

ORIGINAL

August 22, 2023

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

Attention: Mr. Edwin Li, MScPl,  
Development Planner III,  
Development Services & Design Division

Dear Sir:

**RE: Springbrook Community Credit Valley Secondary Plan Area 2  
Cost Sharing Agreement dated May 25, 2007, as Amended  
Springbrook Community Management Inc.  
Cal-Markell Development Inc.  
1724 and 1730 Queen Street West  
Part of Lot 6, Concession 4, WHS  
Application for Official Plan Amendment and  
Zoning By-law Amendment  
City File No. OZS-2022-0038  
City of Brampton  
Regional Municipality of Peel**

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This letter is further to my previous letter dated January 3, 2023, sent to Mr. Peter Fay, City Clerk, concerning the same subject-matter. A copy of my January 3rd letter is enclosed for your information.

I am in receipt of your letter dated July 21, 2023, advising that the Planning, Building, and Growth Management Department's Recommendation Report for the above-noted development application (**City File No. OZS-2022-0038**) is scheduled to be considered at the Planning and Development Committee meeting on Monday, August 28, 2023, at 7:00 pm.

As I stated in my January 3rd letter to Mr. Fay, the land owned by **Cal-Markell Developments Inc.** ("Cal-Markell") is located within the Springbrook Community and the development of same is therefore governed in part by the provisions of the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25, 2007, as amended (the "Springbrook CSA").

As of the date of this letter, Cal-Markell has not signed on to the Springbrook CSA or paid its cost share obligations to the Springbrook Group.

It is my understanding that Cal-Markell intends to proceed with development of its land by way of a site plan rather than through a plan of subdivision or plan of condominium. Accordingly, and to ensure that the interests of the Springbrook Group are protected, I ask that any Zoning By-law Amendment enacted in respect of Cal-Markell's lands include a holding provision preventing the development of same until Cal-Markell has signed on to the Springbrook CSA and received a Clearance Letter from the Springbrook Trustee. In conjunction with this request, I also ask that the City ensure that the Official Plan Amendment includes a provision authorizing the use of a hold for cost sharing reasons.

Please confirm receipt of this letter. Please also confirm that this letter as well as my January 3rd letter to Mr. Fay are provided to the Planning and Development Committee for their consideration at the upcoming August 28th meeting.

Should you have any questions regarding the enclosed or wish to discuss this matter further please contact the undersigned.

Thank you.

Yours truly,

**SPRINGBROOK COMMUNITY MANAGEMENT INC.**



Andrew Orr  
President, A.S.O.  
Trustee

- cc. City of Brampton – Mr. Peter Fay (via email only)  
City of Brampton – Mr. Steve Ganesh (via email only)  
City of Brampton – Mr. Allan Parsons (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)

**FILE COPY**

January 3, 2023

City of Brampton  
City Clerk's Office  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Mr. Peter Fay,  
City Clerk

Dear Sir:

**RE: Springbrook Community Credit Valley Secondary Plan Area 2  
Cost Sharing Agreement dated May 25, 2007, as Amended  
Springbrook Community Management Inc.  
Cal-Markell Development Inc.  
1724 and 1730 Queen Street West  
North Side of Queen Street West and East of Elbern Markell Drive  
Application for Official Plan Amendment and  
Zoning By-law Amendment  
City File No. OZS-2022-0038  
City of Brampton  
Regional Municipality of Peel**

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I am the President of and an Authorized Signing Officer for 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").

I am in receipt of a City of Brampton Staff Report dated December 12, 2022, advising of an application to amend the Official Plan and Zoning By-law submitted by **Cal-Markell Development Inc.** in respect of property located at 1724 and 1730 Queen Street West (**City File No. OZS-2022-0038**). This property is located within the Springbrook Community and the development of same is therefore governed in part by the provisions of the CSA.

Please be advised that, as of the date of this letter, **Cal-Markell Development Inc. has NOT signed the CSA OR paid its Cost Share Obligations** to the Springbrook Group.

Based on the above, I therefore request that the following condition be inserted by the City of Brampton in any development application submitted by **Cal-Markell Development Inc.** 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. Please forward any future City Reports and related documents/notices/publications pertaining to this development application to my attention at the mailing/email address noted on the first page.

Thank you.

Yours truly,

**SPRINGBROOK COMMUNITY MANAGEMENT INC.**



Andrew Orr  
President/A.S.O.  
Trustee

- cc. City of Brampton – Ms. Kelly Henderson (via email only)  
City of Brampton – Mr. Allan Parsons (via email only)  
City of Brampton – Mr. Steve Ganesh (via email only)  
CSA Project Manager – Ms. Melissa Fasullo (via email only)  
CSA Engineer – Ms. Mirela Sula (via email only)  
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