AMENDMENT NO. XXX TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. xxx to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to replace the existing Major Parks and Open Space designation on four separate parcels of land within the Millcroft Golf Course property with a Residential - Low Density designation, and to replace the existing Residential - Medium Density designation with Residential - High Density with a site-specific density permission of 220 units per net hectare on an approximately 0.60 hectare parcel fronting onto Dundas Street. The redesignation of these lands is required to permit the redevelopment of these parcels for residential purposes.

2. SITE AND LOCATION

The subject lands are located between Upper Middle Road on the south and Dundas Street (Regional Road No. 5) on the north. Appleby Line is situated to the east. The subject lands which make up the development parcels total approximately 12.3 hectares (30.4 acres) in area. The subject lands form part of a larger 53.12 hectares (131.25 acres) land holding, which comprises the Millcroft Golf Course.

3. BASIS FOR THE AMENDMENT

The Millcroft Golf Course was originally approved as part of the secondary plan for the Rose Community, subsequently renamed Millcroft. Since its development in 1987, the golf course has been privately owned and has operated as a semi-private golf course allowing for public play.

The Amendment to the Official Plan provides for infill residential development that is compatible with and provides a consistent built form to the surrounding single-detached lots. In case of the proposed mid-rise building, the building is similarly compatible adjacent to the existing townhouses immediately west and situated on a major transportation corridor, and an appropriate redevelopment of the maintenance facility property.

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The proposal makes efficient use of land and infrastructure by providing for modest intensification and infill development. The proposed reconfiguration of the golf course with the addition of the residential parcels maintains the intent and purpose of the original Official Plan Amendment for the Millcroft Community in that the golf course will be retained and continue as a significant feature within the community in its reconfigured form, and a substantial portion of the private open space lands will be retained. Natural areas within the community will continue to be protected through the redesign of the golf course. The proposed development conforms to, and is in keeping with, the residential infill policies of the Official Plan.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: Schedule B to the Official Plan is hereby amended as follows:

A) Parcels A, B, C and D on the attached Schedule "A" are hereby redesignated from "Major Parks and Open Space" to "Residential – Low Density".

B) i) Parcel E on the attached Schedule "A" is hereby redesignated from "Residential – Medium Density" to "Residential – High Density" with a site specific permission for an increase in density for an apartment building.
ii) **4274 Dundas Street:** Notwithstanding the policies of Part III, Subsection 2.2.2 e) of this Plan, on the lands located at 4274 Dundas Street, an apartment building with a maximum density of 220 units per net hectare is permitted.

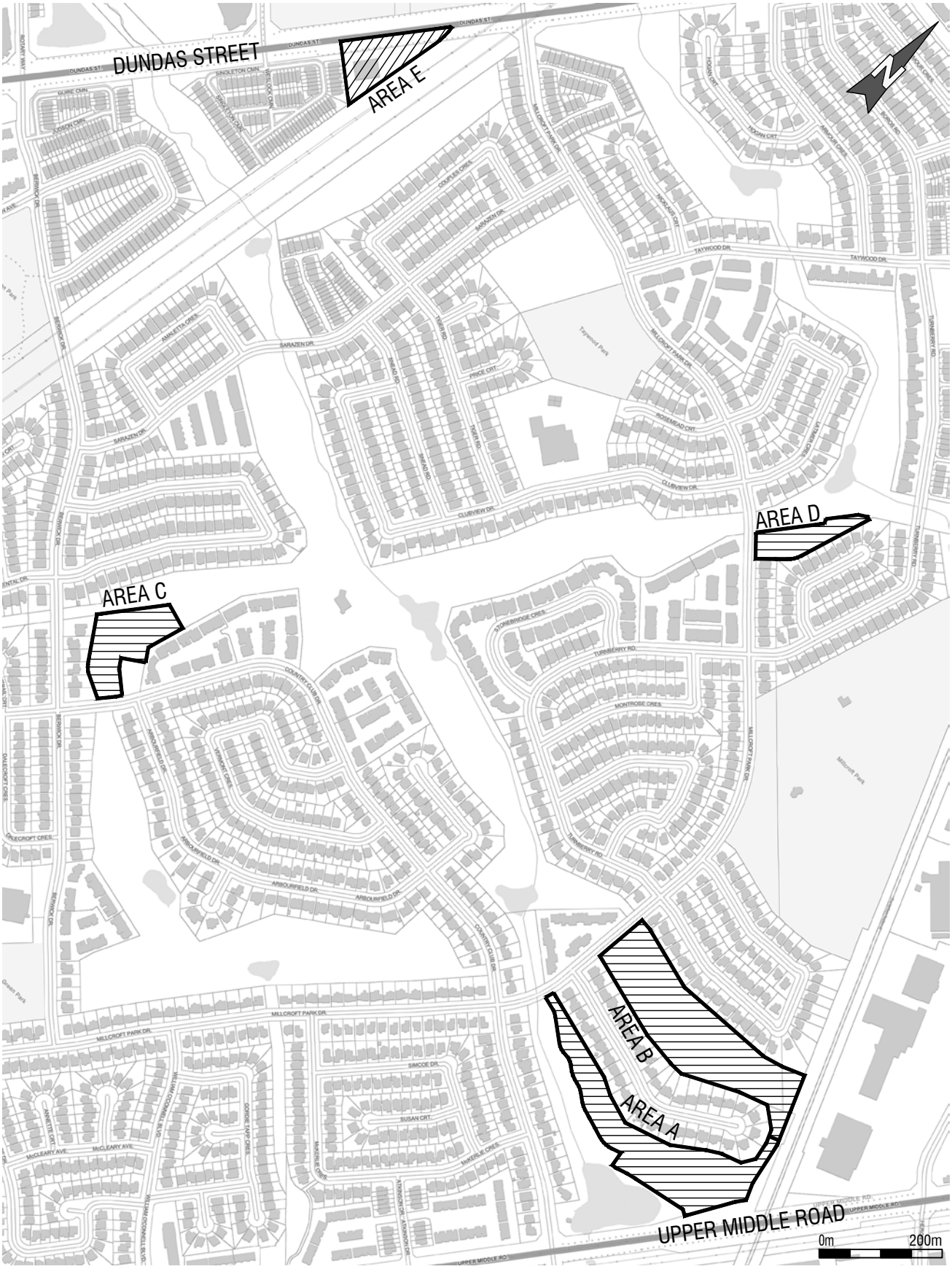
2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Part VI of the Official Plan of the Burlington Planning Area.

Schedule "A"
to Official Plan Amendment No.____



Lands to be Redesignated from "Major Parks and Open Space" to "Residential - Low Density"

Lands to be Redesignated from "Residential - Medium Density" to "Residential - High Density" with site-specific density permission.