

November 17, 2023

The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Simran Sandhu
Advisor, Special Projects

Dear Simran Sandhu

Re: Partacc Gate Kennedy Developments Inc., Paradise Homes NW Inc., Argo TFP Brampton Limited (including II, III, IV and V), TFP Mayching Developments Limited, Paradise Homes Mahogany Inc. and PD Commercial Lakelands Inc.
Public Meeting November 20, 2023
Proposed City-initiated Housekeeping Amendments to Zoning Bylaw 270-2004

We are the owners of lands in the City of Brampton known as Partacc Gate Kennedy Developments Inc., Paradise Homes NW Inc., Argo TFP Brampton Limited (including II, III, IV and V), TFP Mayching Developments Limited, Paradise Homes Mahogany Inc. and PD Commercial Lakelands Inc. We are writing in respect of the proposed City-initiated amendments to Zoning By-law 270-2004 ("the Zoning By-law") to facilitate housekeeping amendments for Section 10 (General Provisions for Residential Zones). We note that the City has commenced a comprehensive review of the Zoning Bylaw which brings into question the need for this housekeeping matter. Specifically, the comprehensive review process is the proper forum to facilitate a fulsome review of the proposed amendments in this housekeeping exercise and others. The housekeeping process proposes to address some of the same zoning provisions that are being considered as part of the larger comprehensive zoning review.

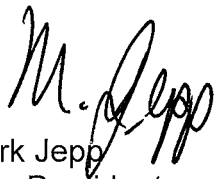
Furthermore, as part of the comprehensive review, we have expressed concerns to City staff regarding the impact these zoning changes will have on projects such as ours that are approved and in various stages of design, marketing and sales. Specifically, we have indicated the need for proper transition provisions for approved projects. The City responded with detailed transition policies as part of the recently issued first draft of the revised comprehensive Zoning Bylaw. Unfortunately, there is no reference to transition

provisions as part of the proposed housekeeping amendments, which we firmly believe are required, if this amendment is to be approved.

We therefore hereby notify the City of our concerns in this regard and reserve the right to raise additional concerns in the future with respect to the proposed housekeeping amendments to the Zoning By-law.

We would be pleased to discuss these concerns with you at your convenience.

Yours sincerely,



Mark Jepp
Vice-President