



TO: Jeanie Meyers, Secretary Treasurer

DATE: Friday, January 7, 2022

RE: **CLEARANCE OF CONDITION(S)**
Application for Minor Variance
A-2021-0251
Coppertrail Estates Inc.
1403 Queen St W.

This memo is provided to confirm that Condition 2 for the approval of the above application as listed within the Committee of Adjustment decision dated December 7, 2021 has been satisfied.

Condition 2:

That a Solicitor's Undertaking be provided agreeing to provide notice of the variances affecting a property within future Agreements of Purchase & Sale. In the event a property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that notice of the variance has been provided to the purchaser.

The applicant has provided a Solicitor's Undertaking agreeing to provide notice of the variances affecting a property within future Agreement of Purchase and Sale. In addition, the applicant has sent out a letter to homeowners of Unit 25, 27 and 28 (by registered mail and email) notifying them of the variance.

Condition 2 is therefore considered to be satisfied.

I trust this is satisfactory clearance for your records. Please do not hesitate to contact Nitika Jagtiani (Nitika.Jagtiani@brampton.ca), or the undersigned if you require any additional information.

Yours truly,

David VanderBerg MCIP, RPP
Manager, Development Services

Enclosed:

- Solicitor's Undertaking (prepared by Goldman, Spring, Kichler & Sanders Barristers and Solicitors)
- Letter to C. Chanmuganathan (Owner of Unit 25)
- Letter to A. Pootoolal (Owner of Unit 27)
- Letter to P. Devi (Owner of Unit 28)

**GOLDMAN, SPRING,
KICHLER & SANDERS^{LLP}**
BARRISTERS & SOLICITORS

Gianfranco Raimondo
Direct: 416-225-9400 ext. 306
E-mail: graimondo@goldmanspring.com

Jeanie Myers
Secretary-Treasurer
Committee of Adjustments
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Sir:

Re: Coppertrail Estates Inc.
Minor Variance Application
File No.: A-2021-0251

We are the solicitors for Coppertrail Estates Inc. (the "Owner").

In connection with the above referenced file number, this letter shall serve as our undertaking to arrange for notice of the subject variances to be delivered to existing and future purchasers of the affected lands. We hereby further undertake to advise the City of Brampton, in writing, should we cease to represent the Owner in connection with this project.

Yours very truly,

GOLDMAN, SPRING, KICHLER & SANDERS LLP



Gianfranco Raimondo

COPPERTRAIL ESTATES INC.

December 28, 2021

Chuthagaran Chanmuganathan
849 Preston Manor Dr.
Mississauga, ON L5L 2L7

Sent via email: sutha849@gmail.com; and SENT VIA REGISTERED MAIL

**RE: PURCHASE OF BLOCK 4, UNIT 25 COPPERTRAIL ESTATES, CITY OF BRAMPTON. PURCHASE AGREEMENT
DATED DECEMBER 29, 2020**

We are providing Notice that your lot is subject to a Minor Variance (A-2021-0251) filed with the Committee of Adjustment at the City of Brampton. The variance was to permit a minimum lot area of 138 square meters whereas the current By-Law requires a minimum lot area of 150 square meters. Please note that no changes were made to the site plan or lot areas since you purchased your home, this is merely a municipal requirement.

Sincerely Yours,

JMC

Vendor: Coppertrail Estates Inc.

CC: Gianfranco Raimondo, Goldman Spring, Kichler, Sanders

3300 Steeles Avenue West, Unit 9 Concord, ON L4K 2Y4
416-663-9334
office@skyhomes.ca

COPPERTRAIL ESTATES INC.

December 28, 2021

Allan Pootoolal
93-1 Beckenrose Court
Brampton, ON L6Y 6G2

Sent via email: allanp777@gmail.com and SENT VIA REGISTERED MAIL

**RE: PURCHASE OF BLOCK 4, UNIT 27 COPPERTRAIL ESTATES, CITY OF BRAMPTON. PURCHASE AGREEMENT
DATED DECEMBER 29, 2020**

We are providing Notice that your lot is subject to a Minor Variance (A-2021-0251) filed with the Committee of Adjustment at the City of Brampton. The variance was to permit a minimum lot area of 138 square meters whereas the current By-Law requires a minimum lot area of 150 square meters. Please note that no changes were made to the site plan or lot areas since you purchased your home, this is merely a municipal requirement.

Sincerely Yours,

JMC

Vendor: Coppertrail Estates Inc.

CC: Gianfranco Raimondo, Goldman Spring, Kichler, Sanders

3300 Steeles Avenue West, Unit 9 Concord, ON L4K 2Y4
416-663-9334
office@skyhomes.ca

COPPERTRAIL ESTATES INC.

December 28, 2021

Padma Devi
71-7475 Goreway Drive
Mississauga, ON L4T 3T3

Sent via email: padmasharma06@gmail.com and SENT VIA REGISTERED MAIL

**RE: PURCHASE OF BLOCK 4, UNIT 28 COPPERTRAIL ESTATES, CITY OF BRAMPTON. PURCHASE AGREEMENT
DATED SEPTEMBER 24, 2021**

We are providing Notice that your lot is subject to a Minor Variance (A-2021-0251) filed with the Committee of Adjustment at the City of Brampton. The variance was to permit a minimum lot area of 138 square meters whereas the current By-Law requires a minimum lot area of 150 square meters. Please note that no changes were made to the site plan or lot areas since you purchased your home, this is merely a municipal requirement.

Sincerely Yours,

JMC

Vendor: Coppertrail Estates Inc.

CC: Gianfranco Raimondo, Goldman Spring, Kichler, Sanders

3300 Steeles Avenue West, Unit 9 Concord, ON L4K 2Y4
416-663-9334
office@skyhomes.ca