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KLM File: P-2067

June 15, 2023

City of Brampton Committee of Adjustment
2 Wellington Street West
City Hall, 3rd Floor
Brampton, ON L6Y 4R2

Attention: Jeanie Myers, Secretary-Treasurer, Committee of Adjustment
Re: Minor Variance Application A-2023-0154
11575 Dixie Road
Risha Ram Sharma

Dear Ms. Myers,

KLM Planning Partners Inc., on behalf of our clients Wolverleigh Construction Ltd., Patilda Construction Inc., and Kettle Point Investors Inc. c/o DG Group wish to file an objection to the above noted minor variance application proposed for 11575 Dixie Road to permit a place of worship within an agricultural zone.

Our concerns related to the proposed minor variance is due to the following:

1. Our clients underwent substantial planning review and process with the City of Brampton which ultimately culminated in the creation of the Countryside Villages Secondary Plan, the Countryside Villages Block Plan 48-1 along with a Draft Plan of Subdivision and Zoning By-law Amendment. As part of this work, place of worship locations were identified on the Countryside Villages Secondary Plan 48B land use schedule. The subject parcel appears to be designated as Medium Density Residential and therefore a place of worship is not a permitted use and therefore a minor variance is not an appropriate planning process to seek permission for this use.
2. In addition to the above, the Countryside Villages Block Plan 48-1 designates the subject parcel also as Medium Density Residential. A place of worship is not a permitted use within this land use designation. As noted above, as a result a minor variance is not an appropriate planning process to seek permission for this use.
3. Based on the significant planning work that took several years to complete, our clients were required by the City of Brampton to accommodate the future development of this parcel for residential uses. In doing so, this has included providing this parcel with internal local road access, access to municipal services and most importantly several residential dwelling units are frozen on my client's land until this block develops. This proposed minor variance for a place of worship

was never contemplated and approving such a use would continue to prejudice my client's ability to finally deliver residential dwelling units that have been sterilized as a result of this block.

4. As a requirement to provide access to a local road and municipal services, all of which has been constructed at considerable expense, it is our opinion, the landowner should be required to become a member of the Countryside Villages Landowners Group and pay their proportionate share of the services that have been installed to this owner's benefit.
5. As a requirement of the City of Brampton, our client and their respective builders were required to prepare and display within sales centres a "Community Display Plan", which outlined what the adjacent land uses would be for those that were purchasing units within this community. This parcel was identified as existing residential and future residential. A place of worship was never contemplated for these lands.

Based on the above noted reasons, it is our opinion the minor variance is not minor and would not meet the four (4) tests as set out in the Planning Act and therefore should not be approved.

Lastly, we respectfully request notice of any decision made by the Committee of Adjustment on this application.

Yours truly,

KLM Planning Partners Inc.



Keith MacKinnon, BA, MCIP, RPP
Partner

Copy: Juli Laudadio – DG Group