BURNSIDE

Solid Waste Management Plan
Millcroft Greens Residential Development – Phase 2

Millcroft Greens Corporation
4900 Palladium Way, Suite 105
Burlington ON L7M 0W7

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R.J. Burnside & Associates Limited
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Record of Revisions

Revision	Date	Description
0	January 13, 2026	Preliminary Development Concept – Phase II

R.J. Burnside & Associates Limited

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1.0 Introduction

This document describes the Solid Waste Management Plan (Waste Plan) developed for the proposed Millcroft Greens Corporation residential development located at the northeast corner of Country Club Drive and Country Club Manor within the City of Burlington (City). This Waste Plan is based on current plans for development of Areas F – K, outlined on Gerrard Design Associates Inc.'s 'Preliminary Development Concept – Phase 2', dated November 28, 2025, provided in Appendix A.

Phase 2 of this project involves redevelopment of six areas of an existing golf club and its surrounding golf course green space for residential use:

- Areas F, H, I, and J include 73 detached units on private roads:
  - Area F will contain 14 detached homes.
  - Area H will contain 16 detached homes.
  - Area I will contain 13 detached homes.
  - Area J will contain 30 detached homes.
- Areas G and K include 65 townhouse units on private roads:
  - Area G will contain 42 townhouse units.
  - Area K will contain 23 townhouse units.

The layout of these areas may change prior to construction, though it is currently expected the curbside collection system described in this report will not require revision.

1.1 Design Requirements and Resources

In preparing this report, Burnside has considered the following sources:

- Halton Region – 'Development Design Guidelines for Source Separation of Solid Waste, Regional Official Plan Guidelines', Version 1.0 dated June 2014.
- Halton Region – By-law No. 123-12 and No. 88-15.
- Government of Ontario – Resource Recovery and Circular Economy Act, 2016 and related regulations, as amended.
- Government of Ontario – "Ontario Food and Organic Waste Framework", dated April 2018, and Proposal to amend the Food and Organic Policy Statement (September 30, 2020).

1.2 Blue Box (Recycling) Program Changes

Regulation (O.Reg.) 391/21 under the Resource Recovery and Circular Economy Act (RRCEA), transferred Blue Box (recycling) from the municipalities to Circular Materials Ontario (CMO), acting on behalf of the producers of recyclable materials. For Burlington,

this transfer occurred April 1, 2025[1]. CMO is required to ensure collection of recyclable materials from eligible residential properties, including detached dwellings and townhouse developments as proposed for this development. Recyclable materials are not permitted to be disposed of through either the garbage or organics streams.

The design of this development has considered opportunities to provided storage flexibility should future CMO or provincial recycling programs change.

1.3 Halton Region Guidelines

Halton Region's (Region) 'Development Design Guidelines for Source Separation of Solid Waste' document (hereinafter referred to as the 'Guidelines') outline the requirements to obtain approval for municipal waste collection services. Following the Guidelines provides some flexibility to address future solid waste management needs and programs. In addition, the Region's municipal waste collection services, along with CMO's recycling collection, are preferred over private services when considering long term operating costs for the development.

Based on the Guidelines, Areas F – K of this development are expected to be compatible with Region provided organics and refuse curbside collection. Further, the development's design is sufficiently flexible to allow revision of the Region's waste collection processes, including privatization.

1.4 Other Resources Consulted

Burnside has also studied the Ontario Food and Organic Waste Framework which outlines the objective of increasing resource recovery from food and organic waste. Halton Region's curbside collection of these materials meets the Framework's objectives. Future additions to the "Green Cart" collection program, for example, accepting kitty litter, pet waste, or coffee pods, might result in additional diversion from landfill disposal (or similar).

2.0 Waste Storage and Collection

Residents of each detached home and/or townhouse unit will be responsible for storing their waste on their property and setting out the material at the designated curbside collection location on their scheduled collection day. Both are described in the following subsections.

1 https://www.halton.ca/for-residents/recycling-waste/curbside-collection-and-waste-sorting-guide, accessed January 2026.

2.1 Storage Area

Halton Guidelines require each residential unit to include a minimum of 1.0 m^2 storage area external to the dwelling space. Further, the storage area must have a method of appropriate ventilation to minimize and/or control odours. It must be designed and constructed to store the items noted in Table 1:

Table 1: Storage Containers

Quantity	Item	Use	Collection Frequency
2	100 litre rigid, plastic containers (also known as a “Blue Box”).	Recycling	Weekly
1	A green cart for Organic Waste Collection, with dimensions of 0.40 m x 0.46 m footprint and 0.60 m in height.	Organics	Weekly
1	Garbage Receptacles defined in the Regions By-Law No. 123-12, not exceeding 125 L (27 gallons) or 0.5 m wide x 1.0 m high.	Garbage	Once every other week

*Recycling and organics receptacles will be provided by the Region to residents.

Floor plans for the residential units have not yet been prepared by the architect. However, the development team has committed to meeting these storage requirements as part of a subsequent submission.

Homeowners will be encouraged to review the Region's Sorting Guide (linked) and use the Put Waste In Its Place (linked).

2.2 Curbside Set-Out and Collection

Each unit has a designated solid waste set-out location on areas of their detached home / townhouse unit frontage which do not interfere with any planned or existing infrastructure (i.e., sidewalks, utility boxes, fire hydrants, etc.). Halton Region requires a minimum area of 2.5 m^2 for each townhome’s set-out area, located within 2.0 m of the private road. These set-out areas are illustrated on the Site Plan drawing in Appendix A. These set-out areas have been designed to accommodate:

- Two blue boxes
- One green bin for organic / kitchen waste
- Up to three standard garbage receptacles

The area may also accommodate any additional blue boxes, green bins, garbage receptacles[2], yard waste, or up to three bulky waste items being disposed by the homeowner.

Wastes are to be set out at their collection point by each homeowner prior to 7:00 a.m. on their designated collection day. Recycling and organics are collected every week by CMO and the Region, respectively. Garbage and bulky items are collected every other week. Yard waste is collected every other week from March to December.

Waste receptacles are to be returned to the Storage Area (Section 2.1) following collection and between collection dates.

Property owners may also bring their wastes for disposal at the Halton Waste Management Site[3] or Resource Recovery and Circular Economy Act (RRCEA) stewardship program depots. Should they do so, they may be subjected to associated disposal fees.

2.3 Bulky and Yard Waste

Halton Region provides scheduled collection of bulky and yard waste throughout the year. In Burlington, three bulky waste items may be collected per residential unit every other week. Yard waste is also collected every other week from the months March through to December. These wastes are to be placed at the collection point by property owners in accordance with Halton by-laws and guidelines.

Halton Region also collects metal items and appliances by appointment only. A description of the item to be collected must be provided, and collection may take two to three weeks from the request date.

2.4 Materials Not Collected

Waste materials that are not accepted by the Region's three stream waste collection system will not be collected at Areas F – K.

Household Hazardous Waste (HHW) and Waste Electronics and Electrical Equipment (WEEE) are not accepted by the Region's collection vehicles. Residents with HHW or WEEE must return it to an appropriate recovery facility, such as retailers with take-back programs or to the Halton Waste Management Site. The residents are responsible for the storage and disposal of these materials.

[2] Per by-law 123-12, three additional Garbage Receptacles (six total) may be placed for collection if they are marked with a Garbage Tag.
[3] https://www.halton.ca/for-residents/recycling-waste/halton-waste-management-site, accessed January 2026.

All wastes should be handled and disposed by residents in accordance with Halton Region's guidelines[4]. Generally, the Halton Waste Management Site accepts all waste types, including those not collected at the curbside. Residents must deliver the waste to the Site themselves, following direction from Site staff.

The waste materials that are collected may change as stewardship programs are developed by Halton Region, the province, or product stewards under the Resource Recovery and Circular Economy Act (RRCEA). Overall, it is expected that changes to the wastes collected can be accommodated within the storage areas available individually for Areas F – K.

3.0 Conclusions

From the research completed in preparing this Waste Plan, Burnside believes that Phase 2 of Millcroft Greens will meet all applicable solid waste standards and guidelines. Furthermore, the development's design will provide the flexibility needed to address the requirements of future solid waste management systems.

[4] Information on how alternate waste streams are to be disposed / recycled can be found on the Region's website, www.halton.ca/waste (accessed January 2026).

BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix A

Site Plans

Burnside has added red markup and text for clarity. Phase 2 areas indicated in bold.

Dundas Street

E

F

Millcroft Park Drive

Berwick Drive

K

C

G

H

J

Country Club Drive

D

I

B

A

Millcroft Park Drive

Upper Middle Road

ARPLEBY CREEK

SHOREACRES CREEK

DRAFT

Limit of Development

- 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 NOV 28, 2025
SCALE NTS

SK-92



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%

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%

ROW SCHEDULE

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

R. J. Burnside & Associates Limited:

1. Red mark-ups provided by Burnside.

3. The garbage set-out area must be a minimum of 2.5 m^2. Indicated by

Limit of Development

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GERRARD DESIGN

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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'F'

PROJECT 1516
DATE NOV 20, 2025
SCALE 1:1500

SK-91



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

R. J. Burnside & Associates Limited:

1. Red mark-ups provided by Burnside.

2. For townhouses, the garbage set-out area should be located adjacent to the driveway and must not block or obstruct pedestrian access or the driveway. In most cases, the preferred set-out location is the landscaped/green space in front of each townhouse.

3. The garbage set-out area must be a minimum of 2.5 m^2. Indicated by

Limit of Development

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Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'G'

PROJECT 1516
DATE NOV 20, 2025
SCALE 1:1500

SK-91



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%

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%

ROW SCHEDULE

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

R. J. Burnside & Associates Limited:

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3. The garbage set-out area must be a minimum of 2.5 m². Indicated by

Limit of Development

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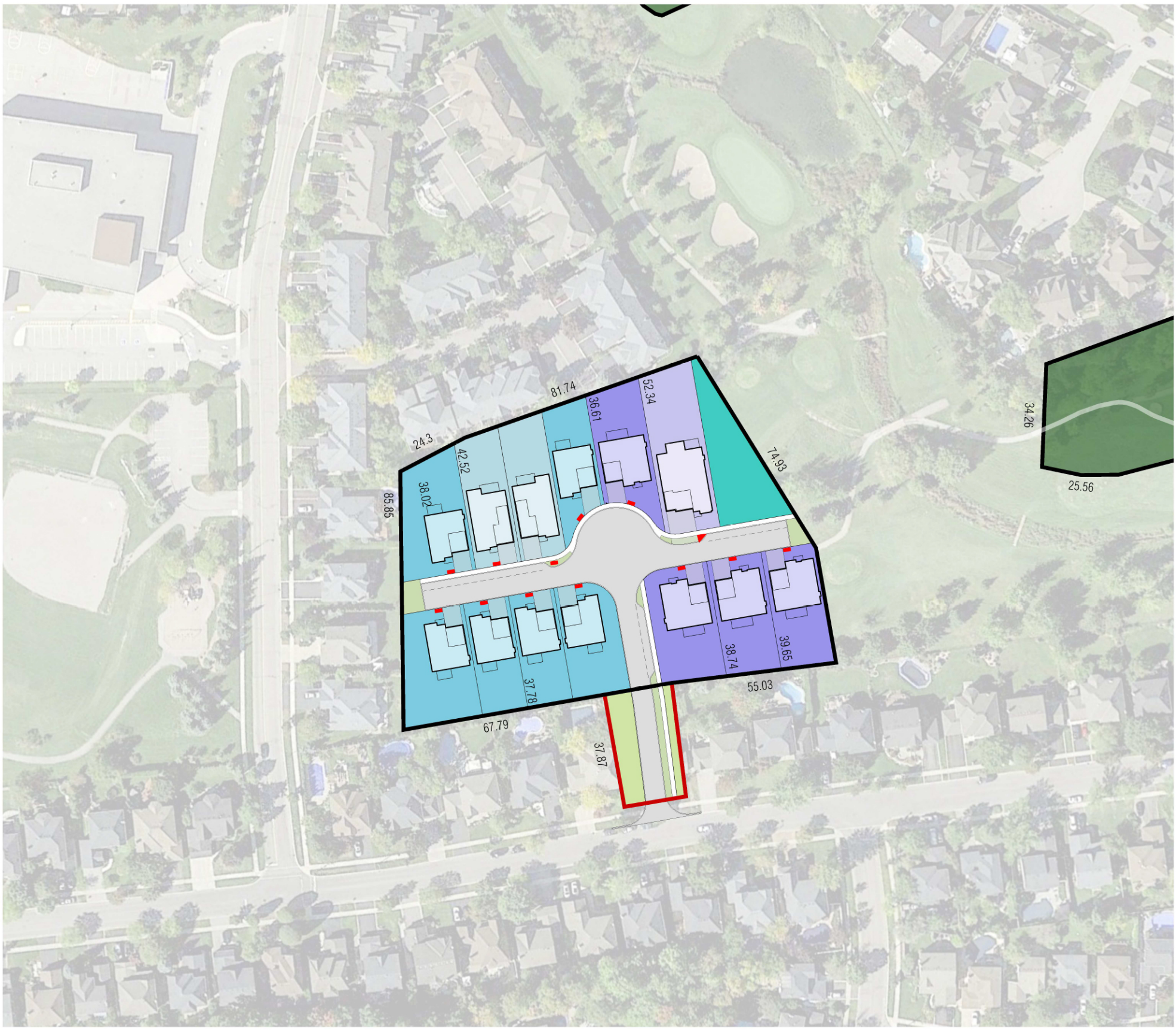
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PRELIMINARY DEVELOPMENT CONCEPT - AREA 'H'

PROJECT 1516
DATE NOV 20, 2025
SCALE 1:1500

SK-91



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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Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'I'

PROJECT 1516
DATE NOV 20, 2025
SCALE 1:1500

SK-91



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	0.51 ha.	1.26 ac.
Storm pipe	0.10 ha.	0.24 ac.
Net Developable Area	2.63 ha.	6.49 ac. 100.0%
DEVELOPABLE		
Residential (see 'UNIT SUMMARY')	2.09 ha.	5.16 ac. 79.4%
Landscape Area	0.11 ha.	0.27 ac. 4.2%
Private Condo Road	0.43 ha.	1.06 ac. 16.3%
TOTAL (Net Developable)	2.63 ha.	6.49 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

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3. The garbage set-out area must be a minimum of 2.5 m^2. Indicated by

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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Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'J'

PROJECT 1516
DATE NOV 25, 2025
SCALE 1:1500

SK-91



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

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

R. J. Burnside & Associates Limited:

1. Red mark-ups provided by Burnside.

2. For townhouses, the garbage set-out area should be located adjacent to the driveway and must not block or obstruct pedestrian access or the driveway. In most cases, the preferred set-out location is the landscaped/green space in front of each townhouse.

3. The garbage set-out area must be a minimum of 2.5 m^2. Indicated by

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GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'K'

PROJECT 1516
DATE NOV 20, 2025
SCALE 1:1500

SK-91

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