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June 17, 2024

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

**Attention: Tristan Costa, MES (PL), MCIP, RPP  
Planner III, Official Plan and Growth Management**

**Re: Vales of Castlemore North Secondary Plan Area 49  
Airport and Mayfield Tertiary Plan  
City Initiated Official Plan Amendment  
June 17, 2024 Staff Recommendation  
Staff report Planning, Bld & Growth Mgt 2024-451  
Sandringham Place Inc. c/o DG Group  
City of Brampton**

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Dear Mr. Costa,

On behalf of our client and owner of the lands, Sandringham Place Inc. c/o DG Group, we are pleased to provide our comments related to the recommendation report related to the Airport and Mayfield Tertiary Plan for the Vales of Castlemore North Secondary Plan area.

As you know, we have been an active participant in this process going as far back as 2012. We have participated in the working group meetings, provided input at the statutory public meeting and provided input to the previous drafts of the proposed Official Plan Amendment schedule. We continue to have concerns with the proposed amendment as follows:

1. As noted in our previous correspondence, we respectfully request that the SWM pond label be removed from the land use schedule. Stormwater management will be identified through site specific development applications.
2. We acknowledge the policies allow for further review and interpretation of the development limits. However, given that Mr. Dan Westerhof of Beacon Environmental has field verified the Natural Heritage limits on June 22, 2022 of the subject parcel, we request the land use schedule be reflective of those limits, see attached overlay. This helps to alleviate any concerns in the future of what is developable as opposed to non-developable.
3. We note within the policies that single detached dwellings along the valley edge are permitted on a case-by-case basis. This was a specific request made in our previous submission and we request this be permitted as of right.
4. We note the land use schedule includes the location of a roundabout on our client's land. We respectfully request the legend reflect it being a "conceptual roundabout" to provide some flexibility of its location and/or need in the future.

We trust the above amendments can be made prior to the final approval by Council. In addition, we continue to request notification of any decision 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. Henrik Zbogor – City of Brampton