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File: P-2109

December 8, 2022

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

**Attention:**     **Alex Sepe, MCIP, RPP**  
                      **Planner III, Development Services**

**Re:**             **OZS-2022-0042 – 11556 Bramalea Rd**  
                      **December 12, 2022 Public Meeting**  
                      **Blackthorn Development Corp. – 2794465 Ontario Inc.**  
                      **Patilda Construction Inc. c/o DG Group**  
                      **City of Brampton**

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Dear Mr. Sepe,

On behalf of Patilda Construction Inc. c/o DG Group we are pleased to provide our comments related to City of Brampton file number OZS-2022-0042 for the property municipally known as 11556 Bramalea Road.

Patilda Construction Inc. c/o DG Group own lands immediately surrounding 11556 Bramalea Road. This parcel received draft plan approval in November 2013 for residential development, for which are currently completing detailed engineering design in order to complete servicing and registration in 2023.

On behalf of Patilda Construction Inc. c/o DG Group, we have reviewed the proposed Official Plan Amendment and Zoning By-law Amendment materials as provided in the notice of public meeting and as proposed by Blackthorn Development Corp – 2794465 Ontario Inc. and have the following concerns:

1. The road connections to Bramalea Road, the future Inspire Blvd. and Duxbury Road, and the required traffic improvements to them, have already been designed and/or constructed. Have the City's transportation department assessed the implications to these road connections from the proposed 168 residential units?

2. Based on the preliminary development concept provided, Blackthorn Development Corp-2794465 Ontario Inc. contemplates a potential future access through the Patilda lands to connect with Icewater Terrace. Our client does not agree to facilitate any access through their lands. In addition, the draft approved plan has single detached dwelling lots that directly flank the subject property thus not accommodating a road or servicing connection to Icewater Terrace.
3. Lastly, these lands fall within the Countryside Villages Cost Share Agreement. Mr. Andrew Orr is the Trustee that has been managing the implementation of this agreement. Blackthorn Development Corp. -2794465 would need to participate in their proportionate share of community uses, and servicing. We request the City of Brampton impose a condition of approval that requires Blackthorn Development Corp. – 2794465 to enter into the Cost Share Agreement and pay their proportionate share.

Our client wishes to be kept apprised of the ongoing status of this application including, but not limited to any changes to the concept plan, potential meetings, servicing changes, etc. Lastly, our client wishes to be notified of any decision of Council on this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Keith MacKinnon, BA, MCIP, RPP  
Partner

cc. Juli Laudadio and Darren Steedman – Patilda Construction Inc.  
cc. Andrew Orr – Trustee