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June 5, 2026

City of Burlington
Planning and Development Services
426 Brant Street
P.O. Box 5013
Burlington, Ontario
L7R 3Z6

Attention: Mr. C. Benson, Planning and Development Services
Sent only by email: curt.benson@burlington.ca; planning@burlington.ca

Dear Sir:

Re: Official Plan Amendment and Draft Plan of Subdivision 2026 Applications Millcroft Greens Corporation

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Millcroft Greens Corporation ("Millcroft Greens") with respect to the above noted applications. As you are aware, Millcroft Greens owns the former Millcroft Golf Course lands (subject lands).

Millcroft Greens received final approval for official plan and zoning by-law amendments for the development of five parcels of land which form part of the subject lands. They are now proposing a further reconfiguration of the remaining golf course lands to create an additional six (6) parcels of developable land. Those lands not planned for development have the potential to be protected as open space and would no longer be used for a golf course. The residential community would continue to be focused around an open space system, but not a golf course.

On behalf of Millcroft Greens, MSH is submitting applications for approval of an amendment to the City of Burlington Official Plan, 1997 (OP 1997) and to the City's partially approved Burlington Official Plan, 2020, as well as an application for approval of a plan of subdivision for the proposed development. With respect to the zoning of the Subject Lands, an application for a Minister's Zoning Order has been filed by Millcroft Greens with the Province and is under review.

The submission includes:

- Official Plan and Plan of Subdivision application forms;
- Planning Justification Report; and,
- Technical studies carried out in support of the planning applications:
  - Millcroft Greens Golf Course Residential Development – Phase 2, Urban Design Brief, Williams & Stewart Associates Limited;
  - Transportation Impact Study Millcroft Park Drive – Phase 2 Areas F-K, C.F. Crozier & Associates Inc.;
  - Functional Servicing Report, Millcroft Golf Club Phase 2, Urbantech Consulting;
  - Scoped Subwatershed Study, Millcroft Golf Club Phase 2, Urbantech Consulting;
  - Environmental Evaluation Report, OPA, ZBA, and Draft Plan of Subdivision Millcroft Golf Club, Terrastory Environmental Consulting Inc.;
  - Arborist Report and Tree Protection Plan, Millcroft Greens Phase 2, Terrastory Environmental Consulting Inc.;
  - Millcroft Greens Phase 2 Benefit Analysis Report, Jennifer Lawrence and Associates Inc.;
  - Appleby Creek and Tributary Fluvial Geomorphological Assessment (Fluvial Report), Phase 2 Millcroft Greens, GEOMorphix;
  - Environmental Noise and Vibration Study, Millcroft- Phase 2, Valcoustics Canada Ltd.;
  - Stage 1 Archaeological Assessment of the Phase 2 Development of the Millcroft Golf Course, ASI;
  - Compatibility Mitigation Study, Air Quality, SLR Consulting (Canada) Ltd;
  - Phase One and Phase Two Environmental Site Assessments, Areas F-K, DS Consultants Ltd.;
  - Conceptual Landscape & Restoration Plans, Millcroft Greens, Phase 2, NAK;

- Geotechnical Investigation Reports, Areas F to K – Millcroft Golf Club, DS Consultants;
- Environmental Site-Screening Questionnaire, DS Consultants;
- Hydrogeological Assessment and Water Balance, RJ. Burnside & Associates Ltd.; and,
- Solid Waste Management Plan Millcroft Greens Residential Development – Phase 2, RJ Burnside & Associates Limited.

In addition, the required fees have been submitted to the City's Finance Department by wire transfer.

Should you have any questions regarding this submission please contact the undersigned at howson@mshplan.ca or 416-487-4101 ext. 307.

Yours truly,

Macaulay Shiomi Howson Ltd.



Per: Elizabeth Howson, MCIP, RPP

c.c. J. Tellier, Burlington Planning and Development
S. Bland, Millcroft Greens
B. Reason, Millcroft Greens