

SUBMISSION BY MOUNT PLEasant NORTH PHASE 9 HOMEOWNERS' GROUP

IN RESPECT OF PROPOSED AMENDMENT TO OFFICIAL PLAN &
ZONING BYE – LAW

REF: CITY FILE OZS -2021-0007

Presented by: Anjan Rakshit on behalf of MPN9 homeowners

Date: June 21, 2021

Venue: Virtual Public Meeting convened by the City of Brampton

Why is this submission?

Mount Pleasant North (MPN) Phase 9 homeowners' group strongly oppose any amendment which will change the commercial property zone in the North West corner of the Mount Pleasant North (MPN) community.

This submission is intended to convey serious concerns of the existing homeowners in respect of this amendment which will cause imbalance in the current plan.

Homeowners' concern # 1:
Lack of Easy Access to large
retail complex and daily
necessities

Homeowners' investment of their
hard-earned savings to purchase
homes in this community was
influenced by MPN phase 9 plan
attached with their legal
agreement with the Mattamy
Homes, where two large pieces of
land in the North West corner of
MPN, were shown as "Proposed
Future Commercial Block".



Homeowners' concern # 1: Examples of Lack of Easy Access to large retail complex and daily necessities

Nearest retail complexes:

- Walmart (Bovaird & Hurontario) – 7 Kms
- Home Depot (410 & Bovaird) – 13 Km
- Costco (410 & Steels) – 19 Km

Daily necessities:

In over-crowded street plazas minimum 3 Kms away:

- Grocery stores
- Medical / Dental clinics
- Pharmacies
- Restaurants
- Gas stations

Homeowners' concern # 2: Financial Loss

- Amendment will

- deny existing homeowners possibility of easy access to large retail complexes and daily necessities, resulting in significant financial loss due to lesser appreciation of home values
- impact current generation as well as future generations due to imbalance in the plan caused by the proposed amendment.

Conclusions

The concerns expressed in this submission are not only applicable for MPN9 but are also applicable to the entire Mount Pleasant North and adjoining communities.

Therefore, it is our humble submission to the City of Brampton to address these concerns and not to approve the proposed amendment which will cause imbalance in the current plan.