

Mayor Meed Ward and Councillors, thank you for this opportunity to speak with you.

My name is Dennis Parass. I am one of the executives of Millcroft Against Bad Development, commonly known as MAD.

First of all, we want to thank you, Mayor and Councillors, for your incredible and constant support over these last 5 years. You have worked with us, dealing with each issue as they arose. We recognize the significant time, effort, human and financial resources that have been dedicated to the Millcroft file. We believe your efforts will be rewarded.

When MAD formed in 2020 we represented a small number of Millcroft's residents. Prior to the OLT hearing in 2024 this had risen to over 7,000 supporters. In the last year, due to intense reaction to the outrageous OLT decision, our registered supporters have risen to over 17,000. We have also tracked over 900,000 hits on our social media releases.

Burlington and neighbouring communities recognize that the 2024 OLT approval to allow development on Burlington's Park and Open spaces is not a local issue but one that will affect the entirety of Burlington.

**This not about saving a golf course. It is about saving our Greenspace, here in Millcroft and throughout Burlington**

**Millcroft Greens is not a responsible developer**

This project became public in February 2020. Millcroft Greens, an Argo Development company owned by Gord Buck, was created to obtain permission to infill all of Millcroft's usable Park and Green space with housing. They announced their plans Feb 19<sup>th</sup> 2020.

They knowingly pursued the Millcroft infill project despite the opposition of the City, Region and Conservation Halton. They don't care about Community support nor the consequences of their action. Their plan to build expensive homes on the 6<sup>th</sup> hole right up against the official flood plain is irresponsible. Buyers will not be able to get flood insurance nor secure mortgages. The condo community will be responsible, not Millcroft Greens. The condo road there should be named "Flood Plain Lane".

Recently, without proper permissions, Millcroft Greens cut down over 400 trees during bird nesting season despite being prohibited by Provincial and Federal regulations. Then they used chippers to create several huge piles of chips. On Sunday the fire department was called in to add water to the piles to prevent the smoke to erupt into Canada's largest bonfire.

We met with Gord Buck to warn him that the residents would vigorously oppose his application. Despite the fact that the residents, the City, the Region and Conservation Halton opposed the project, he pushed ahead.

Why was he so confident? Because he knew that the OLT was deciding almost every application in favour of the developers. From my perspective the OLT is a "kangaroo court". The OLT stands in the way of professed Provincial policies.

### **What are the Provincial Policies?**

Premier Ford has clearly stated the principle  
"local municipalities know what's best for their community development"

The Housing Minister has stated its goal is  
“to work with local municipalities on key projects and send staff to consult with them.

Unfortunately, there have been three Housing Ministers in the last 5 years: Steve Clark to 2023, Paul Calandra 2023-May 2025 and recently Rob Flack.

In early 2023 Housing Minister Steve Clark was petitioned by Mayor Marianne Meed Ward to issue a MZO. Minister Clark simply denied the request and off loaded the issue to the Ontario Land Tribunal

In 2024 new Minister Calandra stated that it continues to be Ministry policy to

- avoid building homes in established communities
- to work with local government to resolve development challenges with developers.

### **Policy was Ignored.**

In the five years of this project, despite multiple invitations from the City of Burlington and the Regional chair. **not one person from the Housing ministry visited Burlington to help this project.** From my perspective it was more than oversight, it was intentional.

The pressures of other Ontario land use controversies probably contributed to the dismissal of Burlington’s requests by Clark and Calandra.

The Ontario Land Tribunal appointed two judges to handle the 16 day hearing. It is incredible that two people could determine the fate of the 10,000 residents of Millcroft . **Neither one considered it important enough to visit Millcroft before making a decision.**

### **Premier Ford Learns About the Project**

Following the OLT decision we spoke with Premier Ford on two occasions. He was not aware of the project, municipal frustration and public objection to the destruction of Park and Green space in Burlington. He was empathetic and suggested a course of action to take to resolve the issue.

Recently, Housing Minister Rob Flack has now become involved. We hope that this requested MZO will receive a positive response.

We support our City and Region's efforts to bring this before the Province's. Premier and Housing Minister and stop this development.

Thank you