

May 30, 2023

GSAI File(s): 709-004/709-005

City of Brampton
Planning, Building and Growth Management Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Emma De Melo
Development Planner, Development Services and Design

**Re: Application to Temporarily Amend the Zoning By-law
5254 Old Castlemore Road
Sutharsan & Family Holdings Ltd. c/o Blackthorn Development Corp.
City File No. OZS-2023-0006
City of Brampton**

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultants for 47-1 Country Properties Limited and Castlemore Country Properties Ltd. (c/o Country Homes), the registered owner of lands generally located at the northeast corner of Clarkway Drive and Castlemore Road. Our client's lands are located west of the proposal to temporarily use 5254 Old Castlemore Road for open storage, including truck parking.

On behalf of the County Homes, our office submitted an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision on November 3, 2021 to facilitate a residential development consisting of townhouses and apartment dwellings, that is generally consistent with the Block Plan for Area 47-1 and the Highway 427 Secondary Plan. These applications are currently being reviewed and processed under City File No. OZS-2021-0050.

Recognizing that the lands west of 5254 Old Castlemore Road are designated for residential development in the Highway 427 Secondary Plan, we trust the City through its review of the application will require all noise mitigation and attenuation for the proposed use will be controlled at the source and will not negatively impact or limit the future residential lands within Block 47-1.

With regard to any visual impacts, we request the proposed use be appropriately screened from the future residential uses. To address any visual challenges or concerns, we recommend an enhanced landscape treatment be provided through the future Site Plan application; furthermore, as part of the Implementation By-law for the use, we recommend the City apply a 45-degree angular plane from the proponent's property line as well as impose height limitations and how many trailers can be stacked onto each other.



Thank you for the opportunity to provide comments. We request notification of the passage of any By-laws and/or Notices on this matter. Should you have any questions, please contact the undersigned at 905.568.8888 ext. 265.

Respectfully Submitted,

GLEN SCHNARR & ASSOCIATES INC.

Mark Condello, MCIP, RPP
Associate

cc. C. Chung, Glen Schnarr & Associates Inc.
A. Ambrico, City of Brampton
B. Manzon, 47-1 Country Properties Limited and Castlemore Country Properties Ltd