FIGURE 1



MILLCROFT COMMUNITY

DATE: JUNE 2026

FIGURE 2



- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - PHASE II

PROJECT 1516
DATE June 2026
SCALE NTS

SK-92

FIGURE 2b



LAND USE SUMMARY

Area F - Site Area	2.60 ha.	6.42 ac.
Additional Lot Site Area (4291 Couples Cres.)	0.07 ha.	0.17 ac.
Total Site Area	2.66 ha.	6.58 ac.
NON-DEVELOPABLE		
NHS	0.91 ha.	2.25 ac.
Net Developable Area	1.76 ha.	4.34 ac. 100.0%
DEVELOPABLE		
Residential (see 'UNIT SUMMARY')	0.92 ha.	2.27 ac. 52.3%
Landscape Area	0.40 ha.	0.99 ac. 22.9%
Private Condo Road	0.44 ha.	1.08 ac. 24.9%
TOTAL (Net Developable)	1.75 ha.	4.33 ac. 100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**10.6**	341.2	0.0
ROW TOTAL		341.2	0.0

UNIT SUMMARY

		Unit Width	Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Custom Lots				1	7%		0.11 ha. 0.26 ac.	11.7%
Detached Homes	(50')	15.24 x	28.0	4	29%	61.0	0.20 ha. 0.48 ac.	21.3%
Detached Homes	(50')	15.24 x	34.0	2	14%	30.5	0.12 ha. 0.29 ac.	13.0%
Detached Homes	(60')	18.30 x	34.0	2	14%	36.6	0.15 ha. 0.37 ac.	16.2%
Detached Homes	(50')	15.24 x	40.0	2	14%	30.5	0.12 ha. 0.31 ac.	13.5%
Detached Homes	(60')	18.30 x	40.0	3	21%	54.9	0.22 ha. 0.55 ac.	24.3%
TOTAL				14	100%	213.4	0.92 ha. 2.27 ac.	100.0%

Limit of Development

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GERRARD DESIGN

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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'F'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 2c



LAND USE SUMMARY

Area G - Site Area	1.78 ha.	4.40 ac.	
Total Site Area	1.78 ha.	4.40 ac.	
NON-DEVELOPABLE			
NHS	0.17 ha.	0.42 ac.	
Storm pipe / tank	0.04 ha.	0.10 ac.	
Net Developable Area	1.57 ha.	3.88 ac.	100.0%
DEVELOPABLE			
Residential (see 'UNIT SUMMARY')	1.04 ha.	2.57 ac.	66.2%
Landscape Area	0.11 ha.	0.27 ac.	7.0%
Amenity Area	0.06 ha.	0.15 ac.	3.8%
Private Condo Road	0.36 ha.	0.89 ac.	22.9%
TOTAL (Net Developable)	1.57 ha.	3.88 ac.	100.0%

UNIT SUMMARY

		Unit width		Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Townhouse (Standard)	(25')	7.60	x	27.4	36	86%	273.6	0.91 ha. 2.25 ac.	87.5%
Townhouse (Dual Frontage)	(20')	6.10	x	23.0	6	14%	36.6	0.13 ha. 0.32 ac.	12.5%
TOTAL					42	100%	310.2	1.04 ha. 2.25 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**8.5**	77.3	0.0
Condo Road	**10.6**	265.9	0.0
ROW TOTAL		343.2	0.0

PARKING

	Unit Count	Parking Rate	# of Req Spaces	# of Spaces Provided
Residential Parking	42	2.00	84	84
Visitors Parking		0.25	11	11
PARKING TOTAL			95	95

Limit of Development

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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'G'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 2d



LAND USE SUMMARY

Area H - Site Area	1.66 ha. 4.10 ac.	
Total Site Area	1.66 ha. 4.10 ac.	
NON-DEVELOPABLE		
NHS	0.11 ha. 0.28 ac.	
Storm pipe / tank	0.06 ha. 0.14 ac.	
Net Developable Area	1.49 ha. 3.68 ac.	100.0%
DEVELOPABLE		
Residential (see 'UNIT SUMMARY')	1.12 ha. 2.77 ac.	75.4%
Landscape Area	0.08 ha. 0.21 ac.	5.6%
Private Condo Road	0.28 ha. 0.70 ac.	19.1%
TOTAL (Net Developable)	1.49 ha. 3.68 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**10.6**	235.3	0.0
ROW TOTAL		235.3	0.0

UNIT SUMMARY

		Unit width	Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Custom Homes				2	13%		0.26 ha. 0.64 ac.	22.9%
Detached Homes	(50')	15.24 x	34.0	8	50%	121.9	0.45 ha. 1.10 ac.	39.8%
Detached Homes	(50')	15.24 x	40.0	4	25%	61.0	0.25 ha. 0.63 ac.	22.6%
Detached Homes	(60')	18.30 x	40.0	2	13%	36.6	0.16 ha. 0.41 ac.	14.6%
TOTAL				16	100%	219.5	1.12 ha. 2.77 ac.	100.0%

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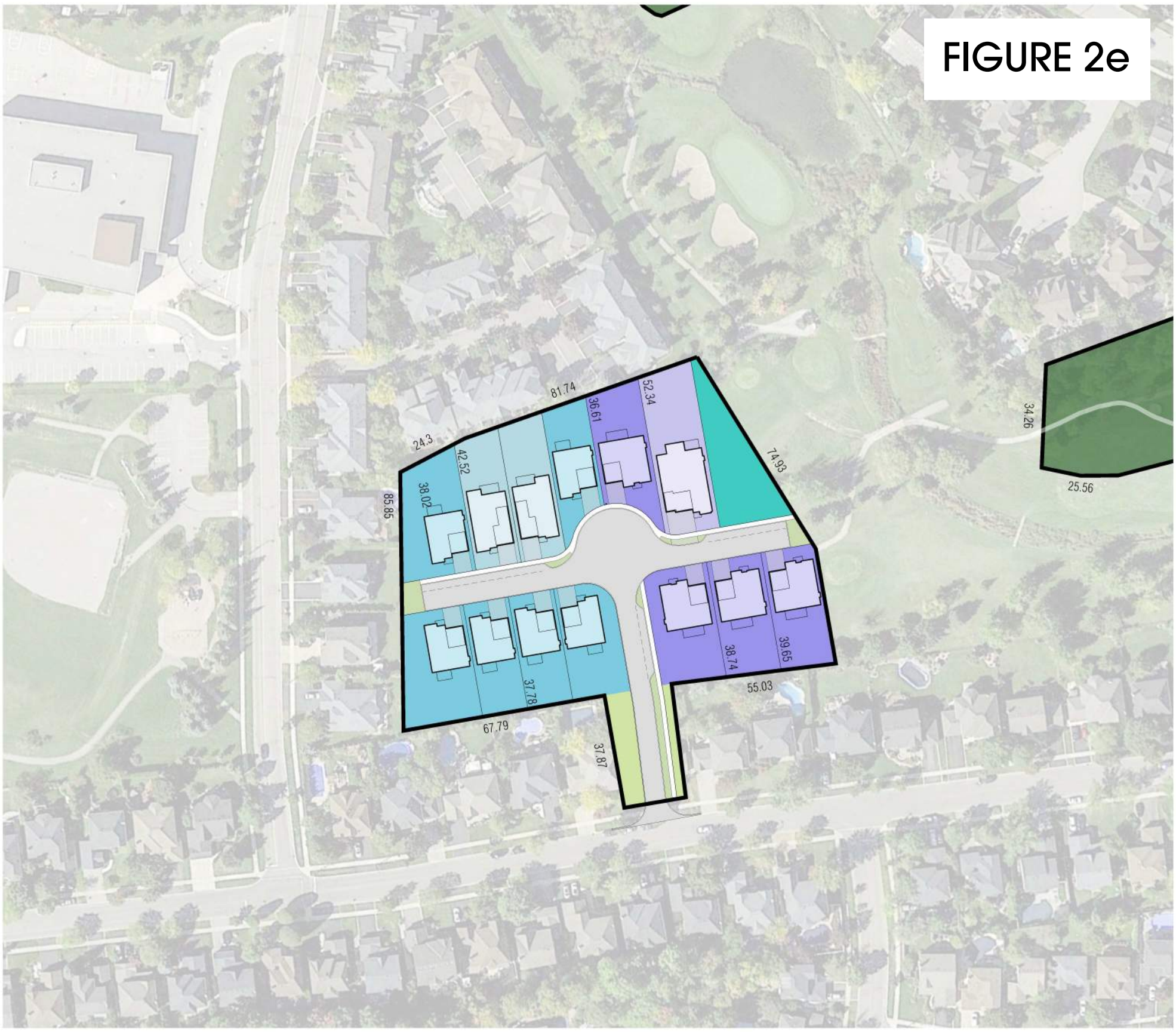
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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'H'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 2e



LAND USE SUMMARY

Area I - Site Area	1.26 ha.	3.12 ac.	
Additional Lot Site Area (4135 Millcroft Park Dr.)	0.08 ha.	0.20 ac.	
Total Site Area	1.35 ha.	3.33 ac.	
NON-DEVELOPABLE			
Storm pipe tank	0.08 ha.	0.20 ac.	
Net Developable Area	1.27 ha.	3.13 ac.	100.0%
DEVELOPABLE			
Residential (see 'UNIT SUMMARY')	0.97 ha.	2.39 ac.	76.3%
Landscape Area	0.04 ha.	0.10 ac.	3.2%
Private Condo Road	0.26 ha.	0.64 ac.	20.5%
TOTAL (Net Developable)	1.27 ha.	3.13 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**10.6**	213.2	0.0
ROW TOTAL		213.2	0.0

UNIT SUMMARY

		Unit Width	Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Detached Homes	(50')	**15.24** x	34.0	**6**	46%	91.4	0.42 ha. 1.05 ac.	43.7%
Detached Homes	(60')	**18.30** x	34.0	**4**	31%	73.2	0.30 ha. 0.75 ac.	31.4%
Detached Homes	(50')	**15.24** x	40.0	**2**	15%	30.5	0.14 ha. 0.34 ac.	14.4%
Detached Homes	(60')	**18.30** x	40.0	**1**	8%	18.3	0.10 ha. 0.25 ac.	10.4%
TOTAL				**13**	100%	213.4	0.97 ha. 2.39 ac.	100.0%

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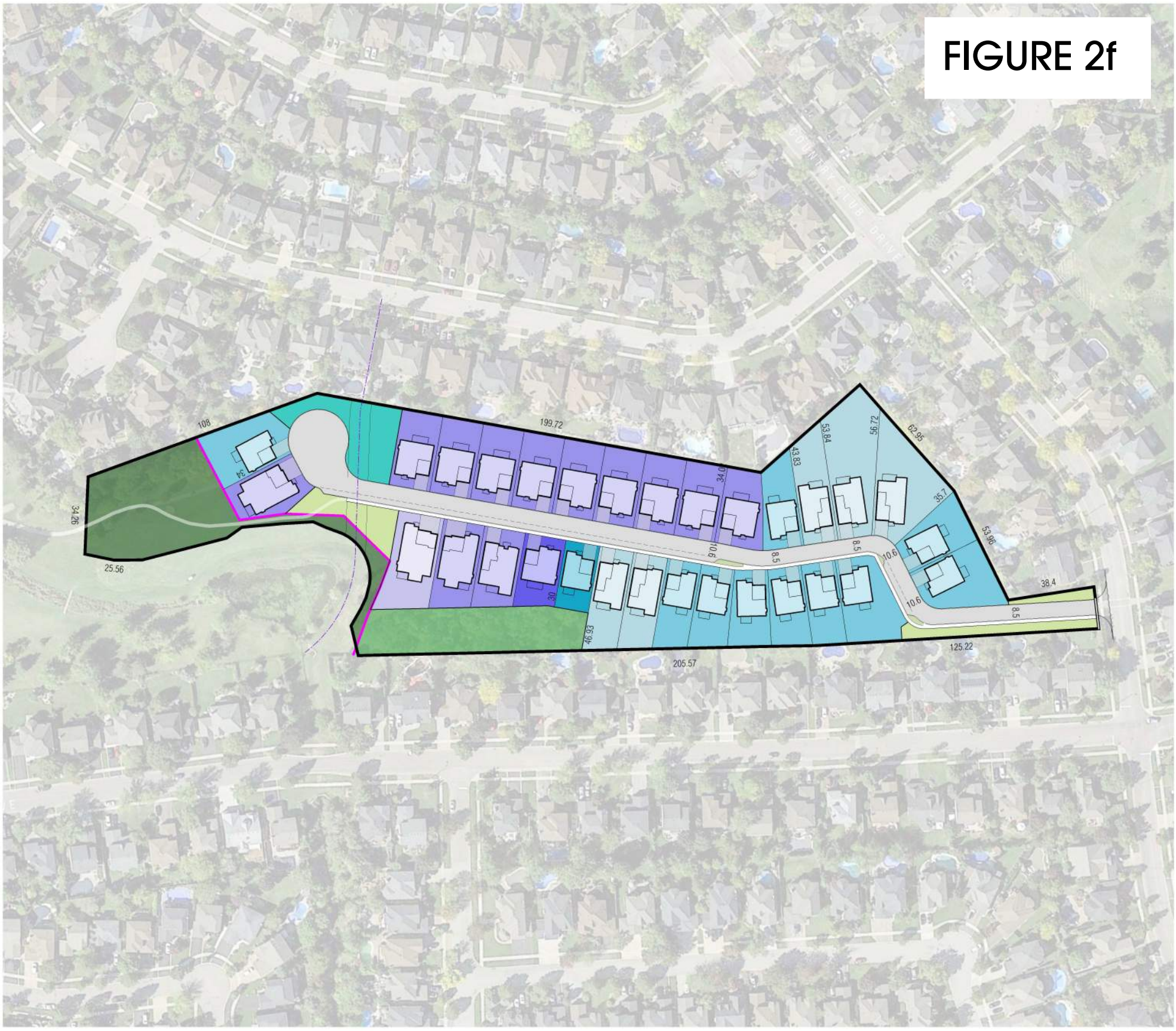
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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'I'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 2f



LAND USE SUMMARY

Area J - Site Area	3.24 ha. 8.00 ac.	
Total Site Area	3.24 ha. 8.00 ac.	
NON-DEVELOPABLE		
NHS	0.31 ha. 0.77 ac.	
Storm pipe	0.10 ha. 0.24 ac.	
Net Developable Area	2.83 ha. 6.99 ac.	100.0%
DEVELOPABLE		
Residential (see 'UNIT SUMMARY')	2.09 ha. 5.16 ac.	73.8%
Landscape Area	0.11 ha. 0.27 ac.	3.9%
Open Space	0.20 ha. 0.49 ac.	7.1%
Private Condo Road	0.43 ha. 1.06 ac.	15.2%
TOTAL (Net Developable)	2.83 ha. 6.99 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**8.5**	164.5	0.0
Condo Road	**10.6**	223.6	0.0
ROW TOTAL		388.1	0.0

UNIT SUMMARY

		Unit width		Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Detached Homes	(50')	15.24	x	30.0	1	3%	15.2	0.05 ha. 0.11 ac.	2.2%
Detached Homes	(60')	18.30	x	30.0	1	3%	18.3	0.06 ha. 0.14 ac.	2.7%
Detached Homes	(50')	15.24	x	34.0	10	33%	152.4	0.67 ha. 1.67 ac.	32.3%
Detached Homes	(60')	18.30	x	34.0	12	40%	219.6	0.76 ha. 1.89 ac.	36.6%
Detached Homes	(50')	15.24	x	40.0	5	17%	76.2	0.46 ha. 1.12 ac.	21.8%
Detached Homes	(60')	18.30	x	40.0	1	3%	18.3	0.09 ha. 0.22 ac.	4.4%
TOTAL					30	100%	500.0	2.09 ha. 5.16 ac.	100.0%

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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'J'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 2g



LAND USE SUMMARY

Area K - Site Area	0.91 ha. 2.26 ac.	
Total Site Area	0.91 ha. 2.26 ac.	
NON-DEVELOPABLE		
NHS	0.01 ha. 0.03 ac.	
Net Developable Area	0.90 ha. 2.23 ac.	100.0%
DEVELOPABLE		
Residential (see 'UNIT SUMMARY')	0.53 ha. 1.30 ac.	58.4%
Landscape Area	0.09 ha. 0.23 ac.	10.3%
Private Condo Road	0.28 ha. 0.70 ac.	31.3%
TOTAL (Net Developable)	0.90 ha. 2.23 ac.	100.0%

UNIT SUMMARY

		Unit width		Unit Depth	Unit Count	Lot Mix	Frontage (m)	Area	% Net Res
Townhouse (Standard)	(25')	7.60	x	24.0	9	39%	68.4	0.20 ha. 0.49 ac.	38.0%
Townhouse (Standard)	(25')	7.60	x	27.0	14	61%	106.4	0.33 ha. 0.81 ac.	62.0%
TOTAL					23	100%	174.8	0.53 ha. 1.30 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**10.6**	2330.1	0.0
ROW TOTAL		2330.1	0.0

PARKING

	Unit Count	Parking Rate	# of Req Spaces	# of Spaces Provided
Residential Parking	23	2.00	46	46
Visitors Parking		0.25	6	6
PARKING TOTAL			52	52

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Condo Road	**10.6**	2330.1	0.0
ROW TOTAL		2330.1	0.0

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- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

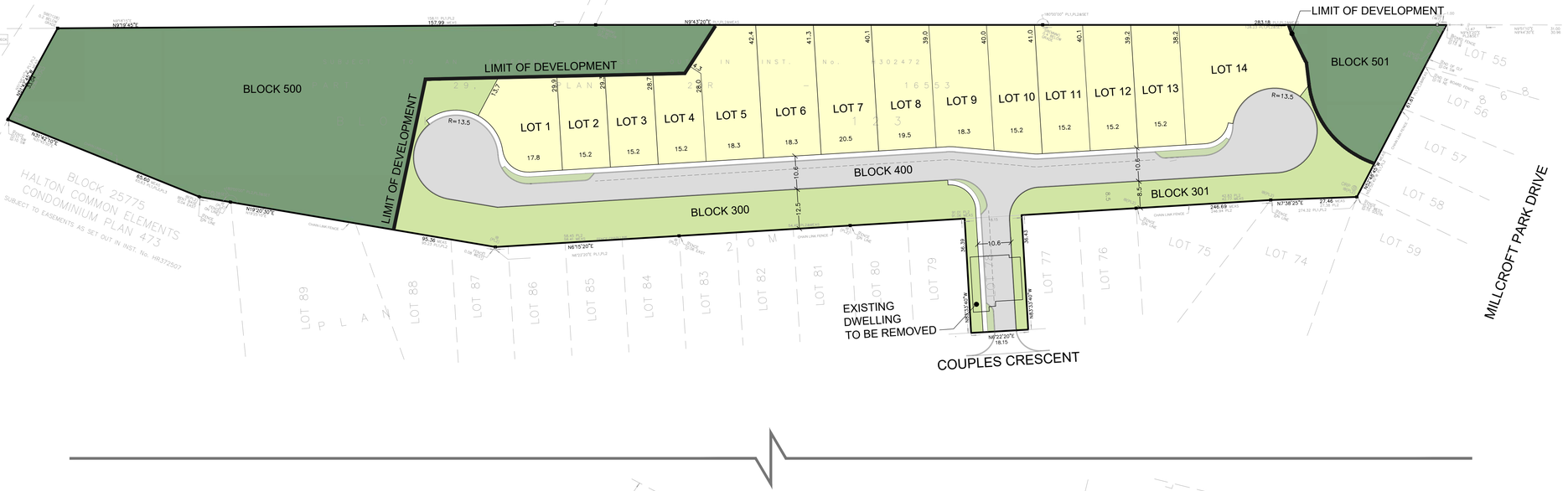
PRELIMINARY DEVELOPMENT CONCEPT - AREA 'K'

PROJECT 1516
DATE June 2026
SCALE 1:1500

SK-92

FIGURE 3

AREA - 'F'



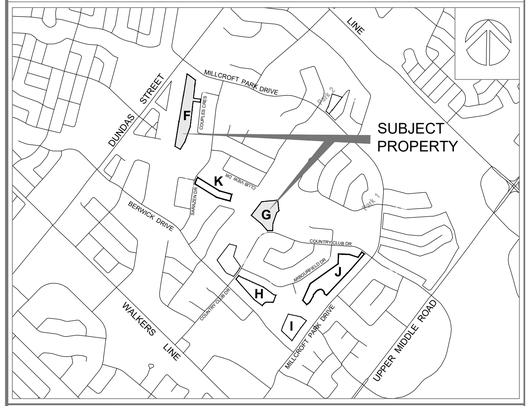
AREA - 'G'



DRAFT PLAN OF SUBDIVISION

BLOCK, 123, PLAN 20-M-868 &
PART OF LOT 8 & 9,
CONCESSION 1
SOUTH OF DUNDAS STREET
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

KEY PLAN



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY OF THE LAND ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: _____ DATE: _____

ROSS DENBROEDER, OLS
R-PE SURVEYING LTD.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN BY MACAULAY SHIOMI HOWSON LTD.

SIGNED: _____ DATE: _____

GORD BUCK, ASO
MILLCROFT GREENS CORPORATION

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

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(b) - AS SHOWN
(c) - AS SHOWN
(d) - SEE SCHEDULE
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - CLAYEY SILT / SANDY SILT TILL
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA in Ha
DETACHED HOMES	1 - 73	5.11
TOWNHOUSE BLOCKS	200 - 213	1.57
LANDSCAPED AREA	300 - 316	0.88
OPEN SPACE	317	0.20
PRIVATE ROAD	400 - 405	2.05
NATURAL AREAS	500 - 503	1.51
STORM WATER MANAGEMENT	600 - 603	0.28
TOTAL		11.60

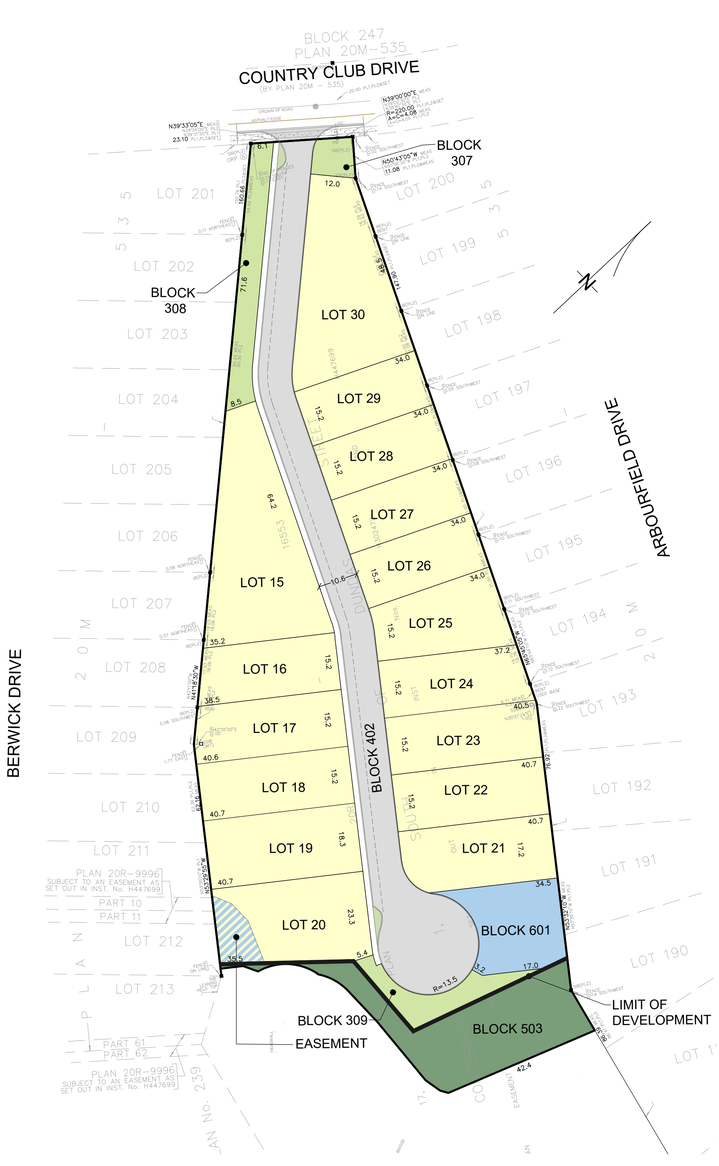
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land use planning consultants
MSH BOUNDLESS INGENUITY
Toronto 416-487-4101
Aurora 905-503-3440
www.mshplan.ca

SCALE 1:750
DATE JUNE 2026
PROJECT No. L25-2007
DWG No. DP- FG

FIGURE 4

AREA - 'H'



AREA - 'I'

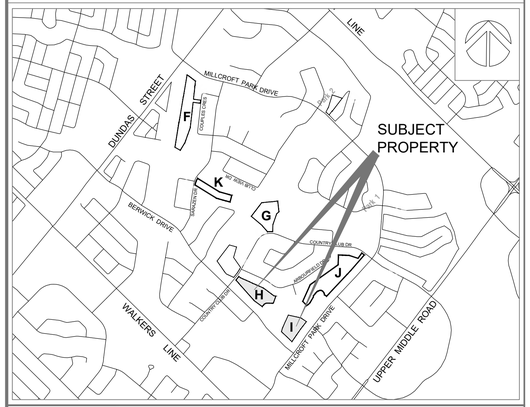


DRAFT PLAN OF SUBDIVISION

BLOCK, 123, PLAN 20-M-868 &
PART OF LOT 8 & 9,
CONCESSION 1
SOUTH OF DUNDAS STREET
CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

KEY PLAN



SURVEYOR'S CERTIFICATE

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MILLCROFT GREENS CORPORATION

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(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
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(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA in Ha
DETACHED HOMES	1 - 73	5.11
TOWNHOUSE BLOCKS	200 - 213	1.57
LANDSCAPED AREA	300 - 316	0.88
OPEN SPACE	317	0.20
PRIVATE ROAD	400 - 405	2.05
NATURAL AREAS	500 - 503	1.51
STORM WATER MANAGEMENT	600 - 603	0.28
TOTAL		11.60

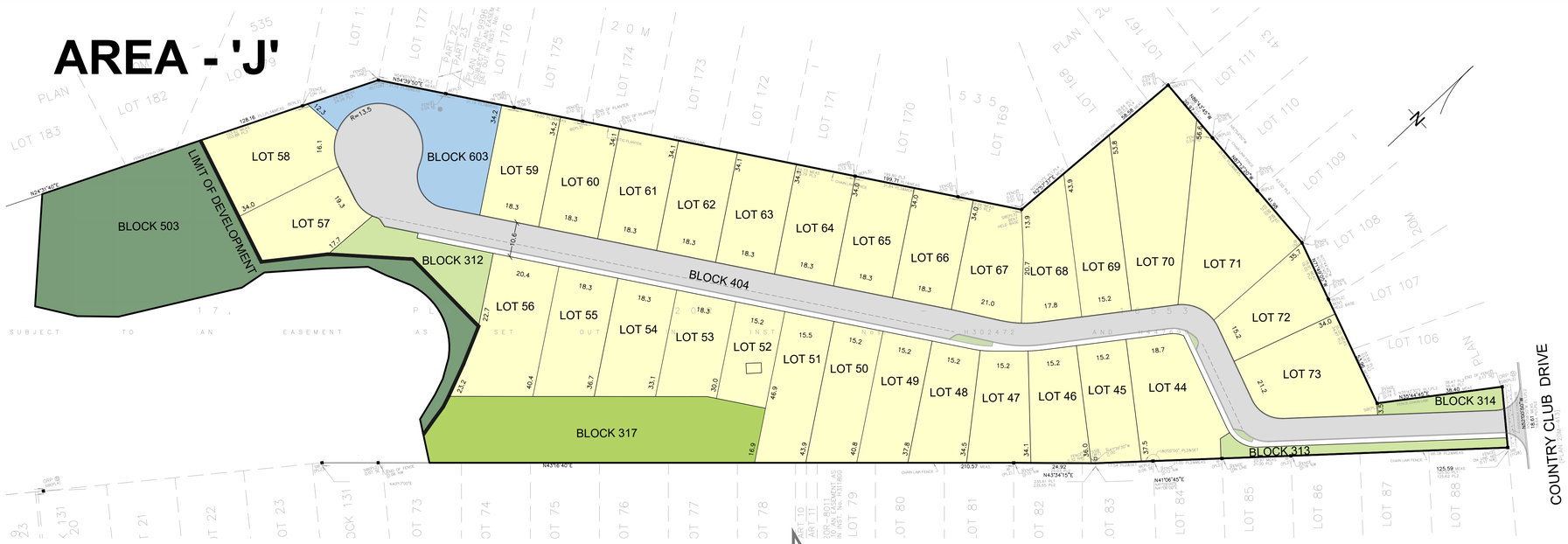
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DWG No. DP- HI

FIGURE 5

AREA - 'J'



AREA - 'K'

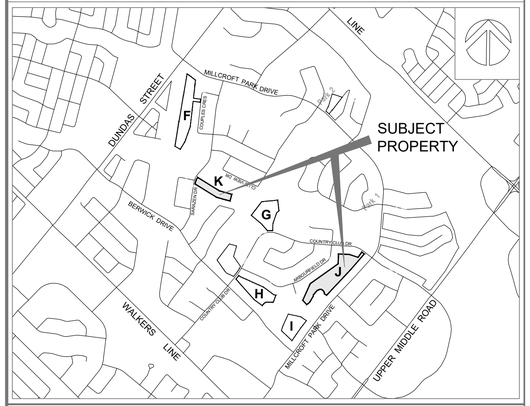


DRAFT PLAN OF SUBDIVISION

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REGIONAL MUNICIPALITY OF HALTON

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(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA in Ha
DETACHED HOMES	1 - 73	5.11
TOWNHOUSE BLOCKS	200 - 213	1.57
LANDSCAPED AREA	300 - 316	0.88
OPEN SPACE	317	0.20
PRIVATE ROAD	400 - 405	2.05
NATURAL AREAS	500 - 503	1.51
STORM WATER MANAGEMENT	600 - 603	0.28
TOTAL		11.60

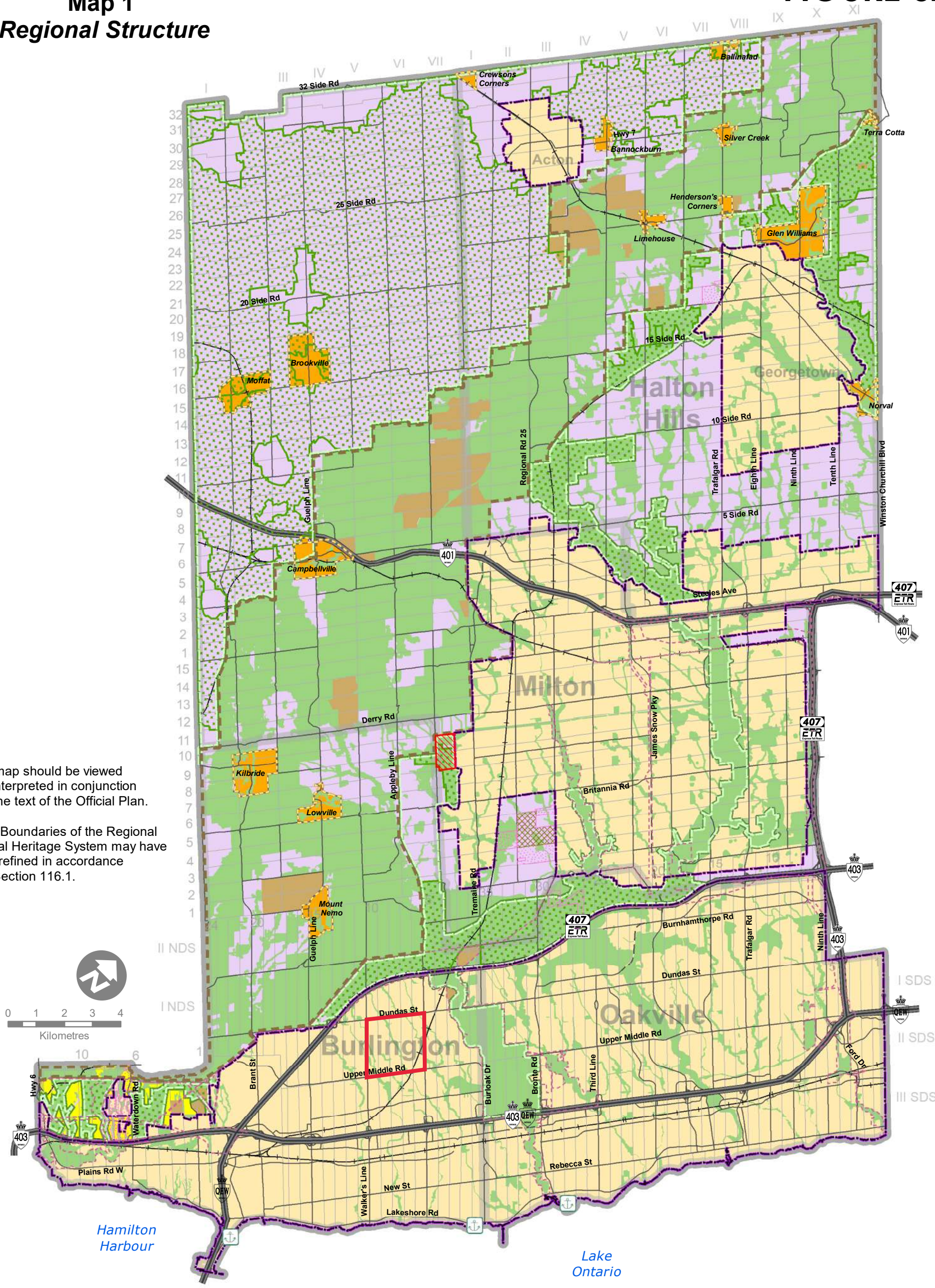
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PROJECT No. L25-2007
DWG No. DP- JK

FIGURE 6A

Map 1
Regional Structure



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

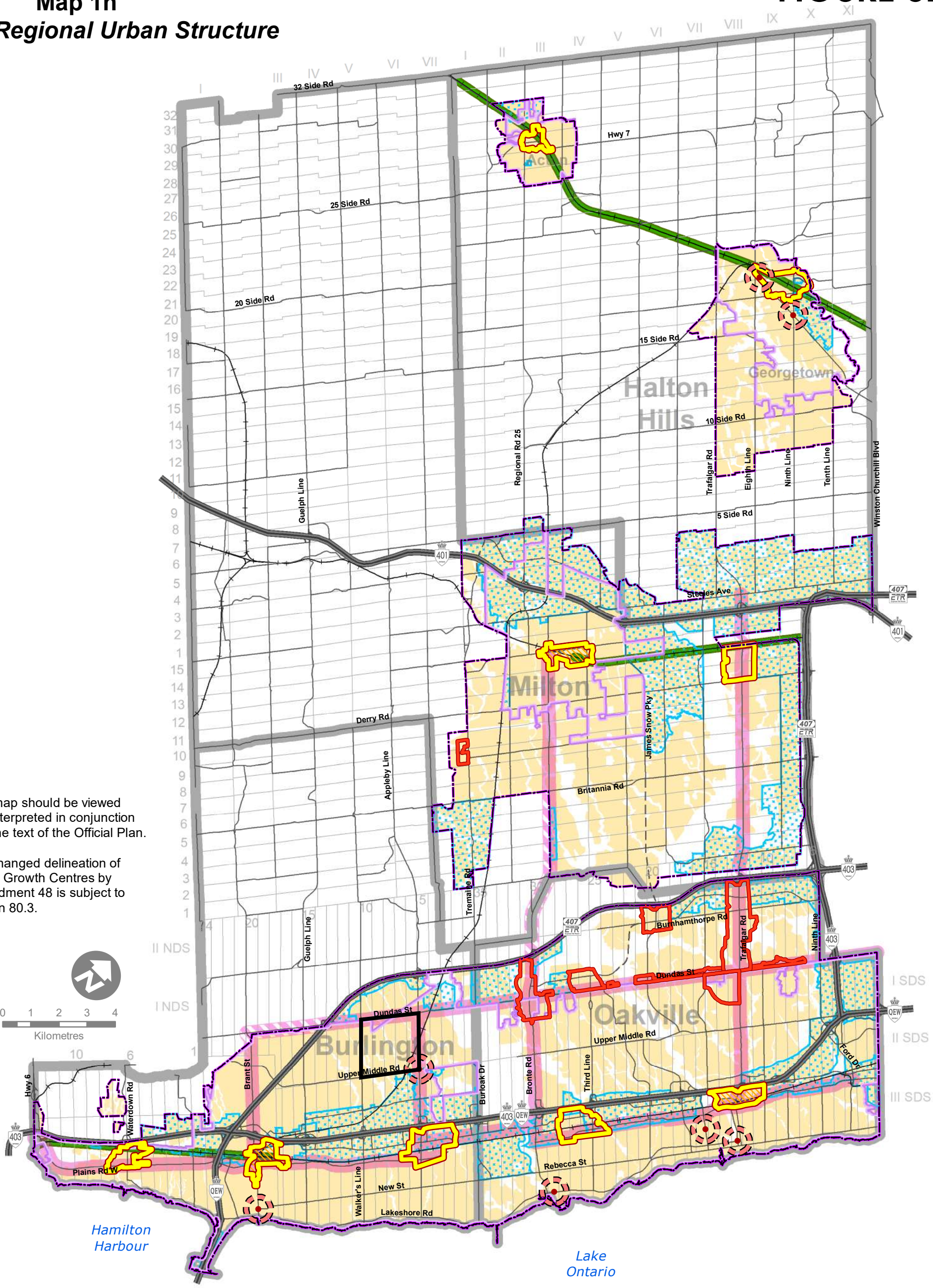
* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.

- Waterfront Park (See Map 2)
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Subject Area
- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Area Eligible for Urban Servicing
- Halton Waste Management Site
- Regional Urban Boundary
- Milton Education Village Complimentary Greenbelt Lands Policy Area

May 16, 2024

FIGURE 6B

Map 1h
Regional Urban Structure



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.

0 1 2 3 4
Kilometres

Rail Line
Proposed Major Arterial
Major Road
Provincial Freeway
Lot and Concession Line
Municipal Boundary
Subject Area

Urban Area
Built Boundary
Employment Area
Regional Urban Boundary
Commuter Rail Corridor

Strategic Growth Areas

Urban Growth Centre
Major Transit Station Area (MTSA)
Primary Regional Nodes
Secondary Regional Nodes
Regional Intensification Corridor in Regional Urban Boundary
Regional Intensification Corridor outside of Regional Urban Boundary

May 16, 2024

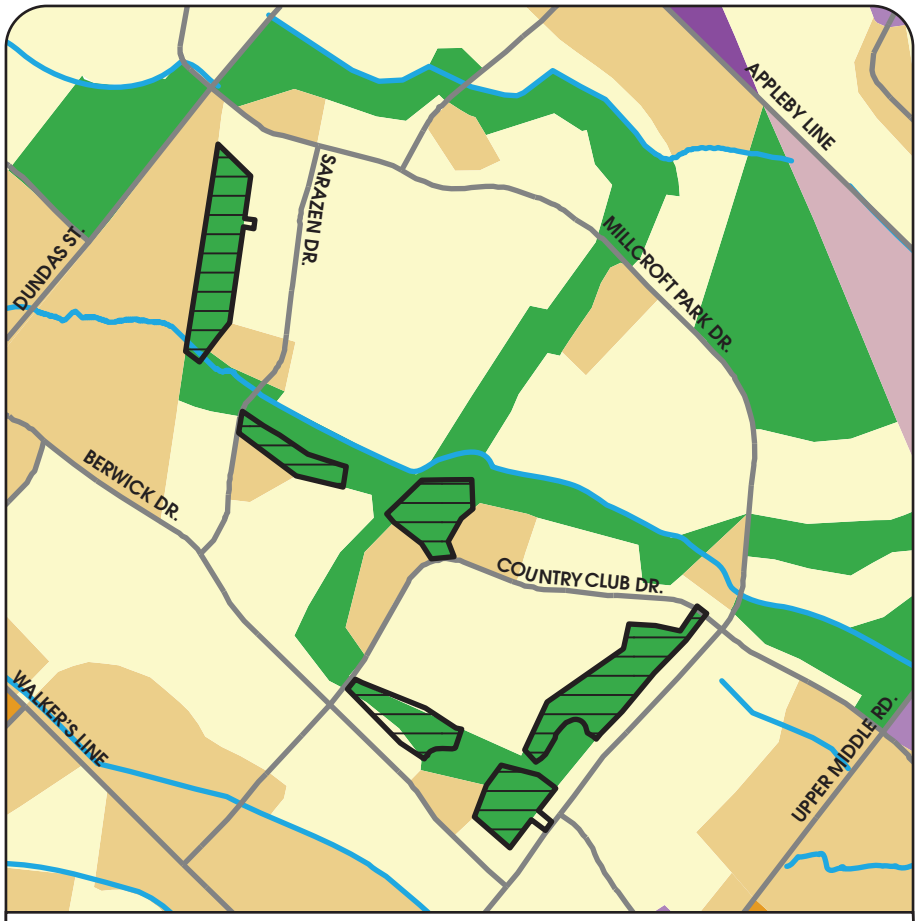


FIGURE 7 EXCERPT SCHEDULE B
COMPREHENSIVE LAND USE PLAN
URBAN PLANNING AREA
CITY OFFICIAL PLAN 1997

LEGEND

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

Date: June 2026

FIGURE 8

EXCERPT SCHEDULE B: URBAN STRUCTURE CITY OFFICIAL PLAN 2020



Legend

Mixed Use Intensification Areas
- Urban Centres
- MTSA Special Planning Areas
- Mixed Use Nodes and Intensification Corridors

Lands Designated for Employment Uses

Region of Halton Employment Area

Residential Neighbourhood Areas

Natural Heritage System, Major Parks and Open Space

Mineral Resource Extraction Area

Infrastructure and Transportation Corridors

Subject Lands

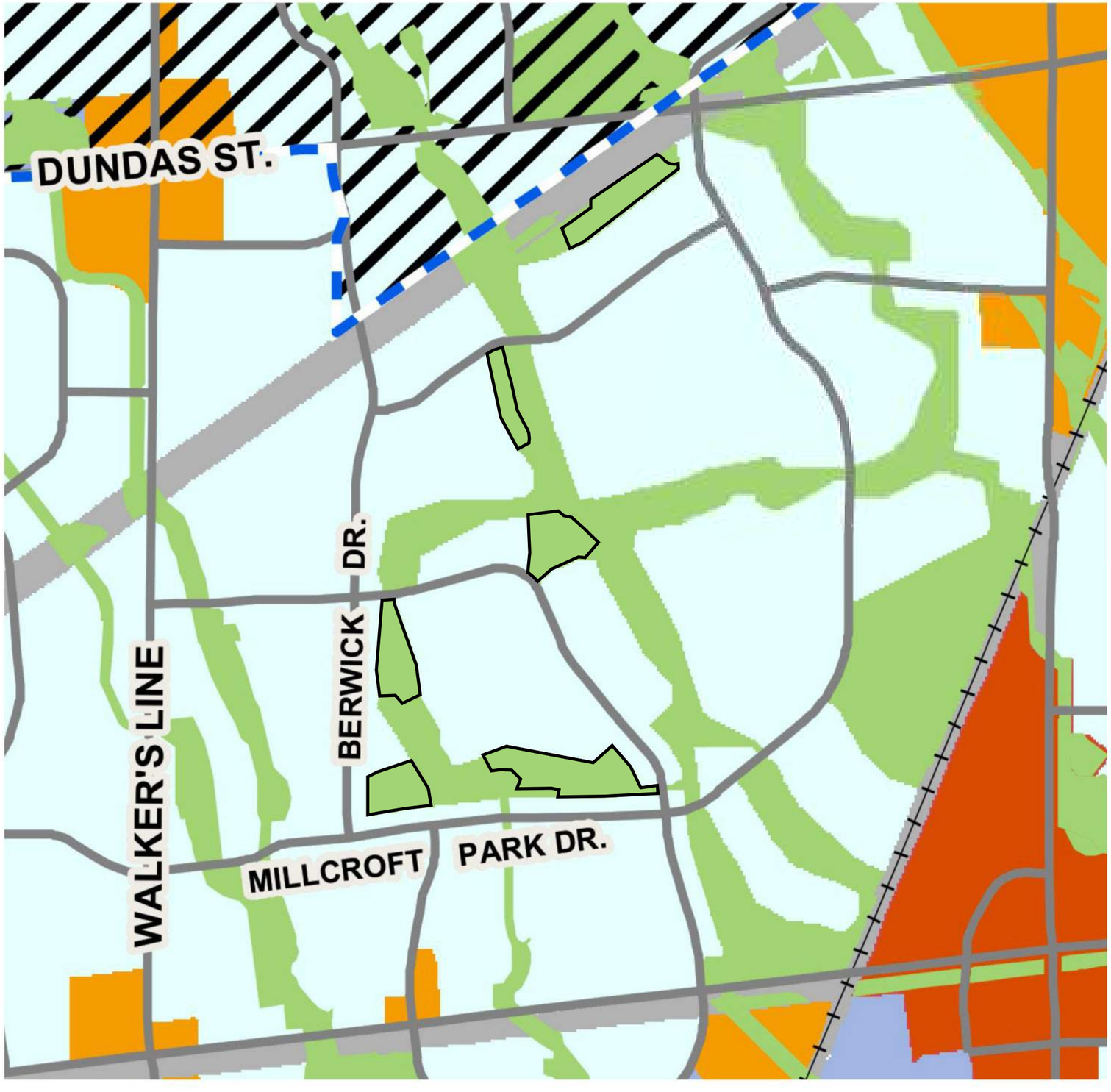
- Bronte Creek Meadows (see Chapter 5)
- Innovation District (see Chapter 5)

Contextual References
- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary
- Parkway Belt West Plan Area
- Major Transit Station
- Rail Line
- Provincial Freeway

June 2026

FIGURE 9

EXCERPT SCHEDULE B-1: GROWTH FRAMEWORK
CITY OFFICIAL PLAN 2020



Legend

Growth Areas
- Primary Growth Area
- Secondary Growth Area
- Employment Growth Area
- Established Neighbourhood Area

MTSA Special Planning Areas

Designated Greenfield Area
- Developed Area Outside Delineated Built Boundary
- Undeveloped Area Outside Delineated Built Boundary (not subject to Growth Framework)

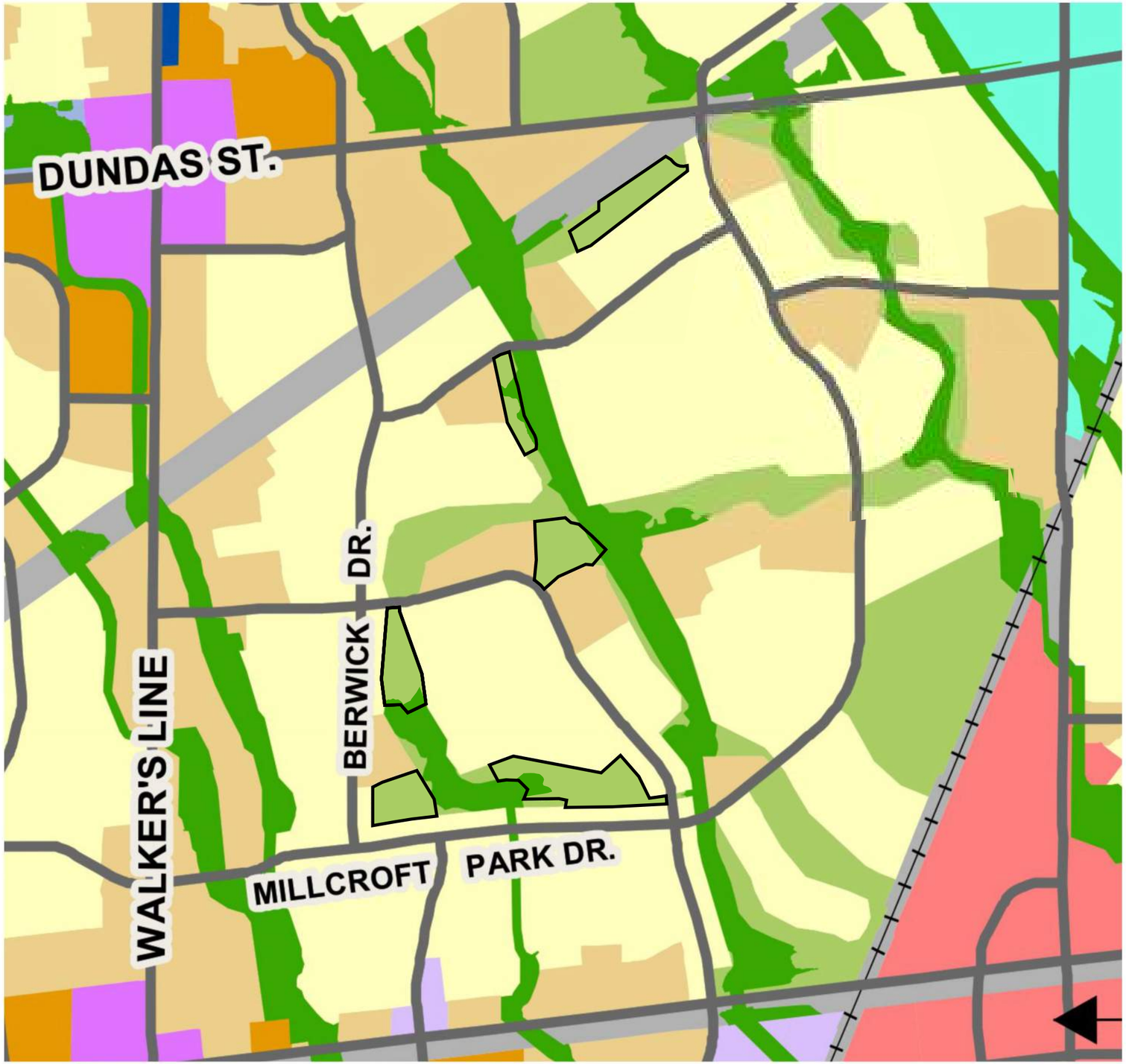
Subject Lands

Contextual References
- Natural Heritage System and Major Parks and Open Space
- Infrastructure and Transportation Corridors
- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary

June 2026

FIGURE 10

EXCERPT SCHEDULE C: LAND USE - URBAN AREA
CITY OFFICIAL PLAN 2020



Legend

MIXED USE INTENSIFICATION AREAS
- Urban Centres
- Mixed Use Nodes and Intensification Corridors
  - Mixed Use Commercial Centre
  - Neighbourhood Centre
  - Local Centre
  - Employment Commercial Centre
  - Urban Corridor
  - Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS
- General Employment
- Business Corridor

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE
- City's Natural Heritage System
- Major Parks and Open Space

MINERAL RESOURCE EXTRACTION AREA

INFRASTRUCTURE AND TRANSPORTATION CORRIDORS

CONTEXTUAL REFERENCES
- Municipal Boundary
- Urban Boundary
- Urban Growth Centre Boundary
- Special Street (Tremaine Dundas Secondary Plan)
- Subject Lands

June 2026