

# Recommendation Report

## Application for a Plan of Subdivision

**Applicant:** Salotto Building Group Inc.

**Addresses:** 4375 Millcroft Park Drive

**File:** 510-01/22

**Date:** September 13, 2022

# Overview of Development Site

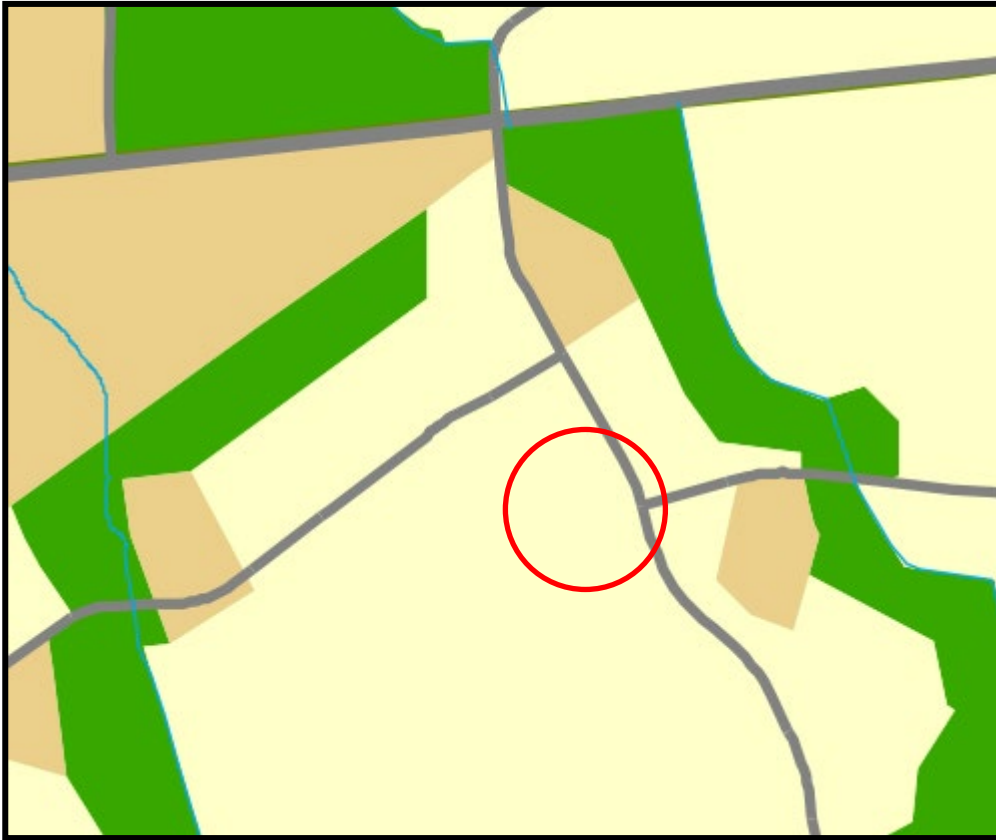


Site Area:  
2.4 hectares

# Policy Context





- Planning Act
- Provincial Policy Statement (2020)
- A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Halton Official Plan
- City of Burlington Official Plan (1997, as amended)
- City of Burlington Zoning By-law (2020)
- City of Burlington New Official Plan (2020)

# Burlington Official Plan

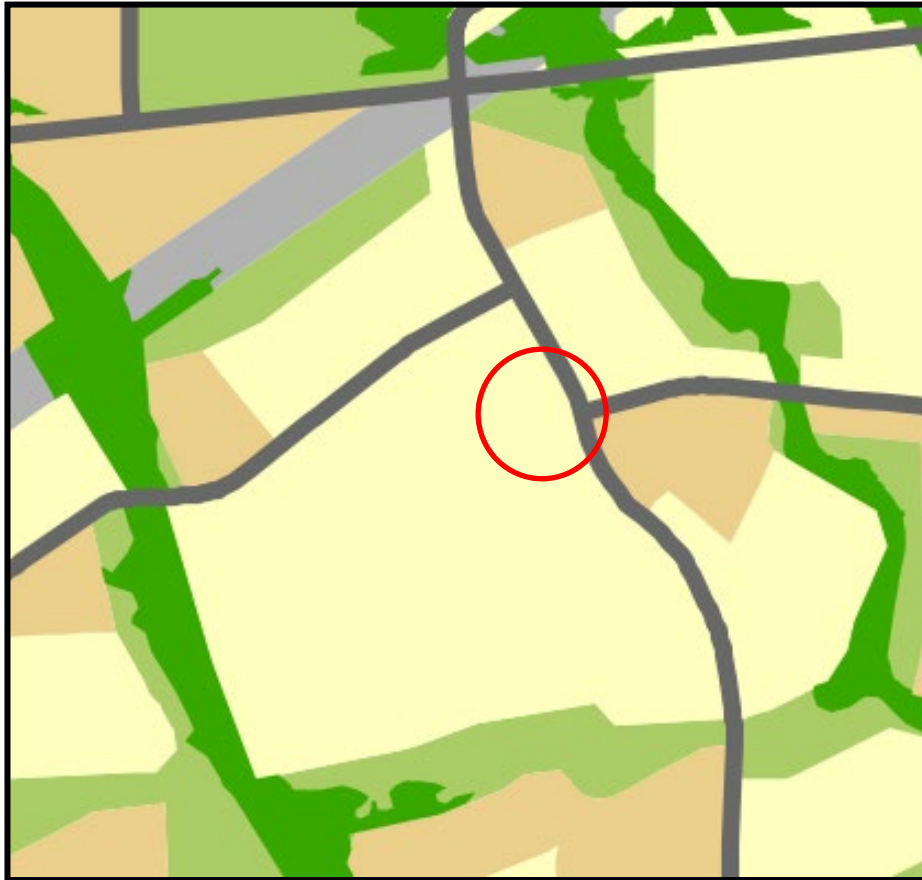


## Existing Land Use Designation:

- Residential – Low Density






	Residential - High Density
	Residential - Low Density
	Residential - Medium Density
	Major Parks and Open Space

# Burlington New Official Plan



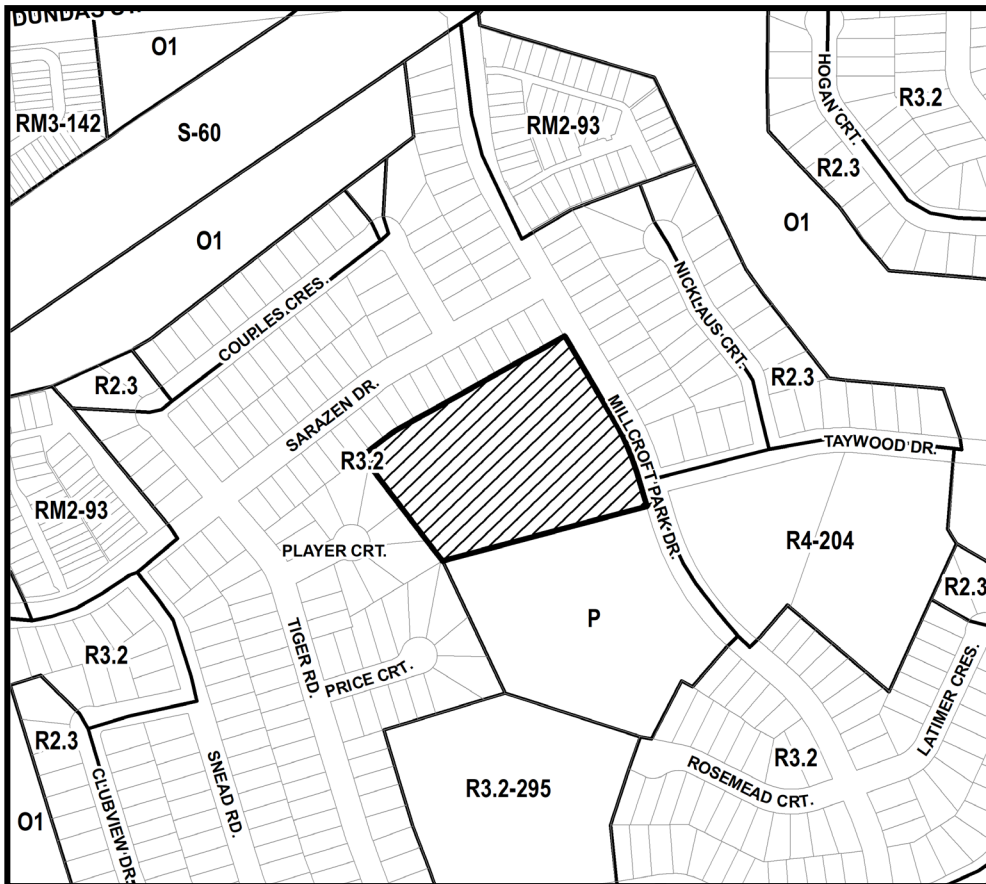
## Land Use Designation:

- Residential – Low Density

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	City's Natural Heritage System
	Major Parks and Open Space



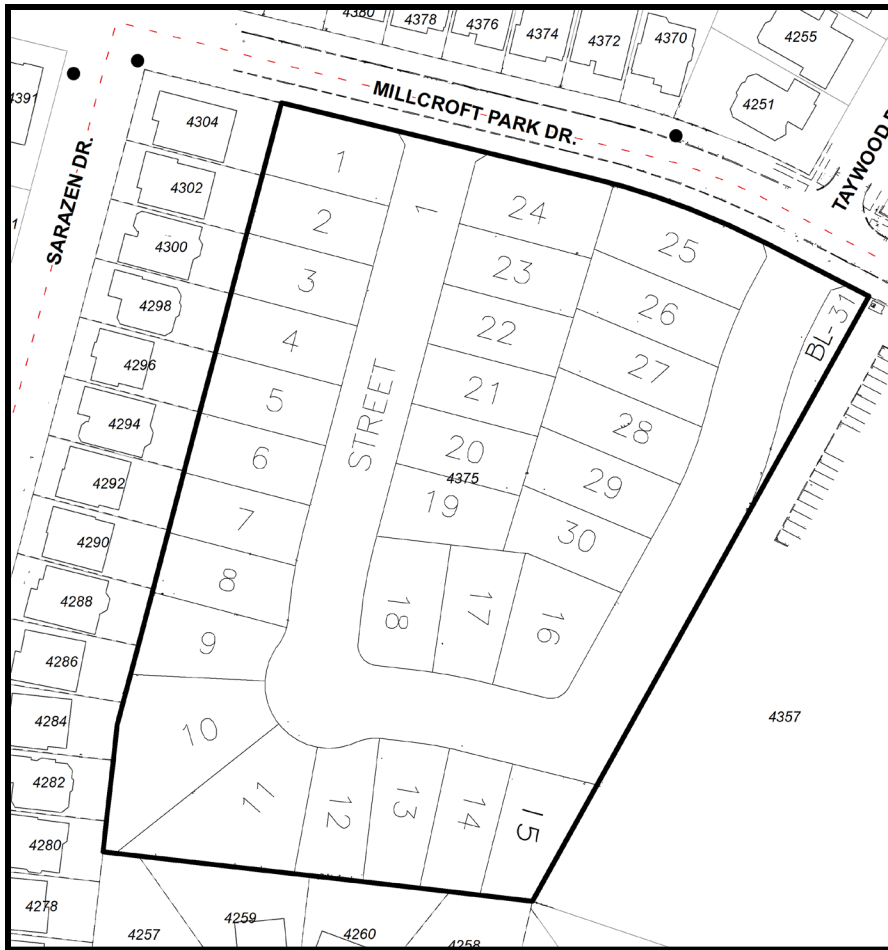
# Burlington Zoning By-law



## Existing Zoning:

- Low-Density Residential (R3.2):
  - Min. lot width: 15 m
  - Min. lot area: 425 m<sup>2</sup>

# The Application



- Application to subdivide land to allow 30 detached dwellings on a new public street.

# History of the Application and Public Consultation

- A virtual Pre-Application Community Consultation Meeting was held on September 23, 2021, prior to the submission of the applications.
- Notice signs were posted on the subject lands in November 2021. A public notice of the Plan of Subdivision applications was mailed on November 17, 2021 to all property owners and tenants within 120 m of the subject site.
- A webpage was created on the City of Burlington website, accessible at [www.burlington.ca/4375millcroft](http://www.burlington.ca/4375millcroft).
- The Statutory Public Meeting was held February 1, 2022 where staff were directed to proceed with the processing of the submitted Plan of Subdivision and further by Council February 15, 2022.
- Staff received 17 comments out of 149 notices from members of the public.



# Summary of Public Comments

- Increased impervious surfaces will negatively impact flooding towards neighbouring residential properties including those on Rosemead Court, Millcroft Park Drive, Sarazen Drive, and Price Court.
- Proposed increase in density will increase traffic on Millcroft Park Drive, Taywood Drive and neighbourhood streets, leading to congestion and unsafe streets for pedestrians and cyclists.
- Proposed crescent will create more traffic than a cul-de-sac.
- Proposed construction in relation to the other development in the area will disrupt the community.
- Proposed increase in density will create more pollution in the area from increased traffic.
- Proposed development will remove a green space from the Millcroft Park Drive area.
- Proposed increase in growth will not be supported by the existing infrastructure.
- Proposed plan does not show a catchment basin for proposed lots #9, #10, and #11.

# Recommendation

- Approve the application submitted by Salotto Building Group Inc. to draft approve a residential plan of subdivision consisting of 30 lots and a public road at 4375 Millcroft Park Drive, Block 133 of Plan 20M-811, as shown in Appendix A of Report PL-64-22, subject to the conditions contained in Appendix B of that report.