



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

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September 21, 2023

DELIVERED VIA EMAIL AND REGULAR MAIL

City of Brampton  
Planning, Building & Economic Development Department  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Angelo Ambrico, Manager, Development Services

Dear Sir:

**RE: Temporary Use By-law Amendment Application  
Sutharsan and Family Holdings Ltd. (by Blackthorn Development Corp.)  
City File No. OZS-2023-0006  
5254 Old Castlemore Road, Brampton**

**AND RE: Tertiary Area 1 – Block 47-3 (the “Block 47-3 Community”)**

We have been retained to act on behalf of owners (the “**Group**”) within the within the Tertiary Area 1 – Block 47-3 development area (the “**Block 47-3 Community**”) with respect to the preparation of a landowners community works cost sharing agreement to be entered into by the Group in respect of the development of lands within the Block 47-3 Community (the “**Community Works Cost Sharing Agreement**”).

We understand that Sutharsan and Family Holdings Ltd. (by Blackthorn Development Corp.) and other landowners within the Block 47-3 Community intend to proceed with the development of their lands in the near future.

We are writing to advise the City that the Sutharsan and Family Holdings Ltd. lands within the Block 47-3 Community will benefit directly from community lands and infrastructure which have been or will be provided, constructed and/or financed by the Group (and/or other landowners within the Block 47-3 Community) pursuant to the terms of the Community Works Cost Sharing Agreement.

Accordingly, the Group requires that, as a condition of the development of any lands within the Block 47-3 Community as aforesaid, Sutharsan and Family Holdings Ltd. or the owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Group Trustee) under the Community Works Cost Sharing Agreement, and to bear its fair

equitable share of the costs and burdens related to the community lands and infrastructure from which such lands will benefit. It would otherwise be unjust to permit such owner(s) to benefit from such infrastructure and community use lands provided or to be provided by the Group without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Group therefore requires the City's assistance in requiring all landowners within the Block 47-3 Area to join the Group and to enter into the Shared Works Cost Sharing Agreement in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto and to secure the Trustee's clearance prior to proceeding with the development of its lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 47-3 Area.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,

**BRATTYS LLP**



Helen A. Mihailidi  
HM/klw