



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 **F** 905.669.0097

KLMPLANNING.COM

File: P-2109

June 14, 2024

City of Brampton
Planning, Building and Growth Management
2 Wellington Street West
Brampton, ON
L6Y 4R2

**Attention: Chinoye Sunny
Planner III**

**Re: Official Plan and Zoning By-law Amendment Applications
0 and 11860 Bramalea Road
City File OZS-2024-0036
June 17, 2024 Public Meeting
West side of Bramalea Road and south of Mayfield Road
2766321 Ontario Inc.
City of Brampton**

Dear Ms. Sunny,

We act on behalf Patilda Construction Inc. c/o DG Group ("client") whom are the surrounding landowner on all three side of the above noted parcels subject to the public meeting. On behalf of our client we are pleased to provide our comments related to the proposed development concept and public meeting.

Our client lands, which are draft plan approved and registered, identified a 0.5 hectare (1.3 acre) block to the north to be developed for Medium Density (Block 427 on the draft approved plan) residential uses. We acknowledge the applicant has provided a conceptual tertiary plan as part of their submission materials which identified a potential four storey residential building on our clients lands with a connection to Mayfield Road and an internal connection to the subject lands for access to Bramalea Road.

Accordingly, our concerns with the proposed applications include as follows:

1. **Access & Servicing.** As identified above, we acknowledge the applicant has outlined potential access to our clients land. We note there is little to no room to move this access to better align with a future access through our clients lands. We are concerned this limits the ability of our client to properly service, access and efficiently develop their land based on this fixed access location. We request that the application be considered premature until a comprehensive analysis regarding access and servicing of our clients and the subject lands is undertaken and that the necessary easements to protect for access and servicing infrastructure are established.
2. **Cost sharing.** The subject lands form part of the Countryside Villages Secondary Plan and Block Plan area. The Countryside Villages Landowners Group was formed many years ago to fund all the work associated with the Environmental Assessments, Secondary Plan and Block Plan work, amongst others, to which this owner benefits from. Prior to zoning approval, a letter should be secured from the Countryside Villages Landowner Group Trustee to ensure the landowner becomes a member in good standing with the group prior to final approval.

Lastly, we request notification of any decisions made on the above noted matter.

Yours truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner

cc. Juli Laudadio – DG Group
cc. Darren Steedman – DG Group
cc. Andrew Orr – Paladin Development Consultants Inc.