

August 27, 2021

Mark Michniak, MCIP, RPP
Development Planner III
Planning, Building & Economic Development Services Department
(905) 874-3882
mark.michniak@brampton.ca

Dear Sir,

Re: Planning and development Committee
Application to amend the zoning By-Law and Draft Plan of Subdivision
(to permit 1100 residential dwelling units, portions of two institutional blocks, one
convenience retail block, four open space blocks, four wetland compensation
areas, three stormwater management ponds, valley lands, and buffer blocks)
**Case-North Investments Inc., Sandringham Place Inc., Berkinfield
Management Inc. & Wolverleigh Contrustion Ltd. – KLM Planning Partners
Inc.**
East of Torbram Road between Mayfield Road and Countryside Drive
Part of Lots 15, 16, and 17, Part of R.A. between Lots 15 and 16, Concession 6
and Block 227, Registered Plan 43M-1715
File: OZS-2019-0013
Ward: 10

Please be advised that we are opposed to the Storm Water Pond location abutting Countryside Drive.

This site is the highest point of land in the area and would not be conducive to a gravity fed Storm Water Pond.

The proposed Storm pond beside Countryside Drive would be abutting the new homes to the west and the existing homes to the south. The location would create an invitation for people passing by and small children in the new development and area to investigate this new hazard pond with additional cost of liability insurance for Brampton.

Moving the Storm Water Pond immediately north to a land plateau shelf in the Valley would be a good solution. The land is presently being farmed and can clearly be seen from the bridge on Airport Road or Google air photos attached. Appendix 4 with secondly plan designations clearly

shows the proposed Storm Water Pond location includes valley land. The Storm water pond can be moved to the plateau shelf in the valley without any change to secondary plan designations.

Attached is an air photo of the Etobicoke Creek showing storm water ponds in the valley. The west side pond is in Brampton and the recent east side pond is in Caledon. More storm water ponds photos in valleys are shown on Google.

The developers proposed plan shows mixed commercial, town houses and apartments near the intersection of Torbram Road and Street "I" which would support supermarket plaza opposite, on the west side of Torbram Road.

Smart centres have property for Walmart (grocery) Superstore at the north east corner of Mayfield and Airport Road.

Our Country Trails plaza (harbour View Investments Ltd.) at the south west corner of Airport Road and Countryside Road has been struggling and the Sobeys grocery store has gone out of business and replaced.

With these additional grocery stores coming into the market area it is crucial that some apartments and townhouses replace the storm water pond, to give our Country Trails plaza some walk-in business to assure its survival.

It is essential that the storm water pond move into the valley. We need town houses and apartments (similar to what the developers are proposing for their development near Torbram Road and Street "I") to support Country Trails Plaza.

Moving the Storm Water Pond onto a shelf in the valley would be a win win solution for all.

The developers would get more land to develop, Brampton would get more development charges revenue, the plaza would be saved and the transportation node and Brampton bus service at the intersection of Airport Road and Countryside would benefit.

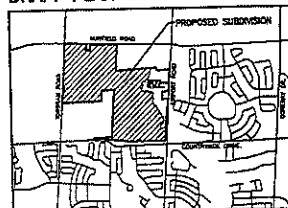
I hope this matter can be resolved without the costly expense and delays of an LPAT hearing for all parties involved.

Best Regards,

Gilbert Boland
President

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 15, 16 AND 17
PART OF R.A. BETWEEN LOTS 15 AND 16
(Stopped up and closed by By-law No. 192-2012, Inst. PR2680439)
CONCESSION 6
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
and BLOCK 227, REG'D PLAN 43M-1715
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN 21T-19020B



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- SEE SCHEDULE OF LAND USE
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- AS SHOWN ON DRAFT PLAN
- MUNICIPAL PAVED WATER AVAILABLE AT TIME OF DEVELOPMENT
- SEWERAGE
- SEWERAGE AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- AS SHOWN ON DRAFT PLAN

NOTE -- SUBJECT TO FINAL CALCULATION

NOTE -- ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: 2010

ROBERT J. WARDEN

ROBERT J. WARDEN
BOARD OF SURVEYORS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

OWNER:

CASA-NORTH INVESTMENT INC.
SANDRINGHAM PLACE INC.
BERKINFIELD MANAGEMENT INC.
WOLVERLEIGH CONSTRUCTION LTD.

C/O:

DC GROUP
30 FLORAL PARKWAY
SUITE 300
CHINGUACOUSY, ONTARIO
L4K 4K7

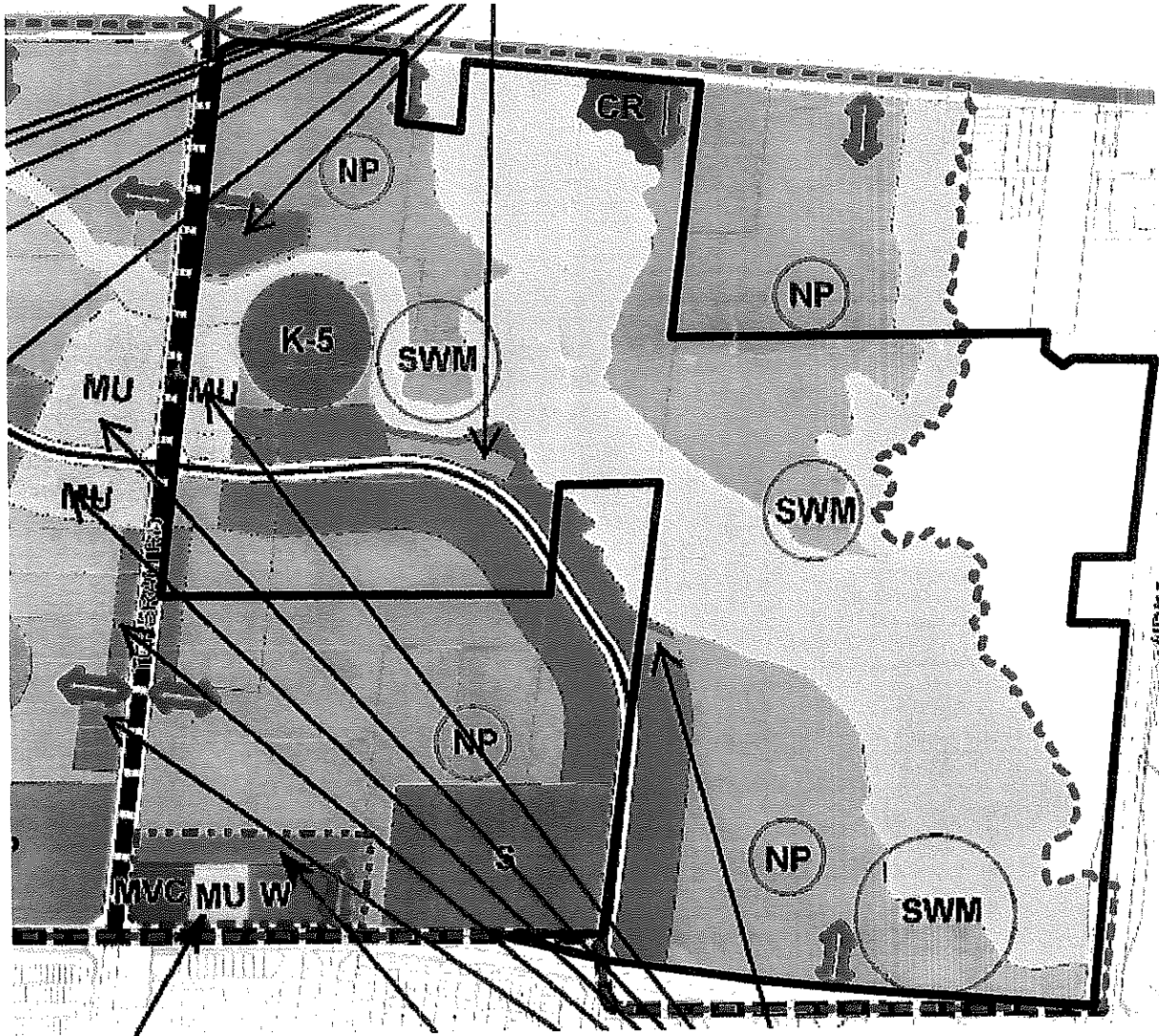
ROBERT J. WARDEN
ASO.

SCHEDULE OF LAND USE

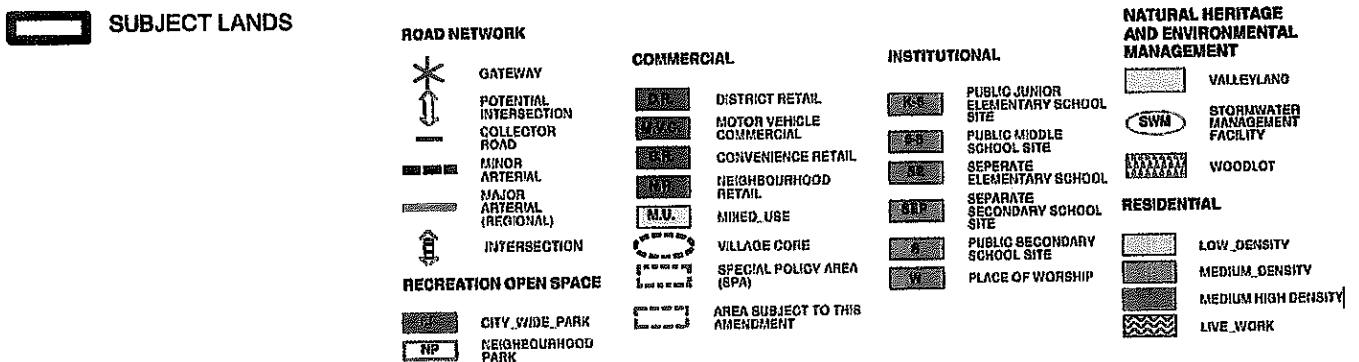
TOTAL AREA OF LAND OWNED BY APPLICANT = 102,820.41m² (254.0745Acres)

TOTAL AREA OF LAND TO BE SUBDIVIDED = 88,480.60m² (221.1358Acres)

DETACHED DWELLINGS		BLOCKS	LOTS	UNITS	AREA	AREA
LOTS 1-3, 15, 16, 20, 24, 25, 33, 34, 40-42, 43-48, 51, 53, 55-56, 63-65, 72-73, 75-76, 78, 80-84, 86-89, 91-92, 94-95, 97-100, 102-104, 106, 108, 110-111, 113-114, 116, 118, 120-124, 126, 128, 130-134, 136-138, 140-142, 144-146, 148, 150-151, 153-154, 156-158, 160-162, 164-166, 168, 170-172, 174-176, 178-180, 182-184, 186-188, 190-192, 194-196, 198-200, 202-204, 206-208, 210-212, 214-216, 218-220, 222-224, 226-228, 230-232, 234-236, 238-240, 242-244, 246-248, 250-252, 254-256, 258-260, 262-264, 266-268, 270-272, 274-276, 278-280, 282-284, 286-288, 290-292, 294-296, 298-300, 302-304, 306-308, 310-312, 314-316, 318-320, 322-324, 326-328, 330-332, 334-336, 338-340, 342-344, 346-348, 350-352, 354-356, 358-360, 362-364, 366-368, 370-372, 374-376, 378-380, 382-384, 386-388, 390-392, 394-396, 398-400, 402-404, 406-408, 410-412, 414-416, 418-420, 422-424, 426-428, 430-432, 434-436, 438-440, 442-444, 446-448, 450-452, 454-456, 458-460, 462-464, 466-468, 470-472, 474-476, 478-480, 482-484, 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EXTRACT FROM SCHEDULE SP48(B) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES

APPENDIX 4 SECONDARY PLAN DESIGNATIONS

KLM PLANNING PARTNERS INC.

CASA-NORTH INVESTMENTS INC., SANDRINGHAM PLACE INC.

BERKINFIELD MANAGEMENT INC. & WOLFERT HIGH

Another plateau shot — *SITE FOR STORM WATER POND WHEN MOVED*

From: Jennifer Yong (jennifer@developbuildmanage.com)

To: gilbert.boland@rogers.com

Date: Wednesday, August 25, 2021, 11:40 a.m. EDT



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FOR SUBDIVISION ABUTTING TO WEST