



Regular Council
Addendum Items

Date: June 23, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Pages

15. Urgent Business

- 15.1 *ERO #026-0551, Millcroft Greens Corporation Request for a Ministerial Zoning Order for Residential Uses in the City of Burlington Recommendation Report (CAF-07-26)* 1 - 11

That this report be submitted to Environmental Registry of Ontario (ERO) to convey the City of Burlington's opposition to the Environmental Registry of Ontario (ERO) Posting #026-0551, Millcroft Greens Corporation Request for a Ministerial Zoning Order (MZO) for Residential Uses in the City of Burlington.

20. Motion to Receive and File Information Items

- 20.2 *Supplementary Staff memo - Revised – Statutory Public Meeting and Recommendation Report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway (DGM-38-26)* 12 - 119

This item provides a revised recommendation and information regarding item 13.1 q.

- 20.3 *Correspondence Dave Tourchin regarding Climate Resilient Burlington Plan – Year 4 Progress update (PWS-07-26)* 120 - 121
- 20.4 *Correspondence WEHBA Motion memo regarding a review of options to restrict construction hours (COW-16-26)* 122 - 123
- 20.5 *Correspondence Robert Donko Motion memo regarding a review of options to restrict construction hours (COW-16-26)* 124 - 126
- 20.6 *Correspondence Swim Ontario, Community facilities update and recommendations for 1200 King Rd (CAO-01-26)* 127 - 128

22. Motion to Approve By-Laws

22.3 *38-2026: Official Plan Amendment No. 11 to the Burlington Official Plan 2020 to redesignate the lands at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway* 129 - 135

Report DGM-38-26, Committee of the Whole June 8, 9 and 11, 2026

22.4 *2020.520: A by-law to amend Zoning By-law 2020, as amended; for 5164, 5366, 5470 and 5900 Upper Middle Rd. and 5201 Mainway, Burlington* 136 - 150

Report DGM-38-26, Committee of the Whole June 8, 9 and 11, 2026

SUBJECT: ERO #026-0551, Millcroft Greens Corporation Request for a Ministerial Zoning Order for Residential Uses in the City of Burlington Recommendation Report

TO: Council

FROM: Corporate Affairs
Government Relations

Report Number: CAF-07-26

Wards Affected: Ward 6

Date to Committee: N/A

Date to Council: June 23, 2026

Recommendation

That this report be submitted to Environmental Registry of Ontario (ERO) to convey the City of Burlington's opposition to the Environmental Registry of Ontario (ERO) Posting #026-0551, Millcroft Greens Corporation Request for a Ministerial Zoning Order (MZO) for Residential Uses in the City of Burlington.

Executive Summary

The Ministry of Municipal Affairs and Housing received a request from Millcroft Greens Corporation to make a Minister's Zoning Order in the City of Burlington. The Ministry is seeking input on whether this request should be considered and any additional information that may help inform the Minister's decision-making.

The Minister is considering a request from Millcroft Greens Corporation to make a Minister's Zoning Order for lands at 2155 Country Club Drive and 4274 Dundas Street ([ERO #026-0551](#)). This request has written support from the Minister of Seniors and Accessibility and the Minister of Environment, Conservation and Parks.

The comment period for the MZO opened on June 5, 2026 and closes on July 5, 2026 (30 days).

Purpose of report:

- This report summarizes the City of Burlington input to the MZO Request from Millcroft Greens Corporation for residential uses.

Recommendation Report

Background

Millcroft Golf Course Development Application History

The Millcroft Greens Corporation submitted applications for approval of Official Plan and Zoning By-law amendments, as well as a draft plan of subdivision, on December 18, 2020, to redevelop portions of the Millcroft Golf Course lands into residential uses. The proposal consisted of five redevelopment areas (A–E) totaling about 12.4 hectares and included plans for 90 detached homes and a six-storey apartment building with 130 units.

The applications were appealed by the applicant to the Ontario Land Tribunal (OLT) in June 2022 due to a lack of municipal decision through Case File number OLT-22-004149. After a 17-day hearing in March 2024, the OLT approved the proposal in June 2024. This approval is final and binding. The City's role, as it relates to the existing OLT approved development, is now limited to overseeing implementation of the OLT's conditions.

MZO Application

A Minister's Zoning Order, made pursuant to clause 47(1)(a) of the Planning Act, regulates the use of land and the erection, location and use of any building or structure on the land, and prevails over the existing municipal zoning by-law to the extent there is any conflict.

The Minister is considering a request from Millcroft Greens Corporation to make a Minister's Zoning Order for lands at 2155 Country Club Drive and 4274 Dundas Street, in the City of Burlington (City). See Appendix A for a location map of these lands. This request has written support from the Minister of Seniors and Accessibility and the Minister of Environment, Conservation and Parks.

The comment period for the MZO opened on June 5, 2026 and closes on July 5, 2026 (30 days).

Pursuant to subsection 47(4.0.1) of the *Planning Act*, the requested zoning order would exempt the proposal from the requirement to comply with the Provincial Planning Statement, provincial plans and municipal official plans.

According to the ERO posting, this request is being made to expedite approvals for the proposed residential development.

To help ensure decisions are made in a transparent manner and support government priorities, the Ministry is seeking feedback on whether this request should be considered and any additional information that may help inform a decision. In particular, the Ministry is requesting identification of any potential environmental risks, financial impacts on the municipality or implications for other approved developments and how these can be mitigated.

2155 Country Club Drive

The subject lands at 2155 Country Club Drive are comprised of six (6) areas with a combined size of approximately 11.6 hectares. These lands are bound by Dundas Street to the north, Upper Middle Road to the south, Appleby Line to the east, and Walker's Line to the west. Most of the subject lands at 2155 Country Club Drive are currently designated Major Parks and Open Space, with small portions designated Natural Heritage System and Key Natural Features in the City of Burlington Official Plan, 2020. The lands are zoned Open Space in the City of Burlington Zoning By-law, 2020, as amended.

The requested Zoning Order seeks to facilitate approximately 138 new housing units to be accessed by private (condominium) roads, in the six (6) areas at 2155 Country Club Drive.

Specifically, the requested Zoning Order seeks to override the current Open Space zoning regulations of the City of Burlington Zoning By-law 2020, as amended, that apply to these areas, by permitting the following uses:

- Single detached dwellings on private roadways owned collectively by homeowners.
- A range of townhouse styles.
- Accessory uses, buildings and structures.
- Additional Residential Units in any permitted detached dwelling or townhouse building or accessory building or structure.
- Office use in combination with a dwelling unit.
- Home Occupation
- Private open space including outdoor community and recreation facilities.
- Uses permitted in all zones, which will include a stormwater management tank as well as storm water management and erosion control facilities, non-intensive outdoor recreation uses, public utilities and services, archaeological restoration, and forest, wildlife and fisheries management in accordance with regulations set out in the Residential Zoning By-law 09-2026, as amended.

The requested Zoning Order would also establish zoning requirements for the proposed single detached dwellings and townhouses, such as lot area and coverage, setbacks, building heights, encroachment into yards, and off-street parking.

4274 Dundas Street

The subject lands at 4274 Dundas Street are approximately 0.66 hectares in size comprised of one (1) area fronting onto Dundas Street, between Millcroft Park Drive to the east and Weslock Common to the west. These subject lands are currently occupied by a maintenance shed for the golf course.

The subject lands at 4274 Dundas Street were included among the parcels approved for development by the OLT as described above. As a result of the OLT allowing Millcroft Green's appeal, they are currently designated High-Density Residential in the City of Burlington Official Plan, 2020, and zoned Medium-Density Residential with a site-specific exemption and Holding provision (H-RM3-558) in the Burlington Zoning By-law 2020.

The requested Zoning Order seeks to broaden land use permissions on the subject lands at 4274 Dundas Street to add long-term care facility and retirement home as permitted uses, in addition to apartment building, townhouse buildings, and back-to-back townhouses, already permitted on the subject lands through the H-RM3-588 zone in the Burlington Zoning By-law, 2020, as amended by the Ontario Land Tribunal.

Additionally, the requested Zoning Order seeks to apply the current apartment building regulations set out in the H-RM3-588 zone to the proposed long-term care facility and retirement home uses; and to add a new minimum off-street parking requirement of 0.6 spaces per unit or bed for the proposed long-term care facility and retirement home uses.

Municipal Advocacy History

On June 17, 2025, Councillor Bentivegna brought forward a motion, seconded by Mayor Meed Ward, to request that the Minister of Municipal Affairs and Housing issue a Minister's Zoning Order (MZO) to restrict the uses permitted on the remainder of the Millcroft Golf Course lands to those currently permitted by the City's Zoning By-law. This motion was approved by Council.

On June 17, 2025, the Minister of Municipal Affairs and Housing wrote to Mayor Meed Ward to advise that:

- it was premature for the Minister to consider an MZO request for the remainder of the Millcroft Golf Course lands; and,
- he has asked that the Provincial Land and Development Facilitator engage the City and Millcroft Greens and strongly encourages the City and Millcroft Greens work with the facilitator to explore how housing and an integrated parks and open space system can be achieved on the remainder of the Millcroft Golf Course lands.

On June 18, 2025, Mayor Meed Ward and Councillor Bentivegna responded to the Minister of Municipal Affairs and Housing to acknowledge the Minister's response and recommendation to engage with the Provincial Land and Development Facilitator.

In addition to the correspondence from the Minister of Municipal Affairs, Mayor Meed Ward also received correspondence, with copy to others including members of Council, the Premier, the Minister and the MPP, from Argo Development Corp on June 17, 2025 in which Argo expressed its displeasure with the City's MZO request. Further, Argo indicated that it was interested in discussing a sale of up to 70 acres of the remaining golf course land for nominal consideration if an agreeable development scenario on the balance of the lands could be achieved.

On June 18, Mayor Meed Ward and Councillor Bentivenga wrote to Argo, confirming Council's support for an MZO on the remaining golf course lands, and advising that City staff will be reporting on this matter to Council to seek instructions on participating in the facilitated discussion.

Provincial Land and Development Facilitator

At the July 7, 2025 Committee of the Whole meeting, staff presented confidential legal report LLS-41-25. Subsequently, on July 15, 2025, City Council approved the following public recommendation:

Direct the Commissioner of Development Growth Management, or his designate, to attend the facilitation led by the Provincial Land and Development Facilitator regarding the Millcroft Golf Course and report back to Committee and Council to provide updates on the facilitation process and obtain instructions as required.

As such, the City has engaged in a provincially-led facilitation process with the applicants (Millcroft Greens), at the request of the Minister of Municipal Affairs and Housing. It was a non binding process involving solely the City of Burlington, the applicants (Millcroft Greens/Argo), and the provincial facilitator, but did not include public or neighbourhood associations.

The facilitation was guided by the Office of the Provincial Land and Development Facilitator (PLDF). There were several meetings as well as individual phone calls that staff had with both the PLDF and Millcroft Greens / Argo. The discussions were intended to explore land-use options for the balance of the lands not subject to the aforementioned planning applications approved by the OLT. The facilitation process concluded on December 12, 2025, without consensus on land-use options for the remaining lands on the Millcroft Golf Course.

Current Applications

City request for MZO on remaining lands

On April 13, 2026, a Ministerial Zoning Order Framework Request was submitted by the City to the Minister of Municipal Affairs and Housing. The requested MZO would apply to all remaining lands in the Millcroft Golf Course outside of the previously mentioned OLT decision. It would prohibit every use of land and every erection, location or use of any building or structure except those specifically permitted by the current O1 Open Space Zone in Zoning By-law 2020.

To date, the Minister has not issued a decision on the City's 2026 MZO request.

Planning Act Applications

On June 5, 2026, the City received an application from the Millcroft Greens Corporation for an Official Plan Amendment (OPA) and Draft Plan of Subdivision (DPS) for the lands included in Millcroft Greens' MZO request. This constitutes a new phase of development on the Golf Course lands outside of the previous OLT decision.

These applications are intended to support and implement the applicant's requested MZO, as described in the MZO Application section earlier in this report, and as such were submitted without the benefit of a Zoning By-law Amendment (ZBA). The applicant is relying on their MZO request for land use planning approval and replace the need to submit a ZBA to the City. In doing so, the applicant's MZO request would reduce the submitted OPA and DPS to an administrative process rather than a holistic land use planning review with the inclusion of a ZBA. To meet the legislated development processing timelines, staff are targeting a Statutory Public Meeting for these applications in the September Council meeting cycle.

Analysis

Based on the information available within the Environmental Registry of Ontario Posting #026-0551, municipal staff have the following general comments that form the basis of this submission on behalf of the City of Burlington.

As stated above, the City has yet to receive a decision on its MZO application submitted on April 13, 2026. This application seeks to maintain the open space uses on the lands and is fundamentally incompatible with the applicant's current applications, which are premature until a decision has been made on the City's MZO application.

At the same time, the City must make a decision on the new applications within its legislated development processing timelines and are targeting the September Council meeting cycle. It is staff's view that separately processing the Planning Act applications and the applicant's

MZO, especially while the City's MZO request remains open, creates confusion and contradictions in the land use planning process for these lands.

The City's vision for these lands as articulated in the Official Plan is for open space. It is the City's position that the MZO should be refused, the OPA and draft plan applications withdrawn, and the City's MZO application approved.

In the absence of clarity regarding the City's MZO application, staff offer the following supplementary comments on the Millcroft Greens Corporation request for MZO.

2155 Country Club Drive: recommend refusal of the Millcroft Greens' MZO application

- The majority of the proposed development is within or adjacent to Conservation Halton Regulated Areas. Other than a location map, the MZO has no supporting materials to understand the developable area or demonstrate that the proposed residential development will not be located in a hazard area in accordance with the Provincial Planning Statement (PPS).
- It is understood that an MZO is exempt from compliance with provincial policy including the PPS. However, given the potential health, safety, financial, and environmental risk for residential development within flood hazard areas, along with any downstream flooding impacts, it would not be in the public interest to ignore provincial policy including the PPS.
- The City received applications for an Official Plan Amendment (OPA) and Draft Plan of Subdivision (DPS) on June 5, 2026 and has 120 days to meet its legislated timelines and issue a decision.
- As the closing date for the Millcroft MZO is July 5, 2026, a minimum of 30 of the 120 days to process the OPA and DPS will have passed without zoning clarity for staff to process the OPA and DPS.

It should be understood that the City's primary position is that its 2026 MZO application should be approved and the applicant's MZO application refused. The following comments apply only in the event of the refusal of the City's 2026 MZO application.

- To ensure the orderly processing of the development applications, a Zoning By-law Amendment (ZBA), including all technical supporting materials, should also be submitted to the City for review.
- The ZBA will ensure a complete, transparent, and public development review process at the local level and can be considered in an integrated manner with the OPA and DPS.

- There is already a Provincial appeal mechanism via the OLT for municipal decisions on development applications. An MZO is not required for the Province to have oversight on the decision-making process for this development.
- The legislative processing timelines for the OPA and DPS should restart so that the OPA, ZBA and DPS are reviewed holistically and within the same legislated processing timelines.

4724 Dundas Drive: recommend refusal of the Millcroft Greens' MZO application

The City does not object to the merits of the proposed changes for 4724 Dundas Drive; it does object to the process to implement through an MZO and recommends refusal.

- The request to add long term care and retirement home as a permitted use while applying the OLT approved regulations for an apartment building is appropriate as the built form and intensity of use would not increase.
- The MZO request does not provide a parking utilization study or technical materials to support the requested parking rate for the proposed land uses.
- There are no nearby on-street parking options available for this property so it is critical to ensure that an appropriate parking rate is applied to the development.
- The proposed parking rate would be best considered as part of the suggested ZBA application identified above.

Recommendation Details

Consistent with previous direction on advocacy concerning the future development of the Millcroft Golf Course, this staff recommendation report identifies another opportunity to share the City of Burlington's perspective on the future uses of the subject lands.

It is recommended that this report be submitted to Environmental Registry of Ontario (ERO) to convey the City of Burlington's opposition to the Environmental Registry of Ontario (ERO) Posting #026-0551, Millcroft Greens Corporation Request for a Ministerial Zoning Order (MZO) for Residential Uses in the City of Burlington.

Key Dates & Milestones

- June 5, 2026: Environmental Registry of Ontario Posting #026-0551 Open for Comment
- June 23, 2026: Special Meeting of City Council
- July 5, 2026: Environmental Registry of Ontario Posting #026-0551 Closed for Comment

References

Environmental Registry of Ontario Posting #026-0551, Request for a Minister's Zoning Order for Residential Uses in the City of Burlington. June 5, 2026. <https://ero.ontario.ca/notice/026-0551>

Strategic Alignment

(Select all that apply)

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
-

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Appendices:

A. Location Map

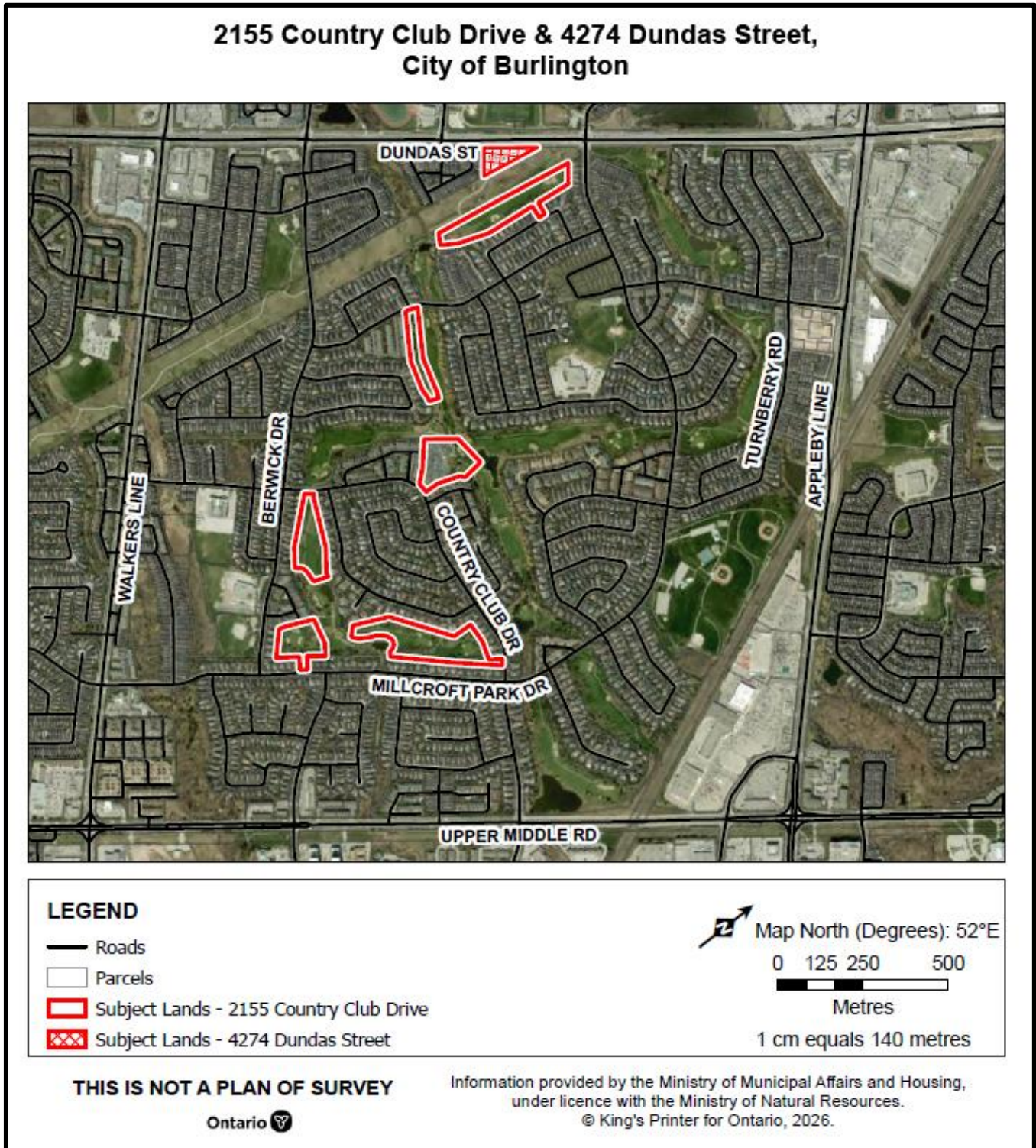
Notifications:

None.

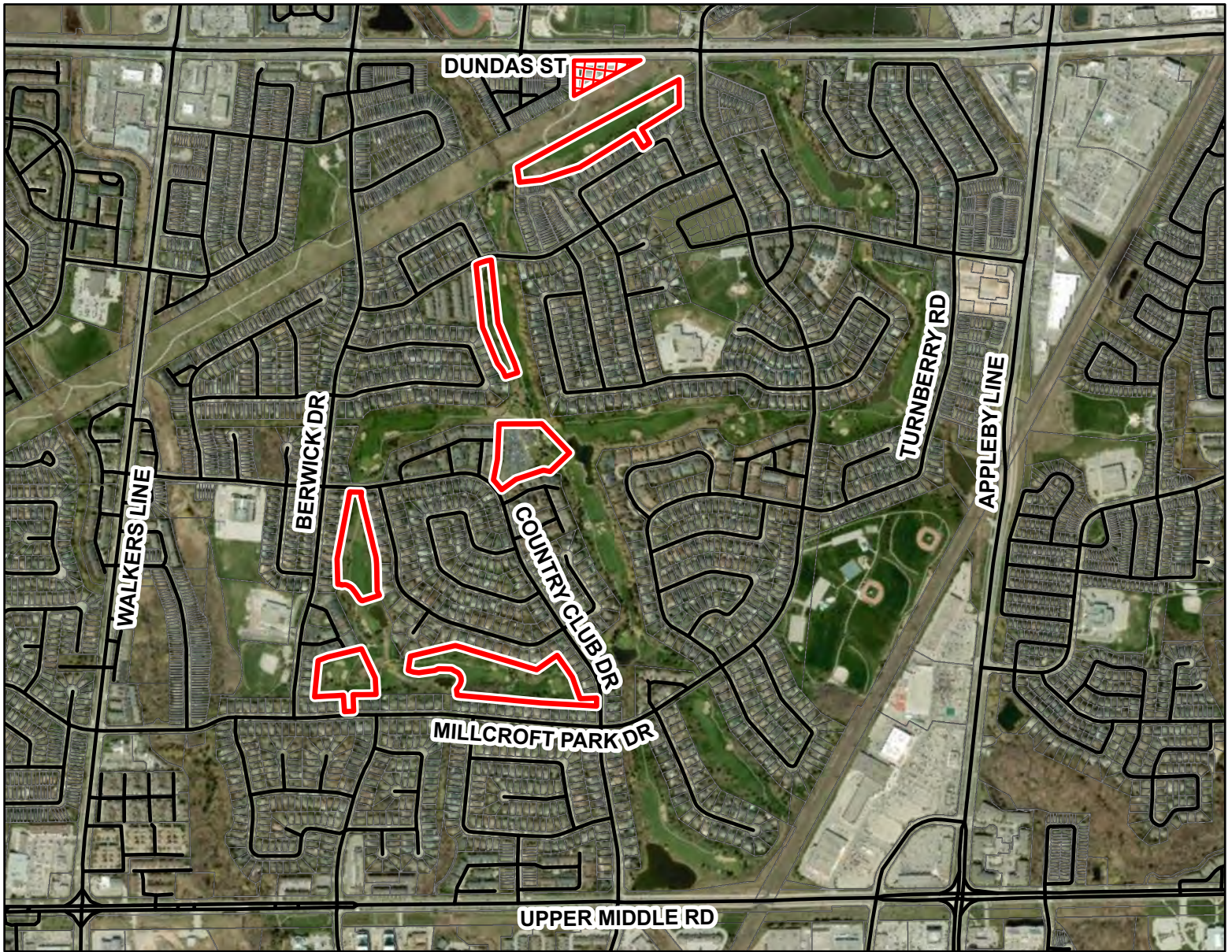
Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.

Appendix A – Location Map



2155 Country Club Drive & 4274 Dundas Street, City of Burlington



LEGEND

- Roads
- Parcels
- ▭ Subject Lands - 2155 Country Club Drive
- ▣ Subject Lands - 4274 Dundas Street



Map North (Degrees): 52°E

0 125 250 500



Metres

1 cm equals 140 metres

THIS IS NOT A PLAN OF SURVEY



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To: Mayor Meed Ward and Members of City Council
From: Jamie Tellier, Director of Community Planning
Cc: Curt Benson, Steve Robichaud, Kyle Plas, William Wallace, Thomas Douglas, and Jaclyn Schneider
Date: June 19, 2026
Re: Revised – Statutory Public Meeting and Recommendation Report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway
File Nos. 505-02/26, 520-02/26, 510-01/26

Below is staff’s revised recommendation of report DGM-38-26, which adds a more detailed description of the Draft Plan of Subdivision and replaces Appendix E with Appendix Q, Appendix F with Appendix R, Appendix K with Appendix N, Appendix L with Appendix O, and Appendix M with Appendix P as follows (modifications in grey highlight):

Revised Staff Recommendation:

Approve the applications, as modified by planning staff, for Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision, submitted by Bousfields Inc. on behalf of Alinea as “Phase 1” at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway; and,

Approve Official Plan Amendment No. 11 to the City of Burlington Official Plan 2020, as modified by planning staff and provided in Appendix N of the Memo to Development and Growth Management report DGM-38-26, to amend the designation for the lands located at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway; and,

Deem that the Official Plan Amendment No.11 as revised in Appendix N is consistent with The Provincial Planning Statement; and,

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 11 as contained in Appendix N of the Memo to Development and Growth Management report DGM-38-26 to be presented for approval at the same time as the associated by-law in Appendix O to amend Zoning By-law 2020, as amended, for the development proposal; and,

Approve Zoning By-law 2020.520, attached as Appendix O of the Memo to Development and Growth Management report DGM-38-26, and,

Deem that Zoning By-law 2020.520 will conform to all applicable Official Plans of the City of Burlington once Official Plan Amendment No. 11 is adopted; and,

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 11 is adopted; and,

Approve the Draft Plan of Subdivision for 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway consisting of 181 Low Density Residential lots, 16 On-Street Townhouse blocks, 13 Double Frontage Townhouse blocks, one Medium Density Mixed Use Block, one Employment Block, one Park block, two Stormwater Management Pond blocks, three Open Space blocks, two Easement blocks, two Natural Heritage blocks, four Potential Enhancement blocks, five Development blocks, one Potential Creek Crossing block, one Road Widening block, and Roads identified as 26.0m Public R.O.W., 18m Public R.O.W., and 9m Public Lane, as revised and attached as Appendix Q, with Appendix R showing the changes to the draft plan of subdivision submitted with the application in red mark-up, subject to the conditions contained in Appendix P of the Memo to Development and Growth Management report DGM-38-26, after the associated amending zoning by-law comes into effect

Background and Discussion:

Staff Report DGM-38-26 was published Monday, June 1, 2026 on the City of Burlington website as an addendum to the agenda for the Committee of the Whole meeting for June 9, 2026. The report outlined staff's recommendation for a modified approval of the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the Bronte Creek Meadows Community Phase 1 lands. A Memo to Staff Report DGM-38-26 was published Friday, June 5, 2026 on the City of Burlington website which altered the recommendation. Throughout the entire process of the Bronte Creek Meadows Community including Official Plan Amendment 4 and the current Phase 1 development applications, City staff have been committed to working with the applicant in a collaborative manner through standing weekly meetings and additional

meetings as needed to discuss any concerns raised by internal and external agencies. Since the publication of report DGM-38-26 and the June 5, 2026 Memo to report DGM-38-26, Planning staff have continued to meet with the applicant and have discussed the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision. Planning staff also circulated the report materials to relevant City departments and external agencies to ensure that their requirements have been accurately reflected in the conditions of draft plan approval.

This memo represents staff's response to additional information and discussion and also contains updated recommendations for Council's consideration.

Since the June 9, 2026 Committee of the Whole meeting, Planning staff have received updated copies of the Draft Plan of Subdivision (red-line version and black-line version), which are dated June 3, 2026, and are now included as Appendices Q and R of this memo. The updated versions of the Draft Plan of Subdivision incorporate minor labeling corrections and include signatures that were missing from the previous versions.

Additionally, following the June 9, 2026 Committee of the Whole meeting, the Mayor and Ward 5 Councilor received 14 public comments noting concerns with the proposed Bronte Creek Meadows development. The concerns were specifically related to Sutton Drive becoming a major thoroughfare. The current plan does not designate, design, or recommend Sutton Drive as a major thoroughfare or arterial road. Instead, Sutton Drive is identified as a neighbourhood connector street. The Mayor and Ward 5 Councilor provided this clarification to the commentors.

The tables below reflect the feedback that staff have received from the applicant, City departments and agencies, and provide staff's responses. The tables describe revisions that are now recommended to the draft Official Plan Amendment, Draft Zoning Bylaw Amendment, and Draft Conditions of Approval in response to the feedback received after the June 9, 2026 Committee of the Whole meeting. Additionally, Planning staff have recommended a proposed housekeeping amendment that the applicant has agreed can be incorporated into the applicants' Official Plan Amendment.

Proposed Housekeeping Amendment to the Official Plan

With the agreement of the applicant, City staff are recommending that additional wording be added to the draft Official Plan Amendment that was presented to Committee of the Whole on June 9, 2026, for the purpose of correcting numbering and cross-referencing errors that were recently identified in the existing, in-effect Official Plan policies for the Bronte Creek Meadows Community.

Specifically, the Official Plan contains two separate policies identified as Policy 8.8.2(5.2.2) d) and two separate policies identified as Policy 8.8.2(5.2.2) e), creating ambiguity in the interpretation of associated policy references and cross-references.

The proposed additional amendment is intended to correct these numbering errors by renumbering the second occurrence of Policies 8.8.2(5.2.2) d) and e), as well as the subsequent policies within the subsection. The amendment also updates associated cross-references to reflect the revised numbering and maintain internal consistency within the Official Plan.

The following cross-references have been reviewed as part of the proposed amendment:

- Policy 8.8.2(5.2.2) c)(i) refers to the first occurrence of Policy 8.8.2(5.2.2) e), for which no renumbering change is proposed. Accordingly, no amendment to this cross-reference is required.
- Policy 8.8.2(5.2.2) h) (previously numbered as Policy 8.8.2(5.2.2) f) in OPA No. 4) refers to subsection “above e) (i)”. This cross-reference relates to the second occurrence of Policy 8.8.2(5.2.2) e), which is proposed to be renumbered as Policy 8.8.2(5.2.2) g). As such, the cross-reference is proposed to be updated accordingly.

The proposed amendments are minor in nature, address numbering and cross-referencing errors, and are considered housekeeping amendments. The proposed changes are intended solely to improve the organization, readability, clarity, and internal consistency of the policy framework. The amendments do not alter the intent, meaning, implementation, or substantive effect of the policies approved through OPA No. 4. Rather, they ensure that policy numbering and references are accurate and that the Official Plan can be interpreted and applied consistently.

Section	Replacement Text
8.8.2 (5.22)	Modify policy 8.8.2(5.2.2) as follows: 8.8.2(5.2.2) Policies a) <i>Development shall</i> be planned to be <i>active transportation and transit supportive</i> with a pattern of streets and block that <i>encourages</i> pedestrian circulation. b) Development <i>shall</i> be oriented to the street and designed to promote a vibrant and safe street life and support transit. c) As part of a tertiary plan, an Urban Design Concept Plan informed by the Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> be completed for the Burloak Commons District to the satisfaction of the <i>City</i> and be

reviewed by the City's Urban Design Advisory Panel. This Urban Design Concept *shall* include, but not be limited to, the following:

- (i) A built form of varying heights including *low-rise* and *mid-rise buildings*. *Tall buildings* may be considered in accordance with 8.8.2 (5.2.2) e);
- (ii) consideration of shadow and wind impacts;
- (iii) appropriate transitions to the Natural Heritage System, the existing neighbourhood to the north of the district, as well as Bronte Creek Provincial Park on the east side of Burloak Drive; and,
- (iv) Burloak Commons District Urban Design Guidelines, if necessary.

d) The Zoning By-law *shall* establish a minimum building height of two (2) storeys and the maximum building height *shall* not exceed eleven (11) storeys, unless otherwise permitted by the policies of this Plan.

e) Notwithstanding the maximum height identified in 8.8.2 (5.2.2) d), *tall buildings* up to a maximum of twenty (20) storeys in locations identified as appropriate for the accommodation of *tall buildings* in the Land Use and Built Form Strategy, *may* be permitted, subject to the development of appropriate zoning standards, without the need for an amendment to this Plan, subject to the fulfillment of the following criteria:

- (i) the objectives and policies of the Burloak Commons District and this Plan are maintained;
- (ii) demonstrate consideration of Council-approved urban design guidelines;
- (iii) implement the findings of the Land Use and Built Form Strategy, including appropriate transitions to the Natural Heritage System, existing neighbourhoods, as well as Bronte Creek Provincial Park and other relevant guidance; and,
- (iv) the proponent submits and implements, to the satisfaction of the *City*, an urban design brief that demonstrates how the proposal's design achieves high quality of design and mitigates the adverse impacts of the increase in height on public sidewalks, public open spaces and adjacent uses.

f) The City *shall* explore opportunities to partner in the provision of underground and/or structured parking spaces dedicated for public use.

g)The following uses *may* be permitted in the Burloak Commons District:

	<p>(i) residential uses with the exception of single-detached and semi-detached dwellings;</p> <p>(ii) <i>additional residential units</i>, subject to the policies of Subsection 8.7.2 of this Plan;</p> <p>(iii) retail and <i>service commercial</i> uses;</p> <p>(iv) <i>office</i> uses, including research and development, and information processing uses;</p> <p>(v) <i>public service facilities</i>;</p> <p>(vi) <i>institutional uses</i>;</p> <p>(vii) hotel uses;</p> <p>(viii) <i>recreation</i> uses;</p> <p>(ix) <i>entertainment</i> uses;</p> <p>(x) light assembly and manufacturing uses compatible with <i>abutting</i> sensitive uses; and,</p> <p>(xi) day care centers.</p> <p>h) Notwithstanding Subsection 8.8.2(5.2.2) g) i) of this plan, limited single-detached and semi-detached dwellings <i>may</i> be permitted adjacent to the Natural Heritage System provided it can be demonstrated through the Burloak Commons Urban Design Concept Plan that additional 3-bedroom units can be accommodated and will not compromise the vision, objectives and policies of the District and of this Plan.</p> <p>i) The Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> identify locations and frontages in the Burloak Commons District which will require mixed uses and continuous active uses at grade. In these locations and frontages, <i>development shall</i> contain a minimum of two permitted uses, as identified in Subsection 8.8.2 (5.2.2) e) of this plan. <i>Institutional uses, public service facilities</i> and day care centers are permitted as standalone uses.</p> <p>j) The Zoning By-law <i>shall</i> establish a maximum floor area at grade per individual retail and <i>service commercial</i> unit, based on such considerations as planned commercial function, built form, and contribution to achieving vibrant, active and walkable built environments in the Burloak Commons District</p>
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Response to feedback on draft Official Plan Amendment:

	Staff's recommended OPA as published Friday June 5 in Appendix K of the Memo to DGM-38-26	Feedback received	Requested Revisions to Staff Recommended OPA	Staff's revised recommendation in Appendix N of DGM-38-26	Staff comment/rationale for revised recommendation
1	n/a	<u>Background:</u> As outlined in report DGM-38-2026, the	<u>Replace Policy 8.8.2(3)(b) with the following:</u>	n/a	No revision proposed. Staff continue to not support an amendment to

		<p>applications requested an Official Plan amendment to change the housing/growth targets for Bronte Creek Meadows (BCM) in policy 8.8.2(3)(b). City staff did not support this request.</p> <p><u>Applicant's feedback:</u> The applicant asks staff to reconsider supporting an amendment to the housing/growth targets. The applicant proposes revised wording:</p>	<p><u>The Bronte Creek Meadows Community policies shall plan to accommodate growth to 2051 and beyond, including approximately 16,000 new residents in approximately 9,000 new units and provide approximately 3,600 new jobs. Flexibility is permitted for these targets, and no Official Plan Amendment is required should they not be met, as long as the Vision and Objectives continue to be met.</u></p>		<p>change the housing/growth targets in the OP for BCM. The existing targets in policy 8.8.2(3)(b) were approved by Council in 2025 based on information provided by the applicant. Any amendment to change those targets would require a more comprehensive growth planning exercise considering how BCM fits into the big picture of city-wide growth management. It would also be premature to change the targets prior to advancing the ongoing work on the Land Use & Built Form Strategy for BCM. Changing the targets is also not needed to allow the Phase 1 development to proceed.</p>
2	<p>Amend policy 8.8.2(6.6)(j) by adding the underlined text after the word "City":</p> <p>In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of Corporate Drive to</p>	<p><u>Background:</u> Prior to June 9, the applicant requested that development be permitted prior to the complete build-out of the Burloak Commons District. City staff do not support this request.</p> <p><u>Applicant's request:</u> Since June 9, the applicant has asked staff to reconsider supporting</p>	<p>Amend policy 8.8.2(6.6)(j) by adding the underlined text after the word "City":</p> <p>In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of</p>	<p>Amend policy 8.8.2(6.6)(j) by adding the underlined text: In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of Corporate Drive to Burloak Drive as shown on Schedule S shall be</p>	<p>Partial revision proposed. Staff have included revisions to the language to ensure that the recommended amendment appropriately ties delivery of the creek crossing to development of the Burloak Commons District.</p> <p>The current revision provides greater clarity about timing of the series</p>

<p>Burloak Drive as shown on Schedule S <i>shall</i> be required to the satisfaction of the <i>City</i> <u>prior to development occurring within the Burloak Commons District as shown on Schedule S of this Plan, with the exception of development for the purposes of stormwater management.</u></p>	<p>an amendment to require the crossing over Sheldon Creek prior to complete build out. The applicant proposes revised wording:</p>	<p>Corporate Drive to Burloak Drive as shown on Schedule S <i>shall</i> be required to the satisfaction of the City <u>to be planned</u> prior to approval of development occurring within the Burloak Commons District as shown on Schedule S of this Plan, with the exception of development for the purposes of stormwater management. <u>The facilitation of the crossing may include the execution of an agreement and/or posting of securities, construction timing considerations, and potential cost-sharing opportunities, all to the satisfaction of the Director of Community Planning.</u></p>	<p>required <u>to be planned and secured</u> to the satisfaction of the City prior to approval of development occurring within the Burloak Commons District as shown on Schedule S of this Plan, with the exception of development for the purposes of stormwater management. <u>The facilitation of the crossing may include the execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.</u></p>	<p>of milestones related to design, site preparation, and construction.</p>
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Response to feedback on draft Zoning By-law Amendment:

<p>Staff's recommended Zoning as published Friday June 5 in Appendix L of DGM-38-26</p>	<p>Feedback received</p>	<p>Revisions Requested</p>	<p>Staff's revised recommendation in Appendix O of DGM-38-26</p>	<p>Staff comment/rationale for revised recommendation</p>

1	RBC 1 zone, section 31.4.1(b) "Balconies are permitted only in a front yard or street side yard, or in a side yard abutting an Open Space zone or Park zone."	Applicant requests that balconies be permitted in rear yards also.	RBC 1 zone, section 31.4.1(b) "Balconies are permitted only in a front yard or street side yard, or in a side yard abutting an Open Space zone or Park zone, <u>or in a rear yard.</u> "	n/a	No revision. Staff recommend that balconies not be permitted in rear yards, to avoid privacy concerns, and avoid a sense of crowding in the relatively small rear yards that are permitted in this zone. Staff's approach is consistent with other zones in the City.
2	RBC 1 zone, section 31.5(b), "The width of a front-loading garage shall not exceed 55% of the width of the building elevation."	Applicant requested clarification about how garage width would be measured (e.g.: does it include wall thickness), and requested that the maximum garage width be increased as needed to allow for two-car garages on the proposed lots.	n/a	RBC 1 zone, section 31.5(b), "The width of a front-loading garage shall not exceed 55% of the width of the building elevation."	Deletion. Staff recommend removing this regulation altogether for clearer and more efficient implementation. The draft ZBA already contains regulations in section 31.3 for maximum driveway width depending on how wide the lot is. This is a more straightforward approach than regulating maximum garage width as a percentage of building width. Staff are satisfied that the maximum driveway width regulation will indirectly control garage width in a manner that will achieve an appropriate form of development in the RBC1 zone. This approach is consistent with existing zoning in the Alton

					Community and the Evergreen Community. Staff also note that the conditions of draft plan approval require the applicant to update their Tertiary Plan and urban design guidelines for Bronte Creek Meadows, so there is an opportunity to provide some further guidance for garage design in the guidelines. The conditions of approval also require the developer's architect to confirm the approved design guidelines have been implemented in the house designs.
3	RBC1 zone, section 31.5(c) "For Detached and Semi-Detached dwellings, an exterior entrance providing access to an interior staircase shall be provided on a side building elevation or street-side building elevation where the side yard is 1.2 m or greater."	Applicant requests deletion of this regulation	n/a	RBC1 zone, section 31.5(c) "For Detached and Semi-Detached dwellings, an exterior entrance providing access to an interior staircase shall be provided on a side building elevation or street-side building elevation where the side yard is 1.2 m or greater."	Deletion. Staff support the removal of this regulation as the applicant has suggested including conditions in the Draft Plan of Subdivision that would require the owner to certify that 20% of ground-oriented dwellings be equipped with a roughed-in side door to facilitate a potential future additional residential unit. Further, another condition has been added to provide all new home purchasers in the subdivision with an information brochure describing opportunities

					<p>for additional residential units. Staff are satisfied with this approach to ensure the development meets Section 8.8.2 (3) I) of the Official Plan (2020).</p> <p>These proposed new conditions will ensure that the proposed development conforms with the Official Plan policies for BCM that were approved through OPA4. Compared to zoning regulations, the draft plan conditions will allow for more flexibility for future homeowners.</p>
4	<p>RBC2 zone, Table 2.32.1: Street Townhouse regulations: Street Side yard: 3 m</p> <p>Townhouse regulation: Street Side yard: 3 m</p>	<p>Applicant again requests a Street Side Yard setback of 2.4 m.</p>	<p>RBC2 zone, Table 2.32.1: Street Townhouse regulations: Street Side yard: <u>2.4 m</u></p> <p>Townhouse regulation: Street Side yard: <u>2.4 m</u></p>	n/a	<p>No revision.</p> <p>As noted in staff's previous memo at the Jun 9 Committee meeting, staff recommend maintaining 3 m as the minimum for street side yard to support consistent streetscape.</p>
5	<p>RBC2 zone, Table 2.32.1, footnote (c): For a Rear Yard abutting a laneway, the Rear Yard shall be 2 m.</p>	<p>Applicant again requests that rear yard be reduced to 1.2 m for through lots that back onto the laneway.</p>	<p>RBC2 zone, Table 2.32.1, footnote (c): For a Rear Yard abutting a laneway, the Rear Yard shall be <u>1.2m.</u></p>	n/a	<p>No revision.</p> <p>As noted in staff's previous memo at the Jun 9 Committee meeting, staff supported reducing the rear yard from 3 m to 2m but not to 1.2m. While detailed design of the public laneway is still to be confirmed, staff expect that a minimum 2m rear yard on the</p>

					townhouse properties will still allow sufficient space between the back of curb (within the laneway) and the rear wall of the townhouse (on private property) to allow for safe sightlines and space for maintenance crews to work, to ensure a safe and functional laneway environment.
6	H-MXE-575 zone: Permitted Industrial Uses only: Notwithstanding Part 5, Table 5.2.1, only the following Industrial Uses permitted in a GE2 zone are permitted: a. Training Centre b. Research and Development c. Information and Data Processing d. Knowledge-Based & High Technology e. Pharmaceutical & Medicines	Applicant again requests that “Other Industrial Operations – small scale manufacturing” be permitted in the H-MXE-575 zone.	H-MXE-575 zone: Permitted Industrial Uses only: Notwithstanding Part 5, Table 5.2.1, only the following Industrial Uses permitted in a GE2 zone are permitted: a. Training Centre b. Research and Development c. Knowledge-Based & High Technology d. Pharmaceutical & Medicines e. Information and Data Processing <u>f. Other Industrial Operations – small-scale manufacturing</u>	n/a	No revision. Other Industrial Operations – small scale manufacturing cannot be permitted in the Zoning Bylaw because this would not conform with the range of permitted uses that are allowed for by the Official Plan policies for Mainway District. Other Industrial Operations – small scale manufacturing would not generate a high density of jobs, and would hinder achievement of the objective to generate 3,600 jobs in the BCM community. This lower-density employment/industrial use should be directed to the City’s Employment Area (which does not include BCM lands),

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Response to feedback on draft Conditions of Draft Plan Approval:

	Condition as published Friday June 5 in Appendix M of DGM-38-26	Feedback received	Staff's revised recommendation in Appendix P of DGM-38-26	Staff comment/rationale for revised recommendation
0	1. This approval applies to the Draft Plan of Subdivision prepared by Bousfields Inc., dated May 21, 2026, consisting of 181 "Low Density Residential" lots, 16 "On-Street Townhouse" blocks, 13 "Double Frontage Townhouse" blocks, one "Medium Density Mixed Use Block", one "Employment Block", one "Park" block, two "Stormwater Management Ponds" blocks, three "Open Space Blocks", two "Easement Blocks", two "Natural Heritage Blocks", four "Potential Enhancement Blocks", five "Development Blocks", one "Potential Creek Crossing Block", one "Road Widening" block, and Roads identified as "26.0m Public R.O.W.", "18m Public R.O.W.", and "7.5m Public Lane".	n/a	1. This approval applies to the Draft Plan of Subdivision prepared by Bousfields Inc., dated May 21, 2026 <u>June 3, 2026</u> , consisting of 181 "Low Density Residential" lots, 16 "On-Street Townhouse" blocks, 13 "Double Frontage Townhouse" blocks, one "Medium Density Mixed Use Block", one "Employment Block", one "Park" block, two "Stormwater Management Ponds" blocks, three "Open Space Blocks", two "Easement Blocks", two "Natural Heritage Blocks", four "Potential Enhancement Blocks", five "Development Blocks", one "Potential Creek Crossing Block", one "Road Widening" block, and Roads identified as "26.0m Public R.O.W.", "18m Public R.O.W.", and "7.5m Public Lane".	Revision Staff recommend a revision to describe the updated version of the draft plan of subdivision for approval.
1	3. b. i. 2. Any and all rights-of-way widenings identified by the Region of Halton.	Applicant: Requests wording at the end that states "... in accordance	Any and all rights-of-way widenings identified by the	Revision: As the Region of Halton Official Plan is now the City of

		with the Region of Halton Official Plan”.	Region of Halton <u>in accordance with the applicable Official Plan.</u>	Burlington’s Official Plan, Planning staff have recommended using the terminology “applicable Official Plan”.
2	3.c.iii. Additional Open Space blocks for the purpose of entry features at locations that are gateways to the Bronte Creek Meadows Community, identified in the final approval Tertiary Plan and Urban Design Strategy, which may include but not be limited to: 1. Adjacent to Street ‘B’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 222; 2. Adjacent to Street ‘I’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 221; 3. Adjacent to Street ‘B’ in proximity to Mainway; 4. Adjacent to Street ‘A’ in proximity to Potential Crossing Block 235.	Applicant: Requests adding the words, “Location and number of entry features shall be determined in accordance with the Tertiary Plan and through detailed design to ensure the Open Space blocks are feasible in the locations identified.”	3.c.iii. Additional Open Space blocks for the purpose of entry features at locations that are gateways to the Bronte Creek Meadows Community, identified in the final approval Tertiary Plan and Urban Design Strategy, which may include but not be limited to: 1. Adjacent to Street ‘B’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 222; 2. Adjacent to Street ‘I’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 221; 3. Adjacent to Street ‘B’ in proximity to Mainway; 4. Adjacent to Street ‘A’ in proximity to Potential Crossing Block 235. <u>Location and number of entry features shall be determined in accordance with the Tertiary Plan and through detailed design to ensure the Open Space blocks are feasible in the locations identified.”</u>	Revision. Staff support the added wording for clarification.
3	4.c. i. addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community, and lands outside of Phase 1 that drain towards	Applicant: Requests adding words “within the Bronte Creek Meadows lands” after “Phase 1”	i. addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community, and lands outside of Phase 1 <u>within the Bronte Creek Meadows lands</u> that drain	Revision: Staff support the added wording for clarification.

	stormwater management facilities/infrastructure within Phase 1, and		towards stormwater management facilities/infrastructure within Phase 1, and	
4	5.d. ... that will achieve the goal of no negative impact to woodland and wetland ecological function, including interior habitat, edge conditions, and hydrologic regime (e.g., limiting unplanned encroachments, habitat protection and enhancements, water quality protections during unanticipated events, noise control particularly from road infrastructure, light impacts, and salt/fertilizer contamination), consistent with the Provincial Planning Statement.	Applicant: Requests deleting "water quality protections during unanticipated events"	n/a	No Revision. Staff do not support the requested revision, but note that the words the applicant requested to delete are preceded by "e.g.", which leaves flexibility for these matters to be scoped or waived if determined by staff not to be required during detailed design.
5	5. f. Submit a detailed Stormwater Management plan that achieves the following to the satisfaction of the Director of Community Planning:	Applicant: Requests adding "addresses all Conservation Halton comments and"	f. Submit a detailed Stormwater Management plan that <u>addresses all comments from Conservation Halton and the City, and achieves the following to the satisfaction of the Director of Community Planning:</u>	Revision. Staff support the requested wording and recommend further wording to clarify that the revised study must address all comments from Conservation Halton and the City.
6	5. g. and h. g. Submit an updated Conceptual Transit Routes Plan as needed to demonstrate consistency with the approved Tertiary Plan and updated Transportation and Mobility Impact Study, to the satisfaction of the Director of Transit, Director of Transportation Services, and Director of Community Planning;	Applicant: Requests deleting 5g and 5h.	n/a	No revision. Staff understand the applicant requested deletion of these conditions because they will be covered in the scope of the transportation study required by a separate condition. Staff recommend that these conditions be kept for clarity; this will not prevent the Conceptual Transit Routes Plan and Active Transportation Network Plan

	<p>h. Submit an updated Active Transportation Network Plan and a detailed Trails Plan that achieve the following to the satisfaction of the Director of Community Planning, Director of Transportation Services, and Manager of Parks Design and Construction:</p> <p>i. Are consistent with the approved Scoped Subwatershed Study, Land Use and Built Form Strategy, Environmental Impact Assessment, and Tertiary Plan;</p> <p>ii. Are in accordance with the in-effect version of the City's Community Trail Strategy; Are consistent with the detailed Buffer and Trail Design Plan and detailed design of enhancement blocks;</p> <p>iii. Are consistent with the approved Transportation and Mobility Impact Study and the Landscape Construction Drawings;</p> <p>iv. Identify any needed revisions to the draft plan of subdivision to implement the Active Transportation Network Plan and Trails Plan.</p>			from being submitted as part of the other transportation study.
7	<p>7. Prior to site alteration, servicing or grading of the site, the Owner shall carry out additional Stage 3 archaeological assessments, as per the recommendations of the Stage 1-2 Archaeological Assessment Report dated 7 August 2025, prepared by</p>	<p>Applicant: Requests altering the wording to scope the areas of the site subject to further archaeological assessment.</p>	<p>7. Prior to site alteration, servicing or grading of the <u>portions of the site subject to Stage 3 archaeological assessment</u>, the Owner shall carry out additional Stage 3 archaeological assessments, as per the recommendations of the Stage 1-2 Archaeological</p>	<p>Revision. Planning staff confirmed that there are no issues with the added clarity with the City's Heritage Planner.</p>

	Archaeological Services Inc., and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Citizenship and Multiculturalism. No grading or other soil disturbance shall take place on the subject property prior to the letter of the Ministry Acknowledgement Letter, to the satisfaction of the Director of Community Planning.		Assessment Report dated 7 August 2025, prepared by Archaeological Services Inc., and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Citizenship and Multiculturalism. No grading or other soil disturbance shall take place on the subject property prior to the letter of the Ministry Acknowledgement Letter, to the satisfaction of the Director of Community Planning.	
8	8.a. Submit an updated Planning Justification Report that:	Applicant: Requests adding “or accepted equivalent”	8.a. Submit an updated Planning Justification Report <u>or accepted equivalent</u> that:	Revision. Staff support the added wording, which will allow flexibility for the required planning analysis to be scoped as needed, for example as an addendum or brief rather than a full Planning Justification Report.
9	8.b. Submit an updated Functional Servicing Report that is consistent with and implements the approved Area Servicing Plan, Scoped Subwatershed Study, and Master Environmental Servicing Plan, to the satisfaction of the Director of Engineering Services, the Region of Halton, and the Director of Community Planning;	Applicant: Requests adding “Conservation Halton”	8. b. Submit an updated Functional Servicing Report that is consistent with and implements the approved Area Servicing Plan, Scoped Subwatershed Study, and Master Environmental Servicing Plan, to the satisfaction of the Director of Engineering Services, the Region of Halton, <u>Conservation Halton</u> , and the Director of Community Planning;	Revision. Staff support the added wording to include Conservation Halton.
10	8.h.viii. Revisions to create additional blocks to be dedicated gratuitously to the City for the purpose of providing entry	Applicant: Requests adding “should they be required” before the words “in accordance with...”	n/a	No revision. The added wording is not necessary, as this is already covered by “in accordance with

	features at gateways to the Bronte Creek Meadows Community, in accordance with an approved Tertiary Plan and where determined to be feasible and appropriate by the City in consultation with Hydro One, Enbridge, and the Region of Halton			an approved Tertiary Plan and where determined to be feasible and appropriate by the City in consultation with Hydro One, Enbridge, and the Region of Halton.”
11	9.k. Provide the Director of Community Planning with a letter signed by the Owner that confirms in writing the Owner’s acknowledgement and agreement that it shall be the responsibility of the Owner to construct a crossing over Sheldon Creek to facilitate the multi-modal extension of Corporate Drive to Burloak Drive prior to approval of subsequent phases of development east of Sutton Drive.	Applicant: The applicant requests the following revised wording: “The Owner acknowledges that it shall be the responsibility of the Owner to facilitate a crossing over Sheldon Creek for the multi-modal extension of Corporate Drive to Burloak Drive prior to approval of subsequent phases of development east of Sutton Drive. The facilitation of the crossing may include the execution of an agreement and/or posting of securities, construction timing considerations, and potential cost-sharing opportunities, all to the satisfaction of the Director of Community Planning.”	9.k. Provide the Director of Community Planning with a letter signed by The Owner that confirms in writing the Owner’s acknowledgement and agreement <u>agrees</u> that it shall be the responsibility of the Owner to <u>construct plan and secure the provision of a crossing over Sheldon Creek to facilitate the multi-modal extension of Corporate Drive to Burloak Drive prior to approval subsequent phases of development east of Sutton Drive.</u> The Owner’s obligations to plan and secure the provision of the crossing, may include but not be limited to <u>the following prior to the approval of subsequent phases of development east of Sutton Drive: execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.</u>	Revision. Staff recommend a modified version of the applicant’s requested revision. The revised wording allows the owner to acknowledge this requirement through inclusion of wording in the subdivision agreement rather than by having to provide the City with a separate letter. The revised wording also clarifies that the owner’s initial obligation within the specified time period (prior to approval of subsequent phases of development) will be to “plan and secure” the crossing, with actual construction and completion of the crossing to occur over a time horizon that will be determined through future agreements.

12	10. (Engineering conditions)	<p>Applicant:</p> <ul style="list-style-type: none"> - Requests to remove conditions that appear to be duplicates of other conditions. - Request for condition 10c to be clarified by specifying that a comprehensive phasing plan would be “for Phase 1 of Bronte Creek Meadows, if phasing is contemplated”. - Suggestion that condition x would typically be in the subdivision agreement rather than in the draft plan conditions. 	n/a	No Revision. The City’s Development Engineering staff have considered the applicant’s comments and advised that no changes should be made to these conditions.
13	11.q. Agree to submit, prior to the registration of the plan, a Phase 1 Environmental Site Assessment (ESA) that includes all future City lands along with Block 215. The Owner shall certify that the Phase 1 ESA is prepared in accordance with the Canadian Standards Association Standard Z768-01.	Development Engineering: Request to co-ordinate Engineering and Parks requirements with respect to ESA reports	11. q. Agree to submit, prior to the registration of the plan, a Phase 1 Environmental Site Assessment (ESA) that includes all future City lands along with Block 215. The Owner shall certify that the Phase 1 ESA is prepared in accordance with the Canadian Standards Association Standard Z768-01 <u>Ontario Regulation 153/04.</u>	Revision. The revision ensures the ESA required by the City’s Parks team will be completed to the same standard as required by the City’s Development Engineering team.
14	11.x. ii. And iii.: ii. A Record of Site Condition to ensure the proposed parkland and woodlot blocks are clean and free of contaminants prior to dedication iii. A Record of Site Condition and/or Risk Assessment for Natural Heritage System Blocks 223 and 224 prior to dedication.	Applicant: Requests removing ii and iii, and replacing with: ii. Confirmation from a qualified person that the lands are being dedicated clean and free of contaminants prior to dedication through the submission of an Environmental Site Assessment	Remove ii and iii, and replace with: ii. Confirmation from a qualified person that the lands are being dedicated clean and free of contaminants prior to dedication through the submission of an Environmental Site Assessment	Revision. City staff agree to the revision proposed by the applicant.

		and Qualified Persons letter, or equivalent.	and Qualified Persons letter, or equivalent.	
15	12.a. Prepare an Arborist Report and Tree Inventory and Preservation Plan, by a Certified Arborist to the satisfaction of the City. The report and plans shall document and inventory all existing trees (minimum 10cm dbh) within and adjacent to the subject lands (6.0m beyond property line) and provide an assessment of significant trees to be preserved, removed, or monitored together with the proposed methods of tree protection and preservation of endangered species and the removal of invasive species. The report shall be prepared in accordance with the City's guidelines and indicate if a subsequent hazard tree monitoring report is required.	Applicant: Requests adding the underlined wording and removing the struck-out wording: a. Prepare an Arborist Report and Tree Inventory and Preservation Plan, by a Certified Arborist to the satisfaction of the City <u>that addresses requirements for trees outside of natural areas.</u> The report and plans shall document and inventory all existing trees (minimum 10cm dbh) within and adjacent to the subject lands (6.0m beyond property line) and provide an assessment of significant trees to be preserved, <u>or removed,</u> or monitored together with the proposed methods of tree protection and preservation of endangered species and the removal of invasive species. The report shall be prepared in accordance with the City's guidelines and indicate if a subsequent hazard tree monitoring report is required.	12. a. Prepare an Arborist Report and Tree Inventory and Preservation Plan, by a Certified Arborist to the satisfaction of the City <u>that addresses requirements for trees outside of natural areas.</u> The report and plans shall document and inventory all existing trees (minimum 10cm dbh) within and adjacent to the subject lands (6.0m beyond property line) and provide an assessment of significant trees to be preserved, <u>or removed,</u> or monitored together with the proposed methods of tree protection and preservation of endangered species and the removal of invasive species. The report shall be prepared in accordance with the City's guidelines and indicate if a subsequent hazard tree monitoring report is required.	Revision. Staff agree to the applicant's proposed revisions.
16	12. b. Agree to submit detailed cost estimate(s) that relate to the arborist report and tree preservation drawings for review and approval by the City.	Applicant: Requests adding "(i.e.: a valuation of trees proposed for removal and those proposed for preservation)"	12. b. Agree to submit detailed cost estimate(s) that relate to the arborist report and tree preservation drawings for review and approval by the City (i.e.: a valuation of trees proposed for removal and those proposed for preservation).	Revision. Staff support the applicant's proposed revision.

17	12. g. (viii)(1) “Purchasers and/or tenants are advised that publicly owned open spaces, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition. In accordance with Ontario Regular 162/06, these areas will not be manicured and shall receive minimal maintenance. Uses such as private picnics, barbequing, garden areas, storage of materials, dumping of refuse, snow storage or erection of structure shall not be permitted on these lands.”	Conservation Halton: please update reference to Ontario Regulation to reflect currently applicable O. Reg	12.g)(viii)(1) “Purchasers and/or tenants are advised that publicly owned open spaces, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition. In accordance with Ontario Regular 162/06, These areas will not be manicured and shall receive minimal maintenance. Uses such as private picnics, barbequing, garden areas, storage of materials, dumping of refuse, snow storage or erection of structure shall not be permitted on these lands.”	Revision. City staff recommend removing the words “In accordance with Ontario Regulation 162/06” altogether.
18	13. g, h, i, n	Applicant: Requests that these conditions be deleted as they will be components of the Transportation Impact Study which is a requirement of a different condition.	n/a	No revision. Staff do not agree that these conditions should be deleted. Keeping these conditions does not prevent the required materials from being provided within the Transportation Impact Study.
19	13. p, q, v	Applicant: Requests that these conditions be deleted as they appear to be duplicate of other conditions.	n/a	No revision. Transportation staff advise that these conditions must be kept in section 13 which concerns the transportation review, unlike the other conditions being referenced by the applicant.
20	13. s. Agree that should the Applicant/Owner propose that the registration of the development be phased, the City requires that a phasing plan be submitted prior to the registration of the first phase of subdivision.	Applicant: Requests replacing “the development” with “Phase 1 of Bronte Creek Meadows” to distinguish between sub-phasing of the Phase 1 draft plan rather than broader phasing of the	13. s. Agree that should the Applicant/Owner propose that the registration of <u>Phase 1 of Bronte Creek Meadows</u> the development be phased, the City requires that a phasing plan be	Revision: Staff support the revision requested by the applicant.

	The phasing plan will incorporate an Agreement (to the satisfaction of the Directors of Engineering Services and Transportation Services) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan.	overall Bronte Creek Meadows Community	submitted prior to the registration of the first phase of subdivision. The phasing plan will incorporate an Agreement (to the satisfaction of the Directors of Engineering Services and Transportation Services) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan.	
21	13. w. iv. Submit written confirmation that warning clauses have been included in all Purchase and/or Lease Agreements and/or Condominium Declarations for any Transportation and Parking related items as specified in Condition XX above.	Transportation staff: Recommend correction to replace the placeholder text "condition XX" which had been missed.	13. w. iv. Submit written confirmation that warning clauses have been included in all Purchase and/or Lease Agreements and/or Condominium Declarations for any Transportation and Parking related items as specified in Condition <u>within this document XX</u> above.	Revision.
22	13. w. vi. Applicant/Owner shall provide updated plan(s) showing proposed typologies of all road segments and intersections using Ontario Traffic Council (OTC) Multi-Modal Level of Service (MMLOS) and OTC-MMLOS-Analysis-Tool for Phase 1 of the Subdivision.	Applicant: Requests this condition be deleted as it is a duplicate	13. w. vi. Applicant/Owner shall provide updated plan(s) showing proposed typologies of all road segments and intersections using Ontario Traffic Council (OTC) Multi-Modal Level of Service (MMLOS) and OTC-MMLOS-Analysis-Tool for Phase 1 of the Subdivision.	Deletion. Staff support deleting this condition.
23	13. x. The Applicant/Owner shall submit and obtain City approval for detail cross-sections for all private roads and laneways.	Applicant: Requests this condition be deleted because no private roads or laneways are proposed on the plan.	n/a	No revision. Staff do not support removing this condition. Other conditions require technical studies to be updated and the draft plan to be revised as needed to reflect

				those studies; it is possible that private roads or lanes could be added as a result, so this condition should be kept in case it is needed.
24	19.a., 20.a., 21.a.	Applicant: Requests that these conditions be deleted as they are duplicates of conditions for other agencies.	n/a	No revision. Transportation staff advise that these conditions should be kept as the other conditions are for review by a different agency.
25	22. The owner shall complete the following to the satisfaction of the Ministry of Transportation and the Director of Transportation Services: 1. Prior to final approval, the Applicant/Owner shall submit to the Ministry of Transportation for their review and approval, a lighting plan with illumination details.	Applicant: Requests that this condition be deleted	22. This section is intentionally left blank. The owner shall complete the following to the satisfaction of the Ministry of Transportation and the Director of Transportation Services: 1. Prior to final approval, the Applicant/Owner shall submit to the Ministry of Transportation for their review and approval, a lighting plan with illumination details.	Deletion. Staff support deleting this condition, as the subject lands are not adjacent to a provincial highway, and the MTO has not requested a lighting plan.
26	24. i. That the Owner submits an updated Planning & Urban Design Rationale in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.	Applicant: Requests adding "or equivalent study" after "Rationale"	24. i. That the Owner submits an updated Planning & Urban Design Rationale <u>or equivalent study</u> in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.	Revision Staff support adding the extra wording, consistent with the approach to condition 8a

27	27. a. and b.	Applicant: Requests that these conditions be deleted or revised.	Delete both 27a. and b.; replace both conditions with <u>This section is intentionally left blank.</u>	Deletion. Conservation Halton staff support removing these two conditions and are satisfied that their interests will be covered by the similar City condition 9.j.
28	27. I. That purchasers and/or tenants of lots that contain areas regulated by Conservation Halton (Lots A4-A18 and B177-B178, and Block 214), are advised in the offers of purchase and sale that a portion of their lot/block may contain areas regulated by Conservation Halton under the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24. Permits are required from Conservation Halton prior to undertaking development activities within the regulated area. For further information please contact Conservation Halton at chplanning@hrca.on.ca or 905.336.1158	Applicant: Requests edits to correct lot references: Lots A4-A18 <u>4-18</u> and <u>B177-B178, 168-169</u> and Block 214	27. I. That purchasers and/or tenants of lots that contain areas regulated by Conservation Halton (Lots A4-A18 <u>4-18</u> and <u>B177-B178 168-169</u> , and Block 214), are advised in the offers of purchase and sale that a portion of their lot/block may contain areas regulated by Conservation Halton under the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24. Permits are required from Conservation Halton prior to undertaking development activities within the regulated area. For further information please contact Conservation Halton at chplanning@hrca.on.ca or 905.336.1158	Revision. Conservation Halton staff support the revision to correct lot references.
29	28.c. The Owner agrees that should the development be further phased, a phasing plan shall be submitted prior to registration of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including the proposed number of units, the	Applicant: requests replacing “the development” with “Phase 1 of Bronte Creek Meadows”	28.c. The Owner agrees that should <u>Phase 1 of Bronte Creek Meadows</u> the development be further phased, a phasing plan shall be submitted prior to registration of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed	Revision Region of Halton staff support this revision.

	specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports		use of all blocks including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports	
30	28.u.iii. external drainage from Upper Middle Road will be conveyed into the subdivision storm sewers.	Applicant: Requests additional wording: iii. external drainage from Upper Middle Road will be conveyed into the subdivision storm sewers <u>to the extent feasible, for drainage that is not already conveyed to a stormwater management facility outside of Bronte Creek Meadows.</u>	28.u.iii. External drainage from Upper Middle Road will be conveyed into the subdivision storm sewer <u>system, if feasible.</u>	Revision. Halton Region staff proposed different wording to achieve the applicant's intent.
31	28. y. That the Owner shall agree that pre- and post-development stormwater flows from the site to the existing drainage systems on Upper Middle Road during and after construction, such that there are no adverse impacts to the existing storm drainage systems on these roadways, to the satisfaction of Halton Region's Development Project Manager	Applicant: Requested that Halton Region clarify intent and propose revised wording.	Delete and replace with: <u>28. y. That the Owner shall agree that pre- and post-development stormwater flows from the site to the existing drainage systems on Upper Middle Road during and after construction, will not have an adverse impact to the existing storm drainage systems on these roadways, to the satisfaction of Halton Region's Development Project Manager.</u>	Revision. Halton Region proposed the revised wording to address the applicant's comment.
32	28.z., 28.aa., 28.bb., 28.dd, 28.ee., 28.ff., 28.gg	Applicant: Requests that these conditions be deleted as they refer to lands that do not form part of this draft plan of subdivision.	Delete all and replace each with: <u>This section is intentionally left blank.</u>	Deletion. Halton Region staff agree to the requested deletions.
33	29. c. The Owner shall provide all required municipal subdivision services necessary to	Applicant:	Delete 29.c. and replace with:	Revision.

	<p>accommodate the construction of a school on the designated school site, as contemplated by the Halton District School Board. Such services shall include, without limitation, storm and sanitary sewers, stormwater management facilities, hydro, water, telephone, natural gas, fibre optics, and cable television, excluding any switchgear. These services must be of sufficient capacity and appropriately designed to support a school of the intended size and shall be made available at the boundary between the school site and the adjacent public roadway, at a location that optimally facilitates the development of the school site.</p>	<p>Requests deletion, as no school site is proposed within the Phase 1 draft plan of subdivision</p>	<p><u>29(c) The Owner shall demonstrate, to the satisfaction of Halton District School Board, that any updated Land Use & Built Form Strategy submitted to the City of Burlington for the Bronte Creek Meadows Community continues to demonstrate that there is a reasonable expectation that the future phased development east of Street B within the Burloak Commons District can feasibly accommodate the dedication of a school site on those lands that meets the requirements of Halton District School Board, and in particular that registration of the current draft plan of subdivision ("Phase 1") will not preclude the ability for future phased development east of Street B to include provision of such a school site.</u></p>	<p>Halton District School Board staff agree to delete the condition and move it to the explanatory notes section at the end of the conditions document. A replacement condition is proposed that addresses the applicant's concern that the conditions must be directly relevant to the Phase 1 lands, while also addressing HDSB's concern with ensuring that registration of Phase 1 will not preclude the provision of a school site on the subsequent phases of development.</p>
34	<p>29. d. That the Owner will not place nor store any fill or topsoil in the school block without the prior written consent of the Halton District School Board.</p>	<p>Applicant: Requests deletion, as no school site is proposed within the Phase 1 draft plan of subdivision</p>	<p>Delete 29.d. and replace with: <u>29 (d) That, should the Owner propose to place or store any fill or topsoil outside of the subject lands, on the other lands owned by the Owner east of Street B, the Owner agrees to make reasonable efforts to ensure that the fill or topsoil will not be placed or stored on the lands that are anticipated to form part of a school block that is intended to be dedicated to the Halton</u></p>	<p>Revision. HDSB staff agree to revise the condition to more clearly reflect the level of detail available about the future school site at this time.</p>

			<u>District School Board through a future plan of subdivision.</u>	
35	29. e. The Owner agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks, and units for each phase. The Owner will provide information on the anticipated start of construction and tentative occupancy dates of residential units.	Applicant: Requests deletion on the basis that the condition is not relevant to Phase 1	n/a	No revision. HDSB and City staff believe that the word “anticipated” within this condition appropriately reflects that the information that may be available about phasing
36	31. b. The owner/developer will consult with Canada Post to determine suitable permanent location(s) for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans confirming that the locations will not be in conflict with any other utility	Applicant: Requests that this condition be deleted as it appears to be a duplicate.	n/a	No revision. City staff do not support the requested deletion. Condition 31 contains requirements of Canada Post, whereas the other conditions are matters for review by other departments/agencies.
37	38. a. Revise the Draft Plan of Subdivision to provide additional Open Space blocks for the purpose of providing entry features at gateway locations to the Bronte Creek Meadows Community, and dedicate such Open Space blocks to the City free of charge.	Applicant: Requests adding wording: a. Revise the Draft Plan of Subdivision to provide additional Open Space blocks for the purpose of providing entry features at gateway locations to the Bronte Creek Meadows Community <u>as determined through the approved Tertiary Plan</u> , and <u>if required</u> , dedicate	38. a. Revise the Draft Plan of Subdivision to provide additional Open Space blocks for the purpose of providing entry features at gateway locations to the Bronte Creek Meadows Community <u>as determined through the approved Tertiary Plan</u> , and <u>if required</u> , dedicate such Open Space blocks to the City free of charge.	Revision. Staff support the requested revision.

		such Open Space blocks to the City free of charge.		
38	40. f. Prior to registration of any portion of the subdivision, the owner shall submit a comprehensive phasing plan indicating the sequence of development, the land area in hectares, the number of lots and blocks for each phase, the proposed use of all blocks including the proposed number of units, and how comprehensive development is to proceed, including construction of public services and creek block work.	Applicant: Requests deletion to reduce duplication.	40. f. This section is intentionally left blank. Prior to registration of any portion of the subdivision, the owner shall submit a comprehensive phasing plan indicating the sequence of development, the land area in hectares, the number of lots and blocks for each phase, the proposed use of all blocks including the proposed number of units, and how comprehensive development is to proceed, including construction of public services and creek block work.	Deletion. Staff support the requested deletion.
39	n/a	Applicant: Requests addition of two new conditions as replacements for the removed zoning regulation 31.5(c) (refer to row 3 of Zoning table above): <u>a. Prior to final approval, the Owner will submit to the City a letter/brief from the Development Architect or other qualified design professional, certifying that 20% of single and semi-detached dwellings are equipped with a roughed-in side door to facilitate a potential future additional residential unit.</u> <u>b. The Owner and/or Developer agrees provide all new home purchasers in the subdivision</u>	<u>40.</u> <u>k. Prior to final approval, the Owner will submit to the City a letter/brief from the Development Architect or other qualified design professional, certifying that 20% of ground-oriented dwellings (detached, semi-detached, and townhouse) are equipped with a roughed-in side door to facilitate a potential future additional residential unit.</u> <u>l. The Owner and/or Developer agrees to provide all new home purchasers in the subdivision with an information brochure describing opportunities for</u>	Revision. Staff support adding the new conditions, alongside removing the zoning regulation described in row 3 of the Zoning table in this memo. This revised approach is a different way of achieving conformity with OPA4 policy that allows more flexibility for homeowners while still facilitating the future provision of Additional Residential Units (ARUs).

		<p><u>with an information brochure describing opportunities for Additional Residential Units, and agrees to make such information visible within their sales office and incorporated in all their marketing materials.</u></p>	<p><u>Additional Residential Units, and agrees to make such information visible within their sales office and incorporated in all their marketing materials.</u></p> <p><u>m. The Owner and/or Developer agrees to provide all purchasers of new detached and semi-detached homes with options to have an Additional Residential Unit built and/or roughed into their new home at time of construction.</u></p>	
40	Explanatory Notes	n/a	<p>Add the underlined text:</p> <p><u>Halton District School Board</u></p> <p><u>10. The Owner is advised that the dedication of lands to Halton District School Board for a school site will be required through future development of lands located east of Street B.</u></p> <p><u>11. The Owner is advised that for future development of lands east of Street B, the Owner will be required to provide all required municipal subdivision services necessary to accommodate the construction of a school on the designated school site, as contemplated by the Halton District School Board. Such services shall include, without limitation, storm and sanitary sewers, stormwater management facilities, hydro, water, telephone, natural gas, fibre optics, and cable television,</u></p>	<p>Addition.</p> <p>Combined with the revisions to HDSB's conditions (see rows 33-35 above), the addition of these two explanatory notes will ensure clear documentation of the expectations for a school site to be provided through future phases of Bronte Creek Meadows, east of Sutton Drive.</p>

			<u>excluding any switchgear. These services must be of sufficient capacity and appropriately designed to support a school of the intended size and shall be made available at the boundary between the school site and the adjacent public roadway, at a location that optimally facilitates the development of the school site</u>	
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Conclusion

Staff have discussed the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision with the applicant and have consulted relevant City departments and technical agencies regarding the applicant’s comments and requested revisions to the conditions of approval. Staff are of the opinion that the proposed changes to the recommendations of report DGM-38-26 and the planning instruments, as outlined by staff in this memo, are appropriate.

Staff consider the above amended recommendation an appropriate form of intensification and efficient use of land. It is staff’s opinion that the modified recommendation satisfies the City’s objectives and represents good planning.

Appendices

Appendix N - Revised Draft Official Plan Amendment

Appendix O – Revised Draft Zoning By-law Amendment

Appendix P – Revised Draft Plan of Subdivision Conditions

Appendix Q – Draft Plan of Subdivision (blacklined)

Appendix R – Draft Plan of Subdivision (redlined)

Respectfully submitted,

Jamie Tellier

Director of Community Planning

905-335-7600 ext 7892

AMENDMENT NO. 11 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. 11 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 the lands at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in accordance with the Schedules to this amendment and to delete and replace site specific policies within Official Plan Amendment 4 (Area Specific Plan) to clarify language and update housing targets and to correct a numbering error within a subsection of OPA4 to improve clarity and consistency.

2. SITE AND LOCATION

The subject lands are municipally known as 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway and are located on the west side of Burloak Drive, south side of Upper Middle Road, and north side of Mainway. The lands are irregular in shape and have a total lot area of 123.7 hectares.

3. BASIS FOR THE AMENDMENT

On May 20, 2025, Burlington City Council voted unanimously to adopt OPA4 which sets out a planning framework and is a guide for future study, to support development and growth within Bronte Creek Meadows.

OPA4 established an Area Specific Plan for the Bronte Creek Meadows development and provides policies requirements and guidance specific to the area to guide how the community is development.

Since the approval of OPA4 and the use of the amendment in practice, four separate clauses have been identified as needing further amending in order for development to proceed in an orderly fashion. In addition, a housekeeping amendment is proposed to correct a numbering error within a subsection of the OPA4. This technical amendment is intended to improve readability, clarity, and consistency of the Official Plan and does not result in any substantive changes to the intent or application of the approved policies. The subject Official Plan Amendment will address these policies.

The proposed development supports the City’s objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding land uses. It also adds new employment opportunities that will help the City and Region achieve its economic development goals.

The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Changes:

None

Text Change:

The text of the City of Burlington Official Plan, 2020, as amended, is hereby amended as follows:

Item No.	Section	Replacement Text
1	8.8.2 (5.2.2)	Modify policy 8.8.2(5.2.2) as follows: 8.8.2(5.2.2) Policies a) <i>Development shall be planned to be active transportation and transit supportive with a pattern of streets and block that encourages pedestrian circulation.</i> b) Development <i>shall</i> be oriented to the street and designed to promote a vibrant and safe street life and support transit. c) As part of a tertiary plan, an Urban Design Concept Plan informed by the Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> be completed for the Burloak Commons District to the satisfaction of the <i>City</i> and be reviewed by the City’s Urban Design Advisory Panel. This Urban Design Concept <i>shall</i> include, but not be limited to, the following:

		<ul style="list-style-type: none"> (i) A built form of varying heights including <i>low-rise</i> and <i>mid-rise buildings</i>. <i>Tall buildings</i> may be considered in accordance with 8.8.2 (5.2.2) e); (ii) consideration of shadow and wind impacts; (iii) appropriate transitions to the Natural Heritage System, the existing neighbourhood to the north of the district, as well as Bronte Creek Provincial Park on the east side of Burloak Drive; and, (iv) Burloak Commons District Urban Design Guidelines, if necessary. <p>d) The Zoning By-law <i>shall</i> establish a minimum building height of two (2) storeys and the maximum building height <i>shall</i> not exceed eleven (11) storeys, unless otherwise permitted by the policies of this Plan.</p> <p>e) Notwithstanding the maximum height identified in 8.8.2 (5.2.2) d), <i>tall buildings</i> up to a maximum of twenty (20) storeys in locations identified as appropriate for the accommodation of <i>tall buildings</i> in the Land Use and Built Form Strategy, <i>may</i> be permitted, subject to the development of appropriate zoning standards, without the need for an amendment to this Plan, subject to the fulfillment of the following criteria:</p> <ul style="list-style-type: none"> (i) the objectives and policies of the Burloak Commons District and this Plan are maintained; (ii) demonstrate consideration of Council-approved urban design guidelines; (iii) implement the findings of the Land Use and Built Form Strategy, including appropriate transitions to the Natural Heritage System, existing neighbourhoods, as well as Bronte Creek Provincial Park and other relevant guidance; and, (iv) the proponent submits and implements, to the satisfaction of the <i>City</i>, an urban design brief that demonstrates how the proposal's design achieves high quality of design and mitigates the adverse impacts of the increase in height on public sidewalks, public open spaces and adjacent uses. <p>f) The City <i>shall</i> explore opportunities to partner in the provision of underground and/or structured parking spaces dedicated for public use.</p> <p>g) The following uses <i>may</i> be permitted in the Burloak Commons District:</p> <ul style="list-style-type: none"> (i) residential uses with the exception of single-detached and semi-detached dwellings;
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		<p>(ii) <i>additional residential units</i>, subject to the policies of Subsection 8.7.2 of this Plan;</p> <p>(iii) retail and <i>service commercial</i> uses;</p> <p>(iv) <i>office</i> uses, including research and development, and information processing uses;</p> <p>(v) <i>public service facilities</i>;</p> <p>(vi) <i>institutional uses</i>;</p> <p>(vii) hotel uses;</p> <p>(viii) <i>recreation</i> uses;</p> <p>(ix) <i>entertainment</i> uses;</p> <p>(x) light assembly and manufacturing uses compatible with <i>abutting</i> sensitive uses; and,</p> <p>(xi) day care centers.</p> <p>h) Notwithstanding Subsection 8.8.2(5.2.2) g) i) of this plan, limited single-detached and semi-detached dwellings <i>may</i> be permitted adjacent to the Natural Heritage System provided it can be demonstrated through the Burloak Commons Urban Design Concept Plan that additional 3-bedroom units can be accommodated and will not compromise the vision, objectives and policies of the District and of this Plan.</p> <p>i)The Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> identify locations and frontages in the Burloak Commons District which will require mixed uses and continuous active uses at grade. In these locations and frontages, <i>development shall</i> contain a minimum of two permitted uses, as identified in Subsection 8.8.2 (5.2.2) e) of this plan. <i>Institutional uses, public service facilities</i> and day care centers are permitted as standalone uses.</p> <p>j) The Zoning By-law <i>shall</i> establish a maximum floor area at grade per individual retail and <i>service commercial</i> unit, based on such considerations as planned commercial function, built form, and contribution to achieving vibrant, active and walkable built environments in the Burloak Commons District.</p>
2	8.8.2(6.6)(j)	<p>Amend policy 8.8.2(6.6)(j) by adding the underlined text:</p> <p>In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of Corporate Drive to Burloak Drive as shown on Schedule S shall be required <u>to be planned and secured</u> to the satisfaction of the City prior to approval of development</p>

		occurring within the Burloak Commons District as shown on Schedule S of this Plan, with the exception of development for the purposes of stormwater management. <u>The facilitation of the crossing may include the execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.</u>
3	8.8.2(6.6)(p)	Add policy 8.8.2(6.6)(p) with the following: Notwithstanding policy 8.8.2(6.6)(f) of this Plan, where a local street is adjacent to and runs parallel with a utility corridor, and is deemed by the <i>City</i> not to require sidewalks on both sides of the street, the local street <i>shall</i> have a minimum right-of-way width of 16 metres.
4	8.8.2(6.8)(c)	Add policy 8.8.2(6.8)(c) with the following: Notwithstanding policy 8.8.2(6.6)(f) of this Plan, where a laneway is proposed to be dedicated to the <i>City</i> as a public right-of-way, the laneway right-of-way width <i>shall</i> have a minimum width of 9 metres and <i>shall</i> meet the design requirements of the <i>City</i> , including: <ul style="list-style-type: none"> (i) that the laneway be designed to accommodate emergency vehicles, winter maintenance vehicles, and waste collection vehicles; and (ii) the provision of adequate space for snow storage.
5	8.8.2 (12.3) e)	Add Policy 8.8.2 (12.3) e) with the following: Notwithstanding Policy 8.8.2 (12.3) (a) and (b) of this Plan, applications for Zoning By-law Amendment and Draft Plan of Subdivision may be submitted to the <i>City</i> for the Meadows Neighbourhood District and the portion of the Mainway Institutional District located west of Sutton Drive.

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.

**THE CORPORATION OF THE CITY OF BURLINGTON
CITY OF BURLINGTON BY-LAW 2020.520**

A by-law to amend Zoning By-law 2020, as amended; for 5164, 5366, 5470 and 5900
Upper Middle Rd. and 5201 Mainway, Burlington

(File No.: 520-02/26)

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that zoning by-laws may be passed by the councils of local municipalities;

WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation DGM-38-26 on June 23, 2026 to amend by the City's existing Zoning By-law 2020, as amended, to permit the development of Phase 1 of the Bronte Creek Meadows Community, being a mixed-use complete community consisting of a variety of residential, commercial, institutional and employment uses for the lands located at 5164, 5366 and 5900 Upper Middle Rd. and 5201 Mainway, Burlington.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Map No. 28 W and 28 E of Part 15 to Zoning By-law 2020, as amended, is further amended by rezoning the lands as shown on Schedule "A" to this By-law.
2. The lands identified as "A" on Schedule "A" attached hereto are hereby rezoned from 'H-GE1-354', 'GE1-354', 'H-GE2-354', 'GE2-354', 'GE2-373', 'O2', and 'O3' to 'S', 'P', 'O2', 'O3', 'RBC1', 'RBC2', 'H-RBC1', 'H-RBC2', 'H-MXG-574', and 'H-MXE-575'.
3. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended is further amended by revising Subsection 2.12, "Visibility Triangles", Table 1.2.5, by adding "RBC1" and "RBC2" after "REV3" so that it reads:

Table 1.2.5

Zone	Visibility Triangle
RAL1	6 m x 6 m
RAL2	6 m x 6 m
RAL3	6 m x 6 m
RAL4	6 m x 6 m
RO1	6 m x 6 m
RO2	6 m x 6 m
RO3	6 m x 6 m
RO4	3 m x 3 m
REV1	6 m x 6 m
REV2	6 m x 6 m
REV3	6 m x 6 m
RBC1	6 m x 6 m
RBC2	6 m x 6 m
RM5	6 m x 6 m
UCR1-81	6 m x 6 m
DC, DW, DL-A, DL-B, DL-C, DRH, DRM	6 m x 6 m
Other Zones	9 m x 9 m

4. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.21(u) (i), by adding “RBC1”, “RBC2” after “REV3”.

5. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.28 “Classification of Roads” to modify Schedule ‘B’ East “Classification of Roads” by showing the extension of Sutton Drive from Mainway to Upper Middle Road as shown on Schedule “B” of this By-law.

6. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.36 by adding “and “Bronte Creek Meadows Community” after “Evergreen Community”:

7. Part 2, Residential Zones, of Zoning By-law 2020, as amended, is further amended by adding the following new Sections 30, 31, and 32 so that it reads:

30 RBC ZONE PERMITTED USES (BRONTE CREEK MEADOWS COMMUNITY)
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The uses permitted in all Residential ‘RBC’ Zones shall be in accordance with Table 2.30.1:

Table 2.30.1

USE	BRONTE CREEK MEADOWS COMMUNITY ZONES	
	RBC1	RBC2
Detached Dwelling	✓	
Semi-Detached Dwelling	✓	
Street Townhouse	✓	✓
Townhouse	✓ (a)	✓ (c)
Additional Residential Units	✓(b)	✓(b)

Footnotes to Table 2.30.1:

- (a) Subject to Part 5, Section 5
- (b) Subject to Part 1, Subsection 2.21(u), except where amended by Part 2, Section 31.6, Additional Residential Units or Part 2, Section 32.7 Additional Residential Units
- (c) Subject to Part 5, Section 5, except as amended by Part 2, Section 32

31. RBC1 ZONE REGULATIONS

31.1 LOT WIDTH, AREA, YARDS

Table 2.31.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached Dwelling	10 m	270 m ²	3 m dwelling 6 m garage	7 m	1.2 m, 0.6 m other side
Semi-Detached Dwelling	7.5 m	250 m ²	3 m dwelling 6 m garage	7 m	1.2 m, interior side yard 0 m
Street Townhouse	6 m	130 m ²	3 m dwelling 6 m garage	7 m	1.2 m, interior side yard 0 m

Table 2.31.2

Other Yards	Requirement
Yard abutting a Creek Block	7.5 m

Other Yards	Requirement
Yard abutting a Pipeline Easement	7 m

31.2 LOT COVERAGE

31.2.1 Maximum lot coverage, including all accessory buildings, shall be as follows:

- a) Detached Dwelling: 55%
- b) Semi-detached Dwelling: 55%
- c) Street Townhouse: 60%

31.3 DRIVEWAYS AND WALKWAYS

31.3.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.31.3

Lot Type	Front or Street Side Lot Width	Maximum Driveway Width
Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse	Less than 9 m	3 m
	9 m or more	5.5 m

- (a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted.
- (b) The remaining lot area between a street line and a building elevation facing a street shall be Landscaped Open Space Area.
- (c) A maximum of one driveway shall be provided for each property.

31.4 ENCROACHMENTS

31.4.1 Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

- (a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard and required street side yard.
- (b) Balconies are permitted only in a front yard or street side yard, or in a side yard abutting an Open Space zone or Park zone.

- (c) Balconies on a wall facing the front or street side, or side abutting an Open Space or Park zone, may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.
- (d) A bay window, balcony, vestibule, fire escape, or open stairway may not project into a required side yard.

31.5 BUILDING HEIGHT AND BUILT FORM

- (a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”, except as amended by the following:
 - (i) Minimum number of storeys: 2 storeys
 - (ii) Maximum number of storeys: 3 storeys

31.6 ADDITIONAL RESIDENTIAL UNITS

- (a) Notwithstanding any regulation to the contrary in Part 1, Subsection 2.21(u), where an Additional Residential Unit is accessed from an exterior entrance located within a side yard, the minimum interior side yard where the exterior entrance is located is required to be 1.2 metres.
- (b) Notwithstanding Part 1, Subsection 2.21(u)(v), for a building containing an Additional Residential Unit, a maximum of two exterior entrances are permitted on each elevation of the principal building facing a street.

32. RBC2 ZONE REGULATIONS

32.1 LOT WIDTH, AREA, YARDS

Table 2.32.1

Dwelling	Lot Width (d)	Lot Area (d)	Front Yard (a)	Rear Yard	Side Yard	Street Side Yard
Street Townhouse	6 m	130 m ²	3 m	(b) (c)	1.2 m, interior side yard 0 m	3 m
Townhouse	25 m	750 m ²	3 m	(b) (c)	1.2 m	3 m

Footnote to Table 2.32.1

- (a) For the purposes of determining the Front Lot Line, notwithstanding Part 16 Definitions, Lot Line, Front, the following regulations shall apply whether or not such abutting or adjacent streets have 0.3 m reserves:
- (i) for Through Lots abutting Sutton Drive and Corporate Drive:
 - i. the Street Line on Sutton Drive and Corporate Drive shall be deemed to be front lot line; and
 - (ii) for all other Through Lots:
 - i. the Street Line on a street with a deemed width of 18 m or greater shall be deemed to be the front lot line
- (b) For a Rear Yard abutting a street with a deemed width of 18 m or greater, the Rear Yard shall be 3 m for a dwelling and 6 m for a garage.
- (c) For a Rear Yard abutting a laneway, the Rear Yard shall be 3 m.

32.2 DRIVEWAYS AND WALKWAYS

32.2.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.32.2

Lot Type	Rear Street Line	Maximum Driveway Width
Street Townhouse with Rear Yard abutting a street with a deemed width of 18 m or greater	Less than 9 m	3 m
	9 m or greater	5.5 m
Street Townhouse with Rear Yard abutting a public	---	5.5 m

Lot Type	Rear Street Line	Maximum Driveway Width
or common-element laneway		
Townhouse with Rear Yard abutting a street	---	3 m for each dwelling unit
Townhouse with Rear Yard abutting a public or common-element laneway	---	5.5 m for each dwelling unit

- (a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted in a rear yard.
- (b) The remaining lot area between the rear street line and a building elevation facing a street with a deemed width of 18 m or greater shall be Landscaped Open Space Area.
- (c) Within a front yard or street side yard:
 - a. Driveways and parking are prohibited.
 - b. A walkway with a maximum width of 1.5m shall be permitted.
 - c. The remaining lot area between the front or street side lot line and a building elevation facing the street shall be Landscape Area.
- (d) A maximum of one driveway shall be provided for each property.

32.3 ENCROACHMENTS:

32.3.1 Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

- (a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard, Landscape Area and required street side yard.
- (b) Balconies may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.
- (c) A bay window, balcony, vestibule, or fire escape, or open stairway may not project into a required side yard.

32.4 BUILDING HEIGHT AND BUILT FORM

- (a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”, except as amended by the following:

For Townhouses and Street Townhouses:

- (i) Minimum number of storeys: 2 storeys
- (ii) Maximum number of storeys: 3 storeys

- (b) For Through Lots abutting Corporate Drive and Sutton Drive:

- (i) Units shall present a front building elevation with an exterior entrance towards one or more of: Corporate Drive, Sutton Drive, or a side street with a deemed width of 18 m or greater.
 - (ii) Vehicle access is prohibited on Sutton Drive or Corporate Drive
- (c) On Through Lots abutting any other street with a deemed width of 18 m or greater:
- (i) Units shall present a front building elevation with an exterior entrance towards one or more of: the front street line or a side street with a deemed width of 18 m or greater.
 - (ii) Vehicle Access is prohibited on a street with a deemed width of 18 m or greater

32.5 ACCESSORY BUILDINGS AND STRUCTURES

- (a) Notwithstanding Part 1, Section 2.2:
- (i) for all accessory buildings the minimum setback from a lot line abutting any street shall be 3 m
 - (ii) for all accessory structures the minimum setback from a rear lot line shall be 1 m

32.6 FENCING AND PRIVACY SCREENS

- (a) Fences and walls shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:
- (i) Maximum height in a front yard, street side yard, and rear yard: 1 m
 - (ii) Minimum setback from a lot line abutting a laneway or rear street line: 1 m
- (b) Privacy screens shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:
- (i) Privacy screens only permitted on:
 - i. a balcony,
 - ii. the side or street side elevations of a deck,
 - iii. the side (excluding street side) elevations of a porch.

32.7 ADDITIONAL RESIDENTIAL UNITS

- (a) In addition to Part 1, Subsection 2.21(u), Where an Additional Residential Unit is accessed from an exterior entrance located within a side yard, the minimum interior side yard where the exterior entrance is located in is required to be 1.2 metres.
- (b) Notwithstanding Part 1, Subsection 2.21(u)(v), for a building containing an Additional Residential Unit, a maximum of two exterior entrances are permitted on each elevation of the principal building facing a street.

8. Part 11, Holding Zone Provisions, of Zoning By-law 2020, as amended, is further amended by adding to Appendix A, Site-Specific Requirement 108, 109, and 110 for Removal of an “H” Holding Symbol, as follows:

108.	H-RBC1 and H-RBC-2	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall complete the following to the satisfaction of the City of Burlington Director of Community Planning:</p> <ul style="list-style-type: none"> a. The owner shall provide the City with relevant archaeological analysis and supporting documentation to demonstrate that the owner has obtained consent from the Ministry of Citizenship and Multiculturalism, in accordance with Part VI of the <i>Ontario Heritage Act</i>, to develop the subject lands in accordance with this By-law. 			

109.	H-MXG-574	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall have addressed the following requirements for all the residential units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation to the City of Burlington that these matters have been addressed:</p> <ul style="list-style-type: none"> (a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; (b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements; (c) The Owner shall have made all required payments associated with the Allocation Program; and, (d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter. 			

110.	H-MXE-575	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall complete the following to the satisfaction of the City of Burlington Director of Community Planning:</p> <ul style="list-style-type: none"> a. a Land Use Compatibility Study and other studies deemed necessary by the City, demonstrating that any proposed land uses are compatible with those existing and planned on site and in the surrounding area; and b. The owner shall provide the City with relevant archaeological analysis and supporting documentation to demonstrate that the owner has obtained consent from the Ministry of Citizenship and Multiculturalism, in accordance with Part VI of the <i>Ontario Heritage Act</i>, to develop the subject lands in accordance with this By-law. 			

9. Part 14, Exceptions to Zone Designations, of Zoning By-law 2020, as amended, is further amended by adding a new Exception 574 and Exception 575 as follows:

Exception 574	Zone H-MXG	Map 28-W & 28-E	Amendment	Enacted
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1. **Additional Prohibited Uses:**

- (a) All Automotive uses
- (b) Drive-through facilities
- (c) Night Club

2. **Additional Permitted Uses:**

- (a) Public Service Facilities
 - a. Definition of Public Service Facilities: means land, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.

3. **Additional Regulations for all permitted uses:**

- (a) For buildings located within 25 metres of Sutton Drive:
 - a. The building shall contain a minimum of two permitted uses.
 - b. Regulation a. above shall not apply to a building containing a permitted Community Institution, Place of Worship, School, Long-term care facility, Public Service Facilities, or Day Care use.
 - c. Dwelling units and residential amenity areas shall be prohibited on the ground floor facing Sutton Drive.
- (b) Notwithstanding Table 5.4.1,
 - a. for a building with a height of 3 storeys or less, the yard abutting a residential zone shall be 3 m.
 - b. for a building with a height greater than 3 storeys, the Yard abutting a residential zone shall be:
 - i. Floors 1 to 3: 12 m
 - ii. Floors 4 and higher: 15 m
- (c) BUILDING HEIGHT:
 - (i) For Apartment buildings, Long-Term Care Facility, Retirement Homes, and Office buildings:
 - i. Minimum number of storeys: 2 storeys
 - ii. Maximum number of storeys: 8 storeys
 - (ii) For all Townhouses:
 - (a) Minimum number of storeys: 2 storeys
 - (b) Maximum number of storeys: 3 storeys
 - (c) No minimum floor area for the third storey
 - (iii) For all other uses:
 - (i) Minimum number of storeys: 2 storeys
 - (ii) Maximum number of storeys: 5 storeys
- (d) Landscape Buffer:

- (i) Abutting a Residential Zone: 3 m
- (e) Residential Bicycle Parking for Apartment Building:
 - (i) Short-term: 0.1 bicycle parking spaces per unit
 - (ii) Long-term: 0.5 bicycle parking spaces per unit
 - (iii) For the purpose of Bicycle parking regulations:
 - i. Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long-term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
 - ii. Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 575	Zone H-MXE	Map 28-W & 28-E	Amendment	Enacted
<p>1. <u>Additional Prohibited Uses:</u></p> <ul style="list-style-type: none"> a. Drive-through facilities b. All Automotive uses <p>2. <u>Additional Permitted Uses:</u></p> <ul style="list-style-type: none"> a. Retirement Homes, as per MXG zone b. Long Term Care Facility, as per Part 1, Section 2.21(b) c. Public and Private Hospitals, Public Health Care, Social Services, as Per Part 1, Section 2.21(c) d. Places of Worship, as per Part 1, Section 2.21(d) e. Day Care Centre, as per Part 1, Section 2.21(f) f. Residential Social Services, as per Part 1, Section 2.21(j) g. Public Service Facilities <ul style="list-style-type: none"> i. Definition of Public Service Facilities: means land, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. <p>3. <u>Permitted Industrial Uses only:</u> Notwithstanding Part 5, Table 5.2.1, only the following Industrial Uses permitted in a GE2 zone are permitted:</p> <ul style="list-style-type: none"> a. Training Centre 				

- b. Research and Development
 - c. Knowledge-Based & High Technology
 - d. Pharmaceutical & Medicines
4. Outside Storage for all Industrial Uses:
- Notwithstanding Part 5, Table 5.2.1 footnote (j), Outside Storage associated with permitted Industrial Uses are subject to the Outside Storage regulations in Part 5, Section 4.7 regulations only.
5. Retail and Service Commercial Uses
- a. Permitted retail and service commercial uses are only permitted on the ground floor of a building containing a permitted Office use, Industrial use, Retirement Home, Long-term care facility, Public and Private Hospital, Public Health Care use, Social Services use, Place of Worship, Day Care Centre, Residential Social Services, Public Service Facilities, Community Institution, or School use.
 - b. A maximum of 50% of Floor Area shall be used for permitted retail and service commercial uses.
6. Separation Distances
7. The following uses shall be set back a minimum of 90 m from Mainway:
- a. Community Institution
 - b. Retirement Home
 - c. Long-term care facility
 - d. Public and Private Hospitals, Public Health Care, Social Services
 - e. Places of worship
 - f. Day Care
 - g. Residential social services
 - h. Public service facility
 - i. Outdoor recreational uses
8. Building Height
- Minimum: 2 storeys
- Maximum: 8 storeys
9. Other regulations:
- a. Notwithstanding Part 1, 2.21(a), a School is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
 - b. Notwithstanding Part 1, 2.21(b)(i), a Long-Term Care Facility is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
 - c. Notwithstanding Part 1, 2.21(c)(iii), a Public and Private Hospital, Public Health Care, Social Services use is not required to have a front or side lot line in common with a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.

- d. Notwithstanding Part 1, 2.21(d), a Place of Worship is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- e. Notwithstanding Part 1, 2.21(f), a Day Care Centre is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- f. Notwithstanding Part 1, 2.21(j)(iii), a Residential Social Services use is not required to have a front or side lot line in common with a Major Arterial, Multi-Purpose Arterial, or Minor Arterial Road.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

Enacted and passed this 16th day of June, 2026

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond _____

Schedule B

Schedule 'B' - East
CLASSIFICATION OF ROADS





**CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL
PLAN FOR REGISTRATION OF PLAN OF SUBDIVISION BY:**

Alinea – Bronte Creek Meadows Community Phase 1

FILE: 510-01/26

**The Conditions which shall be fulfilled prior to final approval of this Plan of
Subdivision are as follows:**

1. This approval applies to the Draft Plan of Subdivision prepared by Bousfields Inc., dated June 3, 2026, consisting of 181 Low Density Residential lots, 16 On-Street Townhouse blocks, 13 Double Frontage Townhouse blocks, one Medium Density Mixed Use Block, one Employment Block, one Park block, two Stormwater Management Pond blocks, three Open Space blocks, two Easement blocks, two Natural Heritage blocks, four Potential Enhancement blocks, five Development blocks, one Potential Creek Crossing block, one Road Widening block, and Roads identified as 26.0m Public R.O.W., 18m Public R.O.W., and 7.5m Public Lane.
2. Prior to final approval, the owner shall sign the City of Burlington's Subdivision Agreement and any other necessary agreement(s) in effect on the date of signing thereof, in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor, within three years of the date of draft approval; and acknowledge the implications of the standard conditions contained in the City's Standard Subdivision Agreement, failing which, the draft approval shall lapse.
3. **The Owner shall complete the following to the satisfaction of the Director of Community Planning, Director or Engineering Services, Director of Transportation Services, Manager of Parks Design and Construction, and in a form satisfactory to the Commissioner of Legal and Legislative Services/City Solicitor:**
 - a. Dedicate to the City of Burlington free of charge, including all legal and survey costs, the following as identified on the Draft Plan of Subdivision (as may be modified/revised based on final detailed design):
 - i. Park Block 215 (1.102 ha);
 - ii. Stormwater Management Pond Blocks 216 and 217 (combined area of 4.068 ha);
 - iii. Open Space Blocks 218-220 (combined area of 0.051 ha);
 - iv. Easement Blocks 221 and 222 (combined area of 0.539 ha);

- v. Natural Heritage Blocks 223 and 224 (combined area of 13.675 ha);
- vi. Potential Enhancement Blocks 225-228 (combined area of 0.918 ha);
- vii. Potential Crossing Block 235 (0.252 ha);
- viii. Road Widening Block 236 (0.090 ha);
- b. Dedicate to the City of Burlington and/or the Region of Halton free of charge, including all legal and survey costs, the following as identified on the Draft Plan of Subdivision (as may be modified/revised based on final detailed design):
 - i. Rights-of-way widenings:
 - 1. Approximate widening of 1-2 m along Mainway, adjacent to the subject lands, the exact widening which shall be determined/identified by the Applicant/Owner's Ontario Land Surveyor (OLS)
 - 2. Any and all rights-of-way widenings identified by the Region of Halton in accordance with the applicable Official Plan.
 - ii. 26.0 m rights-of-way for Neighbourhood Connector Streets 'A' and 'B' (4.193 ha);
 - iii. 18.0 m rights-of-way for Local Streets 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', and 'O';
 - iv. 18.0 m rights-of-way for two north-south segments of Street 'P' perpendicular to Street 'O';
 - v. 16.0 m right-of-way for east-west segment of Street 'P' parallel to Street 'O';
 - vi. 9.0 m right-of-way for public laneway, Lane 'A' (0.156 ha);
 - vii. 15 m x 15 m daylight triangles at Region of Halton intersection:
 - 1. Upper Middle Road and Street 'B' (aka Sutton Drive Extension)
 - 2. Upper Middle Road and Street "I"
 - viii. 5 m x 5 m daylight triangles at intersection of:
 - 1. Mainway and Street 'B' (aka Sutton Drive Extension)
 - 2. Street 'A' (aka Corporate Drive Extension) and Street 'B' (aka Sutton Drive Extension)
 - 3. Street 'A' (aka Corporate Drive Extension) with all intersecting Local Streets
 - 4. Street 'B' (aka Sutton Drive Extension) and Street 'O'
 - ix. 3 m x 3 m daylight triangles at all intersections of:
 - 1. Local Streets and Local Streets
 - x. 3 m x 3 m daylight triangles at intersections of:

1. Lane 'A' and Street 'L', Street 'N' and Street 'O'
 2. Subject to discretion of Directors of Transportation Services or Engineering Services or their designates.
- xi. All easements identified on the approved draft plan and through detailed engineering design, to the satisfaction of the City and the Region.
- c. Dedicate to the City of Burlington and/or the Region of Halton free of charge, including all legal and survey costs, the following to be identified through revisions to the Draft Plan of Subdivision, as needed, subject to approval of final detailed design to the satisfaction of the City of Burlington and the Region of Halton:
- i. Additional right-of-way widths for street segments, in accordance with the final approved Transportation Impact Study which may include but not be limited to:
 1. Street 'B' between Upper Middle Road and Street 'O';
 2. Street 'B' between Mainway and Stormwater Management Pond Block 217;
 3. Street 'I' between Upper Middle Road and Street 'O';
 4. Street 'P' east-west segment parallel to Street 'O';
 - ii. All 0.3 m reserves to the satisfaction of the City and the Region including but not limited to those listed in Condition 8.h.ix.
 - iii. Additional Open Space blocks for the purpose of entry features at locations that are gateways to the Bronte Creek Meadows Community, identified in the final approval Tertiary Plan and Urban Design Strategy, which may include but not be limited to:
 1. Adjacent to Street 'B' in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 222;
 2. Adjacent to Street 'I' in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 221;
 3. Adjacent to Street 'B' in proximity to Mainway;
 4. Adjacent to Street 'A' in proximity to Potential Crossing Block 235.

Location and number of entry features shall be determined in accordance with the Tertiary Plan and through detailed design to ensure the Open Space blocks are feasible in the locations identified.

- d. Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum and provide the City a digital copy of the plan in .dwg format with all points and line work on separate layers.

- e. Dedicate the foregoing lands to the City of Burlington with free title (free and clear of encumbrances).
 - i. Notwithstanding condition 3.e., the following blocks and rights-of-way may be encumbered by easements in favour of Enbridge and/or the Region of Halton, and may be dedicated to the City with such encumbrances at the discretion of the City of Burlington Commissioner of Legal and Legislative Services/City Solicitor:
 - 1. Easement Blocks 221 and 222,
 - 2. portions of Streets 'B' and 'I',
 - 3. Park Block 215, and
 - 4. Natural Heritage System Block 224.
 - f. Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreement.
 - g. Pay for the cost of lifting 0.3 metre reserves, as may be required.
 - h. Pay for the cost of dismissing/amending existing easements, as may be required.
- 4. The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing and prior to the first engineering submission:**
- a. Submit an updated **Scoped Subwatershed Study** that addresses all comments from Conservation Halton, the City of Burlington, and the City's peer reviewers, pertaining to Phase 1 of the Bronte Creek Meadows Community, and agree to implement all recommendations contained within the updated Scoped Subwatershed Study pertaining to Phase 1, to the satisfaction of Conservation Halton and the Director of Community Planning.
 - b. Submit an updated **Master Environmental Servicing Plan** that addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community and is consistent with the updated Scoped Subwatershed Study as approved by Conservation Halton and the City of Burlington for the purposes of Phase 1 of the Bronte Creek Meadows Community, to the satisfaction of Conservation Halton and the Director of Community Planning.
 - c. Submit an updated **Land Use & Built Form Strategy** that
 - i. addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community, and lands outside of Phase 1 within the Bronte Creek Meadows lands that drain towards stormwater management facilities/infrastructure within Phase 1, and
 - ii. is consistent with the updated Scoped Subwatershed Study as approved by Conservation Halton and the City of Burlington for the purposes of Phase 1 of the Bronte Creek Meadows Community

to the satisfaction of the Director of Community Planning.

- d. Agree to implement all recommendations contained within the updated Land Use and Built Form Strategy to the satisfaction of the Director of Community Planning.
 - e. Remove statutory notice signs that were required to be posted on the subject lands or in adjacent rights-of-way in relation to applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Phase 1 of the Bronte Creek Meadows Community.
- 5. Upon obtaining written confirmation from the Director of Community Planning that the required updates to the Scoped Subwatershed Study, Master Environmental Servicing Plan, and Land Use and Built Form Strategy have been completed to the satisfaction of Conservation Halton and the Director of Community Planning as required by conditions 4(a), 4(b), and 4(c), the Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing and prior to the first engineering submission:**
- a. Submit to the City, and obtain the written approval of the Director of Community Planning for, a revised Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Concepts, and Streetscape Plan that:
 - i. Have been developed in consultation with the Burlington Urban Design (BUD) Panel and includes written responses to the feedback provided by BUD;
 - ii. Address the policy requirements of the City's Official Plan for tertiary planning and urban design of the Meadows Neighbourhood District and Mainway Institutional District in the Bronte Creek Meadows Community;
 - iii. Respond to all comments provided to date by the City and other agencies on previously submitted version(s) of the Tertiary Plan; and
 - iv. Are consistent with and implement the approved Scoped Subwatershed Study and Land Use and Built Form Strategy.
 - b. Agree to implement the approved Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Concepts, and Streetscape Plan and the design policies of the City's Official Plan in the detailed design of the subdivision, to the satisfaction of the Director of Community Planning.
 - c. Submit to the City a revised Phase 1 Environmental Impact Assessment that
 - i. addresses all comments of the City of Burlington, the City's environmental peer reviewer (LGL Limited), and Conservation Halton, to the satisfaction of the Director of Community Planning, including mitigation and enhancement measures needed to address negative impacts to the NHS from all proposed uses; and

- ii. and is consistent with and implements the approved Scoped Subwatershed Study, Master Environmental Servicing Plan, and Land Use and Built Form Strategy.
- d. Submit to the City a detailed Buffer, Enhancement Area, and Trail Design Plan that is consistent with and implements the approved Scoped Subwatershed Study, Land Use and Built Form Strategy, and Environmental Impact Assessment, and determines the following to the satisfaction of the Director of Community Planning:
 - i. the appropriate buffer width for the southern edge of the City-owned Woodlot surrounded by Open Space Block 224;
 - ii. the design of all buffers of the natural heritage system within Phase 1;
 - iii. the detailed design plan for all enhancement areas (including the crossing associated with Street B, the proposed enhancement areas in the Environmental Impact Assessment, and non-naturalized components of the natural heritage system associated with hazard lands); and
 - iv. the design of trails that are located within or adjacent to the natural heritage system,
that will achieve the goal of no negative impact to woodland and wetland ecological function, including interior habitat, edge conditions, and hydrologic regime (e.g., limiting unplanned encroachments, habitat protection and enhancements, water quality protections during unanticipated events, noise control particularly from road infrastructure, light impacts, and salt/fertilizer contamination).
- e. Submit a Monitoring and Adaptive Management Plan by a Certified Ecologist for lands to be conserved, restored and protected in a post development setting to the satisfaction of the Director of Community Planning. The plan should include but not be limited to:
 - i. recommended actions to be implemented during pre-construction, construction, and post construction stages of the development;
 - ii. detailed explanations of necessary monitoring and adaptive management required to (1) address/prevent invasive species, (2) ensure success/establishment of restoration area, buffers, and wildlife enhancement designs; and (3) detect and further mitigate woodland edge effects and wetland impacts (e.g., hydroperiod monitoring) to ensure their continued and improved ecological roles.
- f. Submit a detailed Stormwater Management plan that addresses all comments from Conservation Halton and the City, and achieves the following to the satisfaction of the Director of Community Planning:
 - i. Is consistent with and implements the approved Scoped Subwatershed Study, including the water budget and supply recommendations within the Scoped Subwatershed Study; and
 - ii. Is consistent with and implements the approved Land Use and Built Form Strategy, including the approved development concept, land

- use, built form, densities, and imperviousness of development in all lands that will drain to the stormwater management facilities in Phase 1 of the Bronte Creek Meadows Community.
- g. Submit an updated Conceptual Transit Routes Plan as needed to demonstrate consistency with the approved Tertiary Plan and updated Transportation and Mobility Impact Study, to the satisfaction of the Director of Transit, Director of Transportation Services, and Director of Community Planning;
 - h. Submit an updated Active Transportation Network Plan and a detailed Trails Plan that achieve the following to the satisfaction of the Director of Community Planning, Director of Transportation Services, and Manager of Parks Design and Construction:
 - i. Are consistent with the approved Scoped Subwatershed Study, Land Use and Built Form Strategy, Environmental Impact Assessment, and Tertiary Plan;
 - ii. Are in accordance with the in-effect version of the City's Community Trail Strategy;
 - iii. Are consistent with the detailed Buffer and Trail Design Plan and detailed design of enhancement blocks;
 - iv. Are consistent with the approved Transportation and Mobility Impact Study and the Landscape Construction Drawings;
 - v. Identify any needed revisions to the draft plan of subdivision to implement the Active Transportation Network Plan and Trails Plan.
- 6. Upon obtaining written confirmation from the Director of Community Planning that the requirements of conditions 5(a) to 5(f) have been completed to the satisfaction of the Director of Community Planning, the Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing:**
- a. Submit a detailed Erosion and Sediment Control and Soil Management plan with associated monitoring and management requirements to the satisfaction of the Director of Community Planning, the Director of Engineering Services, the Manager of Forestry, and the Manager of Parks and Open Space;
 - b. Submit a construction management plan and associated construction plans (e.g., exclusionary fencing) for the management and protection of wildlife during construction to the satisfaction of the Director of Community Planning;
 - c. Submit DFO permitting correspondences and conditions in-water works (or registration commitments); and
 - d. Submit provincial and federal permitting correspondences and conditions for impacts to species at risk and their habitat, if applicable.
7. Prior to site alteration, servicing or grading of the portions of the site subject to Stage 3 archaeological assessment, the Owner shall carry out additional Stage 3 archaeological assessments, as per the recommendations of the Stage 1-2

Archaeological Assessment Report dated 7 August 2025, prepared by Archaeological Services Inc., and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Citizenship and Multiculturalism. No grading or other soil disturbance shall take place on the subject property prior to the letter of the Ministry Acknowledgement Letter, to the satisfaction of the Director of Community Planning.

8. The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to obtaining approvals for earthworks or servicing:

- a. Submit an updated Planning Justification Report or accepted equivalent that:
 - i. responds to and reflects the approved Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, Environmental Impact Assessment, Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Brief; and
 - ii. responds to comments provided by the City on previous versions of the Planning Justification Report;
 - iii. explains how the revised draft plan of subdivision implements the recommendations of the approved technical studies referenced in these conditions of draft plan approval; and
 - iv. demonstrates how the revised proposed development of Phase 1 of the Bronte Creek Meadows Community conforms to the applicable Provincial Planning Statement, Official Plan(s) of the City of Burlington, and Zoning By-law of the City of Burlington, and implements the approved vision and objectives of the Bronte Creek Meadows Community.
- b. Submit an updated Functional Servicing Report that is consistent with and implements the approved Area Servicing Plan, Scoped Subwatershed Study, and Master Environmental Servicing Plan, to the satisfaction of the Director of Engineering Services, the Region of Halton, and the Director of Community Planning;
- c. Submit an update or addendum to the Transportation and Mobility Impact Study that implements the approved Land Use and Built Form Strategy and Tertiary Plan and addresses the comments provided by the City of Burlington, Region of Halton, and Ministry of Transportation;
- d. Submit an updated Tree Canopy Statement that demonstrates how the urban forestry objectives of the City's Official Plan and Urban Forest Management Plan will be addressed through the proposed development;
- e. Submit a revised design for Lane A to the City for review and approval by the Director of Community Planning, in accordance with the following:
 - i. The revised design submission for Lane A shall include the following materials and information completed by relevant qualified professional(s): cross-section drawings, plan drawings, and an

- accompanying functional justification report/brief, and such additional materials and information as the Director of Community Planning may require, which may include stormwater management analysis, lighting plan and photometric details, urban design brief, waste management plan, vehicle turning movement diagrams and swept path analysis, landscape plan, signage plan, and/or written response to comments by City staff and/or Burlington Urban Design Panel.
- ii. The revised design shall address the City's requirements, including the public laneway design requirements of the City communicated by Community Planning staff to the Owner's planning consultant by email on February 10, 2026, and as may be further clarified or revised by the Director of Community Planning in consultation with the Director of Engineering Services, Director of Transportation Services, Director of Roads Parks and Forestry, Fire Department, Region of Halton, or utility providers.
 - iii. The Owner further agrees to revise the draft plan of subdivision to reflect the design for Lane A and abutting blocks and streets approved by the Director of Community Planning
- f. Submit to the City a Hydro Corridor Land Use Application or equivalent documentation demonstrating that the Owner has consulted with Hydro One and initiated the process(es) required by Hydro One to confirm the feasibility of the proposed road crossings of the Hydro One corridor (Streets B and I) and any other proposed development or site alteration within the hydro corridor.
 - g. Submit to the City documentation demonstrating that the Owner has consulted with Enbridge and initiated the process(es) required by Enbridge to confirm the feasibility of the proposed road crossings of the Enbridge pipeline corridor (Streets B and I), the proposed development adjacent to the Enbridge pipeline corridor (Street P and Blocks 213 and 229-232) and any other proposed development or site alteration within the Enbridge pipeline corridor.
 - h. Revise the draft plan of subdivision as needed to address, implement, and be consistent with the approved technical studies and reports referenced in these conditions of Draft Plan approval, to the satisfaction of the Director of Community Planning. The Owner agrees that revisions to the draft plan of subdivision may be required to include, but not be limited to, the following:
 - i. Revisions to align blocks and lots with approved zoning boundaries and achieve conformity with the Zoning By-law;
 - ii. Revisions to Lots 1 through 18, Employment Block 214, Stormwater Management Pond Blocks 216 and 217, Open Space Block 219, Natural Heritage System Blocks 223 and 224, Enhancement Blocks

- 225-228, for the purpose of directing development away from hazards and providing appropriate buffers to the Natural Heritage System, in accordance with the approved Subwatershed Study and Environmental Impact Assessment;
- iii. Revisions to Lane A, Open Space block 220, and Development Blocks 233 and 234 to reflect an approved laneway design and lotting pattern for lands to be accessed by the laneway. These revisions may be required to include the provision of a “bump-out” of the Lane A right-of-way or the creation of an additional Open Space block for snow storage or stormwater management purposes.
 - iv. Revisions to the right-of-way width of Street P to 18 metres minimum if it is determined by the Director of Transportation that sidewalks are required on both sides of the window street;
 - v. Revisions to the right-of-way width of Streets I and B in proximity to Upper Middle Road, and of Street B in proximity to Mainway, if it is determined by the Region of Halton and/or the Director of Transportation that additional right-of-way width will be required in these locations;
 - vi. Revisions to Stormwater Management Pond Blocks 216 and 217 as needed to ensure adequate sizing and design of stormwater management facilities/infrastructure, in accordance with an approved Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Study, Environmental Impact Assessment, and Stormwater Management Report;
 - vii. Revisions to provide a minimum 5 m wide easement or block conveyance as required by the City for storm sewer crossing(s) between Street H and Enhancement Block 228
 - viii. Revisions to create additional blocks to be dedicated gratuitously to the City for the purpose of providing entry features at gateways to the Bronte Creek Meadows Community, in accordance with an approved Tertiary Plan and where determined to be feasible and appropriate by the City in consultation with Hydro One, Enbridge, and the Region of Halton.
 - ix. Revisions to provide 0.3 metre reserve blocks where required by the City or Region of Halton, which:
 1. shall include but not be limited to:
 - a. the side street frontage of Lot 153 abutting Street A;
 - b. the frontages of Blocks 199-212 abutting Streets A, C, G, H, I, and J;
 - c. the frontages of Block 233 abutting Streets N and O;
 - d. the frontages of Block 234 abutting Streets A, B, and O; and

2. may also include but not be limited to:
 - a. the eastern edge of Street B abutting lands not part of this application,
 - b. the frontages of Employment Block 214 abutting Mainway and/or abutting Street B in proximity to Mainway,
 - c. the frontage of Medium-Density Mixed-Use Block 213 abutting Street B and/or Street O;
 - d. portions of Street I north of Street O.
- x. Revisions to the Roads Schedule to correct the reference to “7.5m Public Lane” to reflect the approved width and area of the Lane A right-of-way;
- xi. Revisions to remove the word “potential” from the labeling of “Potential Enhancement Blocks” 225-228 and “Potential Crossing Block” 235 on the draft plan of subdivision and in the Land Use – Area Table.
- xii. Revisions to the naming of “Employment Block” 214 to be more reflective of the approved Official Plan designation and zoning permissions applying to this block.
- xiii. Revisions to the rear lot lines of Lots 153 and 154 where determined by the City that such revision would be desirable or necessary to provide a more regular lot shape for these lots while also maintaining the size of, and maintaining or improving the function of, Enhancement Block 225 in accordance with an approved Environmental Impact Study. Such revision may require a minor adjustment to the boundaries of the applicable zones through the appropriate Zoning Bylaw Amendment process in order to maintain conformity with the Zoning Bylaw.

9. The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to entering into a subdivision agreement:

- a. Submit to the City a revised Housing Impact Statement that addresses comments provided by the Community Planning Department.
- b. Submit to the City a revised Land Use Compatibility study that addresses the comments provided by Pinchin dated March 27, 2026.
- c. Agree to include the following clauses in the subdivision agreement:
 - i. The Owner’s certified consultant(s) to complete all required implementation and monitoring work in accordance with the Adaptive Management and Monitoring Plan at the sole cost of the Owner, to the satisfaction of the City.
- d. Agree to provide the necessary security deposits for all the works as required by the City of Burlington and agencies, in accordance with the approved plans/drawings.

- e. Agree to provide a stormwater management easement in favour of the City of Burlington across other lands owned by the applicant for the purpose of conveying stormwater and drainage flows from the outlet of Stormwater Management Pond Block 217 to the Mainway right-of-way, if deemed by the City to be required.
- f. Agree to provide and install at the Owner's expense such signage as the City deems necessary in the Lane A right-of-way;
- g. Agree to register such warning clauses as the Director of Community Planning may deem necessary on title of blocks or lots abutting Lane A;
- h. Agree to convey such maintenance access easements in favour of the City on portions of Blocks 233 and 234 as the City may require for the purpose of ensuring maintenance access for infrastructure within the Lane A right-of-way.
- i. Agree to provide any public-access easements on private property that the City may require for the purpose of improving neighbourhood connectivity and multi-modal mobility and supporting and promoting active transportation on a neighbourhood scale.
- j. The Owner shall acknowledge and agree that in addition to submitting a revised Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, and Area Servicing Plan to the satisfaction of the Director of Community Planning, Conservation Halton, and Region of Halton to the extent required for the purposes of obtaining final approvals for Phase 1 of the Bronte Creek Meadows Community, the Owner shall also be responsible for further updating the Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, and Area Servicing Plan, and obtaining comprehensive final approvals for these studies from the Director of Community Planning, Conservation Halton, and the Region of Halton, prior to approval of any future applications for Draft Plan of Subdivision and/or Zoning By-law Amendment for any subsequent phase of the Bronte Creek Meadows Community.
- k. The Owner agrees that it shall be the responsibility of the Owner to plan and secure the provision of a crossing over Sheldon Creek to facilitate the multi-modal extension of Corporate Drive to Burloak Drive. The Owner's obligations to plan and secure the provision of the crossing, may include but not be limited to the following prior to the approval of subsequent phases of development east of Sutton Drive: execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.
- l. Agree to include in all offers of purchase and sale for all residential lots and blocks abutting Open Space Blocks 218-220, and approved public trail locations, the following clause:

- i. "Purchasers are advised that these open space/walkway areas will be used for general active and passive public recreation and leisure uses, including walkways/bikeways."
- m. Agree to display a copy of the approved draft plan and draft plan conditions in the sales office for the information of purchasers;
- n. Agree to provide copies of the draft plan conditions for the review of purchasers, if requested;
- o. Agree to make available to all purchasers a copy of an Information Sheet for New Home Buyers to be developed and provided to the Owner by the City, or to be developed by the Owner and approved by the City, as determined by the Director of Community Planning;
- p. Agree to provide all new home purchasers in the subdivision with an information brochure, approved by the Director of Community Planning, that contains information on the ecological value and function of the natural areas within the community to be preserved, and appropriate stewardship behaviour such as domestic pet control, no debris/garbage dumping, no vegetation control and no pedestrian access except at specified trail locations.
- q. Agree to make any excess parcel which is unsuitable for development, available for assembly with the adjacent developments or with adjacent open space lands.

10. The Owner / Applicant shall complete the following for Phase I of the subdivision to the satisfaction of the Director of Engineering Services of the City of Burlington:

- a. Agree to complete all design works, including but not limited to site grading, servicing, roads, sidewalks, boulevards, street lighting, driveway locations, (including the restoration of all disturbed municipal property and infrastructure).
- b. Agree to provide the necessary security deposit for all the works, all in accordance with all agency's requirements and the approved engineering drawings.
- c. Prior to registration of any portion of the subdivision, the owner shall submit a comprehensive phasing plan indicating the sequence of development, the land area in hectares, the number of lots and blocks for each phase, the proposed use of all blocks including the proposed number of units, and how comprehensive development is to proceed, including construction of public services and creek block work.
- d. Prior to the registration of each phase, dedicate to the City free of charge the following:
 - i. any easements over the subject property required for access, drainage, services and/or utilities;

- ii. any easements over adjacent properties as required to accommodate access, services, Creek Blocks, and/or overland flow swales.
- e. Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum and provide the City a digital copy of the plan in .dwg format with all points and line work on separate layers.
- f. Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreements.
- g. Agree that prior to any land being conveyed to the City of Burlington, including but not limited to roads, road widening, stormwater management facilities, open space, parks, creek blocks and buffers that the owner undertake an environmental audit and will not be accepted with a Certificate of Property Use. Agree to undertake any work to clean the site of soil contamination to make the land suitable for the use proposed.
- h. Acknowledge that the suitability of the land for the proposed use is the responsibility of the landowner, and that prior to registration of each phase, the Owner shall undertake an environmental assessment performed by a Qualified Person to ensure that the land is suitable for the proposed use. If in the opinion of the Qualified Person, the environmental site assessment indicates the land may not be suitable for the proposed use, the Qualified Person must so advise the Ministry of the Environment Conservation and Parks and the City of Burlington. The Owner undertakes to do further investigative studies and to do all works required to make the lands suitable for the proposed use. The Owner shall also agree to make available for inspection to all prospective purchaser's copies of the completed Environmental Site Assessment and Record of Site Condition, if applicable.
- i. Agree that if during ongoing road construction, as well as subdivision and/or related site plan works, the land is determined not to be suitable for the proposed use, to undertake further investigative studies and perform all necessary works required to make the land suitable for the proposed use, all at expense of the owner, if applicable.
- j. Agree to submit an amended Geotechnical Study and to implement the recommendations of the approved Geotechnical Study for road construction as well as subdivision and/or related site plan servicing works.
- k. Agree to submit an amended Functional Servicing Report/Stormwater Management Report including but not limited to Grading, Servicing and Stormwater Management and to implement the necessary stormwater management recommendations of the approved Scoped Subwatershed Study /Master Environmental Servicing Plan. The Owner shall also agree

to make any revisions to the draft plan necessary to implement the approved recommendations.

- l. Agree that foundation drainage shall discharge directly into the storm sewer either by gravity or sump pump installation. Connections by gravity will not be permitted unless hydraulic grade line analysis confirms that surcharging of the storm sewer during a 100-year design storm will not result in any underground parking or foundation damage.
- m. Agree to submit an Erosion and Siltation Control Plan, for approval, and implementation during all phases of construction, including servicing and building construction.
- n. Submit and obtain City approval for a Construction & Mobility Management Plan (CMMP) which includes but is not limited to:
 - i. Installation of temporary street lighting, street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.
- o. Agree to submit an amended Environmental Noise and Vibration Study, for approval, and to implement the recommendations of the approved Environmental Noise and Vibration Study.
- p. Agree to make provisions in all Offers, Leases, Tenancy, Sales, and Reservations Agreements inserting the necessary environmental noise and vibrations warning of the approved Environmental Noise and Vibration Study.
- q. Agree to provide certification by an Acoustical Engineer that the builder's plans are in conformance with the approved recommendations of the Environmental Noise and Vibration Study prior to the issuance of building permits. The Owner shall also agree that all affected blocks will be deemed unbuildable until such certification is received and accepted by the City.
- r. Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by an Acoustical Engineer that the approved recommendations of the Environmental Noise and Vibration Study have been implemented and satisfy the criteria of the City and the MECP prior to the release of the related securities.
- s. Agree to pay for any alterations to existing utilities, pavement and services that may be necessary to accommodate the proposed subdivision.
- t. Agree to install all servicing and utilities (including hydro) underground throughout the development.
- u. Submit an overall Utility Coordination Plan for approval and implementation, addressing the location (shared or otherwise), timing and phasing of all required utilities (on-grade, below-grade, or above-grade), including street lighting, gas, electrical, telecommunications, water,

wastewater, and stormwater services. Such Utility Coordination Plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities.

- v. Agree to obtain a Municipal Consent Permit for any works on public lands, including but not limited to daylighting, temporary staging, grading, servicing, construction, or disturbance of vegetation. Fees for a Municipal Consent Permit shall be in accordance with the City's Rates and Fees By-law, as amended.
- w. Agree to construct the necessary fencing between all boundaries abutting either open space/creek blocks, parks, walkway blocks, or Employment blocks abutting either open space/creek blocks or transit corridor block if applicable.
- x. Agree to comply with the City Policy in effect at the time of the subdivision registrations with respect to the following conditions:
 - i. Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with non-compliance with City requirements for control of grading issues, weeds, mud, dust and debris on roads and further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate.
 - ii. Agree to hire a contractor on retainer to deal with after hour problems related to unsafe situations in active subdivisions and provide the City with the contractor's 24 hour/7 days a week emergency contact phone number.
 - iii. Agree to install "Illegal Dumping Prohibited" signs at all lots/blocks intended for future development.
 - iv. Agree to regrade with topsoil and seed within 7 days, and cut weeds and remove debris within 48 hours, of a request by the City on any undeveloped blocks as may be requested.
- y. Agree to provide written certification by the Civil Engineer prior to final assumption of the subdivision works including underground services (i.e. storm sewers, CCTV Inspection, etc.) and aboveground services (i.e. roads, sidewalks, boulevards, etc.), has been constructed in conformance to the City standards and the approved engineering drawings.
- z. Agree to design, construct, and implement all stormwater management facilities, outfalls, creek and associated works in accordance with the approved Scoped Subwatershed Study, Functional Servicing and Stormwater Management Report, and applicable municipal, provincial and conservation authority standards. The Owner shall ensure that adequate maintenance access is provided to all stormwater management facilities and associated infrastructure.

11. The owner shall complete the following to the satisfaction of the Directors of Engineering Services and the Manager of Parks Design and Construction of the City of Burlington:

- a. The Owner shall submit detailed Landscape Construction Drawings to the satisfaction of the City, prepared and stamped by a full member of the Ontario Association of Landscape Architects (OALA) in good standing. The Landscape Construction Drawings shall be completed in accordance with the City of Burlington Official Plan, any associated secondary plans, tertiary plans, City of Burlington Development Standards, Tertiary Plans, general or site-specific Guidelines and industry best practices.
- b. Landscape drawings shall include, but are not limited to:
 - i. landscaping and signage in and around the stormwater retention pond blocks;
 - ii. entry features;
 - iii. Conceptual street tree plantings;
 - iv. trails (including any associated assets e.g. signs, fencing);
 - v. measures to protect existing vegetation to be retained, permanent and during construction;
 - vi. naturalization of buffers to key features, including forest edge remediation if and where needed;
 - vii. naturalization and/or habitat creation in enhancements to key features;
 - viii. fencing for the delineation between City, public and private owned lands.
- c. Agree to submit detailed cost estimate(s) that relate to the landscape drawings for review and approval by the City.
- d. Agree to provide securities for the landscape works as specified in Condition 1c above. The Owner agrees that the City may draw on the securities to undertake those landscape works which the Owner fails to provide within a reasonable time, provided that the Owner is given a reasonable opportunity by the City to remedy the failure.
- e. Agree to coordinate with City staff on the development of a Park Concept Plan(s) to determine the locations of servicing for the park base conditions. Following the submission of an AutoCAD of the Park Concept Plan from the Owner to the City, the City will provide to the Owner a detailed park plan which will be used to implement required park base conditions, including related grading and servicing plans and utility coordination plans, at the Owners expense.
- f. Agree to be responsible for the design, construction and installation of the required park base conditions at the sole cost of the Owner. The park base conditions shall include:
 - i. Coordination, consistency, and implementation of the recommendations of the approved Arborist Report(s), Tree Preservation Plans, Forest Management Plans, Forest Edge Management Plans and any other associated documents.

- ii. Coordination with all other associated engineering drawings to ensure all proposed private infrastructure (e.g. utilities, utility cabinets, servicing, fire access or turn-around lanes) remain outside Park Block 215
- iii. Grading within Park Block 215 to result in a minimum 2% slope to ensure adequate drainage. The Owner agrees that any grading or drainage requirements for the subdivision infringing on Park Block 215 requires the written approval of the Director of Engineering Services, prior to commencement of the works.
- iv. Coordination and provision of all proposed park catch basins with a minimum 3 levels of 2" (50mm) concrete rings. Proposed catch basins and storm sewers must be located on future City-owned lands.
- v. Supply and installation of all servicing of Park Block 215 in accordance with City and Region standards including:
 - 1. Appropriately sized hydro/electrical connection(s) to the property line;
 - 2. Appropriately sized water connection(s) (min 50mm) to the property line, with curb stop and valve box;
 - 3. Appropriately sized storm sewer connection(s) with one or more catch basin(s)
 - 4. Appropriately sized above grade service cabinet complete with Regional water meter and backflow preventor; and
 - 5. Appropriately size culvert(s)
- g. Supply and installation of all engineered fill and all backfill material used to grade Park Block 215. All engineered fill and backfill material shall be compacted to the City's standards and shall be selected material from excavation or other sources for the use intended, unfrozen and free of rocks larger than 75 mm, cinders, ashes, sod, refuse or other deleterious materials.
- h. Supply and installation of approved finished elevations of Park Block 215. Approved elevations are to include a minimum 20 cm topsoil depth and match the proposed finished grade at all property lines for all abutting land uses.
- i. Where parkland, NHS blocks, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands, supply and installation of permanent chain link fencing, noise walls, privacy fencing or alternative approved fencing consistent with City standards.
- j. Supply and installation of temporary post, page wire fencing and erosion sediment control (ESC) measures, with gate access points along the perimeter of Park Block 215 where it abuts road allowances or other potential access points, to prohibit access to such lands until such time as parkland improvements proceed. Page wire fencing, ESC measures and all components are to be kept in good order until assumption. If the construction of the park (by the City) is planned beyond the date of official

assumption, the City will accept maintenance responsibilities of the fence and/or erosion control measures.

- k. Following completion of the grading and servicing works and prior to application of the topsoil, the Owner agrees to provide the City with post-grading geotechnical soil tests, and a topographic survey that meets City requirements, confirming that the grading and servicing of Park Block 215 are consistent with the approved plans. The Owner shall consult with the City regarding the parameters and quantity of geotechnical soil tests, prior to commencement.
- l. Agree to provide topsoil on Park Block 215 to City standards and only in locations of future softscape. Prior to application of the topsoil, agree to provide the City with the results of a topsoil fertility analysis and topsoil depth verification confirming that the topsoil to be applied to the park meets City standards. The Owner agrees to consult with the City regarding the quantity of samples required for topsoil analysis and depths. If amendments are required of the topsoil, a pre-and-post testing analysis report shall be provided. Following application of the topsoil to Park Block 215, the Owner agrees to provide the City with a finished grade topographical survey consistent with City requirements.
- m. Agree to sod and/or seed Park Block 215 as directed by the City. The Owner shall consult with the City prior to site alteration on the requirements of seeding vs sodding.
- n. Agree to install a sign on Park Block 215 notifying residents of the future park planned for the site and include language that no dumping is permitted on the future park lands.
- o. Agree to complete all landscaping works in accordance with the approved landscape drawings, at the sole cost of the Owner, to the satisfaction of the City.
- p. Agree, prior to registration, to convey to the City Block 215 pursuant to the provisions of the Planning Act with the balance of any under dedication to be provided as cash in lieu of parkland dedication. Any parkland dedication over and above the minimum requirements shall be dedicated gratuitously to the City.
- q. Agree to submit, prior to the registration of the plan, a Phase 1 Environmental Site Assessment (ESA) that includes all future City lands along with Block 215. The Owner shall certify that the Phase 1 ESA is prepared in accordance with Ontario Regulation 153/04.
- r. The Owner shall implement the recommendations of the Phase 1 Environmental Site Assessments including the undertaking of a Phase II ESA and/or preparation of a remediation plan, and if recommended, the implementation of the remediation prior to registration of the phase of development within which the remediation is to occur. The Owner shall be responsible to pay for all costs associated with the preparation of the plan and implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the City to rely upon it and/or the information contained therein.

- s. Agree to remove, prior to conveyance to the City of future City owned lands within the subdivision, any debris and refuse, and restore the lands to the satisfaction of the City.
- t. Agree to remove, prior to conveyance, any debris and refuse from the Natural Heritage lands within the subdivision
- u. Agree to maintain Park Block 215 including grass cutting and debris removal until park construction commences or until time of Assumption by the City, whichever occurs first.
- v. Agree that no stockpiling of material or construction staging shall occur on Park Block 215 without the written approval of the Director of Engineering Services. Such approval will stipulate timing of removal of all material from Park Block 215 for the construction of the park. Such approval shall also require posting of applicable securities based upon an approved cost estimate provided to by the Owner to the satisfaction of the City.
- w. Agree to provide written certification from the Landscape Architect prior to final assumption of the subdivision that the landscape plantings have been installed in accordance with the landscape drawings pursuant to Condition 1b. Certification shall be accompanied with as-constructed drawings and all applicable certifications, to the satisfaction of the City.
- x. Agree to submit prior to parkland dedication and conveyance of land to the City:
 - i. A stamped and signed certification letter from the consulting Engineer verifying that the park base conditions have been implemented as per the approved park base condition requirements in conjunction with the Park Concept Plan.
The certification letter is to note as-built top of grate and pipe invert elevations for all catch basins and manholes. In addition, an Auto-CAD drawing is to be submitted showing the as-constructed survey of all finished (compacted) sub-grades, finished (topsoil) grades and servicing information overlaid on top of the proposed grading information. The drawing is to include 0.5m contour intervals and spot elevations at key points on site (eg. catch basin rim elevations, high point swales and ridges).
 - ii. Confirmation from a qualified person that the lands are being dedicated clean and free of contaminants prior to dedication through the submission of an Environmental Site Assessment and Qualified Persons letter, or equivalent.
- y. Prior to parkland dedication and conveyance of land to the City, the Owner shall ensure all approved submission documents reflect no community mailboxes located within the Park Block 215 or within adjacent boulevards.
- z. Agree to include the following warning clauses in all Offers, Agreements of Purchase and Sale, Lease and Reservation Agreements and those Registered on Title:
 - i. "Purchasers and/or tenants are advised that trail development may occur in the Natural Heritage System Blocks, Natural Heritage

Enhancement Blocks, vegetative protection zone buffer areas and/or other areas as deemed appropriate by the City.”

- ii. “Purchasers and/or tenants are advised that chain link (or approved equal) fencing along the lines of Lots and/or Blocks abutting publicly owned lands is a requirement of the Subdivision Agreement. All required fencing, with the exception of noise fence and privacy fence, shall be constructed with all fencing materials, including foundations, entirely on public property as shown on the approved construction drawings. The fencing installed shall not be altered in any way, including the addition of gates. Any costs to repair modifications will be the responsibility of the Owner.”

12. The owner shall complete the following to the satisfaction of the Director of Roads, Parks & Forestry of the City of Burlington:

- a. Prepare an Arborist Report and Tree Inventory and Preservation Plan, by a Certified Arborist to the satisfaction of the City that addresses requirements for trees outside of natural areas. The report and plans shall document and inventory all existing trees (minimum 10cm dbh) within and adjacent to the subject lands (6.0m beyond property line) and provide an assessment of significant trees to be preserved or removed. The report shall be prepared in accordance with the City’s guidelines and indicate if a subsequent hazard tree monitoring report is required.
- b. Agree to submit detailed cost estimate(s) that relate to the arborist report and tree preservation drawings for review and approval by the City (i.e.: a valuation of trees proposed for removal and those proposed for preservation).
- c. Agree to provide securities for the tree preservation/removal works as specified in Condition 2b above. The Owner agrees that the City may draw on the securities to undertake those park works which the Owner fails to provide within a reasonable time, provided that the Owner is given a reasonable opportunity by the City to remedy the failure.
- d. Agree to prepare a Forest Edge Management Plan and Report in conjunction with the Sheldon Creek Woodlot Buffer landscaping plans, by a Certified Arborist or Registered Professional Forester, with qualifications as a tree risk assessor as certified by the ISA, to the satisfaction of the City. The plan should include but not be limited to details such as evaluation of potential impacts related to the installation of the trail in this buffer and proposed mitigative measures to address these impacts including monitoring measures/ requirements.
- e. Agree to prepare a Forest Management Plan and Report in conjunction with the Sheldon Creek Woodlot Buffer landscaping plans, by a Certified Arborist or Registered Professional Forester, with qualifications as a tree risk assessor as certified by the ISA, to the satisfaction of the City.
- f. Prior to tree removals, the Owner agrees to complete the following:
 - i. enter into any applicable agreement(s) with the City,
 - ii. post all necessary securities and pay all necessary fees as required by the City, and

- iii. obtain the necessary clearances for all other applicable draft plan conditions associated with the agreement(s).
- g. Agree to include the following clauses in the subdivision agreement:
 - i. From the commencement of site grading until assumption of future rights-of-way, stormwater facilities and trails by the City, the Owner shall be responsible for ongoing maintenance (excluding snow removal), repairs and replacement of same, to the satisfaction of the City.
 - ii. The Owner's Certified Arborist shall carry out, or cause to carry out, in a timely manner, the recommendations set out in the Arborist Report(s), Tree Preservation Plans and any other associated documents to the satisfaction of the City. The consultant is required to certify in writing, that the removals have been completed as per the approved Arborist Report(s), Tree Preservation Plans and any other associated documents. An additional certification from the same Certified Arborist shall be required prior to assumption, confirming that any long-term requirements and recommendations in the rreport(s), plan(s) and document(s) have been carried out, to the satisfaction of the City.
In the event that trees, vegetation, or environmentally significant features are removed or altered without the written consent of the City, the Owner shall restore the lands and/or provide compensation to the satisfaction of the City.
 - iii. The Owner's certified consultant(s) to complete all required implementation works in accordance with the Forest Edge management Plan and Report, and Forest Management Plan at the sole cost of the Owner, to the satisfaction of the City.
 - iv. The Owner's certified consultant(s) to complete all required implementation and monitoring works in accordance with the Forest Management Plan at the sole cost of the Owner, to the satisfaction of the City.
 - v. It is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the City until assumption.
 - vi. Tree protection fencing and associated measures shall be inspected regularly in conjunction with ESC inspections (e.g., weekly during active construction and monthly outside the active construction window) by the Owner or Owner's designate, with all noted deficiencies rectified within 72 hours (exclusive of weekends) of them being documented and Owner being notified in writing, to the satisfaction of the City. All tree protection fencing and tree protection measures are to remain in place on site until written permission for removal is granted by the City.
 - vii. Agree to provide topsoil on all boulevards to a minimum depth of 1.0m to City Standards only in locations where future street tree planting is proposed. prior to application of the topsoil, agree to

provide City with topsoil fertility analysis and topsoil depth verification confirming the topsoil to be applied to the boulevards meets City standards. The Owner agrees to consult with the City regarding the quantity of samples required for topsoil analysis and depths. If amendments are required of the topsoil, a pre-and-post testing analysis report shall be provided.

- viii. Agree to include the following warning clauses in all Offers, Agreements of Purchase and Sale, Lease and Reservation Agreements and those Registered on Title:
1. "Purchasers and/or tenants are advised that publicly owned open spaces, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition. These areas will not be manicured and shall receive minimal maintenance. Uses such as private picnics, barbequing, garden areas, storage of materials, dumping of refuse, snow storage or erection of structure shall not be permitted on these lands."
 2. "Purchasers and/or tenants are advised that unauthorized encroachment onto natural heritage and vegetative protection blocks shall not be permitted. Furthermore, vehicle and machinery access through the natural heritage and vegetative protection blocks shall not be permitted."
 3. "Purchasers and/or tenants are advised that street tree planting is a requirement of the subdivision agreement and will be completed by the City after formal assumption is granted. The City of Burlington will not accept requests for changes to tree species, sizes or the elimination of any planting. The locations of utilities, driveways, and associated setbacks may cause landscape modification or deletions within the road-of-way and upon City owned lands. Purchasers and/or tenants are advised to confirm with the City of Burlington for proposed final locations of plant material and landscape features."
 4. "Purchasers and/or tenants are advised that existing trees retained on private residential lots are the sole responsibility of the lot owner and/or tenant to maintain. These trees shall be subject to the City of Burlington's Private Tree By-law for alteration and/or removal."

13. The Applicant/Owner shall complete the following to the satisfaction of the Director of Transportation Services of the City of Burlington:

- a. Submit written agreement to include the following in a registered portion of the Subdivision Agreement and agree to ensure that warning clauses to this effect are included in all offers to purchase and sale and reservation agreements, and within the Condominium Declaration, for all residential units:
 - i. "Purchasers/tenants are advised that a concrete sidewalk shall be constructed adjacent to/close to the property line and that this may

limit the parking space in front of the unit to one vehicle in the driveway between the garage and sidewalk. Parked vehicles will not be permitted to overhang the public sidewalk.”

- ii. “Purchasers/tenants are advised that the City of Burlington Zoning By-law standards require a minimum number of on-site parking spaces to be provided per dwelling unit, one of which may be provided in the garage. Furthermore, the City of Burlington Parking By-law limits on-street parking to five hours. Purchasers/tenants are advised that City of Burlington Parking and Idling By-law standards do not permit parking on any public street between 1 am and 6 am or beyond 5 hours.”
- iii. “Purchasers/tenants are advised that residential on-street parking permits will not be available/approved for this development.”
- b. Submit and obtain City approval for updated Draft Plan of Subdivision, as required to reflect detailed design.
- c. Submit and obtain City approval for Updates/Addendums to the Tertiary Plan as directed by Transportation Services.
- d. Submit and obtain City approval for Updates/Addendums to the Transportation Impact Study, such as but not limited to traffic control measures, PXO’s, traffic calming, etc. and implement recommendations of said Updates/Addendums and/or as directed by Transportation Services.
- e. Submit written confirmation that the Region has reviewed and does not require any further updates/revisions to the Transportation Impact Study dated February 2026, as revised.
- f. Submit written confirmation that the MTO has reviewed and does not require any further updates/revisions to the Transportation Impact Study dated February 2026, as revised.
- g. Submit and obtain City approval for a plan showing proposed traffic control at all intersections and phases of the development within the Plan of Subdivision.
- h. Submit and obtain City approval for plan(s) showing the approved road typologies with regards to Multi-Modal Level of Service (MMLOS) and targets and rights-of-way width for Phase 1 of the Subdivision.
- i. Submit and obtain City approval for a Transportation Demand Management (TDM) and Implementation Strategy for Phase 1 of the Subdivision including but not limited to review and recommendations for cycle tracks, sidewalks both sides, proposed future transit stops, sidewalk connections to generators, etc.
- j. Submit and obtain City approval for vehicle turning plans for typical and atypical public rights-of-ways and roads, and private roads within the subdivision and as directed by Transportation Services with detail design

- k. Submit and obtain City approval for detail cross-sections for typical public rights-of-ways and any non-typical rights-of-way within the subdivision.
- l. Design, secure for, and install transportation infrastructure improvements, including an updated works cost estimate, based on the findings of the Transportation Impact Study and any requirements of Transportation Services, so long as these requirements have not been addressed elsewhere.
- m. Driveway Locations Plan
 - i. The Applicant/Owner shall submit and obtain City approval for a Driveway Locations Plan prior to preparing plans/designs for public street rights-of-way abutting proposed detached dwellings, semi-detached dwellings, townhouses, and street townhouses.
 - ii. The Applicant/Owner shall prepare and submit to the City a Driveway Locations Plan that will pair driveways to optimize on-street parking and optimize boulevard space within the right-of-way for street trees and infrastructure, to the satisfaction of the Director of Transportation Services.
 - iii. The approved Driveway Locations Plan shall be incorporated into the plans/designs for public street rights-of-way, with modifications as required through detailed design.
- n. Submit and obtain City approval for a pavement markings, parking, and street sign plan, for each public street, including but not limited to all proposed pedestrian crossings, existing and proposed above ground utilities such as fire hydrants, poles, transit stops, and Canada Post Community Mailbox locations.
- o. Submit and obtain City approval for a pavement markings, parking, and street sign plan, for each, private/common element street, including but not limited to all existing and proposed above ground utilities such as fire hydrants, poles, transit stops, and Canada Post Community Mailbox locations.
- p. Install temporary street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.
- q. Submit a Utility Coordination Plan, for approval and implementation, addressing the location (shared or otherwise), timing and phasing of all required utilities (above-grade, on-grade, or below-grade), including street lighting, gas, electrical, telecommunications, water, wastewater, and stormwater services. Such Utility Coordination Plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities.
- r. Submit and obtain City approval for Street Lighting Photometric Drawings, Temporary Photometric and Electrical Drawings and final Electrical Drawings, for the municipal public rights-of-way within and abutting this development.

Said Street Lighting Plans shall be coordinated with the Street Lighting Plans required by the Region of Halton for Regional Roads and intersections.

- s. Agree that should the Applicant/Owner propose that the registration of Phase 1 of Bronte Creek Meadows be phased, the City requires that a phasing plan be submitted prior to the registration of the first phase of subdivision. The phasing plan will incorporate an Agreement (to the satisfaction of the Directors of Engineering Services and Transportation Services) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan.
- t. Submit and obtain City approval for Private Property Parking and Fire Route Signage plans.
- u. Deposit such Transportation Services securities as are agreed to in the Subdivision Agreement.
- v. Submit and obtain City approval for a Construction & Mobility Management Plan (CMMP), which includes but is not limited to:
 - i. Installation of temporary street lighting, street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.
- w. Prior to a full security release,
 - i. Dedicate to the City and/or the Region free of charge lands in accordance with this Agreement.
 - ii. Inspection(s) of the completed Transportation Services works as set out in the agreed terms are necessary for a full security release.
 - iii. Inspection(s) of the completed Private Property Parking and Fire Route Signage works are necessary for a full security release.
 - iv. Submit written confirmation that warning clauses have been included in all Purchase and/or Lease Agreements and/or Condominium Declarations for any Transportation and Parking related items as specified in Condition within this document.
 - v. Applicant/Owner shall provide updated plan(s) showing the approved road classifications and rights-of-way widths for Phase 1 of the Subdivision.
- x. The Applicant/Owner shall submit and obtain City approval for detail cross-sections for all private roads and laneways.
- y. The Applicant/Owner shall submit and obtain City approval for an On-Street Parking Plan that reflects City requirements of 0.5 spaces per residential unit including the following:

- i. For calculation of residential on-street parking, parking shall be shown abutting the lands for Rear Lane Towns, Townhouses and Detached Homes. Residential on-street parking shall not abut non-residential lands.
 - ii. Parking is not permitted within minimum distances of traffic signal installations and pedestrian crossings as set-out within OTM Book 12, Traffic Signals, OTM Book 15, Pedestrian Crossing Treatments, and applicable City of Burlington By-Laws and practices.
 - iii. Maintains requirements of By-law 39-2016 that regulate parking and idling in the City of Burlington. [039-2016-By-law.pdf](#)
 - iv. There are trails and paths that require safe road crossings which impact permitted parking locations.
 - v. There are “no parking areas” at community mailboxes, “no stopping” clearances at fire hydrants.
 - vi. Driveways and laneways require 1.0 m clearance for on-street parking per City of Burlington By-law 39-2016.
 - vii. On-street parking is not permitted in a manner that obstructs traffic or bicycle lanes.
 - viii. A minimum no parking set-back of 9 m from an intersection or bridge
 - ix. Parking will not be permitted at the top of T intersections to ensure future pedestrian curb depressions are kept clear and unencumbered; a minimum 9 metre set-back from the top of the T must be maintained on both sides of the intersection.
 - x. No on-street parking shall be permitted/shown on the inside of a curve.
 - xi. No parking is permitted along the rights-of-way abutting the parks or woodlots unless the City’s Directors of Transportation Services and Engineering Services or their designates have granted approval.
- z. Corporate Drive will be terminated at Street ‘C’ or a temporary cul-de-sac at the west terminus of Corporate Drive will be required.
- aa. While the construction of the bridge across Sheldon Creek is deferred, the land dedication for the future right-of-way (Corporate Drive extension) must still be secured to ensure future connectivity is protected. Space is reserved on Street ‘A’ to include a future Phase 2 east/west multi-modal transportation connection.
- bb. Agree to include the following clauses in the subdivision agreement and offers to purchase and sale and reservation agreements for all residential units:

- i. “Purchasers/tenants are advised that due to limited on-street parking, the City of Burlington will not issue driveway curb cut widening permits.”
 - i. “Purchasers/tenants are advised that the City of Burlington Parking By-Law limits on-street parking to five hours and no on-street parking is permitted between 1:00am and 6:00am.”
- cc. Agree to include the following clauses in the subdivision agreement and offers to purchase and sale and reservation agreements for all applicable residential units:
 - i. “Purchasers/tenants are advised that a concrete sidewalk may be constructed adjacent to the property line and that this will limit the parking space in front of the unit to one vehicle in the driveway between the garage and sidewalk.”

14. The owner shall complete the following to the satisfaction of the Director of Engineering Services and the Director of Transportation Services:

- a. Agree to submit roadway sections for all proposed streets, ensuring that the designs meet the approval of the Directors of Engineering Services, Transportation Services, Community Planning, and Roads Parks and Forestry Departments.
- b. Agree to ensure construction access, traffic management and parking are to the satisfaction of the Director of Engineering Services and Director of Transportation Services during all stages of construction and agree to pay for any required signage, barricades, or other measures, as needed.

15. The owner shall complete the following to the satisfaction of the Manager of Parks Design and Construction and the Director of Transportation Services:

- a. Prior to parkland dedication and conveyance of land to the City, the Applicant/Owner shall:
 - i. agree to amend the On-Street Parking Plan in conjunction with all associated submission materials to remove on-street parking along Park 215 frontages, or as otherwise agreed to by the Manager of Parks Design and Construction

16. This section intentionally left blank.

17. The owner shall complete the following to the satisfaction of the Director of Transit, Director of Community Planning, and the Director of Transportation Services:

- a. On the basis of transit route design and stop locations approved by the Director of Transit, the Applicant/Owner agrees to incorporate transit infrastructure into the design of public street rights-of-way, to the satisfaction of the Directors of Transit, Transportation Services, and Director of Engineering Services.

- i. The Applicant/Owner agrees, as follows:
 1. prior to servicing, to design transit stops within the street rights-of-way at locations approved by the Director of Transit, and,
 2. prior to the assumption of the public works within the subdivision, at the City's discretion either:
 - a. construct the transit stops, or
 - b. submit a cost estimate based on the design referred to above and provide such funds as are set out in the cost estimate to allow the City to construct such transit stops.

18. The owner shall complete the following to the satisfaction of the Region of Halton and Director of Transportation Services:

- a. The Applicant/Owner agrees to and will enter into Servicing and/or Subdivision Agreement (through the Development Project Manager), to the satisfaction of Halton Region for the completion of required Works for all development associated road improvements (Upper Middle Road intersection and corridor works (unless completed by Halton Region as part of the Capital Project), including but not limited to:
 - i. Upper Middle Road interim intersection works at Street 'A' (aka Sutton Drive Extension) must include temporary traffic signals, left & right-turn lanes, and a temporary sidewalk/asphalt pathway and continuous illumination along the south side of Upper Middle Road from Quinte Street/Street 'I' to Burloak Drive.
- b. The Applicant/Owner agrees to locate, design, secure for, and install transportation infrastructure improvements at:
 - i. the new intersection of Street 'B' (aka Sutton Drive Extension) at the south side of Upper Middle Road that aligns centreline to centreline with the existing intersection of Sutton Drive at the north side of Upper Middle Road, any requirements of the City of Burlington Transportation Services Department, so long as these requirements have not been addressed elsewhere.
 - ii. the new intersection of Street 'I' at the south side of Upper Middle Road that aligns centreline to centreline with the existing intersection of Quinte Street at the north side of Upper Middle Road, any requirements of the City of Burlington Transportation Services Department, so long as these requirements have not been addressed elsewhere.

19. The owner shall complete the following to the satisfaction of Canada Post and the Director of Transportation Services:

- a. The Applicant/Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- b. The Applicant/Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- c. The Applicant/Owner will install concrete pads at each of the permanent Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

20. The owner shall complete the following to the satisfaction of Halton District School Board and the Director of Transportation Services:

- a. The Applicant/Owner agrees that a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington, be submitted to the Halton District School Board

21. The owner shall complete the following to the satisfaction of Halton Catholic District School Board and the Director of Transportation Services:

- a. That a copy of the sidewalk plan, prepared to the satisfaction of the City of Burlington, shall be provided to the HCDSB.

22. This section is intentionally left blank.

23. The owner shall complete the following to the satisfaction of Conservation Halton:

- a. That the Owner agrees to redline revise/update the draft plan, as necessary, to address the conditions (listed below) to the satisfaction of Conservation Halton and the City of Burlington.

24. The owner shall complete the following to the satisfaction of Conservation Halton prior to pre-grading or pre-servicing:

- a. That the Owner submits an updated **Scoped Subwatershed Study** that addresses all comments from Conservation Halton and the City of Burlington pertaining to Phase 1 of the Bronte Creek Meadows Community and agrees to implement all recommendations contained within the updated Scoped Subwatershed Study pertaining to Phase 1, to the satisfaction of Conservation Halton and the City of Burlington.
- b. That the Owner submits an updated **Master Environmental Servicing Plan, Area Servicing Plan, and Land Use & Built Form Strategy** to reflect the updated Scoped Subwatershed Study pertaining to Phase 1 of the Bronte Creek Meadows Community, as necessary, to the satisfaction of Conservation Halton, the Region of Halton and the City of Burlington.
- c. That the Owner submits an updated **Phase 1 Tertiary Plan** to reflect the updated Scoped Subwatershed Study and development limits, as

- necessary, to the satisfaction of Conservation Halton and the City of Burlington.
- d. That, prior to the first engineering submission, the Owner submits an updated **Environmental Impact Assessment** that addresses all comments from Conservation Halton and the City of Burlington and agrees to implement all final recommendations contained within the Environmental Impact Study, to the satisfaction of Conservation Halton and the City of Burlington.
 - e. That the Owner submits an updated **Wetland Water Balance** that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.
 - f. That the Owner submits an updated **Fluvial Geomorphological Assessment** that addresses all comments from Conservation Halton, to the satisfaction of Conservation Halton.
 - g. That the Owner submits an updated **Functional Servicing Report** in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.
 - h. That the Owner submits an updated **Stormwater Management Report** in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.
 - i. That the Owner submits an updated **Planning & Urban Design Rationale** or equivalent study in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.
 - j. That the Owner submits **grading plans** for all lots and blocks that contain or back onto Conservation Halton's regulated area, to the satisfaction of Conservation Halton and the City of Burlington.
 - k. That the Owner prepares and implements a plan outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.
 - l. That the Owner erects a **temporary barrier to work fence** prior to and during construction or regrading along the rear of blocks adjacent to the Open Space blocks, to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington.
 - m. That the Owner submits the required **Adaptive Management and Monitoring Plan** in accordance with the approved Environmental Impact Assessment and the **Pre- During- and Post-Construction Monitoring Plans** in accordance with the updated Scoped Subwatershed Study, to the

satisfaction of Conservation Halton and City of Burlington prior to any site alteration.

- n. That the Owner obtains a Permit from Conservation Halton, pursuant to the **Conservation Authorities Act and Ontario Regulation 41/24**, for any development activities or site alteration within the regulated area associated with pre-grading or pre-servicing.

25. The owner shall complete the following to the satisfaction of Conservation Halton prior to registration:

- a. That the Owner obtains a Permit from Conservation Halton, pursuant to the **Conservation Authorities Act and Ontario Regulation 41/24**, for any development activities or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, and watercourse crossings.
- b. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan.
- c. That the Owner designs, constructs, stabilizes and has in operation any **alterations to watercourses and natural hazards** to the satisfaction of the Conservation Halton and the City of Burlington.
- d. That the Owner agrees to **phase the development** of the subject lands to the satisfaction of Conservation Halton and the City of Burlington if necessary.
- e. That the Owner prepares and implements a **landscape restoration and enhancement plan** for the restorative works within Conservation Halton regulated areas, in keeping with Conservation Halton Guidelines for Landscaping and Rehabilitation Plans, to the satisfaction of Conservation Halton and the City of Burlington.
- f. That the Owner **provides digital copies of the registered plan of subdivision** including all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt) to Conservation Halton, prior to registration of the plan. Digital data should be delivered in one of the following formats:
 - i. ESRI geodatabasev10.x (or newer) feature classes
 - ii. ESRI shape file format.
 - iii. AutoCAD DWG or DXF Format, version 2019 or earlier

If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in

the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.

- g. That the Owner pays any **outstanding review fees** to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.
- h. That the Owner submits the **final clearance fee** to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.

26. The owner shall complete the following to the satisfaction of Conservation Halton prior to execution of the final plan:

- a. That the Owner agrees to obtain confirmation from **Conservation Halton** that conditions 23-27 inclusive have been satisfied prior to the execution of the final plan.

27. The owner shall ensure the following are included within the Subdivision Agreement to the satisfaction of Conservation Halton

- a. This section is intentionally left blank.
- b. This section is intentionally left blank.
- c. That the Owner agrees to provide **as-built drawings** for crossings, stormwater outlets, and any watercourse and natural hazard alterations within Conservation Halton regulated areas. Surveys undertaken to delineate any hazards shall be provided to Conservation Halton in digital format. Digital data should be delivered in one of the following formats:
 - i. ESRI geodatabasev10.x (or newer) feature classes
 - ii. ESRI shape file format.
 - iii. AutoCAD DWG or DXF Format, version 2019 or earlier

If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.

- d. That the Owner agrees, that should it be determined through detailed design that **grade changes** are required in order to accommodate development of lots/blocks, any grade changes must be accommodated outside of the areas regulated by Conservation Halton that are contained within natural heritage system or watercourse blocks, and the lot lines must be adjusted accordingly, to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington.

- e. That the Owner agrees to **phase the development** of the subject lands to the satisfaction of Conservation Halton and the City of Burlington, if necessary
 - f. That the Owner agree to implement the **Monitoring and Adaptive Management Plan** as per the approved Environmental Impact Assessment and the **Pre- During- and Post-Construction Monitoring** as per the updated Scoped Subwatershed Study to the satisfaction of the City of Burlington and Conservation Halton (regarding regulated areas).
 - g. That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) **sediment and erosion control reports** during construction to the satisfaction of Conservation Halton and the City of Burlington.
 - h. That the Owner agrees to post **acceptable securities** with the City of Burlington as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any Natural Heritage System block or open space areas to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington which may be disturbed during the development of the subdivision.
 - i. That the Owner agrees that any **exposed soil within a watercourse block**, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized in accordance with approved erosion and sediment control plans.
 - j. That the Owner agrees that no fill from the site may be **dumped on or off-site** in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority.
 - k. That the Owner agrees to not **stockpile fill** within Conservation Halton's regulated area without prior written approval on Conservation Halton.
 - l. That purchasers and/or tenants of lots that contain areas regulated by Conservation Halton (Lots 168-169, and Block 214), are advised in the offers of purchase and sale that a portion of their lot/block may contain areas regulated by Conservation Halton under the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24. Permits are required from Conservation Halton prior to undertaking development activities within the regulated area. For further information please contact Conservation Halton at chplanning@hrca.on.ca or 905.336.1158.
- 28. The owner shall complete the following to the satisfaction of Halton Region:**
- a. That prior to registration the Owner is required to provide digital copies of the proposed final m-plan to the satisfaction of the Region of Halton. The plan shall include horizontal co-ordinates of all boundary monuments. These co-ordinates must be to real 60 UTM co-ordinates, NAD 83 datum.
 - b. That prior to registration Owner shall submit to the City of Burlington digital copies of the final draft plan of subdivision along with applicable Land Registry Office Appendix D form for sign off. Upon acceptance, the City of Burlington will forward these materials to the Region of Halton for final sign off.

- c. The Owner agrees that should Phase 1 of Bronte Creek Meadows be further phased, a phasing plan shall be submitted prior to registration of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.
- d. Prior to signing the final plan, the Director of Regional Development Review shall be advised by Halton Region that conditions 28.a. through uu. have been carried out to the satisfaction of Halton Region with a brief but complete statement detailing how each condition has been satisfied.
- e. That the Owner has addressed all the requirements of the Allocation Program, including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a Region of Halton Public Works Commissioner's Notice (PWCN), to the satisfaction of the Region of Halton.
- f. The Owner agrees that until notice from Halton Region's Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region's Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:
 - i. shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and,
 - ii. shall not seek final approval for registration of such lots or blocks or any part thereof.
- g. The Owner will provide a revised Allocation Assignment Plan to reflect the correct Allocation Law Files and updated Allocation Allotment approach to the satisfaction of Halton Region.
- h. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional development agreement.
- i. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that sufficient water capacity exists to accommodate this development.
- j. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.
- k. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping facilities

and associated infrastructure relating to both water and wastewater are in place.

- i. That all works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.
- m. That the Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region's Development Project Manager.
- n. That the Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MECP guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
- o. That the Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
- p. That the development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
- q. That the Owner shall enter into a development agreement and satisfy all requirements, financial and otherwise, of The Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.
- r. That temporary easements be provided for watermain looping that are internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel.
- s. That the Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager.
- t. That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development

- and, registered on title regarding potential high and low water pressures within the subdivision.
- u. That the Owner is required to submit a revised Functional Servicing Study, in accordance with the standards of the Region of Halton and subject to Halton Region's Development Project Manager, Regional Planning and Public Works Department for review and approval, that includes the following:
 - i. water modelling that addresses secondary watermain connections, flows, pressures, fire flow testing of the existing water system, and dead-end watermains.
 - ii. an analysis that demonstrates that the existing water and sanitary sewer systems in the surrounding area can accommodate the proposed development including any required infrastructure upgrades or interim measure.
 - iii. external drainage from Upper Middle Road will be conveyed into the subdivision storm sewers systems, if feasible.
 - v. That the Owner is required to provide long term mitigation measures for the proposed dead end watermains along Sutton Drive such as a program for flushing of dead end watermains or providing alternative looping to the satisfaction of the Halton Region's Development Project Manager.
 - w. That the Owner acknowledges that portions of the subdivision, may experience water pressures below the Region's minimum static pressure of 275 kPa (40 psi) during peak hour conditions. The Owner agrees to work with the Region to identify and implement appropriate mitigation measures, which may include but are not limited to PRV connections to higher pressure mains, or the use of booster pumps within specific buildings or blocks. The preferred mitigation strategy shall be confirmed through further consultation with the Region and documented in the detailed design submission to the satisfaction of the Region's Development Project Manager.
 - x. That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.
 - y. That the Owner shall agree that pre- and post-development stormwater flows from the site to the existing drainage systems on Upper Middle Road during and after construction, will not have an adverse impact to the existing storm drainage systems on these roadways, to the satisfaction of Halton Region's Development Project Manager.
 - z. This section is intentionally left blank.
 - aa. This section is intentionally left blank.
 - bb. This section is intentionally left blank.
 - cc. The owner/applicant shall dedicate a daylight triangle measuring 15 metres along Upper Middle Road (Regional Road 40) and 15 metres along all

- approved future intersections, based on the ultimate Regional right-of-way requirements, to Halton Region prior to registration for the purpose of road right-of-way widening and future road improvements.
- dd. This section is intentionally left blank.
 - ee. This section is intentionally left blank.
 - ff. This section is intentionally left blank.
 - gg. This section is intentionally left blank.
 - hh. The owner/applicant shall provide a legal survey (detailing land dedication to verify that the adequate property requirements are met), to the satisfaction of Halton Region.
 - ii. The owner/applicant shall ensure that all lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his/her designate.
 - jj. The owner/applicant acknowledges and agrees that any proposed private signage, landscaping, etc., for the site must be placed outside of the ultimate Regional right-of-way and daylight triangle (on private property). Per Halton Region's Regional Road Landscaping Guidelines & Specifications (2018), only grasses and/or low lying shrubs are to be planted within the Regional ROW daylight triangles. All plantings must have a mature height that does not exceed 1 metre. Species that deviate from this rule can impact the safety of roadway and sidewalk users at intersections by obstructing sightlines.
 - kk. The owner/applicant shall submit an updated Transportation Impact Study in support of the proposed development that addresses Halton Region's comments submitted as part of this application. The final study, its assumptions and recommendations must be to the satisfaction of Halton Region.
 - ll. The owner/applicant shall implement all road improvements identified in the approved Transportation Impact Study required to support the subdivision to the satisfaction of Halton Region. The owner/applicant is responsible for all costs associated with the improvements identified.
 - mm. The owner/applicant shall enter into a Development Agreement (through the Development Project Manager, Halton Region) prior to registration for the completion of the works required as identified in the latest approved Transportation Impact Study.
Detailed design drawings of the works must be completed to Halton Region's satisfaction and submitted to Halton Region's Development Project Manager for review and approval. A design based on the specifications outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) and approved by Road Operations & Maintenance and/or Engineering, Construction & Transportation Management must be shown. The detailed design drawings should include road improvements and all associated design details, including but not limited to: grading & cross-sections, Traffic Signal

- drawings, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings.
- nn. The owner/applicant shall submit an updated Noise Feasibility Study in support of the proposed development that addresses Halton Region's comments provided on the previously submitted study. The final study, its assumptions and recommendations must be to the satisfaction of Halton Region. Every effort should be made where possible in planning the development layout so that future Outdoor Living Areas (OLAs) do not require physical mitigation measures from Regional Roads and/or Town roads (i.e. acoustic barrier).
- oo. The owner/applicant agrees to implement the noise recommendations of the approved Noise Feasibility Study to support the subdivision to the satisfaction of Halton Region. The owner/applicant is responsible for all costs associated with the improvements identified.
An updated detailed Noise Feasibility Study should be conducted if any proposed grading information has significantly changed to refine the noise assessment and warning clauses.
- pp. The owner/applicant shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the approved Noise Feasibility Study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.
- qq. All updated/amended Warning Clauses must be reviewed and approved by Halton Region and the City of Burlington. All applicable warning clauses shall be listed in the City of Burlington' Site Plan Agreement and also be inserted in the Agreements of Purchase and Sale or Lease.
- rr. The owner/applicant agrees to the following, to the satisfaction of Halton Region:
- i. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the owner/applicant shall instruct its sales staff and agents (in the sales centre or otherwise) to notify all interested or potential purchasers, parties, buyers and/or future owners of the recommendations and warning clauses of the approved Noise Feasibility Study as early in the purchasing process as possible (pre-sale); and,
 - ii. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the recommendations and warning clauses of the approved Noise Feasibility Study shall be registered on title, included in all pre-sales materials and all agreements of purchase and sale.
- ss. The owner/applicant shall provide noise easements for all required Regional noise barriers to the satisfaction of Halton Region prior to registration for the purpose of allowing Regional staff access for maintenance. Halton Region requires a +/-1 metre easement on the inside of the acoustic barriers within the residential lots and a +/-2 metre easement

on the outside of the acoustic barriers within any private or City/Town-owned blocks.

- tt. The owner/applicant shall ensure that the design of any required Active Transportation connections to Upper Middle Road and Burloak Drive will be designed and constructed to the satisfaction of Halton Region.
- uu. The owner/applicant shall obtain a Permit from and/or enter into an Encroachment Agreement with Halton Region (as required by Halton Region) for any shoring/tie-backs, open excavation, crane swing, construction access, etc. proposed within the ultimate Upper Middle Road and Burloak Drive right-of-ways during construction of the proposed development. All construction components (including a detailed Construction Management Plan) must be reviewed and approved by Halton Region and co-ordinated with Halton Region.

29. The owner shall complete the following to the satisfaction of the Halton District School Board:

- a. The Owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's subdivision agreement, to be registered on title:
 - i. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address immediate school accommodation pressures.
 - ii. Prospective purchasers are advised that the surrounding neighbourhood may not be fully constructed, and will be under construction once the school is in operation. As such, not all sidewalks, roadways, and/or other infrastructure may not be immediately available.
 - iii. Prospective purchasers are advised that school buses will not enter cul-de-sacs and pick-up points will be generally located on through streets convenient to the Halton Student Transportation Services. Prospective purchasers are advised that School buses shall not enter new subdivisions (construction areas) until all major construction activity has been completed. School bus stops will be placed at or near the entrance to the new subdivision. Bus stop locations within new subdivisions will be determined by Halton Student Transportation Services upon completed site reviews. It is therefore the responsibility of future purchasers that have students attending an HDSB school to identify a suitable means for home to school transportation requirements (whether walking or bused).
 - iv. Purchasers and/or tenants are advised that due to the proximity of the adjacent school, sound levels from these facilities may at times be audible.

- v. Purchasers and/or tenants are advised that roads adjacent to the Halton District School Board school sites will be subject to higher-than-normal traffic volumes as a result of the school facilities and activities.
- vi. Purchasers and/or tenants of lots or units within this subdivision are advised that the Halton District School Board elementary school sports field and play areas may be in use during daytime, evening, and weekends, with operating hours from 7:00 a.m. until nightfall. In the event that an elementary school sports field receives lighting, those hours may be extended from 7:00 am to 11:59 pm. Uses programmed on elementary school sites may generate noise or lights that could affect the occupants of properties adjacent to or nearby this facility.
- b. That in cases where offers of purchase and sale have already been executed, the Owner will send a letter to all purchasers, which includes the above statements.
- c. The Owner shall demonstrate, to the satisfaction of Halton District School Board, that any updated Land Use & Built Form Strategy submitted to the City of Burlington for the Bronte Creek Meadows Community continues to demonstrate that there is a reasonable expectation that the future phased development east of Street B within the Burloak Commons District can feasibly accommodate the dedication of a school site on those lands that meets the requirements of Halton District School Board, and in particular that registration of the current draft plan of subdivision ("Phase 1") will not preclude the ability for future phased development east of Street B to include provision of such a school site.
- d. That, should the Owner propose to place or store any fill or topsoil outside of the subject lands, on the other lands owned by the Owner east of Street B, the Owner agrees to make reasonable efforts to ensure that the fill or topsoil will not be placed or stored on the lands that are anticipated to form part of a school block that is intended to be dedicated to the Halton District School Board through a future plan of subdivision
- e. The Owner agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks, and units for each phase. The Owner will provide information on the anticipated start of construction and tentative occupancy dates of residential units.
- f. That the Owner shall supply, erect, and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to final approval.
- g. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Municipality, be submitted to the Halton District School Board.

- h. The Owner agrees to discuss with Halton District School Board, student active transportation needs, with possible input and requirements for future planned conditions of the road network and intersections within the development and the area surrounding the development, and supporting crossing infrastructure.
 - i. The Owner shall provide Halton District School Board a PDF copy and a geo-referenced AutoCAD file of the Draft Plan of Subdivision, as well as a Draft M-Plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-Plan, the Owner shall provide a new AutoCAD file and a memo outlining the changes.
- 30. The owner shall agree to the following to the satisfaction of Halton Catholic District School Board, to be fulfilled prior to final approval:**
- a. That the Owner agrees in the Subdivision Agreement, to the satisfaction of HCDSB and the City of Burlington, to install appropriate privacy fencing and/or buffering where residential lots are adjacent to school lands, including but not limited to sports fields, domes, play areas, and parking areas, in order to address privacy, safety, and land use compatibility concerns.
 - b. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's agreements, to be registered on title:
 - i. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - ii. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
 - iii. Prospective purchasers of lots/units abutting, fronting and adjacent to the HCDSB school site are advised that temporary facilities/portables will be sited on the school site in order to accommodate pupils in excess of the school building capacity.
 - iv. The owners of lots adjoining the HCDSB school site are prohibited to install or use, for any purposes, a gate in any boundary line fence adjacent to such school property. In the event a gate is installed, the Board will remove it at the owner's expense.
 - v. The owners of lots adjoining the HCDSB school site are advised that noise, lighting, and activity associated with normal school operations, including sports fields and future facilities, may occur.
 - c. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.

- d. That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.
 - e. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
 - f. That a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington be submitted to the HCDSB.
 - g. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.
- 31. The owner shall agree to the following to the satisfaction of Canada Post:**
- a. The Developer covenants and agrees to provide the City of Burlington with evidence that satisfactory arrangements have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved Site Plan, at the time of sidewalk and/or curb installation. The Developer further agrees to provide notice to prospective tenants/purchasers of the locations of the CMBs and that mail service will be via CMBs.
 - b. The owner/developer will consult with Canada Post to determine suitable permanent location(s) for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans confirming that the locations will not be in conflict with any other utility
 - c. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Burlington.
 - d. The developer agrees to include in all offers of purchase and sale, a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
 - e. Where necessary, the developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations.
 - f. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards

- ii. Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)
- g. In order to ensure mail service is initiated when new homeowners move in, it is the Developer's responsibility to ensure Canada Post is kept up to date on the date of first occupancy providing at least 60 days notice of the first resident moving in. If required, Canada Post will install the concrete pads at each of the identified locations outlined on the municipally approved Site Plan – the developer will provide access to these sites at the time of installation.

32. The owner shall complete the following to the satisfaction of the Ministry of Transportation:

- a. The promoter shall submit a revised TIS that addresses the comments identified in MTO's email sent on March 27, 2026. The revised TIS shall be reviewed and accepted by MTO as a condition of Draft Plan approval prior to registration.

33. The owner shall complete the following to the satisfaction of Hydro One Inc.:

- a. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP). The developer must contact Joan Zhao Senior Real Estate Coordinator , Joan.Zhao@HydroOne.com to discuss all aspects of the subdivision design, ensure all of HONI's technical requirements are met to its satisfaction, and acquire the applicable agreements.
- b. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
- c. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
- d. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
- e. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.

- f. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through PSLUP. HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval. Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to the OILC and HONI for the dedication and transfer of the proposed road allowance directly to the Burlington. Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

34. The Owner shall complete the following to the satisfaction of Burlington Hydro Incorporated:

- a. agree to satisfy all of the conditions and requirements, financial or otherwise, of Burlington Hydro Incorporated;
- b. sign Burlington Hydro Incorporated's subdivision agreement and any other agreements required by Burlington Hydro Incorporated; and
- c. The Owner agrees to provide/acquire any easements for Burlington Hydro, as required for the provision of hydro services to the subdivision

35. The owner shall complete the following to the satisfaction of Enbridge:

- a. Obtain written consent for any ground disturbance activities within the prescribed area (30 m) of the pipeline through Enbridge Crossings and Encroachments application process.
- b. Obtain written consent through Enbridge Crossings and Encroachments application process for all above and below ground crossings and encroachments of the pipeline, either temporary or permanent.
- c. Obtain written consent for any proposed landscaping or pathways on Enbridge's pipeline right-of-way.

36. The owner shall complete the following to the satisfaction of Bell Canada:

- a. Prior to commencing any work within the Plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/ telecommunication infrastructure, the owner shall be required to demonstrate to the municipality that sufficient alternative

communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services (i.e. 911 Emergency Services).

37. The owner shall complete the following to the satisfaction of Rogers Communications Canada Inc.:

- a. The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the “Communications Service Providers”) to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- b. The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- c. The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- d. The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

38. The Owner agrees to complete the following to the satisfaction of the Director of Community Planning and the Manager of Parks Design and Construction:

- a. Revise the Draft Plan of Subdivision to provide additional Open Space blocks for the purpose of providing entry features at gateway locations to the Bronte Creek Meadows Community as determined through the approved Tertiary Plan, and if required, dedicate such Open Space blocks to the City free of charge.
 - i. The Open Space blocks shall be located to maximize public visibility at points of entry to the community and shall not be located within any street right-of-way or daylight triangle;
 - ii. The Open Space blocks shall be sized to accommodate maintenance access around all sides of the entry features, and/or may require the provision of maintenance access easements in favour of the City of Burlington registered on adjacent private properties;

- iii. The Open Space blocks and entry features may require approval of Hydro One and/or Enbridge depending on location.
 - b. Submit and obtain approval for detailed designs of entry features and associated landscape plans;
 - c. Agree to construct/install the entry features and landscaping in accordance with the approved designs at the Owner's expense;
 - d. Agree to provide any cost estimates and/or financial securities as the City may require in association with the approved entry features.
- 39. Prior to final approval of the draft plan of subdivision, the Director of Community Planning shall be satisfied that the approved pavement markings and street sign plan provides for the design and placement of signage and traffic management measures that are consistent with the recommendations of the approved Environmental Impact Assessment and will enable wildlife cohabitation adjacent to the natural heritage system and within the neighbourhood, particularly to enable connections between the proposed development and the natural areas east of the subject property;
- 40. The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to final approval:**
 - a. Prior to final approval, provide a list of lot and block widths and areas prepared by an Ontario Land Surveyor, to ensure all blocks conform to Zoning By-law 2020, as amended.
 - b. Prior to final approval, pay any outstanding City staff processing costs incurred to that date in the processing of the application.
 - c. prior to final approval, pay the City's per unit registration processing fee;
 - d. Prior to final approval:
 - i. Consult Community Planning staff for street naming criteria and process requirements.
 - ii. Submit to the City proposed street names for all streets in the plan. Community Planning staff will co-ordinate review and approval of street names by relevant stakeholders including Halton Regional Police Service.
 - iii. Obtain approval from Director of Community Planning for names of all streets in the plan, and update the plan to reflect the approved names.
 - e. Prior to final approval, the Director of Community Planning shall be satisfied that the Owner has entered into any agreement(s), as the City may be permitted to require, for the provision of funds or the provision of service satisfaction of Council for any funds or services which may be required of any future landowners in order for the development of Bronte Creek Meadows to proceed as planned.
 - f. This section is intentionally left blank.

- g. Design, locate and erect signs prior to the sale of any lots and prior to commencement of subdivision construction which provide notification of: the proposed land uses, road pattern, lotting, phasing of the proposed subdivision, the properties abutting the development, location of postal facilities, transit route locations and lots subject to warning clauses. The signs shall be resistant to weathering and vandalism. All lots and blocks shall be deemed unsuitable for building until the above has been satisfied
 - h. Design, locate and erect signs that are resistant to weathering and vandalism at the end of all stub roads prior to offering any lots for sale. These signs shall provide notice that the stub roads shall be extended at a future date when the adjoining lands are developed.
 - i. Prior to final approval, and prior to potential submission of building permit applications for model homes, the Owner will submit to the City a letter/brief from an architect or other qualified design professional, certifying that the approved Tertiary Plan and Urban Design Study and the design policies of the City's Official Plan have been complied with on the plans for all development lots/blocks not subject to Site Plan Control.
 - j. Prior to the approval of engineering and landscape drawings, the Owner agrees to submit a letter from a landscape architect or other qualified design professional certifying that the approved Tertiary Plan and Urban Design Study and the design policies of the City's Official Plan have been complied with and will be implemented as provided for on the engineering drawings.
 - k. Prior to final approval, the Owner will submit to the City a letter/brief from the Development Architect or other qualified design professional, certifying that 20% of ground-oriented dwellings (detached, semi-detached, and townhouse) are equipped with a roughed-in side door to facilitate a potential future additional residential unit.
 - l. The Owner and/or Developer agrees to provide all new home purchasers in the subdivision with an information brochure describing opportunities for Additional Residential Units, and agrees to make such information visible within their sales office and incorporated in all their marketing materials.
 - m. The Owner and/or Developer agrees to provide all purchasers of new detached and semi-detached homes with options to have an Additional Residential Unit built and/or roughed into their new home at time of construction.
41. Prior to signing the final plan, the Director of Community Planning shall be satisfied that conditions 1-9, 38-40, and 42-57 and all subsections thereto, have been satisfied.
42. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Engineering Services of the City of Burlington that conditions 3, 10, 11, and 14 and all subsections thereto have

been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

43. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Manager of Parks Design and Construction of the City of Burlington that conditions 3, 11, 15, and 38 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
44. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Roads, Parks, and Forestry of the City of Burlington that condition 12 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
45. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Transportation Services of the City of Burlington that conditions 3 and 13-22 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
46. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Transit Services of the City of Burlington that condition 17 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
47. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Region of Halton that conditions 18 and 28 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
48. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Canada Post that conditions 19 and 31 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
49. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Halton District School Board that conditions 20 and 29 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
50. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Halton Catholic District School Board that conditions 21 and 30 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
51. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Ministry of Transportation that conditions 22 and 32 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

- 52. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Hydro One Inc. that condition 33 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
- 53. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Burlington Hydro Inc. that condition 34 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
- 54. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Enbridge that condition 35 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
- 55. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Bell that condition 36 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
- 56. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Rogers Communications Canada Inc. that condition 37 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
- 57. All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being June 23, 2029.**

J. Tellier
 Director of Community Planning

Date

If there are no appeals, Draft Approval is deemed to have been made on

June 23, 2026

NOTES:
 City of Burlington

1. The owner is advised that additional fees are required by the City of Burlington and the Region of Halton for each Extension to Draft Approval and for Major Revisions to the draft plan or conditions.
2. To request or initiate a consultation with the Burlington Urban Design (BUD) Panel, visit www.burlington.ca/urbandesign and/or contact planning@burlington.ca
3. The owner, its successors and assigns, is hereby notified that City-wide Development Charges may be payable in accordance with the applicable by-law.
4. At any time prior to final approval of the plan for registration, the City may amend, delete or add to the conditions and this may include the need for amended or new studies in accordance with Section 51 (18) of the Planning Act, 1990

Region of Halton

5. Halton Region will have the following requirements at the time of registration of the subdivision:
 - a. Final draft M plans signed and dated by the Owner, Surveyor and initialed by the City of Burlington Planner;
 - b. Regional Registration fee;
 - c. LRO Confirmation Email of LRO Pre-approval and PX number.
6. For more information on how to obtain a Public Works Commissioner's Notice (PWCN), please contact Nicole - Pettenuzzo - Senior Planner, Public Works"

Halton District School Board

7. Education Development Charges (EDC) are payable in accordance with the applicable EDC By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield which is specified by the Subdivision Agreement are also subject to EDCs prior to the issuance of a building permit, at the rate in effect on the date of issuance.
8. Additional Dwelling Units (ADU) constructed as part of a primary dwelling unit prior to occupancy are subject to EDCs. For ADUs to be eligible for an exemption, the building permit must be issued after occupancy of the primary unit, and must meet other requirements such as size and number of units relative to the existing unit. For more information on EDCs and ADUs, please reach out to the School Boards.
9. The Board's 2023 EDC by-law provides a limited number of statutory and non-statutory exemptions. School Boards may not exempt a development from the payment of EDCs unless such a development falls squarely within the terms of an exemption provided under an EDC by-law. To qualify for an exemption, an applicant must submit appropriate documentation confirming the intended purpose of the development. Approval of the exemption will be subject to verification and compliance with all relevant legislative and regulatory

- requirements. For more information on EDCs, please reach out to the School Boards.
10. The Owner is advised that the dedication of lands to Halton District School Board for a school site will be required through future development of lands located east of Street B.
 11. The Owner is advised that for future development of lands east of Street B, the Owner will be required to provide all required municipal subdivision services necessary to accommodate the construction of a school on the designated school site, as contemplated by the Halton District School Board. Such services shall include, without limitation, storm and sanitary sewers, stormwater management facilities, hydro, water, telephone, natural gas, fibre optics, and cable television, excluding any switchgear. These services must be of sufficient capacity and appropriately designed to support a school of the intended size and shall be made available at the boundary between the school site and the adjacent public roadway, at a location that optimally facilitates the development of the school site.

Canada Post

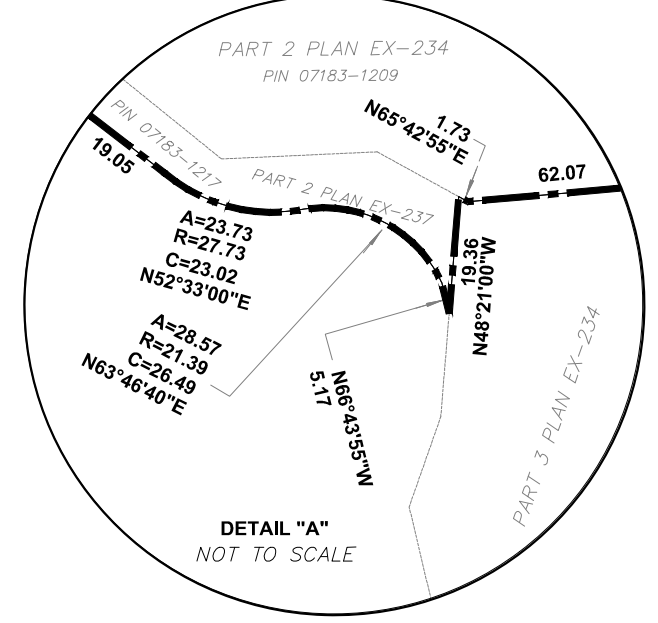
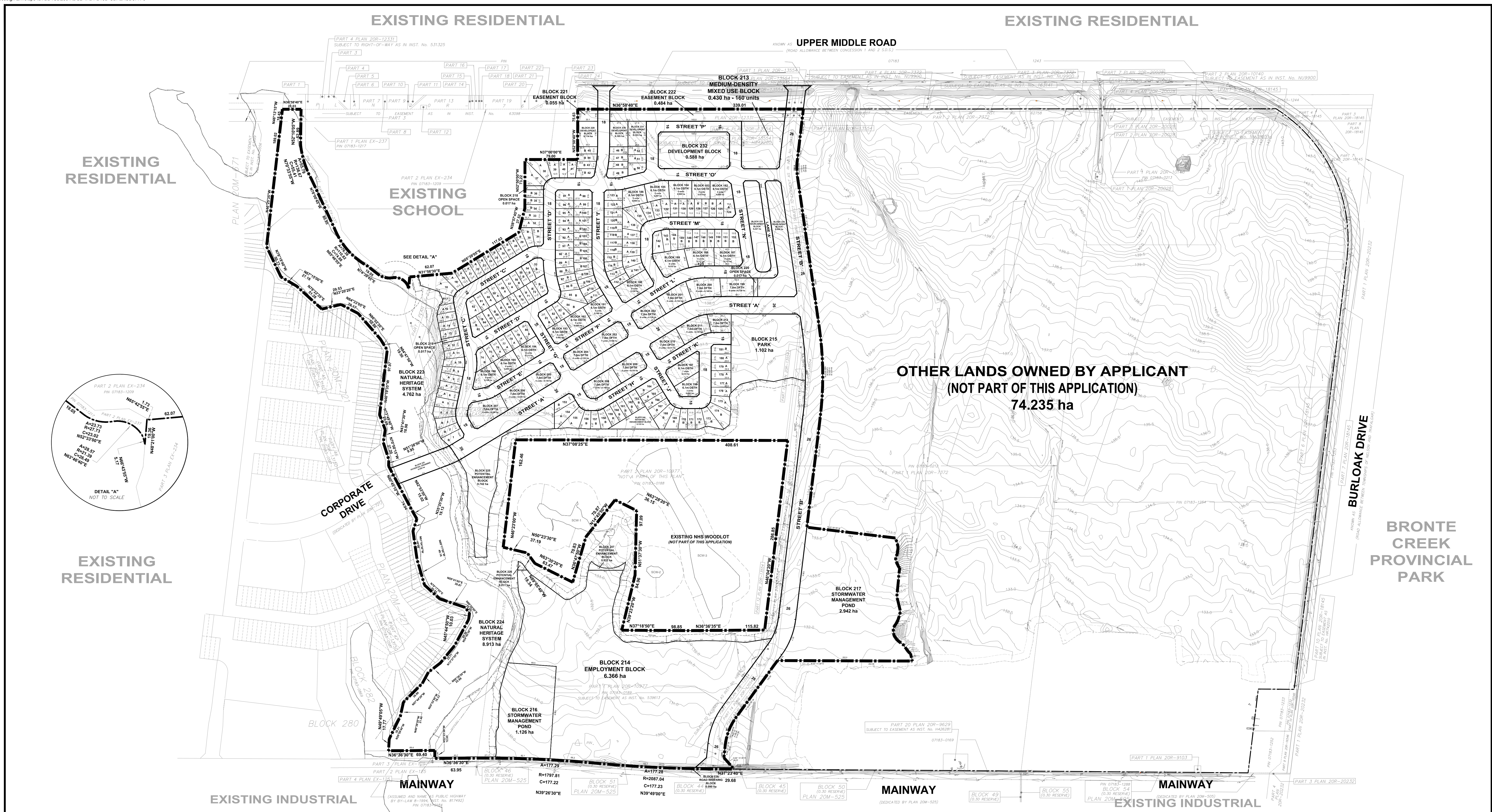
12. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
13. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
14. There will be no more than one mail delivery point to each unique address assigned by the Municipality
15. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
16. The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Hydro One

17. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Burlington Hydro

18. *Customers and their agents planning and designing for electricity service must refer to all applicable Provincial and Canadian electrical codes, all applicable federal, provincial, municipal laws, regulations, codes and by-laws to ensure compliance. All work, on the BHI distribution system, shall be conducted in accordance with the latest edition of the Ontario Occupational Health and Safety Act(OSHA), the Regulations for Construction Projects, the Regulations for Industrial Establishments and the Electrical Utility safety Rules published by the Infrastructure Health And Safety Association(IHSA).*
19. Service is available under B.H.I.'s latest Standard Service Conditions. <https://www.burlingtonhydro.com/images/pdfs/BHI-Conditions-of-Service-05272024.pdf>
20. Hydro easement (if any) is to remain clear of heavy vehicle traffic and customer is responsible to keep the easement lands free and clear of any trees, fences, buildings, structures or obstructions unless any of forgoing are approved in writing by Burlington Hydro Inc. Further the Customer shall remove the same upon request of Burlington Hydro Inc.
21. **Relocation, modification or removal of existing hydro facilities, if required, shall be at the customer's expense. BHI will refer to Burlington Hydro latest Standards and Regulations if possible issues with the clearances appear between existing hydro facilities and existing/proposed building structures**
22. Customer to acquire any easements for Burlington Hydro, if requires.
23. Customer is to ensure that B.H.I. has proper access to the hydro facilities.
24. Project must meet City of Burlington Standards.
25. Machine excavation within one meter of underground plant is not permitted.
26. Do not excavate within two meters of hydro poles and anchors with the exception of the termination pole where the duct structure shall be terminated by the customer under the supervision of BHI inspector.
27. Please arrange for underground hydro cable locate(s), prior to beginning construction, by contacting Ontario One Call @ (800) 400-2255.
28. Please refer to the latest edition of the Occupational Health and Safety Act ("OHSA") and Regulations for Construction Projects when a work is planned to be performed in the proximity of hydro distribution system.
29. Arrange for disconnect and isolation of the power supply if a person or an equipment is to encroach on the minimum distance permitted under the OHSA and OESC.



LEGEND
 - - - Subject Property

NOTES
 All dimensions are in metres.
 All area measurements are computer generated.
 All elevations refer to Geodetic Datum.

LAND USE - AREA TABLE	23121 - 101dP	June 3, 2026
Low Density Residential	L05 1-181	14% 6,767 ha
On-Street Townhouses	Blocks 182-198	4% 1,815
Double Frontage Townhouses	Blocks 199-212	4% 1,903
Med Density Mixed Use Block	Block 213	1% 0,430
Employment Block	Block 214	13% 6,366
Park	Block 215	2% 1,102
Stormwater Management Ponds	Blocks 216-217	8% 4,068
Open Space Blocks	Blocks 218-220	0% 0,051
Easement Blocks	Blocks 221-222	1% 0,539
Natural Heritage Blocks	Blocks 223-224	28% 13,675
Potential Enhancement Blocks	Blocks 225-228	2% 0,918
Development Blocks	Blocks 229-234	4% 1,739
Potential Crossing Block	Block 235	1% 0,252
Road Widening	Block 236	0% 0,090
Roads		20% 9,693
Total		100% 49,408 ha

ROADS		
26.0m Public R.O.W.	1,606 m	4,193
18.0m Public R.O.W.	2,944 m	5,344
7.5m Public Lane	165 m	0,156
Total	4,715 m	9,693 ha

ESTIMATED UNIT COUNT		
12.5m Single Family Detached	A	15% 77
11.0m Single Family Detached	B	20% 104
6.1m On-Street Townhouses		17% 89
7.0m Double Frontage Townhouses		16% 84
Medium Density Units		31% 160
Total	100%	514 units

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

A, B, E, F, G, J, L - As Shown on Plan
 C. Additional lands owned by the applicant as shown on the key plan.
 D. Low Density Residential, On-Street Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Development Blocks, Potential Crossing, Road Widening, Roads
 H. Piped water to be provided.
 I. Clay loam soil.
 K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE
 I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

03 06 2026
 Day Month Year

OWNER'S AUTHORIZATION
 I/we, a. 5201 Mainway - Paletta Bros. Four Ltd.
 b. 5164 Upper Middle Road - 2362302 Ontario Inc.
 c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.

being the registered owner(s) of the subject lands hereby authorize **BOUSFIELD'S INC.** to prepare and submit a draft plan of subdivision for approval.

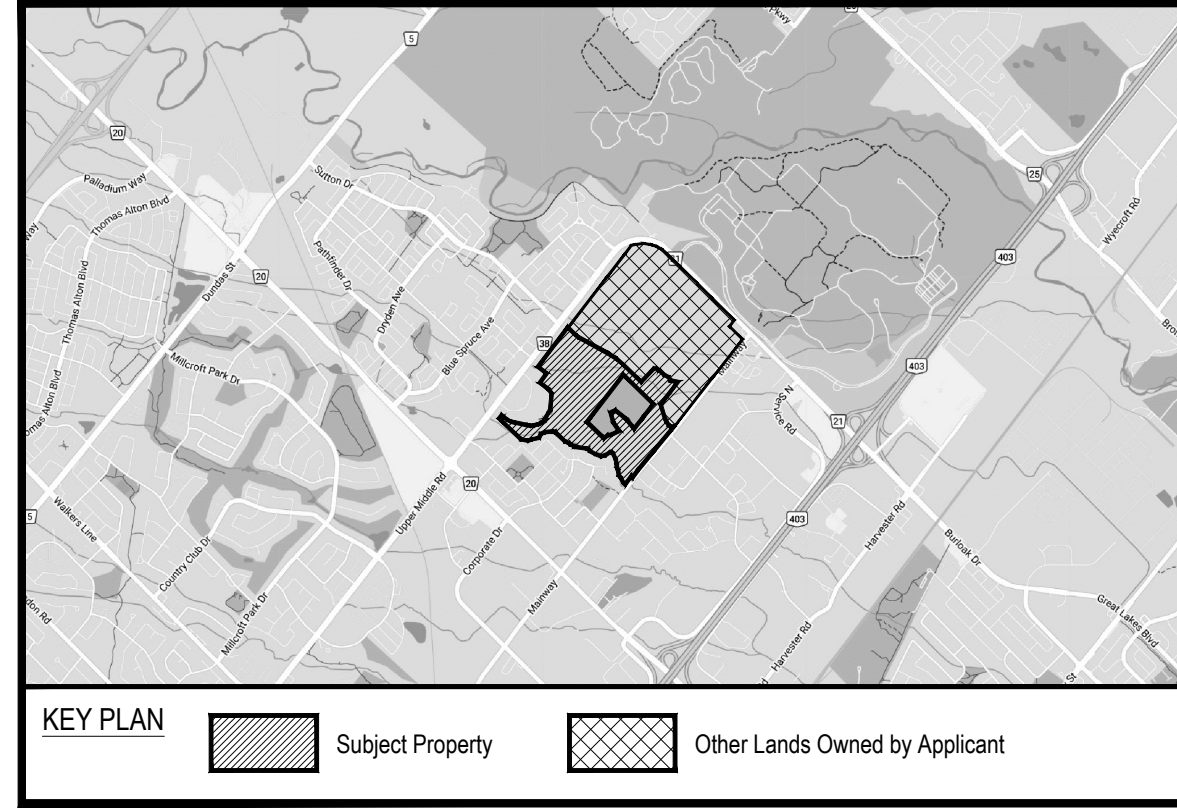
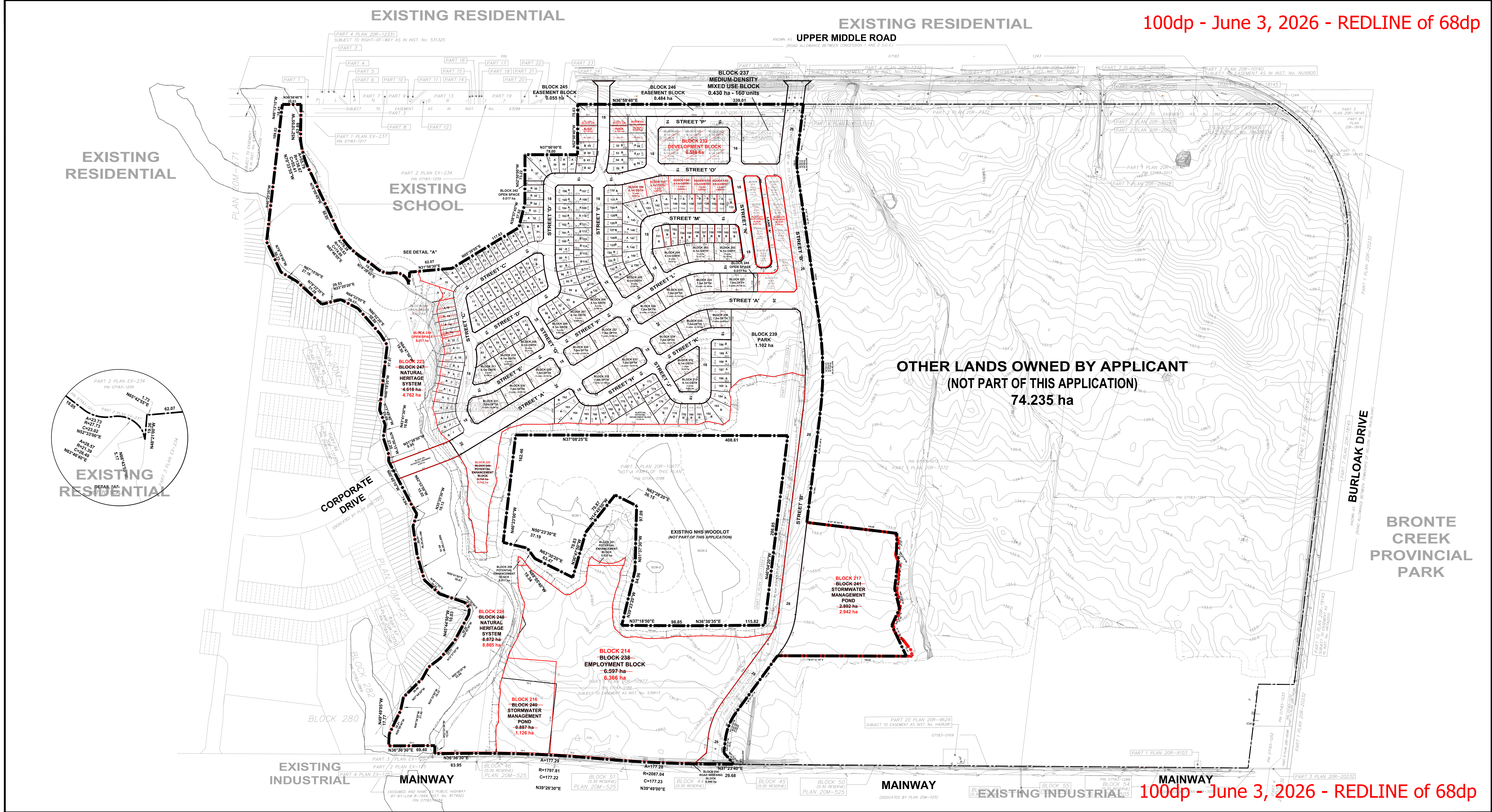
a. Paleta Paletta
 b. Paleta Paletta
 c. Paleta Paletta

DRAFT PLAN OF PROPOSED SUBDIVISION
 PART OF LOTS 2, 3 & 4
 CONCESSION 2 S.D.S.
 (GEOGRAPHIC TOWNSHIP OF NELSON)
 CITY OF BURLINGTON
 REGIONAL MUNICIPALITY OF HALTON

BOUSFIELD'S INC.
 3 Church Street, Suite 200
 Toronto, Ontario M5E 1M2
 P (416) 947-9744
 F (416) 947-0781

1 : 2500 June 3, 2026 23121 - 101dp
 Scale Date Drawing Number

100dp - June 3, 2026 - REDLINE of 68dp



LEGEND
 - - - Subject Property
 - - - Other Lands Owned by Applicant

NOTES
 All dimensions are in metres.
 All area measurements are computer generated.
 All elevations refer to Geodetic Datum.

LAND USE - AREA TABLE 23121 - 68dp February 10, 2026

Land Use	Area (ha)	Percentage	Units
Low Density Residential	1-190	15%	7,286
On-Street Townhouses	191-213	5%	2,409
Rear-Lane Townhouses	214-222	2%	832
Double Frontage Townhouses	223-236	4%	1,903
Med Density Mixed Use Block	237	1%	0,430
Employment Block	238	13%	6,697
Park	239	2%	1,102
Stormwater Management Ponds	240-241	8%	3,779
Open Space Blocks	242-244	0%	0,053
Easement Blocks	245-246	1%	0,539
Natural Heritage Blocks	247-248	27%	13,490
Potential Enhancement Blocks	249-252	2%	0,920
Potential Crossing Block	253	1%	0,252
Road Widening	254	0%	0,090
Roads		20%	9,676
Total		100%	49,358

ROADS

Width	Length (m)	Area (sq m)
26.0m Public R.O.W.	1,806	4,193
18.0m Public R.O.W.	2,944	5,344
7.5m Public Lane	165	0,139
Total	4,715	9,676

ESTIMATED UNIT COUNT

Unit Type	Count	Percentage	Total
12.5m Single Family Detached	85	14%	77
11.0m Single Family Detached	105	18%	104
6.1m On-Street Townhouses	119	20%	89
6.1m Rear Lane Townhouses	44	7%	44
7.0m Double Frontage Townhouses	84	14%	84
Medium Density Units	160	27%	160
Total	597	100%	514

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

A, B, E, F, G, J, L - As Shown on Plan
 C. Additional lands owned by the applicant as shown on the key plan.
 D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads

SURVEYOR'S CERTIFICATE
 I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

03 06 08 2026

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a. *Freda Palitta* Day Month Year
 b. *Freda Palitta* Day Month Year
 c. *Freda Palitta* Day Month Year
 d. Day Month Year
 e. Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
 LOTS 2, 3 & 4
 CONCESSION 2 S.D.S.
 (GEOGRAPHIC TOWNSHIP OF NELSON)
 CITY OF BURLINGTON
 REGIONAL MUNICIPALITY OF HALTON

BOUSFIELD'S INC.
 3 Church Street, Suite 200
 Toronto, Ontario M5E 1M2
 P (416) 947-9744
 F (416) 947-0781

1 : 2500 February 10, 2026 23121 - 68dp
 Scale Date Drawing Number

June 5, 2026

Written delegation to City of Burlington Committee of the Whole meeting on June 8, 2026, in regard to:

11.1 Climate Resilient Burlington Plan – Year 4 Progress update (PWS-07-26)

It's good to see progress is being made in implementing the Climate Resilient Burlington (CRB) Plan. I have a few comments I'd like to add below, from my own observations as a resident and community volunteer:

1. In my opinion, improved emphasis needs to be placed on maintenance and inspection of storm drain grates and outlets across the City, to ensure they are kept clear for when big rainstorms hit suddenly. This doesn't need to be a big undertaking, but simply as City staff are driving around, note any that are plugged and get them dealt with.

I have observed a surprising number of them plugged up $\frac{3}{4}$ or completely this year, for quite a while across the City, along major corridors and in neighbourhoods. Residents have cleaned a bunch off themselves. From what I saw, the downtown streets weren't cleared of last year's leaves by the curb at all. When debris is left, it continues to wash down and cover storm drains with each rain. There's little point building out rainstorm infrastructure if the inlets are blocked.

2. The City needs to get started on a citywide Biodiversity Action Plan, to ensure our valued eco-systems, and flood-mitigating greenspaces are not degraded any further. A key component of the new Woodland Management Strategy (WMS) of the 2024 Urban Forest Master Plan (UFMP), concerns maintaining and enhancing biodiversity. The WMS is a fantastic plan, but in my view, the resources (mainly a designated staff member) to implement this plan has not been there. City staff has been working on bits and pieces I believe, but they are spread thin because of their other tasks. As has similarly been reported in Hamilton in the past, our greenspaces are being overrun by invasives, and a concerted effort is needed to combat this now, and be prepared to battle the new ones on the way (it should have been started 20 years ago). The longer these things are left, the more they spread, and the more work and expense to deal with them in the future.

My suggestion would be to include in next year's budget, a new staff member to implement both the Woodland Management Strategy, along with creating a new Biodiversity Action Plan with the help of the community.

A few other points for your awareness:

- We are fortunate to have a few great, very capable, and experienced volunteer organizations in Burlington that can manually remove invasive plants to help in the effort to maintain our woodlands, which are so important to combatting climate change and flood events. **This is free and enthusiastic labour!**

We often find that communicating with the City, in order to undertake these projects, is very challenging. **Email responses from the City typically take weeks, if we get one at all. In some instances, small grants to undertake work have had to be cancelled, because the City wasn't responding,** and there was no assurance we could deliver on the grant work proposed to the grantor. In many cases, all that is needed is an approval to proceed, with little staff time commitment needed.

A designated staff member to oversee the WMP and creation of a new Biodiversity Action Plan would be ideal here, to help communicate with volunteer groups wanting to help. The City doesn't have the funding to contract out all the labour to restore our woodlands by itself, as there's too much work to do. **Let's utilize this free community volunteer resource to its full potential!**

- A lot of great work went into the 2024 UFMP and WMS, which also directly relates to the CRB plan. **It is worth noting that the City's website still links to the old 2010 UFMP. Can we get that updated, to showcase these great documents, and so the public has the most up-to-date information?**
- Implementing a Biodiversity Action Plan is an important component of being a certified Bird Friendly City. Burlington has a nice patchwork of biodiversity related initiatives (including the Cootes to Escarpment Eco-park System), which is great, but a more cohesive, citywide plan is needed.

Thank you for considering these points.

Dave Tourchin,
Burlington resident



June 8, 2026

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To: **Mayor and Members of Committee of the Whole**
City of Burlington
426 Brant Street
Burlington, ON

RE: Motion Regarding Construction Working Hours (COW 16-26)

Dear Mayor Meed Ward and Members of Council,

On behalf of the West End Home Builders' Association (WE HBA), representing more than 300 companies involved in the residential construction, land development, renovation, and professional services sectors across Hamilton, Burlington, and the surrounding area, we are writing to express our strong opposition to any further restrictions on permitted construction working hours within the City of Burlington.

The residential construction industry is currently facing one of the most difficult economic environments in a generation. Housing starts have fallen dramatically, new home sales remain at historic lows, and thousands of construction and skilled trades jobs have been lost across Ontario. Governments at all levels are actively pursuing policies intended to reduce barriers, accelerate housing delivery, and lower the cost of building new homes. Against this backdrop, imposing additional restrictions on construction hours would move Burlington in the opposite direction.

Construction is a highly coordinated activity involving numerous trades, suppliers, consultants, inspectors, and specialized contractors. Projects are carefully scheduled to maximize productivity and minimize delays. Reducing available working hours creates significant challenges in coordinating labour, equipment, and material deliveries, particularly in an industry already facing skilled labour shortages.

Every hour lost on a construction site has consequences. Shorter workdays often translate into longer project timelines, increased labour costs, additional financing costs, and scheduling inefficiencies. Delays can create cascading impacts across multiple projects as trades are forced to reschedule crews and equipment. These additional costs are ultimately borne by future homeowners, renters, businesses, and community organizations that depend on new housing and construction investment.



At a time when affordability remains a top concern for residents, policymakers should be looking for opportunities to reduce unnecessary costs and delays, not introduce new ones.

It is also important to recognize that Burlington already maintains reasonable and balanced regulations governing construction noise. Construction activity is generally permitted between 7:00 a.m. and 7:00 p.m., with mechanisms available to seek exemptions where necessary. These regulations are generally consistent with those found in many municipalities across Ontario.

While we recognize that construction activity can create temporary inconvenience for nearby residents, construction is also an essential activity that delivers housing, infrastructure, schools, hospitals, places of employment, and community amenities. Every resident of Burlington benefits from construction projects at some point in their lives. The challenge is to strike an appropriate balance between neighbourhood considerations and the broader public interest in delivering much-needed housing and infrastructure efficiently.

WE HBA believes Burlington's existing framework already achieves that balance. Further restrictions on construction hours would increase costs, lengthen timelines, reduce productivity, and undermine ongoing efforts by all levels of government to improve housing affordability and housing supply.

Accordingly, we respectfully urge Council not to pursue additional restrictions on construction working hours and instead continue supporting policies that facilitate the timely delivery of housing and infrastructure while maintaining reasonable protections for neighbouring residents.

Thank you for your consideration. We would welcome the opportunity to discuss this matter further with Council and staff.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

Motion memo regarding a review of options to restrict construction hours (COW-16-26)

From: [Robert Donko](#)
To: [Mailbox, Clerks](#); [Sertic, Paul](#)
Subject: City of Burlington Construction Noise Motion
Date: Monday, June 08, 2026 7:42:50 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like my comments and concerns to be part of public record for this motion.

I am writing early in the morning, just before 6 a.m., listening once again to the sounds of construction activity (the word activity is key here) taking place less than 50 metres from my home. For my family, this has become the new normal for more than a year. The disruption is not limited to weekdays. It has extended into weekends and holidays, and in some cases has continued beyond permitted hours. Many residents in the area are frustrated, but too often those concerns seem to be met with process rather than meaningful action. I would like to share my experience and offer constructive suggestions for improvement.

One issue that has become especially frustrating is the distinction being made between “construction” and “construction activity.” I have recently learned that this difference can affect how concerns are handled under the bylaw. From a resident’s perspective, however, the impact is the same: if equipment, vehicles, idling engines, or deliveries are creating disruptive noise outside appropriate hours, the result for nearby families is loss of peace, sleep, and enjoyment of their homes. This is the equivalent of me walking up and down my street with my lawnmower at 4AM but not actually cutting grass. It’s a silly distinction.

Over time, this situation has had a real effect on my household. My family has repeatedly been woken by trucks delivering equipment, air brakes releasing in the early morning, and vehicles idling directly in front of our home. At times, contractors have gathered outside with diesel engines running well before the day has properly begun. The only separation between that activity and our front door is the boulevard and sidewalk. I have personally spoken with contractors on several occasions, and I have seen neighbours do the same, because the disruption has become impossible to ignore.

It is one thing to assess noise through a brief site visit. It is another to live with it day and night over an extended period. For more than a year, residents have dealt with the constant drone of generators, and during the winter, multiple industrial diesel heaters running around the clock near homes. Reaching out for help has often added to the frustration. Calls are redirected, messages go unanswered, and when concerns arise outside regular business hours, residents are sometimes told that nothing can be done until the next business day. At that point, even smaller disturbances begin to feel overwhelming because they are part of a much larger pattern.

The City must take a more proactive approach when approving and monitoring projects of this size in or near residential neighbourhoods.

For example, the construction office did not need to be placed on the side of the site closest to homes. It could have been positioned closer to the 407 side of the property, which would likely have reduced the impact of generators and day-to-day site activity on nearby residents.

Similarly, given the size of the property, the east side appears to offer more space for employee facilities and washrooms. Using that area instead of concentrating operations on the west side would have better balanced the needs of the site with the needs of the surrounding neighbourhood.

I understand that trades require safe and heated space during the winter months. However, that support space did not have to be located on the side of the property facing homes while multiple diesel heaters operated continuously.

I repeatedly suggested to both the construction office and City bylaw staff that deliveries should not arrive before the permitted start time. From conversations with drivers, I understand that some choose very early arrival times to avoid traffic. While that may be convenient from a logistics standpoint, it should not come at the expense of residents. If trucks arrive early, they should wait in an appropriate staging area until work is permitted to begin. I even suggested Harrison Court as a possible option. As I write this, another truck has just arrived.

My turning point came on a Sunday morning when I called the City for assistance and was told that nothing would be addressed until Monday. That response made it clear that the current system is not meeting the needs of residents dealing with ongoing weekend disturbances. I then contacted my ward councillor and invited him to see the situation firsthand. To his credit, Angelo Bentivegna came out personally, and that helped move the conversation forward.

I want to close not only with concerns, but with practical recommendations. This past weekend, for example, the site appeared to be shut down, yet a piece of diesel equipment was left running for an extended period with no one available to respond. As my family tried to enjoy time in our backyard, the noise and diesel fumes from equipment and generators continued in the background. Situations like this are avoidable with better oversight and accountability.

First, the City should place greater emphasis on site planning before approvals are granted. Project teams should be required to demonstrate how they will meet construction timelines while also minimizing noise, idling, delivery conflicts, and the placement of temporary facilities near homes. This is an opportunity to apply those lessons to future developments, including the 4301 Palladium project as it moves forward.

Second, the City should consider requiring construction sites of this scale to have operational cameras, including audio where legally appropriate, along with a process for timely review when complaints are made. This would allow concerns to be assessed more efficiently and reduce the need for staff to attend every incident in person. If such systems are required, there should also be clear consequences when they are not functioning properly.

Third, I encourage the City to review whether the current bylaw language and enforcement approach are strong enough to address repeated activity outside permitted hours. Residents need confidence that rules will be enforced consistently and that ongoing violations will result in meaningful consequences, not only warnings or delayed follow-up.

I will end with this: I do not believe this issue is limited to one project. While walking along Palladium Way this weekend, I observed other nearby business activity that raises

similar concerns about noise and operations outside typical hours. Trailers with running refrigeration units. Burlington is growing, and residents understand that growth brings construction and change. However, growth must be managed in a way that respects the people already living beside it. The City of Burlington can and should do better, and I hope this letter is received in the constructive spirit in which it is intended.

SWIM ONTARIO

ENGAGE – INSPIRE - EMPOWER



June 8, 2026
Committee of the Whole
426 Brant Street,
Burlington, ON L7R 2E9
clerks@burlington.ca

Re: Letter of Support for a Proposed New Regional, Multi-Use Aquatic Sportsplex in Burlington

Dear Committee of the Whole,

On behalf of Swim Ontario, we are pleased to express our strong support for the inclusion of a new regional, multi-use aquatic facility within the planned community infrastructure at 1200 King Road in Burlington.

As the Provincial Sport Organization governing competitive swimming in Ontario, Swim Ontario recognizes the critical need for additional aquatic infrastructure to meet the growing demands of community participation, athlete development, and competitive sport across the province. The City of Burlington's decision to explore the inclusion of an aquatic facility presents a significant opportunity to create a lasting community asset that will serve residents, athletes, and visitors for generations.

A modern aquatic centre anchored by a 50-metre, sport-friendly pool would deliver substantial benefits beyond competitive swimming. Such a facility would support learn-to-swim programming, water safety education, aquatic fitness, therapeutic and rehabilitation activities, inclusive recreation opportunities, and community wellness initiatives. It would also help address increasing pressure on existing aquatic facilities throughout the region while expanding access to quality aquatic programming for residents of all ages and abilities.

From a sport development perspective, a 50-metre facility would provide critical training and competition capacity for swimming, para swimming, and other aquatic disciplines. The facility would strengthen local and regional athlete development pathways, support coaching and officials' education, and create opportunities to host regional, provincial, and national-level competitions. To maximize its impact and functionality, we strongly encourage the inclusion of adequate deck space, warm-up and cool-down capacity, and spectator seating to ensure the facility can effectively support events, participants, volunteers, officials, and spectators.

The strategic importance of this investment extends beyond Burlington. Currently, both Halton and Peel Regions lack access to a 50-metre aquatic facility capable of supporting large-scale aquatic programming and competition. As Ontario continues to experience population growth and increasing participation in aquatic sports, the need for modern, accessible, and competition-capable facilities has become increasingly urgent.

SWIM ONTARIO · 875 Morningside Ave, Toronto, Ontario, M1C 0C7 · swimontario.com · info@swimontario.com



A facility of this nature would not only enhance community health and recreation but would also generate broader economic benefits through sport tourism, event hosting, and year-round programming. It would position Burlington as a regional leader in aquatic sport and recreation while contributing meaningfully to the development of Ontario's aquatic sport system.

Swim Ontario strongly supports the City's consideration of a 50-metre aquatic facility as part of its long-term community infrastructure vision and welcomes the opportunity to collaborate in ensuring the facility meets the needs of both community users and the broader aquatic sport sector.

Sincerely

Dean Boles
CEO-Swim Ontario

The Corporation of the City of Burlington

City of Burlington By-law 38-2026

A by-law to adopt Official Plan Amendment No. 11 to the Burlington Official Plan 2020 to redesignate the lands at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in accordance with the Schedules to this amendment delete and replace site specific policies within Official Plan Amendment 4 (Area Specific Plan) to clarify language and update housing targets and to correct a numbering error within a subsection of OPA4 to improve clarity and consistency.

File: 505-02/26 DGM-38-26

Whereas the Council of the Corporation of the City of Burlington, in accordance with the provisions of Section 22 of the Planning Act, 1990, as amended, approved the recommendation in Development and Growth Management report DGM-38-26 at its meeting held on June 23, 2026;

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. 11 to the Burlington Official Plan, 2020 (OPA 11) consisting of the attached amendment is hereby adopted.
2. That this By-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 23rd day, of June, 2026.

Mayor Marianne Meed Ward _____

City Clerk Mike De Rond _____

AMENDMENT NO. 11 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. 11 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 the lands at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in accordance with the Schedules to this amendment and to delete and replace site specific policies within Official Plan Amendment 4 (Area Specific Plan) to clarify language and update housing targets and to correct a numbering error within a subsection of OPA4 to improve clarity and consistency.

2. SITE AND LOCATION

The subject lands are municipally known as 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway and are located on the west side of Burloak Drive, south side of Upper Middle Road, and north side of Mainway. The lands are irregular in shape and have a total lot area of 123.7 hectares.

3. BASIS FOR THE AMENDMENT

On May 20, 2025, Burlington City Council voted unanimously to adopt OPA4 which sets out a planning framework and is a guide for future study, to support development and growth within Bronte Creek Meadows.

OPA4 established an Area Specific Plan for the Bronte Creek Meadows development and provides policies requirements and guidance specific to the area to guide how the community is development.

Since the approval of OPA4 and the use of the amendment in practice, four separate clauses have been identified as needing further amending in order for development to proceed in an orderly fashion. In addition, a housekeeping amendment is proposed to correct a numbering error within a subsection of the OPA4. This technical amendment is intended to improve readability, clarity, and consistency of the Official Plan and does not result in any substantive changes to the intent or application of the approved policies. The subject Official Plan Amendment will address these policies.

The proposed development supports the City’s objective to broaden the range of housing forms and supply to meet City needs in a manner that is compatible with surrounding land uses. It also adds new employment opportunities that will help the City and Region achieve its economic development goals.

The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Changes:

None

Text Change:

The text of the City of Burlington Official Plan, 2020, as amended, is hereby amended as follows:

Item No.	Section	Replacement Text
1	8.8.2 (5.2.2)	<p>Modify policy 8.8.2(5.2.2) as follows:</p> <p>8.8.2(5.2.2) Policies</p> <p>a) <i>Development shall be planned to be active transportation and transit supportive with a pattern of streets and block that encourages pedestrian circulation.</i></p> <p>b) Development <i>shall</i> be oriented to the street and designed to promote a vibrant and safe street life and support transit.</p> <p>c) As part of a tertiary plan, an Urban Design Concept Plan informed by the Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> be completed for the Burloak Commons District to the satisfaction of the <i>City</i> and be reviewed by the City’s Urban Design Advisory Panel. This Urban Design Concept <i>shall</i> include, but not be limited to, the following:</p>

		<ul style="list-style-type: none"> (i) A built form of varying heights including <i>low-rise</i> and <i>mid-rise buildings</i>. <i>Tall buildings</i> may be considered in accordance with 8.8.2 (5.2.2) e); (ii) consideration of shadow and wind impacts; (iii) appropriate transitions to the Natural Heritage System, the existing neighbourhood to the north of the district, as well as Bronte Creek Provincial Park on the east side of Burloak Drive; and, (iv) Burloak Commons District Urban Design Guidelines, if necessary. <p>d) The Zoning By-law <i>shall</i> establish a minimum building height of two (2) storeys and the maximum building height <i>shall</i> not exceed eleven (11) storeys, unless otherwise permitted by the policies of this Plan.</p> <p>e) Notwithstanding the maximum height identified in 8.8.2 (5.2.2) d), <i>tall buildings</i> up to a maximum of twenty (20) storeys in locations identified as appropriate for the accommodation of <i>tall buildings</i> in the Land Use and Built Form Strategy, <i>may</i> be permitted, subject to the development of appropriate zoning standards, without the need for an amendment to this Plan, subject to the fulfillment of the following criteria:</p> <ul style="list-style-type: none"> (i) the objectives and policies of the Burloak Commons District and this Plan are maintained; (ii) demonstrate consideration of Council-approved urban design guidelines; (iii) implement the findings of the Land Use and Built Form Strategy, including appropriate transitions to the Natural Heritage System, existing neighbourhoods, as well as Bronte Creek Provincial Park and other relevant guidance; and, (iv) the proponent submits and implements, to the satisfaction of the <i>City</i>, an urban design brief that demonstrates how the proposal's design achieves high quality of design and mitigates the adverse impacts of the increase in height on public sidewalks, public open spaces and adjacent uses. <p>f) The City <i>shall</i> explore opportunities to partner in the provision of underground and/or structured parking spaces dedicated for public use.</p> <p>g) The following uses <i>may</i> be permitted in the Burloak Commons District:</p> <ul style="list-style-type: none"> (i) residential uses with the exception of single-detached and semi-detached dwellings;
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		<p>(ii) <i>additional residential units</i>, subject to the policies of Subsection 8.7.2 of this Plan;</p> <p>(iii) retail and <i>service commercial</i> uses;</p> <p>(iv) <i>office</i> uses, including research and development, and information processing uses;</p> <p>(v) <i>public service facilities</i>;</p> <p>(vi) <i>institutional uses</i>;</p> <p>(vii) hotel uses;</p> <p>(viii) <i>recreation</i> uses;</p> <p>(ix) <i>entertainment</i> uses;</p> <p>(x) light assembly and manufacturing uses compatible with <i>abutting</i> sensitive uses; and,</p> <p>(xi) day care centers.</p> <p>h) Notwithstanding Subsection 8.8.2(5.2.2) g) i) of this plan, limited single-detached and semi-detached dwellings <i>may</i> be permitted adjacent to the Natural Heritage System provided it can be demonstrated through the Burloak Commons Urban Design Concept Plan that additional 3-bedroom units can be accommodated and will not compromise the vision, objectives and policies of the District and of this Plan.</p> <p>i)The Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) <i>shall</i> identify locations and frontages in the Burloak Commons District which will require mixed uses and continuous active uses at grade. In these locations and frontages, <i>development shall</i> contain a minimum of two permitted uses, as identified in Subsection 8.8.2 (5.2.2) e) of this plan. <i>Institutional uses, public service facilities</i> and day care centers are permitted as standalone uses.</p> <p>j) The Zoning By-law <i>shall</i> establish a maximum floor area at grade per individual retail and <i>service commercial</i> unit, based on such considerations as planned commercial function, built form, and contribution to achieving vibrant, active and walkable built environments in the Burloak Commons District.</p>
2	8.8.2(6.6)(j)	<p>Amend policy 8.8.2(6.6)(j) by adding the underlined text:</p> <p>In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of Corporate Drive to Burloak Drive as shown on Schedule S shall be required <u>to be planned and secured</u> to the satisfaction of the City prior to approval of development</p>

		occurring within the Burloak Commons District as shown on Schedule S of this Plan, with the exception of development for the purposes of stormwater management. <u>The facilitation of the crossing may include the execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.</u>
3	8.8.2(6.6)(p)	Add policy 8.8.2(6.6)(p) with the following: Notwithstanding policy 8.8.2(6.6)(f) of this Plan, where a local street is adjacent to and runs parallel with a utility corridor, and is deemed by the <i>City</i> not to require sidewalks on both sides of the street, the local street <i>shall</i> have a minimum right-of-way width of 16 metres.
4	8.8.2(6.8)(c)	Add policy 8.8.2(6.8)(c) with the following: Notwithstanding policy 8.8.2(6.6)(f) of this Plan, where a laneway is proposed to be dedicated to the <i>City</i> as a public right-of-way, the laneway right-of-way width <i>shall</i> have a minimum width of 9 metres and <i>shall</i> meet the design requirements of the <i>City</i> , including: <ul style="list-style-type: none"> (i) that the laneway be designed to accommodate emergency vehicles, winter maintenance vehicles, and waste collection vehicles; and (ii) the provision of adequate space for snow storage.
5	8.8.2 (12.3) e)	Add Policy 8.8.2 (12.3) e) with the following: Notwithstanding Policy 8.8.2 (12.3) (a) and (b) of this Plan, applications for Zoning By-law Amendment and Draft Plan of Subdivision may be submitted to the <i>City</i> for the Meadows Neighbourhood District and the portion of the Mainway Institutional District located west of Sutton Drive.

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.

The Corporation of The City Of Burlington
City Of Burlington By-Law 2020.520

A by-law to amend Zoning By-law 2020, as amended; for 5164, 5366, 5470 and 5900
Upper Middle Rd. and 5201 Mainway, Burlington

(File No.: 520-02/26)

whereas Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that zoning by-laws may be passed by the councils of local municipalities; and

Whereas the Council of the Corporation of the City of Burlington approved Recommendation DGM-38-26 on June 23, 2026 to amend by the City's existing Zoning By-law 2020, as amended, to permit the development of Phase 1 of the Bronte Creek Meadows Community, being a mixed-use complete community consisting of a variety of residential, commercial, institutional and employment uses for the lands located at 5164, 5366 and 5900 Upper Middle Rd. and 5201 Mainway, Burlington.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Map No. 28 W and 28 E of Part 15 to Zoning By-law 2020, as amended, is further amended by rezoning the lands as shown on Schedule "A" to this By-law.
2. The lands identified as "A" on Schedule "A" attached hereto are hereby rezoned from 'H-GE1-354', 'GE1-354', 'H-GE2-354', 'GE2-354', 'GE2-373', 'O2', and 'O3' to 'S', 'P', 'O2', 'O3', 'RBC1', 'RBC2', 'H-RBC1', 'H-RBC2', 'H-MXG-574', and 'H-MXE-575'.
3. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended is further amended by revising Subsection 2.12, "Visibility Triangles", Table 1.2.5, by adding "RBC1" and "RBC2" after "REV3" so that it reads:

Table 1.2.5

Zone	Visibility Triangle
RAL1	6 m x 6 m
RAL2	6 m x 6 m
RAL3	6 m x 6 m
RAL4	6 m x 6 m
RO1	6 m x 6 m
RO2	6 m x 6 m
RO3	6 m x 6 m
RO4	3 m x 3 m
REV1	6 m x 6 m
REV2	6 m x 6 m
REV3	6 m x 6 m
RBC1	6 m x 6 m
RBC2	6 m x 6 m
RM5	6 m x 6 m
UCR1-81	6 m x 6 m
DC, DW, DL-A, DL-B, DL-C, DRH, DRM	6 m x 6 m
Other Zones	9 m x 9 m

4. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.21(u) (i), by adding “RBC1”, “RBC2” after “REV3”.

5. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.28 “Classification of Roads” to modify Schedule ‘B’ East “Classification of Roads” by showing the extension of Sutton Drive from Mainway to Upper Middle Road as shown on Schedule “B” of this By-law.

6. Part 1, General Conditions and Provisions, of Zoning By-law 2020, as amended, is further amended by revising Subsection 2.36 by adding “and “Bronte Creek Meadows Community” after “Evergreen Community”:

7. Part 2, Residential Zones, of Zoning By-law 2020, as amended, is further amended by adding the following new Sections 30, 31, and 32 so that it reads:

30 RBC ZONE PERMITTED USES (BRONTE CREEK MEADOWS COMMUNITY)
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The uses permitted in all Residential ‘RBC’ Zones shall be in accordance with Table 2.30.1:

Table 2.30.1

USE	BRONTE CREEK MEADOWS COMMUNITY ZONES	
	RBC1	RBC2
Detached Dwelling	✓	
Semi-Detached Dwelling	✓	
Street Townhouse	✓	✓
Townhouse	✓ (a)	✓ (c)
Additional Residential Units	✓(b)	✓(b)

Footnotes to Table 2.30.1:

- (a) Subject to Part 5, Section 5
- (b) Subject to Part 1, Subsection 2.21(u), except where amended by Part 2, Section 31.6, Additional Residential Units or Part 2, Section 32.7 Additional Residential Units
- (c) Subject to Part 5, Section 5, except as amended by Part 2, Section 32

31. RBC1 ZONE REGULATIONS

31.1 LOT WIDTH, AREA, YARDS

Table 2.31.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached Dwelling	10 m	270 m ²	3 m dwelling 6 m garage	7 m	1.2 m, 0.6 m other side
Semi-Detached Dwelling	7.5 m	250 m ²	3 m dwelling 6 m garage	7 m	1.2 m, interior side yard 0 m
Street Townhouse	6 m	130 m ²	3 m dwelling 6 m garage	7 m	1.2 m, interior side yard 0 m

Table 2.31.2

Other Yards	Requirement
Yard abutting a Creek Block	7.5 m

Other Yards	Requirement
Yard abutting a Pipeline Easement	7 m

31.2 LOT COVERAGE

31.2.1 Maximum lot coverage, including all accessory buildings, shall be as follows:

- a) Detached Dwelling: 55%
- b) Semi-detached Dwelling: 55%
- c) Street Townhouse: 60%

31.3 DRIVEWAYS AND WALKWAYS

31.3.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.31.3

Lot Type	Front or Street Side Lot Width	Maximum Driveway Width
Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse	Less than 9 m	3 m
	9 m or more	5.5 m

- (a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted.
- (b) The remaining lot area between a street line and a building elevation facing a street shall be Landscaped Open Space Area.
- (c) A maximum of one driveway shall be provided for each property.

31.4 ENCROACHMENTS

31.4.1 Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

- (a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard and required street side yard.
- (b) Balconies are permitted only in a front yard or street side yard, or in a side yard abutting an Open Space zone or Park zone.

- (c) Balconies on a wall facing the front or street side, or side abutting an Open Space or Park zone, may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.
- (d) A bay window, balcony, vestibule, fire escape, or open stairway may not project into a required side yard.

31.5 BUILDING HEIGHT AND BUILT FORM

- (a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”, except as amended by the following:
 - (i) Minimum number of storeys: 2 storeys
 - (ii) Maximum number of storeys: 3 storeys

31.6 ADDITIONAL RESIDENTIAL UNITS

- (a) Notwithstanding any regulation to the contrary in Part 1, Subsection 2.21(u), where an Additional Residential Unit is accessed from an exterior entrance located within a side yard, the minimum interior side yard where the exterior entrance is located is required to be 1.2 metres.
- (b) Notwithstanding Part 1, Subsection 2.21(u)(v), for a building containing an Additional Residential Unit, a maximum of two exterior entrances are permitted on each elevation of the principal building facing a street.

32. RBC2 ZONE REGULATIONS

32.1 LOT WIDTH, AREA, YARDS

Table 2.32.1

Dwelling	Lot Width (d)	Lot Area (d)	Front Yard (a)	Rear Yard	Side Yard	Street Side Yard
Street Townhouse	6 m	130 m ²	3 m	(b) (c)	1.2 m, interior side yard 0 m	3 m
Townhouse	25 m	750 m ²	3 m	(b) (c)	1.2 m	3 m

Footnote to Table 2.32.1

- (a) For the purposes of determining the Front Lot Line, notwithstanding Part 16 Definitions, Lot Line, Front, the following regulations shall apply whether or not such abutting or adjacent streets have 0.3 m reserves:
- (i) for Through Lots abutting Sutton Drive and Corporate Drive:
 - i. the Street Line on Sutton Drive and Corporate Drive shall be deemed to be front lot line; and
 - (ii) for all other Through Lots:
 - i. the Street Line on a street with a deemed width of 18 m or greater shall be deemed to be the front lot line
- (b) For a Rear Yard abutting a street with a deemed width of 18 m or greater, the Rear Yard shall be 3 m for a dwelling and 6 m for a garage.
- (c) For a Rear Yard abutting a laneway, the Rear Yard shall be 3 m.

32.2 DRIVEWAYS AND WALKWAYS

32.2.1 Driveways and walkways shall be in accordance with Part 1, Subsection 2.24, except as amended by the following:

Table 2.32.2

Lot Type	Rear Street Line	Maximum Driveway Width
Street Townhouse with Rear Yard abutting a street with a deemed width of 18 m or greater	Less than 9 m	3 m
	9 m or greater	5.5 m
Street Townhouse with Rear Yard abutting a public	---	5.5 m

Lot Type	Rear Street Line	Maximum Driveway Width
or common-element laneway		
Townhouse with Rear Yard abutting a street	---	3 m for each dwelling unit
Townhouse with Rear Yard abutting a public or common-element laneway	---	5.5 m for each dwelling unit

- (a) In addition to the above maximum driveway width, a walkway with a maximum width of 1.5m shall be permitted in a rear yard.
- (b) The remaining lot area between the rear street line and a building elevation facing a street with a deemed width of 18 m or greater shall be Landscaped Open Space Area.
- (c) Within a front yard or street side yard:
 - a. Driveways and parking are prohibited.
 - b. A walkway with a maximum width of 1.5m shall be permitted.
 - c. The remaining lot area between the front or street side lot line and a building elevation facing the street shall be Landscape Area.
- (d) A maximum of one driveway shall be provided for each property.

32.3 ENCROACHMENTS:

32.3.1 Part 1, Subsections 2.3 and 2.13 apply except as amended by the following:

- (a) Porches are permitted to encroach a maximum distance of 1.5 m into the required front yard, Landscape Area and required street side yard.
- (b) Balconies may project up to 2.5 m beyond the wall of a building, up to 1.5 m of the property line.
- (c) A bay window, balcony, vestibule, or fire escape, or open stairway may not project into a required side yard.

32.4 BUILDING HEIGHT AND BUILT FORM

- (a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31, “Residential Building Height”, except as amended by the following:

For Townhouses and Street Townhouses:

- (i) Minimum number of storeys: 2 storeys
- (ii) Maximum number of storeys: 3 storeys

- (b) For Through Lots abutting Corporate Drive and Sutton Drive:

- (i) Units shall present a front building elevation with an exterior entrance towards one or more of: Corporate Drive, Sutton Drive, or a side street with a deemed width of 18 m or greater.
 - (ii) Vehicle access is prohibited on Sutton Drive or Corporate Drive
- (c) On Through Lots abutting any other street with a deemed width of 18 m or greater:
- (i) Units shall present a front building elevation with an exterior entrance towards one or more of: the front street line or a side street with a deemed width of 18 m or greater.
 - (ii) Vehicle Access is prohibited on a street with a deemed width of 18 m or greater

32.5 ACCESSORY BUILDINGS AND STRUCTURES

- (a) Notwithstanding Part 1, Section 2.2:
- (i) for all accessory buildings the minimum setback from a lot line abutting any street shall be 3 m
 - (ii) for all accessory structures the minimum setback from a rear lot line shall be 1 m

32.6 FENCING AND PRIVACY SCREENS

- (a) Fences and walls shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:
- (i) Maximum height in a front yard, street side yard, and rear yard: 1 m
 - (ii) Minimum setback from a lot line abutting a laneway or rear street line: 1 m
- (b) Privacy screens shall be subject to Part 1, Subsection 2.4.1 of this By-law except as amended by the following:
- (i) Privacy screens only permitted on:
 - i. a balcony,
 - ii. the side or street side elevations of a deck,
 - iii. the side (excluding street side) elevations of a porch.

32.7 ADDITIONAL RESIDENTIAL UNITS

- (a) In addition to Part 1, Subsection 2.21(u), Where an Additional Residential Unit is accessed from an exterior entrance located within a side yard, the minimum interior side yard where the exterior entrance is located in is required to be 1.2 metres.
- (b) Notwithstanding Part 1, Subsection 2.21(u)(v), for a building containing an Additional Residential Unit, a maximum of two exterior entrances are permitted on each elevation of the principal building facing a street.

8. Part 11, Holding Zone Provisions, of Zoning By-law 2020, as amended, is further amended by adding to Appendix A, Site-Specific Requirement 108, 109, and 110 for Removal of an “H” Holding Symbol, as follows:

108.	H-RBC1 and H-RBC-2	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall complete the following to the satisfaction of the City of Burlington Director of Community Planning:</p> <ul style="list-style-type: none"> a. The owner shall provide the City with relevant archaeological analysis and supporting documentation to demonstrate that the owner has obtained consent from the Ministry of Citizenship and Multiculturalism, in accordance with Part VI of the <i>Ontario Heritage Act</i>, to develop the subject lands in accordance with this By-law. 			

109.	H-MXG-574	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall have addressed the following requirements for all the residential units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation to the City of Burlington that these matters have been addressed:</p> <ul style="list-style-type: none"> (a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; (b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements; (c) The Owner shall have made all required payments associated with the Allocation Program; and, (d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter. 			

110.	H-MXE-575	Map 28	Resolution:
<p>That prior to the lifting of the H, the Owner shall complete the following to the satisfaction of the City of Burlington Director of Community Planning:</p> <ul style="list-style-type: none"> a. a Land Use Compatibility Study and other studies deemed necessary by the City, demonstrating that any proposed land uses are compatible with those existing and planned on site and in the surrounding area; and b. The owner shall provide the City with relevant archaeological analysis and supporting documentation to demonstrate that the owner has obtained consent from the Ministry of Citizenship and Multiculturalism, in accordance with Part VI of the <i>Ontario Heritage Act</i>, to develop the subject lands in accordance with this By-law. 			

9. Part 14, Exceptions to Zone Designations, of Zoning By-law 2020, as amended, is further amended by adding a new Exception 574 and Exception 575 as follows:

Exception 574	Zone H-MXG	Map 28-W & 28-E	Amendment	Enacted
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1. **Additional Prohibited Uses:**

- (a) All Automotive uses
- (b) Drive-through facilities
- (c) Night Club

2. **Additional Permitted Uses:**

- (a) Public Service Facilities
 - a. Definition of Public Service Facilities: means land, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.

3. **Additional Regulations for all permitted uses:**

- (a) For buildings located within 25 metres of Sutton Drive:
 - a. The building shall contain a minimum of two permitted uses.
 - b. Regulation a. above shall not apply to a building containing a permitted Community Institution, Place of Worship, School, Long-term care facility, Public Service Facilities, or Day Care use.
 - c. Dwelling units and residential amenity areas shall be prohibited on the ground floor facing Sutton Drive.
- (b) Notwithstanding Table 5.4.1,
 - a. for a building with a height of 3 storeys or less, the yard abutting a residential zone shall be 3 m.
 - b. for a building with a height greater than 3 storeys, the Yard abutting a residential zone shall be:
 - i. Floors 1 to 3: 12 m
 - ii. Floors 4 and higher: 15 m
- (c) BUILDING HEIGHT:
 - (i) For Apartment buildings, Long-Term Care Facility, Retirement Homes, and Office buildings:
 - i. Minimum number of storeys: 2 storeys
 - ii. Maximum number of storeys: 8 storeys
 - (ii) For all Townhouses:
 - (a) Minimum number of storeys: 2 storeys
 - (b) Maximum number of storeys: 3 storeys
 - (c) No minimum floor area for the third storey
 - (iii) For all other uses:
 - (i) Minimum number of storeys: 2 storeys
 - (ii) Maximum number of storeys: 5 storeys
- (d) Landscape Buffer:

- (i) Abutting a Residential Zone: 3 m
- (e) Residential Bicycle Parking for Apartment Building:
 - (i) Short-term: 0.1 bicycle parking spaces per unit
 - (ii) Long-term: 0.5 bicycle parking spaces per unit
 - (iii) For the purpose of Bicycle parking regulations:
 - i. Long-term bicycle parking spaces are bicycle parking spaces for use by the occupants, employees or tenants of a building, and must be located in a building. Required long-term bicycle parking spaces in apartment buildings may not be in a dwelling unit, on a balcony or in a storage locker.
 - ii. Short-term bicycle parking spaces are bicycle parking spaces for use by visitors to a building. Short-term bicycle parking spaces are to be located close to a building entrance and sheltered from the elements.

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Exception 575	Zone H-MXE	Map 28-W & 28-E	Amendment	Enacted
<ol style="list-style-type: none"> 1. <u>Additional Prohibited Uses:</u> <ol style="list-style-type: none"> a. Drive-through facilities b. All Automotive uses 2. <u>Additional Permitted Uses:</u> <ol style="list-style-type: none"> a. Retirement Homes, as per MXG zone b. Long Term Care Facility, as per Part 1, Section 2.21(b) c. Public and Private Hospitals, Public Health Care, Social Services, as Per Part 1, Section 2.21(c) d. Places of Worship, as per Part 1, Section 2.21(d) e. Day Care Centre, as per Part 1, Section 2.21(f) f. Residential Social Services, as per Part 1, Section 2.21(j) g. Public Service Facilities <ol style="list-style-type: none"> i. Definition of Public Service Facilities: means land, buildings, and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure. 3. <u>Permitted Industrial Uses only:</u> Notwithstanding Part 5, Table 5.2.1, only the following Industrial Uses permitted in a GE2 zone are permitted: <ol style="list-style-type: none"> a. Training Centre 				

- b. Research and Development
 - c. Knowledge-Based & High Technology
 - d. Pharmaceutical & Medicines
4. Outside Storage for all Industrial Uses:

Notwithstanding Part 5, Table 5.2.1 footnote (j), Outside Storage associated with permitted Industrial Uses are subject to the Outside Storage regulations in Part 5, Section 4.7 regulations only.

5. Retail and Service Commercial Uses

- a. Permitted retail and service commercial uses are only permitted on the ground floor of a building containing a permitted Office use, Industrial use, Retirement Home, Long-term care facility, Public and Private Hospital, Public Health Care use, Social Services use, Place of Worship, Day Care Centre, Residential Social Services, Public Service Facilities, Community Institution, or School use.
- b. A maximum of 50% of Floor Area shall be used for permitted retail and service commercial uses.

6. Separation Distances

7. The following uses shall be set back a minimum of 90 m from Mainway:

- a. Community Institution
- b. Retirement Home
- c. Long-term care facility
- d. Public and Private Hospitals, Public Health Care, Social Services
- e. Places of worship
- f. Day Care
- g. Residential social services
- h. Public service facility
- i. Outdoor recreational uses

8. Building Height

Minimum: 2 storeys

Maximum: 8 storeys

9. Other regulations:

- a. Notwithstanding Part 1, 2.21(a), a School is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- b. Notwithstanding Part 1, 2.21(b)(i), a Long-Term Care Facility is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- c. Notwithstanding Part 1, 2.21(c)(iii), a Public and Private Hospital, Public Health Care, Social Services use is not required to have a front or side lot line in common with a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.

- d. Notwithstanding Part 1, 2.21(d), a Place of Worship is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- e. Notwithstanding Part 1, 2.21(f), a Day Care Centre is not required to abut a Major Arterial, Multi-Purpose Arterial, Minor Arterial, or Collector Road.
- f. Notwithstanding Part 1, 2.21(j)(iii), a Residential Social Services use is not required to have a front or side lot line in common with a Major Arterial, Multi-Purpose Arterial, or Minor Arterial Road.

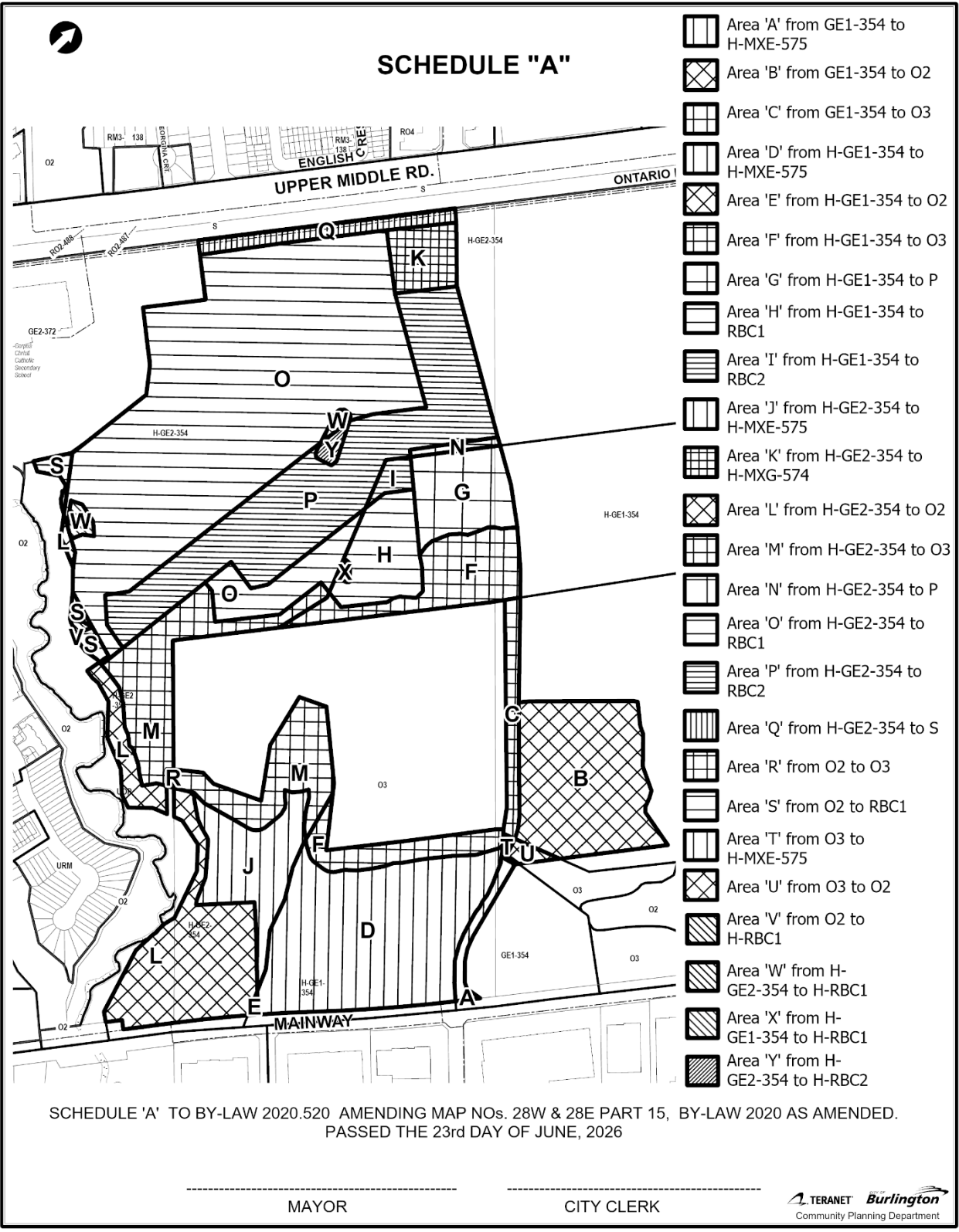
Except as amended herein, all other provisions of this By-law, as amended, shall apply.

This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

Enacted and passed this 23th day of June, 2026

Mayor Marianne Meed Ward _____

City Clerk Michael de Rond _____



- Area 'A' from GE1-354 to H-MXE-575
- Area 'B' from GE1-354 to O2
- Area 'C' from GE1-354 to O3
- Area 'D' from H-GE1-354 to H-MXE-575
- Area 'E' from H-GE1-354 to O2
- Area 'F' from H-GE1-354 to O3
- Area 'G' from H-GE1-354 to P
- Area 'H' from H-GE1-354 to RBC1
- Area 'I' from H-GE1-354 to RBC2
- Area 'J' from H-GE2-354 to H-MXE-575
- Area 'K' from H-GE2-354 to H-MXG-574
- Area 'L' from H-GE2-354 to O2
- Area 'M' from H-GE2-354 to O3
- Area 'N' from H-GE2-354 to P
- Area 'O' from H-GE2-354 to RBC1
- Area 'P' from H-GE2-354 to RBC2
- Area 'Q' from H-GE2-354 to S
- Area 'R' from O2 to O3
- Area 'S' from O2 to RBC1
- Area 'T' from O3 to H-MXE-575
- Area 'U' from O3 to O2
- Area 'V' from O2 to H-RBC1
- Area 'W' from H-GE2-354 to H-RBC1
- Area 'X' from H-GE1-354 to H-RBC1
- Area 'Y' from H-GE2-354 to H-RBC2

Schedule B

