

ORIGINAL

June 6, 2022

City of Brampton
Planning & Development Services Department
2 Wellington Street West
City Hall, 3rd Floor
Brampton, Ontario
L6Y 4R2

Attention: Mr. Angelo Ambrico,
Development Planner

Dear Sir:

**RE: Springbrook Community Credit Valley Secondary Plan Area 2
Cost Sharing Agreement dated May 25, 2007, as Amended
Springbrook Community Management Inc.
Crystal Homes (Wildflowers) Corporation
1626, 1646, & 1654 Queen Street West
Part of Lot 6, Concession 4, W.H.S., Chinguacousy
Application for an Official Plan Amendment,
Zoning By-law Amendment, and Draft Plan of Subdivision
City File #: OZS-2020-0029
City of Brampton**

I am the President of Springbrook Community Management Inc., the Trustee appointed pursuant to the provisions of the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25, 2007, as amended (the “CSA”). The lands encompassed by the CSA are situated in the City of Brampton (the “Springbrook Community”). A majority of the landowners within the Springbrook Community are signatories to the CSA (the “Springbrook Group”).

This letter is further to my previous letters dated May 29, 2017, July 31, 2017, and August 3, 2017, sent to Mr. Brian Lakeman of the City of Brampton. I am in receipt of a Public Notice dated May 26, 2022, from the City advising of an Application for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision submitted by **Crystal Homes (Wildflowers) Corporation (“Crystal Homes”)** in respect of the above-noted properties, being 1626, 1646, and 1654 Queen Street West (legally described as Part of Lot 6, Concession 4, W.H.S., Chinguacousy).

Please be advised that, as of the date of this letter, Crystal Homes **has NOT signed the CSA OR paid its Cost Share Obligations** to the Springbrook Group, estimated to be approximately \$3.8 million.

I therefore ask that the following clause be inserted in any development application submitted by Crystal Homes in connection with **any of its land** located in the Springbrook Community:

“Prior to the earlier of plan of subdivision approval, site plan agreement approval, severance approval, or the issuance of any building permits, said landowner is required to enter into the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25, 2007, as amended (the ‘CSA’) and receive a Clearance Letter from the Trustee appointed pursuant to the provisions of the CSA.”

Please confirm receipt of this letter and that my request will be implemented by you.

Thank you.

Yours truly,

SPRINGBROOK COMMUNITY MANAGEMENT INC.



Andrew Orr
President/A.S.O.
Trustee

- cc. City of Brampton – Mr. Allan Parsons (via email only)
City of Brampton – Mr. Peter Fay (via email only)
CSA Project Manager – Ms. Melissa Fasullo (via email only)
CSA Engineer – Ms. Mirela Sula (via email only)
CSA Solicitor – Ms. Helen Mihailidi (via email only)
CSA Accountant – Mr. Joseph Di Ilio (via email only)
Springbrook Landowners (via email only)