



November 25, 2005

Ms. Kitty Bavington  
Committee Clerk  
Town of Markham  
101 Town Center Boulevard  
Markham, Ontario  
L3R 9W3

Dear Ms. Bavington:

Re: Windberry Developments (Wismer)

Thank you very much for your email which was most appreciated.

You had requested a follow up after my deputation to the Development Services Committee. As I had mentioned, I had already written letters to Mayor Cousens and the Commissioner, Jim Baird, prior to my deputation. I am now sending you copies of the letters, plus the plan showing you the concerns that I have that will cause a problem; creating such a dust bowl for all present and future residents of the lovely community of Wismer.

As the Committee is aware, the further allocation will not happen until 2011 which will be allocated in dribs and drabs. With our luck it might take up to 2015 before we receive all the allocation required to complete this subdivision as there are a lot of other site waiting in line. We will then be forced to create a dust bowl thanks to the members of the Committee and senior staff.

Sincerely,

Bobby Bhoola

*We build dreams*

October 26, 2005

Jim Baird  
Commissioner of Planning  
Town of Markham  
Planning Department  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Jim:

Dear Jim:

Re: Wynberry Developments Inc.

I am writing this letter to you as a result of my meeting with Al Brown and Val Shuttleworth on Tuesday, October 25, 2005.

At this meeting I was requesting a further 26 unit allocation for the above-noted site which has received 12 units allocation as per Summary of Assignment dated October 25, 2005, which was presented at the round table meeting.

The reason for asking, is that the Town has allocated all the required units to Brawley Manor to finish up Hawsbury Road. This would cause our lots to be sandwiched between completed and occupied housing. As you are well aware, the people will have to suffer through the dust and construction vehicles if this is not remedied now.

Furthermore, the 12 units that we were so fortunate to receive on Monkhouse is much appreciated. However, this would be very costly for us to promote as we normally would. The 12 units without proper advertising and sales office would stretch out for a long period of time. This would mean the residence of the Heritage Development on the south would have to suffer for a long period of time, as we would only construct houses as they are sold. This may stretch construction for a couple of years.

If we are to receive the additional 26 units we are requesting, this would make a viable project where we could have a proper sales pavilion and advertising budget for an all 40 unit project. This would enable us to sell out fast and build out within one building season.

Please review the attached plan to see the problem the Town is about to create.

Thanking you in advance.

Sincerely,

Bobby Bhoola



October 27, 2005

Don Cousens  
Mayor  
Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Don:

Re: Wynberry Developments Inc.

Further to our telephone conversation, enclosed please find a copy of the letter that we delivered to Jim Baird regarding the predicament that Ballantry Homes will be faced with, if we are not able to obtain the additional unit.

Any assistance that you are able to provide us would be greatly appreciated. Thank you for taking the time to investigate this matter further.

Sincerely,

Bobby Bhoola

*We build dreams*

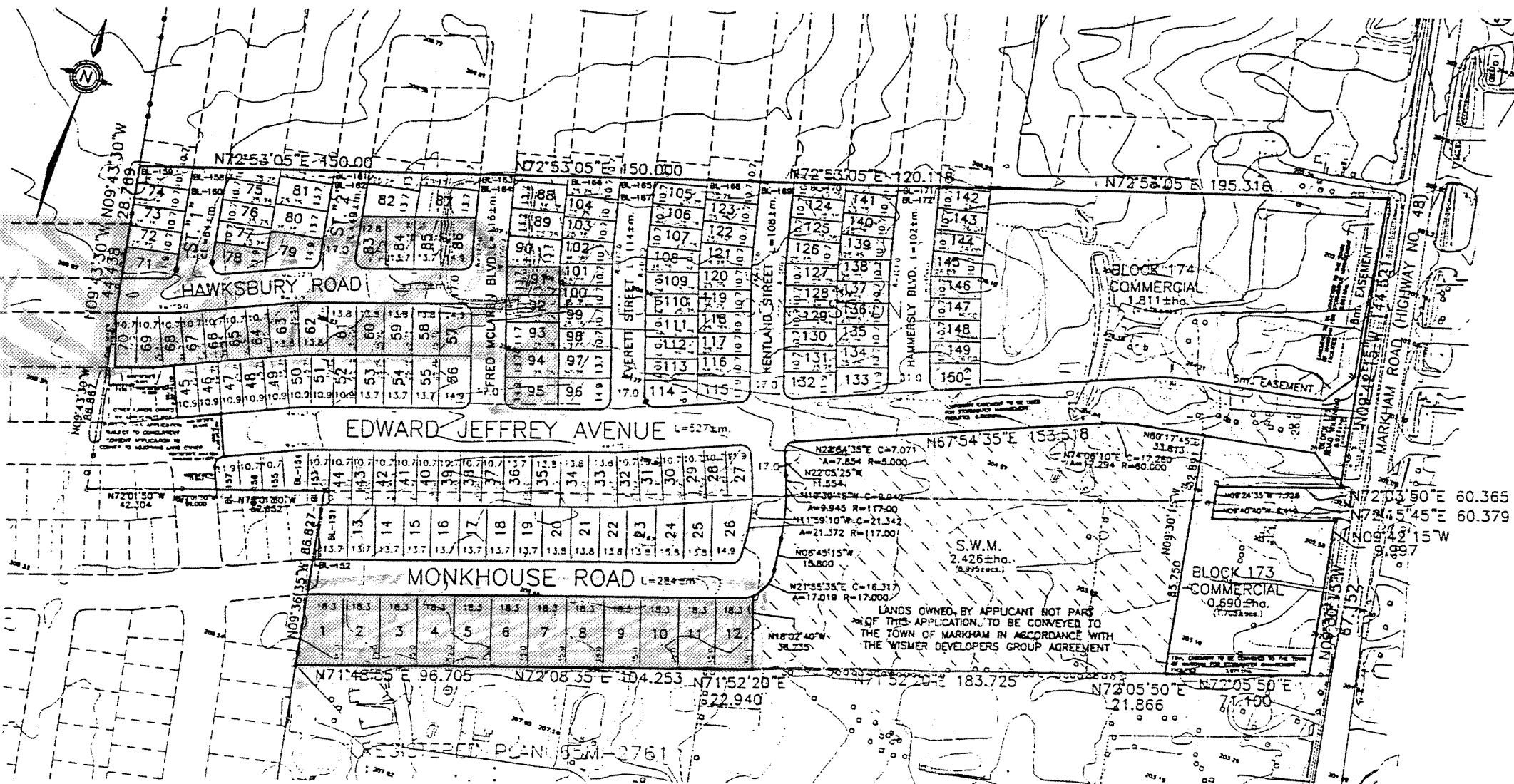
# WISMER COMMONS

MAJOR MACKENZIE DRIVE

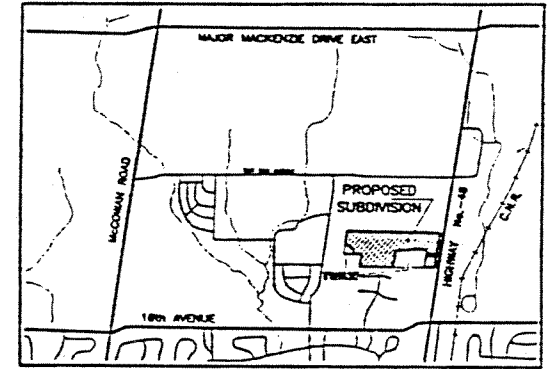




# DRAFT PLAN OF SUBDIVISION PART LOT 17, CONCESSION 7 TOWN OF MARKHAM REGIONAL MUNICIPALITY OF YORK SCALE 1:1000



## DRAFT PLAN T-



### KEY PLAN

### SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

### SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 10.990±Ha. (27.156±Acs.)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 1-12		12	12	0.776	1.917
LOTS 13-26, 33-36, 53-63, 79-82 and 84-97		47	47	1.797	4.440
plus BLOCKS 151, 152 and 161-164	6		2.8	0.102	0.252
LOTS 27-32, 37-52, 54-78, 83 and 98-150		91	91	2.606	6.441
plus BLOCKS 153-160 and 165-172	16		9.5	0.243	0.600
<b>SUBTOTAL</b>	<b>22</b>	<b>150</b>	<b>162.3</b>	<b>5.524</b>	<b>13.650</b>
BLOCKS 173 and 174 - COMMERCIAL	2			2.500	6.177
BLOCK 175 - ROAD WIDENING	1			0.074	0.183
<b>STREETS</b>				<b>2.892</b>	<b>7.146</b>
26.0m. WIDE TOTAL LENGTH 87.0m. AREA 2.277Ha.					
21.0m. WIDE TOTAL LENGTH 142.0m. AREA 1.180Ha.					
17.0m. WIDE TOTAL LENGTH 100.0m. AREA 1.100Ha.					
<b>TOTAL</b>	<b>25</b>	<b>150</b>	<b>162.3</b>	<b>10.990</b>	<b>27.156</b>

• - SUBJECT TO FINAL CALCULATION

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE 26-11-2001

OPHAR K. GZALDOV  
S.S.T.

### OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MARKHAM FOR APPROVAL.

OWNER

WYNBERRY DEVELOPMENTS INC.

C/O

30 WERTHEIM COURT  
UNIT 3  
RICHMOND HILL, ONT.  
L4B 1B9

DAVID HILL  
A.S.O.

- ALLOCATION RECEIVED BY BRAWLEY MANDR
- ALLOCATION RECEIVED BY WYNBERRY DEV.
- ALLO CATION REQUESTED BY WYNBERRY DEV. SOME WOULD NOT BE SANDWICHED WITH OCCUPIED UNITS & SO TO BE OCCUPIED BY PURCHASERS OF BRAWLEY MANDR

GSM-3731

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-386

(386des3) X-ref: (386mas3 & 386mtap) DEC.12, 2001

DWG. No. - 01:1  
KLM PLANNING PARTNERS INC.  
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS  
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
PHONE (905) 669-4055 FAX (905) 669-0097 klm@futureway.com