



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.
9224 & 9230 Creditview Road (13172589 Canada Inc.)
Application for Zoning By-law Amendment and
Draft Plan of Subdivision
City File No. OZS-2022-0013
City of Brampton, Regional Municipality of Peel**

Please accept this letter on behalf of *Springbrook Estates Inc.* who is a landowner and signatory within the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25, 2007, as amended (the "CSA"). The *Springbrook Estates Inc.* Plan of Subdivision & Zoning Amendment Applications (21T-05016B; City File # C04W06.007) were approved by the City of Brampton in 2008 and plan 43M-1818 was registered in 2010. A copy of plan 43M-1818 is attached to this letter for reference which shows the property at 9224 & 9230 Creditview Road is adjacent to the subdivision that was developed and serviced by *Springbrook Estates Inc.*

We are advised that the City's Recommendation Report in connection with the above-noted application is tentatively scheduled to be considered at the Planning Development Committee meeting scheduled for January 23, 2023. Please note that the subject property is located within the Springbrook Community and the development of same is therefore governed in part by the provisions of the CSA.

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As outlined in a letter that was provided to the City of Brampton by the Springbrook Community Trustee on January 3, 2023 we are confirming that 13172589 Canada Inc. has NOT signed the CSA OR paid its Cost Share Obligations (estimated to be \$1,942,955) to the Springbrook Group. In addition to the aforementioned amount, the sum of \$467,307 is owed directly to us *Springbrook Estates Inc.*, all in accordance with relevant provisions of the CSA. The above amount owed to *Springbrook Estates Inc.* is related to the construction of Innismoor Road of which a portion is located along the southern property limit of the proposed development at 9224 & 9230 Creditview Road. This is a shared local road and as per the provisions of the CSA, the benefitting owner (*13172589 Canada Inc.*) is to pay the constructing owners (*Springbrook Estates Inc.*) for half of the local construction and land costs.

Based on the above, we therefore request that the following condition be inserted by the City of Brampton in any development application submitted by 13172589 Canada 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 our request will be implemented by you. Please forward any future City Reports and related documents pertaining to this development application to Springbrook Estates Inc.'s attention at the mailing address noted on the first page.

Yours truly,
SPRINGBROOK ESTATES INC.



Frank Marchio, MCIP, RPP
Director of Land Development

- cc. City of Brampton — Ms. Nitika Jagtiani (via email only)
City of Brampton — Mr. Allan Parsons (via email only)
City of Brampton — Mr. Steve Ganesh (via email only)
Springbrook Community Management Inc – Andrew Orr (via email only)



VANHOE CRT

IMPULSE CIR

MERRITTONIA ST

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ISLAND GROVE

INTERLACKEN DR

CREDITVIEW RD

PERFECT

INNISMOOR RD

INTRIGUE TRAIL

PINE ISLAND WAY

PRESTO

