Proceed into closed session on Monday September 14, 2026 at 1:01 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and

Pursuant to Section 239(2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose

**CARRIED**

- 9.1 Confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

Moved by Councillor Nisan

Receive for information confidential Legal report LLS-37-26 providing an update on the Ontario Land Tribunal's decision regarding Nelson Aggregate Co. appeals to permit a proposed quarry expansion.

**CARRIED**

## **10. Rise and Report**

Committee reconvened into open session on September 14, 2026 at 1:51 p.m.

In closed session Committee discussed the following item:

- 9.1 Confidential legal update on a litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

## **11. Public Works**

None

## **12. Growth Management**

None

## **13. Statutory Public Meetings**

**Note:** [view September 15, 2026 video](#) for discussion of Items 13.1 to 13.4

- 13.1 Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 12-26 on September 15, 2026, regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved

the recommendation contained in development and growth management report DGM-57-26.

Moved by Councillor Galbraith

Approve the applications for Official Plan and Zoning By-law Amendments, as modified by staff, submitted by Weston Consulting on behalf of the property owner for an 8-storey residential building (plus mechanical penthouse); and

Approve Official Plan Amendment No.167 to the City of Burlington Official Plan 1997, as outlined in Appendix D of development and growth management report DGM-57-26, to amend the designation of the lands located at 235 Plains Road East and 1022 Gallagher Road to “Mixed Use Corridor – General” with site-specific policies; and

Deem that Official Plan Amendment No.167 is consistent with The Planning Act; and

Approve Zoning By-law 2020.527, as modified by staff and attached as Appendix E to development and growth management report DGM-56-26, to rezone the lands at 235 Plains Road East and 1022 Gallagher Road from the existing “H-MXG” zone to a site-specific “H-MXG-580” zone; and

Deem that Zoning By-law 2020.527, 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.167 is adopted; and

State that the amending Zoning By-law will not come into effect until Official Plan Amendment No.167 is adopted.

**CARRIED**

- a. Martin Quarcoopome, Weston Consulting, spoke regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)
- b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)
- c. Delegation material from Martin Quarcoopome, Weston Consulting, regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)

- d. Correspondence from Chris McKhool regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)

13.2 Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 13-26 on September 15, 2026, regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-56-26.

Moved by Councillor Galbraith

Approve the applications for Official Plan and Zoning By-law Amendments, as modified by staff, submitted by Weston Consulting on behalf of the property owner, for an 11-storey mixed use building (plus mechanical penthouse); and

Approve Official Plan Amendment No.166 to the City of Burlington Official Plan 1997, as outlined in Appendix D of development and growth management report DGM-56-26, to amend the designation of the lands located at 517 Plains Road East to “Mixed Use Corridor – General” with site-specific policies; and

Deem that Official Plan Amendment No.166 is consistent with The Planning Act; and

Approve Zoning By-law 2020.526, as modified by staff and attached as Appendix E to development and growth management report DGM-56-26, to rezone the lands at 517 Plains Road East from the existing “MXG” zone to a site-specific “H-MXG-579” zone; and

Deem that Zoning By-law 2020.526, 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.166 is adopted; and

State that the amending Zoning By-law will not come into effect until Official Plan Amendment No.166 is adopted.

**CARRIED**

- a. Martin Quarcoopome, Weston Consulting, spoke regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- b. Andy Tiwari spoke regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- c. Darshan Kakadiya spoke regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- d. Sherine Farid Said spoke regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- e. Staff presentation regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- f. Delegation material from Martin Quarcoopome, Weston Consulting, regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)
- g. Additional public comments regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)

13.3 Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 14-26 on September 15, 2026, regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-52-26.

Moved by Councillor Kearns

Refuse the applications for Official Plan and Zoning By-law Amendments submitted by Bousfields Inc. on behalf of 2731115 Ontario Inc., F. K Deals on Wheels Inc., 2731119 Ontario Inc., and Manor Care Homes Inc proposing a 25-storey (plus mechanical penthouse) mixed-use building at 1376 and 1382 Plains Road East as well as on three additional parcels of land being conveyed from the abutting lands owned by Canadian National Railway which are without municipal address.

**CARRIED**

- a. David Falletta, Bousfields Inc., spoke regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)
  - b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)
  - c. Delegation material from David Falletta, Bousfields Inc., regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)
- 13.4 Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 15-26 on September 15, 2026, regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026). Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-55-26.

Moved by Councillor Bentivegna

Refuse the application for Official Plan Amendment submitted by Macaulay Shiomi Howson Ltd. on behalf of Millcroft Greens Corporation and 1000835226 Ontario Inc. to change the designation for the subject lands to support the proposed residential subdivision; and

Refuse the application for Draft Plan of Subdivision submitted by Macaulay Shiomi Howson Ltd. on behalf of Millcroft Greens Corporation and 1000835226 Ontario Inc. proposing a residential subdivision with 73 detached dwellings, 65 townhouse dwellings, 6 private roads and blocks for open space, landscape, natural heritage and stormwater management.

**CARRIED**

- a. Omar Khan spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4292 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)

- b. Don May spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- c. Isabel Zulian spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- d. Mehreen Alavi withdrew their delegation. (DGM-55-26)
- e. Rowen Fraser spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- f. Cynthia Shanahan spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4292 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- g. Daintry Klein, Millcroft Greenspace Alliance, spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- h. John and Linda Truman spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- i. Osob Adus withdrew their delegation (DGM-55-26)
- j. Terence Young spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- k. Staff presentation regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)

- l. Correspondence from Patrick Harrington, Aird & Berlis, regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- m. Additional public comments regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- n. Correspondence from Darcy & Brenda Chisamore regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- o. Delegation material from Omar Khan spoke regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- p. Delegation material from Don May regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)
- q. Delegation material from Daintry Klein regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)

#### **14. Information Items**

Moved by Mayor Meed Ward

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

**CARRIED**

- 14.1 Legislative Services forecast for standing committee reports (COW-21-26)
- 14.2 Public comments regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)

- 14.3 Delegation material from Brian Dean, Steve Hewson and Stephen Bell, Burlington Downtown Business Association, regarding motion memorandum regarding upholding Council decision concerning food truck event in BIA (COW-22-26)
- 14.4 Delegation material from Roger Goulet, PERL Executive Director, regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)
- 14.5 Delegation material from Gord Pinard, CORE Burlington, regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)
- 15. Staff Remarks**
- 16. Committee Remarks**
- 17. Adjournment**

11:05 a.m. (recessed), 11:11 a.m. (reconvened), 11:56 a.m. (recessed), 1:00 p.m. (reconvened), 1:01 p.m. (closed), 1:51 p.m. (open), 2:32 p.m. (recessed)

**Meeting was reconvened on September 15, 2026 at 9:30 a.m.**

10:17 a.m. (recessed), 10:23 a.m. (reconvened), 11:04 a.m. (recessed), 11:10 a.m. (reconvened), 11:57 a.m. (recessed), 1:00 p.m. (reconvened), 1:53 p.m. (recessed), 2:00 p.m. (reconvened), 3:45 p.m. (recessed), 3:55 p.m. (reconvened)

Chair adjourned the meeting at 4:41 p.m.