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**To:** Caruso, Carmen  
**Subject:** RE: [EXTERNAL] OZS-2021-0007

**From:** Nishan Virk < >  
**Sent:** 2021/06/15 7:14 AM  
**To:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>  
**Subject:** [EXTERNAL]

Draft Submission

Subject: OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW  
(REF : CITY FILE OZS-2021-0007)

Dear Sir

We are homeowners of t of Mattamy Home Mount Pleasant North  
Community in Brampton.

Here is our humble submission in respect of the proposed amendment of official plan and zoning bye-law.  
We strongly oppose any amendment which will change the commercial property zone at the south e-east corner  
of Chinguacousy and Mayfield which is the North East corner of Mattamy Home's Mount Pleasant North  
Community, as we shall be adversely affected due to following reasons.

1. LACK OF EASY ACCESS TO LARGE RETAIL COMPLEX AND DAILY NECESSITIES

We have invested our hard- earned savings to buy our new home from Mattamy Home builders. One of the  
main considerations for choosing the location was the Mount Pleasant North (MPN) phase 9 plan (which  
was attached with our legal purchase agreement with the builder), where 2 large pieces of lands was shown  
as "Proposed future commercial Block" in the MPN Phase 9 plan.

MPN and other residential communities around it lack easy access to large retail complexes. For example :

- ☐ The nearest Walmart (Bovaird & Hurontario) is 7 Km away
- ☐ The nearest Home Depot (410 and Bovaird) is 13 Km away
- ☐ Nearest Costco (410 and Steels) is 19 Km away.
- ☐ Even the daily necessities like grocery stores, medical and dentist clinics, pharmacies, restaurants,  
gas stations are in street plazas -minimum 3 Kms away. Also, these plazas are already overcrowded  
because of large population growth due to continuous addition of new residential communities without  
providing adequate retail infrastructure.

The proposed amendment to use the blocks reserved so far for proposed addition of commercial  
properties in favour of building 261 residential dwellings and 103 hectre mixed use medium density block  
will be an unbalanced plan which will deny the existing residential communities' easy access to large  
retail complexes and daily necessities as describe above.

2. FINANCIAL LOSS

The proposed amendment which denies the existing homeowners the possibility of easy access to large retail  
complexes and daily necessities as described above will result in significant financial loss on investments  
made by us due to lesser appreciation of our home values. This will impact not only our generations but our  
future generations because there will be no chance of having these retail complexes and daily necessities  
once the residential dwellings are built in place of blocks provided for commercial use in the original plan of  
the city and included in the builders' plan attached with our legal agreement with the builder.

We sincerely request the city council to reject the proposal for amendment and stay with current plan which is balanced

Thanks and regards

Nishan singh

Reetinder kaur madhae