



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

PLEASE REFER TO:  
Helen Mihailidi (Ext: 277)  
Email: hmihailidi@bratty.com  
Assistant: Alexandria Cuba (Ext. 266)  
Email: acuba@bratty.com

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: Area 47 Secondary Plan (the "Area 47 Development Area")**

---

We act on behalf of Area 47 Landowners Group Inc., being the trustee acting on behalf of the Area 47 Landowners Group (the "**Area 47 Group**") within the Area 47 development area (the "**Area 47 Development Area**") with respect to the Area 47 Secondary Plan Funding Agreement dated April 29, 2008 (as amended) (the "**Area 47 Funding Agreement**").

We understand that the above-referenced owner is proceeding with the development of their lands within the Area 47 Community.

We are writing to advise the City that the lands within the Area 47 Development Area will benefit directly from the overall planning and related work and costs which have been or will be provided, constructed and/or financed by the Area 47 Group (and/or other landowners within the Area 47 Development Area) pursuant to the terms of the Area 47 Funding Agreement, as well as various agreements entered into or to be entered into by the Area 47 Group with the City, Region of Peel, and other applicable authorities.

Accordingly, the Area 47 Group requires that, as a condition of the development of any lands within the Area 47 Development Area as aforesaid, the owner of such lands must be required to enter into and be a participant in good standing (to be confirmed by the Trustee) under the Area 47 Funding Agreement, and bear its fair and equitable share of the costs and burdens related to

the community lands and infrastructure from which such lands will benefit and/or to make other arrangements with the Area 47 Group in order to satisfy such obligations. It would otherwise be unjust to permit such owner(s) to benefit from such funding, infrastructure and/or community use lands provided or to be provided by the Area 47 Group without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Area 47 Group therefore requires the City's assistance in requiring all landowners within the Area 47 Development Area, including without limitation, **Sutharsan and Family Holdings Ltd.** to join the Area 47 Group and to enter into the Area 47 Funding 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 registration of any plan(s) of subdivision against such lands or proceeding with any development of its lands.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed Committee of Adjustment Application 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 Area 47 Development Area.

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

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

Yours truly,

**BRATTYS LLP**



Helen A. Mihailidi  
HM/ac