CITY OF Burlington

Statutory Public Meeting & Recommendation Report

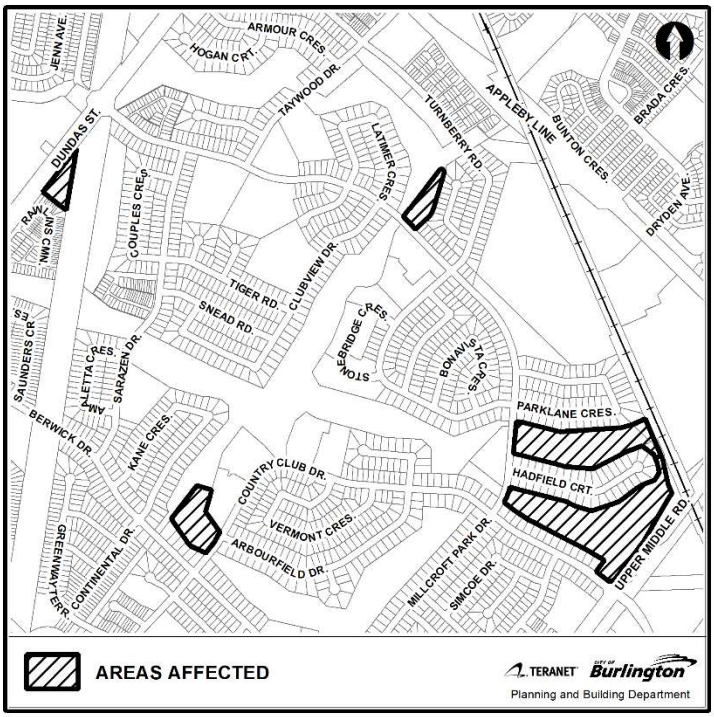
The City of Burlington is looking for your feedback on a development application in your area.

Planning Application submitted by:
Millcroft Greens Corporation

Site Address - Ward 6
2155 Country Club Drive &
4274 Dundas Street

Planner on File
Name: Rebecca Lau
Mailing Address:
426 Brant St., Burlington, ON L7R 3Z6
Email: rebecca.lau@burlington.ca
Phone: 905-335-7600, ext. 7860

File: 505-07/20, 520-07/20 & 510-02/20
burlington.ca/millcroftgreens



What is Proposed?

As you may remember from the previous Notice letter that was mailed on January 6, 2021, the City of Burlington has received applications from Millcroft Greens Corporation to re-designate, rezone and register a plan of subdivision on the lands described and shown on the sketch above.

The purpose of these applications is to allow five portions of the subject lands ("Areas A-E") to be redeveloped with residential uses. A total of 98 detached dwellings and one mid-rise apartment building containing 130 dwelling units are proposed.

The subject lands are currently designated "Major Parks & Open Space" (Areas A-D), and "Residential – Medium Density" (Area E) in the City's Official Plan. The applicant is proposing to redesignate Areas A-D to allow low-density residential uses, and redesignate Area E to allow high-density residential uses with a maximum density of 200 units/ha.

All of the subject lands are currently zoned "Open Space (O1)" in the City's Zoning By-law, and are proposed to be rezoned to residential zones with site-specific development standards relating to matters including setbacks and building height.

The proposed plan of subdivision consists of 98 residential lots and blocks for private roads, stormwater management and buffers.

Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting under the Planning Act to consider the staff recommendation report concerning the above mentioned applications.

As not all technical comments have been received, and given the complexity and scale of the applications, Burlington Community Planning staff will be recommending that Council direct staff to continue to review and process the applications.

Due to COVID-19, this Statutory Public Meeting will be conducted virtually. Only the chair of the meeting, along with a clerk and audio/visual technician, will be in council chambers, with all other staff, members of council and delegations participating in the meeting remotely. This meeting will take place on:

Meeting Date – March 2, 2021

Time: 1:00 pm
Location: Online at **www.burlington.ca/calendar**

How to Obtain the Staff Report:

The staff recommendation report which provides a description of the applications and updates on the technical review that is underway and public comments received to date, will be available for public review on Friday February 19, 2021. The purpose of the report is to update all members of Council about the development proposal and recommend that Council direct staff to continue to review and process the applications. The report will be available on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

Speaking at the Meeting (Delegation):

Since this is a statutory public meeting, you do not have to register in advance in order to speak. However, if you wish to arrange in advance to speak at the statutory public meeting, please register online at **www.burlington.ca/delegation** or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered to be public and will be posted to the city's website.

Looking for more information?

You can access the City of Burlington's website for more information about this application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process and will include information about a future Public Meeting.

To access the webpage for this file please go to: **burlington.ca/millcroftgreens**

To learn more about the planning process visit: **burlington.ca/planningprocess**

A copy of the proposed Official Plan Amendment is available for inspection at the Clerk's Department, 1st floor, City Hall, during regular business hours. If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

If you wish to be notified of the decision of the City of Burlington, in respect of this proposed plan of subdivision; you must make a written request to the undersigned and send a copy of this request to Curt Benson, Director of Planning Services, Regional Municipality of Halton, 1075 North Service Rd. W., Unit 27 Oakville ON L6M 2G2 (e-mail address-Curt.Benson@Halton.ca).

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at **burlington.ca/newop**

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at **burlington.ca/zoning**

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this public meeting includes a recommendation to continue processing the application. If Committee approves staff's recommendation to continue processing the applications, a recommendation report for approval, refusal or modified approval will be presented to the Planning and Development Committee in the future. Notice of a subsequent recommendation report will be sent to the following people:

1) People who submitted written comments to the Community Planning Department on the application;

2) People who speak at this Statutory Public Meeting on March 2, 2021; and,

3) Those who submit a request to be notified of this future meeting date.

To be added to the list of people to be kept informed about this development and upcoming meetings, or if you have questions about this application, please contact Rebecca Lau, Planner II at the phone number or email address provided on the first page of this notice.

Please note: If you do not include your name and address with written comments about the applications or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Rebecca Lau, Planner II using the contact information on the first page of this notice.

Should you wish to be notified of the Council decision to approve, refuse, or approve with modification these applications, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

Legal Notices: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

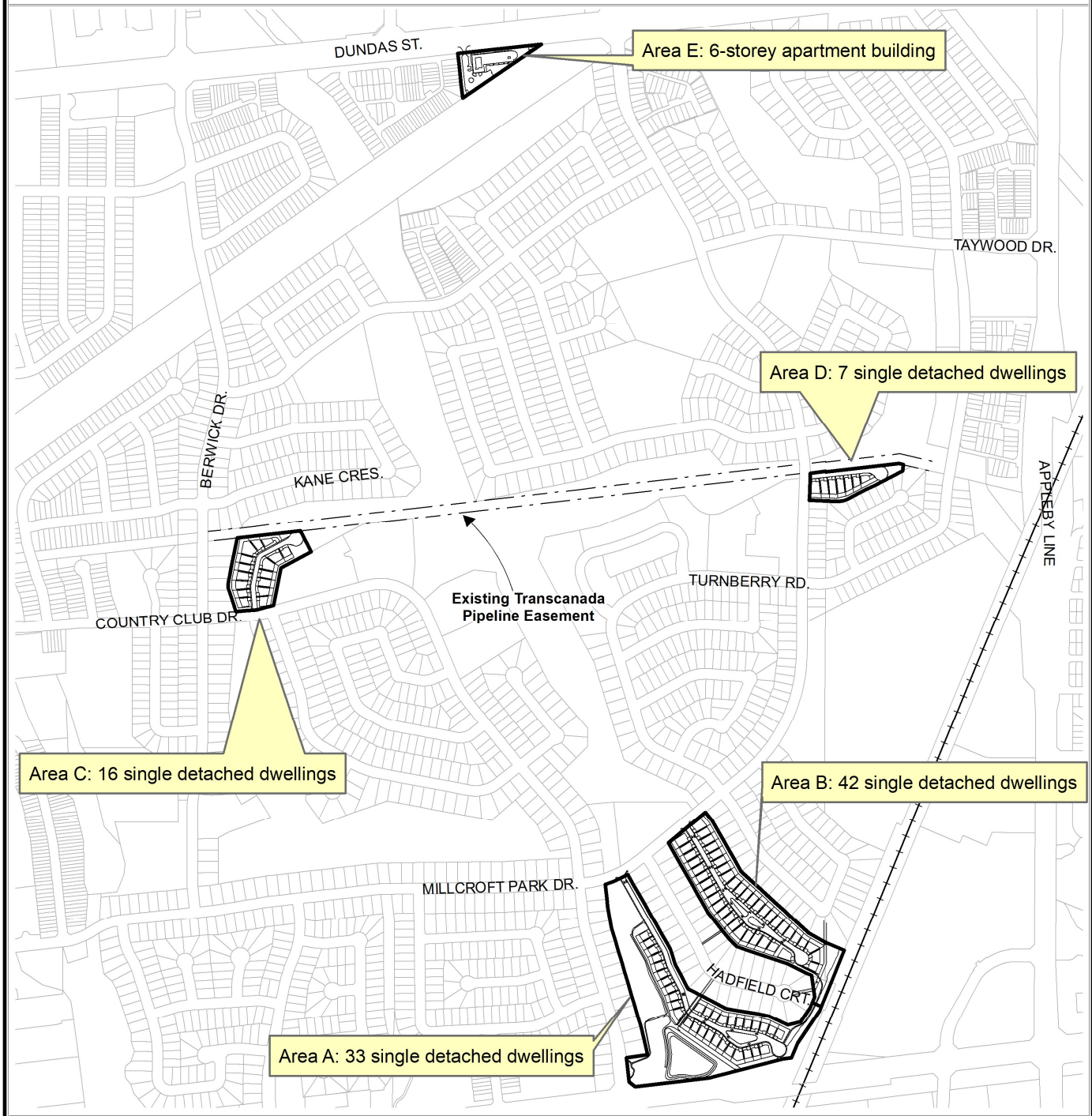
Sketch No. 2a

DETAIL SKETCH - OVERVIEW

Applications to amend the Official Plan and Zoning By-law and for a Plan of Subdivision to allow portions of the existing golf course lands to be redeveloped with residential uses. Five areas of redevelopment, containing a total of 98 single-detached dwellings on private condominium roads (Areas A-D) and one, 6-storey residential building with 130 apartment units (Area E), are proposed.

SUBJECT PROPERTIES

File Nos. 505-07/20, 510-02/20 (24T-20002/B) & 520-07/20



Date: December 23, 2020
Planning and Building Department

TERANET

CITY OF Burlington