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September 20, 2024

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

Attention: Chair Palleschi and Members of Planning and Development Committee

**Re: Vales of Castlemore North Secondary Plan Area 49
City Initiated Official Plan Amendment
September 23, 2024 Staff Recommendation
Staff report Planning, Bld & Growth Mgt-2024-749
Sandringham Place Inc. c/o DG Group
City of Brampton**

Dear Chair Palleschi and Members of Planning and Development Committee,

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 above noted Vales of Castlemore North Secondary Plan Area 49 Official Plan Amendment.

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. Despite our continued participation and request for notification of when this report was coming back to Planning Committee, we were not advised this was on the September 23, 2024 agenda and happened to come across it by other means. In addition, we are disappointed that our previous concerns have not been appropriately addressed in this latest version. Our concerns continue to be as follows:

1. As requested previously, we asked for the SWM pond label to be removed from the land use schedule (Schedule "C"). Staff note in their response to comments provided, which we should point out only responds to our written submission made on October 20, 2023 and does not mention our written submission dated June 17, 2024, that the policy language has been revised to note the specific location of SWM ponds will be refined at the approval stage of each application. Section 7.1.26 of the draft amendment does provide the noted flexibility which is even more reason not to show a SWM pond label on the land use schedule. We continue to request this label be removed from our clients lands.
2. Staff note in their response that developable limits have been revised to reflect recent survey data. As part of our June 17, 2024 submission we included the developable limits for our clients land and asked that this be reflected in a revised land use schedule. This has not been included in this version. We acknowledge Sections 7.1.24 and 7.1.25 provide for some flexibility to the limit of development, subject to appropriate EIS or EIR. Given the developable limit has already been established, we continue to request this be reflected on the land use schedule.
3. Section 4.1.14.v notes that single detached dwelling units are only permitted within the Low-Rise

Plus Residential designation along the valley edge on a case-by-case basis. As noted in previous submissions, our client's land currently permits single detached dwelling units and this policy will only permit it on a case-by-case basis. This should be permitted as of right to reflect its current status.

4. The land use schedule continues to include the location of a roundabout on our client's land. As noted previously we request the legend reflect it being a "conceptual roundabout", similar to what has been noted for the conceptual road pattern.

Given the above concerns have not been addressed, we respectfully request Planning Committee direct staff to make the above noted revisions prior to final approval. Lastly, we continue to request notification of any decision made on the above-mentioned matter.

Yours truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner

- cc. Juli Laudadio – DG Group
- cc. Darren Steedman – DG Group
- cc. Steve Ganesh – City of Brampton