

**Correspondence Received  
OZS-2021-0007**

## Caruso, Carmen

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**From:** REI Account <rei.toronto82@gmail.com>  
**Sent:** 2021/06/15 10:27 AM  
**To:** Caruso, Carmen  
**Cc:** REI Account  
**Subject:** [EXTERNAL]Re: SUBMISSION ON PROPOSED AMENDMENT OF PLAN TO THE CITY  
**Attachments:** Signed submission.pdf

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning,

Hope you are well -

Please see attached a signed copy of our submission on proposed amendment of the plan and rezoning in our area. The City file number is noted in the attachment.

We also attach a copy of the development plan that was provided at the time of purchase of our property.

We request the City council to reconsider any such request to amend the zoning or existing development plan.

Thank you.

Regards,  
Mandeep Garg and Surya Jyoti Verma



## Caruso, Carmen

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**From:** Mohit Kanika <kanikamohit@gmail.com>  
**Sent:** 2021/05/10 3:42 PM  
**To:** Caruso, Carmen  
**Cc:** Cubacub, Noel; Owusu-Gyimah, Cynthia  
**Subject:** [EXTERNAL]Re: OZS-2021-0007 Mayfield & Chinguacousy  
**Attachments:** image002.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Carmen,

My number is 647-823-7191, feel free to discuss this over the phone or email.

I want to know, what was this land previously approved for and why it has been changed to make more townhouses?

Thanks  
-Mohit

On Mon., May 10, 2021, 3:27 p.m. Owusu-Gyimah, Cynthia, <[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)> wrote:

Hi Mohit,

The assigned planner on this application is Carmen Caruso (copied on this email).

Going forward you can correspond with Carmen directly on this project.

Regards,

**Cynthia Owusu-Gyimah, MCIP, RPP**

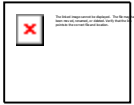
Acting Manager, Development Services

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

O: 905.874.2064 | M: 437.213.7991

E: [Cythia.OwusuGyimah@brampton.ca](mailto:Cythia.OwusuGyimah@brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

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**From:** Cubacub, Noel <[Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@brampton.ca)>  
**Sent:** 2021/05/10 3:05 PM  
**To:** [kanikamohit@gmail.com](mailto:kanikamohit@gmail.com)  
**Cc:** Owusu-Gyimah, Cynthia <[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)>  
**Subject:** OZS-2021-0007 Mayfield & Chinguacousy

Hi Mohit,

Thank you for the phone call. With regards to next steps I am sending you this email as well as the contact information for the Manager in this area of Brampton – Cynthia Owusu-Gyimah.

Cynthia, Mohit would like to formally oppose the application located at Mayfield and Chinguacousy (OZS-2021-0007). Currently I do not see a Planner assigned to this application. Please notify the Planner once they have been assigned to contact Mohit. Mohit would also like be put on the mailing list if he is not already.

Kind regards,

Noel Cubacub, B.URPL

Planner I

Planning, Building and Economic Development

City of Brampton – 3<sup>rd</sup> Floor | 2 Wellington Street W | Brampton ON L6Y 4R2

T: 905.874.3417 | E: [noel.cubacub@brampton.ca](mailto:noel.cubacub@brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).



Please consider the environment before printing this email.

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

## Caruso, Carmen

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**From:** Navindra Budhwa <navindra.budhwa@gmail.com>  
**Sent:** 2021/06/14 7:47 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]City File OZS-2021-0007\_Plan to Amend Official Plan

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon,

My name is Navindra Budhwa, and I represent multiple families living on Fruitvale Circle. We are writing to inform you that we are highly opposed to the proposal to amend the official plan and zoning by-law of the lot located at 11687 Chinguacousy Road, near Chinguacousy and Mayfield.

Going forward with this amendment would reduce the much needed commercial space in the area. As of now, the closest commercial grocery store is a 45 minute walk from the neighbourhood (Fresco located at Chinguacousy and Sandalwood). Having a commercial property at Chinguacousy and Mayfield will open doors to numerous retail stores, which would include grocery and amenities shops.

Additionally, the walkability score of the neighbourhood would increase substantially. Considering the additional housing going up across mayfield, the community needs more retail space to suit. The city has done a fantastic job with green space in the area, but changing the official plan at this point will be a big step back in community development.

Lastly, a major selling point of the neighbourhood, when many homeowners were deciding whether to buy, was the future commercial property which would be "a walking distance" from the neighbourhood.

I kindly ask that the opinion of the neighbourhood is taken into consideration and that this amendment not take place. I appreciate your time, and have a great evening!

Kind Regards,

Navindra Budhwa

## Caruso, Carmen

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**From:** Nishan Virk <neeshanvirk@gmail.com>  
**Sent:** 2021/06/15 7:14 AM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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 the lot 397 (47 callandar rd, Brampton ) 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

## Caruso, Carmen

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**From:** Planning Development  
**Sent:** 2021/05/10 2:22 PM  
**To:** Caruso, Carmen  
**Subject:** FW: [EXTERNAL]Signed Letter to Oppose Redesignate Neighbourhood Retail Block  
**Attachments:** Community Signed Letter to Redesignate Retail Block.pdf; Public Notice.jpeg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Carmen,  
Please see inquiry below, regarding OZS-2021-0007.  
Kind regards  
Sheryl

**From:** Parvi Singh <sing.parvi@gmail.com>  
**Sent:** 2021/05/10 1:41 PM  
**To:** Planning Development <Planning.Development@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Whillans, Doug - Councillor <Doug.Whillans@brampton.ca>  
**Subject:** [EXTERNAL]Signed Letter to Oppose Redesignate Neighbourhood Retail Block

Hi Brampton City Planning Department and Respected City Councillors,

I am a resident of the Mount Pleasant Community. Please find a letter attached signed by **58** community members opposing the change to Redesignate a Neighbourhood Retail Block to allow for the development of residential block. I am also attaching the photo of the Public Notice for your reference.

Kindly let me know if there are any other provisions to appeal against this change.

Regards,

**Parvi Singh MBA, MSc**  
m: 416-732-1210 | e: sing.parvi@gmail.com

## Caruso, Carmen

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**From:** salil Arun <salilarun@gmail.com>  
**Sent:** 2021/06/15 9:23 AM  
**To:** Caruso, Carmen  
**Cc:** Nikita Walia  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

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

Dear Sir

We are homeowners of the **lot 277 (538 Edenbrook Hill Drive)** of Mattamy Home Mount Pleasant North Community in Brampton.

Here is our humble submission in respect of the proposed amendment of the official plan and zoning by-law.

We strongly oppose any amendment which will change the commercial property zone at the south 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 the following reasons.

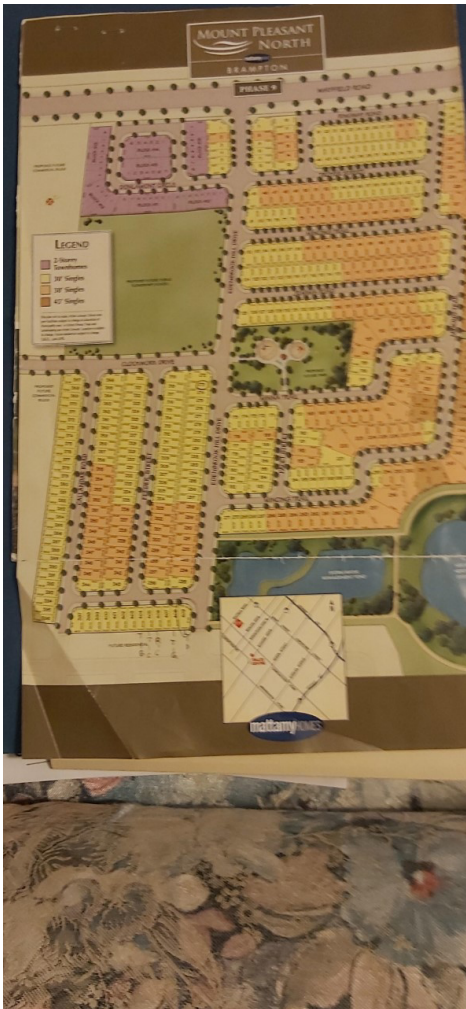
**1. LACK OF EASY ACCESS TO LARGE RETAIL COMPLEX AND DAILY NECESSITIES**

We have invested our hard-earned savings to buy our new home from Mattamy Homebuilders.

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 were 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 dental 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 the proposed addition of commercial properties in favour of building 261 residential dwellings and 103-hectare 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 described above.



## 2. FINANCIAL LOSS

The proposed amendment 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.

Salil Bhuchar  
Nikita Walia

## Caruso, Carmen

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**From:** Suthan SK <suthan.ca@gmail.com>  
**Sent:** 2021/06/14 10:44 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]Sent me the daft email to me

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Anjan

My name Suthan Ponnaiah Owner of 3 Redfern St . I agreed with you we all need to sent email to city and stop the zoning change. Please email the daft copy I will email the city as well thanks  
Suthan

## **Caruso, Carmen**

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**From:** Savitri N. Looknauth <slooknauth@hotmail.com>  
**Sent:** 2021/06/17 5:06 PM  
**To:** Caruso, Carmen  
**Cc:** Ariff Jailall  
**Subject:** [EXTERNAL]City File: OZS-2021-0007  
**Attachments:** OZS-2021-0007.docx.pdf

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hello Carmen,

Please find attached, a letter regarding City File: OZS-2021-0007.

Please confirm upon receipt.

Thank you,  
Savitri Looknauth and Ariff Jailall

## Caruso, Carmen

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**From:** Simrandeep Chadha <chadha.simrandeep@gmail.com>  
**Sent:** 2021/06/15 3:30 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BY-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Mr. Caruso,

We are homeowners of Lot 4401 (84 Callandar Road) of Mattamy Homes Mount Pleasant North Community in Brampton which is in close vicinity of the subject lands.

Here is our humble submission in respect of the proposed amendment to the official plan and zoning by-law.

We strongly oppose any amendment which will change the commercial zoning at the south-east corner of Chinguacousy Rd and Mayfield Rd, which is the North East corner of the Mattamy Homes Mount Pleasant North Community, as we shall be adversely impacted 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 Homes. One of the main considerations for choosing the location was the Mount Pleasant North (MPN) Phase 12 plan (which was attached with our legal purchase agreement with the builder), where the subject land was indicated as "Future Commercial" in the MPN Phase 12 plan.

MPN and other residential communities around the subject lands 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 lands reserved so far for addition of commercial properties in favour of building 261 residential dwellings and 103 hectare mixed use medium density block will be an unbalanced proposal which will deny the existing residential communities' easy access to large retail complexes and daily necessities as described 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 consider our appeal and reject the proposal for amendment and continue with the current Commercial zoning in the subject lands which provides a balanced mix of Land-Use and access to the neighbourhood.

Thanking you,

Yours sincerely,

Simrandeep Chadha

Jasleen Chadha



## Caruso, Carmen

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**From:** Planning Development  
**Sent:** 2021/08/12 11:31 AM  
**To:** Caruso, Carmen  
**Subject:** FW: [EXTERNAL]File # OZS-2021-0007 (Opposing the application to Redesignate Neighborhood Retail Block for other use-- Chinguacousy and Mayfield Intersection)

Hi Carmen,  
Please see inquiry below.

Thank you  
Sheryl

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**From:** Sukhvir Padda <sukhvir\_83\_88@hotmail.com>  
**Sent:** 2021/08/11 10:33 PM  
**To:** Planning Development <Planning.Development@brampton.ca>  
**Subject:** [EXTERNAL]File # OZS-2021-0007 (Opposing the application to Redesignate Neighborhood Retail Block for other use-- Chinguacousy and Mayfield Intersection)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good evening,

I am writing to obtain more information regarding an Application to Amend the Official Plan & Zoning By-Law and a Draft Plan for Submission (File # OZS-2021-0007 ---> Chinguacousy and Mayfield Road Intersection).

We are strongly against the proposal to Redesignate a Neighbourhood Retail Block to allow for the development of more houses.

Our neighbourhood definitely need the original size retail place, not a miniature version as proposed in the application. Many of my neighbours opposed the application. Unfortunately, we recently see the board for this new proposal.

- 1) Please let me know what is the status of this application?
- 2) If the City has already approved this proposal, then can we start a petition to oppose it?
- 3) and how many petition signatures would be required to reverse this proposal.

Since, I'm doing it for the first time, what information would you like to see on the petition (People name, address, phone number anything else? Would online and on paper both be acceptable?)

I called City Number at 905- 874-2050 almost 2 weeks ago. The representative said that someone will get in touch with me over the phone but no one called me yet.

Hoping to hear back from you soon.

Sincerely,

Sukhvir Kaur Padda

647-545-3557

## Caruso, Carmen

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**From:** thirukaranthanu <thirukaranthanu@gmail.com>  
**Sent:** 2021/06/15 2:21 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]submission proposed amendment of official plan  
**Attachments:** Draft Submission.docx; MPN phase 9 plan.jpg

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Sent from my Samsung Galaxy smartphone.

## Caruso, Carmen

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**From:** yash jaura <yashjaura@yahoo.com>  
**Sent:** 2021/06/15 12:20 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir/Madam,

We are homeowners of the lot 48 ( 7 Troyer St.) 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.

**\* 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 favor of building 261 residential dwellings and 103 hectare 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.

**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.

\* I am a senior citizen and there are many others in this neighborhood who are looking for a commercial/ retail facility at walkable distance which Mattamy promised in sales agreement.

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

Thanks and regards

Yashpal Jaura  
Manjit Jaura.

## Caruso, Carmen

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**From:** Yogesh Patel <yogesh.print@yahoo.ca>  
**Sent:** 2021/06/15 1:39 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]CITY FILE - OZS-2021-0007  
**Attachments:** public meeting notice.pdf

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good Afternoon Sir,

We have received this attached notice for the development of Mixed residential houses in the said area. As long as we know that this space was reserved earlier for commercial shop or mall building. With that said, **I am opposing this proposal to convert this in to mixed residential zone.** We need to have proper access to near by commercial shops. making this in to residential zone will create more public congestion and create unnecessary crowded area in near by parks and schools.

Thanks

Yogesh Patel  
Owner of 71 Callandar road, Brampton, L7A 5E2  
647 864 1054

## Caruso, Carmen

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**From:** karirs@rediffmail.com on behalf of Karir Ventures Inc <karirs@rediffmail.com>  
**Sent:** 2021/06/14 10:06 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)  
**Attachments:** MPN\_phase\_9\_plan.jpg

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir

We are homeowners of 544 Edenbrook Hill Drive 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
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- 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

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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

Harshpreet Karir / Nisha Karir



## **Caruso, Carmen**

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**From:** Planning Development  
**Sent:** 2021/05/07 8:47 AM  
**To:** Caruso, Carmen  
**Subject:** FW: [EXTERNAL]Notice re. File#OZS-2021-0007

Morning Carmen,  
Please see inquiry below.

Thank you  
Sheryl

-----Original Message-----

From: Dr. Ajit Singh Saroha <ajitsaroha@hotmail.com>  
Sent: 2021/05/06 6:52 PM  
To: Planning Development <Planning.Development@brampton.ca>  
Subject: [EXTERNAL]Notice re. File#OZS-2021-0007

Madam/Sir,  
I have some issues to discuss on the abovesaid file. I shall appreciate if a responsible officer can call the undersigned at 4167861531.  
Your's truly,  
Dr Ajit Saroha  
Barrister and Solicitor  
Law Office of Dr Ajit Saroha P.C.

## Caruso, Carmen

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**From:** Hardeep Singh <sidak02@yahoo.ca>  
**Sent:** 2021/06/12 2:33 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]City File- OZS-2021-0007

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Carmen,

I am writing this email as i got a letter from City of brampton regarding an invitation to public meeting being held for amendment of the official plan and for a draft plan of subdivision. i went thru the details of the project. it says 261 residential blocks and mixed used block. my question is why this area is not being developed a commercial area like stores, hospital or universities. The thing is 95 out of 100 people who live in Northwest brampton go to either mississauga or to the south end for work. Please try to balance out the needs of common people.

Thanks,  
Amankot  
78. Donlamont Circle  
Brampton

## **Caruso, Carmen**

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**From:** Anjan Rakshit <anjanrakshit@hotmail.com>  
**Sent:** 2021/06/15 11:52 AM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

To Central Area Planner

The City of Brampton

Dear Sir / Madam

We are homeowners of the lot 273 (546 Edenbrook Hill Drive) 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

Anjan Rakshit

Swapna Rakshit

email: anjanrakshit@hotmail.com

Cell 647 964 1419

## Caruso, Carmen

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**From:** Baskaran Ratnam <bratnam7@gmail.com>  
**Sent:** 2021/06/15 12:52 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]Draft Submission

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

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 the lot 329(30 Feeder street) 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

Baskaran Ratnam

Sent from my iPhone

## Caruso, Carmen

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**From:** Elisha Moniz <elishapmoniz@gmail.com>  
**Sent:** 2021/06/15 11:22 AM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Carmen,

I am the homeowner of the lot 272 (548 Edenbrook Hill Drive) located within Mattamy Home Mount Pleasant North Community in Brampton.

Following is my submission in respect of the proposed amendment of official plan and zoning by-law.

I strongly oppose any amendment which will change the commercial property zone at the south east corner of Chinguacousy and Mayfield which is the North East corner of Mattamy Homes Mount Pleasant North Community, as I will be adversely affected due to the following reasons.

- 1.
2. LACK OF EASY ACCESS TO LARGE
3. RETAIL COMPLEX AND DAILY NECESSITIES
- 4.

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.
- 
- 
- Daily necessities such as
- grocery stores, medical/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 hectare 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 described above.

- 2.
3. FINANCIAL LOSS
- 4.

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

Elisha Moniz

+647 268 8996

## Caruso, Carmen

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**From:** Faisal S. <faisalsalik@gmail.com>  
**Sent:** 2021/06/15 1:57 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir

We are homeowners of the lot 264 (116 Mincing Trail) 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

Faisal Salik

Komal Arif

## Caruso, Carmen

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**From:** Hricha Rakshit <hricharakshit@hotmail.com>  
**Sent:** 2021/06/15 11:05 AM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)  
**Attachments:** MPN phase 9 plan.jpg  
**Importance:** High

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good afternoon,

We are homeowners of the lot 409 (previously 500 Edenbrook Hill Drive, the city changed the street address later to 1 Redfern Street) of Mattamy Home Mount Pleasant North Community in Brampton.

We would like to draw your attention to 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 have experienced undue inconveniences with regards to accessing amenities for daily living on account of limited 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. This makes it quite unsafe to access these necessary amenities increasing the risk of accidents

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 described 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 had previously purchased our homes specifically in this area on grounds that the lands in question will be dedicated to larger commercial use and it is very disappointing to hear that this decision is planning on being revoked. We sincerely request the city council to reject the proposal for amendment and stay with current plan which is balanced.

Thanks and regards

Hricha Rakshit

Anjan Rakshit

Hricha Rakshit, MSc. OT Reg. (Ont) & RP

Occupational Therapist & Registered Psychotherapist  
Status Lecturer - University of Toronto  
Group Therapist - St. Michaels Hospital, UHT  
Member of Faculty - Centre for Mindfulness Studies

## **Caruso, Carmen**

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**From:** Jatinder Singh Sandhu <jitu.sandhu@gmail.com>  
**Sent:** 2021/06/08 2:42 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]City-Bylaw- OZS-2021-0007

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi ,

I am a resident of 17 Redfern St, Brampton, ON. I got a letter for amint zoning by-law on 11687 Chinguacousy road. File number - OZS-2021-0007.

**Our decision is to oppose this amendment as there are enough houses around, we want greener space or plaza.**

**Regards**

**Jatinder Sandhu/Amandeep Kaur**

## Caruso, Carmen

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**From:** JAYESH KHATRI <jayesh\_khatri@hotmail.com>  
**Sent:** 2021/06/15 2:11 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)  
**Attachments:** MPN phase 9 plan.jpg

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir,

We are homeowners of the lot no PH9 - 278 (536 Edenbrook Hill Drive) 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
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- 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 & regards

Jayesh Khatri & Ekta Khatri

## **Caruso, Carmen**

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**From:** Kamaldeep Arora <kdsingh10@hotmail.com>  
**Sent:** 2021/06/21 6:21 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]City File: OZS-2021-0007

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi!

Regards your above City File to Amend the Official Plan and Zoning By-Law to permit 261 residential dwellings, I strongly disagree with this project.

We, the city residents don't need 261 Dwelling Unity at the Southeast corner of Chinguacousy Road and Mayfield Road.

This project should not happen. We need Shopping Plaza, schools, recreation centre, transit facilities at the moment. People had to travel far for groceries and other day to day needs.

Please discourage the Residential Dwellings at the above mentioned site.

Thanks  
Kamaldeep Arora

## Caruso, Carmen

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**From:** Mandeep Deol <deolmanni@yahoo.com>  
**Sent:** 2021/06/14 11:30 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]OUR SUBMISSION OF PROPOSED AMENDMENT TO OFFICIAL PLAN & ZONING BYE-LAW (REF : CITY FILE OZS-2021-0007)

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir

We are homeowners of the lot 4011 ( 80 Circus Crescent) 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.

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- 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

Mandeep Deol  
Rajbir Sohi