AMENDMENT NO. ___TO THE BURLINGTON

OFFICIAL PLAN, 2020

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. ___ to the Burlington Official Plan, 2020, 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 and City's Natural Heritage System designations on six parcels of land which form part of the former Millcroft Golf Course property to a Low-Rise Residential Neighbourhoods II 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, the City's current 1997 Official Plan and 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 Changes

1.1 "Urban Structure" being Schedule B of the Burlington Official Plan, 2020, as amended, is modified by attached Schedule 1.

Area A on Schedule 1 indicates that the area is to be re-designated from "Natural Heritage System, Major Parks and Open Space" to "Residential Neighbourhood Areas".

1.2 "Growth Framework" being Schedule B-1 of the Burlington Official Plan, 2020, as amended, is modified by the attached Schedule 2.

Area A on Schedule 2 indicates that the area is to be re-designated from "Natural Heritage System, Major Parks and Open Space" to "Established Neighbourhood Area".

1.3 "Land Use – Urban Area" being Schedule C of the Burlington Official Plan, 2020, as amended, is modified by the attached Schedule 3.

Area A on Schedule 3 indicates that the area is to be re-designated from "City's Natural Heritage System" & "Major Parks and Open Space" to "Low-Rise Neighbourhoods II".

The Legend is to be amended to add a Low-Rise Neighbourhoods II reference and related symbol.

Text Changes

By adding the following site specific policy e) at the end of Section 8.3 Residential Neighbourhood Areas, Section 8.3.4 Low-Rise Neighbourhoods II, Section 8.3.4(2) Site-Specific Policies:

"e) **Millcroft Community**: Notwithstanding the policies of Section 8.3.4(1) single-detached dwellings shall be permitted in addition to all other permitted ground and non-ground oriented dwellings 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."

By amending Policy 8.4.2(2)d) in Section 8.4.2 Major Parks and Open Space by the addition of the following new phrase at the end of the policy:

"with the exception of the lands in the former Millcroft Golf Course."

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Chapter 12, Implementation and Interpretation of the Burlington Official Plan, 2020.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Chapter 12, Implementation and Interpretation of the Burlington Official Plan, 2020.

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SCHEDULE 1

SCHEDULE B: Urban Structure



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

- 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

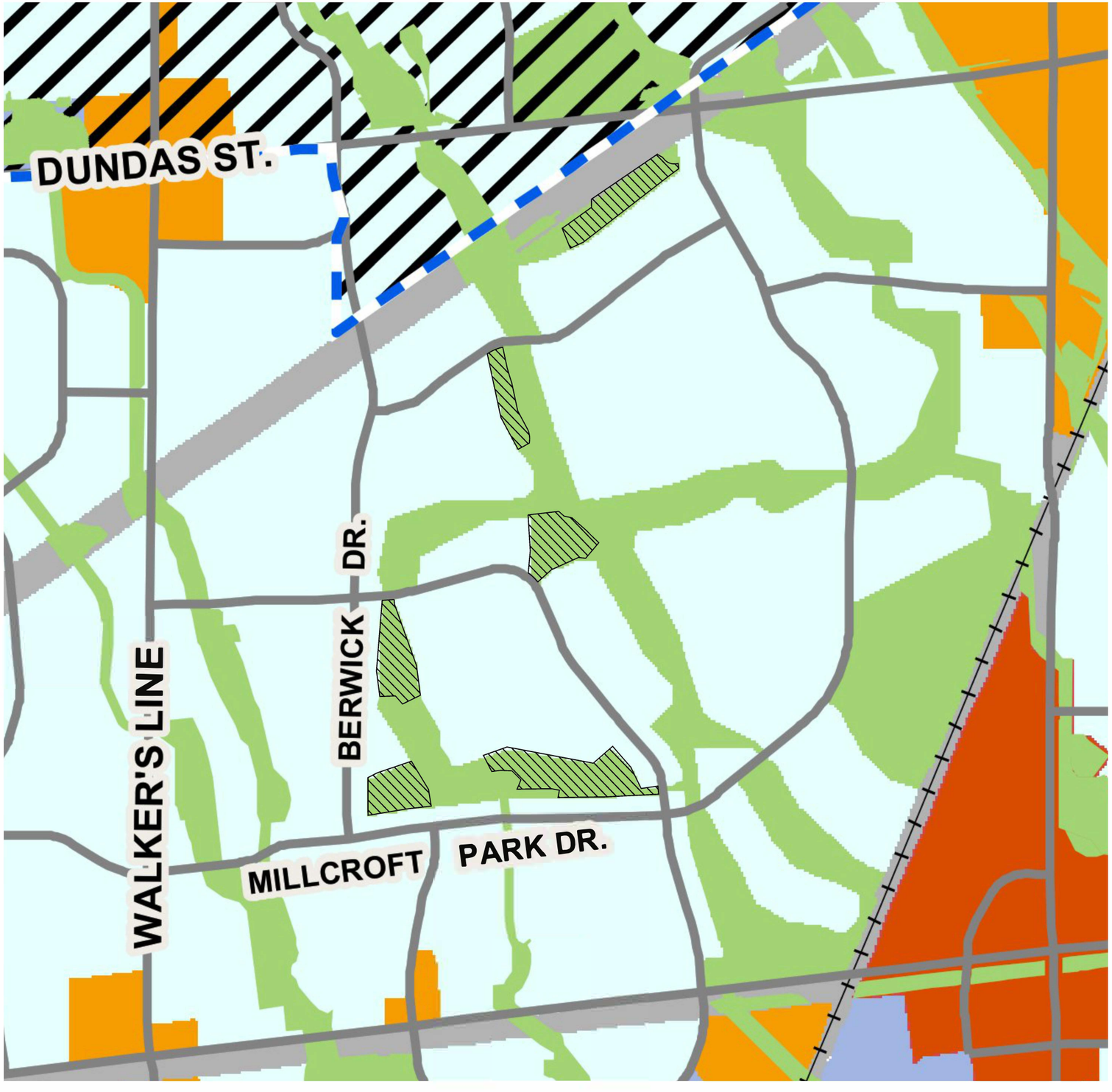
Area A to be amended from "Natural Heritage System, Major Parks and Open Space" to "Residential Neighbourhood Area"

June 2026

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SCHEDULE 2

SCHEDULE B-1: Growth Framework



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)

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

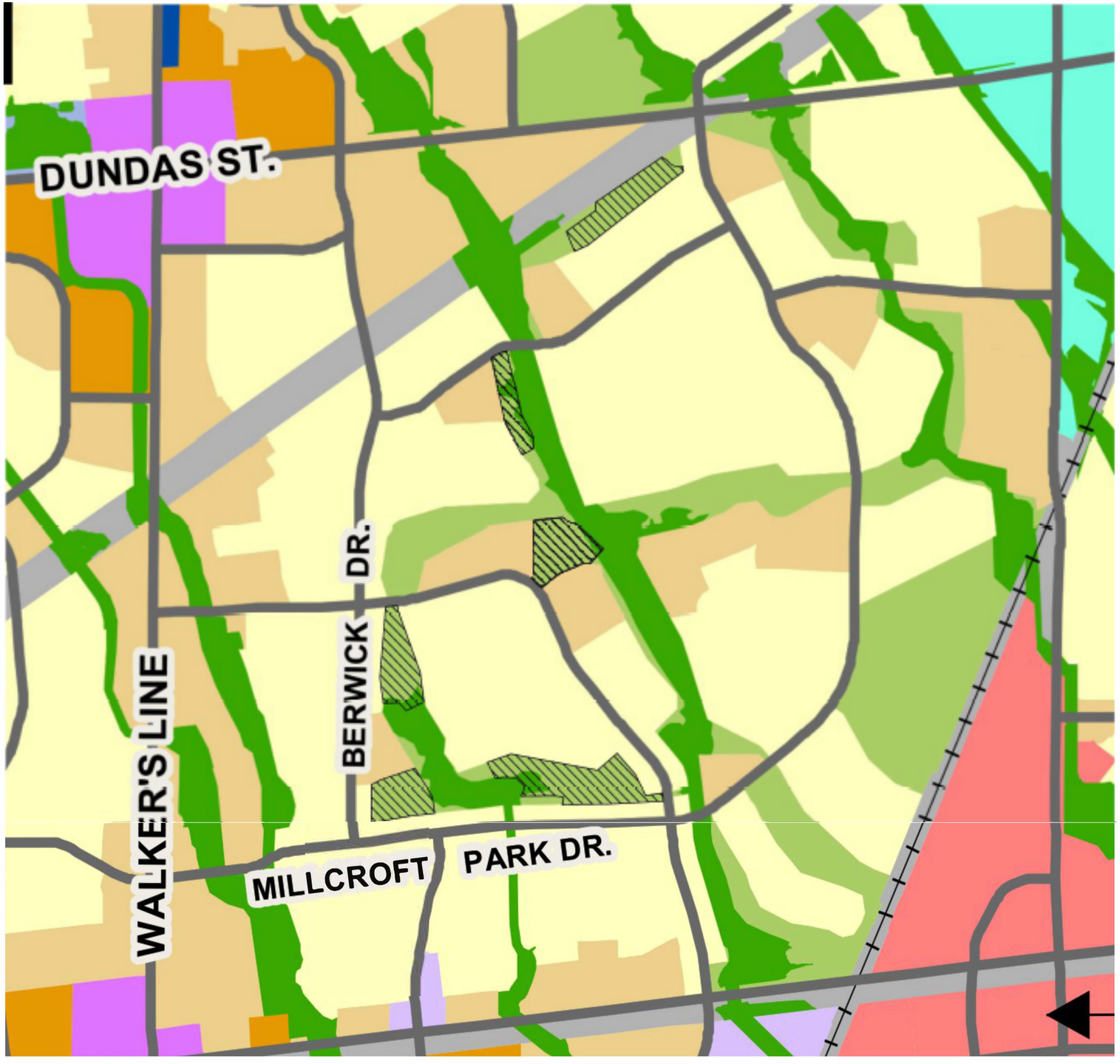
Area A to be amended from "Natural Heritage System, Major Parks and Open Space" to "Established Neighbourhood Area"

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SCHEDULE 3

SCHEDULE C: Land Use - Urban Area



Area A to be amended from "City's Natural Heritage System" & "Major Parks and Open Space" to "Low-Rise Neighbourhoods II"

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)

June 2026