

**From:** [REDACTED]  
**To:** [Mailbox, Clerks](#)  
**Cc:** [REDACTED]; [Bentivegna, Angelo](#); [Meed Ward, Marianne](#); [REDACTED]  
**Subject:** Council Agenda June 17, 2025 Item 18.1  
**Date:** Monday, June 16, 2025 11:01:20 AM  
**Importance:** High

---

**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 accept this email as my delegation for subject agenda item.

We are in full support of this MZO. We are also in full support of getting the first MZO signed.

My family, and our two children, have lived in the community for more than 30 years.

Our house, [REDACTED], is the very first house occupied in Millcroft, in 1987.

The community has been built around this open space. Despite this open space being designed as the storm water control for the community and south Burlington, we suffered the devastating floods in August 2014 and many residents flooded in August 2024. Every time it rains, anxiety is heightened there could be more flooding. “**Fear**” is the word I would use today to describe our emotions, should the land be developed for residential. It is incomprehensible to allow homes to be built on floodplains.

Destruction of the 40+ year ecosystem in Millcroft is inevitable should this development continue. The picture pond, on old hole #6, supports much wildlife i.e. beavers, minks, trumpeter swans, etc. We can not tolerate such destruction.

With only 6 roads into Millcroft, development in the established community of more than 4500 homes, will truly affect everyone. As the course meanders throughout the neighbourhood, construction traffic will need to use the only 6 entrance roads to Millcroft, 3 of which have schools. This poses a significant safety concern. The construction will bring dust, noise and disturbance to this almost 40 year established neighbourhood. We experienced this just last week, when the developer used rural forestry equipment to chip the felled trees. The dust was unbearable. My lungs took a few days to clear, and that is with staying inside and having 3 high end air filters. The developer should have been mandated to use dust suppression i.e. water spray. Just yesterday, we had a fire in the chipped mulch pile the developer has left behind. With no hydrants on the property, the fire department experienced difficulty getting the water to the pile. This developer very easily, and more cost effectively, could have chipped and conveyed the chips directly into a truck and truck it away. Instead, their carelessness has exposed the nearby neighbours to potential fire. Again, how are these safety and construction best practices not utilized or mandated?

As you can see from the above, we whole heartedly support the City in its quest to stop this absurd development.

We thank you for your efforts.

Regards,

Cynthia & Peter Shanahan

Cynthia L. Shanahan CSCMP, CPSM

