AMENDMENT NO. ___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. ___ 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 redesignate lands in the Major Parks and Open Space designation on six parcels of land which form part of the former Millcroft Golf Course property to a Residential-Medium Density designation. The redesignation of the subject lands will permit their redevelopment for residential purposes including detached and semi-detached homes, as well as a full range of townhouses including, street, stacked and back to back townhouses.

2. SITE AND LOCATION

The subject lands are located between Dundas Street (Regional Road No. 5) to the north, Appleby Line to the east, Upper Middle Road to the south and Berwick Drive to the west. They form part of the former Millcroft Golf Course property which is located in the Millcroft Community residential neighbourhood. The remaining lands which formed part of the former golf course, after the previous approval of 12.3 hectares (30.4 acres) of land for residential development, consist of approximately 40.82 hectares (100.85 acres) of land. These lands have the potential to be protected as open space and will no longer be used for a golf course.

3. BASIS FOR THE AMENDMENT

a) The subject application proposes intensification that is consistent with the Provincial Planning Statement, 2024 (PPS). The PPS promotes all types of residential intensification to provide for an appropriate range and mix of housing options that efficiently use land, resources, infrastructure and public service facilities and supports active transportation.

b) Intensification within the built-up serviced area of the City also conforms with the intent of the Halton Region Official Plan and the City's current 1997 Official Plan, as well as the City's 2020 Official Plan. As of July 1, 2024, the City is now

responsible for the interpretation and implementation of the Regional Official Plan as it pertains to the City of Burlington.

c) The proposed intensification in this part of the built-up area is planned for development as supported by a range of technical studies including Functional Servicing Report, Millcroft Golf Club Phase 2 and Scoped Subwatershed Study, Millcroft Golf Club Phase 2, UrbanTech Consulting.

d) The proposed development, when considered together with the previously approved residential development, provides an appropriate range and mix of medium density housing with respect to the surrounding community and can be adequately serviced. In addition, the subject lands are well-served by community infrastructure including public transit, parks, schools, recreation facilities and commercial uses.

PART B – THE AMENDMENT

1. THE DETAILS OF THE AMENDMENT

Map Change

"Comprehensive Land Use Plan – Urban Planning Area", being Schedule B of the Official Plan of the Burlington Planning Area, as amended, is modified by attached Schedule A.

Area 'A' on Schedule A indicates that the area is to be re-designated from "Major Parks and Open Space" to "Residential – Medium Density".

Text Change

The text of the Official Plan of the City of Burlington, as amended, is hereby amended as follows:

By adding the following site specific policy x) at the end of Part III, Land Use Policies -Urban Planning Area, Section 2.0 Residential Areas, Section 2.2.3 Site Specific Policies as follows:

"x) Notwithstanding the policies of Part III, Subsection 2.2.2 d) of this Plan, residential development in the Residential-Medium Density designation in the Millcroft Community on lands located between Dundas Street (Regional Road No. 5) to the north, Appleby Line to the east, Upper Middle Road to the south and Berwick

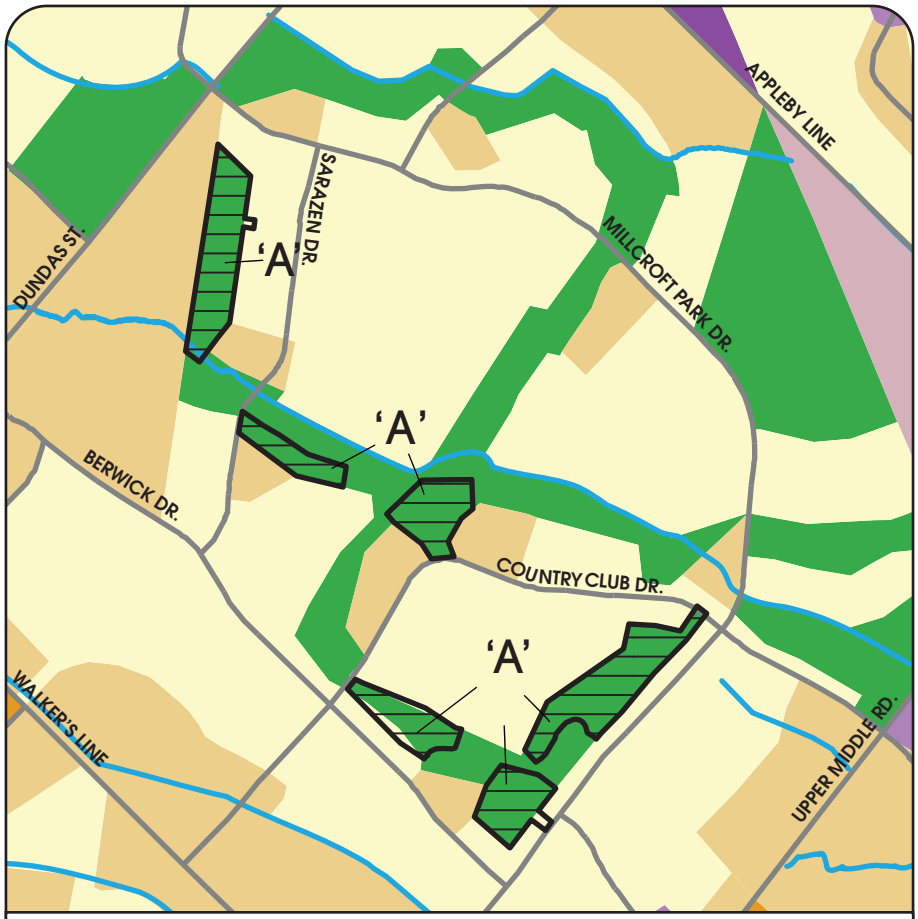
Drive to the west shall be developed with a density ranging between 20 units per net hectare and 50 units per net hectare."

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.



Area 'A' to be amended from 'Major Parks and Open Space' to 'Residential - Low Density'. Area 'B' to be amended from 'Major Parks and Open Space' to 'Resdential - Medium Density'.

AMENDMENT No. ___ TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

Schedule 'A'

LEGEND

- Major Parks and Open Space
- Greenlands
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Mixed Use Centre
- Residential Comercial
- Neighborhood Comercial

Date: June 2026