



Committee of the Whole
Addendum
Agenda published September 4, 2026
Addendum published September 11, 2026

Date: September 14, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

	Pages
6. Delegations	
6.1 <i>Brian Dean, Steve Hewson and Stephen Bell, Burlington Downtown Business Association, regarding motion memorandum regarding upholding Council decision concerning food truck event in BIA (COW-22-26)</i>	1 - 10
6.2 <i>Roger Goulet, PERL Executive Director, regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)</i>	11 - 12
6.3 <i>Gord Pinard, CORE Burlington, regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)</i>	13 - 23
8. Community and Corporate Services	
8.3 <i>Motion memorandum regarding Sign By-law Amendment (ADM-08-26)</i>	24 - 26
Note: this item was referred from the July 21, 2026 Council meeting	
Direct staff to amend the Sign By-law to permit the proposed billboard sign by RCC Media on lands owned by CN Rail at CN rail underpass mile 36.2.	
13. Statutory Public Meetings	
13.1 <i>Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)</i>	
a. <i>Staff presentation regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)</i>	27 - 33

	<i>b. Martin Quarcoopome, Weston Consulting, regarding Official Plan and Zoning By-law Amendments for 235 Plains Road East and 1022 Gallagher Road (DGM-57-26)</i>	34 - 43
13.2	Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)	
	<i>a. Staff presentation regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)</i>	44 - 50
	<i>b. Martin Quarcoopome, Weston Consulting, regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)</i>	51 - 61
	<i>c. Additional public comments regarding Official Plan and Zoning By-law Amendments for 517 Plains Road East (DGM-56-26)</i>	62 - 63
13.3	Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)	
	<i>a. Staff presentation regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)</i>	64 - 69
	<i>b. David Falletta, Bousfields Inc., regarding Official Plan and Zoning By-law Amendments for 1376 and 1382 Plains Road East (DGM-52-26)</i>	70 - 83
13.4	Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)	
	<i>a. Staff presentation regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)</i>	84 - 90
	<i>b. Omar Khan regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4292 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)</i>	91 - 94
	<i>c. Don May regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)</i>	95 - 104

- d. *Isabel Zulian regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)*
- e. *Mehreen Alavi regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)*
- f. *Rowen Fraser regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)*
- g. *Cynthia Shanahan regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4292 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)*
- h. *Daintry Klein, Millcroft Greenspace Alliance, regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)* 105 - 162
- i. *John Truman regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)*
- j. *Correspondence from Patrick Harrington, Aird & Berlis, regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)* 163 - 166
- k. *Additional public comments regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)* 167 - 194
- l. *Correspondence from Darcy & Brenda Chisamore regarding Official Plan Amendment and Draft Plan of Subdivision for 2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent (Millcroft Greens Current Proposal 2026) (DGM-55-26)* 195 - 195

14. Information Items

14.2 *Public comments regarding confidential legal update on litigation matter regarding Nelson Aggregates appeal (LLS-37-26)* 196 - 317

Note: this correspondence is related to confidential item 9.1

Burlington Downtown Business Association

Delegation

Councillor's Memo: Food Truck Event in BIA

MOTION: Burlington City Council October 17, 2023

“ THAT the Burlington Food Truck Festival be relocated from Spencer Smith Park to another location within Burlington, recognizing the proximity of Spencer Smith Park to the downtown Business Improvement Area and the importance of considering impacts on existing bricks-and-mortar restaurants and downtown businesses”

CARRIED: 6-1

Burlington Waterfront Festival 2026

“ A three-day, free, family-friendly, licensed event with a midway, live musical performances and artisan vendors”



BURLINGTON DOWNTOWN



lokie

false adversaing we where there tonight

7-18 Reply

♡ 1



moosa

It did NOT look like there were only food booths 🤖

7-19 Reply

♡ 5

— View 1 reply ▾



Kate | Politely Declined

There are no rides this year. Just food vendors and a smallish stage.

7-18 Reply

♡ 7



TOKERSTERROR 💜💚

So you took away the beloved sound of music fest for some cash grab bs that doesn't support local artists or talent in the area plus all this shit Got it

7-18 Reply

♡ 8

— View 1 reply ▾



Jess

What time does it close?

7-18 Reply

♡ 2



Manshi Bloom · [Creator](#)

BURLINGTON DOWNTOWN

Lakeshore Music & Arts Festival

- June 20-21
- Signature Event
- Spencer Smith Park
- 12 food trucks/6 food trailers

Burlington Waterfront Festival

- July 17-19th
- Community Event
- Spencer Smith Park
- 22 food trucks advertised



BURLINGTON DOWNTOWN

22+ Food Truck Vendors

- Ridgeway
- Scarborough
- Toronto
- Mississauga
- Richmond Hill
- Hamilton



BURLINGTON WATERFRONT FESTIVAL X **HK STATION**
ASIAN FUSION STREET FOOD

JULY 17-19, 2026

FREE ADMISSION!

SPENCER SMITH PARK
BURLINGTON, ON

ASIAN FUSION STREET FOOD YOU'LL LOVE!

SHI POPS

SUSHI TACOS

KOREAN FRIED CHICKEN

BUBBLE EGG WAFFLE

HK ICED MILK TEA

FRIED SQUID TENTACLES

FRESH DELICIOUS MADE TO ORDER

FESTIVAL HOURS

FRIDAY, JULY 17	SATURDAY, JULY 18	SUNDAY, JULY 19
5PM - 10PM	12PM - 10PM	12PM - 9PM

GREAT FOOD GREAT VIBES GREAT WEEKEND!

FOLLOW US! @hk.stationcan

**Burlington Downtown Business Association
EXECUTIVE Motions (August 19th, 2026)**

- 1) City Council direct staff to review the July 17–19, 2026 Burlington Waterfront Festival against the City's 2023 Council direction regarding the relocation of food truck festivals from Spencer Smith Park;
- 2) City Council direct that the Burlington Waterfront Festival not be renewed at Spencer Smith Park for an additional year in its current format;
- 3) That the BDBA be formally and meaningfully engaged as a significant business stakeholder in the post-event evaluation of the 2026 Burlington Waterfront Festival. Further, that City staff work collaboratively with BDBA representatives to develop and implement a **robust feedback mechanism** that captures the perspectives and experiences of the local business community and informs a comprehensive year-end *Festivals and Events Report* to be presented to Council in December 2026.
- 4) Staff consider whether material changes to an approved event's programming, size, commercial component, number of food trucks or overall character should trigger a further staff review or require additional approval;



BURLINGTON
DOWNTOWN

Burlington Downtown Business Association

Thank you

Appendix A: Committee of the Whole September 14th, 2026



BURLINGTON DOWNTOWN

Burlington Downtown Executive Committee

Compliance with the 2023 Direction Regarding Food Truck Festivals

WHEREAS in October 2023, Burlington City Council provided direction to the Manager of Festivals and Events that the Burlington Food Truck Festival be relocated from Spencer Smith Park to another appropriate location within Burlington;

WHEREAS the stated rationale for that direction included the proximity of Spencer Smith Park to a designated Business Improvement Area (BIA) and the need to consider the impact of food-focused festivals on businesses within the downtown area;

WHEREAS the Burlington Waterfront Festival was subsequently approved through delegated authority under the City's Festivals and Events Policy as a Community Event for July 17–19, 2026, at Spencer Smith Park;

WHEREAS the event application and stated purpose described a community-focused festival intended to support local emerging artists provide accessible cultural experiences, and deliver a family-friendly environment;

WHEREAS in the period leading up to the July 17–19, 2026 event, significant modifications were made to the programming, including the removal of the midway, a substantially reduced local music component, and a pared-back family zone;

WHEREAS the event nevertheless featured approximately 22 to 27 food trucks, representing a substantial and disproportionate component of the event relative to its other programming;

WHEREAS the actual composition and operation of an event should be considered when determining whether it is consistent with the City's Festivals and Events Policy and previous Council direction;

THE Executive Committee of the Burlington Downtown Business Association makes the following resolutions:

1. City Council direct staff to review the July 17–19, 2026 Burlington Waterfront Festival against the City's 2023 Council direction regarding the relocation of food truck festivals from Spencer Smith Park;
2. City Council direct that the Burlington Waterfront Festival not be renewed at Spencer Smith Park for an additional year in its current format;
3. That the BDBA be formally and meaningfully engaged as a significant business stakeholder in the post-event evaluation of the 2026 Burlington Waterfront Festival.
4. Further, that City staff work collaboratively with BDBA representatives to develop and implement a **robust feedback mechanism** that captures the perspectives and experiences of the local business community and informs a comprehensive year-end *Festivals and Events Report* to be presented to Council in December 2026.
5. Staff consider whether material changes to an approved event's programming, size, commercial component, number of food trucks or overall character should trigger a further staff review or require additional approval;

MOTIONS APPROVED

Burlington Downtown Business Association Executive Committee
August 19th, 2026







OLT Decision Judicial Review

Nelson Aggregates Expansion Application

Gord Pinard – CORE Burlington

September 14th, 2026

LLS-37-26 COW Sept 14 2026
Gord Pinard delegate presentation

Identified Risks

- ❑ Air Quality impacts from carcinogenic dust emissions (PM_{2.5} and Crystalline Silica)
- ❑ Threats to public safety from blasting projectiles (Flyrock)
- ❑ Protection of Natural Heritage features (Wetlands, Woodlands and Endangered Species)
- ❑ Protection of quality and quantity of Groundwater, including residential wells

**Can We Rely On Nelson And MNRF To
Protect Us?**

Routine Nelson Blast – June 2, 2022



A Clear Violation of the Environmental Protection Act!

Reported to the MECP & MNRF on June 21, 2022

Response received from Integrated Resource Management Technical Specialist | Ministry of Natural Resources and Forestry, Aurora District

. . . they did confirm that a dust cloud occurred due to an unforeseen change in wind direction at the moment of a blast on June 2. Hopefully you can understand that blasting is an essential part of operations at this quarry and that the licensee is working hard to conduct blasting to a high standard to reduce disturbance to nearby residences. This includes including implementing a notification system and warning signals for residents. Additionally, they have implemented the following additional mitigation measures to further reduce dust generation during future blasts.

- 1. Using a water truck, they are saturating the quarry floor to limit the dust raising from this surface as the material falls to the ground**
- 2. Water guns spraying around the blast area to help with the reduction in suspended particulate in the air**
- 3. Clean up the drill fines from the quarry face prior to blasting**
- 4. Take extra precautions by blasting in very low wind conditions**

At the OLT Hearing Nelson's Air Quality Expert Said . . .

“Based on information provided by Nelson, this is the **first incident of this kind** related to blasting activity. Nelson immediately took steps to **ensure that such an incident did not occur again.**”



**Reported EPA Violation—
June 2nd, 2022**



. . . And went on to say

“Specifically, the blasting procedures now require that the following measures are in place:

- a) Water cannons are in place and operational above the blast area.**
- b) A water truck equipped with a water canon soaks the face before a blast.**
- c) No blast shall occur when winds are blowing toward residences located near the blast area, cancelling blasts if necessary.”**

August 22, 2022



August 22, 2022



- ❑ **The water cannons did not spray far enough to suppress the dust cloud generated**



July 2, 2024



- ☐ In less than 2 years, there was no further evidence of water cannons being used



Can We Rely On Nelson And MNRF To Protect Us?

- ❖ Nelson's operation was not in compliance with regulations on more than one occasion
- ❖ MNRF's investigation and follow-up was incomplete and there was inadequate follow-up
- ❖ Nelson told their Air Quality expert that June 2, 2022 was the one and only event and the problem had been solved
- ❖ Nelson's promised actions were inadequate
- ❖ In less than 1 year after implementation, Nelson abandoned their committed water cannon mitigation plan

NO – WE CANNOT RELY ON NELSON AND THE MNRF TO PROTECT US!

Conclusions

- ❑ The OLT decision acknowledges the risks from the Nelson expansion and sets an expectation of actions to be taken
- ❑ The health and safety of the community and the environmental protection of Mount Nemo relies on the promises of Nelson and the oversight of the regulator
- ❑ Nelson and the MNRF do not have a track record of operating in the best interest of the community
- ❑ A Judicial Review of the OLT Decision provides an opportunity protect the residents and natural environment of Mt Nemo

**Please vote to pursue a Judicial Review in support of
our Burlington Community**



Motion Memorandum

SUBJECT: Sign By-law Amendment
TO: Mayor and Members of Council
FROM: Councillor Kelvin Galbraith, Ward 1
Date to Committee: July 21, 2026
Date to Council: July 21, 2026

Motion for Council to Consider:

1. Direct staff to amend the Sign By-law to permit the proposed billboard sign by RCC Media on lands owned by CN Rail at CN rail underpass mile 36.2.

Reason:

RCC Media has been commissioned by the Province of Ontario to install digital signage along the Province's 400-series highway network. One of the proposed sign locations is situated within Ward 1 at the CN Rail underpass along Highway 403, approximately 460 metres east of Plains Road (Highway 403 – CN Rail Underpass, Mile 36.2).

The proposed sign does not comply with the City's current Sign By-law. A site-specific amendment is therefore required to permit the installation of the provincially commissioned digital sign at this location only. The proposed amendment would apply exclusively to this site on provincially designated lands and would not establish a broader exemption to the City's Sign By-law.

Outcome Sought:

Direct staff to prepare and bring forward a site-specific amendment to the City's Sign By-law to permit the installation of a provincially commissioned digital sign at the CN Rail underpass along Highway 403, approximately 460 metres east of Plains Road, subject to all applicable technical, safety, and regulatory requirements.

Vision to Focus Alignment:

(check those that apply)

- ☒ Increase economic prosperity and community responsive city growth
- ☐ Improve integrated city mobility
- ☐ Support sustainable infrastructure and a resilient environment
- ☐ Building more citizen engagement, community health and culture
- ☒ Deliver customer centric services with a focus on efficiency and technology transformation

Motion Seconded by: Councillor Rory Nisan, Ward 3
Share with Senior Staff ☒

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Clerk: Approved as per form

City Manager: Approved

Statutory Public Meeting & Recommendation Report

Application for Official Plan and Zoning By-law Amendment

Applicant: Weston Consulting
Addresses: 235 Plains Road East & 1022
Gallagher Rd
Ward: 1
File: 505-09/26 and 520-10/26
Date: September 15, 2026
Report: DGM-57-26²⁷

Overview of Development Site



Application History

- Pre-Application Community Meeting – October 6, 2025
- Application Deemed Complete – June 1, 2026
- Notice of Complete Application and Request for Public Comments – June 10, 2026
- Notice of Statutory Public Meeting and Recommendation Report – August 14, 2026
- Statutory Public Meeting – September 15, 2026

Proposal and Modifications

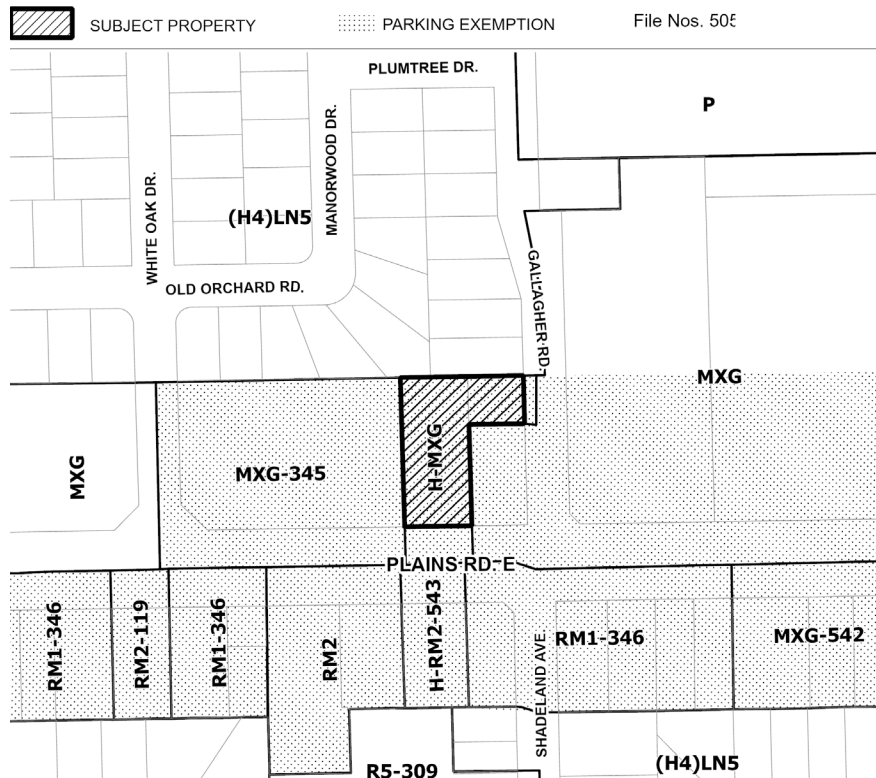
- 8-storey residential building (plus mechanical penthouse):
 - 140 residential units
 - Floor Area Ratio (FAR) of 2.33:1
 - 1,716 m² of amenity space (12.3 m² / unit)
 - 48 vehicle parking spaces
- Staff are recommending modifications to the proposed development:
 - Provision of appropriate transition to existing uses
 - Provision of appropriate amount of amenity space, including rooftop
 - Inclusion of non-residential uses on the ground floor



Proposed Official Plan Amendments

- Redesignate the properties to 'Mixed Use Corridor – General' with site specific policies
- Increase maximum building height from the existing permissions of 2 to 6 storeys to 8 storeys
- Increase maximum Floor Area Ratio (FAR) from 1.5:1 to 2.33:1

Proposed Zoning By-law Amendments



Proposed Zoning

- Rezone the existing “H-MXG” zone to a “H-MXG-580” zone with site specific amendments and holding provisions

Staff Recommendation

- Approve Official Plan Amendment No.167
- Approve Zoning By-law Amendment 2020.527
- Detailed recommendation in report DGM-57-26

City of Burlington
Statutory Public Meeting
OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT APPLICATIONS

1022 Gallagher Road and
235 Plains Road East

September 15, 2026

DGM-57-26 COW Sept 15 2026
Martin Quarcoopome
delegation presentation



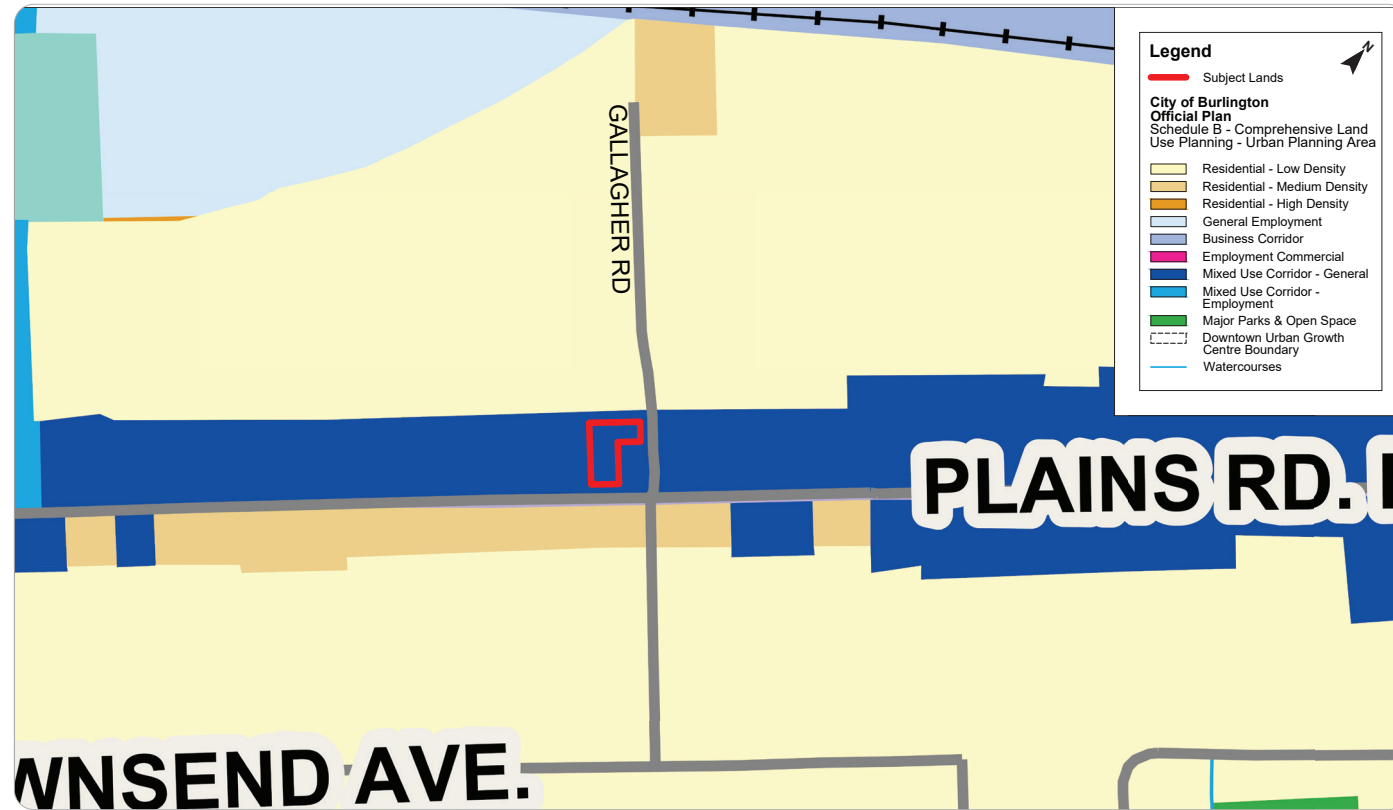
Subject Property



Aerial Photo of the Subject Property

- **Location:** West side of Gallagher Road, North side of Plains Road East.
- **Property Area:** 0.28 hectares (0.69 acres)
- **Property Frontage:** 22.86 metres along Gallagher Road and 31.99 metres along Plains Road East.
- **Current Use:** Single detached residential dwellings

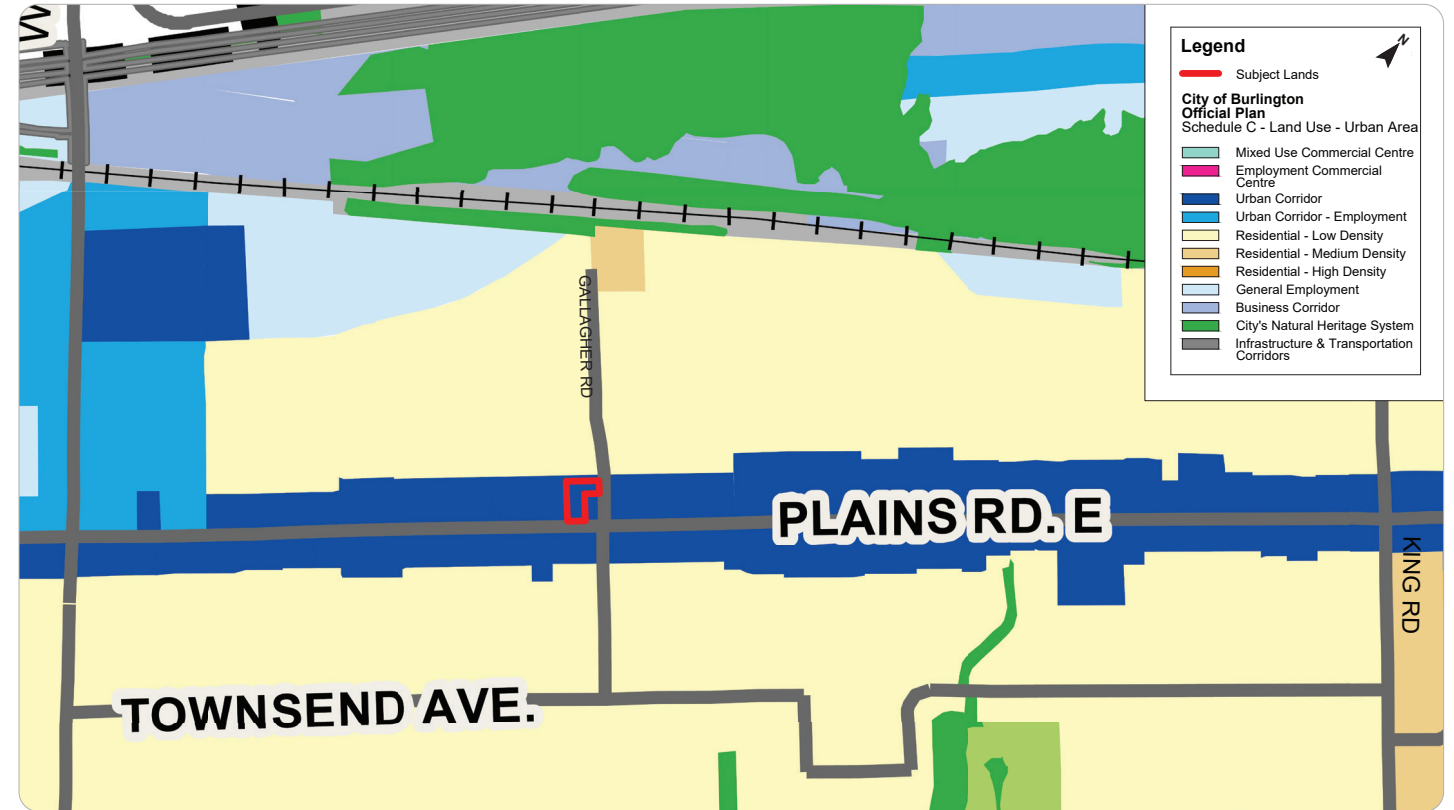
Planning Context – City of Burlington Official Plan



Official Plan (1997) Comprehensive Land Use Plan - Urban Planning

Permitted Uses

- Mix of retail, service commercial and personal service uses.
- High density residential uses and a full range of office uses



Official Plan (2020) Land Use Area

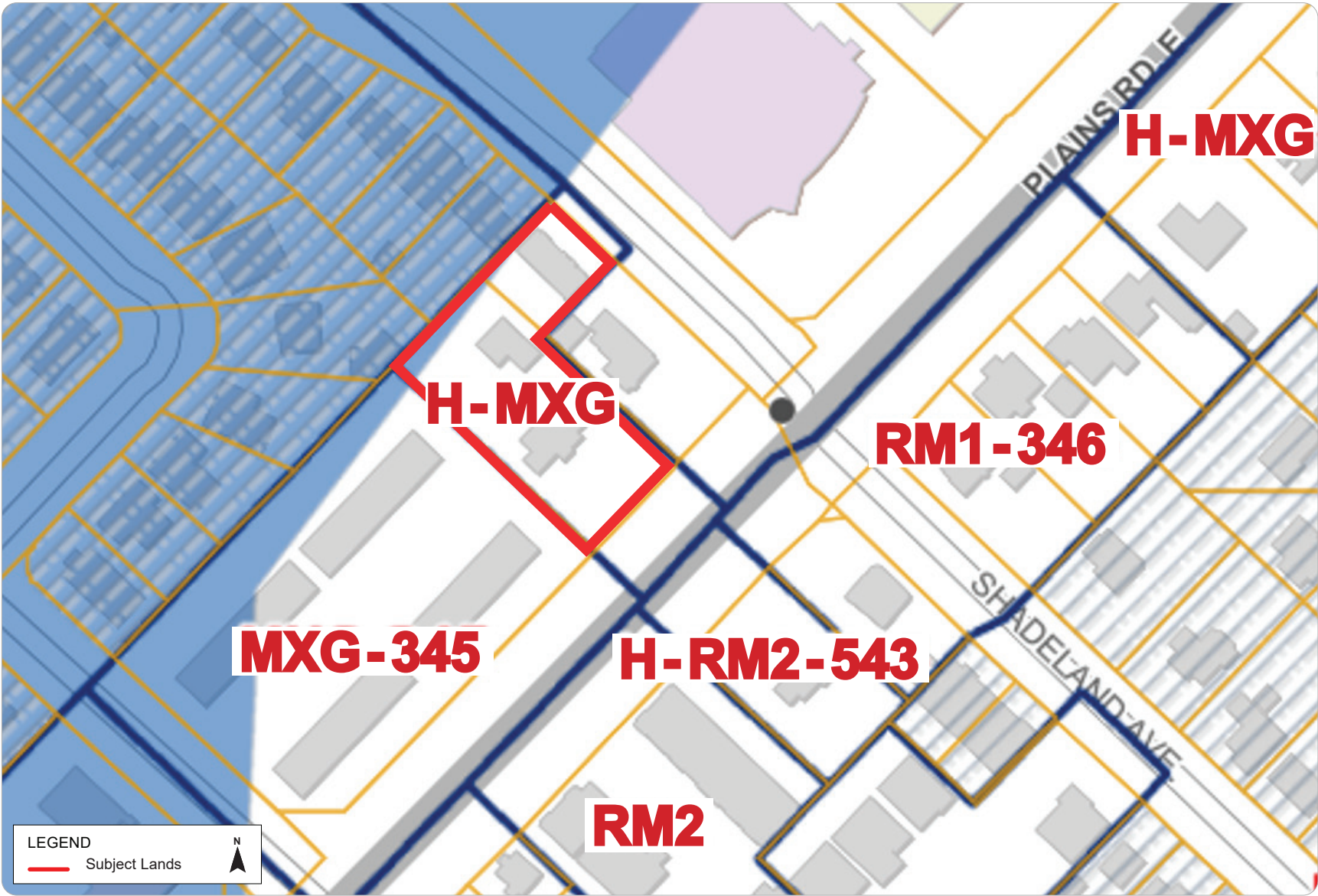
Height

- Minimum: 2 storeys
- Maximum: 6 storeys

Density

- FAR: 1.5:1 vs. 2.0:1

Planning Context – City of Burlington Zoning By-law 2020



City of Burlington Zoning By-law 2020

Holding Mixed-Use Corridor General (H-MXG)

Permitted uses:

- Convenience/specialty food stores, other retail stores, all office uses, entertainment establishment, apartment building, dwelling units in a commercial/office building, townhouse, community institution, and more.

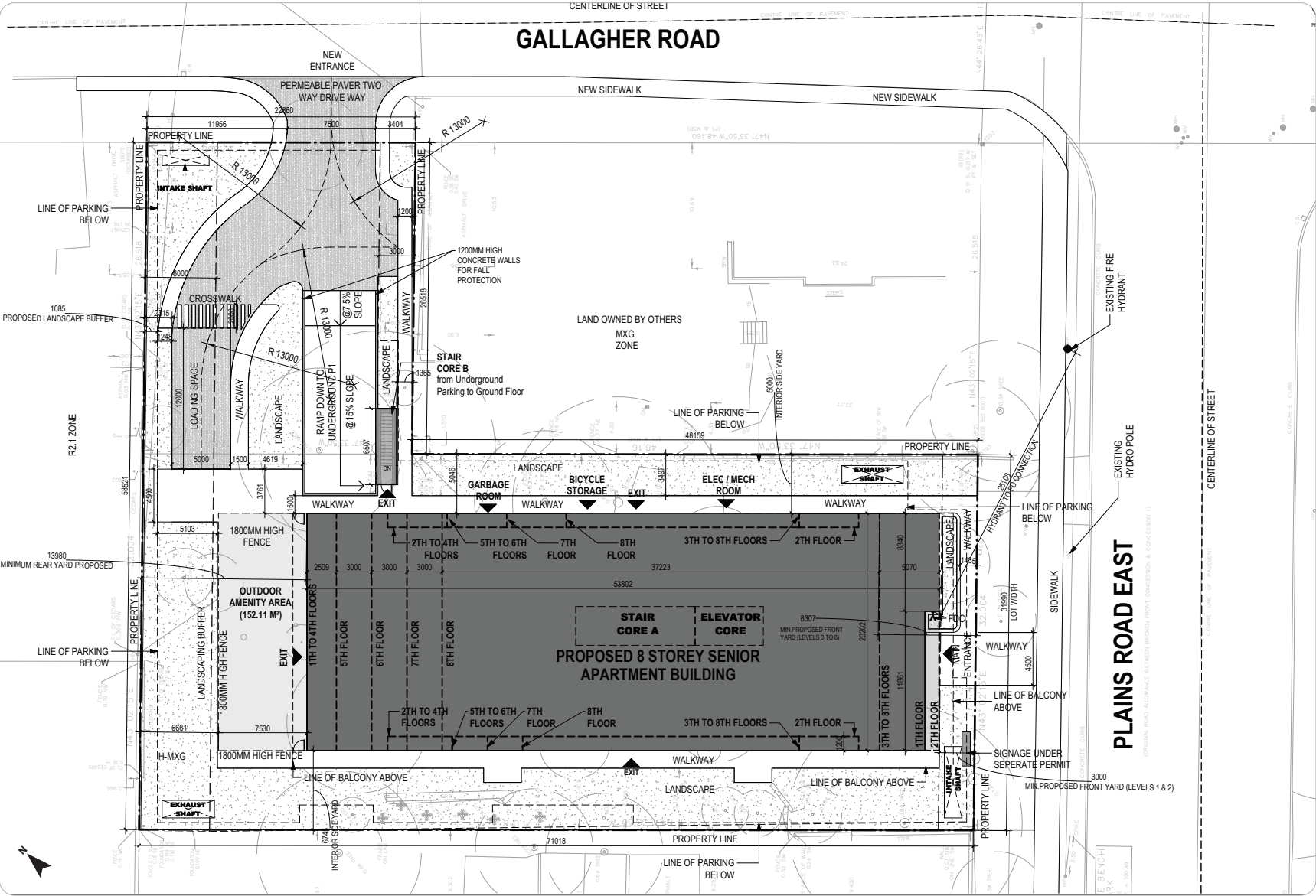
Height:

- Maximum: 6-storeys

Density:

- FAR: 1.5:1

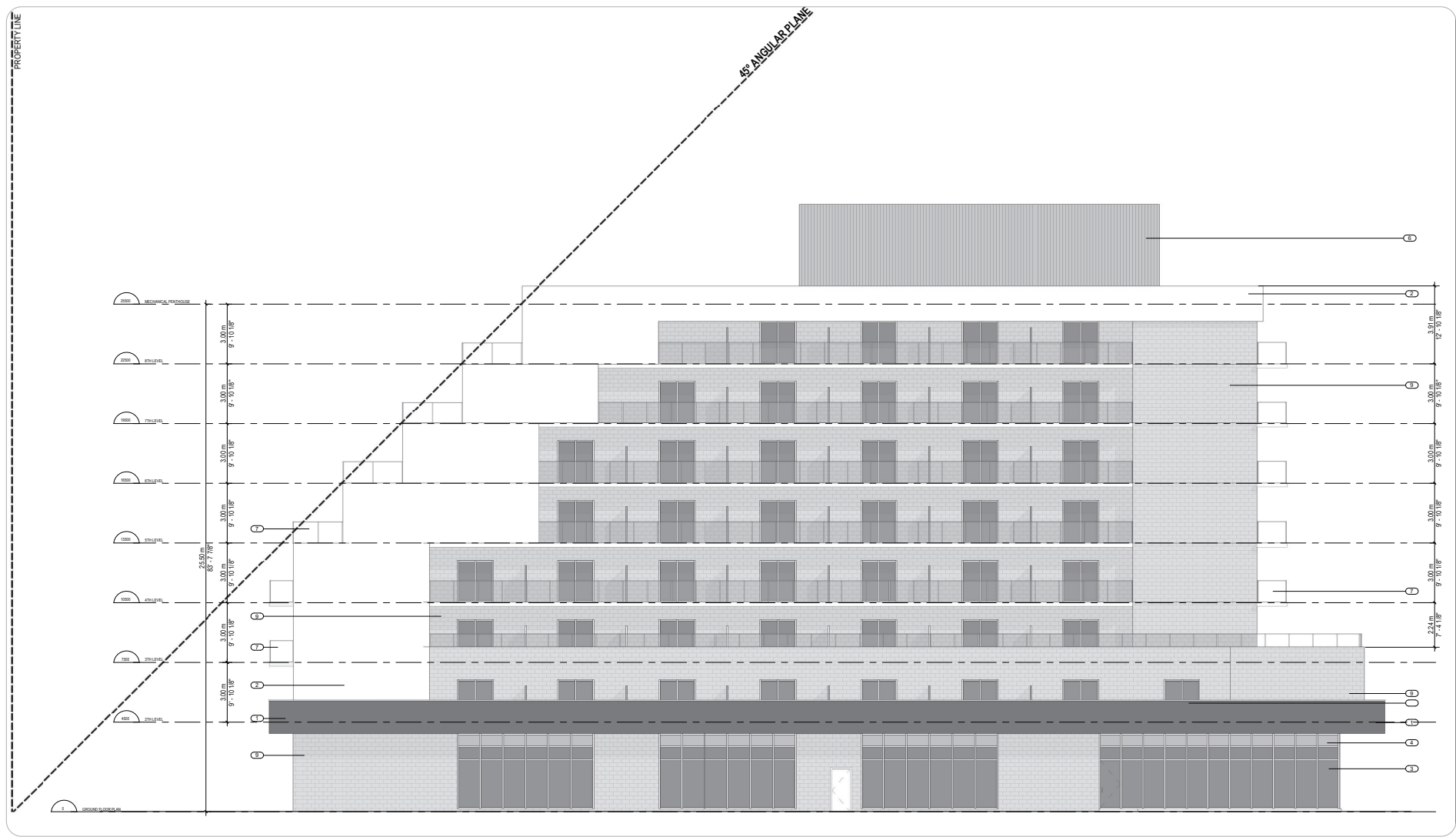
Description of Proposal



Site Plan prepared by Lima Architects Inc.

Proposed Development	
Building Type & Use	Senior Apartment Building
Building Height	8 storeys + Rooftop Mechanical/Amenity Area
Site Area (Gross)	0.28 ha or 2,878.4 m ²
Floor Space Index (FSI)	2.33
Gross Floor Area (GFA)	6,701.89 m ²
Units	140
Amenity Space	1,715.96 m ²
Parking	48 stalls (incl. 3 barrier-free accessible)
Bike Parking	65
Underground Parking Levels	1

Angular Plane



South Elevation with angular plane prepared by Lima Architects Inc.

Development Applications

Official Plan Amendment

Map Change: “Comprehensive Land Use Plan – Urban Planning Area”, being Schedule B of the Official Plan of the Burlington Urban Area, as amended, requires no modification as shown in the attached Schedule B.

Schedule B indicates the lands will remain designated *Mixed-Use Corridor – General*.

Text Change:

The text of the Official Plan for the Burlington Urban Planning Area, as amended, is hereby amended as follows:

By adding the following policy to Part III, Subsection 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

Chapter 5, Section 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

“1022 Gallagher Road and 235 Plains Road East”	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 1022 Gallagher Road and 235 Plains Road East, the maximum building height shall be 8 storeys.
	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 1022 Gallagher Road and 235 Plains Road East, the maximum permitted FSI shall be 2.33:1.

Zoning By-Law Amendment

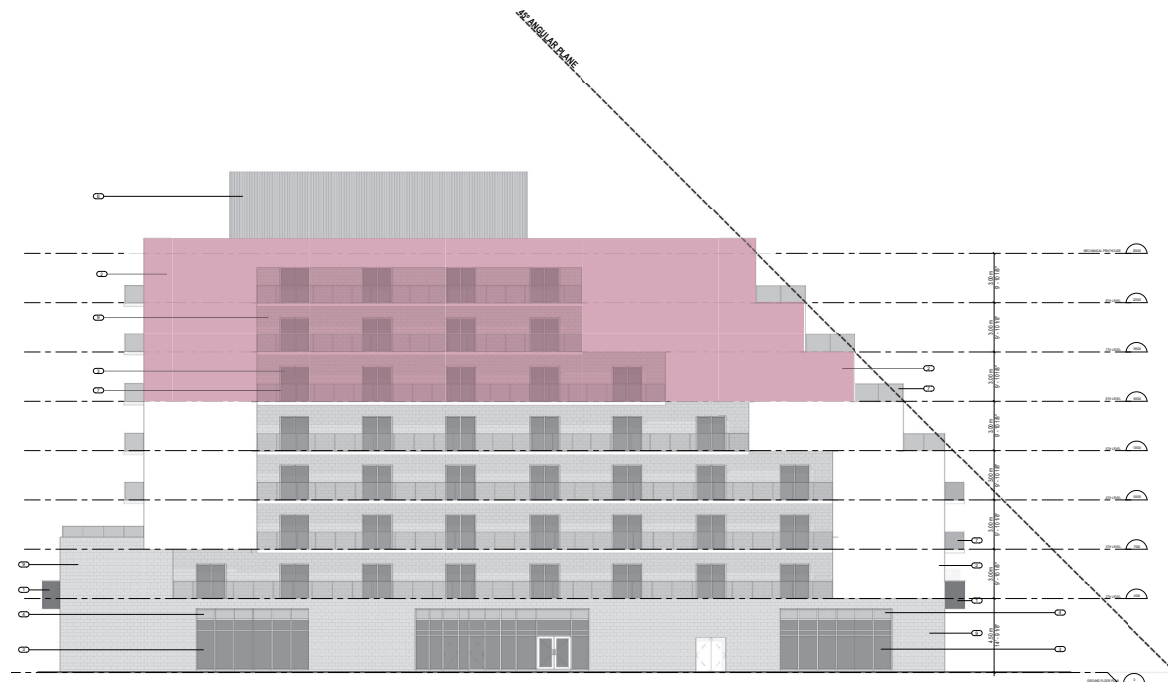
THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number X of PART 14 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.
2. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone MXG	Map 3	Amendment 202X.XXX	Enacted MM DD, YYYY
1. Building Height Maximum Building Height8 storeys				
2. Floor Area Ratio Maximum Floor Area Ratio (Other Buildings)2.33:1				
3. Yard Setback Yard abutting a residential zoneFloors 4 and 5: 13.50 metres				
4. Landscape Area and Buffer Abutting a street (Plains Road East)1.5 metres Abutting a residential zone1 metre				
5. Loading and Unloading Loading shall take place within 2 metres from residential				
6. Amenity Area Minimum Amenity Area1,715.96/ 12 sq.m per unit				

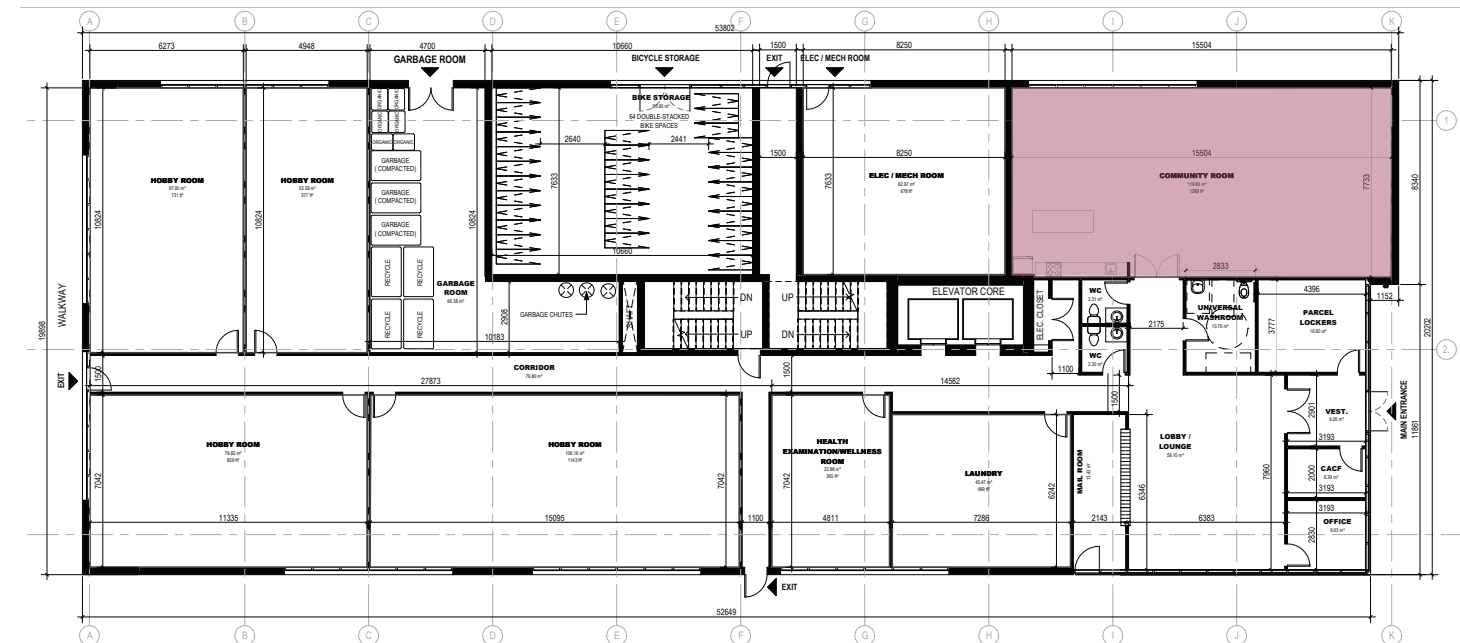
Revisions to Development

- Reduction in Building Height from Pre-Submission Neighbourhood Meeting (Oct. 2025)
- Increase in Amenity Space from 12 sq.m/ unit to 15 sq.m/ unit; addition of Rooftop Amenity
- Reallocation of Ground Floor Amenity to Commercial Unit(120 sq.m)
- Increase in Underground Garage setback from 0.5m to 3m to accommodate at-grade landscaping



Elevation with angular plane prepared by Lima Architects Inc.

Reduced Building Height



Ground Floor Plan prepared by Lima Architects Inc.

Reallocated to Commercial Unit

Issues Raised by Public

- Parking Supply
- Traffic Safety and Proximity to Holy Rosary Catholic Elementary School
- Noise and Building Compatibility

Thank You
Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP
Weston Consulting
905-738-8080 ext. 266
mquarcoopome@westonconsulting.com

www.burlington.ca/1022gallagher



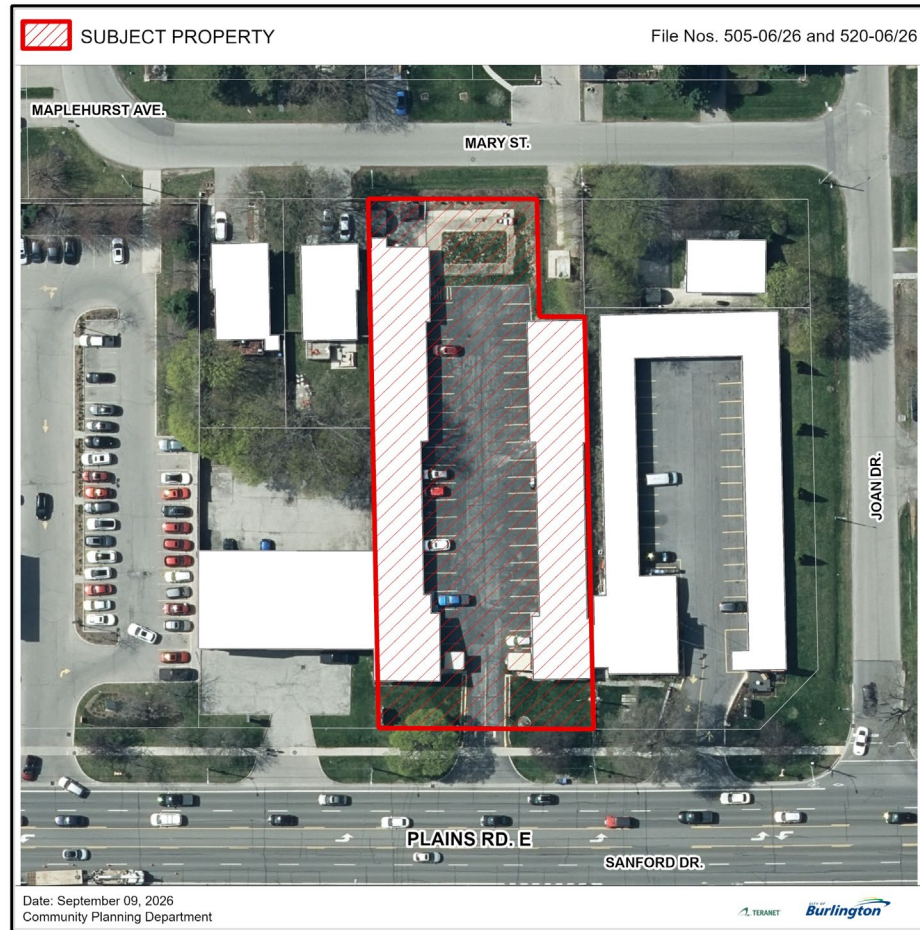
Statutory Public Meeting & Recommendation Report

Application for Official Plan and Zoning By-law Amendment

Applicant: Weston Consulting
Addresses: 517 Plains Road East
Ward: 1
File: 505-06/26 and 520-06/26
Date: September 15, 2026
Report: DGM-56-26



Overview of Development Site



Application History

- Pre-Application Community Meeting – October 14, 2025
- Application Deemed Complete – June 1, 2026
- Notice of Complete Application and Request for Public Comments – June 10, 2026
- Notice of Statutory Public Meeting and Recommendation Report – August 14, 2026
- Statutory Public Meeting – September 15, 2026

Proposal and Modifications

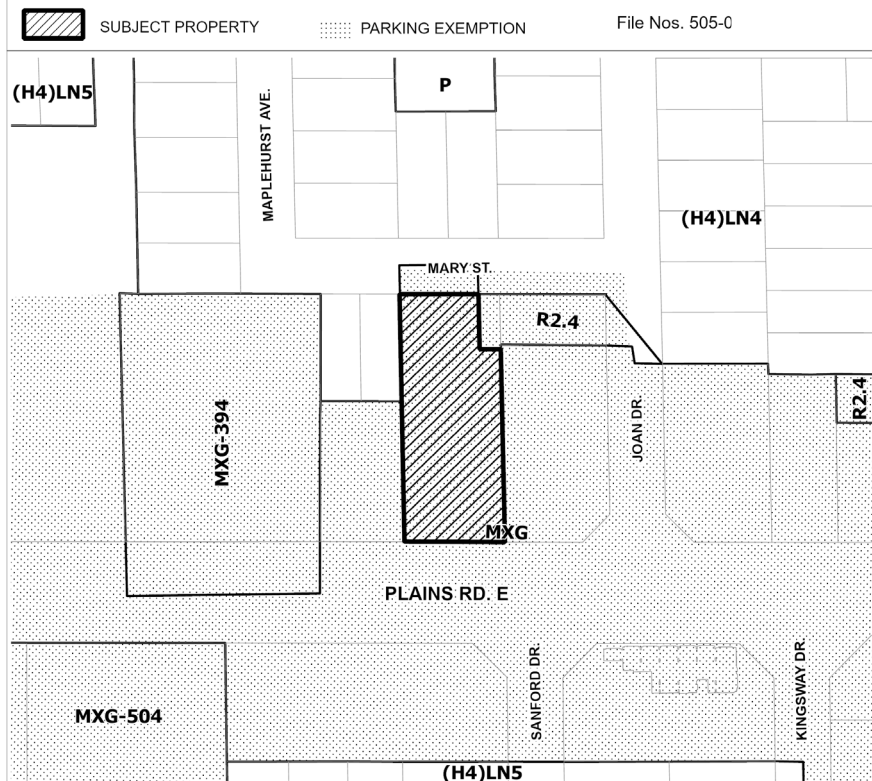
- 11-storey mixed use building (plus mechanical penthouse):
 - 179 residential units
 - 422 m² of ground floor non-residential uses
 - Floor Area Ratio (FAR) of 4:41:1
 - 1,575 m² of amenity space (8.8 m² / unit)
 - 105 vehicle parking spaces
- Staff are recommending modifications to the proposed development:
 - Provision of appropriate transition to existing uses
 - Provision of appropriate access to preserve residential function of local street
 - Provision of appropriate amount of amenity space, including rooftop
 - Reduction in ground floor non-residential space to account for access



Proposed Official Plan Amendments

- Redesignate the property to 'Mixed Use Corridor – General' with site specific policies
- Increase maximum building height from the existing permissions of 2 to 6 storeys to 11 storeys
- Increase maximum Floor Area Ratio (FAR) from 1.5:1 to 4.41:1

Proposed Zoning By-law Amendments



Proposed Zoning

- Rezone the existing “MXG” zone to a “H-MXG-579” zone with site specific amendments and holding provisions

Staff Recommendation

- Approve Official Plan Amendment No.166
- Approve Zoning By-law Amendment 2020.526
- Detailed recommendation in report DGM-56-26

City of Burlington
Statutory Public Meeting
OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT APPLICATIONS

517 Plains Road East

September 15, 2026

DGM-56-26 COW Sept 15, 2026
Martin Quarcoopome delegation
presentation

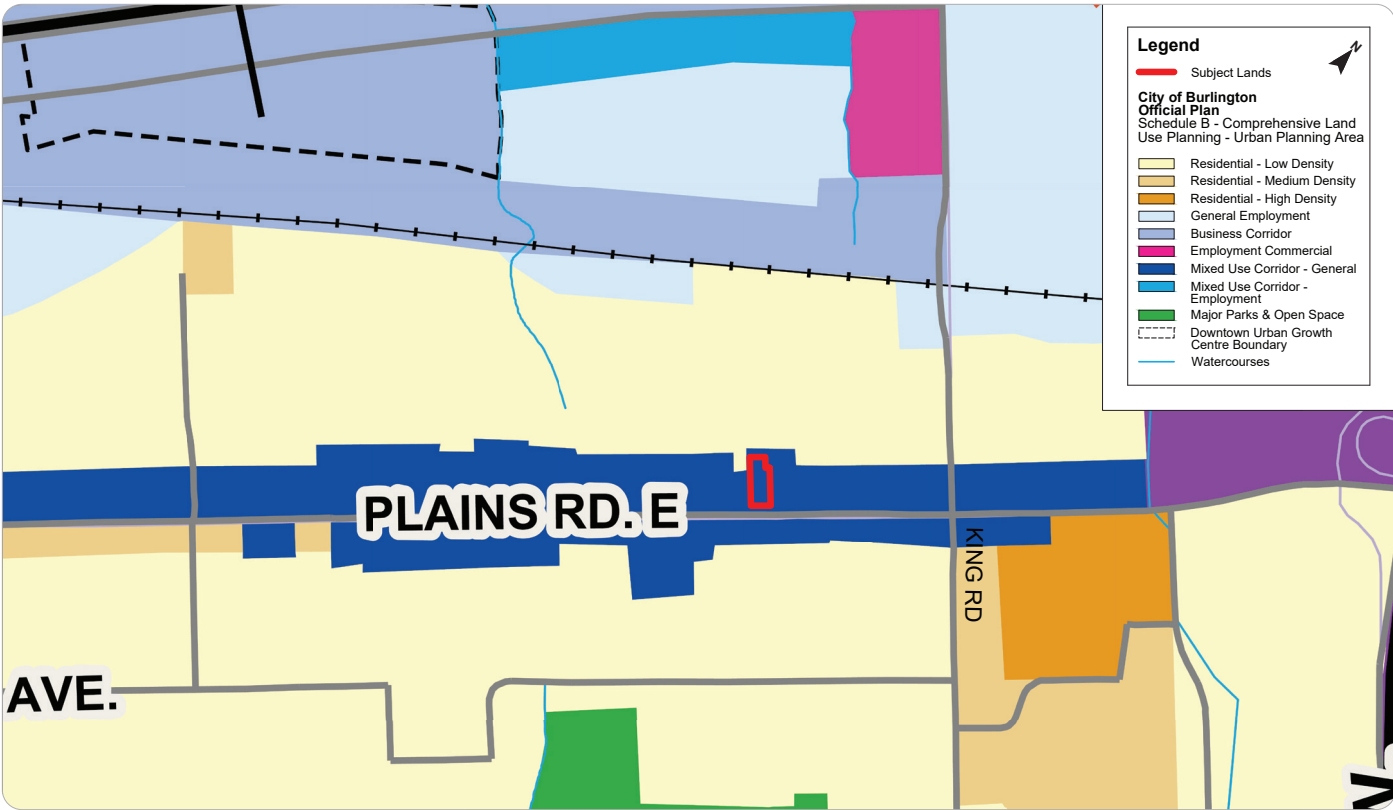
Subject Property



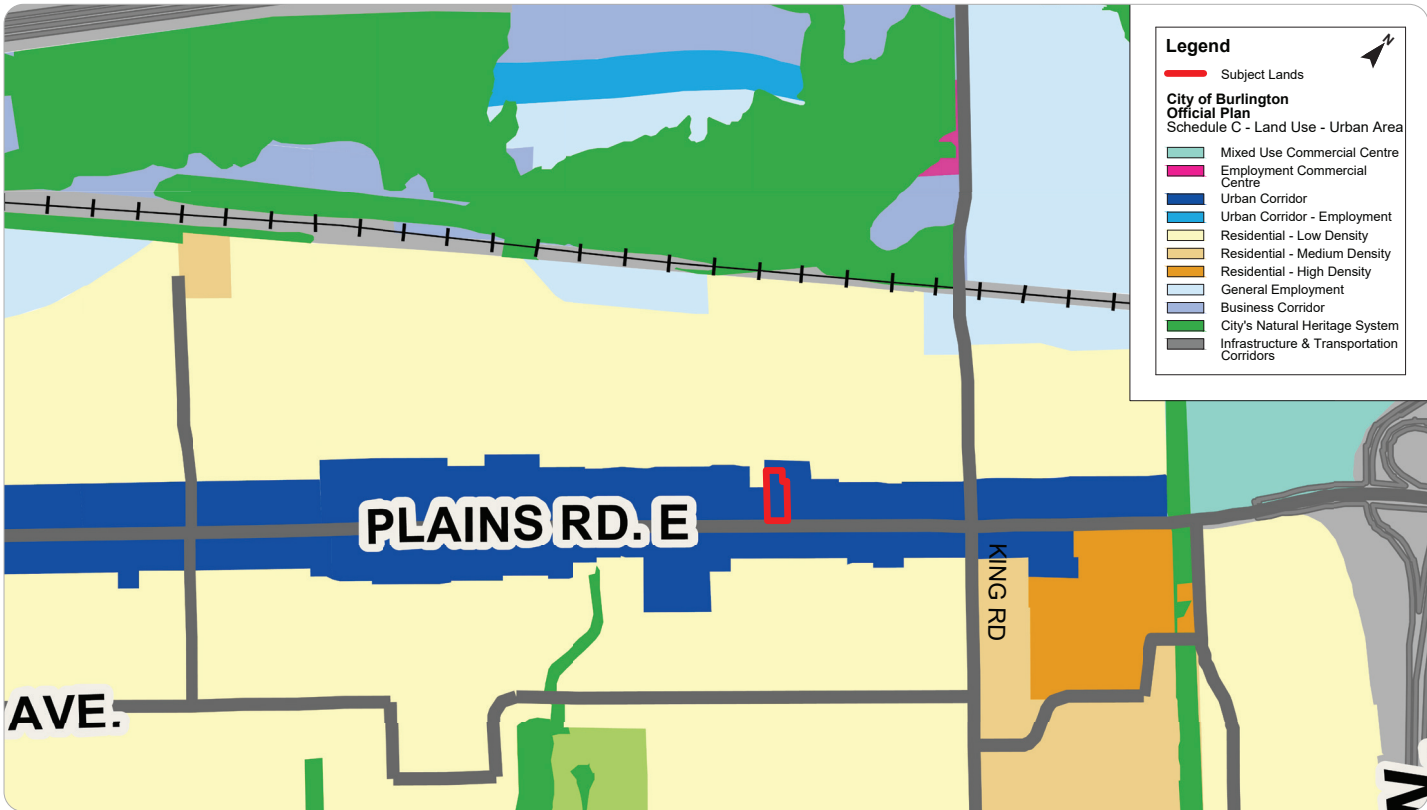
Aerial Photo of the Subject Property

- **Location:** North side of Plains Road, abutting Mary Street to the North
- **Property Area:** 0.30 hectares (0.74 acres)
- **Property Frontage:** 36 metres along Plains Road East and 28 metres along Mary Street.
- **Current Use:** One-Storey Motel (Knight's Inn)

Planning Context – City of Burlington Official Plan



Official Plan (1997) Comprehensive Land Use Plan - Urban Planning



Official Plan (2020) Land Use Area

Permitted Uses

- Mix of retail, service commercial and personal service uses.
- High density residential uses and a full range of office uses

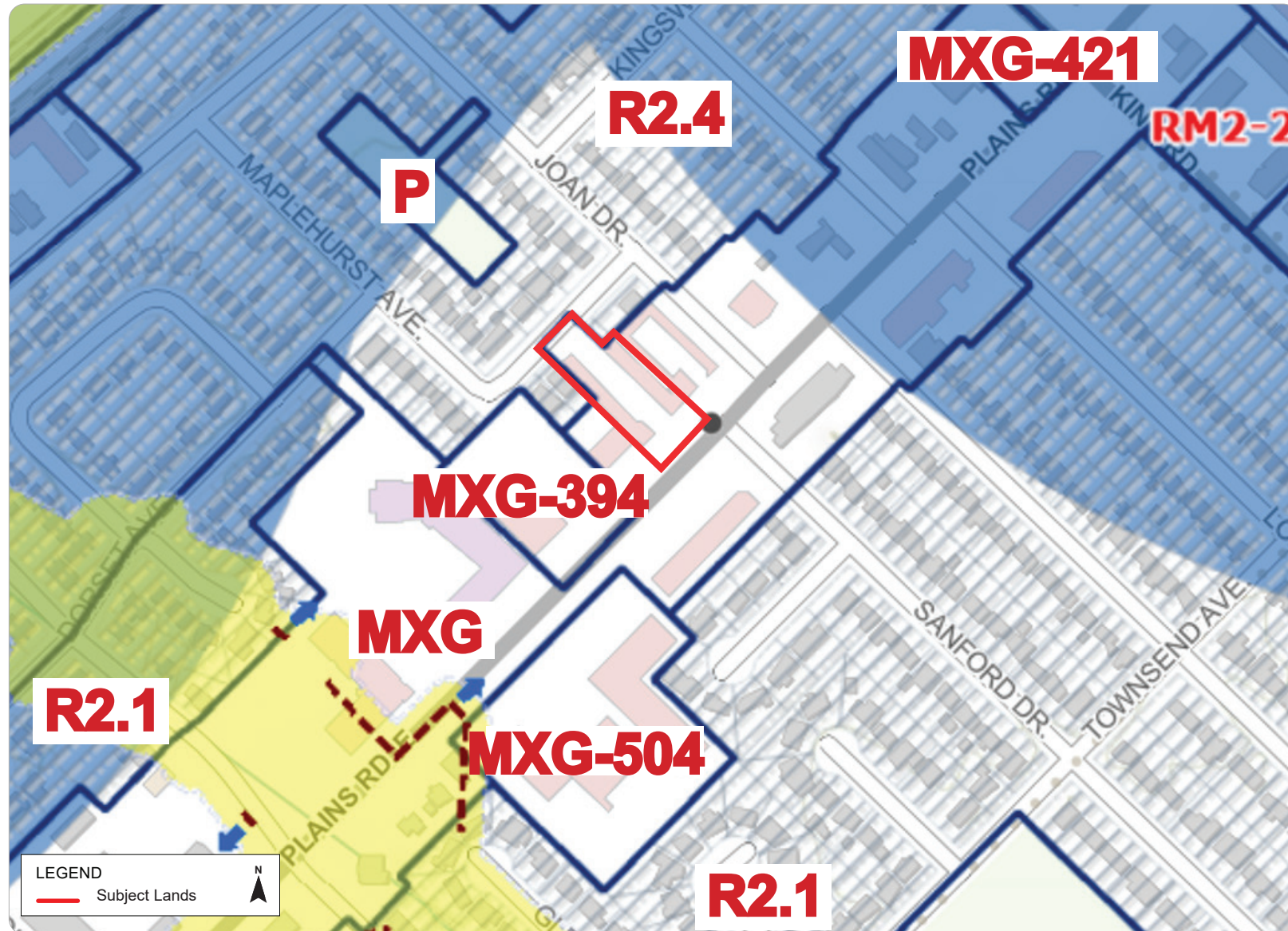
Height

- Minimum: 2 storeys
- Maximum: 6 storeys

Density

- FAR: 1.5:1 vs. 2.0:1

Planning Context – City of Burlington Zoning By-law 2020



City of Burlington Zoning By-law 2020

Mixed-Use Corridor General (MXG-394)

Permitted uses:

- Apartment building; retirement home; dwelling units in a commercial/office building

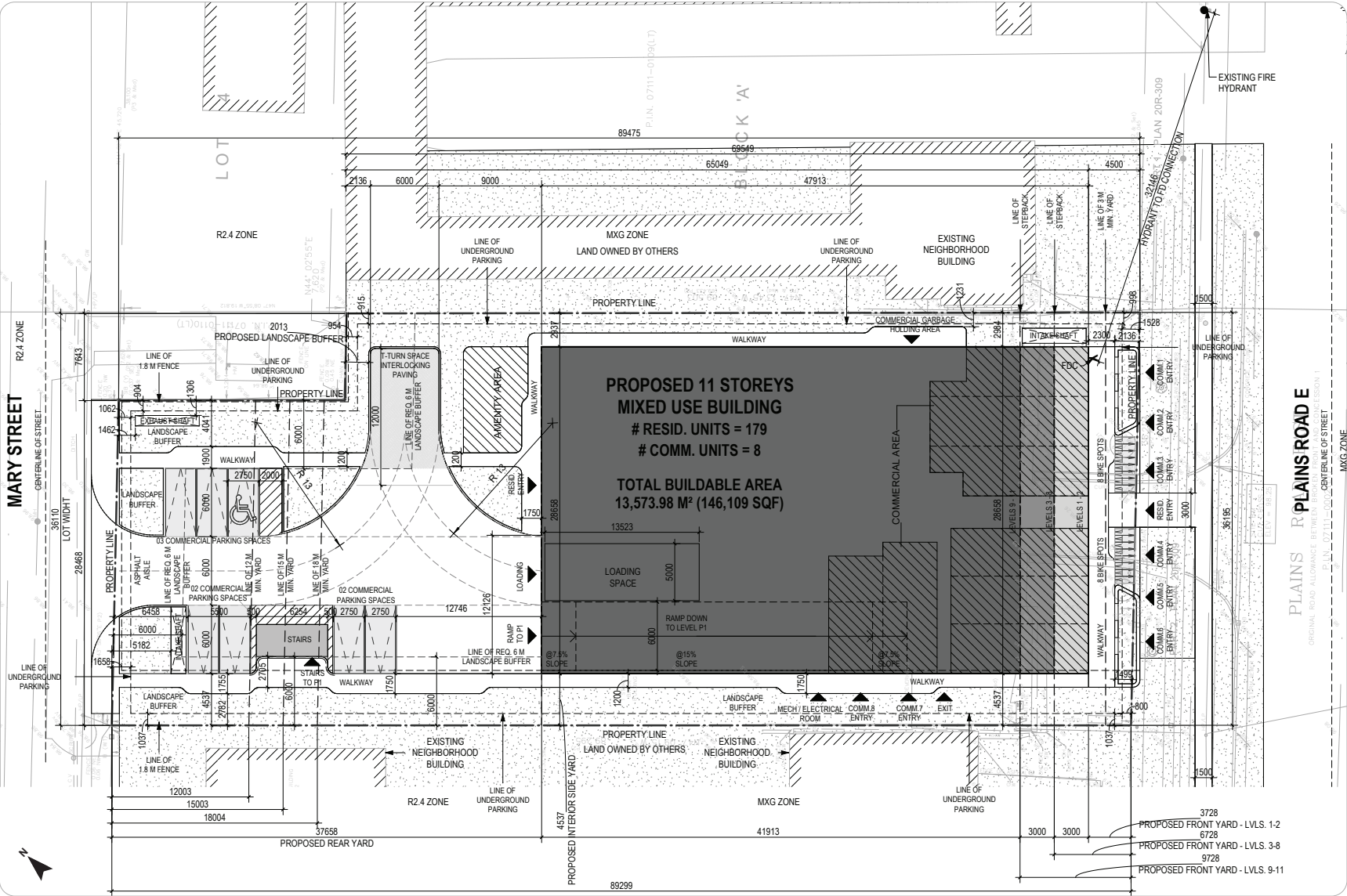
Height:

- Maximum: 6-storeys

Density:

- FAR: 1.5:1

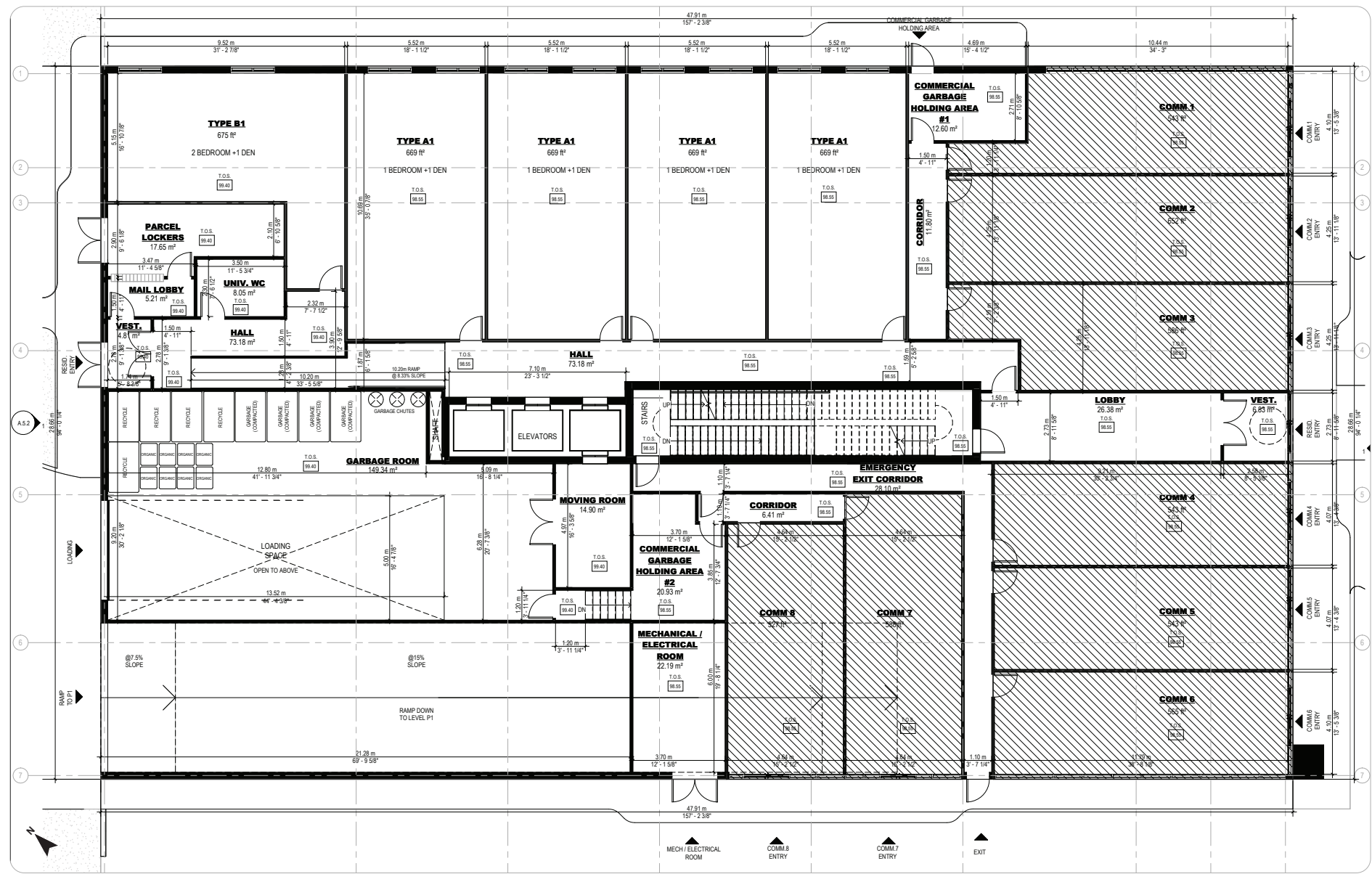
Description of Proposal



Site Plan prepared by Lima Architects Inc.

Proposed Development	
Building Type & Use	Mixed-Use Building
Building Height	11 storeys + Rooftop Mechanical/Amenity Area
Site Area (Gross)	0.30 ha or 3,076.67 m²
Floor Space Index (FSI)	4.41
Gross Floor Area (GFA)	13,573.98 m²
Residential Units	179
Commercial Units	8
Amenity Space	1,575.47 m²
Parking	105 stalls with 90 sp for Residential & 15 sp for Commercial (incl. 3 barrier-free accessible)
Bike Parking	42
Underground Parking Levels	2

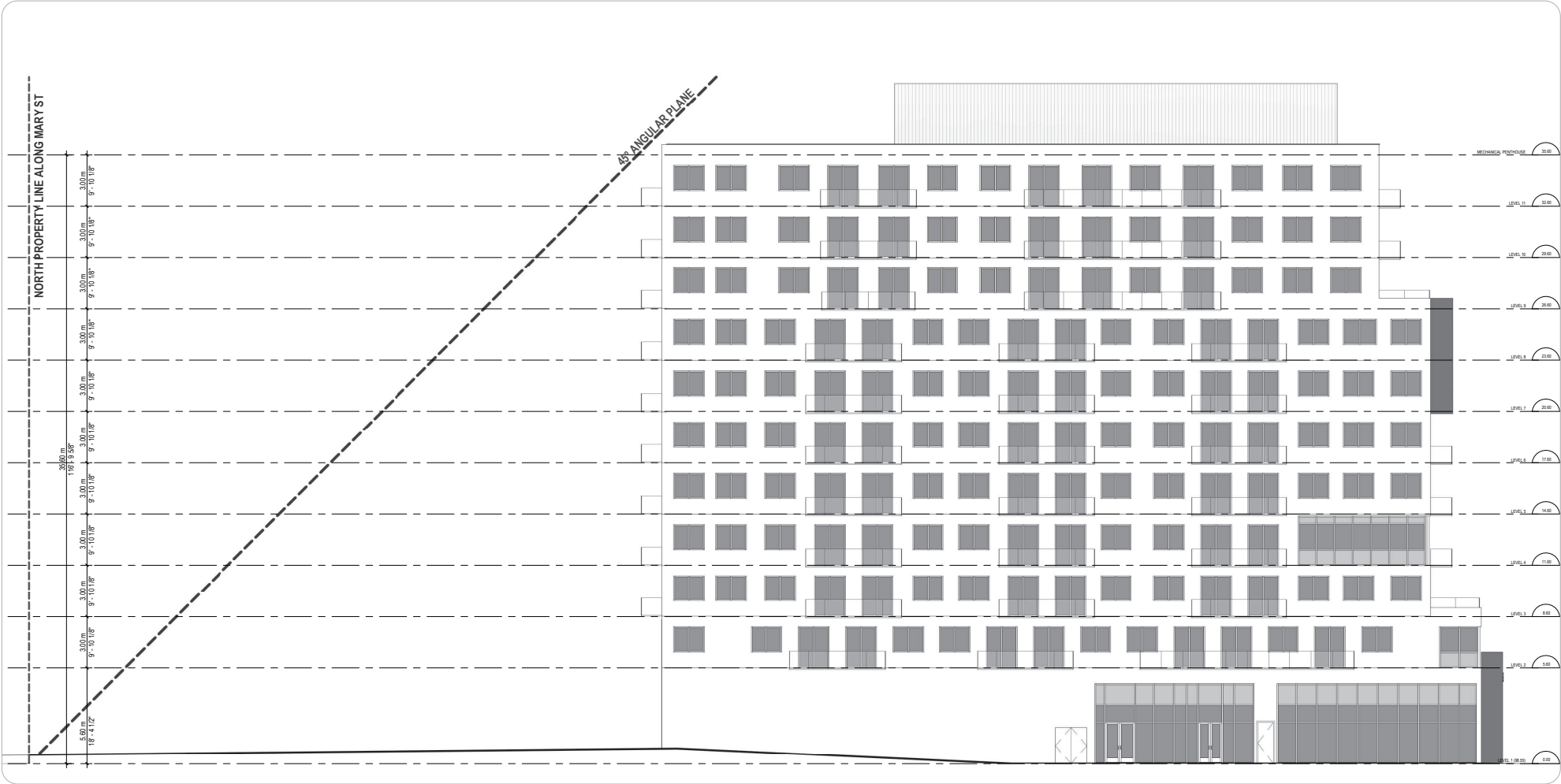
Ground Floor Plan



Ground Floor Plan prepared by Lima Architects Inc.



Angular Plane



South Elevation with angular plane prepared by Lima Architects Inc.



Development Applications

Official Plan Amendment

Map Change: “Comprehensive Land Use Plan – Urban Planning Area”, being Schedule B of the Official Plan of the Burlington Urban Area, as amended, requires no modification as shown in the attached Schedule B.

Schedule B indicates the lands will remain designated *Mixed-Use Corridor – General*.

Text Change:

The text of the Official Plan for the Burlington Urban Planning Area, as amended, is hereby amended as follows:

By adding the following policy to Part III, Subsection 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

Chapter 5, Section 5.3.2 within the *Mixed Use Corridor – General* designation as follows:

“517 Plains Road East”	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 517 Plains Road East, the maximum building height shall be 11 storeys.
	Notwithstanding Part III, Subsection 5.3.2, within the Mixed Use Corridor – General designation at 517 Plains Road East, the maximum permitted FSI shall be 4.4

Zoning By-Law Amendment

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

1. Zoning Map Number X of PART 14 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.
2. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone MXG	Map 3	Amendment 202X.XXX	Enacted MM DD, YYYY
1. Building Height Maximum Building Height 11 storeys 2. Floor Area Ratio Maximum Floor Area Ratio (Other Buildings) 4.41:1 3. Yard Setback Yard abutting a residential zone 4.5 metres Yard abutting any other street 37.65 metres 4. Landscape Area and Buffer Abutting a residential zone 2.78 metres 5. Amenity Area Minimum Amenity Area 8.8 square metres/unit Despite as amended herein, all other provisions of this By-law, as amended, shall apply.				

Revisions to Development

- Removal of Mary Street driveway and replaced by Plains Road Access
- Increase of Building Sideyard Setbacks from 3m to 5m to accommodate greater building separation
- Increase in Amenity Space from 8 sq.m/ unit to 15 sq.m/ unit; addition of Rooftop Amenity
- Reduction of Commercial GFA to accommodate Plains Road Access (420 sq.m to 221 sq.m)
- Replacement of projecting balconies with inset balconies to reduce sideyard overlook conditions
- Reduction of Building Depth to minimize potential overlook conditions
- Increase in Underground Garage setback from 1m to 3m to accommodate at-grade landscaping

Issues Raised by Public

- Parking Supply and Access to Mary Street
- Building Transition, Privacy and Setbacks
- Construction Management
- Wind and Shadow Impacts

Thank You
Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP
Weston Consulting
905-738-8080 ext. 266
mquarcoopome@westonconsulting.com

www.burlington.ca/517plains



From: [REDACTED]
To: [Johnson, Mark](#)
Subject: Re: Written Comments - Ward 1 - 517 Plains Road East: File: 505-06/26 and 520-06/26
Date: Tuesday, September 8, 2026 12:00:49 PM

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.

Good morning, Mark. Hope you enjoyed the holiday weekend!

I just quickly look through the staff recommendation report. It looks like the report supports commercial units on the first floor - is that correct?

I am really disappointed if that is the case.

I know you mentioned that main floor residential units are planned for the Gallagher Road site but there are very few required amenities within walking distance of that site. Makes more sense at 517 Plains Road East.

Kindest regards,

Janice Tjepkema

From: [REDACTED]
To: [Johnson, Mark](#)
Subject: Objection to Proposed Development at 517 Plains Road East – Files 505-06/26 & 520-06/26
Date: Wednesday, September 2, 2026 1:17:41 PM

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.

Hi Mark,

I am writing to formally express my opposition to the proposed development at **517 Plains Road East (Files 505-06/26 and 520-06/26)**.

My daughter attends **Maplehurst Public School**, and as a parent, I am particularly concerned about the impact a development of this size could have on traffic and pedestrian safety in the surrounding residential neighbourhood.

Maplehurst Avenue and the surrounding streets are used every day by young children walking and biking to school, parents with strollers, families, and other pedestrians. Adding an **11-storey, 179-unit mixed-use development**, along with commercial units and more than 100 parking spaces, would introduce a significant amount of additional vehicle traffic into an area that is already heavily travelled during school drop-off and pick-up times.

I am especially concerned about increased traffic spilling onto Maplehurst Avenue, as well as construction vehicles, deliveries, resident traffic and commercial traffic creating additional hazards for children travelling to and from Maplehurst Public School. Given the proximity of an elementary school, I believe pedestrian and child safety needs to be given significant consideration when evaluating this application.

I am also concerned that the proposed height and density are not compatible with the surrounding established residential neighbourhood. An 11-storey building immediately adjacent to low-rise and single-family homes represents a substantial change in scale, particularly with the requested reductions to setbacks and landscape buffers.

For these reasons, I respectfully ask that the City and Committee **refuse the application in its current form**. If the application proceeds to a public meeting, I would also appreciate being notified and given the opportunity to participate.

Thank you for taking the time to consider the concerns of Maplehurst families and residents in the surrounding community.

Regards,

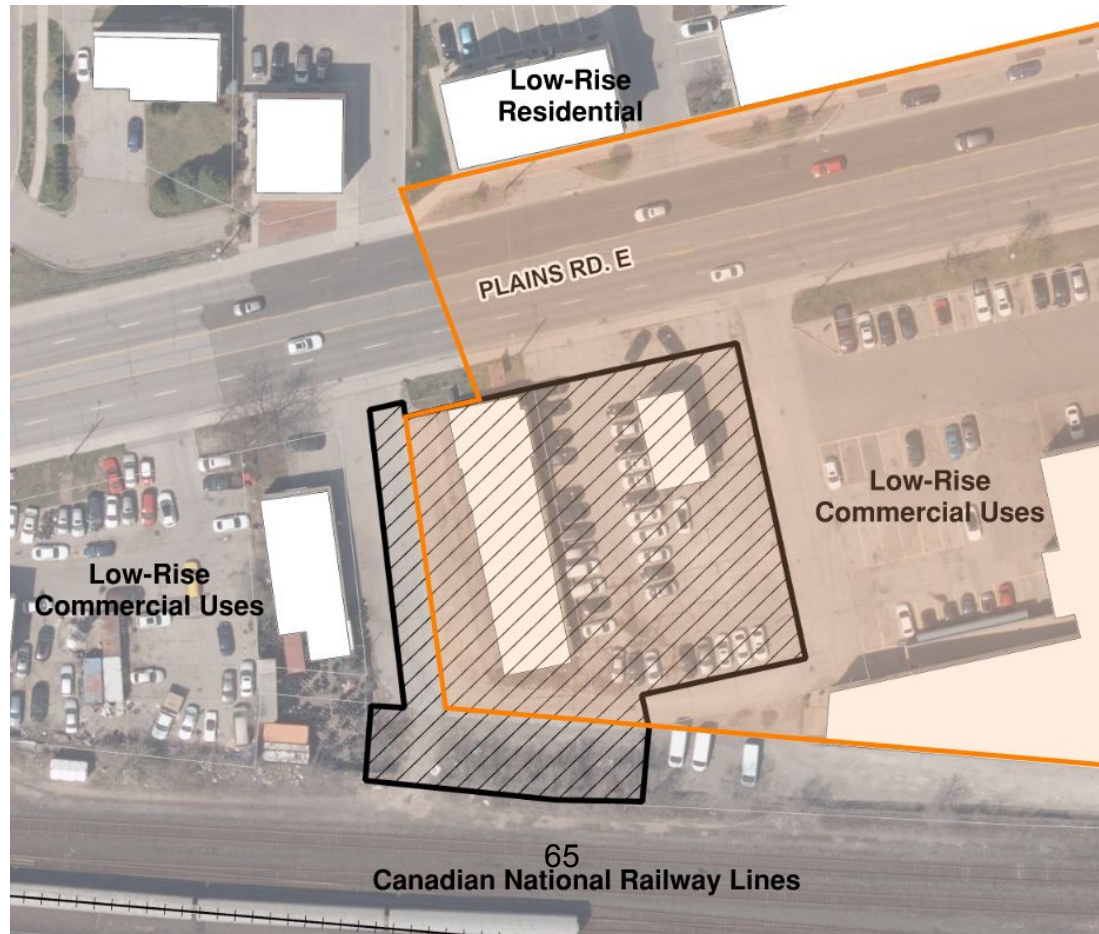
Christy Burns

Statutory Public Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant:	Bousfields Inc
Owners:	2731115 Ontario Inc., F. K Deals on Wheels Inc., 2731119 Ontario Inc., Manor Care Homes Inc, and Canadian National Railways (CN)
Address:	1376 and 1382 Plains Road East
File:	505-10/26 and 520-11/26
Date:	September 15, 2026
Report:	DGM-52-26⁶⁴

Overview of Development Site



Application History

- Pre-Consultation Meeting – October 17, 2025
- Pre-Application Community Meeting – January 14, 2026
- Burlington Urban Design Panel Meeting – March 26, 2026
- Application Submitted – May 20, 2026
- Application Deemed Complete – June 3, 2026
- Preliminary Public Notice and Request for Public Comments – June 17, 2026
- Notice of Statutory Public Meeting and Recommendation Report – August 17, 2026
- Statutory Public Meeting – September 15, 2026
- Statutory timeline – October 1, 2026

Proposal



- 25-storey mixed use building
 - Including a 26th storey mechanical penthouse
 - 283 residential units
 - 400 m² of retail space
 - Access to Plains Road East via a laneway
- Floor Area Ratio (FAR) of 8.1:1
- Amenity Area Rate of 20 m² per unit or 5,660 m²
- Vehicle Parking:
 - Occupant: 56 spaces
 - Visitor/retail: 0 spaces
- Bicycle Parking: 159 spaces

Proposed Amendments

Proposed Official Plan Amendment

- 'Mixed Use Corridor – Commercial Corridor' with site specific exceptions for Height and Floor Area Ratio (FAR).

Proposed Zoning By-law Amendment

- 'Mixed Use Corridor – Commercial Corridor' (MXC-XXX) with site specific exceptions.

Staff Recommendation

Refuse the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Bousfields Inc on behalf of the private landowners proposing a 25-storey mixed use building with 283 residential units and 400 square metres of retail uses at-grade at 1376 and 1382 Plains Road East.

September 15, 2026

Committee of the Whole

1376 & 1382 Plains Road East
City of Burlington

Official Plan & Zoning By-law Amendment
File Nos. 505-10/26 & 520-11/26

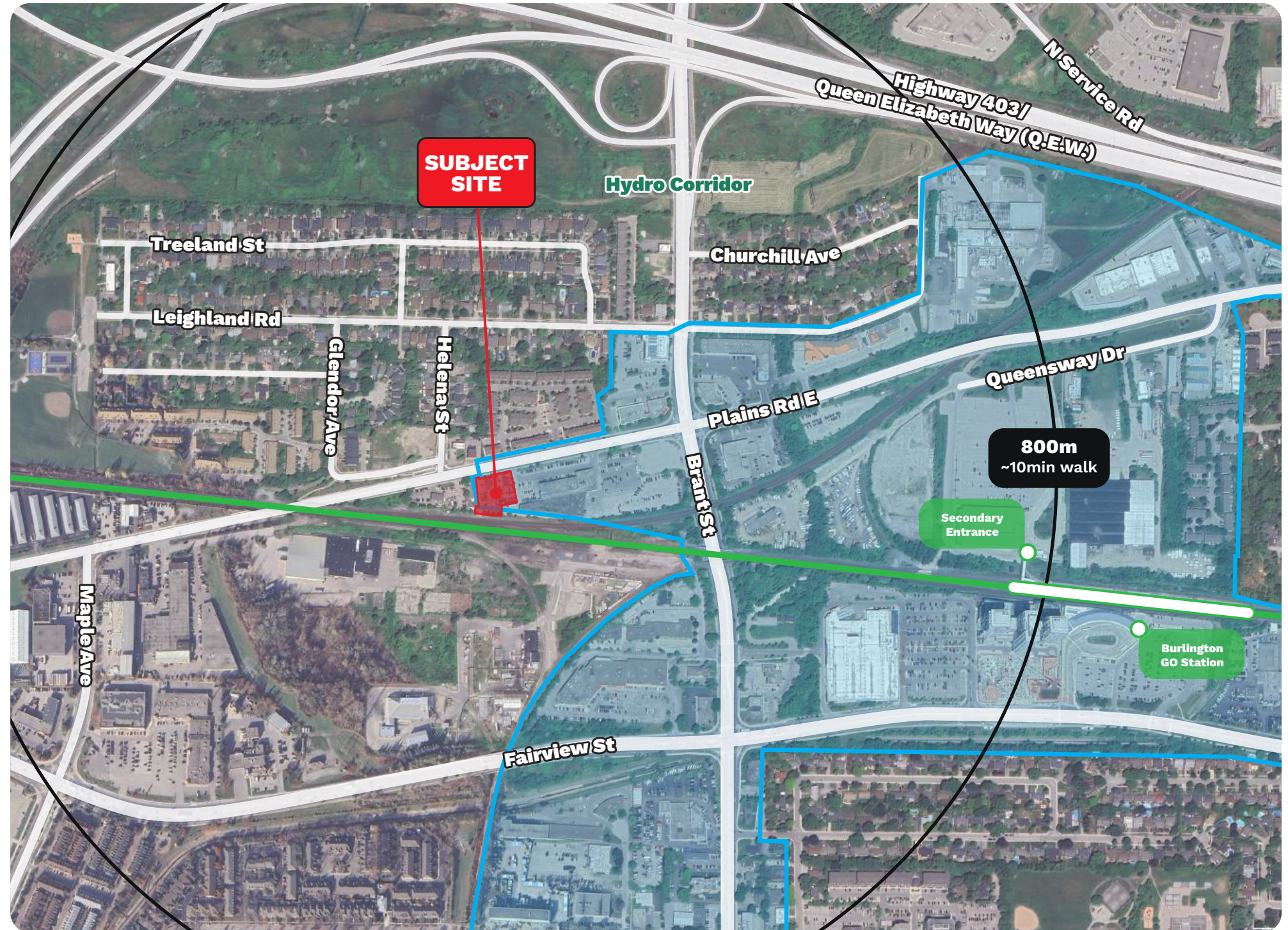
Surrounding Context

Aerial Photo

Legend

 GO Transit Lakeshore West Line

 Burlington GO Major Transit Station Area



Site Context

Aerial Photo



Subject Site Today

1376 Plains Road East, looking southeast



Committee of the Whole
1376 & 1382 Plains Road, Burlington

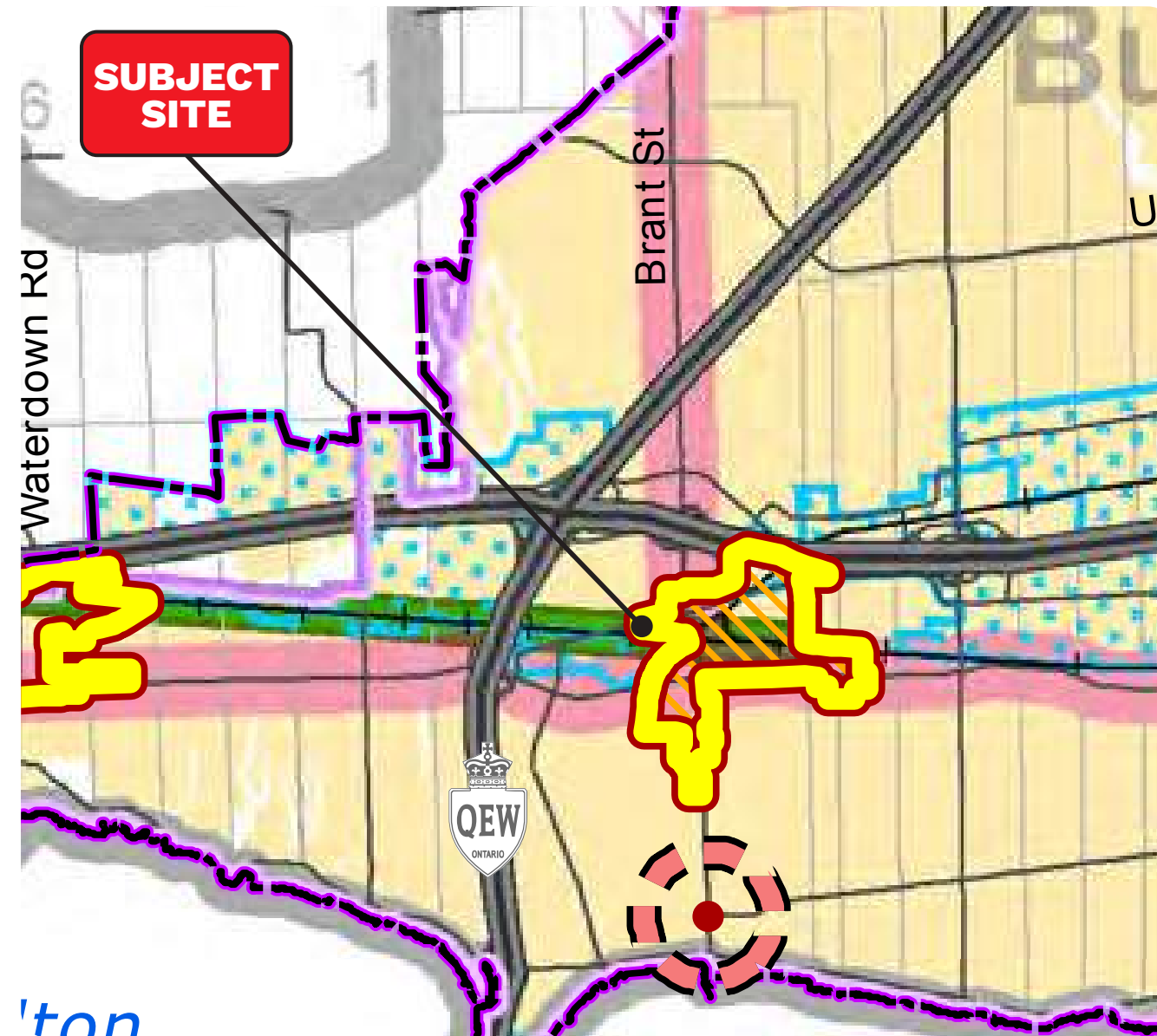
1382 Plains Road East, looking south



Policy Context

Halton Region Official Plan - Map 1H - Regional Urban Structure

- Located within the Burlington GO MTSA & Urban Growth Centre
- These are areas where intensification is directed



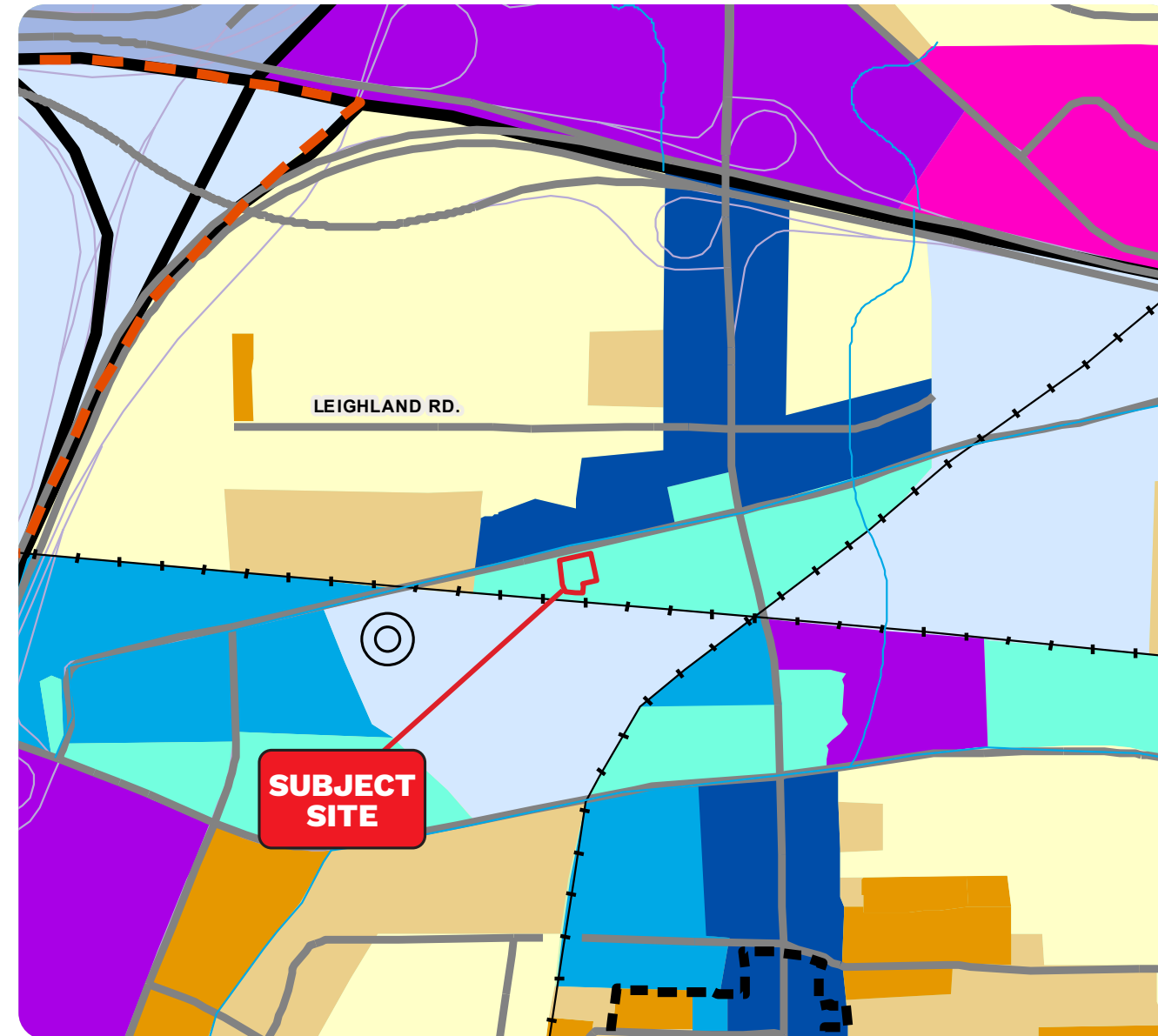
Legend

- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor
- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary

Policy Context

City of Burlington Official Plan (1997) - Schedule B - Comprehensive Land Use Plan

- Designated *Mixed Use Corridor - Commercial Corridor* in the 1997 Official Plan
- Permits high density residential uses
- Permits a density of 1.5 FSI
- Permits buildings up to 6 storeys



Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Area for future study
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- Former Waste Disposal Site

Policy Context

OPA 2 - MTSA's - Under Appeal

Schedule F - Land Use - Downtown

Burlington Urban Growth Centre /

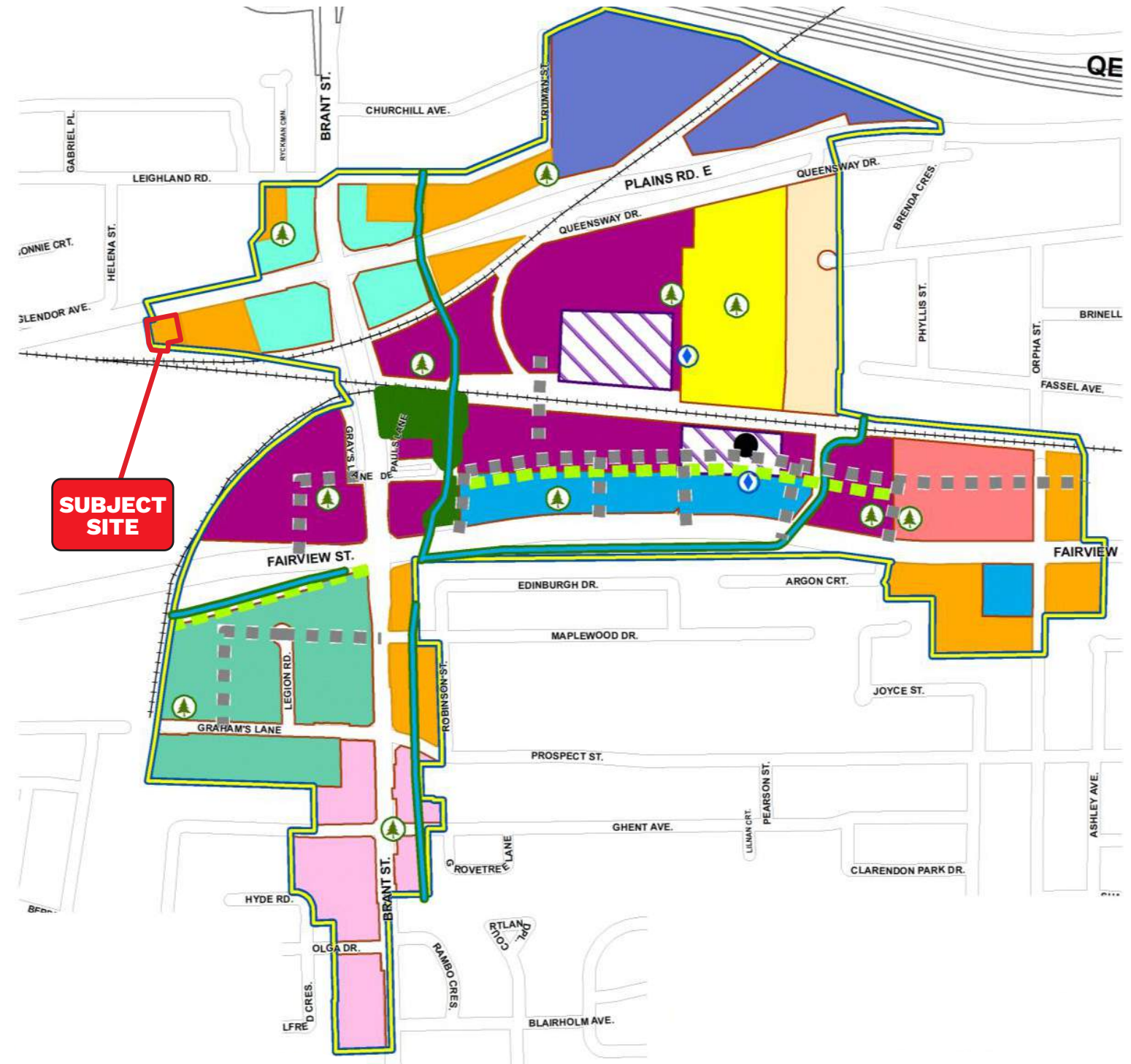
Burlington GO Major Transit Station Area

Legend

Precincts

-  Burlington GO Central
-  Queensway Commons
-  Fairview Frequent Transit Corridor
-  Urban Employment
-  Drury Node
-  Legion Commons
-  Leighland Node
-  Upper Brant
-  Mid-Rise Residential
-  Low to Mid-Rise Residential
-  Natural Heritage System

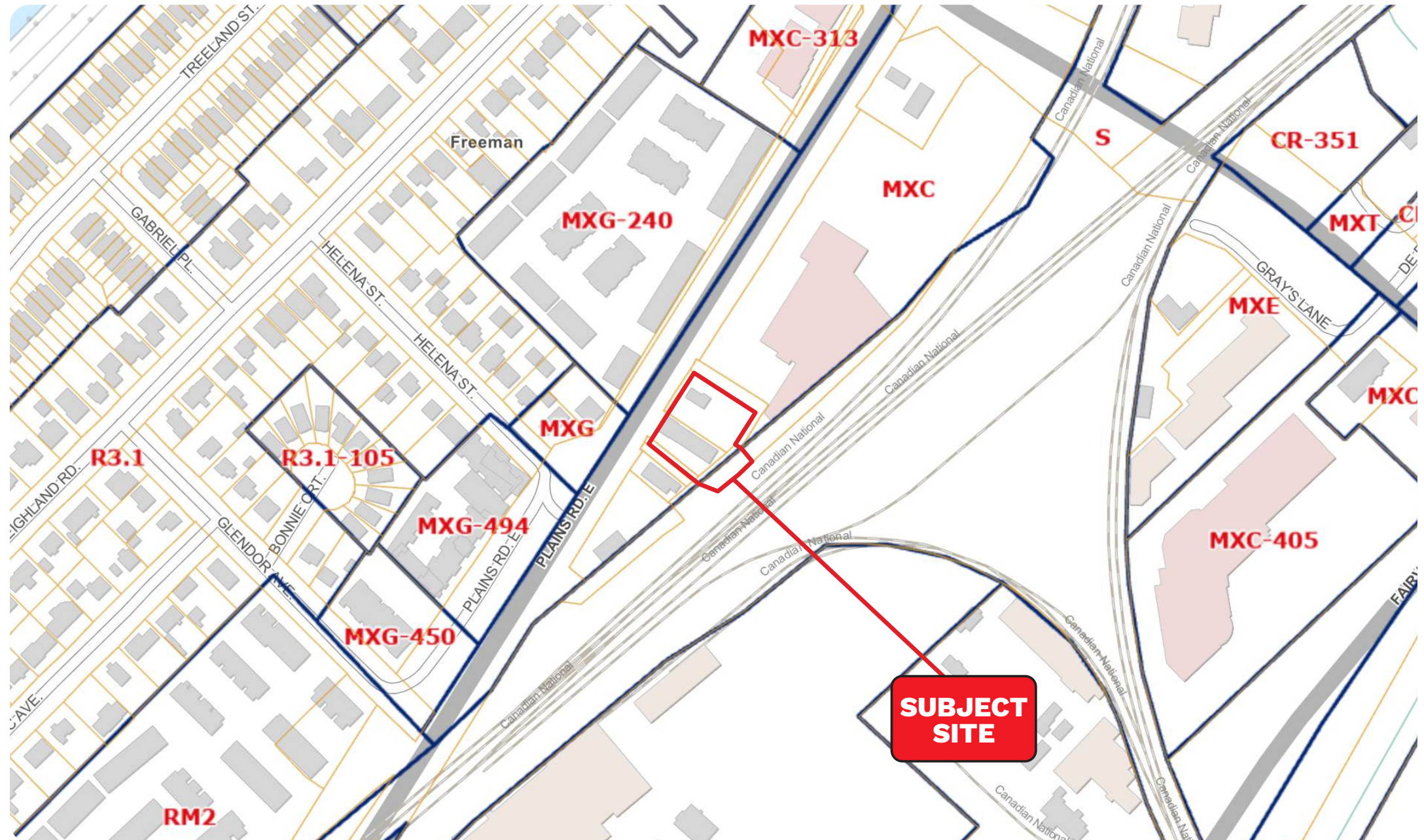
-  Transit Station Area
-  Downtown Burlington Urban Growth Centre / Burlington GO Major Transit Station Area
-  Potential Linear Park & Greenway
-  Proposed Street - see Schedule F-1 for details
-  New Park
-  Transit Station Plaza
-  Major Transit Station
-  Rail Line
-  Watercourse



Policy Context

Zoning - By-law 2020

- Zoned *Mixed Use Commercial Corridor (MXC)*
- Permits residential apartment buildings, provided retail uses are located at grade
- Permits buildings up to 6-storeys and a minimum density of 30 units per hectare



Proposal | Project Highlights



25 storeys
79.3 metres



19,549 m²
Gross Floor Area



283
Residential Units



6 (2%)
Studio units



220 (78%)
One-bedroom units



44 (15%)
Two-bedroom units



13 (5%)
Three-bedroom units



5,660 m²
Amenity Space



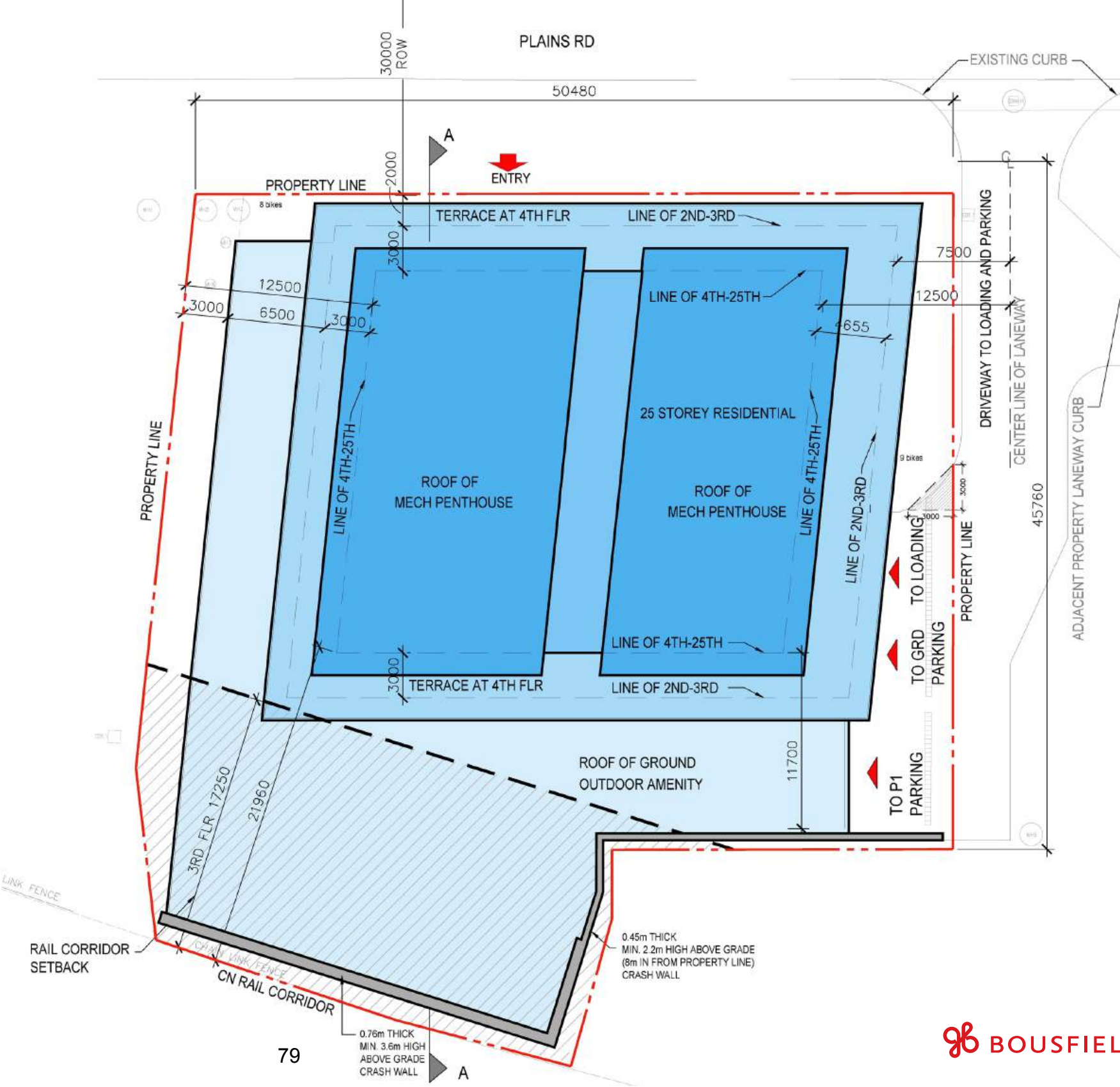
56 spaces
Vehicle Parking



163 spaces
Bicycle Parking

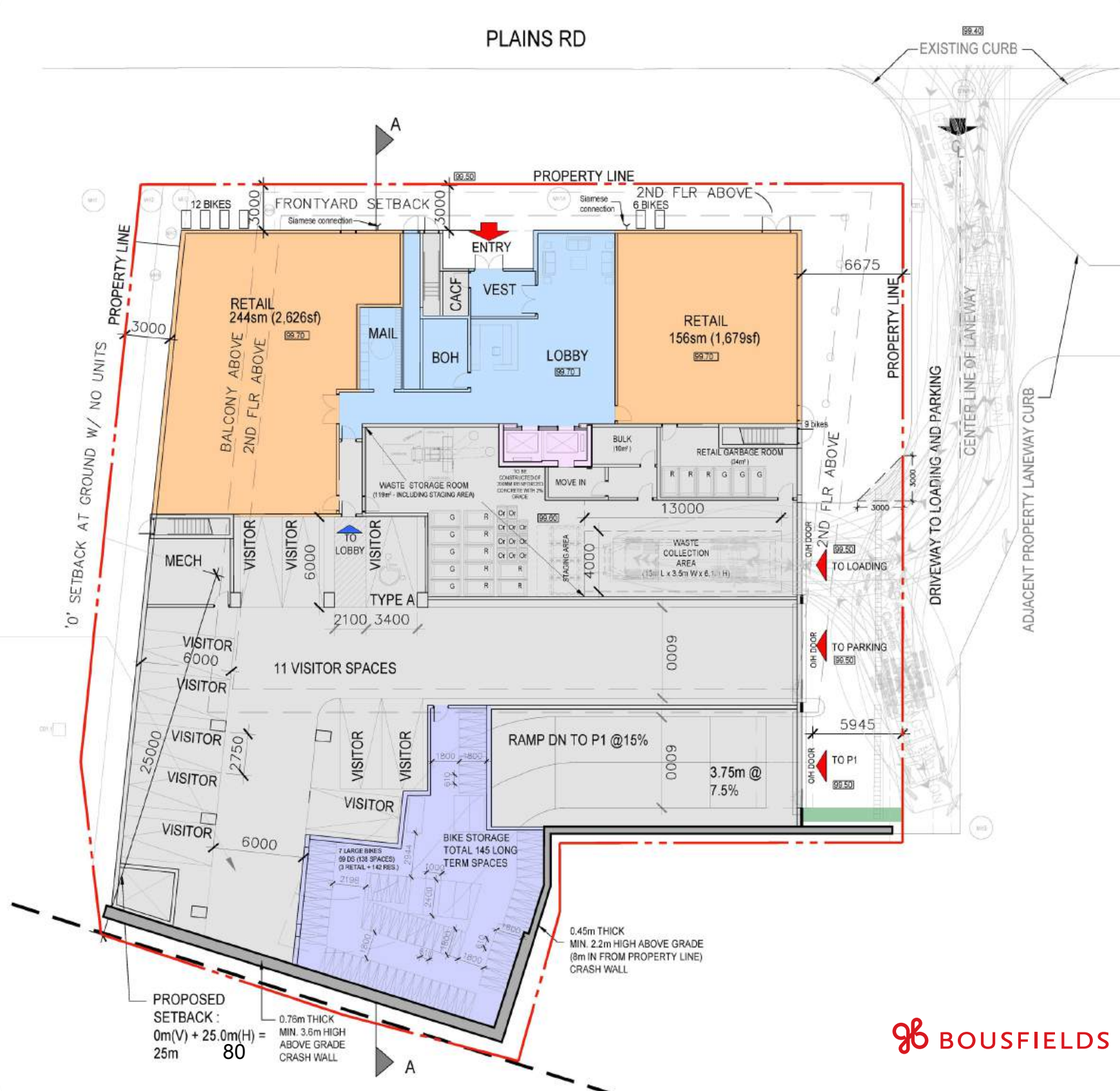


Proposal Concept Plan



Proposal

Ground Floor Plan



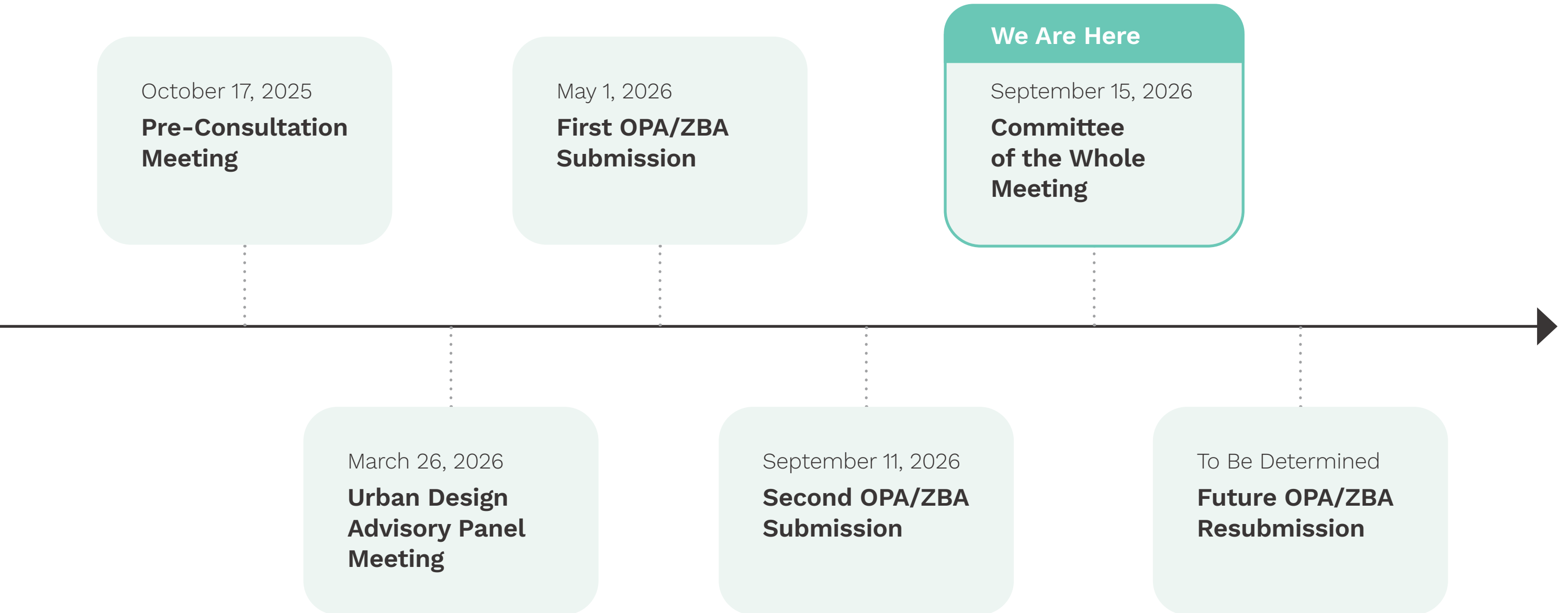
Proposal | Renderings



Committee of the Whole
1376 & 1382 Plains Road, Burlington



Timeline | Process & Next Steps



Questions & Comments?

Thank
You

Statutory Public Meeting and Recommendation Report

2155 Country Club

**Drive, 4135 Millcroft Park Drive and 4291 Couples Crescent
(Millcroft Greens Current Proposal 2026)**

Applications for Official Plan Amendment and Draft Plan of Subdivision

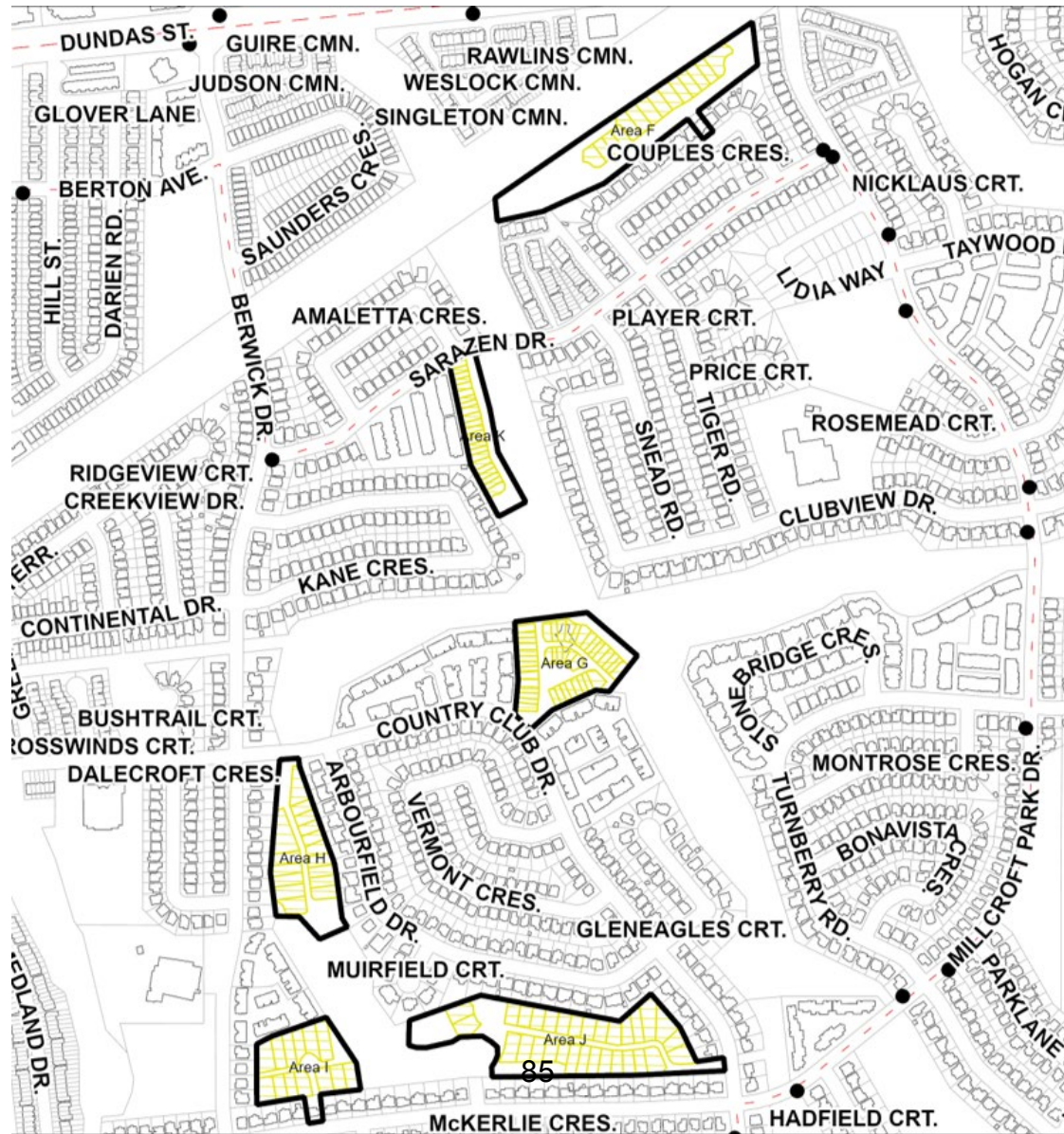
Address: 2155 Country Club Drive, 4135 Millcroft Park Drive and
4291 Couples Crescent

File: 505-11/26, 510-02/26

Date: September 15, 2026

Report: DGM-55-26

Overview of Site

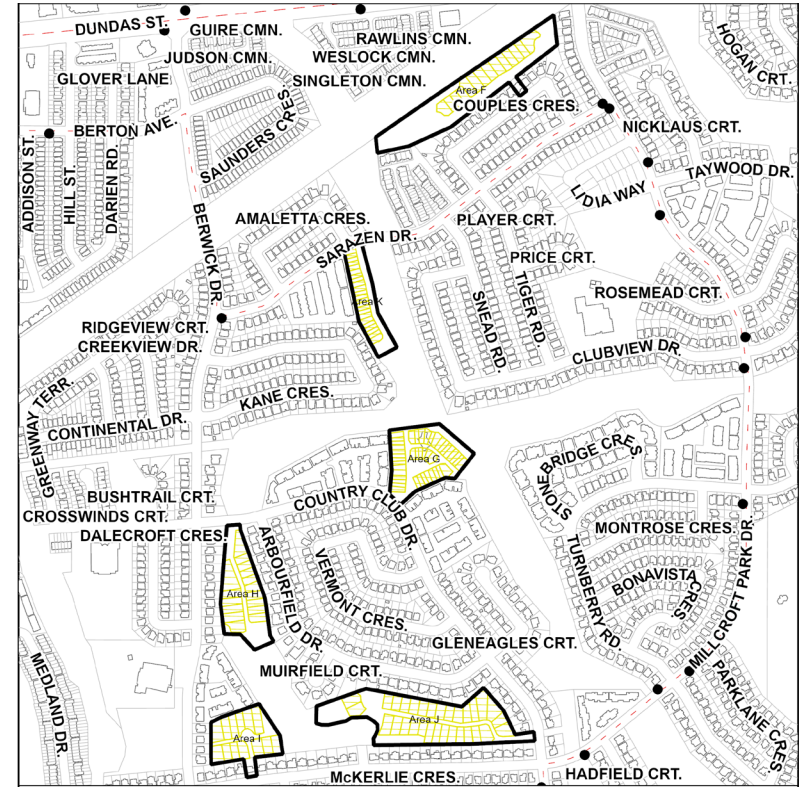


Key Dates and Milestones

- Application Deemed Complete: June 8, 2026
- Notice of Statutory Public Meeting and Recommendation Report: August 11, 2026
- Statutory Public Meeting: September 15 2026
- Council Meeting: September 29, 2026

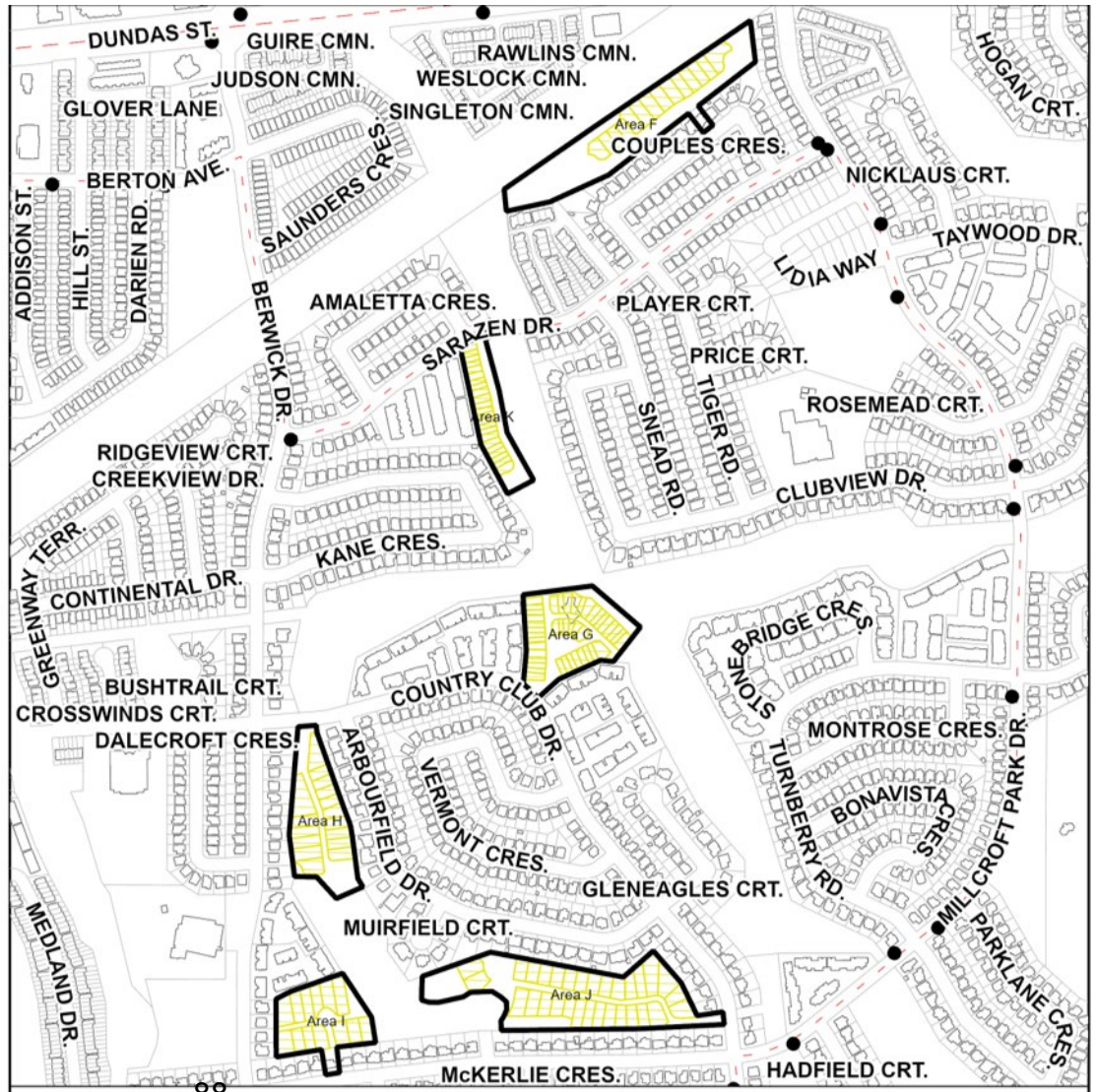
Proposed Official Plan Amendment

- **Official Plan (1997, as amended):**
 - Redesignating the lands from 'Major Parks and Open Space' to 'Residential-Medium Density' and adding a site-specific policy to permit a density range of 20 to 50 units per net hectare.
- **Official Plan (2020, as amended):**
 - Redesignate the lands from 'Natural Heritage System and Major Parks and Open Space' to 'Low-Rise Neighbourhoods II' and adding a site-specific policy to permit single-detached dwellings
 - Amend policy 8.4.2(2) d) of the Major Parks and Open Space Designation by adding "with the exception of the lands in the former Millcroft Golf Course" to the end of the policy.



Proposed Draft Plan of Subdivision

- Would implement the development proposal for a residential subdivision with 73 detached dwellings, 65 townhouse dwellings, 6 private roads and blocks for open space, landscape, natural heritage and stormwater management.



Zoning

- Currently, there are two unresolved Minister Zoning Order requests

Millcroft Greens Corporation (ERO #026-0551)	City Of Burlington (ERO #026-0550)
Establish land use permissions to allow the proposed development, and to create the Zoning regulations required to implement the proposed uses.	Restrict permitted uses on the subject lands, to those currently permitted in the Open Space (O1) zone.

- The current zoning of the subject lands does not permit residential land uses and a Zoning By-law amendment application has not been submitted to the City for consideration. As such, there is no zoning that can implement the proposal at this time.

Staff Recommendation

- Refuse the application for Official Plan Amendment intended to change the designation for the subject lands to support the proposed residential subdivision; and
- Refuse the application for Draft Plan of Subdivision proposing a residential subdivision with 73 detached dwellings, 65 townhouse dwellings, 6 private roads and blocks for open space, landscape, natural heritage and stormwater management.

July 19, 2026

VIA EMAIL: mgphase2@burlington.ca

CITY OF BURLINGTON
426 Brant Street, P.O. Box 5013
Burlington, Ontario L7R 3Z6

Attention: Ben Kissner and Elyse Meneray, Planners
Community Planning Department

Dear Mr. Kissner and Ms. Meneray:

RE: Objection to Planning Applications — Millcroft Greens (Phase 2)
Official Plan Amendment, File No. 505-11/26, and Draft Plan of
Subdivision | File No. 510-02/26
Property: 2155 Country Club Drive, Burlington (Ward 6)
Related Minister's Zoning Order Request: ERO No. 026-0551
Our Client: Nureen Khan, 4222 Kane Crescent, Burlington

1. Introduction

We are counsel to Nureen Khan and her family (our “clients”), who reside at 4222 Kane Crescent, within the Millcroft community of Burlington. We write on their behalf, within the comment period ending July 31, 2026, to object in the strongest terms to the above-noted applications submitted by Macaulay Shiomi Howson Ltd. on behalf of Millcroft Greens Corporation (the “Applicant”). We ask that our clients be added to the notification list for these files and that this letter be included in the staff report and the public record for this matter.

2. The Applications

As we understand the applications, the Applicant seeks an Official Plan Amendment to re-designate the subject lands, together with approval of a Draft Plan of Subdivision, in order to reconfigure the remaining Millcroft Golf Course lands into six areas of developable land. Those areas would be subdivided to accommodate 138 residential lots — comprising 73 single-detached dwellings and 65 townhouse units — with the balance in blocks for landscaped area, open space, private road, natural areas and stormwater management.

We note that the Applicant has not filed a Zoning By-law Amendment. Instead, it is relying on its separate request to the Province for a Minister’s Zoning Order (ERO No. 026-0551) to secure the necessary zoning permissions. As set out below, that approach is itself a significant concern and, in our respectful submission, is a further reason the applications should not be advanced.

3. Grounds of Objection

(a) The proposal is fundamentally inconsistent with the Open Space designation of the lands.

The subject lands are designated Major Parks and Open Space in the City of Burlington's Official Plan. That designation reflects the deliberate role the Millcroft Golf Course lands play in the community. The applications would convert protected open space into a substantial residential subdivision — a wholesale departure from the established land-use framework, not a minor refinement of it. The onus rests squarely on the Applicant to justify that departure, and it has not been met.

(b) The lands perform an essential stormwater and flood-management function; their development would create an unacceptable natural-hazard risk.

This is our clients' paramount concern. The Millcroft community was designed as an integrated whole, with the golf course lands engineered to function as green infrastructure that absorbs and manages stormwater for the surrounding neighbourhoods, including the on-line pond and the Appleby Creek system. That flood-management function is not incidental; it was built into the original subdivision design and is reflected in the associated Official Plan policies (including Official Plan Amendment No. 117).

The community's vulnerability is a matter of record, not speculation. Millcroft and adjacent areas suffered serious flooding in the 2014 and 2024 storm events, and forensic analysis following the 2014 event confirmed that the golf course lands performed as an engineered floodplain for the community. Hardening these lands with roads, driveways and dwellings, and altering the associated drainage and Appleby Creek, will reduce the community's natural flood storage precisely as climate change is increasing the frequency and intensity of extreme rainfall. The risk is not confined to Millcroft: it extends downstream to neighbourhoods south of Millcroft toward Lake Ontario.

Directing development onto lands that provide this hazard-mitigation function is contrary to the matters of provincial interest enumerated in section 2 of the Planning Act — including the protection of the natural environment and the protection of public health and safety — and to the natural-hazard policies of the Provincial Planning Statement, 2024, which direct development away from lands subject to flooding hazards. It is also relevant to the suitability of the land and the health, safety and public-interest criteria the City must weigh under section 51(24) of the Planning Act. We further note that the lands are associated with a Conservation Halton regulated area, and that development affecting the flooding hazard is subject to permitting under the Conservation Authorities Act and its regulations.

(c) Loss of natural heritage, tree canopy and ecological function.

Beyond stormwater, the lands provide mature tree canopy, wildlife habitat and ecological connectivity that benefit the health of the community. The recent removal of more than 400 mature trees on the Phase 1 lands illustrates the scale and permanence of the environmental loss that accompanies development of this open space. The conservation of features of significant natural

interest and the protection of ecological systems are, again, matters of provincial interest under the Planning Act and are engaged directly by this proposal.

(d) Reliance on a Minister’s Zoning Order improperly circumvents the municipal planning process and public scrutiny.

By declining to file a Zoning By-law Amendment and instead relying on a requested Minister’s Zoning Order for zoning approval, the Applicant would reduce what should be a holistic, evidence-based land-use review to an administrative exercise. The City’s own staff have made this very observation in Report No. CAF-07-26, noting that the Applicant’s MZO reliance would reduce the Official Plan Amendment and Draft Plan of Subdivision to an administrative process rather than a comprehensive planning review with the benefit of a Zoning By-law Amendment. This deprives residents such as our clients of the full public process the Planning Act contemplates, and it does so notwithstanding that both the City of Burlington and the Region of Halton have opposed development of these lands. We urge the City to maintain that opposition, including before the Province in respect of the Applicant’s MZO request.

(e) The applications do not satisfy the applicable statutory and policy tests.

For the reasons above, the applications are not consistent with the Provincial Planning Statement, 2024, do not conform to the Region of Halton and City of Burlington Official Plans, and do not meet the criteria for approval of a plan of subdivision under section 51(24) of the Planning Act — including the suitability of the land for the proposed use, the adequacy of infrastructure and servicing, and the health, safety and public-interest considerations that provision requires the City to consider. Intensification of a stable, established residential community on protected open space, with the attendant traffic, servicing and infrastructure pressures, is not compatible with the neighbourhood or supported by the planning framework.

(f) The supporting material does not discharge the Applicant’s onus.

The onus to demonstrate good planning and, in particular, that development will not increase flood risk lies with the Applicant. Given what is at stake for our clients’ property and safety, that onus is a heavy one. We reserve the right to review the Applicant’s technical studies — including its stormwater and hydrogeological modelling — and to file responding submissions and expert evidence addressing their adequacy in light of current and projected climate conditions.

4. Relief Requested

For the foregoing reasons, on behalf of our clients we respectfully request that:

- i. City staff recommend refusal of both the Official Plan Amendment (File No. 505-11/26) and the Draft Plan of Subdivision (File No. 510-02/26);
- ii. the City maintain its opposition to development of these lands, including in its representations to the Province concerning the Applicant’s Minister’s Zoning Order request (ERO No. 026-0551);

- iii. our clients be provided with written notice of the statutory public meeting and of any decision made in respect of these applications; and
- iv. our clients' rights be reserved to make further written and oral submissions, and to seek party or participant status in any proceeding before the Ontario Land Tribunal or other tribunal concerning these lands.

5. Conclusion

Our clients purchased and have made their home in Millcroft in reliance on the permanence of this open space and the flood protection it provides. The applications would put their property, their safety and the character of their community at risk, for a form of development that the City, the Region and the community have consistently opposed. We ask that the applications be refused. We would be pleased to receive confirmation that our clients have been added to the notification list for this file. Please direct all correspondence in this matter to the writer.

Yours very truly,

AZMAT LAW OFFICE

Per: Maheer Azmat

Barrister & Solicitor

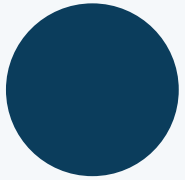
cc: Client

Millcroft Greens Phase 2

A planning perspective regarding Area K and overall comments

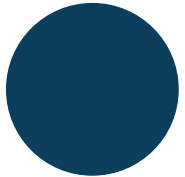
Don May

Don May – retired professional planner – over 30 years experience in Burlington



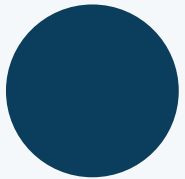
Planning Consultant for many developments throughout Burlington

May Pirie Dakin was a significant planning consulting company that practiced planning consulting throughout Burlington from 1980 to 2010.



Planners for Monarch Construction

Bousfield & Associates designed the overall Millcroft Community and implemented the southern half of the Community. May Pirie Dakin implemented the northern half.



Millcroft was a golf course community with natural and floodplain lands contained within the golf course blocks.

These lands were designated Open Space in the City Official Plan to recognize the natural environmental lands as well as the golf course use.

Development in Burlington related to floodplains and Natural Areas.



Top of stable bank established for each property

In developing a draft plan of subdivision, we worked with the Conservation Authority to establish the stable top of bank associated with a floodplain.



No underground piping or channelization

We were not allowed to introduce any piping or major channelization to reduce the natural existing floodplain.



Floodplain determined + Storm water management ponds required

These blocks were designated for public ownership as part of the subdivision process.



Natural approach with parkland / open space opportunities

Where possible, passive linear trails were developed within these areas.

Had there been no golf course proposed – the floodplain and natural areas would have been dedicated to the City.



Floodplain and associated lands to stable top of bank were dedicated to the City with no compensation



Remnant and open space areas were created through a cooperative iterative process so the City could maintain and utilize these lands.



Active tableland parks were often created adjacent to floodplain lands and required as part of the 5% parkland dedication.



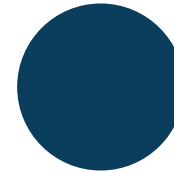
Natural areas were preserved through negotiations – the major woodlot in the Orchard Community was part of an MOU between the developer and the City and not calculated within the parkland dedication

What has changed from Phase One to Phase Two

Phase One was based on the Golf Course remaining and the development parcels were not in the floodplain.

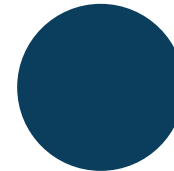
Phase two is based on developing the clubhouse area and altering the floodplain to accommodate five development areas in addition to the clubhouse lands.

The compensating flood storage is proposed to be handled by constructing a tank in the pond at Middle Road and giving the responsibility of this tank to the City.

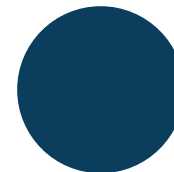


Golf Course Gone

The clubhouse lands to be developed



The channelization narrows the open space lands to accommodate the proposed developments.



Sunken tank compensates for removing lands from the floodplain for development

Each of the 6 proposed development areas in Phase 2 need to be assessed separately

Floodplain reduction based on an underlying proposal to build an engineered storm water management structure and channelized floodway.

The resultant impact on the existing natural areas must be assessed.

Integrity of the remaining open space system from the public interest perspective.

- Natural Areas

- Linear function

- Municipal and public access

Compatibility with adjacent existing development (zoning process not part of these applications).

- Massing

- Setbacks

- Height

- Breaks within the townhouse blocks

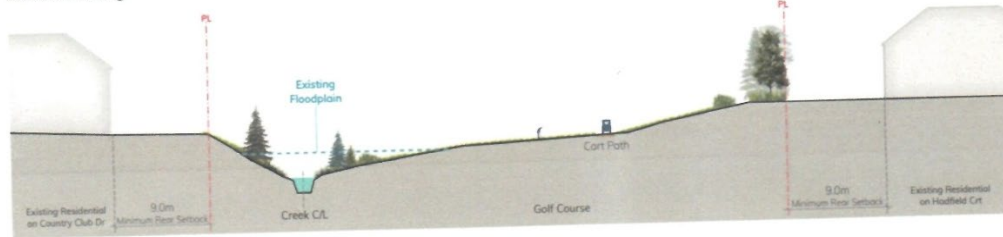
Section K



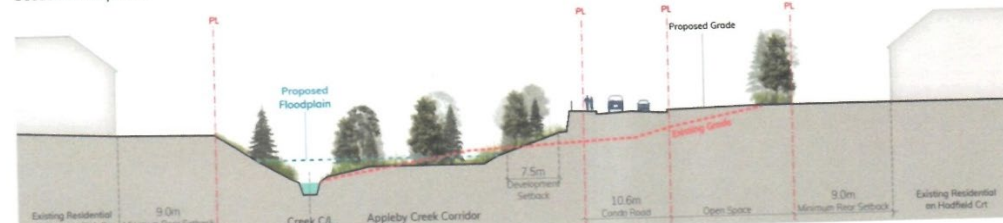
Cross section required to understand how the development, fill, public trail, channelization and preservation of the wetland is accommodated within this narrow area.

Example - from Phase One OLT decision

Section A Existing



Section A Proposed



All floodplain cross sections have been vertically emphasized at a 1:2 ratio



Proposed zoning regulations required to understand the implications of the draft plan

Blocks of town housing in the draft plan for area K would result in two 4 unit blocks and one 8 unit block. Height limitations are not proposed ie. 2 versus 3 story.

Normal subdivision consideration is done with a proposed implementing zoning bylaw

Section K

The existing narrow open area is approximately 300 feet wide.



The development of a single loaded condominium road with town houses would occupy half the width (with a significant amount of fill).

The remaining 150 feet has to deal with:

- The transition of a filled area approximately 8 feet high

- A channelized floodway

- Preserve an existing wetland (with turtles) with the appropriate buffer

- A public trail

Need a cross-section which illustrates how all of this can be accommodated

Good Planning Involves the Reconciliation of Competing Interests

- **Natural / Environmental Interest**
- **Floodplain / Storm Water control interest**
- **Public Interest in the Remnant Lands**
- **Development Interest**

THE REMNANT LANDS REQUIRE AN ALTERNATE OPEN SPACE STRATEGY WITH GOALS AND MINIMUM STANDARDS





September 15, 2026

Mayor, Council, Staff and Fellow Residents,

Millcroft Greenspace Alliance is a not-for-profit organization which advocates for livable, sustainable communities and responsible development. Our organization was incorporated in response to the Phase One of the development by Millcroft Greens unveiled in February of 2020. This Phase 2 development application raises the same alarm bells and the developer continues to deceive the community including the real issues of the Millcroft Golf Course lands.

Today's delegation is part of a process, in response to the development application from Millcroft Greens supporting their Ministerial Zoning Order (MZO) request for Phase 1 and Phase 2. As we commented on the MZO request on the Provincial website, we noted that aside from an MZO, the applicant must still obtain downstream approvals. We are here today to address the downstream approvals – the control that the City of Burlington has over the approval of these development applications.

Our review of the Phase 2 Planning Justification Report notes several points for consideration. Our comments are limited by time today.

On page one, the sentence, "The residential community would continue to be focused around an open space system but not a golf course" is appalling. Millcroft Greens presented under oath at the Ontario Land Tribunal (OLT) hearing in March 2024 that they would maintain a re-aligned 18-hole golf course, and the OLT decision referenced this commitment as a reasoned basis for their approval. At the same time as the Phase 1 OLT hearing was being conducted, Millcroft Greens had already launched an appeal to the City's 2020 Official Plan to remove restrictions on future development phases. In addition, in at least one case and during the Phase 1 OLT Hearing, agents representing Millcroft Greens either directly or indirectly were acquiring and closing on existing residential property to facilitate road access to certain development parcels intended for Phase 2 development. In our opinion, this calls into question not only the true development intentions and representations of Millcroft Greens, but also then, the viability of the subsequent OLT decision related to Phase 1 that relied on those same representations as evidenced in the written decision.

On page 2, we see "Conservation Halton's regulatory and planning policies are also referenced based on the work undertaken." A review of the East Burlington Creeks watershed study notes that it is not undertaken for insurance purposes and may not be relied upon by third parties. As property owners and taxpayers in the City of Burlington, what is the benefit of this study? Should we expect more up to date models referenced in the federal study, "Adapting to Rising Flood Risk, A Report by Canada's Task Force on

Flood Insurance and Relocation (2022)? The studies which have been undertaken and embraced by governments, insurance companies and developers consider 3D modelling and more current data inputs relative to Halton Conservation's 1D approach.

On page 3 of the Planning Justification Report, the Planner goes on to explain that "...the intent of OPA 117 was to establish a prestige residential area built around a privately owned golf course." However, on page 20 the planner quotes "This policy statement shall be read in its entirety, and all relevant policies are to be applied to each situation." Perhaps the planner should apply this same directive for the Planning Act to reading OPA 117 and not overlook key information such as,

"It is also the intent of the plan that should the operation of the golf course discontinue, these lands will remain as permanent open space, since portions of these lands contain creek features which are part of the stormwater management system for the community."

Further,

"It is considered that the boundaries of the golf course lands are flexible," and,

"...the design of the golf course should be such as not to impede the stormwater flows".

In other words, the primary purpose of the land is drainage ditches for the housing approved in the subject development agreement, and the golf course was a marketing strategy to improve the values of the proposed homes in 1986.

On page 14 of the Planning Justification Report, the benefit analysis refers to the "fluvial report". What about the impact of foundations and hardening of the surfaces in infill development from a pluvial perspective? Perhaps the Purchase and Sale agreements for Phase 1 shed some light on this? We are pointed to the flood risks of the proposed development through the Purchase and Sale Agreement for Phase 1, Schedule F, 3 (d) which states that

"Purchasers/tenants are advised that due to high ground water levels, houses may have been constructed with oversized sump pits, dual sump pump systems, battery backup, etc, as per the Geotechnical Engineers recommendations, and despite mitigation measures, sump pumps may run continually."

The homes will also be equipped with flood alarms, and we note that pluvial flooding occurs in minutes to hours relative to fluvial risks that occur in hours to days. We are asking, "If the sump pumps are running continuously, pumping water to the same lot they are draining, how is this mitigation for the 2014 and 2024 type storms and adding fluvial (or surface water) and pluvial (underground) conditions together?" In other words, the 3D effect.

Upon reviewing the 2014 and 2024 videos of Mayoral responses to the flood conditions Burlington experienced, both emphasized that homeowners call their insurance

companies. Is it reasonable that the City would make development decisions such as the current Phase 1 and the proposed Phase 2 where the Purchase and Sale Agreements warn that insurance coverage may be restricted to the risk of fire? This leaves homeowners and taxpayers – municipal and/or provincial, open to financial damages from flooding as a result of a faulty or outdated stormwater management plan. And, history shows that infill development also affects surrounding homes and downstream. We refer you to the attached appendix – MGA’s submitted comment to the Provincial MZO Request for Millcroft Greens under ERO 026-0551. This references the 2014 Conservation Halton report which confirms flooding throughout the Millcroft Golf Course – consistent with its intended purpose. The engineering diagrams which picture the design of the fairway drainage ditches are also included for your review.

As reported in the Walrus newsletter dated September 8, 2026, and according to the Canadian Climate Institute, flooding has become the most common and costly climate disaster in Canada affecting almost every region in the country and averaging \$800 million in insured damages each year. As examples, 12 years ago in 2014, the insured damages in the City of Burlington were approximately \$90 million. The 2024 storm cost the City of Burlington’s taxpayers approximately \$4.5 million in operating and capital expenses and the Appleby Creek Erosion project had an estimated total cost of \$29 million. A bridge replacement costs approximately \$6 million not to mention the rock installations to fortify the creeks in the area of the bridges. Jennifer Drake, a professor of civil and environmental engineering at Carleton University and an expert on stormwater management and green infrastructure commented in the Walrus article. She refers to a municipal strategy of building green-blue infrastructure that can naturally absorb or store rainwater before it goes underground, commonly called sponge cities. In Burlington, this strategy was employed in the 1986 subdivision approval for the Millcroft neighbourhood. We must protect this flood mitigation system for the existing community and properties downstream. It took 4 decades to grow the mature tree canopy, a major factor in the absorption and 500 of these trees were cut by the developer in 2025 without proper permissions in just three hours.

We stand before Council today to insist that the City continue to live up to its fiduciary duty and commitment to “use all tools in its toolbox”, your words, to stop development – **all development** – on the Millcroft Stormwater Management system. We appreciate the ongoing actions that the City has taken and we encourage you to stand with the resolve of our community and taxpayers to resist this development and ensure all the land is maintained for its intended purpose. The emergency warnings of potential tornadoes on September 2nd advised us to take shelter in our basements How can we feel safe if our basements are flooding and we face the threat of a tornado?

To Argo Development and the historic owners of the Millcroft Golf Course, partners in Millcroft Greens, we are aware that developers investigate the zoning and restrictions on land before purchase. We note the comment in the press by the President of Argo that we should limit legal expenses. Currently, you have the option to walk away from these

development plans and accept the City's generous offer to purchase the stormwater management lands currently identifiable as the Millcroft Golf Course.

Millcroft Greenspace Alliance Response to Request for a Minister's Zoning Order for Residential Uses in the City of Burlington

ERO number

026-0551

Notice type

Regulation

Act

Planning Act, R.S.O. 1990

Posted by

Ministry of Municipal Affairs and Housing

Notice stage

Proposal

Proposal posted

June 5, 2026

Comment period

June 5, 2026 - July 5, 2026 (30 days) Open

Millcroft Greenspace Alliance (MGA) is a not-for-profit community organization which advocates for livable, sustainable communities and responsible development.

Our organization submits that the MZO request from Millcroft Greens Corporation (MGC) for development purposes should be rejected on the following bases:

- 1) Public Safety and Preservation of Property of Burlington residents,
- 2) Misrepresentation by Millcroft Greens (OLT Hearing 22-004149)
- 3) Emigration in Ontario and Democracy.

Further, we are requesting that the Minister revisit three prior MZO requests. (Appendices A-C) from the City of Burlington (the City) to reject development on the entire Millcroft greenspace located at 2155 Country Club Drive, respecting the fact that the Burlington City Council unanimously opposed the development. We recommend that the Minister issue a Zoning Order to confirm the original zoning consistent with the original Official Plan Amendment 117 (Appendix D) as permanent open space for stormwater purposes. All subsequent Official Plans up to and including the 2020 City of Burlington Official Plan maintained the designation of Parks and Open Space.

1) Public Safety and Preservation of Property of Burlington Residents.

The impacts of climate change, including flooding resulting from precipitation of greater intensity, duration and frequency and excessive heat, increase the risk to human life, health and property damage. The City and the Millcroft neighbourhood have endured significant storms in August 2014 and July 2024 comparable to the 100-year storm metric. A Halton Conservation Map following the 2014 Flood showed there was flooding throughout the Millcroft Golf Course consistent with the engineered design when the development was approved in 1986. (Appendix E). A major cause of flooding in the City of Burlington in 2024, according to a statement by Hwy 407 in Burlington Today¹, was the malfunction of a privately owned stormwater pipe built according to Provincial guidelines which will be similar to that proposed by MGC to be owned and maintained by small housing condominium corporations.



Hwy. 407 embankment failure partly blamed for 'devastating' flood impacting Burlington, Ont., homes: mayor. Samantha Beattie, CBC News, July 18, 2024

Our City experiences increased vulnerability due to the elevation change and its location below the Niagara Escarpment just 12 km from Lake Ontario. The impacts of flooding in the Appleby Creek watershed within our City, and specifically downstream from the Millcroft Greenspace, are concerning to the extent that the Red Cross has been active providing flood information to

¹ <https://www.burlingtontoday.com/local-news/2024-floods-remembered-on-anniversary-residents-still-seek-answers-10947127>

residents (Appendix F). Erosion control budgeted at approximately \$30 million is also being undertaken by the City in this same watershed. The increasing incidences of flooding require preservation of this existing Millcroft stormwater green infrastructures and incremental mitigation measures rather than the reverse. The decision to preserve this greenspace would be consistent with the concept of “Sponge Cities”² promoted by the World Economic Forum as a solution to flood mitigation.

Fortunately, no lives were lost in these two storms despite treacherous flooding. However, there were reports of children’s basement bedrooms filling with floodwaters in minutes and adults wading chest deep to unblock stormwater drains. The risks also include cars with passengers becoming overwhelmed by ponding and individuals drowning as they flee for safety. These situations have occurred in other flood events and governments must take responsibility for public safety.

Longer term health impacts such as illnesses relating to mold and mildew and stress should also be considered for the well-being and cost to taxpayers. The Millcroft greenspace mature tree canopy assists with stormwater attenuation, erosion control, air quality and heat mitigation and can be enhanced with new trees to grow an even more meaningful canopy for the decades ahead - an important resource for dense development in surrounding areas where trees are unable to grow³.

The cost of property damage from more frequent and significant flooding, particularly in the situations of rising insurance premiums or denial of coverage may prevent owners or residents from rebuilding or replacing possessions that can result in homelessness and/or poverty. Existing homeowners in Millcroft are currently experiencing property insurance issues (Appendix G). Evidence exists in government documents such as Climate Change Adaptation: Reducing Flood Risk, Auditor General of Ontario Value-for-Money Audit (November 2022)⁴, Adapting to Rising Flood Risk, A Report by Canada’s Task Force on Flood Insurance and Relocation (August 2022)⁵, and the class action settlement of Banfi vs. Oakville⁶ that development on the Millcroft Stormwater Green infrastructure (with a façade of a golf course) could be costly for taxpayers.

² <https://www.weforum.org/stories/2025/08/flood-climate-change-sponge-cities/>

³ City of Burlington Urban Forest Management Plan, Mar 2024 p. 23 Tree Equity

⁴ https://www.auditor.on.ca/en/content/annualreports/arreports/en22/ENV_CCUrbFlooding_en22.pdf

⁵ <https://www.publicsafety.gc.ca/cnt/rsrscs/pblctns/dptng-rsng-flt-rsk-2022/index-en.aspx>

⁶ <https://www.canadianlawyermag.com/news/general/ontario-superior-court-approves-settlement-in-oakville-overdevelopment-class-action/387480>

MZO Request to Replace the Millcroft Stormwater Green Infrastructure.

The Millcroft Stormwater Green Infrastructure was created in 1986 as a condition of the approval for housing to be built on a floodplain in Official Plan Amendment 117 (Appendix D).

The importance of this green infrastructure was significant such that an **Official Plan Amendment** stated, "It is also the intent of the Plan that, should the operation of the golf course discontinue, these lands will remain as permanent open space, since portions of these lands contain creek features which are part of the storm water management for the **Community.**" Three of the City's 17 creeks pass through this greenspace providing drainage from the Niagara Escarpment in a drop of some 200 m.

The greenspace not only mitigates flooding by draining neighbouring properties through grading and chain link fences (board fences were prohibited) to the depressions of the current fairways but they also provide flood attenuation for properties downstream. There were many engineering studies to provide for the existing housing on this floodplain and the 1995 Cosburn, Patterson, Wardman Limited report (Appendix H) summarizes the ultimate design. It details the stormwater storage of the linear vegetative depressions graded with berms which direct the flows in addition to the eight stormwater ponds. We are also aware from the included studies, that legacy tributaries of creeks are embedded in the current fairways. All of this was embellished by Thomas McBroom, a renowned golf course designer who today is recognized for working with the natural environment.

The Millcroft Golf Course fairways, each surrounded by homes in this mature master-planned community, are the subject of this MZO request by MGC for an infill development proposal. **It is incomprehensible to our community that the Province and the City will approve the elimination of the previously engineered Millpond and its weir, condominium developments that will dramatically change the predetermined grading and take on the management of privately owned underground stormwater storage tanks located in areas where engineering reports deem that groundwater levels do not support houses with basements, allow homes to be built with basements thereby hardening the surfaces and completely disregard the impact of these changes on existing homes that not only rely on the previously approved drainage system, but also were not required to be equipped with sump pumps consistent with the existing drainage system.** Further, MGC is requesting broad ranging approval for the next phase of development even though the OLT 22-004149 decision on a prior application relied on evidence provided by MGC that an 18 hole golf course would be maintained. This request also attempts to avoid oversight of the normal planning process at the City.

2) Misrepresentation by Millcroft Greens Corporation (OLT 22-004149)

MGA was a party to the subject OLT hearing. In addition to the witness statements and the written decision, our organization has been following the communications, business practices and transactions of MGC and their related entities. We have included with this submission, the letter MGA sent to Mr. Michael Kraljevic, Chair of the Ontario Land Tribunal and his response for your review (Appendices I & J). **The letter provides some of the material that contradicts the evidence provided under oath at the OLT hearing.** MGA is considering the advice of the Chair, Mr. Michael Kraljevic, however perhaps this MZO request will allow the Minister to review the material provided here and assist with the decision to reconsider the City of Burlington requests for a Ministers Zoning Order to stop development on this sensitive parcel of land. We would like to suggest that the Minister's decision will reflect the Province's assessment of the credibility and integrity of MGC alongside the public.

We would also like to highlight that the City of Burlington has charged MGC with tree by-law violations⁷ which will be heard in Court on July 22, 2026. The developer's disregard for the law and generally accepted environmental practices to avoid cutting trees during nesting season are inconsistent with acceptable community behaviour. It is difficult for the public to trust this developer with an infill housing development on sensitive land.

3) Emigration in Ontario and Democracy.

As the Minister considers his response to the MZO request from MGC, it is also important to consider the need for new housing. It is our view that housing should never compromise personal safety or property. Aside from the demand and pricing adjustments in the current real estate market, we would like to highlight the Statistics Canada data⁸ that shows the Province of Ontario is currently experiencing net emigration. In other words, there is no longer an increasing demand for housing in the Province. Livability and sustainability are key factors in population movements which makes it critically important that new housing meets the demand for homes rather than housing investment. We note the ongoing trend of movement from Ontario to other provinces. As we face climate change and the risks to personal safety and property values, adding housing in highly sensitive areas as requested by this MZO should be rejected.

⁷ <https://www.burlington.ca/en/news/city-issues-charges-in-connection-with-tree-cutting-on-millcroft-development-property.aspx>

⁸ Statistics Canada, Quarterly Demographic Estimates <https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2019036-eng.htm>

Ontario is purported to be a democratic province, and therefore we would like to highlight that approximately 17,000 people have signed petitions⁹ requesting that development on the Millcroft Greenspace be stopped.

In summary, we are requesting that the Minister reject the Millcroft Greens application for an MZO consistent with the **Premier's comment that, "Ontario won't allow homes to be built on floodplains."**¹⁰

We also reflect on the speech delivered by the Hon. Paul Calandra, Minister of Municipal Affairs and Housing at the Association of Municipalities of Ontario (August 2024)¹¹, *"The new Provincial Planning Statement recognizes that municipalities know best where and what types of homes are needed to address the unprecedented population growth we've seen. It gives them the tools and flexibility they need to get it done."*

*The PPS is a set of directions provided by the province that municipal planners, planning boards, and decision makers follow for land-use planning and development in Ontario. They use the PPS to make long-term plans for how their community will grow. **This helps them, as well as the province, forecast and plan for which areas will be used for new housing, which areas will be used for industry, and which areas will be reserved for farming, parks and other greenspaces so that we will have the homes and businesses we need, while ensuring the protection of agricultural lands, cultural heritage and natural areas.**"*

The City of Burlington has on three occasions submitted requests for an MZO to deny the applications of Millcroft Greens Corporation on the entire Millcroft Greenspace and we **encourage the Minister to issue an MZO to protect all the land as open space in perpetuity consistent with the original engineering and approval.** MGA believes this decision will be in the best interests of the Citizens of Burlington and the taxpayers.

Sincerely,

Daintry Klein
President,
Millcroft Greenspace Alliance

⁹ City of Burlington Council delegation by Dennis Parass, Executive with Millcroft Against Bad Development, June 17, 2025

¹⁰ <https://globalnews.ca/news/9320926/feds-wont-help-provinces-disaster-compensation-housing-flood-areas/>

¹¹ <https://news.ontario.ca/en/release/1004950/ontario-giving-municipalities-the-tools-they-need-to-get-more-homes-built-faster>

Honourable Doug Ford, Premier of Ontario
Sent via email

September 28, 2023

SUBJECT: Millcroft Greens

Please be advised that at its meeting held Tuesday, September 26, 2023, the Council of the City of Burlington approved the following resolution:

Whereas applications have been made by Millcroft Greens Corporation to the City of Burlington for a plan of subdivision and to amend the City's Official Plan and Zoning By-law to develop portions of the Millcroft Golf Club golf course, identified as Areas A, B, C, D on the attached map, with 90 single detached homes; and

Whereas the same applications also propose the development of a separate parcel that has been designated in the City's Official Plan as 'Residential – Medium Density', identified as Area E on the attached map, with a 6-storey residential apartment building or townhouse development; and

Whereas the applications have been appealed to the Ontario Land Tribunal and scheduled for a four-week hearing in March 2024; and

Whereas Burlington City Council at its December 13, 2022, meeting unanimously declared its opposition to the proposed residential development of Areas A, B, C, and D of the Millcroft Golf Club golf course, and its support in principle for the proposed residential development of Area E of the Millcroft Golf Club golf course, in recognition of the importance of these lands to the City and its residents; and

Whereas portions of Areas A, B, C and D are critically important to the management of storm water and flood prevention in the Millcroft neighbourhood; and

Whereas Areas A, B, C and D serve individually and collectively as vital pockets of existing green space for residents of the City; and

Whereas the protection of existing greenspace within the City is crucial for the City to be able to provide opportunities to access both public and private green space for both existing residents and future residents; and

Whereas Burlington City council is committed to accommodating its share of growth and has unanimously signed on to the Municipal Housing Pledge for 29,000 homes by 2031. The proposed development on the golf course is not needed to meet or exceed this housing pledge, ample land is available to accommodate new growth within our urban

area around GO stations, aging retail plazas and major transportation corridors that don't compromise existing greenspace; and

Whereas the Millcroft Golf Club golf course is part of a stable residential neighbourhood known as the Millcroft Community, and Millcroft Golf Club can continue to operate the golf course on the subject lands and benefit from existing uses; and

Whereas Oakville-North Burlington Member of Provincial Parliament Effie Triantafilopoulos has formally declared her support for maintaining the Millcroft Golf Club golf course as greenspace, and has presented in the legislature several thousand signatures on a petition from residents across the city of Burlington and beyond asking the Province to preserve this greenspace; and

Whereas Burlington City Council at its December 13, 2022 meeting unanimously directed the Mayor to work with the Ward Councillor and Deputy Mayor for Housing to bring forward a resolution to Burlington City Council and Regional Council to request the Province to declare a provincial interest in the Millcroft Golf Club golf course; and

Whereas Burlington has unanimously declared a climate emergency and protecting green space and not building on floodplains honours this commitment.

Now therefore be it resolved that Burlington City Council request the Minister of Municipal Affairs and Housing:

1. To advise the Ontario Land Tribunal under section 22(11.1) and section 34(27) of the Planning Act that a matter of provincial interest is, or is likely to be, adversely affected by the amendments in respect of which the appeals are made regarding Millcroft Greens' proposed Official Plan and Zoning By-law amendments and related plan of subdivision (OLT-22-004149); and
2. To attend the Ontario Land Tribunal hearing in support of the City's position; and
3. To use all resources and tools at its disposal to confirm the Province's interest in the Millcroft Golf Club golf course, including introducing legislation and preparing a development plan under the Ontario Planning and Development Act to protect and preserve the existing uses of Areas A to D; and
4. To issue a Minister's Zoning Order under Section 47 of the Planning Act to facilitate appropriate residential development in Area E and ensure the protection of the greenspace and natural areas from re-development of Areas A, B, C and D on the Millcroft Golf Club golf course; and
5. To confirm that the Minister has the authority to issue a community infrastructure and housing accelerator order under section 34.1 of the Planning Act to (i) facilitate appropriate residential development in Area E, and (ii) protect and provide community infrastructure in Areas A to D, including green space that supports the quality of life for residents of the City, upon receipt of a resolution passed by Burlington City Council requesting such an order; and

Further, that this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Doug Downey, Attorney General; the Honourable Parm Gill Minister of Red Tape Reduction; Natalie Pierre, MPP Burlington; Effie Triantafilopoulos, MPP Oakville North-Burlington; Halton Regional Council; Millcroft Greens; and Conservation Halton

If you have any questions, please contact me at extension 7702 or the e-mail address above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Arjoon".

Kevin Arjoon
City Clerk

Cc; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Doug Downey, Attorney General; the Honourable Parm Gill Minister of Red Tape Reduction; Natalie Pierre, MPP Burlington; Effie Triantafilopoulos, MPP Oakville North-Burlington; Halton Regional Council; Millcroft Greens; and Conservation Halton



Regular Meeting of Council
Agenda

Date: July 16, 2024
Time: 9:30 am
Location: Hybrid meeting- virtual and Council Chambers, City Hall

18. Motions of Members:

- 18.1 Request for the Province of Ontario to Issue a Ministerial Zoning Order to Protect the Parks & Open Space and to Maintain Existing Zoning Permissions on the Millcroft Golf Course (ADM-09-24)

Whereas the Ontario Land Tribunal (OLT) has issued a recent decision and interim order to approve the redevelopment of parts of the Millcroft Golf Course by the Millcroft Greens Corporation on June 12, 2024; and

Whereas Burlington Council is not requesting interference with the OLT process or ruling; and

Whereas Burlington Council is requesting the Province issue a Ministerial Zoning Order as there is limited time to act to save this area before shovels are in the ground for development; and

Whereas the parks and open space currently operating as the Millcroft Golf Course, is unique among golf courses, in that it is in an urban area, designed as a figure eight weaving among houses, functioning as natural storm water conveyance on a floodplain, and we know of no other golf course with these set of conditions; and

Whereas land use planning decision-making should always rest with local councils, professional and qualified staff, and the community, for maximum accountability, transparency, and democracy in adherence with applicable Official Plan documentation; and

Whereas in December 2022, following extensive community consultation, Burlington City Council unanimously declared opposition to the proposed residential development of the Millcroft Golf Course, particularly Areas A, B, C, and D of the development, and support in principle for the proposed residential development of Area E which is not on greenspace, and further brought these concerns to the attention of the OLT during the appeal hearing; and

Whereas Burlington City Council¹¹⁸ unanimously approved a resolution on

September 26, 2023 requesting the province to issue a Ministerial Zoning Order to protect these lands from development, which it has the power to do at any time, to facilitate appropriate residential development in Area E and ensure the protection of the greenspace and natural areas from re-development of Areas A, B, C and D on the Millcroft Golf Course; and

Whereas Halton Regional Council unanimously approved a similar resolution on October 18, 2023 supporting the City of Burlington's resolution for the Minister of Municipal Affairs and Housing to protect the vital Millcroft Golf Course greenspace; and

Whereas the City of Burlington has recently adopted its 2022-2026 Work Plan, "From Vision to Focus", detailing specifically Focus Area 3 on protecting and improving the natural environment and taking action on climate change; and

Whereas the protection of existing greenspace within the City of Burlington is crucial for the municipality to provide opportunities for access to both public and private green space for current residents and future generations; and

Whereas the City of Burlington has an abundance of options for development to achieve provincially mandated growth targets towards accomplishing the province's goal of 1.5 million new homes by 2031, and it is not required to sacrifice greenspace or build on critical floodplains to accommodate Burlington's share of housing as referenced in the 2022 – 2026 Burlington's Work Plan: From Vision to Focus, Focus Area 1 Designing and Delivering Complete Communities; and

Whereas a recent Burlington Staff Report found a deficit of urban greenspace of 104 hectares to accommodate planned population growth for 2051; and

Whereas the City of Burlington can accommodate its share of new housing units in provincial priority areas such as GO stations, aging retail plazas, select growth areas, and major transportation station areas such as Plains Road and Fairview Street corridors; and

Whereas these growth areas are built into the City's Official Plan and will more than accommodate new housing growth for the municipality; and

Whereas the needs and interests of Burlington residents are captured in the City's Official Plan in effect and as adopted by Council in 2022 to provide clarity and certainty about planned future housing development sites, and does not include any requirements or need to redevelop the Millcroft Golf Course;

Now therefore be it resolved that Burlington City Council request the Minister of Municipal Affairs and Housing, through its zoning order framework process, to issue a Ministerial Zoning Order to maintain the zoning permissions for Areas A to D of the proposed development of the Millcroft Golf Course as they existed prior to the June 12, 2024 OLT decision;

Be it further resolved that the Clerk forward the resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Doug Downey, Attorney General, the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, and the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks, Halton MPPs, Halton Local Municipalities, Michael Kraljevic, Chair of Ontario Land Tribunal and the Association of Municipalities of Ontario for their information.

Motion Memorandum

SUBJECT: Request for the Minister of Municipal Affairs and Housing to Issue
a Ministerial Zoning Order to Protect Green Space in the Millcroft
Community

TO: council

From: Councillor Angelo Bentivegna

Seconded by (for Council only): Mayor Marianne Meed Ward

Date to Committee: N/A

Date to Council: June 17, 2025

CIP Date: N/A

Motion for Council to Consider:

Whereas the Ontario Land Tribunal (OLT) issued a decision and interim order to approve applications to facilitate the redevelopment of parts, referred to as Areas A to D, of the Millcroft Golf Course by the Millcroft Greens Corporation on June 12, 2024;

Whereas following that decision, Burlington City Council submitted a Ministerial Zoning Order (MZO) request through the provincial zoning order framework seeking to maintain the zoning permissions for Areas A to D of the proposed development of the Millcroft Golf Course as they existed prior to the June 12, 2024 OLT decision;

Whereas former Minister of Municipal Affairs and Housing Honourable Paul Calandra, denied this request on August 16, 2024, therefore Premier Doug Ford was requested to review and issue the MZO;

Whereas since then, the City has continued to advocate that the province issue the MZO and in the interim there has been an election and new minister, with Honourable Rob Flack appointed Minister of Municipal Affairs and Housing;

Whereas the City's original MZO request was forwarded to Minister Flack who has yet to respond;

Whereas Burlington Council is not requesting interference with the previous OLT process or ruling and planning staff will continue to proceed with finalizing the planning instruments in accordance with the OLT order;

Whereas issuing an MZO would not set a precedent for other golf courses in Ontario, given that the parks and open space currently operating as the Millcroft Golf Course is unique among golf courses; it is in an urban area, designed as a figure eight weaving among houses, functioning as natural storm water conveyance, and we know of no other golf course with these set of conditions;

Whereas Halton Regional Council unanimously approved a similar resolution supporting the City of Burlington's resolution for the Minister of Municipal Affairs and Housing to protect the vital Millcroft Golf Course greenspace and Burlington North-Oakville MPP Effie Triantafilopoulos also issued a letter to the Minister and presented a petition in the legislature signed by several thousand concerned residents;

Whereas the balance of the Millcroft golf course that was not the subject of the original MZO request is potentially at risk to an application for redevelopment and is not subject to any current development application or OLT ruling;

Whereas the protection of existing greenspace within the City of Burlington is crucial for the municipality to provide opportunities for access to both public and private green space for current residents and future generations;

Whereas the City of Burlington has an abundance of lands contemplated for intensification to achieve provincially mandated growth targets towards accomplishing the province's goal of 1.5 million new homes by 2031, and it is not required to sacrifice greenspace or build on critical floodplains to accommodate Burlington's share of housing as referenced in the 2022 – 2026 Burlington's Work Plan: From Vision to Focus, Focus Area 1 Designing and Delivering Complete Communities;

Whereas the City of Burlington has 44,483 units in our planning pipeline, including 21,252 under review and of those 7,119 having received planning approvals; last year the City hit a 10-year high in foundations poured;

Whereas the City of Burlington has a deficit of urban greenspace of approximately 104 hectares to accommodate planned population growth for 2051;

Whereas the City of Burlington can accommodate its share of new housing units in provincial priority areas such as GO stations, aging retail plazas, select growth areas, and major transportation station areas such as Plains Road and Fairview Street corridors;

Whereas the needs and interests of Burlington residents are captured in the City's Official Plan as adopted by Council in 2022 to provide clarity and certainty about planned future housing development sites, and does not include any requirements or need to redevelop the Millcroft Golf Course;

Whereas the City of Burlington desires to pursue mechanisms available to protect the remaining balance of the Millcroft Golf Course, apart from Areas A to E, from future development to ensure sufficient green space and ensure long-term predictability for area residents and stakeholders;

Whereas the remaining golf course lands not only provide green space for residents and wildlife in an urban setting, but also provide areas for infiltration to reduce the impact of climate change on the City's urban area having portions of Appleby and Sheldon creeks running through them, and reducing areas of infiltration puts more pressure on these creeks to carry the significant water flows arising from the more significant weather events occurring as a result of climate change;

Whereas an MZO on the remaining Millcroft Golf Course lands would help avoid these impacts while focusing development on lands that can accommodate projected population growth;

Whereas given the unique characteristics of the property, its circumstances do not risk creating a new precedent for the province in its issuance of MZOs, but rather, issuance of the order would demonstrate a concerted effort to come to the table and work together with municipalities as a partner to make mutually informed and beneficial decisions to help the province achieve its goal of building one and a half million homes by 2030.

Now therefore be it resolved that Burlington City Council request the Minister of Municipal Affairs and Housing, through its zoning order framework process, to issue a Ministerial Zoning Order to restrict the uses permitted on the remainder of the Millcroft Golf Course to those currently permitted by the City of Burlington Zoning By-law;

Be it further resolved that the Clerk forward the resolution to the Honourable Doug Ford, Premier of Ontario, the Honourable Doug Downey, Attorney General, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, and the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks, Halton MPPs, Halton Local Municipalities, and the Association of Municipalities of Ontario for their information.

Reason:

As described in this motion memo, a Ministerial Zoning Order would protect the balance of the Millcroft Golf Course from redevelopment and ensure that the uses permitted in the zoning for the golf course lands (save and except those already amended by the Ontario Land Tribunal) would be restricted to the existing permitted uses. Such an order would preserve this unique greenspace feature.

Outcome Sought:

Council approval of a motion to request a Ministerial Zoning Order for the Millcroft Golf Course lands located outside of Areas A to E, as approved by the Ontario Land Tribunal.

Implications:

N/A

References:

N/A

Strategic Alignment

- ☒ 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
-

Approved as per form by the City Clerk

CITY OF BURLINGTON

Inter Office Memorandum

TO: Mr. G. Goodman, Director of Planning
Attention: Mrs. Sheila Bengert

FROM: Louise Fitzgerald

DATE: March 12, 1986

SUBJECT: Official Plan Amendment No. 117
File: 505-02-117
24-OP-0218117

The enclosed Official Plan was approved by the Ministry of
Municipal Affairs on February 27, 1986 and this certified
true copy is provided for your records.

L. Fitzgerald

LF/

enclosure

RECEIVED	
CITY OF BURLINGTON	
PLANNING DEPT.	
MAR 13 1986	
DIR.	<i>dy</i>
POL.	☒
DEV.	

JC & F.C.

AMENDMENT NO. 117

TO THE

OFFICIAL PLAN

TO THE

BURLINGTON PLANNING AREA

ROSE COMMUNITY

(LANDS BOUNDED ON THE NORTH BY HIGHWAY NO. 5 (DUNDAS STREET),
ON THE EAST BY APPLEBY LINE, ON THE SOUTHEAST BY THE C.N.R.
TRACKS, ON THE SOUTH BY UPPER MIDDLE ROAD AND ON THE WEST
BY WALKER'S LINE.)

Prepared by the
City of Burlington
Planning Department
July 1985

AMENDMENT NO. 117

to the

OFFICIAL PLAN OF THE

BURLINGTON PLANNING AREA

ROSE COMMUNITY

City of Burlington
Planning Department
JULY 1985
0344s

AMENDMENT NO. 117
TO THE
OFFICIAL PLAN OF THE
BURLINGTON PLANNING AREA

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AMENDMENT NO. 117
TO THE
OFFICIAL PLAN OF THE
BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The Details of the Amendment as contained in Part B of this text, constitute the amendment to Amendment No. 49, as amended, of the Official Plan of the Burlington Planning Area.

PART A - PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to include within the Official Plan, land use and urban development policies for the Rose Community, the location of which is shown on Map No. 1 titled District and Community Boundaries, Amendment No. 49 to the Official Plan of the Burlington Planning Area.

The Amendment will also amend the present Official Plan designation on these lands from a Development Area designation to the urban land use designations as shown on the attached maps and as described in the text of this Amendment.

2. BASIS FOR THE AMENDMENT

- (a) The area for amendment is located east of Walkers Line, north of Upper Middle Road, west of Appleby Line and the C.N.R. Halton Subdivision, and south of Dundas Street (Highway No. 5). It comprises approximately 380 hectares and is traversed by two Ontario Hydro rights-of-way and the TransCanada PipeLine easement.
- (b) The subject area is designated as a Development Area in the Official Plan, and is implemented by the Development Zone ('D' Zone) category in Zoning By-law No. 4000-3, as amended.
- (c) Existing self-serviced residential development is scattered along the peripheral roads of the Community and in a more concentrated form along Walkers Line. These homes are located on lots of various sizes and depths, and are set back from the roads at various distances. The majority of the Community is used for agricultural purposes in crop production.
- (d) Residential subdivision development and servicing has not been extended into this Community. However, planned urban development is taking place immediately to the west and south in the Headon Community and the Tansley Planning

- (e) The communities which will accommodate most of the City's new residential development in the years ahead will not provide significant inventories of large single family lots. A new community, designed to attract this segment of the market, is desired to enable the City to continue to offer a full spectrum of housing, in terms of dwelling type, tenure and building area.
- (f) It is the intent of this Amendment that the Rose Community be developed as a prestige residential area, built around a privately operated golf course. The Community will include schools, parks, greenways and local commercial uses. Development in this Community will be subject to the staging of municipal services as may be determined by the Council of the Municipality and the Region of Halton.
- (g) This Amendment recognizes Section 2.18 "Development Area Policies" of Amendment No. 49 which requires special land use studies before land use policies for such lands may be established and incorporated into the Official Plan.
- (h) The public participation process, including written comments and minutes of the public meetings, are included in the 'Record' attached to this amendment.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

(a) Map Changes

'Future Predominant Land Use Burlington Urban Area', being Map No. 2 to the Official Plan Amendment No. 49, as amended, is hereby further amended with the attached two Schedules "A" AND "B", which constitute parts of this Amendment.

Schedule "A"

Schedule "A" delineates the area subject of this Amendment and indicates the area that is amended from a Development Area designation to the Urban Land Use designations indicated in Schedule "B" of this Amendment.

Schedule "B"

Schedule "B" indicates the area designation and extent of the various residential land use categories, schools, parks and greenways, commercial areas, 132nd and the internal collector and arterial road systems.

(b) Text Changes

Part C, Specific Proposals, Section 1, Planning District Proposals, Subsection 1.6 Tansley Planning District, Subsection 1.6.2.6.4 Rose Community contained in Official Plan Amendment No. 49, as amended, is deleted in its entirety and replaced by the following:

"1.6.2.6.4 Rose Community

a) Location

The Rose Community contains approximately 380 hectares and is located within the Tansley Planning District, as defined on Map No. 1 to the Official Plan of the City of Burlington. The area is bounded by the centre lines of Walkers Line on the west, Upper Middle Road on the south, Appleby Line and the Canadian National Railway Halton Subdivision on the east and Highway No. 5 (Dundas Street) on the north.

b) Community Planning and Development Policies

The proposed land use and development policies for this Community have been formulated within the general concept plans of a large urban area, extending from the Queen Elizabeth Way to the boundary of the Parkway Belt West Plan.

The overall planning concept for this Community is to encourage the development of a residential community, having a predominantly single family residential character.

Inherent in this concept is the integration of residential areas with a golf course and other forms of open space and recreation areas within the Community.

Equally important to the total community concept is the planned development of internally located social and recreational facilities, along with commercial facilities to meet needs at the local or neighbourhood level. Higher order commercial facilities will be provided in adjacent communities.

c) Residential Development

Residential development is intended to consist mainly of single family houses on large lots. Sites have also been designated for medium density housing to round out the housing mix in the Community. The sites for medium density housing have been located primarily adjacent to open space areas including the golf course.

d) Commercial Development

Two locations have been designated for Highway Commercial uses which may include uses intended to serve the travelling public as well as residents of the community. The extent and location of the designations are diagrammatic, and may be adjusted without amendment to this Plan. It is the intent of this Plan that the orientation of these areas will be to the adjacent arterial roads, rather than to Highway No. 5.

Detailed uses appropriate to each location will be established in the implementing zoning by-law. Special consideration will be given to the design and siting of buildings, the number and location of access points, the location and layout of parking areas and landscaping in order to integrate such uses with adjacent residential areas.

Two locations for Neighbourhood Commercial uses have been designated on neighbourhood collector roads. A building erected on these sites may have up to three stores on the ground floor and may have offices or dwelling units on the second storey of the building. Special consideration will be given to the design and siting of the building, the location and layout of access points, parking areas and landscaping in order to integrate these uses with adjacent residential development.

e) Golf Course, Parks, Greenways

The Rose Community Plan provides for open space in the form of community and neighbourhood parks, a golf course, and greenway areas. In addition to the community and neighbourhood parks, recreational areas may be provided through the dual use of school properties and Ontario Hydro lands.

(i) The Golf Course

A central feature of the Community is a planned privately operated 18-hole golf course extending in linear fashion in four directions throughout the residential area from a clubhouse which will be situated at the centre of the Community. The fairways will follow sections of the several shallow creek valleys which traverse the site. Sections of the Ontario Hydro right-of-way and the TransCanada Pipeline are proposed to be utilized as well.

It is the intent of this Plan to minimize potential conflicts between the operation of the golf course and adjacent residential uses through golf course design measures including the provision of adequate land for the fairways, fairway design and landscaping. It is also the intent of this Plan that, should

these lands will remain as permanent open space, since portions of these lands contain creek features which are part of the stormwater management system for the Community. The open space associated with the golf course will be an important element in the concept and therefore the marketing of the Community. It is also the policy of this Plan that the City neither intends nor will be obliged to purchase the golf course lands in order to ensure their existence as permanent open space.

The detailed design of the golf course will be finalized at the time of subdivision layout. It is considered that the boundaries of the golf course lands are flexible and may be modified without the necessity of a further Amendment to this Plan.

The design of the golf course should be such as not to impede the stormwater flows or hinder the activities on the TransCanada PipeLine easement and the Ontario Hydro Right-of-Way. The flood plain portions of the creeks found in the golf course are to be altered only in accordance with the policies and criteria of the City and the Halton Region Conservation Authority. The development, layout and design of the golf course will have particular regard for privacy and safety of adjacent residents.

(ii) Parks

Community Park

The Plan provides for a large Community Park in the southeast section of the Community with an area of approximately 13 hectares.

Neighbourhood Parks

Three Neighbourhood Active Parks are planned in conjunction with the Public and Separate Elementary Schools. An area of approximately 9 hectare is provided for neighbourhood park use.

(iii) Greenways

The Greenways designation includes the flood plains of the various creeks required for stormwater management purposes which are not contained in the lands proposed to be used for the golf course. These lands, as well as the creek areas contained in the golf course, will be protected in accordance with the policies of the City and the Halton Region Conservation Authority. ¹³⁵ It is to be noted that, were it not for the golf course designation, considerable portions of the golf course would be designated

f) Schools

The Plan proposes a total of three schools, including two elementary public schools, and one elementary separate school.

This Plan proposes the development of each school in conjunction with a neighbourhood park.

It is expected that pupils from Rose Community will attend secondary schools located in adjacent communities.

g) Major Road Pattern and Development

Upper Middle Road, Appleby Line, and Walkers Line are designated as arterial roads.

Within the Community a collector road system has been planned, linking the various residential areas and providing connections for internal traffic to the arterial roads as well as bus routes within the Community.

It is the intention of this Plan to minimize the number of access points from the various land uses, especially the commercial uses, which will front on major arterial roads. Access to these arterial roads will be planned and located in conjunction with the appropriate departments of the Provincial, Regional and local agencies, all in respect to their functional and detailed plans for road widening and other road improvements.

Of particular importance to the phasing of development in the Rose Community, will be the provision of adequate access points to both arterial and collector roads.

h) Traffic and Rail Noise

In areas of the Community where traffic noise, rail noise or rail generated ground-borne vibration may be a concern, suitable noise abatement features including buffer areas and dwelling unit construction methods will be used. The noise abatement features will provide for desired levels of indoor and outdoor noise and the limiting of residential dwelling vibration levels as required by the Ministry of the Environment, Ministry of Transportation and Communications, the Canadian National Railway and the City.

The Ultimate Road Allowance Width for the arterial roads for the Rose Community as identified in Section 4 Major Roads Programme of the Official Plan and Zoning By-law 4000-3 as amended may be increased where required for noise abatement purposes. Alternative methods of reducing noise levels are to

be discouraged for visual aesthetic reasons. It is the intent of this Plan to combine the erection of any required walls in specific locations with special landscaping treatments and other design techniques in order to make noise attenuation features aesthetically pleasing. Noise attenuation features are to be examined in detail during the subdivision plan process for the community.

MODIFICATION

NO. 1
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

It is the intent of this Plan that ~~subways~~ grade separations will be ultimately constructed at the intersection of the CNR lines with both Upper Middle Road and Appleby Line.

i) Energy Conservation

In the layout of streets and lots in plans of subdivision, advantage will be taken of the generally east-west alignment of the basic topographic features of the site in order to achieve building orientations which will maximize opportunities for passive solar gains. As well, wherever practicable, the natural tree cover will be used to minimize exposure to prevailing winter winds.

j) Storm Water Management

Methods for storm water management in this Community shall be determined in conjunction with the appropriate authorities. All works will be in accordance with policies and design criteria of the City and the Halton Region Conservation Authority. Watershed studies have been prepared to identify the methods of stormwater management to be used. It will be a requirement that prior to the development of the Rose Community, the impact due to the increase in peak flows from the major and minor storm, will be investigated for properties immediately downstream. In certain locations the use of creeks for stormwater management purposes will be combined with lands for golf course use."

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation of Boundaries" of Section 1, Part B "General Proposals" of Amendment No. 49 to the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies contained in

AMENDMENT No. (117) TO THE OFFICIAL PLAN
 AMENDMENT No. 49 AS AMENDED OF THE BURLING
 AREA

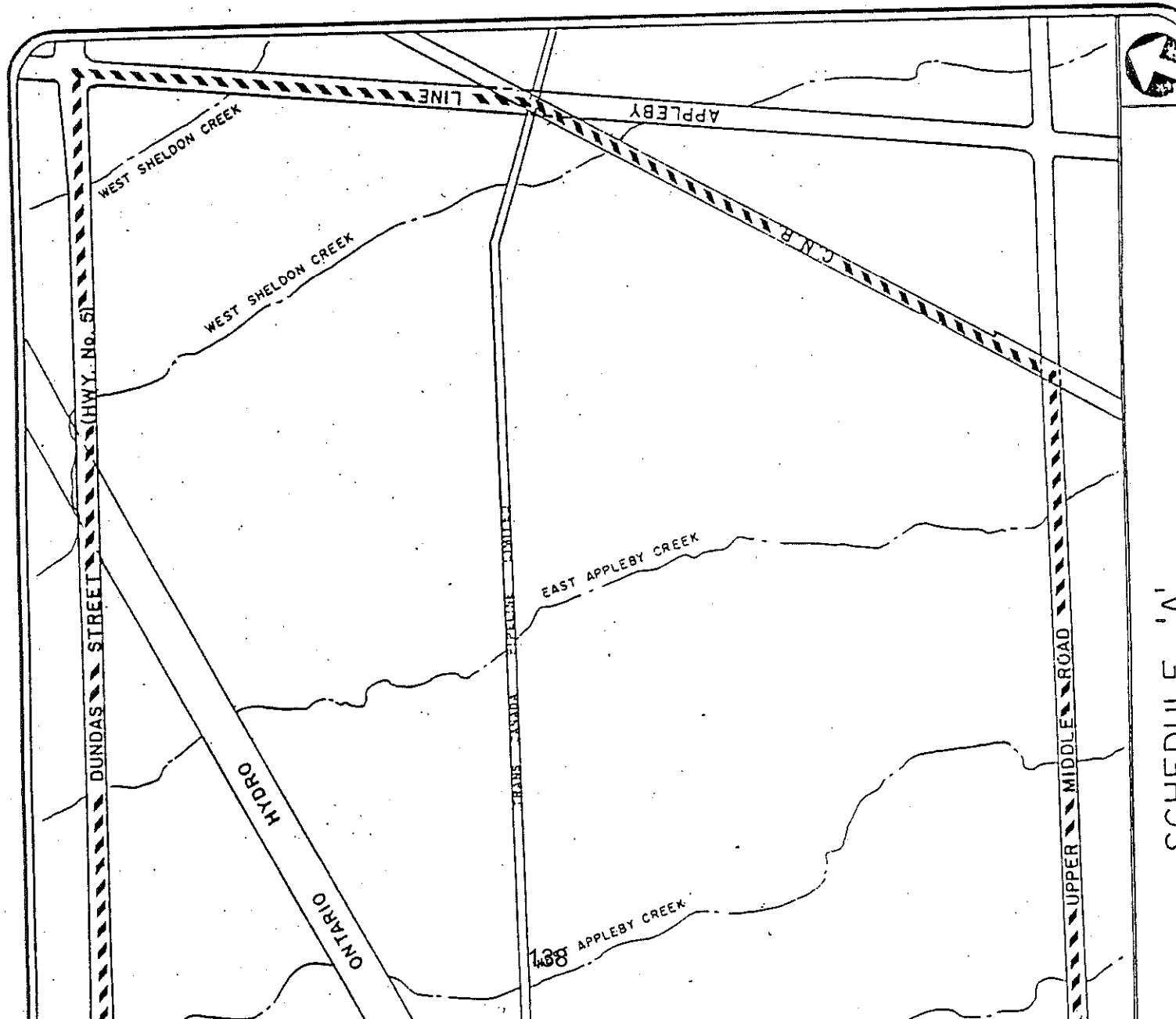
AREA OF AMENDMENT

BURLINGTON URBAN AREA



BOUNDARY OF AMENDMENT

AREA AMENDED FROM THE DEVELOP
 AREA CLASSIFICATION TO THE LAND
 CATEGORIES INDICATED ON SCHEDULE
 OF THE AMENDMENT



COLEMAN 'A'

DATE: DECEMBER, 1984

SCALE: 1:12500

AMENDMENT No. (117) TO THE OFFICIAL PLAN

AMENDMENT No. 49 AS AMENDED OF THE BURLINGTON
AREA

FUTURE PREDOMINANT LAND USE BURLINGTON URBAN AREA

LEGEND:



RESIDENTIAL - LOW DENSITY



RESIDENTIAL - MEDIUM DENSITY



HIGHWAY COMMERCIAL



NEIGHBOURHOOD COMMERCIAL



GOLF COURSE



PARK

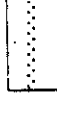


Note 1: Section noted on
may be enclosed without
this plan.

GREENWAYS



NEIGHBOURHOOD COLLECTOR



COMMUNITY BOUNDARY



SEPARATE ELEMENTARY SCHOOL



PUBLIC ELEMENTARY SCHOOL



DATE: DECEMBER, 1984

SCALE: 1:12500

SCHEDULE 'B'



- 10 -

APPENDICES

THESE APPENDICES ARE NOT CONSIDERED A PART
OF THE OFFICIAL PLAN TEXT
OF OFFICIAL PLAN AMENDMENT NO. 117
(ROSE COMMUNITY)

1. PHYSICAL FEATURES

The Rose Community has a gently rolling topography with no sharp geographic features. It is comprised of a till plain with a gentle slope from the corner of Highway No. 5 and Walkers Line diagonally toward the C.N.R. Halton Subdivision rail line and Upper Middle Road. The community has an elevation of 152 metres at Highway No. 5 and 137 metres at Upper Middle Road.

The soils found in the subject area are clay loam which are drained by several minor creeks within the community. Crop production is the major agricultural use of these lands in recent years.

A large woodlot exists in the south-central portion of the community along Upper Middle Road between Shoreacres Creek and the East Appleby Creek which contains mature deciduous and coniferous vegetation. A remnant woodlot of oak trees is found next to the C.N.R. rail line. A mixed woodlot is found along the TransCanada PipeLine easement close to Walkers Line.

2. EXISTING LAND USES

The majority of the community is used for agricultural crop production. Most of these lands are presently leased to farmers by development companies. Existing self-serviced residential development is concentrated along Walkers Line and is also found along Upper Middle Road. There are thirty-five single family dwellings located in the community on lots that are approximately 0.8 hectares in area. There are two commercial uses, being a motor vehicle repair garage and a children's day care operation fronting on Dundas Street (Highway No. 5).

The existing man-made features include two Ontario Hydro transmission lines and the TransCanada PipeLine. An Ontario Hydro 250 Kv transmission line with 30 metre high towers crosses the north-west corner of the area diagonally. A 110 Kv transmission line with 20 metre high towers borders the north side of Upper Middle Road. This transmission line is intended to be relocated to the south side of Upper Middle Road which has been commenced in the Headon Community to the west. The TransCanada PipeLine bisects the community midway between Upper Middle Road and Dundas Street.

On the south side of Upper Middle Road is the Interprovincial Oil Pipeline. The eastern boundary of the community is formed by the C.N.R. Halton Subdivision twin rail track. At present, the rail line crosses both Upper Middle Road and Appleby Line at grade elevation.

At the present time, the Rose Community has not been designated within the Improvement Area of the City of Burlington.

3. APPROXIMATE LAND USE AREAS

The purpose of Appendix B is to illustrate the breakdown of future various land use classifications in the Rose Community, based on

TABLE ISUMMARY OF LAND USE

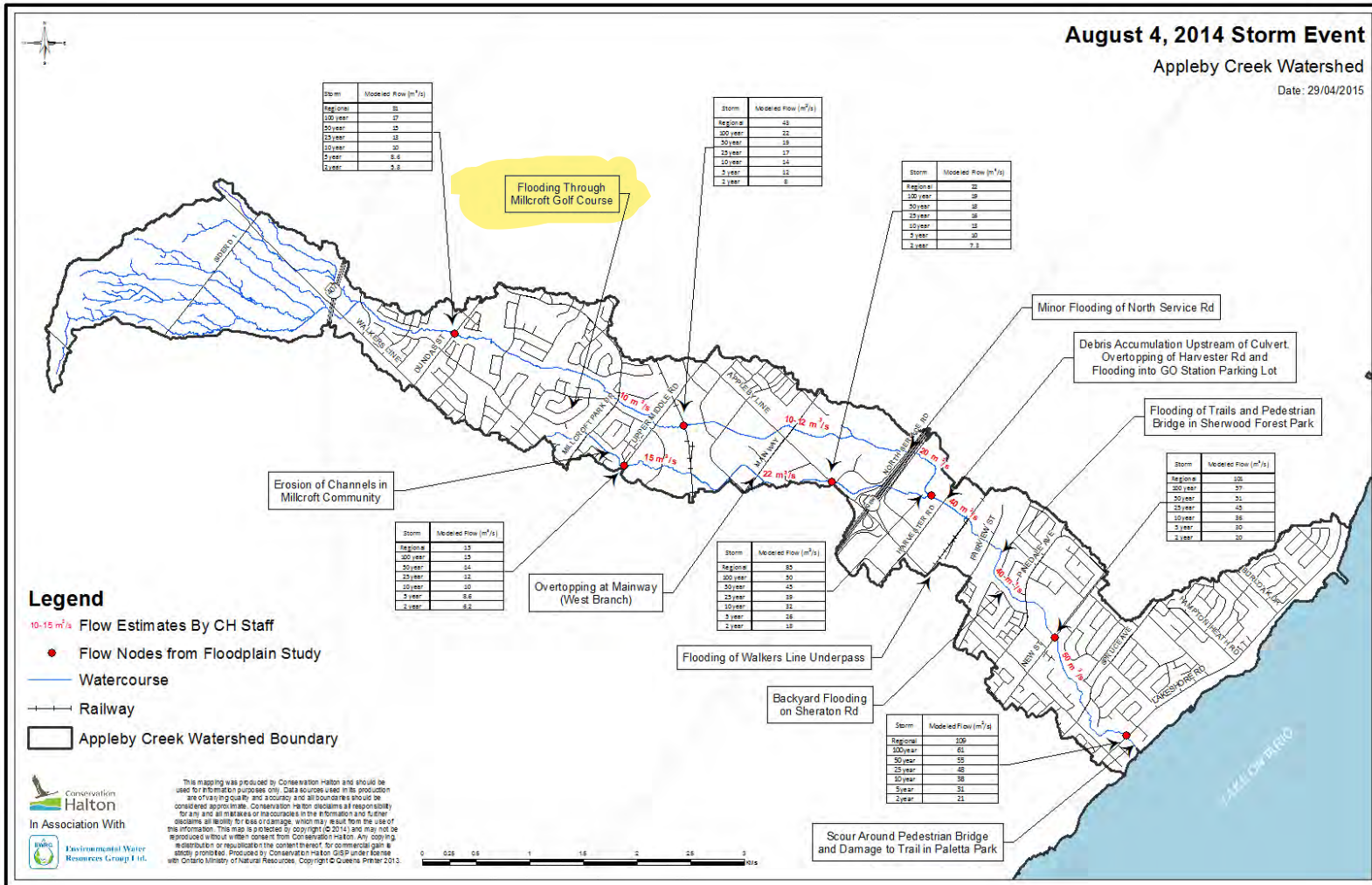
<u>Category</u>	<u>Hectares</u>	<u>Percentage</u>
Residential	230.0 ha	60.5%
Golf Course	55.0	14.5
Parks		
Community	13.4	
Neighbourhood	<u>9.2</u>	5.9
Greenways	14.0	3.7
Ontario Hydro	16.0	4.2
Schools	6.0	1.6
Commercial	4.4	1.2
Arterial and Collector Roads	29.0	7.6
C.N.R.	<u>3.0</u>	<u>0.8</u>
TOTALS:	<u>380.0 ha</u>	<u>100.0%</u>

TABLE IISUMMARY OF UNITS AND POPULATION

<u>Category</u>	<u>Units</u>	<u>Population</u>
Low Density Units (@ 3.7 p.p.u.)	2,450	9,065
Medium Density Units (@ 3.7 p.p.u.)	<u>710</u>	<u>2,625</u>
TOTALS:	<u>3,160</u>	<u>11,690</u>

Gross Residential Density: 8.3 units/ha
Gross Population Density: 142 30.8 persons/ha

Figure 17 August 4th, 2014 Storm - Appleby Creek Flood Damages



12:56



Instagram ▾



Liked by **debraacarey** and **others**

marianne.meedward If you live in the Appleby, Maple and Mountain Garden neighbourhoods, you may get a knock on the door next week (Feb. 27-March 1) from Canadian Red Cross volunteers.

They'll be distributing a pamphlet as part of the Flood Disaster Risk Reduction Initiative that focuses on areas identified as having a higher risk of flooding.

To learn more about how to be ready and protect your homes against potential flooding, visit redcross.ca/ready

[View all 2 comments](#)

Add a comment



12:56



Instagram



Your story janiewillowa... lisakearnswa... thesingingla... jami...



marianne.meedward



Reducing risk is a shared responsibility

In Burlington, climate change has been recognized as a high priority and flooding can happen any time, particularly due to high intensity rainfall. In addition to creeks and watershed areas, other vulnerable areas include residential neighbourhoods, roads, and existing stormwater infrastructure. Floods could also occur from snowmelt, prolonged spring rainfall and other extreme weather events.

Whether you rent or own, residents are responsible for managing the risks to privately owned property such as homes, properties and personal belongings.

This pamphlet provides low-cost actions that you can take today to protect your home, belongings and families.

Tenants

Tenants are responsible for reducing risk of damage to their personal belongings. They may purchase tenant insurance to help replace damaged belongings and cover the cost of accommodations in the event of an emergency. These costs are not typically covered by landlords.

Property owners

Property owners are responsible for reducing risk of damage to their lot, buildings and personal belongings. They may purchase home insurance, including optional flood coverages (where available), to help repair damage, replace belongings and cover the cost of emergency accommodations.

Understanding your flood risk



For more information, visit: www.halton.ca



Liked by **debraacarey** and **others**

marianne.meedward If you live in the Appleby, Maple and Mountain Garden neighbourhoods, you may get a knock on the door next week (Feb. 27-March 1) from Canadian Red Cross volunteers.

12:56



Instagram



Your story janiewillowa... lisakearnswa... thesingingla... jami...



marianne.meedward



Low-cost tips to protect your home & belongings

Flooding

Outside the home: Keep water out



Remove debris from the nearest storm drain or ditch and culvert in the spring and fall.



Extend downspouts and sump pump discharge pipes at least two metres from the foundation or to the nearest drainage. (Responsibility of property owner)

Inside the home: Remove water as quickly as possible



Remove items that are blocking the floor drain.



Test the sump pump in the spring and fall. (Responsibility of property owner)

Protect your belongings



Store valuables and hazardous materials in watertight containers up on a shelf.



Select furniture with water resistant legs and raise electronics off the floor.

Learn more about home flood protection:

- ✓ Three steps to Cost-Effective Home Flood Protection: <https://homefloodprotect.ca/3steps>
- ✓ Complete a free home flood risk self-assessment: <https://homefloodprotect.ca/checkup>
- ✓ Access how-to videos, checklists and more: www.halton.ca



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To learn more about how to be ready and protect



12:56



Instagram



Your story janiewillowa... lisakearnswa... thesingingla... jami



marianne.meedward



Be Ready

Know the risks in your community

Taking action to protect your home from flood can reduce, but not eliminate risks.



For additional resources and to learn more about:

- What to do before, during and after an emergency
- Emergency shelter locations and evacuation routes
- Guidance to assist those with special needs, and more

Make an emergency plan

Make an emergency plan that includes emergency contacts and evacuation plans to help you be ready to deal with any emergency that comes your way. Be sure to practice your plan.



Build an emergency kit

Buy or make an emergency kit with enough supplies to meet your family's needs for at least 72 hours.



For more information, visit: www.redcross.ca/ready



INTACT CENTRE
ON CLIMATE ADAPTATION



Liked by **debraacarey** and **others**

marianne.meedward If you live in the Appleby, Maple and Mountain Garden neighbourhoods, you may get a knock on the door next week (Feb. 27-March 1) from Canadian Red Cross volunteers.

They'll be distributing a pamphlet as part of the Flood Disaster Risk Reduction Initiative that focuses on areas identified as having a higher risk of flooding.

To learn more about how to be ready and protect



[REDACTED]
[REDACTED] TAYWOOD DR
BURLINGTON ON
L7M 4V1

Policy No.: [REDACTED]

Hello,

We are making **important changes to your Enhanced Water Damage Package coverage** when your policy renews on 01 Feb 2024, for the property located at [REDACTED] TAYWOOD DR, BURLINGTON, ON, L7M4V1 .

We continue to evaluate the impacts of extreme weather in higher-risk flood zones and the coverage that we offer in these areas. Due to the higher flood risk where your property is located, we are no longer including Overland Water and Ground Water coverage as part of the Enhanced Water Damage package.

This means that damage caused by lake or river overflow, heavy rain or rapid snowmelt that enters your home from a point at or above ground level, as well as water entering your home suddenly and accidentally through a basement wall, foundation or floor, will no longer be insured when your policy renews.

These changes will not impact Sewer Back-Up or Water & Sewer Lines Coverages if they are currently listed on your policy. They cover the following:

- Sewer Back-Up covers damages caused by water that backs up and flows into your home from your municipal sewer system, private septic system or as a result of a sump pump failure.
- Water and Sewer Lines covers the cost to repair or replace your water service line and/or exterior sewer line in the event you experience a leak, break, tear rupture or collapse.

While coverages in higher-risk flood zones have been impacted, we recognize that we have an important role to play in helping Canadians adapt to climate change and strengthen our communities, people and economy. We are heavily invested in research, education and increasing awareness of actions that customers can take to protect themselves. To learn more, read our Social Impact Report available on [intact.ca](https://www.intact.ca).

This letter is only a summary of the changes to your coverage. Please refer to your insurance policy which provides the full details of your coverage, including a full list of conditions and exclusions. If you have questions about your policy or these changes, please contact your broker at KRGINSURE (TORONTO), O/B RRJ INSURANCE .

Sincerely,
The Intact Insurance Team

CC: KRGINSURE (TORONTO), O/B RRJ INSURANCE 43223



Dawn Coleman

Analyst, Renewals & Specialized Transactions

April 25, 2023

[REDACTED]
[REDACTED] Hatfield Court
Burlington, ON L7M 3V5

RE: Policy: [REDACTED] Homeowner

Dear [REDACTED]

Thank you for your email dated April 17, 2023, addressed to Benaaz Irani, regarding the change to the Flood Zone on your homeowner policy. We appreciate the opportunity to address your concern.

More frequent severe weather events have prompted us to review our flood zone mapping. This allows us to identify potential flood-prone areas more accurately.

As an insurer, we need to assess the risk of flooding at all levels, from very low to very high, in order to determine an adequate premium for all our Insureds.

To determine the availability of flood coverage and its premium, we use a lot of factors and data, such as potential overflow, the water level, and the water flow.

We take great care in providing flood coverage for as many clients as possible, while paying the right premium for the level of risk of their property.

The change in zoning for your property is partially related to the fact that the property is located about 190m from a waterbody and a waterway which relates this waterbody to others. The flood risk comes from Appleby Creek and the pond on the other side of the road.

Please note that the government (or regulatory bodies) flood zone is different from the one in your insurance policy:

- The government flood zones are primarily intended to identify areas that are too risky for new constructions.
- They define a risk threshold to determine if a residence is: "eligible for construction" or "not eligible for construction".

Once again, we thank you for taking the time to share your concerns with us, and we trust that our response addresses them fully.

If, however, you are not satisfied with our response to your dissatisfaction, you may file a complaint with the team responsible for handling escalated complaints. They will examine your file in a context of impartiality and appreciation of all the facts and will conduct a complete review. You can reach them at:

Complaint Handling Team
100 rue des Commandeurs,
Lévis, Québec G6V 7N5

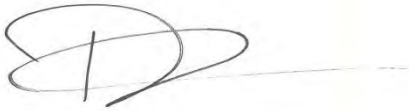
Tel: 1-888-556-7212

Fax: 418-835-2551
Toll-free fax: 1-877-833-5985

Email: Complaints@desjardins.com

Hours of Operation: Monday to Friday 8:30am to 4:30pm

Sincerely,

A handwritten signature in dark ink, appearing to be 'Dawn Coleman', with a horizontal line extending to the right.

Dawn Coleman
Analyst, Renewals & Specialized Transactions
Tel: 1-877-306-5252 Ext. 6324395

cc: Benaaz Irani, Vice President, Desjardins Agent Network

COM0007441

COSBURN PATTERSON WARDMAN LIMITED

Consulting engineers to
municipalities and
the development industry

7270 Woodbine Ave.
Suite 201
Markham, Ontario
L3R 4B9
Tel. (905) 474-0455
Fax (905) 474-9889

File No. 94207

August 8, 1995

Mr. Tom Eichenbaum

City of Burlington

426 Brant Street

Burlington, Ontario

L7R 3Z6

Dear Mr. Eichenbaum :

Further to our recent discussions and our meeting of July 27, 1995, we are writing to address the stormwater management controls currently provided within the Millcroft Community (Draft Plan of Subdivision 24T-87030 and Area G, see Drawing 1) in the City of Burlington.

The purpose of this report is to:

- assess the existing approved stormwater management system within the Millcroft Community (Draft Plan of Subdivision 24T-87030) in terms of its ability to provide the necessary runoff controls; and
- to identify (if required) additional stormwater management works necessary to improve the existing level of runoff controls provided within the Community.

Background

The existing infrastructure constructed in support of the draft plan of subdivision was carried out in accordance with the May 1985 Stormwater Management Study prepared by KMK Limited and the Tuck, Shoreacres, Appleby and Sheldon Creeks Watershed Study prepared by the City of Burlington in June 1985. The recommendations of these two studies were that quantity and erosion controls were not required. In addition, at that time, there was no requirement for water quality controls.

These recommendations established the development limits and infrastructure requirements upon which the draft plan was established. Subsequently approximately 40 ha (Areas A and B) of the plan have been constructed.

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 August 8, 1995
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The existing infrastructure within the draft plan consists of eight ponds and approximately 3,000 metres of vegetated low flow channel. The ponds were designed for aesthetics and irrigation as no runoff controls were required. The construction of the golf course has also resulted in a minimum vegetated buffer width of 30 metres adjacent to the watercourse throughout the draft plan.

Approach

The approach utilized in assessing the level of control provided was to review the existing system in the context of the most recent requirements as determined in the Sheldon Creek Watershed Master Plan, October 1993 and the Stormwater Management Practices Planning and Design Manual, June 1994.

Storage volumes required to satisfy the most recent criteria were compared to the existing storage levels provided in the ponds and an assessment made as to the "level of service" provided. In addition, the existing system was also assessed in terms of its ability to provide water quality benefits through conveyance controls such as vegetated swales and golf course buffers.

The assessment of the conveyance and buffer treatments is qualitative and difficult to equate to an equivalent storage volume. However, it is recognized in the Stormwater Management Practices Planning and Design Manual prepared by MOEE in June 1994, that these types of controls do provide some water quality benefits and that their use can reduce the amount of storage volume required in the ponds.

Based on the assumption that the existing low flow channels can provide "storage" of roughly 0.15 m³ per metre of channel (based on 0.05 m depth X 3.0 m wide), the 3,000 linear metres of low flow channel does provide approximately 450 m³ of water quality storage.

Fisheries Habitat

Based on the findings of the Sheldon Creek Watershed Master Plan and discussions with Ecoplans Limited, both Appleby Creek and Sheldon Creek through the site are ephemeral and have negligible fisheries habitat. These watercourses through the site are not sensitive, are degraded and provide limited habitat opportunity. The flow regime and distance to re-colonize will probably minimize seasonal baitfish utilization. As a result, the level of water quality protection will be established based on a Type 2 habitat as discussed in the MOEE June 1994 manual.

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Runoff Control Criteria

As previously stated, the original runoff control criteria for the Millcroft Community did not require quantity, quality or erosion controls. However, the most recent runoff control criteria based on the Sheldon Creek Watershed Study prepared in October 1993 by the City and the June 1994 MNR/MOEE guidelines are:

Appleby Creek - based on MOEE June 1994 Guidelines

- no quantity controls required
- no erosion controls required
- water quality for Type 2 watercourses, wet ponds and 35% impervious results in the need for 50 m³/ha of permanent pool volume and 40 m³/ha of extended detention storage.

Sheldon Creek - based on October 1993 Sheldon Creek Watershed Master Plan

- no quantity controls required
- erosion control required at a volume of 250 m³/Imp ha
- quality control based on 130 m³/Imp ha.
- total volume required (quality and erosion control) based on 380 m³/Imp ha.

Assessment of Existing System in Terms of Most Recent Criteria

The drainage areas and pond locations are provided on the attached Drawing 1.

As previously outlined quality control of roughly 0.15 m³ per metre of channel is provided by the existing low flow channel on both the Appleby and Sheldon Creeks. This approach is consistent with the Sheldon Creek Watershed Master Plan which stated that the low flow channel in the upper reaches of these watercourses can be flattened and planted with wet-mesic plant species and thus provide a linear water quality treatment system. The construction of the golf course and low flow channel provides this type of a system and results in approximately 3,000 metres of a linear water quality system throughout the draft plan equating to roughly 450 m³ of water quality storage (3,000 m X 0.15 m³/m).

In terms of the storage volume provided by the existing ponds, a review of the ponds has indicated that the existing outlet structures/wiers can be modified as shown on Figure 1 to provide an additional active storage depth of 0.3 metres to 0.5 metres on each pond. This storage can be made available to provide the required extended detention storage. In addition, the existing permanent pool in the ponds is in the range of 0.5 to 1.0 metres in depth and is available to provide the required permanent pool volume.

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Further water quality treatment is provided due to the fact that some of the runoff captured by the ponds is used for irrigation of the golf course. This results in a further "treatment" of the runoff by the vegetation of the golf course.

The following provides an assessment of the controls provided on each watercourse within the draft plan of subdivision.

West Appleby Creek

There are two ponds on the West Appleby Creek which can provide a total active storage volume of approximately 825 m³. This storage volume is based on a storage depth of 0.35 metres over the total area of the two ponds of 2,350 m². The permanent pool volume provided by the two ponds is approximately 1,750 m³. This volume is based on an average pond depth of 0.75 metres over a total area of 2,350 m². The additional storage volume provided by the 350 metres of linear water quality treatment is equivalent to roughly 50 m³ of active storage.

The drainage area to the West Appleby Creek is approximately 21 ha (which includes 4 ha of existing development). From a water quality perspective, the current water quality storage requirements would be for 840 m³ of active storage and 1050 m³ of permanent storage.

East Appleby Creek

There are three ponds on the East Appleby Creek which can provide a total active storage volume of approximately 4,870 m³. This storage volume is based on a storage depth of 0.35 metres over the total area of the three ponds of 13,925 m². The permanent pool volume provided by the three ponds is approximately 10,000 m³. This volume is based on an average pond depth of 0.75 metres over a total area of 13,925 m². The additional storage volume provided by the 1,470 metres of linear water quality treatment is equivalent to roughly 220 m³ of active storage.

The drainage area to the East Appleby Creek is approximately 89 ha (which includes 30 ha of existing development and 9 ha of Area G) the current water quality storage requirements would be for an active storage volume of 3,560 m³ and a permanent pool volume of 4,450 m³.

Sheldon Creek (W2 Tributary)

On the Sheldon Creek W2 Tributary, there are three subareas which outlet to two existing ponds.

Subarea 1 is a 6 ha area located at the north end of the draft plan which outlets to the north pond. Based on 0.35 metres of fluctuation and a surface area of 2,750 m², the pond

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provides of approximately 960 m³ of active storage and roughly 2,000 m³ of permanent pool volume. The active storage for quality and erosion required for the sub area, assuming 40% impervious, is approximately 915 m³ (6 X 40% X 380 m³). The required permanent pool volume is approximately 300 m³.

Subarea 2 is a 21 ha area located to the west of the W2 Tributary and outlets to the south pond. Based on 0.35 metres of fluctuation and a surface area of 2,000 m² of the pond provides approximately 700 m³ of active storage and 1,500 m³ of permanent pool volume. Assuming the 21 ha area is 40% impervious, the requirement for active quality and erosion storage requirements for the subarea is approximately 3,200 m³ (21 X 40% X 380 m³). The required permanent pool volume is approximately 1050 m³.

Subarea 3 is a 23 ha area (20 ha east of W2 and 3 ha west of W2) which outlets to W2 immediately upstream of the CN culvert. Requirements for active quality and erosion storage as outlined in the Sheldon Creek Subwatershed Study would result in the need for approximately 3,500 m³ (23 ha X 40% imp X 380 m³). In the context of the grading of the W2 channel (required in support of Area 2C), there is the potential to construct a pond (similar to the existing golf course ponds) immediately upstream of the CN. Assuming a surface area of 6,500 m² and a fluctuation of roughly 0.55 metres the pond could provide approximately 3,600 m³ (6500 m² X 0.55 m) of storage.

In terms of the permanent pool volume the pond could provide roughly 4,800 m³ of volume, while the required permanent pool volume for the area would be approximately 1,150 m³.

Additional storage volume provided by the 1,235 metres of linear water quality treatment is approximately 180 m³ of active storage.

Summary of Runoff Control Provided within the Millcroft Development

The analysis of the existing stormwater management conveyance system reveals that the quality controls (Appleby Creek) and quality/erosion controls (Sheldon Creek) can be provided by the existing infrastructure.

West Appleby Creek -	total area within draft plan	= 21 ha
-	total active storage required	= 840 m ³
-	total active storage provided (ponds and linear quality treatment)	= 875 m ³
-	% of required active storage provided	= 104%
-	total permanent pool volume required	= 1050 m ³
-	total permanent pool volume provided	= 1,750 m ³
-	% of required permanent pool volume provided	= 166%

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East Appleby Creek	- total area within draft plan (including Area G)	= 89 ha
	- total active storage required	= 3,560 m ³
	- total active storage provided (ponds and linear quality treatment)	= 5,090 m ³
	- % of required active storage provided	= 140%
	- total permanent pool volume required	= 4,450 m ³
	- total permanent pool volume provided	= 10,000 m ³
	- % of required permanent pool volume provided	= 200%
W2 Tributary	- total area within draft plan	= 49 ha
	- total active storage required	= 7,450 m ³
	- total active storage provided (ponds and linear quality treatment)	= 5,420 m ³
	- % of required active storage provided	= 73%
	- total permanent pool volume required	= 2,450 m ³
	- total permanent pool volume provided	= 8,300 m ³
	- % of required permanent pool volume provided	= 300%

The active storage within the existing ponds can be provided through minor modifications to the existing outlet structures. A slow release pipe and overflow berm as shown on Figure 1 can be used to ensure that the required storage is available. The only additional infrastructure would be the construction of a pond immediately upstream of the CN culvert on the W2 Tributary.

Given the ephemeral flow characteristics of the Sheldon and Appleby Creeks, as well as the lack of fish habitat, the use of the existing "on-line" ponds and linear water quality system is appropriate.

Conclusion

The assessment of the existing system has demonstrated that, subject to minor outlet structure revisions and the construction of one pond, the required quality and erosion controls for the Millcroft Community including Area G, are provided for within the draft plan of subdivision 24T-87030.

The required controls are provided through a combination of storage volumes within ponds and conveyance controls within the low flow channel. Addition benefits are also provided by the use of runoff for irrigation. This approach allows for the "retrofit" of the system such that water quality controls for approximately 30 ha of existing development is provided.

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The assessment of the existing storm drainage system within the Millcroft Community has demonstrated that:

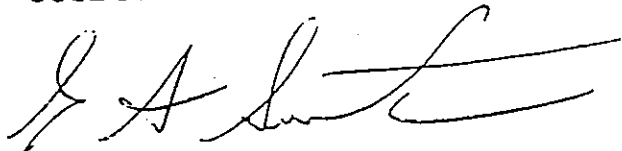
- the required quality and erosion controls can be provided in the context of the existing approved stormwater management system; and,
- the continued developed of the draft approved lands and Area G, on the basis of the existing stormwater infrastructure (as well as minor outlet modifications and the construction of one pond) is appropriate.

It is our understanding that on the basis of this report, the City is in a position to agree that the development of the remainder of the Millcroft Community, including Area G will proceed utilizing the stormwater management controls outlined in the report.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

COSBURN PATTERSON WARDMAN LIMITED



George A. Sweetman, P.Eng.
GAS

cc. Mr. M. Bryan, Monarch Construction

July 24, 2025

BY EMAIL

Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

Attention: Chair, Mr. Michael Kraljevic

Re: Millcroft Greens Development Appeal
OLT Case No. OLT-22-004149
Ruling Issue Date-June 12, 2024

Dear Mr. Kraljevic:

Millcroft Greenspace Alliance (MGA) was a party to the above noted Appeal and is writing to seek clarification and action on the part of OLT based on the new evidence noted in respect of the following issues.

Continuance of Golf Course Operation

At all times during the Appellants (Millcroft Greens) development application and in appeal, the Applicant vigorously represented to the City of Burlington, to the local community and to the OLT that its active intent was to continue operation of an 18-hole golf course following approval of their application. While we understand there is no obligation on their part to do so, the representation of this intention as a means of securing approval forms a fundamental underpinning of the OLT decision in this matter.

We refer to the following excerpts derived from the OLT decision of June 12, 2024:

Page 38:

[164] In response, Mr. Wellings testified, the Millcroft Greens Golf Course is a privately owned and operated recreational and leisure facility that is open to paying patrons of the golf course but not open to the general public. The golf course has been described through testimony, as a semi-private golf course. While the applications propose to develop portions of the Millcroft Greens Golf Course, the 18-hole private golf course will remain in a reconfigured format. (Attachment 1)

Page 41:

[177] As noted in the Parties' Brief of Authorities examples (which are discussed in further detail below), many golf courses cease to exist in redevelopment while in this case the golf course is remaining only to be reconfigured. The golf course will be maintained as a semi-private course, privately owned.

Page 78:

[292] The Counsel for the Applicant did take exception to MABD specifically during closing submissions. Counsel pointed out MABD's website (Exhibit 55) which showed a doctored air photo or overlay of the existing Subject Lands and the proposed development which covered all areas of the Millcroft community including the existing golf course that was to be retained. Counsel submits this is a total misrepresentation of the proposed development which leads to mistaken assumptions, adds to concerns, fear and anxiety which many Participants have addressed in their statements.

Disclosed in a June 26, 2025 article of the Burlington Post ("[Golf course development proposal to get provincial mediation](#)") maintenance of an 18 hole golf course is not at all the intent. Contained within that article is the following paragraph:

In a letter to the mayor, opposing the city's MZO request for land at Millcroft Golf Club not currently approved for development, Argo Development Corporation president Scott Bland states the company had planned to present a potential sale of up to 70 acres "of the balance of the golf course, for nominal consideration, if an agreeable development scenario for the balance of the lands could be achieved."

Clearly, this evidence suggests an intention different from that represented in evidence at the Appeal.

Further, the attached letter from Aird Berlis LLP dated November 17, 2020 together with the ongoing appeal to the City of Burlington Official Plan Case OLT PL210040 demonstrate the timing of Millcroft Greens' intentions to develop the balance of the golf course lands coincident with the OLT hearing and decision. The following is the issue that Millcroft Greens lists in their appeal.

Is Policy 8.4.2(2)(d), which indicates that redesignations of Major Parks and Open Space lands may only be considered in conjunction with an Official Plan Review, consistent with the 2020 PPS? Does it conform with the 2019 Growth Plan (as amended)? Does it conform with the Region of Halton Official Plan? Is the policy appropriate and does it constitute good planning?

Conflict of Interest

By definition, authorities having jurisdiction must remain free from any actual or perceived conflicts of interest in order to ensure transparency and maintain integrity of the development approval process.

It has come to our attention that financial sponsorship contributions are received from the development community by Conservation Halton through its Foundation [Home - Blue](#). While this seems to be a common occurrence, it does not relieve the appearance of conflict when Conservation Halton is charged with review and approval within its jurisdiction of the Appellant's application. We understand Argo Development Corporation is an equity participant in the Appellant's development proposal and Aird Berlis provided legal representation to Millcroft Greens. The appellant has received relief from Conservation Halton in respect of the shifting of floodplain boundaries.

Tree Removal

On the morning of May 1, 2025, the Appellant proceeded to cut approximately 425 decades old trees (50% of the total tree canopy) as indicated in the Arborist Report without full approval of the City of Burlington and in the midst of nesting season contrary to the federal *Migratory Birds Convention Act*.

While we understand this matter remains under a City of Burlington stop work order and continues under investigation by both the City of Burlington and the federal government at this time, it speaks again to the intentions of the Appellant.

In addition, Millcroft Greens has conducted a tree inventory (as evidenced by tags) and has installed ground water testing mechanisms on the remaining holes of the golf course lands.

In summary, we believe these three issues provide sufficient evidence to warrant at minimum a pause if not a full reversal of the June 12, 2024 OLT decision. As such, we are requesting the OLT investigate and act immediately before further damage is done to preserve the greenspace that is the subject of this Appeal.

We look forward to your timely response.

Sincerely,

Daintry Klein
President,
Millcroft Greenspace



Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: olt.gov.on.ca

**Tribunal ontarien de
l'aménagement du territoire**

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: olt.gov.on.ca



August 8, 2025

Daintry Klein
President, Millcroft Greenspace Alliance
daintry.klein@gmail.com

RE: OLT Case No. OLT-22-004149
2155 Country Club Dr. and 4257 Dundas St., Burlington

Dear Ms. Klein,

Thank you for sharing your concerns with the Ontario Land Tribunal (OLT) in your email dated July 24, 2025. I appreciate your patience as we reviewed your request. The OLT is an independent adjudicative Tribunal with jurisdiction as conferred by statute. The OLT does not have authority to investigate or make decisions on matters that have not been properly appealed to the Tribunal. Additionally, the OLT does not have the authority to enforce or pause decisions, nor can it mandate municipalities to take such actions.

The parties involved in an OLT appeal can request a review of a decision within 30 days of the date of the Tribunal's written decision if they believe:

- the Tribunal acted outside its jurisdiction;
- violated the rules of natural justice or procedural fairness;
- made a material error of fact or of law;
- heard false or misleading information that could have changed the decision; or
- should consider new information that was not available at the time of the hearing, but that is credible and could have changed the decision.

However, no request for review was submitted, and the 30-day timeline has long expired. As such, the OLT does not have the authority to review the decision. For the reasons above, I am unable to grant your request to pause or revise this decision.

Lastly, if a party to an OLT appeal feels a decision is not being adhered to, pursuant to s.19(1) of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22, the party may file a certified copy of the OLT's decision with the Superior Court of Justice (SCJ), and, on filing, the decision will be deemed to be an order of that court and is enforceable as such. Please note that a party who files an OLT decision with the SCJ must notify the OLT within 10 days after the filing.



Patrick J. Harrington
Direct: 416.865.3424
E-mail: pharrington@airdberlis.com

September 11, 2026

BY EMAIL

Our File No. 334257

City of Burlington
Office of the City Clerk and Director of Legislative Services
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z

Sent by email: clerks@burlington.ca; mike.derond@burlington.ca

Dear Councillors/Members of Burlington's Committee of the Whole:

**Re: Official Plan Amendment and Draft Plan of Subdivision Applications
2155 Country Club Drive, 4135 Millcroft Park Drive and 4291 Couples Cres.
Staff Report DGM-55-26
Millcroft Greens Corporation (2026 Proposal)**

We act for Millcroft Greens Corporation, the owner of the lands subject to the above-noted applications. Our client does not intend to participate in the statutory public meeting scheduled for September 15, 2026. However, in light of the recommendation contained in Staff Report DGM-55-26 (the "Staff Report"), our client wishes to place this letter before Committee.

This letter is not intended to be a comprehensive response to the planning, technical, or policy issues raised in the Staff Report. Nor should it be taken as a concession that the issues identified by staff have merit. Rather, our client's position is that the recommendation before Committee is premature because the applications have not been processed through the ordinary review process contemplated by the *Planning Act*.

The Applications Were Supported by Extensive Technical Materials

The applications were submitted on June 5, 2026, together with a substantial package of planning and technical materials. The submission included a Planning Justification Report together with supporting studies addressing transportation, servicing, stormwater management, hydrogeology, natural heritage, floodplain, archaeology, noise, air quality, trees, and other matters typically reviewed as part of the development application process. The applications were deemed complete by the City and the Staff Report acknowledges the existence of these materials.

The significance of this is not that staff were obliged to agree with all of the conclusions reached by the applicant's professional consultants. Rather, the significance is that our client's applications

were supported by a comprehensive body of planning and technical work that warranted review, discussion, and response through the ordinary development review process.

The Ordinary Review Process Has Not Occurred

According to the Staff Report, the applications were deemed complete as of June 8, 2026 and were circulated for comment on or about July 3, 2026. Approximately two months later, staff are recommending refusal, with the refusal recommendation being posted before the statutory public meeting.

Our client has not received circulation comments from City departments or external agencies. Nor has our client been afforded an opportunity to respond to comments before staff formulated a recommendation that Committee refuse the applications. In our firm's experience, development applications are generally processed through a collaborative review process that includes:

- circulation to municipal departments and external agencies;
- provision of circulation comments to the applicant;
- responses from the applicant and its consultants;
- discussions regarding technical issues and potential revisions; and
- a recommendation to Committee informed by the foregoing exchange of information.

The above-described process did not occur here. Instead, staff have proceeded directly from circulation to a refusal recommendation. We respectfully submit that this sequence undermines the reliability of the staff recommendation now before Committee. The *Planning Act* process exists so that planning and technical issues can be identified, addressed and, where possible, resolved. Refusal should follow a completed review process, not replace it.

The Staff Report Identifies Issues Requiring Further Review Rather Than Refusal

Without commenting on the merits of the issues identified by staff, it is noteworthy that many of the concerns summarized in the Staff Report (including Appendix D thereto) are framed as matters requiring additional information, field review, delineation, analysis, or confirmation. For example, the Staff Report refers to matters such as:

- confirmation of natural hazard limits;
- further review relating to wetland boundaries;

- additional consideration of access arrangements for Area J; and
- continuing technical analysis of environmental and hazard-related issues, including with the Halton Conservation Authority.

The existence of unresolved technical questions is not, in itself, evidence that an application should be refused. Development applications frequently involve technical comments, requests for additional information, and recommended revisions arising from circulation. Those matters are ordinarily addressed through the review process. Here, staff have elected to recommend refusal before that process has occurred. We submit that the Committee should be cautious about treating unresolved review comments as though they were findings that the applications cannot satisfy applicable policy tests.

Continued Processing was Available and Remains the More Appropriate Course

The Staff Report identifies continued processing of the applications as a possible course of action. In our respectful submission, that course would better serve both Committee and the public interest. Continued processing would permit:

- circulation comments to be provided to the applicant;
- technical responses to be prepared by the applicant's consultants;
- further review by municipal departments and external agencies;
- potential refinements to the proposal; and
- a recommendation based on a complete record.

The foregoing would place the Committee and Council in a better position to make an informed planning decision than is presently the case.

Conclusion

On behalf of our client, we respectfully submit that the recommendation before Committee is premature. Complete applications were filed and a processing fee totaling **\$192,545** was paid, with the reasonable expectation that the extensive professional supporting materials provided by our client would be reviewed in a constructive manner. Instead, the applicant has not received circulation comments and has not been given the opportunity to respond to the issues now relied upon as grounds for refusal. Under these circumstances, Committee is being asked to make a final decision before the ordinary development review process has run its course.

Accordingly, Millcroft Greens Corporation respectfully requests that Committee decline to endorse the refusal recommendation and instead direct staff to continue processing the applications in the ordinary course. If Committee elects to support the refusal recommendation, our client respectfully requests that this letter form part of the public record relating to these applications.

Finally, and for greater certainty, this submission should not be interpreted as a response on the planning merits of the applications or as an acceptance of any of the conclusions contained in the Staff Report. Millcroft Greens Corporation expressly reserves the right to respond to all planning, technical and policy issues in any subsequent proceeding, including but not limited to, appeals under the *Planning Act*.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington

cc. A. Suriano, Partner, Aird & Berlis LLP
Millcroft Greens Corporation
Macaulay Shiomi Howson Ltd.

69862979.1

Addendum to DGM-55-26: Additional Public Comments Received (as of September 11, 2026)

Meneray, Elyse

From: Millcroft Against Bad Development
Sent: Thursday, September 10, 2026 7:04 PM
To: Meed Ward, Marianne
Cc: Bentivegna, Angelo; Nisan, Rory; Kearns, Lisa; Galbraith, Kelvin; Stolte, Shawna; Sharman, Paul; effie.triantafilopoulos@pc.ola.org; Carr, Gary; Natalie.Pierre@pc.ola.org; Meneray, Elyse
Subject: Leonard Dwyer - I'm Against Development on Golf Course

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.

Dear Burlington Mayor Meed Ward, Councillors, City officials, Premier, Ministers & MPPs

Reference: Millcroft Greens' proposal to redesign the existing Millcroft Golf Course and introduce select parcels of residential development.

I write in connection with the subject proposal. This development has the potential to disrupt ecosystems and wildlife, reduce green space, overburden infrastructure, lead to the rezoning of existing school districts, significantly decrease existing property values, increase traffic, and alter the character of one of Burlington's most iconic neighbourhoods. I wholeheartedly and vehemently object to the proposed development.

The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature - the epicenter; the heart of the community. Millcroft is synonymous with the golf course. The street names feature famous golfers and allusions to green space - several including the words "field" or "park." Moreover, the golf course is home to many species of wildlife. It is not unusual to find turtles emerging from the pond located on the 6th hole, families of ducks waddling along the footpaths, swans swimming in the ponds, and fox darting through the trees. Millcroft's signature feature - the golf course - provides green space and a wildlife haven in the predominantly concrete-laden north Burlington.

I have reviewed the City's Official Plan, in conjunction with the golf course's current zoning of O1 (Open Space), with most sections designated as part of the Natural Heritage System. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space.

Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." This is in line with the City's January Private Tree By-law, which has an objective "to protect, prohibit and regulate the injury or destruction of trees and encourage the preservation and planting of trees within the Urban Planning Area Boundary of the municipality."

The first phase of the proposed development eliminates a staggering 411 mature trees from an area designated as part of the Natural Heritage System. In an era where citizens are begging governments to take decisive, urgent, and exhaustive action in the global climate crisis, the thought of destroying an established, mature ecosystem and displacing or destroying precious wildlife is unfathomable. I trust that you are of the same mindset, given that the City Council unanimously passed a motion to declare a climate emergency. This proposed development exacerbates an already dire circumstance.

I urge you to be mindful of all the numerous detrimental effects that accompany the proposed development, most notably, building homes on a flood plain, disrupting ecosystems and wildlife, reducing green space, and defiling the character of the neighbourhood I chose to call home.

Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood epitomizes this honourable accolade. I zealously oppose any change to the golf course's current zoning and implore you to protect the green space that defines our beloved community.

Who would build on or near a flood plain. If this land was viable way back when it would have been used in the development then NOT now. If it walks like a duck and talks like a duck, its a duck. My point is that if the current plan was viable it would have been developed way back when, not over 25 years later!!!! There is something wrong with this application. Today we need parks and open spaces not homes on a flood plain of sorts. There is a huge liability on the city and I can't understand why the city would entertain such a proposal. It is time for the mayor and council to stand up and fight against any proposed development now. If the plan was strong it would have been developed back then!!!!!!! Our elected Mayor and Council MUST take a stand and halt this illegal proposal.

Sincerely,
Leonard Dwyer

I support Millcroft Against Bad Development in fighting this new development

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:41 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

Forwarding for the addendum package

From: David Guirguis
Sent: Monday, September 07, 2026 5:59 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am a Millcroft resident of 7 years, and I am writing to add my voice to the strong community opposition to the proposed Millcroft Greens Phase 2 development.

One of the defining features of Millcroft is the way the neighbourhood was designed around open space, mature trees, quieter residential streets and a strong sense of community. These are a large part of what makes Millcroft special and why families choose to live here.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal.

The Millcroft community is overwhelmingly opposed to further development of these lands. Residents are the people who live with these roads, raise their families here and will experience the consequences of this decision for decades. Meaningful consultation should mean that this strong and consistent community opposition has real weight in the final decision.

I recognize that Burlington needs additional housing and I support responsible growth where it can be accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial centres without permanently sacrificing established green space.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Sincerely,

David Guirguis
Millcroft Resident (7 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:42 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

-----Original Message-----

From: SiewTan Kickboxing
Sent: Monday, September 07, 2026 6:27 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

As someone who has called Millcroft home for 12 years, I am asking Council to reject the proposed Phase 2 development on the remaining golf course lands.

My experience living in Millcroft for 12 years has reinforced how important its green and residential character is to the people who call this neighbourhood home.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal.

The environmental role of these lands deserves greater weight. Green space supports drainage, tree canopy, local habitat and temperature moderation, all of which become more important as Burlington grows.

Council should also give significant weight to the clear opposition from Millcroft residents. Those who live here understand the neighbourhood's traffic patterns, drainage concerns and open spaces firsthand, and they will bear the long-term consequences of this decision.

This is not an argument against housing. Burlington needs new homes, but growth should occur where the infrastructure and planning context can support it. Millcroft Greens Phase 2 is not required for the City to meet its provincial housing commitment, and there are more appropriate opportunities for intensification around transit, GO stations and commercial areas.

Council should consider not only the Phase 2 application on its own, but the combined effect of continued development on the former golf course lands. Each additional phase compounds the pressures on traffic, drainage, green space, schools, waste management, safety, wildlife preservation and neighbourhood character.

The consequences of this decision will last far longer than the construction period. For a relatively small number of housing units, the community would accept permanent changes to traffic, green space, drainage and neighbourhood character. I respectfully ask Council to reject the Phase 2 proposal and protect the remaining Millcroft lands. The developers are unethically prioritizing greed and unsavory business practices to further their agenda with zero regard for our community.

Sincerely,

Siew Beifuss
Millcroft Resident (12 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:42 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Millcroft development ACTION REQUIRED.

-----Original Message-----

From: TGilks
Sent: Monday, September 07, 2026 6:45 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: TG Tim Gilks
Subject: Millcroft development ACTION REQUIRED.

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am a Millcroft resident of 16 years, and I am writing to add my voice to the strong community opposition to the proposed Millcroft Greens Phase 2 development.

Having lived in Millcroft for 16 years, I hope Council will protect the character and livability of this community rather than approve another irreversible loss of open space.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected from profiteers willing to compromise the integrity of an entire community for the sole purpose of GREED. Without any care for the future of said community.

Adding another 138 homes would bring more vehicles into an established residential area, increasing congestion on local roads and adding pressure around schools and intersections. The cumulative effect of more traffic should be taken seriously. The amount of traffic currently in Millcroft is too much with almost daily witness to careless drivers and near accidents which are putting people's lives at risk. Additional traffic will only raise the risk of a death on the streets of Millcroft. Safety needs to be first other wise chaos and anarchy will prevail.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal.

The environmental role of these lands deserves greater weight. Green space supports drainage, tree canopy, local habitat and temperature moderation, all of which become more important as Burlington grows.

The level of opposition within Millcroft is striking and should matter as we all are tax payers and voters that all levels of government have a sworn oath to protect us as part of their roles working for US. Residents have repeatedly expressed that they do not want further development of the remaining golf course lands. Public consultation should be more than an opportunity to speak; it should meaningfully influence the outcome.

This is not an argument against housing. Burlington needs new homes, but growth should occur where the infrastructure and planning context can support it. Millcroft Greens Phase 2 is not required for the City to meet its provincial housing commitment, and there are more appropriate opportunities for intensification around transit, GO stations and commercial areas.

Council should consider not only the Phase 2 application on its own, but the combined effect of continued development on the former golf course lands. Each additional phase compounds the pressures on traffic, drainage, green space and neighbourhood character.

The benefit of 138 additional units must be weighed against the permanent loss of open space, increased traffic, drainage concerns and the wishes of the surrounding community. I respectfully urge Council to reject Phase 2 and preserve the remaining Millcroft lands as open space.

This is purely GREED and a total lack of any reasonable or rationale thought process on behalf of a very few, that will never personally, live in the neighbourhood, at the sole expense of 1,000's of people forever in the community of Millcroft. The money should always be followed to determine if there has been any inappropriate transactions.

The few that would prosper would never ever let this happen to the neighbourhood that they live in.

Sincerely,

Tim Gilks
Millcroft Resident (16 years)

Tim Gilks

Go the extra mile, it is never crowded.

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:43 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

-----Original Message-----

From: Alana HWS
Sent: Monday, September 07, 2026 7:36 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am writing as a Millcroft resident of 13 years to express my strong opposition to the proposed Phase 2 development of the remaining Millcroft golf course lands.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected. Traffic is also a major concern. Another 138 homes means more daily vehicle trips through local streets, more congestion near schools and intersections, and additional strain on the neighbourhood road network.

I am also very concerned about flooding and stormwater management. Changes to grading, drainage patterns, vegetation and permeable land can have effects well beyond the development site. Existing residents should not be asked to accept greater risk of basement flooding, property damage or downstream impacts in order to facilitate additional development. I have videos from 2014 and 2024 flooding along the ravine where water levels rose 3-4ft above the ground.

I support Burlington's efforts to add housing, but responsible growth requires choosing the right locations. The City has a substantial housing pipeline and does not need to sacrifice the remaining Millcroft open lands to meet its provincial housing target. Transit-oriented and already planned growth areas are better suited to accommodate additional density.

The benefit of 138 additional units must be weighed against the permanent loss of open space, increased traffic, drainage concerns and the wishes of the surrounding community. I respectfully urge Council to reject Phase 2 and preserve the remaining Millcroft lands as open space.

Sincerely,

Alana Welby-Solomon
Millcroft Resident (13 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:42 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Phase 2 Millcroft Greens
Attachments: Millcroft Phase 2 letter_Ali_Iqbal.pdf

From: Ali Iqbal
Sent: Monday, September 07, 2026 6:03 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Phase 2 Millcroft Greens

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.

Dear City of Burlington

Please find attached my letter regarding the proposed Millcroft Greens Phase 2 development.

I am writing to express my opposition to the proposal and respectfully ask that my concerns be considered as part of the upcoming Committee discussion on Sep 15.

Thanks,

Ali

Ali Iqbal, MD, FRCPC,

September 7, 2026

Re: Opposition to Millcroft Greens Phase 2 Development

Dear Mayor Meed Ward and Members of Burlington City Council,

I am writing as a Millcroft resident to express my strong opposition to the proposed Phase 2 development of the remaining Millcroft golf course lands.

My family and I are relatively new to the area. We moved to Millcroft with a young family because of the character of this community: its open spaces, mature trees, quieter residential streets, and the feeling of living in a neighbourhood that has been thoughtfully designed around green space. These features of Millcroft are a large part of what makes this community special and why families choose to live here.

The proposed addition of another 138 homes on the remaining golf course lands would fundamentally change that character. It would mean more vehicles entering an already established residential neighbourhood, greater congestion on local roads, increased pressure around schools and intersections, and the permanent loss of green and open space that can never truly be replaced once it is developed.

I am also very concerned about flooding and stormwater management. These concerns should be taken particularly seriously in an established neighbourhood where changes to grading, drainage patterns, vegetation and permeable land can have consequences well beyond the boundaries of the development itself. Residents should not be asked to accept an increased risk of basement flooding, property damage or downstream impacts in order to facilitate further development of land that currently serves an important open-space and drainage function.

Perhaps most importantly, the Millcroft community is overwhelmingly opposed to this development. I have heard this sentiment from every neighbour and community member I have spoken to. We are the people who live here, raise their families here, travel these roads every day and will live with the consequences of these decisions for decades. Meaningful community consultation should mean more than simply providing residents with an opportunity to voice concerns, it should mean genuinely considering those concerns when making the final decision.

I recognize that Burlington, like communities across the GTA, needs additional housing. I support responsible growth and the creation of new housing where it can be accommodated appropriately. However, this development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council itself has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. There are far more appropriate locations for growth, including areas around major transit corridors, GO stations and existing commercial areas, where additional housing can be accommodated without permanently sacrificing established green space.

Meeting our housing needs should not mean that every available piece of open space in an established community must be developed. Good planning requires consideration not only of how many housing units can be built, but also of infrastructure, traffic, flooding, environmental resilience, neighbourhood character and quality of life. Adding 138 homes in Millcroft will make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community.

I therefore respectfully ask Council to reject the proposed Phase 2 development and continue its efforts to protect the remaining Millcroft lands as open space.

As a new resident raising a young family here, I hope that the Millcroft we chose to call home, and the qualities that have made it such a desirable and successful Burlington community, will be preserved for our children and for future generations.

Sincerely,

Ali Iqbal, MD, FRCPC

Millcroft Resident

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:43 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

-----Original Message-----

From: Bashir Ahmad
Sent: Monday, September 07, 2026 7:56 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

As someone who has called Millcroft home for 21 years, I am asking Council to reject the proposed Phase 2 development on the remaining golf course lands.

One of the defining features of Millcroft is the way the neighbourhood was designed around open space, mature trees, quieter residential streets and a strong sense of community. These are a large part of what makes Millcroft special and why families choose to live here. The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal.

I recognize that Burlington needs additional housing and I support responsible growth where it can be accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial centres without permanently sacrificing established green space.

The consequences of this decision will last far longer than the construction period. For a relatively small number of housing units, the community would accept permanent changes to traffic, green space, drainage and neighbourhood character. I respectfully ask Council to reject the Phase 2 proposal and protect the remaining Millcroft lands.

Sincerely,

Bashir Ahmaf
Millcroft Resident (21 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:43 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

From: Mervat Abdelmalek
Sent: Monday, September 07, 2026 8:29 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am a Millcroft resident of 7 years, and I am writing to add my voice to the strong community opposition to the proposed Millcroft Greens Phase 2 development.

One of the defining features of Millcroft is the way the neighbourhood was designed around open space, mature trees, quieter residential streets and a strong sense of community. These are a large part of what makes Millcroft special and why families choose to live here.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal.

Council should also give significant weight to the clear opposition from Millcroft residents. Those who live here understand the neighbourhood's traffic patterns, drainage concerns and open spaces firsthand, and they will bear the long-term consequences of this decision.

I recognize that Burlington needs additional housing and I support responsible growth where it can be accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial centres without permanently sacrificing established green space.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Sincerely,

Mervat Tawfik
Millcroft Resident (7 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:43 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

From: Eliana Guirguis
Sent: Monday, September 07, 2026 8:30 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

As someone who has called Millcroft home for 8 years, I am asking Council to reject the proposed Phase 2 development on the remaining golf course lands.

Millcroft is more than a collection of houses. The open lands, mature trees and quieter streets are part of the neighbourhood's character and quality of life, and further development would permanently erode those qualities.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

I am also very concerned about flooding and stormwater management. Changes to grading, drainage patterns, vegetation and permeable land can have effects well beyond the development site. Existing residents should not be asked to accept greater risk of basement flooding, property damage or downstream impacts in order to facilitate additional development.

The level of opposition within Millcroft is striking and should matter. Residents have repeatedly expressed that they do not want further development of the remaining golf course lands. Public consultation should be more than an opportunity to speak; it should meaningfully influence the outcome.

I recognize that Burlington needs additional housing and I support responsible growth where it can be accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial

centres without permanently sacrificing established green space.

The consequences of this decision will last far longer than the construction period. For a relatively small number of housing units, the community would accept permanent changes to traffic, green space, drainage and neighbourhood character. I respectfully ask Council to reject the Phase 2 proposal and protect the remaining Millcroft lands.

Sincerely,

Eliana Guirguis
Millcroft Resident (8 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:44 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

From: Ethan Guirguis
Sent: Monday, September 07, 2026 8:31 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

As someone who has called Millcroft home for 5 years, I am asking Council to reject the proposed Phase 2 development on the remaining golf course lands.

Having lived in Millcroft for 5 years, I hope Council will protect the character and livability of this community rather than approve another irreversible loss of open space.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

I am also very concerned about flooding and stormwater management. Changes to grading, drainage patterns, vegetation and permeable land can have effects well beyond the development site. Existing residents should not be asked to accept greater risk of basement flooding, property damage or downstream impacts in order to facilitate additional development.

The environmental role of these lands deserves greater weight. Green space supports drainage, tree canopy, local habitat and temperature moderation, all of which become more important as Burlington grows.

The level of opposition within Millcroft is striking and should matter. Residents have repeatedly expressed that they do not want further development of the remaining golf course lands. Public consultation should be more than an opportunity to speak; it should meaningfully influence the outcome.

I recognize that Burlington needs additional housing and I support responsible growth where it can be accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial centres without permanently sacrificing established green space.

Council should consider not only the Phase 2 application on its own, but the combined effect of continued development on the former golf course lands. Each additional phase compounds the pressures on traffic, drainage, green space and neighbourhood character.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Sincerely,

Ethan Guirguis
Millcroft Resident (5 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:44 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

From: Dave Amin
Sent: Monday, September 07, 2026 8:32 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am a Millcroft resident of 7 years, and I am writing to add my voice to the strong community opposition to the proposed Millcroft Greens Phase 2 development.

After 7 years in Millcroft, I value the qualities that make this community distinctive and want to see them preserved for the families who live here now and those who will come after us.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected.

Adding another 138 homes would bring more vehicles into an established residential area, increasing congestion on local roads and adding pressure around schools and intersections. The cumulative effect of more traffic should be taken seriously.

The potential impact on drainage and flooding is another important reason for caution. Open land plays a role in absorbing and managing stormwater, and development that alters grading or runoff patterns can shift risk onto neighbouring properties and downstream areas.

There is an environmental cost as well. Open land and mature vegetation contribute to habitat, water absorption, shade and neighbourhood resilience. These functions should be considered part of the value of the land, not treated as though the space is unused.

Council should also give significant weight to the clear opposition from Millcroft residents. Those who live here understand the neighbourhood's traffic patterns, drainage concerns and open spaces firsthand, and they will bear the long-term consequences of this decision.

I recognize that Burlington needs additional housing and I support responsible growth where it can be

accommodated appropriately. However, this particular development is not necessary for Burlington to meet its provincially assigned housing target. The City already has tens of thousands of housing units in its development pipeline, and Burlington Council has previously stated that development of the Millcroft golf course lands is not required to meet or exceed the City's housing pledge. Growth can be directed to more appropriate locations such as major transit corridors, GO station areas and existing commercial centres without permanently sacrificing established green space.

The cumulative impact matters. Millcroft is already absorbing the changes associated with Phase 1, and Phase 2 should not be considered in isolation. Repeated incremental development can ultimately change the character and function of the community as a whole.

The consequences of this decision will last far longer than the construction period. For a relatively small number of housing units, the community would accept permanent changes to traffic, green space, drainage and neighbourhood character. I respectfully ask Council to reject the Phase 2 proposal and protect the remaining Millcroft lands.

Sincerely,

Nabila Abdelshaheed
Millcroft Resident (7 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:44 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

-----Original Message-----

From: Rob Beifuss
Sent: Tuesday, September 08, 2026 9:31 AM
To: Mailbox, Clerks <Clerks@burlington.ca>; Effie Triantafilopoulos <effie.triantafilopoulos@pc.ola.org>
Cc:
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council, and Effie Triantafilopoulos

I am writing as a Millcroft resident of 12 years to express my strong opposition to the proposed Phase 2 development of the remaining Millcroft golf course lands.

Having lived in Millcroft for 12 years, I hope Council will protect the character and livability of this community rather than approve another irreversible loss of open space.

One of the defining features of Millcroft is the way the neighbourhood was designed around open space, mature trees, quieter residential streets and a strong sense of community. These are a large part of what makes Millcroft special and why families choose to live here.

Traffic is also a major concern. Another 138 homes means more daily vehicle trips through local streets, more congestion near schools and intersections, and additional strain on the neighbourhood road network.

The potential impact on drainage and flooding is another important reason for caution. Open land plays a role in absorbing and managing stormwater, and development that alters grading or runoff patterns can shift risk onto neighbouring properties and downstream areas.

The environmental role of these lands deserves greater weight. Green space supports drainage, tree canopy, local habitat and temperature moderation, all of which become more important as Burlington grows.

Council should also give significant weight to the clear opposition from Millcroft residents. Those who live here understand the neighbourhood's traffic patterns, drainage concerns and open spaces firsthand, and they will bear the long-term consequences of this decision.

I support Burlington's efforts to add housing, but responsible growth requires choosing the right locations. The City has a substantial housing pipeline and does not need to sacrifice the remaining Millcroft open lands to meet its provincial housing target. Transit-oriented and already planned growth areas are better suited to accommodate additional density.

Phase 2 should also be considered together with the changes already occurring through Phase 1. Development proposals may be assessed individually, but residents experience their cumulative impact: more construction, more traffic, less open space and a gradual change in the character of the neighbourhood.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Any further development in Millcroft would put pressure on schools, waste management, animal habitats and personal safety as well. Argo has been acting unethically prioritizing greed and unsavory business practices to further their agenda with zero regard for our community. The fact that Gord Buck lives or lived in Millcroft and he still wanted to move forward with development is unfathomable and purely driven by greed and not the betterment of his neighborhood. The development areas would not have impacted his backyard, but I believe if it would he would not have even started the project at all.

Doug Ford clearly has the ability to stop this development yet we have not heard back from him is no surprise as it is well known that Gord Buck is a major contributor to his political campaigns and also astonishing Doug's daughter apparently lives in Millcroft so one would hope he would be motivated to step in and protect our beautiful neighborhood bs destroying it.

Flooding has been a major issue in 2014 and again in 2024 and will only get worse of more development happens and we lose more greenspace especially on floodplains like the golf course.

Please do whatever you can to stop this bad development.

Sincerely,

Rob Beifuss
Millcroft Resident (12 years)

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Tuesday, September 8, 2026 9:44 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Opposition to Millcroft Greens Phase 2 Development

From: Eman Tadrous
Sent: Monday, September 07, 2026 8:33 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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Dear Mayor Meed Ward and Members of Burlington City Council,

As someone who has called Millcroft home for 7 years, I am asking Council to reject the proposed Phase 2 development on the remaining golf course lands.

After 7 years in Millcroft, I value the qualities that make this community distinctive and want to see them preserved for the families who live here now and those who will come after us.

One of the defining features of Millcroft is the way the neighbourhood was designed around open space, mature trees, quieter residential streets and a strong sense of community. These are a large part of what makes Millcroft special and why families choose to live here.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

I am also very concerned about flooding and stormwater management. Changes to grading, drainage patterns, vegetation and permeable land can have effects well beyond the development site. Existing residents should not be asked to accept greater risk of basement flooding, property damage or downstream impacts in order to facilitate additional development.

There is an environmental cost as well. Open land and mature vegetation contribute to habitat, water absorption, shade and neighbourhood resilience. These functions should be considered part of the value of the land, not treated as though the space is unused.

The Millcroft community is overwhelmingly opposed to further development of these lands. Residents are the people who live with these roads, raise their families here and will experience the consequences of this decision for decades. Meaningful consultation should mean that this strong and consistent community opposition has real weight in the final decision.

This is not an argument against housing. Burlington needs new homes, but growth should occur where the infrastructure and planning context can support it. Millcroft Greens Phase 2 is not required for the City to meet its provincial housing commitment, and there are more appropriate opportunities for intensification around transit, GO stations and commercial areas.

Council should consider not only the Phase 2 application on its own, but the combined effect of continued development on the former golf course lands. Each additional phase compounds the pressures on traffic, drainage, green space and neighbourhood character.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Sincerely,

Eman Abdelshaheed
Millcroft Resident (7 years)

Eman Tadrous

Kissner, Benjamin

From: Hordyk, Debbie on behalf of Mailbox, Clerks
Sent: Wednesday, September 9, 2026 9:37 AM
To: Kissner, Benjamin; Meneray, Elyse
Subject: FW: Millcroft Greens Phase 2 Development Proposal - Public Hearing on September 15

From: Mandel, Jennifer
Sent: Wednesday, September 09, 2026 8:57 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Triantafilopoulos, Effie <effie.triantafilopoulos@pc.ola.org>; Mailbox, Office of the Mayor <mayor@burlington.ca>
Subject: Millcroft Greens Phase 2 Development Proposal - Public Hearing on September 15

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am writing as a Millcroft resident of 9 years to express my strong opposition to the proposed Phase 2 development of the remaining Millcroft golf course lands.

My experience living in Millcroft for 9 years has reinforced how important its green and residential character is to the people who call this neighbourhood home. This community was designed around the golf course and losing those lands will fundamentally change the entire character and feel of the neighborhood, leaving aside the negative impact this development has and will continue to have on the value of our homes. Like most people, my home is my largest asset and we have already seen the negative impact on home values as a result of the Phase 1 and proposed Phase 2 development.

The green and open character of Millcroft is central to the identity of the neighbourhood. Its mature landscape, open space and residential scale are among the reasons people choose to raise their families here, and they deserve to be protected. I chose to move to Millcroft because of the green space and didn't want to live where homes were on top of one another. Allowing this Phase 2 development will forever change the look and feel of our neighborhood.

Traffic is also a major concern. Another 138 homes means more daily vehicle trips through local streets, more congestion near schools and intersections, and additional strain on the neighbourhood road network.

Flooding and stormwater management must also be treated as a serious concern. Removing open and permeable land and changing drainage patterns can have consequences for surrounding homes. Any avoidable increase in flood risk to existing residents should weigh heavily against this proposal. Many of us have invested our life savings into our homes and the thought of flooding destroying our years of hard work is extremely concerning and not an acceptable risk.

The remaining open lands also contribute to tree canopy, wildlife habitat, stormwater absorption and cooling during hot weather. Once established green space is developed, those benefits cannot simply be recreated elsewhere in the neighbourhood.

The Millcroft community is overwhelmingly opposed to further development of these lands. Residents are the people who live with these roads, raise their families here and will experience the consequences of this decision for decades. Meaningful consultation should mean that this strong and consistent community opposition has real weight in the final

decision. I implore you to please hear all of the real and valid concerns of the residents of Millcroft and take action to stop this development.

To be sure, I support Burlington's efforts to add housing, but responsible growth requires choosing the right locations. The City has a substantial housing pipeline and does not need to sacrifice the remaining Millcroft open lands to meet its provincial housing target. Transit-oriented and already planned growth areas are better suited to accommodate additional density. This is not NIMBYism – it is smart and targeted development in the right places.

The cumulative impact matters. Millcroft is already absorbing the changes associated with Phase 1, and Phase 2 should not be considered in isolation. Repeated incremental development can ultimately change the character and function of the community as a whole. Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored.

I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

Sincerely,

Jennifer Mandel
Millcroft Resident (9 years)



Jennifer Mandel |

| Airport Road, , Mississauga, ON,

This e-mail contains confidential information and is intended for the sole use of the party to whom it is addressed. Any unauthorized distribution, copying or disclosure is strictly prohibited. If you have received this e-mail in error, please notify us immediately by telephone so that we may correct our internal records. Please then delete this message without retaining any hard or electronic copies.

Kissner, Benjamin

From: Dorothy O'Shea
Sent: Tuesday, September 8, 2026 1:24 PM
To: Mailbox, Millcroft Greens Phase 2
Subject: Millcroft phase 2!

Follow Up Flag: Follow up
Flag Status: Flagged

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No to this tragic development and no to roads off any current millcroft roads! This is a disgusting development ov flood plains...any planner whi approves this should be held personally responsible! See you o. Sept 15th!

Respectfully

Michael and Dorothy O'Shea

From: Darcy Chisamore
Sent: Friday, September 11, 2026
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Opposition to Millcroft Greens Phase 2 Development

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

We have been Millcroft residents for 21 years, and we are writing to add our voice to the strong community opposition to the proposed Millcroft Greens Phase 2 development.

We built our home in Millcroft because of the golf course and the green space it provides.

Millcroft is more than a collection of houses. The open lands, mature trees and quieter streets are part of the neighbourhood's character and quality of life, and further development would permanently erode those qualities.

The proposed 138 additional homes would inevitably increase local traffic and congestion. Residents already rely on the same neighbourhood roads, school routes and intersections every day, and further development would place additional pressure on an established community.

We are also very concerned about flooding and stormwater management. Changes to grading, drainage patterns, vegetation and permeable land can have effects well beyond the development site. Existing residents should not be asked to accept greater risk of basement flooding, property damage or downstream impacts in order to facilitate additional development.

The Millcroft community is overwhelmingly opposed to further development of these lands. Residents are the people who live with these roads, raise their families here and will experience the consequences of this decision for decades. Meaningful consultation should mean that this strong and consistent community opposition has real weight in the final decision.

This is not an argument against housing. Burlington needs new homes, but growth should occur where the infrastructure and planning context can support it. Millcroft Greens Phase 2 is not required for the City to meet its provincial housing commitment, and there are more appropriate opportunities for intensification around transit, GO stations and commercial areas.

Adding 138 homes would make only a marginal contribution to Burlington's overall housing needs while imposing a permanent and disproportionate impact on this community. Once this open space is lost, it cannot be restored. I respectfully ask Council to reject the proposed Phase 2 development and protect the remaining Millcroft lands as open space for current and future residents.

The developer has not been forth-right/honest with the Millcroft community or local governments. It is time that ALL levels of government stand up and oppose this application.

Sincerely,

Darcy & Brenda Chisamore - Millcroft Resident (21 years)

-----Original Message-----

From: Amalia molnar <
Sent: Thursday, September 10, 2026 9:07 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Mount Nemo

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.

So devastated that the OLT don't care about the people who live around MountNemo Our health is on line the constant noise drives you mad not to mention the dust particles that we have to bread in and polluted waters as we are on wells here and I can go on and on with the devastations they cause . Not just to the people but for the Mount Nemo . Please stop excavating now . Sincerely A Terecik

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: OLT decision re Nelson Quarry expansion
Date: September 11, 2026 9:53:27 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.

Sir/Madam

We moved to our current home at [REDACTED] five years ago, to spend our retirement years in an ideal setting, surrounded by the beauty of nature and healthy environment.

On August 18, we were devastated to hear the news that OLT had approved the expansion of the Quarry. We have been following the application closely and with all the impactful evidence against the expansion, we were confident that the expansion would not be ratified. To our utter dismay we were wrong.

There is overwhelming evidence that the expansion will not be conducive to our community's health and wellbeing and a disaster for the environment.

We therefore urge the City of Burlington to do all in their power to support an appeal of the OLT decision.

Sincerely

Amin Nagdee

[REDACTED]

Burlington

[REDACTED]

Sent from my iPhone

From:
To: clerks@burlinton.ca
Cc:
Subject: STOP Nelson Quarry!!!
Date: September 11, 2026 11:19:04 AM

To Whom it may concern,

I am writing on behalf of myself and my family to stop the Nelson quarry expansion. I live at [REDACTED] My home/front yard directly faces Burlington Springs golf course main entrance. Once Burlington Springs closes the golf course and hands over their property to Nelson, my family's health and home will be drastically impacted by the blasting of the land. We moved to this beautiful rural property over 10 years ago to raise our children in a rural neighbourhood with fresh clean air and nature all around us. Now I am worried continuously about huge gravel trucks impacting our streets and my family's well water being contaminated and the worst case possibly, anyone of us developing cancer, if we continue to live here. We have already been exposed to the toxins and blasting at the existing quarry on # 2 side rd. Now with the possibility of even more mining, I am absolutely devastated and outraged!!!

This decision by the OLT to approve this expansion is dangerous and a crime not just for our rural community but for all the communities within Burlington.

Outraged Residents Andrea and Brian Long

[REDACTED] (directly affected on all corners of the Nelson Expansion)

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From:
To: [Mailbox, Clerks](#)
Subject: Nelson Expansion
Date: September 11, 2026 11:40:11 AM

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I was very disheartened, not surprised given the track record of the current provincial government, to learn of the OLT's recent decision to approve the gravel pit expansion. I urge Council to support an appeal of this decision.

I live on [REDACTED] north of the quarry. The impact of the gravel pit is not localized. It impacts much of north Burlington and Halton Region through increased heavy truck traffic, accompanying pollution, dust and stone fragments and potential damage to water sources. Negative impacts of the quarry have been well documented.

Current populations have a responsibility to protect the environment for future generations.

I thank Council for their past support of CORE and others working to halt quarry expansion and ask that Council support an appeal of the OLT decision.

Anne Markey-Browne

Burlington.

Anne Browne

From:
To: [Mailbox, Clerks](#)
Subject: Appeal the ruling to allow further development of the Mount Nemo quarry
Date: September 11, 2026 9:17:46 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.

Good day. I am writing this letter to show my support and encourage the town to appeal the recent decision by the OLT to allow further development of the Nelson quarry located close to Mount Nemo.

I live on [REDACTED] in the Kilbride area. We recently became aware of the OLT's decision which by all accounts seems to have ignored all relevant fact and evidence about the destruction of environment that the quarry causes. We cannot understand how so much of the evidence could have been ignored by the OLT and are devastated by their conclusions. The other night we listened to a legal discussion regarding possible grounds for a review of the decision. We are convinced that there are many legal avenues to pursue in an appeal.

The air that we breathe locally is polluted by their blasting. The water that we all drink in Burlington from local groundwater sources is at risk. The fact that they are permitted to allow polluted waters back into our water table is unfathomable. The roads are unsafe with the existing truck traffic let alone the increase in traffic that will come from this expansion.

My list of concerns is long but I will skip to my request. PLEASE, FOR THE SAKE OF EVERY RESIDENT IN BURLINGTON, proceed with an appeal against this decision.

We are all counting on this town council to stand up for what is right here.

Thank you.

Brett Caldwell, [REDACTED] Burlington

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From: Brian Long
Sent: Friday, September 11, 2026 7:03 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Andrea Long
Subject: Appeal.

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.

We wanted to relay our support and request for an appeal to the seemingly corrupt OLT decision to ignore endless testimony and expert supported facts for the MT Nemo Quarry expansion.

The previous owner we purchased from moved away due to deteriorating health (lung) conditions, and I've been diagnosed with asthma this past year as well. I can't imagine how much more poorly the air quality will get when the blasting is 2-3 times more and closer to our home at (Burlington Springs Golf course). Just one of the many factors in improving the health and lives for all the people living here.

Please appeal and do the right thing supporting the majority of the people living in this area and our future generations to come.

Thank you.

Regards,
Andrea and Brian Long

Carl and Rachel Griffiths

Burlington, Ontario

September 10, 2026

Mayor Marianne Meed Ward and Members of Burlington City Council
Office of the City Clerk, City of Burlington
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

Re: Nelson Quarry expansion / Mount Nemo

Dear Mayor Meed Ward and Members of Council,

As residents of North Burlington, we are writing to lend our support to the City of Burlington's appeal of the Ontario Land Tribunal's decision approving the proposed expansion of the Nelson Quarry.

The proposed development would have significant and long-lasting effects on Burlington's rural landscape, agricultural lands, natural environment, local roads, nearby residents like us, and the broader community. The expansion would involve lands currently used for agricultural and residential purposes, as well as the Burlington Springs Golf Club area. Given the scale and permanence of the proposal, we believe the decision deserves further review.

In our view, the quarry expansion raises serious concerns, including:

- potential impacts on groundwater, wells, wetlands and local watercourses;
- harm to the Niagara Escarpment, woodlands, wildlife habitat and other natural features;
- the loss of agricultural land and rural character;
- increased truck traffic, noise, dust, vibration and road-safety concerns;
- cumulative impacts from the existing quarry and the proposed expansion;
- effects on nearby residents, recreational areas and surrounding communities; and
- whether the proposal fully conforms with applicable municipal, regional and provincial planning policies;
- a questionable need for more limestone quarries.

We support an appeal as we fervently oppose the Quarry expansion and were disappointed by the OLT decision. An appeal would also demonstrate that Burlington takes seriously its responsibility to protect the Escarpment, agricultural lands, natural heritage and the quality of life of its residents.

Thank you for considering our concerns and for protecting Burlington's long-term environmental, agricultural and community interests.

Sincerely,

Carl and Rachel Griffiths

From: Carly Wood

Sent: Thursday, September 10, 2026 9:52 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Please Support an Appeal of the OLT Decision – Mount Nemo

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.

Dear Mayor Meed Ward and Members of Burlington City Council,

I am writing as a Burlington resident living near the intersection of Guelph Line and Britannia Road to strongly support the City of Burlington appealing the OLT decision regarding Mount Nemo.

I do not feel that the very real concerns raised by our community—including the potential impacts on **air and water quality, public safety, and the ecology of this environmentally significant area**—were adequately recognized or weighed in the OLT decision.

For me, this is not simply about opposing development. It is about ensuring that decisions with potentially significant and irreversible consequences for our community and natural environment are based on a thorough and appropriate consideration of the evidence and risks. The potential consequences are simply too significant to leave this decision unchallenged. I believe the City has a responsibility to advocate for the health, safety, and long-term well-being of Burlington residents and to protect the environmental integrity of Mount Nemo.

I respectfully ask Mayor Meed Ward and Burlington City Council to support an appeal of the OLT decision.

Thank you for standing up for our community and for taking this important step.

Sincerely,

Carly Wood

Burlington, Ontario

Guelph Line & Britannia Road area

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Support for the appeal of the OLT decision
Date: Thursday, September 10, 2026 8:34:29 PM

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.

Hello,

I just wanted to send my support for CORE and the city as they launch an appeal of the OLT decision to allow another quarry on the beautiful escarpment land. I live on Cedar Springs road and have always supported the work of CORE and was very saddened by the decision. I appreciate that the city is not giving up the fight.

Best,

Carol Lonsway

From: Carolyn Melia <
Sent: Thursday, September 10, 2026 9:22 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Urgent: Mount Nemo Quarry Decision Puts Our Water and Health at Risk!!!!!!

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.

As a residents living near Mount Nemo, I am are deeply concerned by the Ontario Land Tribunal's decision to approve two new below-water-table crushed limestone quarries on the plateau.

The existing 500+ acre quarry has already caused real harm to our community, wells have gone dry, blasting has sent rocks onto lawns, roofs, and public green space, and dust continues to settle on our homes and in our lungs.

Despite this track record, and despite testimony from an independent air quality scientist who said he would not live beside the quarry due to health risks, the OLT sided with the company, which presented no health impact evidence of its own.

The tribunal even acknowledged that Ontario's own 2023 Auditor General report found the provincial ministries responsible for regulating gravel mining are doing a neglectful job, yet it still placed all future oversight of this expanded, engineering-intensive operation in those same ministries' hands. Perhaps most alarming, the approved project depends entirely on "perpetual water pumping" to protect wells and provincially protected wetlands, meaning the company must run pumps indefinitely just to prevent the harm this expansion would otherwise cause.

Rather than stopping the source of the risk, the decision puts the burden on the City of Burlington to evacuate residents if air quality proves carcinogenic. Mount Nemo sits atop dozens of creek systems that feed the water table for the entire plateau and everyone downstream, and it is part of a UNESCO World Biosphere.

This not a place where "build, build, build" should override safe drinking water, clean air, and irreplaceable natural infrastructure!!!!

Kind Regards,

Carolyn Melia
Burlington, On

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: Nelson Quarry
Date: September 11, 2026 9:41:49 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.

Hello . By way of background we live in the Cedar Springs Community and have been enjoying and exploring this area for over 50 years . Besides our concern for the huge negative impact on our neighbours to the south we have seen a large increase of visitors from across the GTA and west to Niagara . The majority of hikers and cyclists don't live in the immediate area but enjoy the beauty of The Escarpment and all it has to offer . The continuation and expansion of this quarry for another 30 years plus is unnecessary and against the will of the citizens and their political representatives . We know Nelson doesn't act responsibly , we've seen the videos , read the expert testimony etc . This decision is flawed and needs to be revisited . Why do we even have to fight this expansion again as it was previously denied ?

In a nutshell this decision is incomprehensible and shouldn't be allowed to stand . The citizens of Burlington and Halton bore the cost of this twice but we did it for all the users and visitors and future generations . My daughter , Chantal , is currently teaching in a classroom and asked that I add her name to our submission .
Respectfully , Lee Hartwell

From: Siple, Cheryl (elle | she, her)
Sent: Thursday, September 10, 2026 9:13 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Request for the City of Burlington to Appeal the OLT Decision on the Mount Nemo Quarry Expansion

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.

Good evening,

I am writing to urgently request that Burlington City Council appeal the Ontario Land Tribunal's decision to approve the Mount Nemo quarry expansion.

My family lives on Britannia Road, directly below Mount Nemo, and we are among the residents who will be directly impacted by this decision. I was 12 years old when my family moved to our home, and I grew up hearing the daily blasting from the quarry and witnessing the constant movement of heavy trucks through the area. I also experienced numerous dangerous situations involving quarry trucks on our local roads. As quarry operations gradually wound down over the years, the level of disruption decreased significantly. I am therefore deeply distressed to learn that the expansion has now been approved and that our community may once again face decades of increased industrial activity.

The circumstances today are very different from those of 50 years ago. Traffic volumes have increased dramatically, and Guelph Line has become a major transportation corridor connecting the QEW and Highway 401. Both Burlington and Milton have experienced substantial residential growth, bringing significantly more people, vehicles, and activity to the area. Reintroducing large-scale quarry operations will create additional traffic and safety risks not only for residents living near Mount Nemo, but also for the thousands of commuters who travel these roads every day.

I am equally concerned about the potential risks to our water supply. My family operates a registered farm in the City of Burlington, and we rely on groundwater both for our household and for irrigating crops that are sold to the public. The possibility of impacts on groundwater quality or quantity is alarming. Clean and reliable water is essential not only for our family's livelihood but also for the broader agricultural community and the consumers who depend on locally grown food.

When Nelson Aggregate's previous expansion proposal was denied, my father was still alive. He was enormously relieved that our community would be spared the long-term impacts of quarry expansion. He often spoke about the park and natural space that residents had hoped would eventually replace the quarry once extraction activities ended. It saddens me to think that instead of moving toward restoration, our community now faces the prospect of another massive excavation, potentially bringing decades more of dust, blasting, truck traffic, and concerns about water resources.

I attended several of the OLT hearings virtually and listened carefully to testimony from experts and community representatives. I heard compelling evidence regarding potential impacts on the environment, groundwater systems, endangered species, and concerns about the effectiveness of past mitigation measures. Based on the evidence presented, I genuinely believed the expansion would not be approved. Given that a similar proposal was rejected only a decade ago, I assumed the Tribunal would once again prioritize environmental protection and public health and safety.

For that reason, I was shocked and profoundly disappointed to learn of the decision to approve the expansion. Many residents who have spent years advocating for the protection of Mount Nemo feel that their voices and concerns have not been adequately reflected in the outcome.

I respectfully urge Burlington City Council to pursue every available avenue to appeal this decision. I ask that the City dedicate the resources necessary to challenge this approval and continue fighting for the protection of our environment, our water resources, our road safety, our agricultural lands, and the quality of life of current and future residents.

Mount Nemo and North Burlington are unique and irreplaceable parts of our community. Once this expansion proceeds, the impacts will be felt for generations. I hope Council will stand with residents and do everything possible to prevent this outcome.

Thank you for your time, consideration, and continued advocacy on behalf of Burlington residents.

Sincerely,

Cheryl Siple

Burlington,

From:
To: [Mailbox, Clerks](#)
Subject: Fw: Appeal the OLT decision
Date: September 11, 2026 10:24:45 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.

Good morning,

I'm writing to show my support for an appeal to OLT with regards to expanding Nelson quarry.

I live in Mt Nemo, a beautiful , unique part of the city of Burlington. I oppose the expansion of the quarry in this designated World Biosphere Reserve.

I fully support the city's efforts to appeal the OLT decision. We need to preserve these special lands and protect our water tables for all that live here.

Sincerely,
Chris Caunce
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From:
To: [Mailbox, Clerks](#)
Subject: OLT Decision on Quarry Expansion
Date: September 11, 2026 9:02:59 AM

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Hi,

I am writing this email to express my concern about the OLT's decision to allow for the quarry expansion in north Burlington. My name is Chris Zwolak, and I live at [REDACTED] and I strongly feel this decision needs to be appealed and reviewed to ensure to protect this environmental region.

Best Regards,

Chris Zwolak

From: Christopher Gregg <
Sent: Thursday, September 10, 2026 8:54 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT Decision

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.

Dear Burlington City Council,

My name is Christopher, and I live at Burlington. I am writing to express my strong support for the City of Burlington to appeal the recent OLT decision regarding the Mount Nemo quarry expansion.

Mount Nemo is one of the most ecologically significant areas in our region. Its groundwater systems, forests, and wildlife habitats are irreplaceable, and the health of our community is directly tied to the protection of these lands. An appeal is essential to ensure that Burlington's environmental, cultural, and public-health interests are fully defended.

I am grateful to Mayor Meed Ward and Councillors Nisan and Kearns for bringing forward the recommendation to appeal, and I urge Council to move forward with it. Preserving Mount Nemo is a responsibility we all share, and this decision will shape the future of Burlington's natural heritage for generations.

Thank you for your consideration.

Sincerely,

Christopher Gregg
President

travelpath® – www.travelpath.com
PH: 905-319-8818 x100 / 800-363-6211

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From:
To: [Mailbox, Clerks](#)
Cc:
Subject: Nelson Quarry
Date: September 11, 2026 9:24:25 AM

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Since before my childhood, Nelson Quarry has been a part of my life. My great grandparents once owned the land and over the years I watched their farm be dismantled. The last I remember was the family home being torn down.

As rock was quarried out, those who lived in the surrounding community lived with damage to their homes on blasting days. My mom often removed picture from the walls of our home and protected glassware and ornaments. We also dealt with changes in water in our wells in both amount and quality. These issues continue today.

I was always told that one day those of us who lived in Lowville, Mount Nemo and Kilbride and the surrounding areas would be the beneficiaries of a fantastic new conservation area for our use and enjoyment. That was almost 7 decades ago. Once again, Quarry owners are making that same offer. I don't believe it.

I have watched and supported both PERL, and now CORE present valid and evidence-based data to try to make government realize the absolute folly of permitting the expansion of Nelson Quarry on one of the most valuable and environmentally sensitive places in the province. The eagerness to grow and expand our cities and roadways which requires the use of stone and gravel is wrong. It is destroying our most valuable land and, to me, wreaks of nothing but greed. Not just for the Quarry owners, but for developers and ultimately for the government in tax revenues. This is more than shameful.

I am extremely disappointed in the OMB decision and afraid for the health and future of our escarpment because of this decision. Again: this is shameful.

Please reverse this decision to save our valuable escarpment and those who live upon it and are stewards of this beautiful place. It is a place that means very much to me. Do the right thing.

Thank you.

Cindy Powell

From: Gord McNulty
Sent: Thursday, September 10, 2026 9:35 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: City of Burlington appeal of the OLT decision re proposed expansion of the Nelson Aggregates quarry at Mount Nemo

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.

To the mayor and members of Burlington City Council:

I share the significant concerns of CORE Burlington about the OLT's very questionable approval of the proposed expansion of the Nelson Aggregates quarry at Mount Nemo. Accordingly, I strongly support an appeal of the OLT decision.

CORE Burlington presented extensive and compelling evidence during the hearing about the effects of the expansion relating to drinking water, air emissions and pollution, unregulated blasting and flyrock and community safety. The quarry's proximity to local homes, groundwater-dependent residents and environmentally sensitive areas underline the importance of an appeal to ensure that these issues are considered more carefully than shown by the OLT.

Thank you.

Gord McNulty,
Hamilton

From:
To: [Mailbox, Clerks](#)
Subject: CORE Burlington Approval
Date: September 11, 2026 11:19:04 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.

To whom it may concern,

As a residents living near Mount Nemo I am deeply concerned and angry by the Ontario Land Tribunal's decision to approve 2 new below-water-table crushed limestone quarries on the plateau.

The existing 500+ acre quarry has already caused real harm to our community, wells have gone dry, blasting has sent rocks onto lawns, roofs, and public green spaces, damaged foundations of homes and dust continues to settle on our homes and in our lungs.

Despite this track record, and despite testimony from an independent air quality scientist who said he would not live beside the quarry due to health risks, the OLT sided with the company, which presented no health impact evidence of its own.

The tribunal even acknowledged that Ontario's own 2023 Auditor General report found the provincial ministries responsible for regulating gravel mining are doing a neglectful job, yet it still placed all future oversight of this expanded, engineering-intensive operation in those same ministries' hands. Perhaps most alarming, the approved project depends entirely on "perpetual water pumping" to protect wells and provincially protected wetlands, meaning the company must run pumps indefinitely just to prevent the harm this expansion would otherwise cause.

Rather than stopping the source of the risk, the decision puts the burden on the City of Burlington to evacuate residents if air quality proves carcinogenic. Mount Nemo sits atop dozens of creek systems that feed the water table for the entire plateau and everyone downstream, and it is part of the UNESCO World Biosphere.

This is not a place where "build, build, build" should override safe drinking water, clean air, and irreplaceable natural infrastructure. **People's homes, people's lives and the wild life in this area are at risk. This is not acceptable.**

David
Burlington

From:
To: [Mailbox, Clerks](#)
Subject: OLT Appeal
Date: September 11, 2026 11:03:44 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.

Good morning Mayor MeedWard and council. My My name is Dean Cahusac and I'm very disappointed with the OLT decision to move forward on the Nelson quarry application, not Nemo is the headwaters of all the creeks and streams and rivers in the Burlington Waterdown area. It's also the home to my self and over 200 neighbours whose freshwater supply depends on the aquifer directly below the quarry there are also many homes that will be directly impacted by dust and particulate matter from every blast that goes on and every truck that leaves the site. Nelson has a history of stopping water that is pumped from there sewage ponds and I do use sewage ponds as opposed to settling ponds because that is what is in their permit to take water. That is not water that we want in our creeks and river systems or our drinking water from our wells. Well Nelson says it's the biggest employer they don't employ the truck drivers with a stone comes off a truck they tell you to address that company not Nelson. we also have a great diversity of wildlife in the area and rural areas should remain farmland and recreational areas not in industrial properties, particularly as I said in the headwaters of the streams and rivers that flow into Lake Ontario.

Sincerely
Dean and Jan Cahusac
Burlington
Sent from my iPhone

From:
To: [Mailbox, Clerks](#)
Subject: Please vote support Legislative Review of Nelson Quarry OLT
Date: September 11, 2026 8:51:37 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.

My name is Diane Gregg. I live within 1km from the Nelson quarry. The dust clouds that you will see on the videos presented by Gord Pinard on Monday are real. The particulate matter, containing proven carcinogen PM2.5 regularly drift in our direction. There is no safe level of PM2.5 for human health.

Nelson has consistently broken EPA regulations with no mitigation. The MNR does not have the resources to police the issues.

I understand that the OLT made numerous errors in its conclusions, and I ask that you please vote to support a Legislative Review.

Sincerely,
Diane Gregg
Mount Nemo resident

From: Doreen Nicoll
Sent: Thursday, September 10, 2026 8:25 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Mount Nemo Appeal by the City of Burlington

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Doreen Nicoll
Burlington ON

It is imperative that the City of Burlington appeal the OLT decision regarding the expansion of the Nelson Quarry on the basis of several outstanding reasons:

1. In December 2023, the Ontario [Auditor General report](#) stated the industry is not managed adequately and that Ontarians can expect violations that will likely to be unpublished by the Ford government.
2. The industry is also licensed to take up to 4.6 billion litres of water daily for extraction processes. That means in the middle of a climate crisis while water, in some communities, is under threat from drought and corporate extraction for gravel mining as well as [bottling](#), the Ford government is not enforcing established aggregate regulations that reflect sound ecological practices.
3. Gravel mining increases truck traffic on local roads, affects air quality, generates noise, poses threats to groundwater and causes vibrations that damage homes. Yet, single-family homeowners often pay more in property taxes than a 40.5 hectares/100-acre commercial gravel mine.
4. It's important to note that Nelson Aggregates have stated they will only extract half of the licensed rate. That's not surprising given the Mount Nemo quarry appears to have operated below the licensed rate for years, apparently in order to focus on their accessory use permissions to process waste concrete and waste asphalt.
5. While the single study Nelson performed shows the company needs more aggregate to sell to customers in Halton Region, there is no evidence of an industry-wide shortage.
6. Halton Region's 2023 technical review concluded that existing aggregate reserves far exceed Ontario's annual aggregate consumption of 165 million tonnes, revealing no proven necessity for additional extraction capacity. In fact, the industry has approximately over 38 years' worth of unused reserves, including close to market supply.
7. The expansion threatens a delicate ecosystem, jeopardizes Jefferson salamander habitats, increases the risk of groundwater contamination and threatens human health and safety from blasting flyrock and toxic dust emission.

8. The potential threats to 12 wetlands and the Bronte Creek watershed, as well as air quality risks associated with PM2.5 particulate matter that would exceed World Health Organization (WHO) guidelines far outweigh any economic benefits.

9. Nelson Quarry's rehabilitation is largely sloping the walls of the quarry with fill for safety and planting vegetation to stabilize the slopes from erosion. At that point Nelson's rehabilitation is complete and the corporation can surrender their quarry license. However, at this stage a tremendous amount of work needs to be done to make the quarry look like the rendering of [Mount Nemo Park](#) on Nelson's website.

10. Conservation Halton expects to complete a full review of the property, including public consultation to confirm a strategic fit and their interest in the property. There are clauses in the contract that allow Conservation Halton to withdraw from the agreement if their review determines the lands are not a good fit. This is far from a solid rehabilitation plan and one where the burden of cost falls mainly on tax payers.

It is time to put this expansion to bed and put the health and wellbeing of Halton residents and the environment ahead of corporate expansion for profits that will only harm generations to come.

Doreen Nicoll

From: E E <

Sent: Friday, September 11, 2026 2:11 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Strong Support for the City's Appeal of the OLT Nelson Quarry Decision

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.

Dear Mayor and Members of Council,

I am writing as a Burlington resident to voice my strong opposition to the Nelson Quarry expansion at Mount Nemo and to express full support for the City of Burlington in appealing the recent Ontario Land Tribunal (OLT) decision.

Mount Nemo is an ecologically sensitive cornerstone of the Niagara Escarpment. Further aggregate extraction threatens vital groundwater systems, wildlife habitat, and prime agricultural land—irreplaceable natural assets that cannot simply be re-engineered once destroyed.

The precedent set by the 2012 Joint Board decision remains highly relevant. Following an exhaustive public hearing, the Board unanimously rejected Nelson Aggregate's previous expansion proposal, citing the critical need to safeguard the area's hydrology and ecology. Over a decade later, these core environmental realities have not changed:

- **Hydrological Risks:** Below-water extraction poses severe, far-reaching risks to regional groundwater flows.
- **Irreversible Impact:** While post-extraction rehabilitation can green a site, it cannot recreate complex geological, hydrological, and ecological systems.
- **Permanent Legacy:** The Niagara Escarpment demands the highest standard of protection to preserve Burlington's natural heritage for future generations.

Given these enduring conditions, the current application cannot justify compromising the rigorous environmental protections established in 2012.

I urge Council to exhaust every reasonable legal avenue to appeal the OLT decision and protect Mount Nemo. Please accept this letter as clear evidence of widespread, unwavering community support for the City as it continues this crucial fight.

Thank you for your leadership and dedication to protecting Burlington's environment.

Sincerely,

E Mang

Burlington

From: Elaine Saric
Sent: Friday, September 11, 2026 8:28 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Mount Nemo Quarry decision

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.

Dear City Clerk,

I am extremely disappointed by the OLT's decision to approve the proposed quarry expansion on the Mount Nemo plateau.

Mount Nemo is an irreplaceable natural, ecological, and recreational asset for Burlington and the surrounding community. Its significance extends far beyond the value of the mineral resources beneath it, and I am deeply concerned about the long-term consequences of allowing further quarrying in such an important and sensitive area.

I strongly support CORE Burlington's continued efforts to challenge this decision and protect Mount Nemo. Once this landscape and its ecological features are permanently altered, they cannot simply be restored or replaced.

I urge the City to continue doing everything within its authority to protect Mount Nemo and to ensure that its long-term environmental and community value is given the importance it deserves.

Sincerely,

Elaine Saric

From: Ella <
Sent: Thursday, September 10, 2026 11:01 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Mailbox, Office of the Mayor <mayor@burlington.ca>
Subject: Mt Nemo quarry

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To whom it may concern,

I was so disappointed to hear about the OLT decision about the quarry expansion. It's a bad decision that is not in the best interest of the people, animals, and environment of Burlington.

The provincial government has overreached and taken away our ability to govern our own city.

I strongly urge you to do that you can to appeal this dangerous decision. The negative impacts of this quarry are so numerous that it would be a huge disservice to the city if you didn't do everything possible to block it.

Ella Myers

-----Original Message-----

From: Erica Hall < >

Sent: Friday, September 11, 2026 2:48 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Mount Nemo OLT decision appeal

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.

Dear City of Burlington,

My name is Erica Hall and I live in Hamilton. I am requesting that you appeal the OLT decision to expand the quarry on Mount Nemo for the following reasons, although there are many others.

First, it is a World Biosphere Reserve (WBR). Even if quarry materials were in limited supply (which I hear they aren't at this point in time), I don't understand how an expansion of a quarry would be a good idea in a WBR. Literally a WBR is an area reserved as a "living zone" that is a "critical buffer against climate change and biodiversity loss" with the implication that it belongs to the world and no one should destroy it. How does blowing up the Niagara Escarpment to remove rock, protect it as a living zone that is valuable to the entire planet?

Second Jefferson Salamanders have been found there. The Jefferson Salamander is listed as endangered species both federally and provincially. We cannot destroy the living space of a living being that is on the verge of becoming extinct.

Third, the OLT should be very well aware of the above yet rules against government and even world policies. It should not be allowed to get away with it. Please don't let it bully you, fight for your right to preserve your beautiful WBR which should be a safe haven for endangered species.

I know, you have been through this before and know all about what is at stake. I just want to add my voice as a concerned neighbour and provide encouragement for what is I'm sure a very draining situation for you all.

Sincerely,

Erica Hall

From:
To: [Mailbox, Clerks](#)
Subject: Appeal the OLT decision
Date: September 11, 2026 9:22:18 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.

Good morning,

I'm writing to show my support for an appeal to OLT with regards to expanding Nelson quarry.

I live in Mt Nemo, a beautiful , unique part of the city of Burlington. I oppose the expansion of the quarry in this designated World Biosphere Reserve.

I fully support the city's efforts to appeal the OLT decision. We need to preserve these special lands and protect our water tables for all that live here.

Sincerely,

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From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Quarry Expansion
Date: Thursday, September 10, 2026 8:16:53 PM

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I do NOT agree with expanding the quarry. I have been a resident of Brant Hills since 1980 . I am concerned about the air quality, noise, and traffic congestions caused by heavy trucks close to my neighbourhood. STOP this quarry.

--

Frank Genovese
[REDACTED]

From:
To: [Mailbox, Clerks](#)
Subject: Appeal of the OLT- Nelson Quarry
Date: September 11, 2026 10:34:10 AM

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My Name is Gillian Adams

I have lived at [REDACTED], for the past 12 years ago.

I am writing to convey that the city of Burlington should support the appeal against the Nelson Quarry. The impact to this expansion is a sever health risk for myself and my husband. The dust that is carried over has a significant impact on our air quality, my husband has asthma and this will compromise his health significantly.

The fly rock and lack of controls and monitoring that came to light from the tribunal that is not enforced on nelson is unacceptable. If we do not act there will be more quarries that open with lack of controls going forward.

Mount Nemo is part of the UNESCO and should be protected for the Greenlands and all the residents who live here.

Having the support of the City of Burlington, is essential if we want to win the appeal.

Thank you for taking the time to read a small amount of our concerns as there are numerous.

Regards

Gillian Adams

[REDACTED]

Burlington

[REDACTED]

From: Gwen Harris

Sent: Thursday, September 10, 2026 10:52 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Re: Nelson Quarry Expansion at Mount Nemo — Request to Appeal the OLT Decision

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.

**To: Mayor and Members of Burlington City Council
City of Burlington**

Re: Nelson Quarry Expansion at Mount Nemo — Request to Appeal the OLT Decision

Dear Mayor and Members of Council,

I am writing as a resident of Toronto to urge the City of Burlington to support an appeal of the Ontario Land Tribunal's decision approving the proposed expansion of the Nelson Aggregate quarry at Mount Nemo.

Although I do not live in Burlington, I believe that the Niagara Escarpment is an environmental treasure that belongs, in a very real sense, to all Ontarians. Decisions that permanently alter such a significant natural landscape therefore concern far more than the immediate municipality in which the quarry happens to be located.

I have followed the long effort by CORE Burlington and others to protect Mount Nemo, and I am deeply concerned about the precedent that would be established by allowing further quarry expansion in such an environmentally sensitive area. The issues are not simply local inconveniences. They include the destruction and fragmentation of natural habitat, impacts on groundwater and headwaters, loss of agricultural and natural lands, air pollution and dust, noise, blasting, and the cumulative effects of aggregate extraction on the Niagara Escarpment ecosystem.

I am also concerned about the larger question of how Ontario manages aggregate extraction. Aggregate is undoubtedly necessary for construction and infrastructure, but that does not mean that every deposit should be considered available for extraction regardless of environmental consequences. Where an irreplaceable natural landscape is at stake, the burden should be on demonstrating that extraction is genuinely necessary and that the environmental costs are acceptable—not simply that the resource exists.

The Niagara Escarpment has been recognized for its exceptional ecological and geological significance, and Mount Nemo forms part of that larger landscape. Once a landscape of this character has been excavated, its original ecological functions and geological features cannot simply be restored by subsequent rehabilitation.

I was therefore encouraged to see that Burlington City Council has previously taken a strong position against the proposed expansion and has recognized the importance of protecting the Mount Nemo plateau. I hope Council will now carry that position forward and use every appropriate legal avenue available to challenge the OLT decision.

I respectfully ask the City of Burlington to **support and participate in an appeal of the OLT decision**, and to continue advocating for the long-term protection of the Mount Nemo plateau and the Niagara Escarpment.

As a Toronto resident, I may not be directly affected by the noise, dust or traffic of this particular quarry. But I am affected by the loss of Ontario's natural heritage, and I believe that citizens across the province have a legitimate interest in ensuring that environmentally significant landscapes are not gradually sacrificed through individual development decisions.

Thank you for your continued efforts to protect Mount Nemo. I hope Council will stand firm in its opposition to this expansion and pursue an appeal of the OLT decision.

Yours sincerely,

Gwen Harris
Toronto, Ontario

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Support for City of Burlington Appealing the OLT Nelson Aggregates Quarry Decision
Date: Thursday, September 10, 2026 8:21:46 PM

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.

Attention: City Clerk,

City Burlington

426 Brant Street, PO Box 5013,
Burlington, Ontario L7R 3Z6

As a Bruce Trail Life Member I urge the city of Burlingotn to speal the OLT decision approving the Nelson Aggregates Quarry expansion

I agree with Mayor Marianne Meed Ward and Councillor and Deputy Mayor for the Environment Rory Nisan that the development has “.. *too many potentially negative impacts to the area, environment, wildlife, and community.*”

Thank you,

Sincerely,

Harold B. Smith

Past Member, Ontario Association of Architects, B. Arch, MBA, LEED AP

[REDACTED]

Toronto [REDACTED] [REDACTED]

[REDACTED]

From: Holly Fisher <
Sent: Friday, September 11, 2026 8:22 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Mount Nemo

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.

My family has lived on the escarpment for close to 50 years. I attended the most recent CORE meeting at the request of my 94year old mother. I was shocked. The meeting reviewed the approval of the Nelson Quarry expansion by the Ontario Land Tribunal. We saw videos and evidence that Nelson has done little or nothing to protect our drinking water (wells) or to protect us from carcinogenic dust particles from the continued blasting.

Please help us protect our world biosphere reserve.

Holly Fisher

From: James Moffatt >
Sent: Friday, September 11, 2026 7:04 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal of OLT decision on the Nelson Quarry

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.

Hi – Please consider this letter as support for appealing the OLT decision regarding the Nelson Quarry. My name is James, and my wife and young daughter live at . We want Mount Nemo and the surrounding area to be protected from the unnecessary expansion of the quarry. I want my daughter to grow up and live in an area... a city... a province... a country that protects nature, and particularly our world biosphere reserve. Please protect Mount Nemo!

Sincerely,
James Moffatt and Family

-----Original Message-----

From: Janet Cogeco

Sent: Thursday, September 10, 2026 9:50 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: OLT appeal

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 was very disappointed when I learned about the decision to let Nelson continue with its plans to expand from their current location. I felt very valid and well supported evidence was provided during the hearing was given supporting there was no need for more aggregate and that harmful effects would occur to Burlington citizens and the environment surrounding the proposed new sites.

Please reconsider the evidence and allow an appeal to take place.

Thank you.

Janet Guay

Burlington

Sent from my iPhone

-----Original Message-----

From: Janet Turpin Myers

Sent: Friday, September 11, 2026 7:55 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Nelson Quarry OLT appeal

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.

My name is Janet Turpin Myers. I'm a long time citizen of Burlington (since 1969) and a resident on Burlington's beautiful escarpment since 1982. I'm writing to put on record my support for Mayor Meed Ward's initiative for the City of Burlington to appeal the devastating and reckless decision rendered by the OLT to approve an expansion to Nelson/LaFarge's mega-quarry in North Burlington. I understand there's a council meeting this coming to Monday to decide whether or not the City will continue to fight for the ecological integrity of Mount Nemo and for the safety of our well water, our air and to protect our community from the dangers of flyrock. I'm so pleased by the work the City has done over the past 6 years to stop the expansion of this entirely inappropriate industrial activity in a rural residential area. I'm counting on council to not throw in the towel now... please make one last effort to protect our community. Appeal this terrible decision.

Janet Turpin Myers
Burlington

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Expansion of Nelson Quarry - appeal letter
Date: September 11, 2026 10:20:49 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.

To the Clerks of Burlington Council,

I live on [REDACTED] a stone's throw from [REDACTED] bordering the edge of the area of Burlington Springs Golf Course which is part of the expansion of Nelson Quarry which has been granted by the OLT. I have found golf balls on my lawn from the Golf Course. If a golfer can hit a ball into my lawn, so can fly rock from a blast come this far. Hence it will be making it a hazard to be outside if the Quarry is expanded as planned. This also presents a hazard for traffic along Cedar Springs Rd which is at the edge of the planned expansion. I would not want to be hit by flying rock as I drive along this road to my home.

I depend on a private well for my water. With the amount of water which I see gushing from a pipe from the present quarry along Colling Rd. into the ditch after use, the expansion of the quarry will affect the level of the water table for private use. I need water to conduct my life. Please **DON'T ALLOW THE EXPANSION OF THE QUARRY!**

I live at [REDACTED] and strongly oppose the expansion of the Quarry as it is getting too close for safety to my home.

Sincerely,

Jean Wilkinson

From:
To: [Mailbox, Clerks](#)
Subject: Appeal OLT decision
Date: September 11, 2026 9:32:01 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.

Dear City of Burlington and council members,

I am writing to express my sincere support for appealing the extremely disappointing OLT decision to approve the expansion of the Nelson Aggregates quarry. We cannot allow this expansion of the quarry to go ahead, and I am very worried about the detrimental impacts this expansion will have on my family and community's health and wellbeing. Our beautiful escarpment and wonderful access to nature is one of our favourite things about living in Burlington, and this expansion will threaten our natural spaces and greenspace, both for people today and for generations to come. I am also deeply concerned about the impacts this expansion will have on wildlife in the area, as well as our ability to meet our climate change and adaptation goals.

Thank you to Mayor Meed Ward and Councillors Rory Nisan and Lisa Kearns for your support of this appeal, and I urge the City of Burlington and all council members to support an appeal of the OLT decision next Monday at the Burlington City Council meeting.

Thank you very much,

Jenna Rines
Burlington, ON

From: John Dixon <
Sent: Thursday, September 10, 2026 10:00 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Expansion of Nelson Quarry

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 am writing to express my concern about the quarry expansion. The city of Burlington should appeal the OLT decision.

I live in Kilbride, this has gone on far too long. Our community needs to protect the sanctity of our water table, the roads can not handle the extra truck traffic and the noise is contrary to what we enjoy up here.

Thanks

You

John Dixon
Sent from my iPhone

From: John Gnocato
Sent: Friday, September 11, 2026 7:59 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT approval to allow expansion of the Quarry

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.

Good day

My wife and I are residents of Burlington and have grown up in the community, living here almost 60 yrs.

Like most people given the undeniable need to preserve our environment we are shocked at the decision to allow quarry expansion. Not much can be said that hasn't already been put forth and supported by many experts . This is a terribly misguided decision, un reversible if allowed to proceed and inconsistent with global attention to environmental protection for areas like the Niagara escarpment . Frankly, I am embarrassed by what this says about Ontario and Burlington and how poorly it represents our morals and values as a community.

We have lived on the escarpment for 35 years; we live close to the Quarry and have seen and felt all the effects of this devastating and invasive activity to a world-renowned natural biosphere.

We hope all concerned will continue to support the reversal of this tragic decision before it's too late .

John and Jane Gnocato
Burlington

From:
To: [Mailbox, Clerks](#)
Subject: Recent OLT decision
Date: September 11, 2026 10:39:11 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.

Hello,

As a parent of young children living near Mount Nemo, I am shaken by the Ontario Land Tribunal's decision to allow two new crushed-limestone quarries below the water table on this plateau.

We already live next to an operation spanning more than 500 acres. Wells have gone dry. Blasting has thrown rock onto lawns, roofs, and public green space. Every morning we can see the proof on our cars: a film of quarry dust that settled overnight. That dust does not stay on the paint. It is in the air our kids breathe, and fine mineral dust from crushed limestone is not something children should be inhaling day after day.

An independent air-quality scientist told the hearing he would not live beside this quarry because of the health risk. The company offered no health-impact evidence of its own. The tribunal approved the expansion anyway.

The ruling even points to the Auditor General's 2023 report, which found that the provincial ministries responsible for gravel mining have been neglectful. Then it leaves those same ministries in charge of a larger, more engineered operation for years to come.

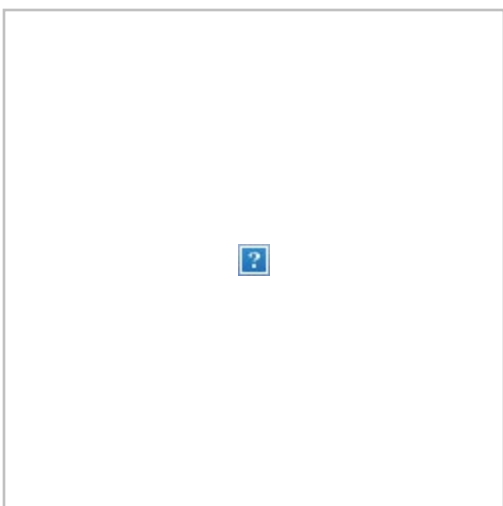
The approved plan depends on pumps running indefinitely to protect wells and provincially significant wetlands. If those pumps fail, the harm is built into the project. Rather than refuse that risk, the decision leaves Burlington to evacuate residents if the air later proves carcinogenic.

Mount Nemo sits above dozens of creek systems that recharge the plateau and everyone downstream. It is part of a UNESCO World Biosphere Reserve. I will not pretend this is an acceptable place to keep expanding extraction while children grow up breathing dust off our cars, lawns, and windowsills.

Safe drinking water, clean air, and a landscape that cannot be replaced should not lose to "build, build, build."

Regards,
Josip Saric

Josip Saric | Director of Operations
josip.saric@coordinate-industries.com
T: 905-829-0099 x-242 | M: I M: 905-399-8123



From: Julia Saric
To: [Mailbox, Clerks](#)
Subject: Protecting Mount Nemo and Quarry Expansion decision
Date: September 11, 2026 10:35:11 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.

Dear City Clerk,

I am writing to express my disappointment and concern regarding the OLT's decision to approve the expansion of the quarry on the Mount Nemo plateau.

Mount Nemo is a unique and irreplaceable part of Burlington's natural heritage. It provides important ecological, scenic and recreational value, and it is something that should be preserved—not progressively diminished through further quarrying.

I fully support CORE Burlington's efforts to continue fighting for the protection of Mount Nemo. I hope the City will continue to explore every possible option to protect this area and ensure that the interests of the broader community and future generations are not overlooked.

We have a responsibility to be good stewards of the natural spaces that make Burlington special. Once these landscapes are permanently altered, there is no going back.

I sincerely hope Mount Nemo will continue to receive the protection it deserves.

Sincerely,

Julia and Josip Saric

BURLINGTON , ON,

From: Julie Rubinoff **Sent:** Friday, September 11, 2026 7:55 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Julie Rubinoff <
Subject: Protect Mt Nemo in North Burlington, Appeal the OLT Decision

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.

Good Morning,

My name is Julie Rubinoff , I live at in North Burlington. I am a volunteer for a community group called CORE Burlington. We were formed in 2019 when the Nelson application for expansion to the South and West Extension on Mt. Nemo.

I am urging the Mayor and city councillors to vote to APPEAL the decision that came down from the OLT on August 18th to approve the application for expansion of the Nelson Quarry. The community has been fighting to protect Mt Nemo since 2005 , we have been committed to it for over 20 years.

Where I live with my family, in rural Burlington, we rely on our well for drinking water. I am very concerned if my well will go dry or if the water will get contaminated. In each case the cost to put in a cistern or to drill a new well is very expensive. I am concerned about the increase in traffic on Guelph Line. With the permit, Nelson will be able to extract 2 million tonnes per year, which will add " 700" trucks on the road every day. My family uses these roads, I worry about safe road conditions with that much heavy traffic.

Mineral extraction should not be allowed on the Niagara Escarpment, this land is special....it is the jewel of Burlington, part of the Unesco Biosphere, with the Bruce Trail and Mt. Nemo Conservation. How lucky we are to have this in our backyard, just north of Dundas.

Please help me protect this piece of our planet from further destruction and APPEAL the decision by the OLT to approve the expansion of the Nelson quarry.

There is a comment from the JART report in 2009 that I would like to share:

"When no one is left to mourn,
when we are sure that the butternut trees have gone and only the dust rises
from the north bluff,
when we cannot go back to our promises because we have lost what there is to save,
and there is nothing left to take,
the price of the limestone will be nothing compared to the cost of our mistakes"

Thank you for you time,
Julie Rubinoff
Volunteer | CORE Burlington

From:
To: [Mailbox, Clerks](#)
Subject: Sept 14th Council Meeting: Protect Mount Nemo and the Niagara Escarpment
Date: September 11, 2026 10:20:05 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.

Good morning,

I am writing in strong support of Mayor Meed Ward's recommendation to appeal the OLT decision regarding the expansion of Nelson Aggregate quarry on the Mount Nemo plateau.

Our family has lived off [REDACTED] in North Burlington since 1947 and we know and understand the beauty and environmental importance of this unique natural area.

We must all speak out to protect forests, farmland and water of the Mount Nemo plateau within the Niagara Escarpment, a **UNESCO Biosphere Reserve, which is a global recognition of this natural environment and critical ecosystems.**

It is worth the fight to continue to protect it!

Karen and Geoff Brock and family
Burlington, ON

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Appeal the decision!
Date: Thursday, September 10, 2026 8:31:06 PM

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.

This email is to voice my extreme disappointment over the decision to allow the Nelson quarry to expand and ruin our beautiful Burlington escarpment and wetlands. I am actually stunned this was approved in a day where you can scarcely get a permit to build A GARAGE on your own land if you want to! Such hypocrisy!

We have already had to dig a second well due to water table disturbances that the quarry has made.

Please please appeal this dreadful decision on behalf of all present and future Burlington residents.

Sincerely,

Karin Reynolds
[REDACTED]

September 9, 2026

Mayor Marianne Meed Ward and Members of Burlington City Council

City of Burlington

426 Brant Street

Burlington, ON L7R 3Z6

Re: Nelson Aggregate Co. (“Nelson Quarry”) Expansion, Mount Nemo — Request that Council Continue to Oppose the Expansion

Dear Mayor Meed Ward and Members of Council,

I am a resident of Burlington, and I am asking that this statement be entered into the public record as Council decides how to respond to the Ontario Land Tribunal’s August 18, 2026 decision approving Nelson Aggregate Co.’s application to expand the Burlington Quarry at Mount Nemo (OLT Case Nos. OLT-22-004372, OLT-22-0486 and OLT-22-04888). Council has opposed this expansion for years because of its potential impacts on groundwater, natural heritage, and the rural community around Mount Nemo. I share those concerns, and I am asking Council to pursue every option still available to it — legal or otherwise — rather than treat the Tribunal’s decision as the final word on this project.

I am submitting the following points for the record.

1. Impact on the Water Table

One of my primary concerns is how the quarry currently manages dust. To control fugitive dust from the rock face and exposed aggregate, the operation relies on water cannons. That water is drawn from the escarpment aquifer. Once it is sprayed to knock down dust, the runoff — now mixed with rock dust and fine particulate from the quarry face — drains back into the same groundwater system it was drawn from. In effect, water is being cycled out of the aquifer, used to suppress dust at the rock face, and returned to the aquifer carrying sediment and whatever else it has picked up along the way. I do not believe this specific pathway — groundwater drawn out, used as a dust-suppression medium, and returned laden with particulate — has been scrutinized on its own terms, separate from the broader hydrogeological modelling debate.

This concern is not hypothetical. An independent peer review of Nelson’s groundwater modelling, commissioned by the community group CORE Burlington and conducted by hydrogeologists and groundwater-modelling experts, concluded that the modelling was not sufficient for the complex, highly fractured geology beneath the escarpment, and warned that relying on it would pose a real risk to the

local groundwater supply. The Tribunal's decision states that Nelson had satisfactorily addressed groundwater and surface water concerns through its site plans, monitoring programs, and Adaptive Management Plan — but the City's own position, reiterated in its response to the decision, is that impacts to groundwater and the rural community remain a serious concern. I would ask that, as part of any continued opposition or any negotiated conditions, Council press specifically for independent, third-party monitoring of dust-suppression water — where it is drawn from, and where it ends up — rather than relying solely on Nelson's own Adaptive Management Plan.

2. The Ontario Land Tribunal Ruling

On August 18, 2026, the Ontario Land Tribunal approved Nelson Aggregate Co.'s application to expand the Burlington Quarry, finding the expansion consistent with provincial planning policy and in the public interest, and finding that Nelson had satisfactorily addressed concerns related to groundwater and surface water, natural heritage, fugitive dust, blasting, and fly-rock. The City has stated that it is disappointed with this outcome and is reviewing the decision with legal counsel to determine next steps. I am asking Council to complete that review promptly and to pursue whatever avenues remain open to it — including a further appeal, if one is available on the record — so that the concerns raised over more than a decade of public opposition are not simply set aside because of a single Tribunal decision.

3. Nelson's History of "End-of-Life" Claims and Continued Operation

This is not the first time Nelson has sought this expansion. When it applied in 2004 for what became the 2012 application, Nelson described the existing quarry as approaching the end of its life and said it needed the adjacent lands to keep operating. The Consolidated Hearing Board denied that application in 2012, largely because of Provincially Significant Wetlands and Jefferson Salamander habitat within the proposed footprint. Fourteen years later, the original quarry is still operating, and by Nelson's own account is currently extracting roughly 1,000,000 tonnes a year, well within its existing licensed capacity. I would ask Council to weigh Nelson's history of "end of life" projections against its actual, continued output when it assesses any reserve or need arguments the company puts forward now or in future proceedings.

4. Secondary Concern: Scale of the Increase in Extraction

The approved expansion carries an annual extraction limit of 2,000,000 tonnes of limestone (dolostone) — effectively double the roughly 1,000,000 tonnes per year Nelson's own representative has described the site currently producing. A licensed limit of 2 million tonnes per year, over an expanded footprint, means more blasting, more processing, more heavy equipment operating for more hours, and a longer disturbance to the wetlands, Bronte Creek headwaters, and Jefferson salamander habitat on and around the site. I would ask Council to ensure that any conditions attached to this operation are tied to actual tonnage extracted, not just to the licensed footprint, so that dust, noise, and groundwater monitoring scale with real output rather than a paper limit.

5. Imported Fill, Recycling Operations, and Additional Groundwater Risk

Alongside quarrying limestone, Nelson has for many years also operated a concrete- and asphalt-recycling business on site, receiving incoming loads of used building material and other fill, some of which is used as backfill within the quarry as part of ongoing rehabilitation. Nelson's own materials state that incoming loads are closely monitored to ensure only approved, clean recyclable material is accepted. Community groups, including CORE Burlington, have told Council that the site appears to have operated below its historic extraction rate in some years while this recycling and fill-receiving side of the business expanded, and have questioned how consistently incoming loads are actually inspected before being accepted or placed in the pit. Because any inadequately screened material placed in an active, below-water-table quarry sits directly on, or adjacent to, the aquifer, I am asking Council to request that Nelson publicly disclose its material-acceptance and testing protocols for incoming fill, along with data on how often incoming loads are actually inspected, so that residents are not simply relying on the company's own assurances.

6. Transparency on Agency Settlements with the Niagara Escarpment Commission and Conservation Halton

I am also asking Council to seek public disclosure of the separate arrangements Nelson reached with the Niagara Escarpment Commission and Conservation Halton during this process. Both agencies opposed Nelson's 2012 expansion application, alongside the City, Halton Region, and PERL, and both again sat on the Joint Agency Review Team that reviewed this latest application. In this most recent proceeding, Conservation Halton resolved its concerns and withdrew from the hearing after exiting the JART process, and the Niagara Escarpment Commission entered into settlement terms supporting the required Niagara Escarpment approvals. By the time the Tribunal issued its decision, the City and community groups were effectively the only parties still opposing the expansion. Residents are entitled to know what commitments Nelson made to secure the NEC's and Conservation Halton's support or withdrawal, whether those commitments are enforceable, and whether they have been made public, given how directly this shift in positions affected the outcome of the hearing.

7. Increase in Truck Traffic

An expansion to 2 million tonnes per year will mean more trucks on local roads, regardless of how the existing traffic reports characterize the impact. Nelson's own traffic consultant has taken the position that the established haul route will not change and that the added volume will not significantly affect nearby intersections. Halton Region's independent peer review of that study reached a more cautious conclusion: several study-area intersections are already forecast to operate at or above capacity under existing conditions, and the review specifically flagged the Guelph Line and Dundas Street intersection, where no specific mitigation has been identified for northbound Guelph Line movements in either the traffic study or the Region's Transportation Master Plan.

Given that, I am asking Council to require a clearly defined, enforceable truck route as a condition of the quarry's operation, rather than leaving routing to informal practice. Based on the roads already in use, a reasonable route would run south on Guelph Line to Dundas Street, then either east to the QEW, or west on Dundas Street to Tremaine Road and north to Highway 401, or on to Highway 407. A defined

route at least gives the City a documented basis to hold Nelson accountable if trucks deviate onto roads that were never intended to carry this volume of heavy traffic.

I am also asking that Nelson Aggregate Co. be required to fund the installation of a traffic control signal at the intersection of No. 2 Side Road and Guelph Line — the quarry's own access point onto a Regional arterial road. Given that this intersection will see growing truck volumes crossing or entering Guelph Line (Regional Road 1), I would ask that this be an adaptive, sensor-based signal rather than a fixed-timing light, so that it can manage quarry truck movements safely without unnecessarily interrupting the flow of through traffic on Guelph Line.

I ask that this statement be entered into the public record on this matter. Thank you for your time and for your consideration of these concerns.

Sincerely,

A handwritten signature in blue ink that reads "K. Moore". The signature is written in a cursive, flowing style.

Katy Moore

Ward 3, Burlington

September 9, 2026

From:
To: [Mailbox, Clerks](#)
Subject: Quarry Appeal
Date: September 11, 2026 9:18:44 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.

Hello,

My name is Kevin Smith. I reside at [REDACTED] in Burlington. I vehemently support the City of Burlington's opposition to the Nelson expansion. Please file an appeal against the OLT decision.

Kevin Smith

From:
To: [Mailbox, Clerks](#)
Subject: Please appeal this decision & save world biosphere reserve
Date: September 11, 2026 9:00:02 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 am a resident on [REDACTED], north Burlington. Last weekend my 94-year-old mother-in-law came to visit us for the first time and declared this area "a little bit of heaven dropped down on earth". She is correct: Mount Nemo, Bronte Creek, the treed slopes filled with wildlife and waterways teeming with fauna and flora, are precious - increasingly rare - and, sadly now, endangered.

We were devastated to learn that the OLT ruled in favour of Nelson quarry despite all the evidence presented by top experts, despite previous rulings, despite questionable testimony by the company and despite past behaviour by quarry operators proving the company cares about profit - not about protecting our world biosphere reserve.

We are grateful that the City of Burlington has fought for this jewel.

Now we hear that Mayor Meed Ward, with support from Councillors Rory Nisan and Lisa Kearns, is putting forward a recommendation to appeal the OLT decision next Monday at city council.

We urge you to support that decision to appeal. This is a battle not just for Burlington residents like our family who depend on clean well water and air free of toxic quarry dust, it is a battle for all who care about our health, environment and the land we leave for our next generations.

Thank you

Kim Caldwell
[REDACTED]

From: Laraine Bowen
Sent: Thursday, September 10, 2026 8:30 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Nelson Quarry

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.

We live in Oakville and are appalled, sad, and thoroughly 'tired' with our provincial.....
'leadership'??? The Ontario Land Tribunal decision re: Nelson Quarry is another
example of this government running roughshod over our communities.

Laraine Bowen

From: Leanne Blommaert <
Sent: Thursday, September 10, 2026 9:31 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT Appeal re:Nelson Aggregate

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.

As a resident of rural Burlington residing at , Burlington, I am writing to beseech the City of Burlington to appeal the OLT decision regarding the expansion of the Nelson Aggregate quarry.

As a 20+ year resident living at this address, I can attest to the detrimental effects the quarry activities have already had on our property, and I am concerned about the future of this area should the expansion be allowed. Flyrock debris from blasting in close proximity to residential land, impact to our drinking water, damage to our homes from the blasting, ridiculous truck traffic on the roads with many drivers showing zero regard for public safety, impact to wildlife and protected species like the Jefferson Salamander. These are just the tip of the iceberg. The tribunal is relying on Nelson and the Ministry to police the many severe impacts to our rural land, and we know that their track records are less than stellar in these areas and these concerns are already being ignored before the quarry expansion is even approved. Do we want to leave the future of our beautiful rural land in the hands of those who already show blatant disregard for the rules?

Please, please support an OLT appeal on behalf of the City and the rural residents who call this area home. The quarry has had its day. It is time to let the land rest and heal.

Leanne Blommaert

-----Original Message-----

From: Lesley DeGroote
Sent: Thursday, September 10, 2026 8:46 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Quarry. Nelson

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.

Good evening I understand that a decision has been made by OLT to move forward to expand the Nelson Quarry.

Im shocked!!!!!! The quarry has taken so much material (limestone) from this beautiful and precious site in Burlington. They want to take more???!!!!!!

So many homes that will have a destructive quarry literally in their backyard. This is insane!!!!!!!

How greedy for Nelson to take more. This is at the expense of the citizens of Burlington and of course families who live oh so close by.

How much destruction! How many trees are destroyed. Wildlife including endangered species gone !

Im afraid i just dont comprehend this decision by OLT at ALL.

I have lived in Burlington for 66 years and rural Burlington for almost 40 years. We live at

Thank you

Lesley DeGroote

Dr. Richard Hendricks.

Sent from my iPhone

From:
To: [Mailbox, Clerks](#)
Subject: Mount Nemo Preservation
Date: September 11, 2026 9:23:01 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.

We have lived on the Guelph Line for 23 years. Prior to moving here, we lived on [REDACTED] close to Guelph Line for 13 years.

The green space, the beautiful, fresh and clean air, the hiking trails, the amazing wildlife that cohabits here, are some of the reasons we built our house with anticipation of staying here for the rest of our lives.

We accepted the truck traffic from the quarry and all that goes with it, long ago, but never anticipated that the quarry would undergo the expansion that is currently being proposed.

Dust, noise, heavy vehicle traffic, air pollution are elements that disturb the natural serenity of this area, but the most concerning aspect of this expansion is the affect on the water table.

We do not have city water here, nor do we have a well. Our water comes from an underground spring.

As it is now, during drought periods, the water table is affected and we are sensitive to our water usage - we conserve where we can.

The affect of the quarry expansion on the water table concerns us immensely, therefore we implore the decision makers to reverse their position.

This area, Mount Nemo, is a very beautiful, valuable natural gem....designated as a **UNESCO World Biosphere Reserve.**

Surely, we can do better than this.

Linda Burden
John Bear

Sent from my iPhone

From:
To: [Mailbox, Clerks](#)
Subject: Expanded quarrying
Date: September 11, 2026 10:09:20 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.

To whom it may concern,

I am urging Burlington City Council to contest the decision to expand quarrying at Mount Nemo. This is a UNESCO world heritage site. We should be protecting these lands instead of destroying them. Please fight for the right of future generations to enjoy this beautiful land without having to bear witness to the destruction.

Sincerely,

Lisa Johnson

Get [Outlook for iOS](#)

-----Original Message-----

From: lisa loiacono

Sent: Friday, September 11, 2026 6:24 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Appeal for the quality expansion

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.

Dears,

My name is Lisa and I live with my family of 6 in Oakville. We are immigrants from Italy and loved since day 1 this country and our new home of Halton region.

We loved most the conservation of nature, through conservation authorities, taking care also of the waters, and the outdoors lifestyle of Canadians.

My kids joined the scouts group and go to camp on mount Nemo regularly.

Back in our country, our reality as Italians is that nobody cared, at any level, about preserving and protecting. Living with consequences like floods, landslides etc in the long term. My neighbours of Burlington care deeply and are trying to have their voices listened. I join in, because when an extreme event happens, it affects the whole area and doesn't care about "borders".

I don't want to be long and take too much of your time. But please consider supporting the appeal against the approval of the expansion, we won't have any chance to take back something that will be destroyed. And the water, and the health of the citizens of the area. And so on.

Thank you for your time, I send my best regards

Lisa Loiacono and the Napolitano family
Oakville

Sent from my iPhone

-----Original Message-----

From: Lisa Sutcliffe <

Sent: Friday, September 11, 2026 8:19 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Please support an appeal of the Nelson Quarry expansion

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.

Please support an appeal of the OLT decision to allow expansion of the Nelson Quarry. There is already enough gravel to meet future needs and even if there wasn't, the protection of the biosphere is far more important for our future.

One of your neighbours in Oakville who understands human borders don't matter to nature and that we are all connected,

Lisa Sutcliffe

Oakville, Ontario

.

From: delbianco.lorenzo
Sent: Friday, September 11, 2026 5:45 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT appeal

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.

Hello

I am a resident of Burlington and have been for 26 years. Although I appreciate the importance of gravel quarries, the land we're talking about protecting is even more important. It's an incredibly important biosphere and we are incredibly fortunate to be living within it's presence. We need to be better stewards of these rare and precious places. A decision like this should never fall into the hands of the current government.

Regards,

Lorenzo Del Bianco

From:
To: [Mailbox, Clerks](#)
Subject: CORE ~ Appeal of the OLT decision
Date: September 11, 2026 9:33:51 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.

Good morning,

My husband and I were deeply disappointed to learn that the OLT has approved Nelson Quarry to expand its operation within Burlington's treasured and unique UNESCO World Biosphere Reserve.

The detrimental impact on the Natural Environment, Wildlife, Wetlands and Endangered species are a significant concern. Along with the threat to neighbouring residents, quantity and quality of well water, including the health effects of breathing fine dust, property damage and noise from the blasting.

Having lived on [REDACTED] for 13 years we have experienced many of these impacts firsthand.

Given these concerns, we urge the City to appeal the OLT decision and prevent the Nelson Aggregate expansion from moving forward. Without an appeal, we fear the impacts on Burlington's Escarpment, local residents and the surrounding ecosystem could be severe and irreversible.

Kind regards,

Lyn & Scott Patterson

lynpatterson12@gmail.com

From:
To: [Mailbox, Clerks](#)
Subject: Motion to Appeal OLT Decision - Proposed Expansion of the Nelson Aggregates Quarry
Date: September 11, 2026 10:54:56 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.

The City Clerk
The Corporation of the City of Burlington
426 Brant St.
P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Sir:

Re: OLT and Proposed Expansion of the Nelson Aggregates Quarry

Although not a resident of Burlington, I live a short drive north in Guelph and have family in Burlington, and regularly visit the area surrounding Nelson Aggregates.

I was appalled to hear that the Ontario Land Tribunal (OLT) had approved an expansion of operations at Nelson Aggregates Quarry. I had been following from various sources the information presented by experts about the ecological significance of this area. The Niagara Escarpment is within the boundaries of the City of Burlington, but it is part of the natural heritage of Southern Ontario and its unique characteristics need to be protected.

I have heard that there will be a motion at the next City of Burlington council meeting to appeal this egregious decision of the OLT and I fully support the City's appeal and its efforts to protect this significant natural area.

Sincerely,

Margaret Stewart

Guelph ON

From:
To: [Mailbox, Clerks](#)
Subject: Comment on OLT appeal
Date: September 11, 2026 11:13:45 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.

To whom it may concern:

We bought our property on [REDACTED] the day the markets bottomed out. It was March of 2020 and we didn't know what the future held. We were expecting our first child, uncertain of what was to come in the pandemic, but we felt a sense of peace when we stepped foot onto this irreplaceable escarpment land.

I had spent most of my 20s climbing the local escarpment rock faces. Rattlesnake and Mount Nemo felt like second homes to me, and I was so elated to finally call north Burlington my actual home. Much like those incredible rocks inspired me in my youth, I felt at peace knowing the serene natural environment of the Medad Valley would be the foundation for this next chapter of my life.

It wasn't long after we moved in that a neighbour came knocking on our door and told us about the Nelson Aggregate's quarry expansion application, and at that moment, my faith in that promise of a serene natural north burlington environment was completely shaken. Not long after, we started noticing the blasts from the existing quarry in our home, adding the literal shaking that so closely mirrored the emotional turmoil we felt from the expansion.

I couldn't believe what I was hearing as the story of the proposed expansion unfolded over the next 6 years. My university degree is in environmental ethics, and cases like these were what we studied--but now I was living the nightmare that the communities in our texts faced. They were clear examples of corporations pillaging natural resources, devastating environments, and sacrificing the health of the nearby communities. It's hard to internalize the devastation of these cases until you realize they are happening to you, threatening your family's health and safety, and annihilating the cherished natural environment that was so formative to who you are and who you are becoming.

As the OLT process drew nearer, I was incredibly relieved and so incredibly thankful to hear that the City of Burlington and the Region of Halton would be fighting alongside our community. Naively, I thought surely the decision will be in the favour of the community, the city, and the region--those who live here surely will have a say in what happens here. I cannot put into words the devastation I felt when I read the decision from the OLT--120 pages of performative justification for why a company's bottom line is more valuable than my family, my neighbours, and my beloved natural environment.

An appeal would mean more to us than you can imagine. It means protecting the promise of North Burlington--an incredible place to safely raise a family, cradled by the irreplaceable beauty of the Niagara Escarpment, a world biosphere reserve. It is an honour to live here, to play here, and to grow here. As we are mere moments in the lifetime of this planet, it is our greatest duty in our short time on this earth to uphold the only thing that is truly sacred--the natural heritage that has served those long before us, and protect it for those who will come

long after us.

Please, please, appeal the OLT decision for we cannot do it alone.

Thank you for your time,
Marianne Hawrylyshyn

[REDACTED]
Burlington ON

From:
To: [Mailbox, Clerks](#)
Subject: OLT decision - Nelson Aggregates permits
Date: September 11, 2026 9:59:30 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.

Greetings. Burlington's City Council's meeting on Monday, September 14th will have an agenda item relating to the OLT's decision granting Nelson Aggregates permission to excavate even more aggregates from the limited space on Burlington's escarpment.

This email is my submission that I still have deep concerns relating to this:

- traffic -- Traffic on Guelph Line has increased tremendously in the last 5 years. Many commuters use this road. To add hundreds of full dump trucks every single day would surely result in many accidents. Have studies been done to review this concern?

Nelson should be responsible to widen Guelph Line and put in traffic lights, if necessary. Taxpayers should not have to pay anything related to this heavy industry business.

- taxes -- I don't think aggregate companies pay much, if at all, property taxes. This should be amended so they pay the City for taking away residential housing. Homes on the south side of No. 2 Sideroad have already been demolished.

- houses -- The original permit issued in the early 1950's indicated that extraction would be completed about 50 years later. And the land would be sold as one property for a house to be built. It's a shame this wasn't done as many people built their homes on the escarpment. The quarry changed ownership in 1983 to Nelson. We were astounded when they then tried to get a permit in 2004, which was denied, then again in 2019, which now they might get a permit with conditions.

- flyrock -- Because blasting rock is so unpredictable, there should be a larger protection zone to prevent commuters, walkers, and homeowners from having large rocks falling on them causing damage, injury, and maybe even death.

- dust -- In full operations with blasting large areas more than once per week, harmful dust will always layer our homes and fill our lungs.

- MNR obligations -- The MNR needs to inspect quarries on a monthly basis to make these businesses comply with regulations. Quarries have gotten away with bending the rules too often. At the Mount Nemo location, they only sometimes use 3 water cannons to diffuse the dust from blasting that doesn't even cover the required area. That's negligence to Burlington residents.

- water — further operations of the quarry on the plateau will guarantee severe issues relating to well water quality and quantity. Even with assessments of residents' wells, there can be no guarantee that the quarry will ever compensate or resolve issues. Residents shouldn't have to worry about getting clean and sufficient water for their basic needs.

There are many more reasons not to allow the quarry to expand on Burlington's Greenbelt. If the Province of Ontario doesn't understand these, then I hope the City of Burlington and other municipalities will show strength and appeal the OLT decision.

Thank you.
Best regards,
Mary-Ann Welland

Burlington, ON

From: Matt Welland
Sent: Thursday, September 10, 2026 3:35 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT Decision - Nelson Quarry

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.

September 10, 2026

To the Mayor and Members of Burlington City Council

City of Burlington

426 Brant Street, P.O. Box 5013

Burlington, ON L7R 3Z6

Sent via email to: clerks@burlington.ca

RE: Opposition and Serious Concerns Regarding Nelson Quarry Expansion (OLT Decision Conditions – Council Meeting September 14, 2026)

To whom it may concern,

City Council will be meeting on Monday, September 14th with an agenda item relating to the Ontario Land Tribunal's (OLT) decision to allow Nelson Aggregates to have permits to quarry further lands on Burlington's Niagara Escarpment, subject to conditions.

As a Burlington resident, I continue to have serious concerns regarding the potential expansion. In particular, the proposed conditions fail to establish sufficient measures, binding safeguards, and proactive planning to address the following critical impacts:

- **Flyrock and Air Quality Hazards:** Continued blasting directly threatens adjacent properties and residents. Current mitigation does not adequately control dangerous flyrock risks or the fine particulate matter (PM2.5) dust pollution generated by extraction and crushing operations, both of which pose documented long-term health and safety hazards.
- **Severe Traffic Impacts:** The introduction of an estimated 600 heavy haul trucks per day onto local rural road networks represents a massive increase in volume. There is a glaring lack of an updated, comprehensive traffic study assessing cyclist and pedestrian safety, structural road wear, noise, diesel emissions, and intersection bottlenecks along key corridors like Guelph Line, Cedar Springs Road, and Dundas Street.
- **Groundwater and Private Well Vulnerability:** The Niagara Escarpment's delicate fractured rock hydrogeology means any disruption or contamination of groundwater aquifers can have irreversible consequences. The current monitoring proposals lack teeth, providing inadequate baseline data and zero enforceable contingency measures should private drinking water wells experience drawdowns or contamination.

Burlington's Escarpment lands are an irreplaceable natural and agricultural asset protected by the Niagara Escarpment Plan. Permitting extraction expansion under vague or self-monitored conditions risks the health, safety, and water security of nearby residents.

I urge Council to use every municipal lever available to demand rigorous, independent oversight, strict enforceable limits, and complete accountability before any municipal clearance or endorsement is granted to Nelson Aggregates.

Thank you for ensuring this submission is added to the official correspondence and distributed to Council ahead of the September 14th meeting.

Sincerely, *Matt Welland*

-----Original Message-----

From: maureen downey
Sent: Thursday, September 10, 2026 8:51 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal Nelson Quarry Decision

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.

To Whom It May Concern,

I think that the OLT made the wrong decision about allowing this quarry to expand. Expansion would cause the destruction of a valuable natural environment, animal and plant habitats, and endanger the lives of the people who live in nearby areas. I fully support the City of Burlington's appeal of this decision.

Sincerely,
Maureen Downey, long time Burlington and Mount Nemo resident.
Currently residing at, Burlington, Ontario Sent from my iPhone

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: SUPPORT FOR COB TO APPEAL RECENT OLT DECISION - NELSON AGGREGATE QUARRY EXPANSION
Date: September 11, 2026 11:43:52 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.

To: The City of Burlington, and Our Local Municipal Governing Officials
clerks@burlington.ca

We completely support an appeal by the City of Burlington and the Region of Halton to the OLT Decision regarding the Nelson Aggregate Quarry Expansion recently handed down. We support the allocation of any and all necessary city funds, time and efforts in fighting this decision and seeing to it's overturning.

We are writing to officially declare our opposition to the application from Nelson Aggregate to blast two new open-pit mines in Burlington's escarpment.

We have been residents of this area for 23 years. We moved from 72 acres of rural property to rural Burlington, and we love this community and city. We own two properties in this area, and both will be significantly impacted by the proposed new quarry operations. We are located adjacent to [REDACTED] within a few hundred meters of the proposed limits of the new quarry operations.

We are seriously opposed to this application for the following reasons:

- The impact on the well-being of our local community
 - The right to quiet enjoyment of our homes and properties
 - Additional heavy truck traffic
 - We do not have sidewalks or bike paths, therefore our recreational outlet for biking, walking, running and movement throughout our community is along the roads. Due to the quarry activities, the roads are constantly dirty, increasingly busy, and unsafe with the truck traffic
 - Noise from trucks, equipment and blasting operations
 - Dust and pollution from blasting, trucks and equipment
- The desecration of the natural environment which has been recognized by

- world authorities such as UNESCO
 - Enjoyed by local rural residents
 - Enjoyed by residents of the surrounding urban areas (Burlington, Waterdown, Milton etc.) for biking, hiking, nature walks, photography etc.
- The values of our properties will be substantially impacted by continued industrial and mining operations in such close proximity to our homes.
- The detrimental impact on the quality and quantity of our only water supply (drilled wells)

We are all responsible for stewarding the resources that have been entrusted to our generation. In this particular case we are charged with the responsibility to protect a world recognized portion of the environment which has many endangered species both of plant life and animal life. Not only is the Niagara Escarpment recognized in the eyes of the United Nations, but also by our local and provincial governments as well and as part of the green belt; it deserves inalienable protection and consideration against destruction and development, and incompatible land uses. If we fail to do this at this time, then we are robbing not only our generation (both rural and urban), but also all future generations of the enjoyment of this creation. Once it has been destroyed, it is gone forever.

We have spent our careers in the engineering, design and construction industries and we know that there are always many options to resolve any particular challenge. This situation is no different. There absolutely are better options and alternatives than to locate a new aggregate mining operation in an environmentally sensitive, protected, and residential area. The balance of proximity to market and increased profits are not acceptable reasons to destroy irreplaceable portions of our local Burlington natural environment. In short, we have no objections to the quarry or quarry operations in general (when compatible with the local vision and land use), however, we have vehement objections to the location of this operation where it is very clearly only to the benefit of Nelson Aggregate and at great cost to our residential community and surrounding neighbors who enjoy this area. The repercussions of poor planning and inappropriate choice of location for this new operation by Nelson Aggregate should not fall to our communities. As with the previous application, this clearly is not in the best interest of the local community, City of Burlington or Region of Halton, Niagara Escarpment Commission nor the environment.

As we view these applications, we would consider that the fact they are adjacent to the existing quarry operations makes them no more valid than if they were located several miles away. It is our understanding that they are applications for new quarry operations and do not meet the current zoning bylaws nor the official plan of the city and the region. If these applications are approved, it would set a precedent for such

operations or other similar industries anywhere on this protected area of the escarpment.

We understand the current demands on our elected and appointed officials; There are many present circumstances which are pressing, urgent and immediate and we appreciate the challenges involved in managing all of these. This situation is also very time sensitive as the decisions made regarding the proposed quarry expansion will affect the future and shape of our community for many generations to come. It requires immediate commitment and action by our Municipal, Regional and Provincial Governments to protect our environment and our communities. We all stand united in our vision of a safe, beautiful, clean and vibrant residential and recreational neighborhood, for local residents and our neighbors to share in these benefits.

In the words of our Burlington Mayor Meed Ward in a recent Maclean's magazine article about the best communities in Canada 2019:

“It’s that combination of world-class attractions as well as a 10 to 15 minute drive from agricultural farming, hiking, skiing,” she says. “There’s nothing like it in this region. I don’t think there’s anything like it in Canada.”

Our local municipal government is doing a fantastic job of protecting our urban communities from inappropriate development in sensitive areas, as it should. It is also essential that they protect our rural communities from incompatible and destructive development and land use as well. Otherwise, in the years ahead, we will not be considered one of the highest rated and most desirable communities in our country to live and raise a family. We the residents of rural Burlington, stand united with our municipal government in this fight.

We thank you for the opportunity to express our concerns and voice our expectations. Understanding the issues and concerns and everything that is at risk, we trust that our elected representatives will vote against this application. Furthermore we trust that they will allocate all of the necessary resources, time and efforts of our regional and city staff, as well as our hard-earned tax dollars to the hiring of lawyers and experts who will fight to protect Burlington's exceptional escarpment.

Thank you again for your time, consideration, attention, and support.

Kind Regards,

Melissa Richards

Burlington, ON

-----Original Message-----

From: Michael Fearon Sent: Thursday, September 10, 2026 9:39 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Cc: Sonia < Subject: Appeal OLT Decision

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.

Hello,

We're writing in fervent support of the appeal of the OLT decision re: Nelson Quarry expansion.

We reside at , directly down the road from the quarry. We're very concerned about the environmental impact of the quarry and to our well water.

Thank for including our concerns in the appeal.

Regards

Mike Fearon & Sonia Brar

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: appeal of OLT decision regarding the Nelson Quarry expansion
Date: September 11, 2026 10:01:03 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.

To Whom It May Concern,

My husband and I reside at [REDACTED] and have been proud to call Mount Nemo home for the past 11 years. We strongly object to the foundation for the OLT's approval of the quarry expansion and feel that the decision warrants appeal.

There was ample evidence provided to show that Nelson has not abided by the regulations in place to keep our neighbourhood safe from contaminants in their current location. Therefore, the OLT's argument that Nelson can proceed with an expansion on the promise to put mitigation into place in good faith in the future is utterly unacceptable.

We ask that the City of Burlington move forward with a judicial review of the OLT decision and support the community of citizens who are concerned that the quarry expansion will have a detrimental effect on our health and our enjoyment of the homes we all cherish.

Thank you for your consideration.

Sincerely,
Michele Pakozdi

From: Michelle Stasiuk <
Sent: Friday, September 11, 2026 7:15 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal The Quarry Expansion!

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.

To Whom It May Concern,

I am writing this email to voice my concern regarding the recent decision to expand Nelson Aggregates quarry and thereby threaten an important UNESCO biosphere in our province's greenbelt. The Mount Nemo plateau is home to many important plants and animals and should be protected, not destroyed for financial interests.

I support the City of Burlington taking a stand to protect our community's well-being by appealing this decision made by the Ontario Land Tribunal.

Together we can make a difference!

Sincerely,
Michelle Stasiuk
Burlington, Ontario

-----Original Message-----

From: mike gambro

Sent: Friday, September 11, 2026 1:35 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: OLT Appeal

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.

To whom it may concern

I would like to confirm my support of an appeal of the OLT decision to proceed with the Nelson Quarry expansion for all the reasons previously identified by CORE

Sincerely,
Mike Gambarotto
Burlington Ontario

From: Mike Myers <
Sent: Friday, September 11, 2026 8:50 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: OLT Appeal

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'm writing to go on record that I strongly support the City of Burlington appealing the OLT decision on the Nelson quarry.

While it's understood the society needs a source of gravel, there are already too many other options available within the province. In addition, these types of operations are incompatible with the residential nature of the Mount Nemo plateau.

Regards

Mike Myers
, Burlington, ON,

From:
To: [Mailbox, Clerks](#)
Subject: Burlington-led appeal of the OLT decision
Date: September 11, 2026 9:38:45 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.

Hello:

We fully support the city of Burlington led appeal of the OLT decision regarding the query.

WE DO NOT WANT QUERY IN OUR NEIGHBOURHOOD

Naeem Ahmad / Aysha Shami
Resident of Burlington, ON

Sincerely

Naeem Ahmad, B.Sc., B.Eng, PMP

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: SUPPORT FOR CITY OF BURLINGTON TO APPEAL RECENT OLT DECISION IN FAVOR OF NELSON AGGREGATE QUARRY EXPANSION
Date: September 11, 2026 11:58:39 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.

To: The City of Burlington, and Our Local Municipal Governing Officials
clerks@burlington.ca

We completely support an appeal by the City of Burlington and the Region of Halton to the OLT Decision regarding the Nelson Aggregate Quarry Expansion recently handed down. We support the allocation of any and all necessary city funds, time and efforts in fighting this decision and seeing to it's overturning.

We are writing to officially declare our opposition to the application from Nelson Aggregate to blast two new open-pit mines in Burlington's escarpment.

We have been residents of this area our whole lives, and we love this community and city. I (Natalie) grew up on the corner of [REDACTED].

We are seriously opposed to this application for the following reasons:

- The impact on the well-being of our local community
 - The right to quiet enjoyment of our homes and properties
 - Additional heavy truck traffic
 - The area does not have sidewalks or bike paths, therefore our recreational outlet for biking, walking, running and movement throughout the community is along the roads. Due to the quarry activities, the roads are constantly dirty, increasingly busy, and unsafe with the truck traffic
 - Noise from trucks, equipment and blasting operations
 - Dust and pollution from blasting, trucks and equipment
- The desecration of the natural environment which has been recognized by world authorities such as UNESCO
 - Enjoyed by local rural residents
 - Enjoyed by residents of the surrounding urban areas (Burlington, Waterdown, Milton etc.) for biking, hiking, nature walks, photography etc.
- The values of property will be substantially impacted by continued industrial and mining operations in such close proximity to homes.
- The detrimental impact on the quality and quantity of the rural community's only water supply (drilled wells)

We are all responsible for stewarding the resources that have been entrusted to our generation. In this particular case we are charged with the responsibility to protect a world recognized portion of

the environment which has many endangered species both of plant life and animal life. Not only is the Niagara Escarpment recognized in the eyes of the United Nations, but also by our local and provincial governments as well and as part of the green belt; it deserves inalienable protection and consideration against destruction and development, and incompatible land uses. If we fail to do this at this time, then we are robbing not only our generation (both rural and urban), but also all future generations of the enjoyment of this creation. Once it has been destroyed, it is gone forever.

Our family has spent entire careers in the engineering, design, and construction industries, with others working in sustainability; we know that there are always many options to resolve any particular challenge. This

situation is no different. There absolutely are better options and alternatives than to locate a new aggregate mining operation in an environmentally sensitive, protected, and residential area. The balance of proximity to market and increased profits are not acceptable reasons to destroy irreplaceable portions of our local Burlington natural environment. In short, we have no objections to the quarry or quarry operations in general (when compatible with the local vision and land use), however, we have vehement objections to the location of this operation where it is very clearly only to the benefit of Nelson Aggregate and at great cost to our residential community and surrounding neighbors who enjoy this area. The repercussions of poor planning and inappropriate choice of location for this new operation by Nelson Aggregate should not fall to our communities. As with the previous application, this clearly is not in the best interest of the local community, City of Burlington or Region of Halton, Niagara Escarpment Commission nor the environment.

As we view these applications, we would consider that the fact they are adjacent to the existing quarry operations makes them no more valid than if they were located several miles away. It is our understanding that they are applications for new quarry operations and do not meet the current zoning bylaws nor the official plan of the city and the region. If these applications are approved, it would set a precedent for such operations or other similar industries anywhere on this protected area of the escarpment.

We understand the current demands on our elected and appointed officials; There are many present circumstances which are pressing, urgent and immediate and we appreciate the challenges involved in managing all of these. This situation is also very time sensitive as the decisions made regarding the proposed quarry expansion will affect the future and shape of our community for many generations to come. It requires immediate commitment and action by our Municipal, Regional and Provincial Governments to protect our environment and our communities. We all stand united in our vision of a safe, beautiful, clean and vibrant residential and recreational neighborhood, for local residents and our neighbors to share in these benefits.

In the words of our Burlington Mayor Meed Ward in a recent Maclean's magazine article about the best communities in Canada 2019:

"It's that combination of world-class attractions as well as a 10 to 15 minute drive from agricultural farming, hiking, skiing," she says. "There's nothing like it in this region. I don't think there's anything like it in Canada."

Our local municipal government is doing a fantastic job of protecting our urban communities from

inappropriate development in sensitive areas, as it should. It is also essential that they protect our rural communities from incompatible and destructive development and land use as well. Otherwise, in the years ahead, we will not be considered one of the highest rated and most desirable communities in our country to live and raise a family. We the residents of rural Burlington, stand united with our municipal government in this fight.

We thank you for the opportunity to express our concerns and voice our expectations. Understanding the issues and concerns and everything that is at risk, we trust that our elected representatives will vote against this application. Furthermore we trust that they will allocate all of the necessary resources, time and efforts of our regional and city staff, as well as our hard-earned tax dollars to the hiring of lawyers and experts who will fight to protect Burlington's exceptional escarpment.

Thank you again for your time, consideration, attention, and support.

Sincerely,
Natalie Richards and Tim Smith

Burlington, ON

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Mt Nemo
Date: Thursday, September 10, 2026 8:13:20 PM

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.

Hello

I'm a life long resident of Burlington and have enjoyed hiking throughout Halton's conservation areas and on the Bruce trail. I'm writing to convey my support for the appeal of the OLT for the protection of not only the protected species that would be impacted but also for the physical and mental wellbeing of all citizens in the area of the proposed quarry expansion.

Kind regards,
Nicola St George

Sent from my iPhone

-----Original Message-----

From: Orlando Gutierrez

Sent: Thursday, September 10, 2026 9:41 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: RE: Ontario Land Tribunal on Nelson Quarry

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.

To whom it may concern;

My name is Orlando Gutierrez, my family and I reside on Blind Line Burlington just north of the existing Nelson Quarry.

Today, I write this email to notify you of our concern regarding the proposed expansion of the Nelson Quarry along No 2 side road between Guelph Line and Cedar Springs. As a Burlington resident, and specifically resident of this area, we are deeply concerned with the impacts this expansion will have on the ecosystem, drinking water on adjacent neighbours, and overall environmental impacts including noise, dust, vibration and traffic.

As a resident and tax payer of the city of Burlington we ask the city support an appeal on the decision made by the Ontario Land Tribunal regarding this matter.

Feel free to contact me at or reply to this email should you have any questions or inquires regarding this matter.

Yours Truly,

Orlando Gutierrez P.Eng
Burlington, Ontario
Sent from my iPhone

From: Pat B >
Sent: Friday, September 11, 2026 8:38 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Nelson Quarry Expansion

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.

Hello,

We're Burlington residents who live in the Bluffs on the Niagara escarpment. We're deeply disappointed with the recent decision to allow the expansion of the Nelson quarry. The decision is concerning on many fronts including public health and safety. The belief that risk factors can be controlled and mitigated is fundamentally wrong. Given that we rely on well water, we're notably concerned with the potential impact to groundwater. Simply put, we cannot afford to be wrong.

We encourage the city to remain steadfast in its opposition to this expansion. We believe that this decision should be appealed and the fight to protect the escarpment must not end.

Thank you,

Patrick and Naomi Bartlett

From:
To: [Mailbox, Clerks](#)
Subject: Please support the appeal to protect Mount Nemo
Date: September 11, 2026 10:04:36 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.

Dear Mayor and Members of Burlington City Council,

My name is Patricia Hernandez, and I am a resident of the Burlington area. I am writing to respectfully ask the City of Burlington to support an appeal of the OLT decision concerning Mount Nemo.

Mount Nemo is an irreplaceable part of our community and natural environment. Protecting this area is not only about preserving its beauty, it is about protecting our environment, our health and wellbeing, and the quality of life of future generations.

Once environmentally significant lands are lost or permanently altered, we cannot simply restore them. I believe we have a responsibility to protect these special natural areas and to make decisions today that our children and grandchildren will be grateful for in the future. I strongly encourage the City of Burlington to stand with the community and support the appeal. Please continue to make the protection of Mount Nemo and Burlington's natural heritage a priority.

Thank you for your time and consideration.

Sincerely,

Patricia Hernandez

From:
To: [Mailbox, Clerks](#)
Subject: Ontario Land Tribunal Case: OLT-22-004372
Date: September 11, 2026 11:59:43 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.

Dear Members of Burlington City Council,

RE: Ontario Land Tribunal Case: OLT-22-004372

Nelson Aggregate Co.

546958 Ontario Limited

Bestway TB and Appliances Limited,

Failure of Approval Authority to announce a decision respecting a Proposed Official
Plan Amendment to permit the expansion of the Nelson quarry

Please vote to appeal the decision, orders and recommendations provided in the Ontario Land
Tribunal decision OLT-22-004372.

Sincerely,

Patricia McGorman

From:
To: [Mailbox, Clerks](#)
Subject: OLT Decision on Quarry Expansion
Date: September 11, 2026 9:05:19 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.

Hi,

I am writing this email to express my concern about the OLT's decision to allow for the quarry expansion in north Burlington. My name is Patricia Zwolak, and I live at [REDACTED] and I feel passionately that this decision needs to be appealed and reversed to ensure to protect this environmental region and the health and safety of our community.

Best Regards,

Patricia Zwolak

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: Re: supporting a City of Burlington-led appeal of the OLT decision on Nelson Application
Date: September 11, 2026 8:53:20 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.

To the City of Burlington

This letter is show my support for the appeal process of the OLT decision to allow Nelson to move forward on their application

I live at [REDACTED] Burlington

My entire family is extremely disappointed at the OLT decision and am here to FIGHT this injustice to our city and our biosphere here we call HOME.

Please help this great community in pushing forward the appeal and make this RIGHT where it should always have been

Thank you
Paul and family

Sent from my iPhone

From: Pete Skinner
Sent: Thursday, September 10, 2026 10:11 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: appeal of quarry decision

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.

My name is Peter Skinner and live at Its important we appeal this decision as I'm very concerned about what might happen to my well water and my neighbors water as well. This expansion encroaches on the under ground water that runs directly down to us. This is the second time we have had to fight this expansion. Why they were ever given a second chance to try this again I'll never know.

From: Peter Bellm <

Sent: Thursday, September 10, 2026 11:01 PM

To: Mailbox, Clerks <Clerks@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>

Subject: Mount Nemo quarry expansion

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 live at and my family have been residents here for 35 years. We are very concerned about the quarry expansion by Nelson Aggregates for many reasons but will definitely be effected by the increased truck traffic which we find a safety concern at our intersection.

We strongly support an appeal of the recent decision that granted permission for the expansion.

From: Rebecca Ketelaars <
Sent: Thursday, September 10, 2026 8:44 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Urgent to appeal the OLT decision re: Nelson Aggregates /Mount Nemo

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.

Dear Mayor Meed Ward,

I wholeheartedly support your appeal of the OLT decision re: Nelson Aggregates /Mount Nemo.

I live on Walkers Line at the foot of Mount Nemo, which is such a treasured part of our community and the larger Burlington environment and ecosystem. Future blasting will affect the whole community. We need to prevent this and protect Mount Nemo for future generations.

Thank you for all you do,
Rebecca Ketelaars & family
Burlington

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: Support of OLT appeal
Date: September 11, 2026 9:02:53 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.

Good Morning,

We would like to add our name to the list of those supporting the OLT appeal.
Thank you very much for your efforts.

Richard and Pearl Lande
Burlington, ON

From:
To: [Mailbox, Clerks](#)
Date: September 11, 2026 11:27:50 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 am reading again because i'm not sure if what I wrote previously went through or got lost somewhere

we live on [REDACTED] and we enjoy the rural location here immensely.Except for the noise of course coming from the mine with their explosions and also that it is difficult to use a cell phone here because they have to have the tower in a weak signal

also, we have well water, but it's very modest.I determined it might produce about two hundred gallons a day if necessary , but the new mine could destroy it all who knows

what is the point of this area being a world biosphere reserve?If we are not going to protect it?

Robert Burgess

[REDACTED]
Burlington

From: Robert Skelton
Sent: Friday, September 11, 2026 6:52 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal OLT Decision on Quarry Expansion

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 live at , Burlington just off Cedar Springs Road and 2km north of the Burlington Springs Golf Course which will be the site of Nelson Aggregate's Quarry expansion.
I strongly disagree with the OLT decision. The dust and noise from blasting in the quarry plus the effect on lowering the groundwater levels in surrounding areas in this Greenbelt area is simply wrong.
Robert and Jennifer Skelton

From: Robyn Irving
Sent: Thursday, September 10, 2026 8:39 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal the OLT decision

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.

Dear city of Burlington,

As a resident of Kilbride for the past 12 years I have become increasingly concerned about the availability of water to our homes. About five years ago our neighbourhood began experiencing significant decreases in water pressure. We watched several neighbours have new wells dig or cisterns installed before having to have a cistern installed at our property. The decline of fresh water here on the escapement is a major worry. The risk of this getting even worse with the quarry expansion is something that should concern not just residents and environmentalists, but politicians and business owners, too. Fresh water is not is not something we can risk!

Please appeal the OLT decision to allow expansion of the escapement quarries.

A concerned resident,

Robyn Irving
Burlington (Kilbride)

From:
To: [Mailbox, Clerks](#)
Date: September 11, 2026 10:27:58 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 am a resident living near Mount Nemo, and I am deeply concerned by the Ontario Land Tribunal's decision to approve two new below-water-table crushed limestone quarries on the Mount Nemo plateau.

Our community has already experienced the consequences of quarry operations firsthand. The existing 500-plus-acre quarry has been associated with serious concerns for nearby residents, including wells going dry, rocks from blasting landing on private lawns, rooftops, and public green spaces, and ongoing dust affecting our homes and the air we breathe.

Given this history, it is extremely troubling that further quarry expansion has been approved.

During the proceedings, an independent air quality scientist testified about the potential health risks and stated that he personally would not choose to live beside the quarry. Despite this testimony, the approval proceeded without equivalent health-impact evidence being presented by the company to demonstrate that residents would not be placed at risk.

There are also serious concerns about whether the regulatory system is capable of adequately protecting this community. The Tribunal itself acknowledged findings from Ontario's 2023 Auditor General report regarding significant shortcomings in the provincial oversight of aggregate operations. Yet the decision relies heavily on those same provincial ministries to oversee an expanded operation that will require complex and ongoing engineering controls.

Perhaps most concerning is the project's reliance on what has been described as "perpetual water pumping" to protect residential wells and provincially protected wetlands. If water must be pumped indefinitely to prevent damage to the surrounding environment and water supply, that should raise a fundamental question: **Why are we approving an activity that requires perpetual intervention simply to prevent the harm it could cause?**

The answer should not be to approve the risk first and manage the consequences afterward.

Mount Nemo is not simply vacant land available for extraction. It is an environmentally significant area connected to numerous creek systems and groundwater resources that support the plateau and communities downstream. It also forms part of the Niagara Escarpment, a UNESCO World Biosphere Reserve.

Residents should not have to live with uncertainty about their drinking water, the air their children breathe, damage from blasting, or whether an engineered pumping system will continue functioning decades into the future. Nor should the City of Burlington and its residents ultimately bear the consequences if the safeguards relied upon in this approval prove inadequate.

Economic development and the need for aggregate materials cannot come at any cost. There

must be places where protection of drinking water, public health, wetlands, groundwater systems, and irreplaceable natural landscapes takes precedence.

Mount Nemo is one of those places.

I strongly urge you to support the appeal of the Ontario Land Tribunal's decision and to use every available avenue to prevent these additional quarries from proceeding.

Once this landscape and its groundwater systems are damaged, we may not get a second chance to protect them.

Please stand with the residents of Mount Nemo and the surrounding Burlington community and support this appeal. We are asking for something very basic: that our right to safe drinking water, clean air, a healthy environment, and the security of our homes be given greater weight than the expansion of an already massive quarry operation.

The consequences of this decision will not end when the quarry closes. They could remain with this community for generations. We are asking you to act now, while there is still an opportunity to protect Mount Nemo rather than asking future residents to live with damage that could have been prevented.

Thank you for taking the time to consider the concerns of the residents who will be directly affected by this decision. I sincerely hope you will support the appeal and help ensure that Mount Nemo receives the protection it deserves.

Sincerely,

Sahar Harb

Burlington, Ontario

COW September 14, 2026

LLS-37-26

Correspondence

From: Samantha S

Sent: Wednesday, September 09, 2026 10:41 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Quarry expansion

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 have grown up in Burlington and have witnessed significant changes, environmental included. Some things we may not be able to control easily such as flooding. We have other things we can control. I would like to put in writing that I am opposed to the expansion of the quarry.

Sincerely

Sam Sinka

From:
To: [Mailbox, Clerks](#)
Subject: CORE Burlington approvals
Date: September 11, 2026 11:18:13 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.

To whom it may concern,

As a residents living near Mount Nemo I am deeply concerned and angry by the Ontario Land Tribunal's decision to approve 2 new below-water-table crushed limestone quarries on the plateau.

The existing 500+ acre quarry has already caused real harm to our community, wells have gone dry, blasting has sent rocks onto lawns, roofs, and public green spaces, damaged foundations of homes and dust continues to settle on our homes and in our lungs.

Despite this track record, and despite testimony from an independent air quality scientist who said he would not live beside the quarry due to health risks, the OLT sided with the company, which presented no health impact evidence of its own.

The tribunal even acknowledged that Ontario's own 2023 Auditor General report found the provincial ministries responsible for regulating gravel mining are doing a neglectful job, yet it still placed all future oversight of this expanded, engineering-intensive operation in those same ministries' hands. Perhaps most alarming, the approved project depends entirely on "perpetual water pumping" to protect wells and provincially protected wetlands, meaning the company must run pumps indefinitely just to prevent the harm this expansion would otherwise cause.

Rather than stopping the source of the risk, the decision puts the burden on the City of Burlington to evacuate residents if air quality proves carcinogenic. Mount Nemo sits atop dozens of creek systems that feed the water table for the entire plateau and everyone downstream, and it is part of the UNESCO World Biosphere.

This is not a place where "build, build, build" should override safe drinking water, clean air, and irreplaceable natural infrastructure. **People's homes, people's lives and the wild life in this area are at risk. This is not acceptable.**

Sarah
Burlington

From: sean blake
Sent: Thursday, September 10, 2026 11:47 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Appeal the OLT decision!

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 am a long time resident of Cedar Springs Community Club. I support preserving our communities health and well-being and am passionately opposed to the quarry expansion. I support an appeal of the OLT decision.

Sean Blake
Burlington, ON

-----Original Message-----

From: Serena De Benedetti

Sent: Thursday, September 10, 2026 1:47 PM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: Nelson Aggregates

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.

My family strongly objects to their expansion of the Mt. Nemo quarry. We hope you object too.

Sent from my iPhone

From:
To: [Mailbox, Clerks](#)
Subject: Mount Nemo Quarry (Nelson Aggregate) OLT Decision
Date: September 11, 2026 9:24:18 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.

Hello

I was extremely disappointed in the OLT decision in respect of Mount Nemo Quarry. Based on the review that was undertaken, I understand it was a very poor decision, which is frustrating.

I am in support of the City of Burlington appealing this decision. Certainly, any expansion of the quarry would have a detrimental impact on water quality and quantity and air quality for my household. My household is one concession away from the current quarry and in the concession where the south expansion is planned.

Thank you,

Shari Mann

Burlington, ON

From:
To: [Mailbox, Clerks](#)
Cc:
Subject: Quarry expansion concerning
Date: September 11, 2026 10:30:08 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.

Hello,

As residents living near Mount Nemo, we are deeply concerned by the Ontario Land Tribunal’s decision to approve two new below-water-table crushed limestone quarries on the Mount Nemo plateau.

The existing 500+ acre quarry has already caused serious harm to our community. Residents have experienced wells going dry, blasting that has sent rocks onto lawns, rooftops, and public green spaces, and ongoing dust settling on our homes and affecting the air we breathe.

Despite this troubling history—and despite testimony from an independent air-quality scientist who stated that he would not live beside the quarry because of the potential health risks—the OLT sided with the company, which presented no health-impact evidence of its own.

The Tribunal also acknowledged Ontario’s 2023 Auditor General report, which raised serious concerns about the effectiveness of provincial oversight of aggregate operations. Yet the decision still places future oversight of this expanded, highly complex operation largely in the hands of those same provincial authorities.

Perhaps most alarming is that the approved project relies on **“perpetual water pumping”** to protect residential wells and provincially protected wetlands. In other words, pumps must operate indefinitely to manage the groundwater impacts created by quarrying below the water table. Instead of avoiding the risk in the first place, our community and environment will depend on an engineered system that must continue functioning far into the future.

The decision also places an unacceptable burden on the City of Burlington and local residents if air-quality conditions ultimately prove unsafe. Communities should not have to face the possibility of evacuation after harm occurs. Protecting public health should come before approving an activity that could create that risk.

Mount Nemo is not simply another piece of land available for extraction. Its groundwater and creek systems are interconnected with the broader plateau and downstream environment, and the area forms part of the Niagara Escarpment, a UNESCO-designated World Biosphere Reserve.

Once groundwater systems, wetlands, and natural landscapes of this significance are damaged, they may never be fully restored.

Economic development matters—but **“build, build, build” cannot come at the expense of**

safe drinking water, clean air, public health, and irreplaceable natural infrastructure.

Mount Nemo deserves protection. So do the families who live here now—and the generations who will live here after us.

Regards,

Stefania and Adrian Kiss

Burlington

Sent from Stefania's iPhone

From:
To: [Mailbox, Clerks](#)
Subject: Comment on OLT appeal item for Monday's City Council meeting
Date: September 11, 2026 11:18:48 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.

Re: Ontario Land Tribunal Decision to Approve the Expansion of the Nelson Aggregates Quarry

I am writing today to express my deep disappointment in the recent decision by the Ontario Land Tribunal (OLT) to approve expansion of the Nelson Aggregates quarry which ignored the serious concerns of the City of Burlington and information provided by many qualified experts.

As a property owner in the area affected, I fully support the motion to appeal which I believe Mayor Mead will be presenting at next Monday's Council Meeting. This decision will be harmful to nearby residents such as myself. And it is definitely not in the best interests of the entire City.

Please let the members of City Council know that I and my family support the motion to appeal this decision by the OLT.

Sincerely,

Dr. Stephen Hawvrylyshyn

[Burlington ON](#)

From:
To: [Mailbox, Clerks](#)
Subject: Appeal the OLT Decision
Date: September 11, 2026 10:07:09 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.

Hello,

I am writing to lend my support to the recommendation to appeal the OLT decision on Mount Nemo, Nelson Quarry Expansion.

I reside in Guelph, and altho I live at a distance, the heart of the matter is close to home. Collectively, we must protect water. We must listen to experts. We must have trustable, worthy public practices that we can believe in.

It is my opinion that the proposed quarry expansion on Mount Nemo is to the detriment of the common good.

I support the recommendation to appeal the OLT decision.

Sincerely,

Sue Smith
Guelph, ON

From:
To: [Mailbox, Clerks](#)
Cc: Susan Richards
Subject: SUPPORT FOR CITY OF BURLINGTON TO APPEAL RECENT OLT DECISION IN FAVOR OF NELSON AGGREGATE QUARRY EXPANSION
Date: September 11, 2026 11:08:20 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.

To: The City of Burlington, and Our Local Municipal Governing Officials
clerks@burlington.ca

We completely support an appeal by the City of Burlington and the Region of Halton to the OLT Decision regarding the Nelson Aggregate Quarry Expansion recently handed down. We support the allocation of any and all necessary city funds, time and efforts in fighting this decision and seeing to it's overturning.

We are writing to officially declare our opposition to the application from Nelson Aggregate to blast two new open-pit mines in Burlington's escarpment.

We have been residents of this area for 23 years. We moved from 72 acres of rural property to rural Burlington, and we love this community and city. We own two properties in this area, and both will be significantly impacted by the proposed new quarry operations. We are located adjacent to [REDACTED], within a few hundred meters of the proposed limits of the new quarry operations.

We are seriously opposed to this application for the following reasons:

- The impact on the well-being of our local community
 - The right to quiet enjoyment of our homes and properties
 - Additional heavy truck traffic
 - We do not have sidewalks or bike paths, therefore our recreational outlet for biking, walking, running and movement throughout our community is along the roads. Due to the quarry activities, the roads are constantly dirty, increasingly busy, and unsafe with the truck traffic
 - Noise from trucks, equipment and blasting operations
 - Dust and pollution from blasting, trucks and equipment
- The desecration of the natural environment which has been recognized by world authorities such as UNESCO
 - Enjoyed by local rural residents
 - Enjoyed by residents of the surrounding urban areas (Burlington, Waterdown, Milton etc.) for biking, hiking, nature walks, photography etc.
- The values of our properties will be substantially impacted by continued industrial and mining operations in such close proximity to our homes.
- The detrimental impact on the quality and quantity of our only water supply (drilled wells)

We are all responsible for stewarding the resources that have been entrusted to our generation. In this particular case we are charged with the responsibility to protect a world recognized portion of

the environment which has many endangered species both of plant life and animal life. Not only is the Niagara Escarpment recognized in the eyes of the United Nations, but also by our local and provincial governments as well and as part of the green belt; it deserves inalienable protection and consideration against destruction and development, and incompatible land uses. If we fail to do this at this time, then we are robbing not only our generation (both rural and urban), but also all future generations of the enjoyment of this creation. Once it has been destroyed, it is gone forever.

We have spent our careers in the engineering, design and construction industries and we know that there are always many options to resolve any particular challenge. This situation is no different. There absolutely are better options and alternatives than to locate a new aggregate mining operation in an environmentally sensitive, protected, and residential area. The balance of proximity to market and increased profits are not acceptable reasons to destroy irreplaceable portions of our local Burlington natural environment. In short, we have no objections to the quarry or quarry operations in general (when compatible with the local vision and land use), however, we have vehement objections to the location of this operation where it is very clearly only to the benefit of Nelson Aggregate and at great cost to our residential community and surrounding neighbors who enjoy this area. The repercussions of poor planning and inappropriate choice of location for this new operation by Nelson Aggregate should not fall to our communities. As with the previous application, this clearly is not in the best interest of the local community, City of Burlington or Region of Halton, Niagara Escarpment Commission nor the environment.

As we view these applications, we would consider that the fact they are adjacent to the existing quarry operations makes them no more valid than if they were located several miles away. It is our understanding that they are applications for new quarry operations and do not meet the current zoning bylaws nor the official plan of the city and the region. If these applications are approved, it would set a precedent for such operations or other similar industries anywhere on this protected area of the escarpment.

We understand the current demands on our elected and appointed officials; There are many present circumstances which are pressing, urgent and immediate and we appreciate the challenges involved in managing all of these. This situation is also very time sensitive as the decisions made regarding the proposed quarry expansion will affect the future and shape of our community for many generations to come. It requires immediate commitment and action by our Municipal, Regional and Provincial Governments to protect our environment and our communities. We all stand united in our vision of a safe, beautiful, clean and vibrant residential and recreational neighborhood, for local residents and our neighbors to share in these benefits.

In the words of our Burlington Mayor Meed Ward in a recent Maclean's magazine article about the best communities in Canada 2019:

"It's that combination of world-class attractions as well as a 10 to 15 minute drive from agricultural farming, hiking, skiing," she says. "There's nothing like it in this region. I don't think there's anything like it in Canada."

Our local municipal government is doing a fantastic job of protecting our urban communities from inappropriate development in sensitive areas, as it should. It is also essential that they protect our

rural communities from incompatible and destructive development and land use as well. Otherwise, in the years ahead, we will not be considered one of the highest rated and most desirable communities in our country to live and raise a family. We the residents of rural Burlington, stand united with our municipal government in this fight.

We thank you for the opportunity to express our concerns and voice our expectations. Understanding the issues and concerns and everything that is at risk, we trust that our elected representatives will vote against this application. Furthermore we trust that they will allocate all of the necessary resources, time and efforts of our regional and city staff, as well as our hard-earned tax dollars to the hiring of lawyers and experts who will fight to protect Burlington's exceptional escarpment.

Thank you again for your time, consideration, attention, and support.

Kind Regards,

Susan and Ken Richards

Burlington

From: Peter Blake
Sent: Friday, September 11, 2026 8:27 AM
To: Mailbox, Clerks <Clerks@burlington.ca>; Gord Pinard <
Subject: Appeal of OLT decision re: Mount Nemo Quarry

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.

Good day,

My wife and I would like to ask you to appeal the OLT decision regarding expansion of the Mount Nemo gravel quarry.

We live at :

,
Burlington,

The issues for us are two:

- 1) our well water is being depleted and silt is building up. Already one of our neighbours is having to install a new well.
- 2) traffic - heavy truck traffic has abated during this period of reduced production from the quarry but it will increase. Already there's been a fatality at Brittania and Guelph Line involving a heavy truck this year. More traffic is going to be dangerous.

We would like to remind you that if our water supply is interrupted or diminished due to government actions/approvals that we think it only right for the government to install a water supply and sewage lines as well. This is expensive.

Sincerely,

Susan G. Blake
James P. Blake P.Eng. (Retired)

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Mount Nemo Quarry Decision
Date: September 11, 2026 9:09:11 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.

Dear City Clerk,

The recent OLT decision regarding the Mount Nemo quarry expansion is deeply troubling. I cannot understand how we can justify permanently altering such an important natural landscape when its value to Burlington extends well beyond the resources that can be extracted from it.

Mount Nemo is a defining part of our community and an important piece of the Niagara Escarpment. Its natural beauty, ecological significance and recreational value should be protected for the people who live here today and for those who will inherit this landscape in the future.

I am grateful to CORE Burlington for continuing to advocate for Mount Nemo and strongly support their efforts to challenge the decision. I encourage the City to continue using every avenue available to protect the plateau and Burlington's natural heritage.

This is not simply about one quarry application. It is about what kind of natural environment we want to leave behind. Mount Nemo deserves to be preserved.

Sincerely,

Tereza Kalac

[REDACTED]

Burlington

Tereza Katarina Kalac

From: Tim Hepburn <
Sent: Thursday, September 10, 2026 10:00 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: Support for an Appeal of the OLT Decision – Mount Nemo

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.

Dear Mayor Meed Ward and Members of Burlington City Council,
I am writing to ask that Council support an appeal of the OLT decision concerning Mount Nemo. I live off of Cedar Springs, and I am deeply concerned about the implications of this decision for our community. The concerns residents have raised are not minor or theoretical. They include significant questions around **air and water quality, public safety, and the potential damage to the ecology and natural environment of Mount Nemo.**

I am particularly troubled by the sense that the evidence and the legitimate concerns brought forward by the community were not given the weight they deserved in the OLT process. When the potential consequences are this significant, I believe we have an obligation to take another look rather than accept a decision that could have long-lasting and potentially irreversible impacts.

Mount Nemo is an important part of our community and our natural environment. Protecting it should not come down to whether residents can make their concerns loud enough—we should have confidence that those concerns and the evidence behind them have been properly considered.

I strongly encourage Burlington City Council to support the appeal and continue advocating for the health, safety, and environmental well-being of our community.

Thank you for your leadership on this issue and for giving residents the opportunity to have their voices heard.

Sincerely,
Tim Hepburn

-----Original Message-----

From: Tina Newlove <

Sent: Friday, September 11, 2026 3:30 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Subject: OLT appeal

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.

To Whom it May Concern,

I support the City of Burlington in appealing the OLT decision. More then ever every single decision we make concerning our natural living spaces is crucial for the health of the next generation. I'm a visual artist and also work for Conservation Halton in education and many of our students to the parks are from Burlington where we give them the opportunity to be immersed in the forest and learn how are region in particular has remarkable biodiversity not found in other places and needs protection.

Thank you for your consideration and protection of these natural spaces.

Tina Newlove

Campbellville ON

-----Original Message-----

From: Todd Jarrett < >

Sent: Friday, September 11, 2026 8:41 AM

To: Mailbox, Clerks <Clerks@burlington.ca>

Cc: CORE Burlington <core.burlington@gmail.com>; Gord Pinard < >; Mailbox, Office of the Mayor <mayor@burlington.ca>; Roger Goulet < >; Sarah Harmer < >; David Donnelly >

Subject: In support of an appeal of the recent Nelson Quarry OLT decision - for CoB council

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.

Hello,

I am writing to ask Burlington City Council to vote in support of launching an appeal of the recent OLT decision on the Nelson Quarry expansion on Mount Nemo.

I understand that this subject will be reviewed by council next week.

The OLT decision is a travesty, in my opinion, and must be overturned. This can be done via the judicial appeal process and I ask the City of Burlington to move forward with an appeal.

As a resident of Mount Nemo for the past 26 years, I have experienced first hand the dangers and damage that this quarry has caused and continues to cause.

Toxic dust emissions, blasting damage and dangers, noise violations, wells going dry.... All of these have occurred in the past and will occur going forward if the quarry is allowed to expand.

The MNR and MoE cannot be counted on to enforce regulatory compliance, as they have clearly demonstrated. They have abdicated their responsibility and thus the CoB and Region of Halton must step in to defend the citizens and natural environment of Burlington's own world biosphere reserve.

Nelson should not be allowed to operate at all, in my opinion, and surely an expansion must not go forward.

Please vote in favour of an appeal of the OLT decision.

Thank you,
Todd Jarrett
Burlington, ON

From:

Sent: September 11, 2026 8:50 AM

To: Mailbox, Clerks <Clerks@burlington.ca>; Mailbox, Office of the Mayor
<mayor@burlington.ca>

Cc: coreburlington@gmail.com;

Subject: Appeal OLT decision OLT-22-004372

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.

Mayor Marianne Meed Ward,

City of Burlington

Attached are four documents that may be of assistance to the City of Burlington and its legal counsel in appealing the OLT decision regarding Nelson Aggregates' application to expand the Burlington Quarry. These materials address critical issues relating to blasting impacts, flyrock risk (a human-made hazard), land-use compatibility, and socio-economic impact analysis:

- [*Critical Limitations of the 1980 U.S. Bureau of Mines Siskind et al. Study – RI 8507, Journal of Policy & Governance, December 2025*](#)
- [*Flyrock as a Systemic Hazard: Empirical Travel Distances, Regulatory Failures, Land-Use Incompatibility, and Intergenerational Risk, Journal of Policy & Governance, June 2026*](#)
- [*Decision on the Troy Sand & Gravel Special Use Permit Application, Town Board of Nassau, NY, September 1, 2015*](#)
- *Critical Review of Golder's Socio-Economic Assessment Report/Prism Economics Memo December 2022 (Revised July 2023) and urbanMetrics Peer Review (Sept 18, 2025)*

Respectfully submitted,

Tony Sevelka

Objector and concerned citizen

From:
To: [Mailbox, Clerks](#)
Subject: Appeal
Date: September 11, 2026 11:13:22 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.

To whom it may concern:

I would like to express my support for an appeal of the recent decision of the OLT regarding expansion of the Nelson Quarry. I have lived on [REDACTED] for almost 60 years and believe the concerns raised are serious and legitimate, and should have been more than enough to warrant a decision declining expansion.

Regards
Vicki Jansen

Sent from my iPhone

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: Supper to Appeal OLT
Date: Thursday, September 10, 2026 8:06:09 PM

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.

My name is Walter Galvao and I live at [REDACTED] Burlington ON [REDACTED].

I support to appeal as I feel there is no need for another quarry socially for two additional locations. The current site has 50 more years of blasting and accessing aggregate. There additional traffic, blasting creating dust which isn't healthy for those who live in the neighborhood plus the impact on the environment.

Please confirm receipt of this. Thank you for your attention.

Regards,

Walter Galvao
Real Estate Broker
Accelerate Realty Group
[REDACTED]

From: WENDY MILLAR <>
Sent: Friday, September 11, 2026 5:09 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: core.burlington@gmail.com
Subject: Please Protect Mount Nemo

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.

To whom it may concern,

It is very important that the City of Burlington support an appeal of the OLT decision because it is the backbone of the future of the City greenspace and head of the watershed.

Lately, multi-national companies are having their way facilitated by weakened provincial environmental regulations. The local municipal governments are our last barrier of defense as the quarry will permanently alter the area already hallowed out and reduced downstream flow; not to mention negatively impact the quality of life of Mount Nemo citizens and wildlife while they blast and exploit the dolostone aquifer. Before the current quarry reached its western limit of extraction adjacent to Burlington Springs golf course, I remember a high water table with a chorus of frogs and spring-fed ponds to swim in, growing up on No. 2 Side Road. Now the ponds are dry and the spring is silent (except for the rumble of the quarry crusher) due to a permeant lowered water table by the quarry's extraction. I hope The City of Burlington digs in their heels and continues the fight for conservation and stewardship of our environment for future generations.

Regards,
Wendy Diaz, M.Sc.
Durham, North Carolina
Beneficiary of Marion Millar estate-former owner of Camisle Golf course
Durham, North Carolina

From:
To: [Mailbox, Clerks](#)
Subject: SUPPORT FOR COB TO APPEAL RECENT OLT DECISION IN FAVOUR OF NELSON AGGREGATE QUARRY EXPANSION
Date: September 11, 2026 11:43:31 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.

To: The City of Burlington, and Our Local Municipal Governing Officials
clerks@burlington.ca

We completely support an appeal by the City of Burlington and the Region of Halton to the OLT Decision regarding the Nelson Aggregate Quarry Expansion recently handed down. We support the allocation of any and all necessary city funds, time and efforts in fighting this decision and seeing to it's overturning.

We are writing to officially declare our opposition to the application from Nelson Aggregate to blast two new open-pit mines in Burlington's escarpment.

We have been residents of this area for 23 years. We moved from 72 acres of rural property to rural Burlington, and we love this community and city. We own two properties in this area, and both will be significantly impacted by the proposed new quarry operations. We are located adjacent to [REDACTED], within a few hundred meters of the proposed limits of the new quarry operations.

We are seriously opposed to this application for the following reasons:

- The impact on the well-being of our local community
 - The right to quiet enjoyment of our homes and properties
 - Additional heavy truck traffic
 - We do not have sidewalks or bike paths, therefore our recreational outlet for biking, walking, running and movement throughout our community is along the roads. Due to the quarry activities, the roads are constantly dirty, increasingly busy, and unsafe with the truck traffic
 - Noise from trucks, equipment and blasting operations
 - Dust and pollution from blasting, trucks and equipment
- The desecration of the natural environment which has been recognized by world authorities such as UNESCO
 - Enjoyed by local rural residents

- Enjoyed by residents of the surrounding urban areas (Burlington, Waterdown, Milton etc.) for biking, hiking, nature walks, photography etc.
- The values of our properties will be substantially impacted by continued industrial and mining operations in such close proximity to our homes.
- The detrimental impact on the quality and quantity of our only water supply (drilled wells)

We are all responsible for stewarding the resources that have been entrusted to our generation. In this particular case we are charged with the responsibility to protect a world recognized portion of the environment which has many endangered species both of plant life and animal life. Not only is the Niagara Escarpment recognized in the eyes of the United Nations, but also by our local and provincial governments as well and as part of the green belt; it deserves inalienable protection and consideration against destruction and development, and incompatible land uses. If we fail to do this at this time, then we are robbing not only our generation (both rural and urban), but also all future generations of the enjoyment of this creation. Once it has been destroyed, it is gone forever.

We have spent our careers in the engineering, design and construction industries and we know that there are always many options to resolve any particular challenge. This situation is no different. There absolutely are better options and alternatives than to locate a new aggregate mining operation in an environmentally sensitive, protected, and residential area. The balance of proximity to market and increased profits are not acceptable reasons to destroy irreplaceable portions of our local Burlington natural environment. In short, we have no objections to the quarry or quarry operations in general (when compatible with the local vision and land use), however, we have vehement objections to the location of this operation where it is very clearly only to the benefit of Nelson Aggregate and at great cost to our residential community and surrounding neighbors who enjoy this area. The repercussions of poor planning and inappropriate choice of location for this new operation by Nelson Aggregate should not fall to our communities. As with the previous application, this clearly is not in the best interest of the local community, City of Burlington or Region of Halton, Niagara Escarpment Commission nor the environment.

As we view these applications, we would consider that the fact they are adjacent to the existing quarry operations makes them no more valid than if they were located several miles away. It is our understanding that they are applications for new quarry operations and do not meet the current zoning bylaws nor the official plan of the city and the region. If these applications are approved, it would set a precedent for such operations or other similar industries anywhere on this protected area of the escarpment.

We understand the current demands on our elected and appointed officials; There are many present circumstances which are pressing, urgent and immediate and we appreciate the challenges involved in managing all of these. This situation is also very time sensitive as the

decisions made regarding the proposed quarry expansion will affect the future and shape of our community for many generations to come. It requires immediate commitment and action by our Municipal, Regional and Provincial Governments to protect our environment and our communities. We all stand united in our vision of a safe, beautiful, clean and vibrant residential and recreational neighborhood, for local residents and our neighbors to share in these benefits.

In the words of our Burlington Mayor Meed Ward in a recent Maclean's magazine article about the best communities in Canada 2019:

“It’s that combination of world-class attractions as well as a 10 to 15 minute drive from agricultural farming, hiking, skiing,” she says. “There’s nothing like it in this region. I don’t think there’s anything like it in Canada.”

Our local municipal government is doing a fantastic job of protecting our urban communities from inappropriate development in sensitive areas, as it should. It is also essential that they protect our rural communities from incompatible and destructive development and land use as well. Otherwise, in the years ahead, we will not be considered one of the highest rated and most desirable communities in our country to live and raise a family. We the residents of rural Burlington, stand united with our municipal government in this fight.

We thank you for the opportunity to express our concerns and voice our expectations. Understanding the issues and concerns and everything that is at risk, we trust that our elected representatives will vote against this application. Furthermore we trust that they will allocate all of the necessary resources, time and efforts of our regional and city staff, as well as our hard-earned tax dollars to the hiring of lawyers and experts who will fight to protect Burlington's exceptional escarpment.

Thank you again for your time, consideration, attention, and support.

Kind Regards,

Zach Richards

Burlington, ON