

Results of Public Meetings (January 15, 2024 and April 7, 2025) and Correspondence Received

OZS-2023-0038

Planning staff received the attached correspondence from Mark Condello, GSAI, on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd., dated January 15, 2024.

In order to accommodate Bill 109 Legislated timelines are satisfied, planning staff prepared a Recommendation Report with the information available at the time, staff prepared a recommendation report.

The previous proposal contemplated a physical stormwater management pond on the area of the property currently zoned as "Floodplain". The correspondence noted no issues with the re-zoning of the lands to the industrial zone as it would continue to be developed as a stormwater management facility. The provided correspondence provides comments on the noise mitigation and attenuation measures required for the overall industrial development which will be addressed through the associated Site Plan Application (SPA-2022-0051) and Draft Plan of Subdivision Application 21T-20003B.

In regards to the Public Meeting occurring on April 7, 2025, at the time of the preparation of the report, no comments were received.

January 15, 2024

GSAI File(s): 709-004/709-005

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

Attention: Mayors and Members of Council

**RE: Application to Amend the Zoning By-law
5203 Old Castlemore Road
Glenshore Investments Inc.,
0 Old Castlemore Road – MHBC Planning Limited
City File No. OZS-2023-0038
City of Brampton**

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultants for 47-1 Country Properties Limited and Castlemore Country Properties Ltd. (c/o Country Homes), the registered owner of lands generally located at the northeast corner of Clarkway Drive and Castlemore Road. On behalf of Country Homes, GSAI has been working with City staff on an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to facilitate a residential development consisting of condominium townhouses, apartment dwellings, and street townhouse dwellings, which are generally consistent with the Block Plan for Area 47-1 and the Highway 427 Secondary Plan. These applications are being processed under City File No. OZS-2021-0050. At the November 20th Planning and Development Committee meeting, the Committee adopted the Recommendation Report (Planning, Bldg & Growth Mgt-2023-866) for OZS-2021-0050, which recommended approval of Country Home's development proposal. GSAI and Country Homes continue to work with City Planning staff to finalize the planning instruments.

5203 Old Castlemore Road is currently subject to two active applications, Site Plan Application SPA-2022-0051, and Draft Plan of Subdivision 21T-20003B. These applications seek to facilitate the development of three commercial/industrial buildings and a stormwater management facility, along with open space, compensation, and road widenings. Glenshore Investment Inc. is proposing to rezone a portion of the lands currently zoned as Floodplain, to a site-specific industrial zone. It is our understanding, that there is no additional development being proposed as part of this application and that the portion of land subject to the application will continue to be developed as a stormwater management facility.

As part of the review and coordination of OZS-2021-0050 and the Glenshore Investment Inc. redevelopment, noise mitigation and attenuation measures were identified for the industrial lands



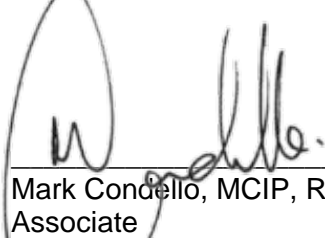
in order to control industrial related noise at the source. Recognizing that the lands west of 5203 Old Castlemore Road have been planned for residential development, we trust the City through its review of the application will continue to require all noise mitigation and attenuation that have been identified through the Applicant's corresponding Site Plan and Draft Plan of Subdivision applications.

Thank you for the opportunity to provide comments. Kindly accept this letter as our formal request to be notified of all future Planning and Development Committee and Council meetings regarding OZS-2023-0038. We request notification of the passage of any and all By-laws and/or Notices on this matter.

Should you have any questions, please contact the undersigned at 905-568-8888 or markc@gsai.ca

Respectfully Submitted,

GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Associate

cc. A. Ambrico, City of Brampton
M. Fernandes, City of Brampton
B. Manzon, 47-1 Country Properties Limited and Castlemore Country Properties Ltd.
C. Chung, Glen Schnarr & Associates Inc.