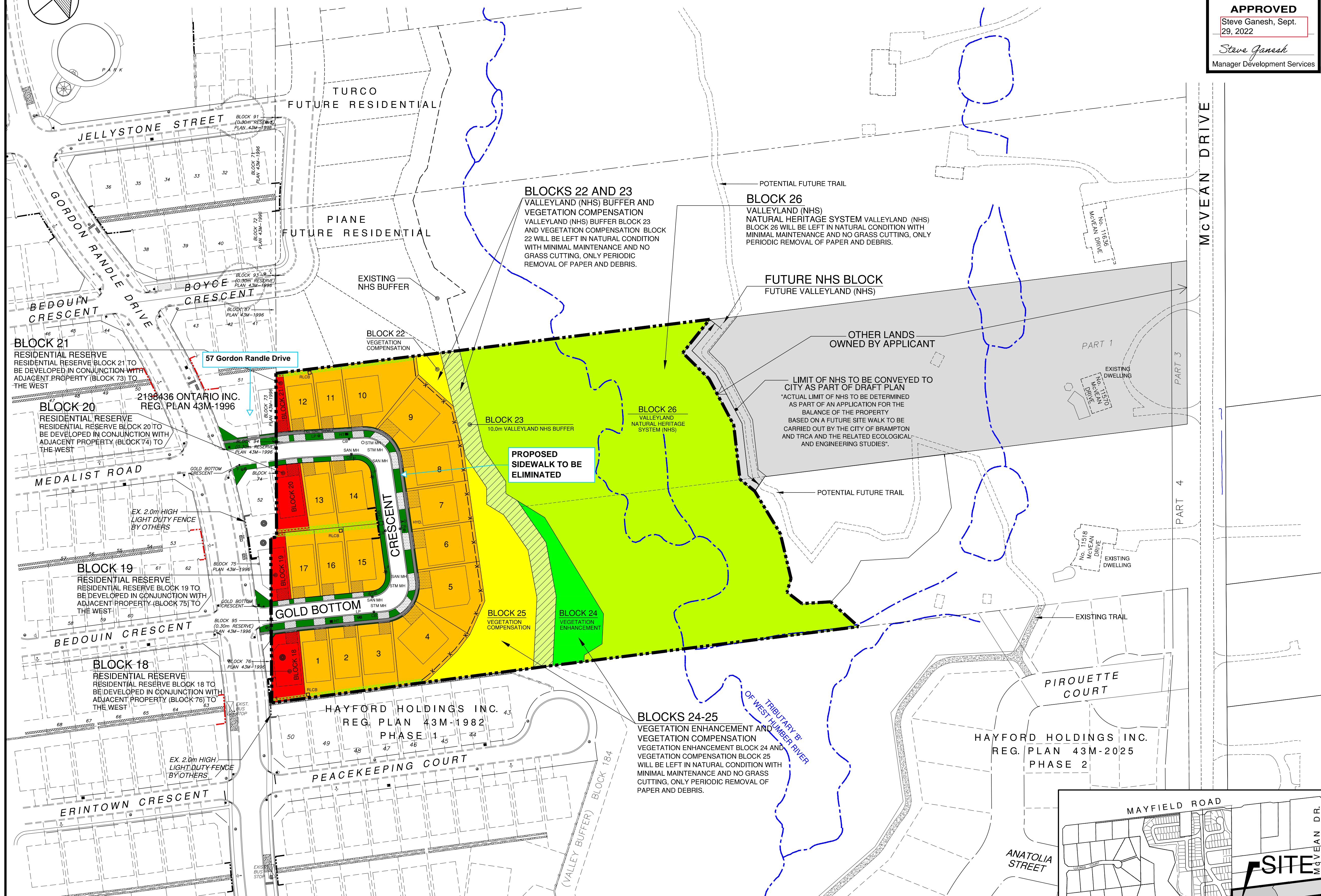


FINAL HOMEBUYERS INFORMATION MAP



COLOUR LEGEND:

| | | | |
|--|--|--|--|
| | Residential - Single Detached | | Valleyland Buffer (Natural Heritage System Buffer) |
| | Residential Reserve | | Vegetation Compensation |
| | Vegetation Enhancement | | Other Lands Owned By Applicant |
| | Valleyland (NHS) Natural Heritage System | | |

LEGEND:

| | | | |
|--|----------------------------------|--|--------------------------------|
| | Limit of Subdivision | | Fire Hydrant |
| | 1.2m High Black Chain Link Fence | | Storm Manhole |
| | Light Acoustic Fence By Others | | Sanitary Manhole |
| | Light Acoustic Fence | | Light Pole |
| | 1.8m High Wood Privacy Fence | | Mini Hydro Transformer |
| | Infiltration Trench | | No Parking Sign |
| | Rear Lot Construction | | Existing Bus Stop |
| | Catchbasin | | Canada Post Community Mail Box |
| | | | Bell Pedestal |
| | | | Cable TV |
| | | | Bell Grade Level Box |

PROPOSED RESIDENTIAL SUBDIVISION
2185715 ONTARIO INC.
(ROYAL PINE HOMES)
EAST HALF OF LOT 17, CONC. 8 N.D.
CITY OF BRAMPTON
File No. 21T-19009B , C08E17.012

CITY OF BRAMPTON
Planning, Building and
Growth Management
APPROVED
Steve Ganesh, Sept.
29, 2022
Steve Ganesh
Manager Development Services

NOTICE AND ADVICE TO PURCHASERS

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOME BUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON SEPTEMBER 2022 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.

- There are a number of homes being constructed in the area. Purchasers are advised that residents might be disturbed by noise, traffic and dust due to construction in the area.
- Some streets in this subdivision will be extended in the future and temporary access roads will be closed.
- Infiltration Trenches (Blocks 18, 19, 20 and 21 Lots 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16 and 17) Purchasers are advised that stormwater management infrastructure (Infiltration Trench) is located on specific lots as denoted on the plan, which forms an integral part of the stormwater management infrastructure for the Community. It is the owner's responsibility to keep this system clean and to ensure that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form. The addition of any structure within or the excavation of the infiltration trench is prohibited.
- Purchasers of lots 1, 12 and 16 are advised that for the purpose of draining the land, the developer has been requested to install a catch basin and associated lead in the rear yard of the lot. It is the responsibility of the lot owner(s) to maintain the catch basins and associated leads in good working order and free of all obstructions. The catch basins are intended to accept drainage from the lot and adjacent lots and the purchaser/owner agrees that the grades on the lot shall not be altered in any manner that will adversely affect the drainage pattern with regard to the land(s) intended to be served by the catch basins.
- NHS Block 26 may contain active recreational facilities. Purchasers are advised that residents close to this block may be disturbed by users and/or facilities within the subjects block. For more information, please call the City.
- Some lots and development blocks will be affected by noise from adjacent roads and warnings will apply to purchasers.
- Natural Heritage System (NHS), NHS Buffer, Vegetation Enhancement and Vegetation Compensation in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris.
- Purchasers are advised that the final location of walkways in Blocks may change without notice.
- Door to door mail delivery will not be provided in this subdivision and Community mail boxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.
- Some streets will have sidewalks on both sides while others will have them on only one side or not at all.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
- The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as community aesthetics enhancements. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees.
- The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- The owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City.
- Purchasers are advised that shrubs will not be planted in landscape buffers due to the provincial pesticide ban and the associated maintenance issues.
- The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers. Builders sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- Gates are not permitted in fences when lots abut a Natural Heritage System, NHS Buffer Block, Vegetation Enhancement and Vegetation Compensation Blocks.
- The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.
- Currently, there is a Brampton Transit bus route along Gordon Randle Drive adjacent to the subdivision. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way along Gordon Randle Drive, as determined by Brampton Transit, to provide effective service coverage. If you have any questions, please call (905)874-2750 or email transit@brampton.ca.

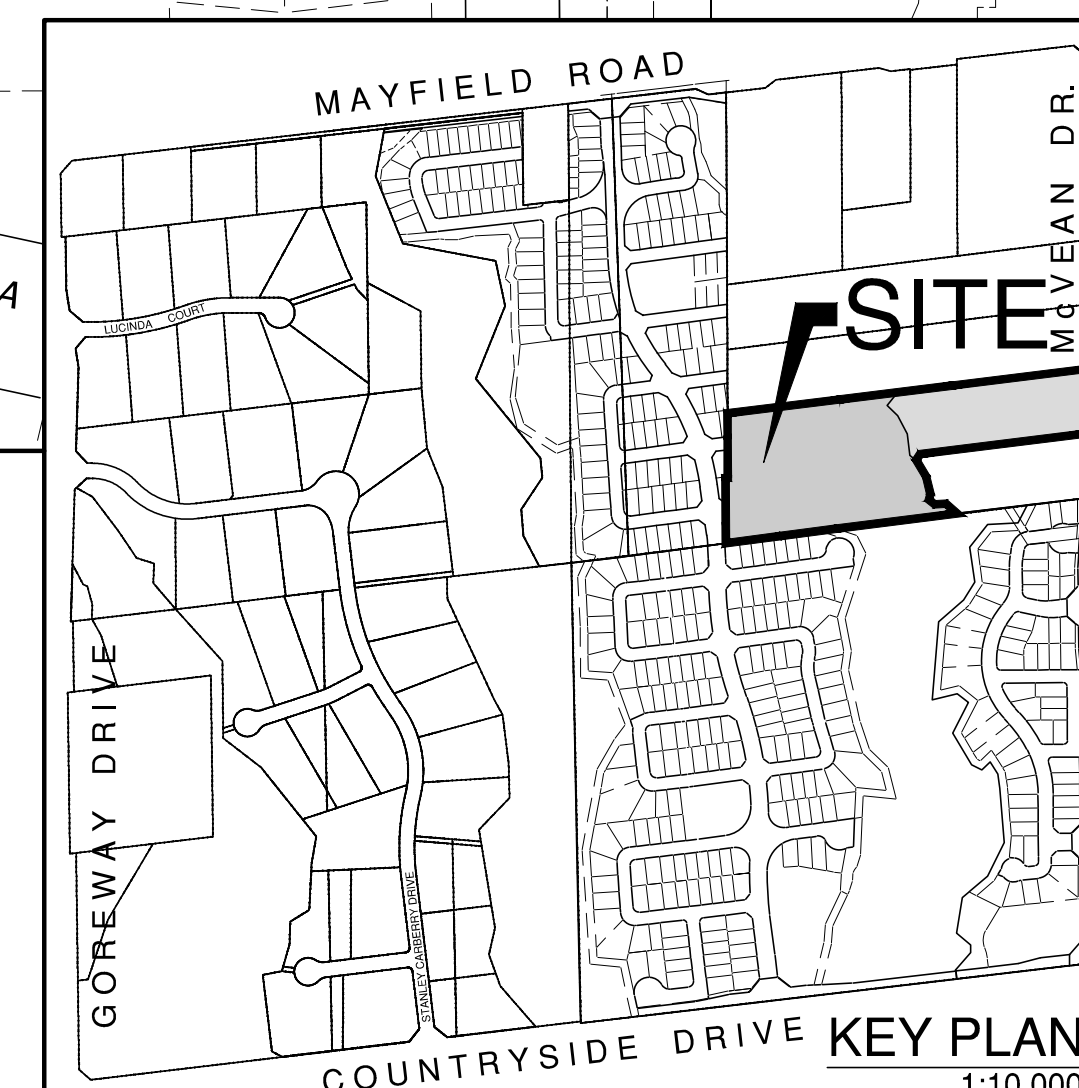
- FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905)874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.
- FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT, CANDEVCON LIMITED AT (905)794-0600.
- FOR DETAILED INFORMATION REGARDING STREETScape, PARK, BUFFER BLOCKS, PLEASE CALL THE SUBDIVIDERS LANDSCAPE CONSULTANT, STRYBOS BARRON KING AT (416)695-4949.

NOISE WARNINGS:

- Purchasers: Tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants, including any raised patio and/or balcony, as sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.

The acoustical barrier as installed shall be maintained, repaired or replaced by the owner, any maintenance, repair or replacements shall be within the same material, to the same standards and having the same colour and appearance of the original.

This dwelling has been fitted with a forced air heating system and ducting etc., was sized to accommodate a central air conditioning unit at a later date. Installation of the central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and Ministry of the Environment, Conservation and Parks.



CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL. (905) 794-0600 FAX (905) 794-0611
SCALE 1:1000 DATE: SEP 21st, 2022 PROJECT No. W20073

Sidewalk Elimination Petition Form

To the City of Brampton Council and Staff

We are the purchasers of a new single detach home to be constructed on [redacted] in the City of Brampton. It is a crescent road that contains 23 single units, within the Registered Plan of Subdivision Plan [redacted]. We are requesting that the concrete sidewalk that is proposed for this Right of Way, not be constructed, and that the approved drawings be revised to eliminate the requirement of a sidewalk. The pedestrian traffic that will be generated from these units is minimal. The elimination of the sidewalk will increase the landscaping area at the front of the home and provide increase driveway parking area. Hoping you can help with our request.

| # | Print Name | Address | Signature | Date |
|----|-------------------------|------------|------------|------------------|
| 1 | HUNDAL, PARMINDER | [redacted] | [redacted] | Dec. 21/2024 |
| 2 | SINGH, Vikram, Jeet | | | December 21 2024 |
| 3 | CHARANJIT KAUR MONDAIR. | | | 21 Dec 20/2024 |
| 4 | HARWINDER Singh MONDAIR | | | 21 Dec 21/2024 |
| 5 | Samdip R. Patel | | | Dec 21/2024 |
| 6 | AMISHKUMAR BHATT | | | DEC 21 2024 |
| 7 | RITABEN PATEL | | | DEC 21 / 2024 |
| 8 | BIRJU KHATRI | | | DEC 21 / 2024 |
| 9 | Gaganpreet Baryar | | | Dec 21/2024 |
| 10 | Auneet Baryar | | | DEC 21/2024 |
| 11 | Sukhvirk Baryar | | | Dec 21 / 2024 |
| 12 | IKRAMJIT S. KANG | | | DEC 21 / 2024 |
| 13 | Lovejinder kaur Kang | | | Dec 21, 2024 |
| 14 | Namrata Khatri | | | Jan 6th 2025 |
| 15 | Jaspreet Chhatwal | | | Jan 11, 2025 |
| 16 | Mahadeep Chhatwal | | | Jan 11, 2025 |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |
| 21 | | | | |

December 19, 2024

City of Brampton Council
2 Wellington Street
Brampton, Ontario
L6Y 4R2

Attn: Council members

Re: Removal of the sidewalk on Gold Bottom Crescent
Vales of Humber
City of Brampton

I am the owner of the existing dwelling on [REDACTED] and although my address is on [REDACTED], my garage and driveway face [REDACTED]. I currently have an existing sidewalk in the boulevard fronting my garage. I understand that the purchasers of the new homes on Gordan Randle Crescent are signing a petition to have the sidewalk removed.

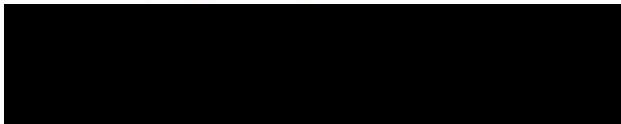
I am writing to you to confirm that I am in favour of the removal of the sidewalk and have no objections. Should this request be approved by the City, I am requesting that once the sidewalk is removed, that the boulevard in front of my house be restored with the proper City standard topsoil and sod, and proper City standard driveway asphalt design.

Thank you and regards,



Simmer Saini

DAR MINDERJIT SAINI & SAMEET SAINI





July 09, 2025

City of Brampton Planning and Development Committee
2 Wellington Street
Brampton, Ontario
L6Y 4R2

Attn: Committee members

Re: Removal of the sidewalk on Gold Bottom Crescent
Vales of Humber Community
2185715 Ontario Inc. Subdivision (43M-2144, 21T-19009B)
City of Brampton

The above noted subdivision is a Royal Pine Homes related development. It is comprised of 21 units on Gold Bottom Crescent. We have started selling and constructing the dwellings in this subdivision. The purchasers have approached us and have been requesting that we do not construct the proposed sidewalk in front of their houses. I attach the Community Display Map, which shows the Sidewalk in question. The purchasers have signed a petition, which I attach, requesting the deletion of the sidewalk on Gold Bottom Court. We also attach the letter from the owners of [REDACTED], which are not one of our purchasers, but are the only owners that currently have the sidewalk constructed in front of their house. They too, would like to have the sidewalk removed.

There are only 23 units in this court, therefore we do not believe that a sidewalk is warranted. On behalf of the home owners on Gold Bottom Court we are requesting that the committee approve the elimination of the sidewalk on this Crescent.

Thank you and regards,

2185715 Ontario Inc.

Marco Marcante
Land Development Manager