

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ISLAMIC SOCIETY OF PEEL** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 2, Concession 5 EHS municipally known as **8450 TORBRAM ROAD**, Brampton;

AND WHEREAS the applicant is proposing construction of a mezzanine and is requesting the following variance(s):

1. To permit a gross floor area of 1504 square metres whereas the by-law permits a maximum gross floor area of 1052 square metres.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



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 graphics & printing inc.
 39 Danesbury Crescent
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 647-920-4209
 nidnad@gmail.com

PROJECT

JAME MAKKI MASJID
 8450 Torbram Rd,
 Brampton, ON
 L6T 4M9

DRAWING TITLE

SITE PLAN

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

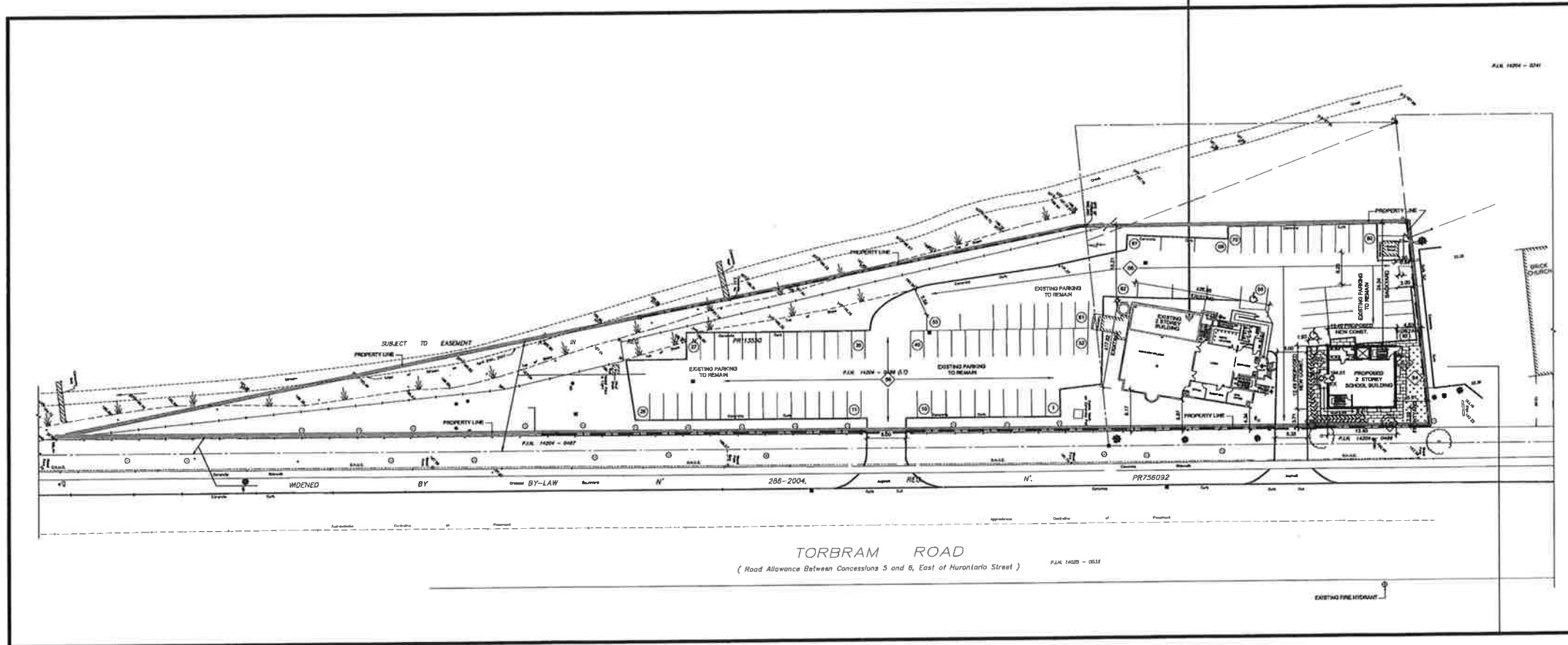
DATE

APR 26, 2023

DRAWING NO

MMM-02

Proposed Location for
 Mezzanine Library Structure and
 dimensions shown in metric units



Existing GFA 1038.62m² + proposed GFA 88.2579m² = Total GFA 1126.8779m²

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

May 18, 2023

To: Committee of Adjustment
ISLAMICA SOCIETY OF PEEL
PART OF LOT 2, CONCESSION 5 EHS
A-2023-0143 – 8450 TORBRAM ROAD

Please **amend** application **A-2023-0143** to reflect the following:

1. To permit a gross floor area of 1504 square metres whereas the by-law permits a maximum gross floor area of 1052 square metres.



Applicant/Authorized Agent



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Aslam Kalair Trustee (Islamic Society of Peel) Jame Makki Masjid, Brampton
 Address 8450 Torbram Road Brampton, ON L6T 4M9

Phone # 905.458.8778 Fax # _____
 Email makkimasjid@gmail.com

2. Name of Agent Nadim Paul
 Address 39 Danesbury Cres., Brampton, ON L6T 1T2

Phone # 647-920-4209 Fax # _____
 Email nidnnad@gmail.com

3. Nature and extent of relief applied for (variances requested):
Construction to add mezzanine for library purpose (closed off from the worship area below).
Existing GFA 1038.62m² +proposed GFA 88.2579m² = Total GFA 1126.8779m²

4. Why is it not possible to comply with the provisions of the by-law?
Because the mezzanine for library would only be located above the side of the worship area and not be designed to be around the entire perimeter of the room, and that it would be closed from the worship area in this case the GFA would not impact any parking requirements as they are only associated with worship area.

5. Legal Description of the subject land:
 Lot Number Part of Block A Registration Plan 809
 Plan Number/Concession Number 5
 Municipal Address 8450 Torbram Road Brampton, ON L6T 4M9

6. Dimension of subject land (in metric units)
 Frontage 17.62
 Depth 26.85
 Area 6758.25

7. Access to the subject land is by:
 Provincial Highway Seasonal Road
 Municipal Road Maintained All Year Other Public Road
 Private Right-of-Way Water

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Existing Building GFA 1038.62sm
Number of stories above ground 2 and below ground 1 Total 3
Height top of the parapet of flat roof 8.99

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Structure of mezzanine for labrary

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback 6
Rear yard setback 107 approx (Existing Parking on the back)
Side yard setback 5.97
Side yard setback 15.21

PROPOSED

Front yard setback Construction will take place inside the main hall for mezzanine library
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: 1994

11. Existing uses of subject property: Worship (Masjid)

12. Proposed uses of subject property: Worship (Masjid) proposed mezzanine for labrary inside.

13. Existing uses of abutting properties: Worship

14. Date of construction of all buildings & structures on subject land: 2000

15. Length of time the existing uses of the subject property have been continued: 22 years

16. (a) What water supply is existing/proposed?

Municipal Other (specify) _____
Well

(b) What sewage disposal is/will be provided?

Municipal Other (specify) _____
Septic

(c) What storm drainage system is existing/proposed?

Sewers Other (specify) _____
Ditches
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Nadim Paul
Signature of Applicant(s) or Authorized Agent

DATED AT THE Brampton OF Ontario

THIS 26th DAY OF April, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Nadim Paul, OF THE City OF Brampton

IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 26th DAY OF

May ~~April~~, 2023.

Jeanie Myers
A Commissioner etc.

Nadim Paul
Signature of Applicant or Authorized Agent

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED MAY 2, 2023



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graphics & printing inc.

39 Danesbury Crescent
Brampton, ON L6T 1T2
647-920-4209
nidn nad@gmail.com

PROJECT

JAME MAKKI MASJID

8450 Torbram Rd,
Brampton, ON
L6T 4M9

DRAWING TITLE

SITE MAP

DRAWN BY

NADIM PAUL

SCALE

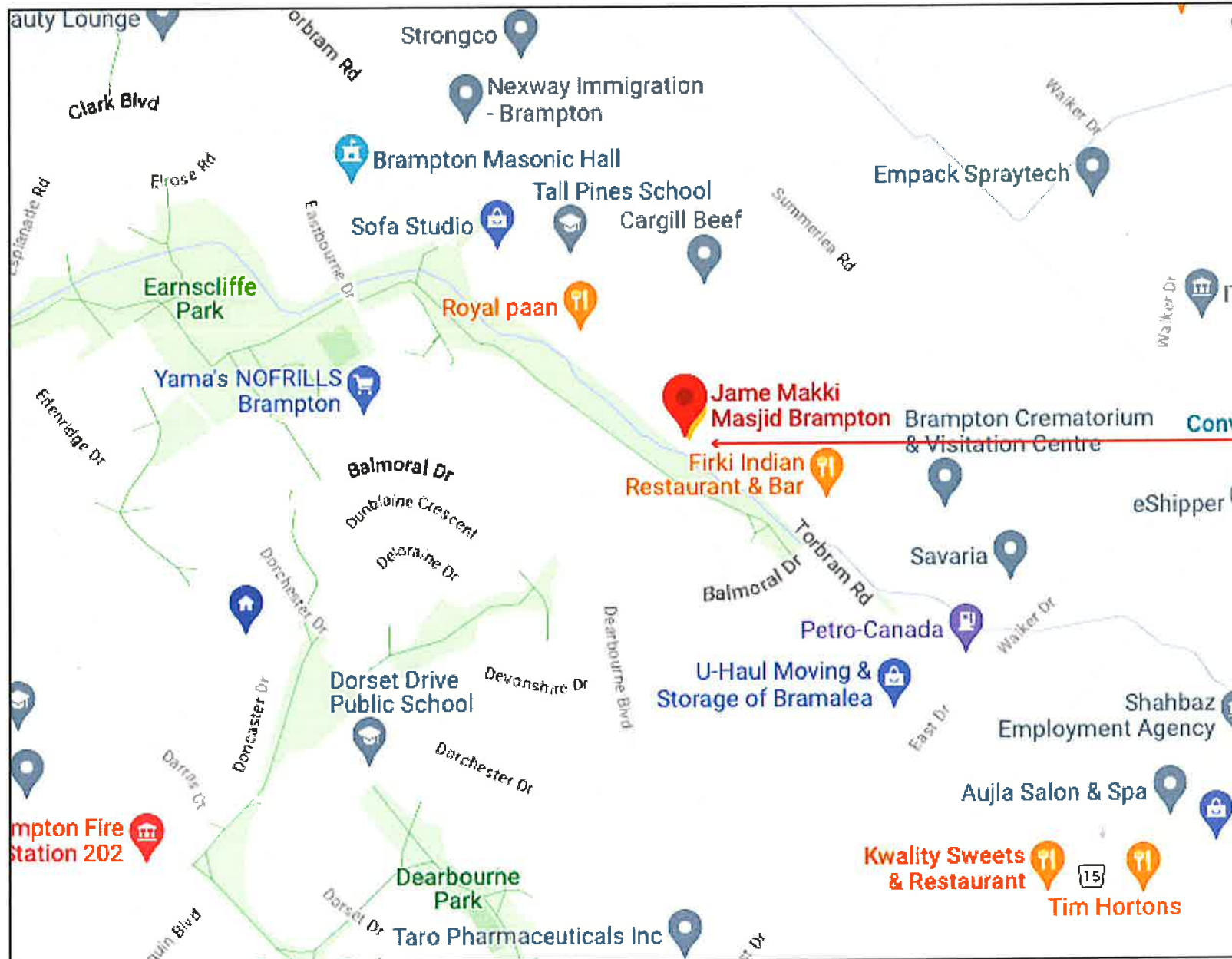
AS SHOWN

DATE

APR 26, 2023

DRAWING NO

MMM-01



Location for
Mezzanine Library Structure



39 Danesbury Crescent
Brampton, ON L6T 1T2
647-920-4209
nidnnad@gmail.com

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L6T 4M9

DRAWING TITLE

SITE PLAN

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

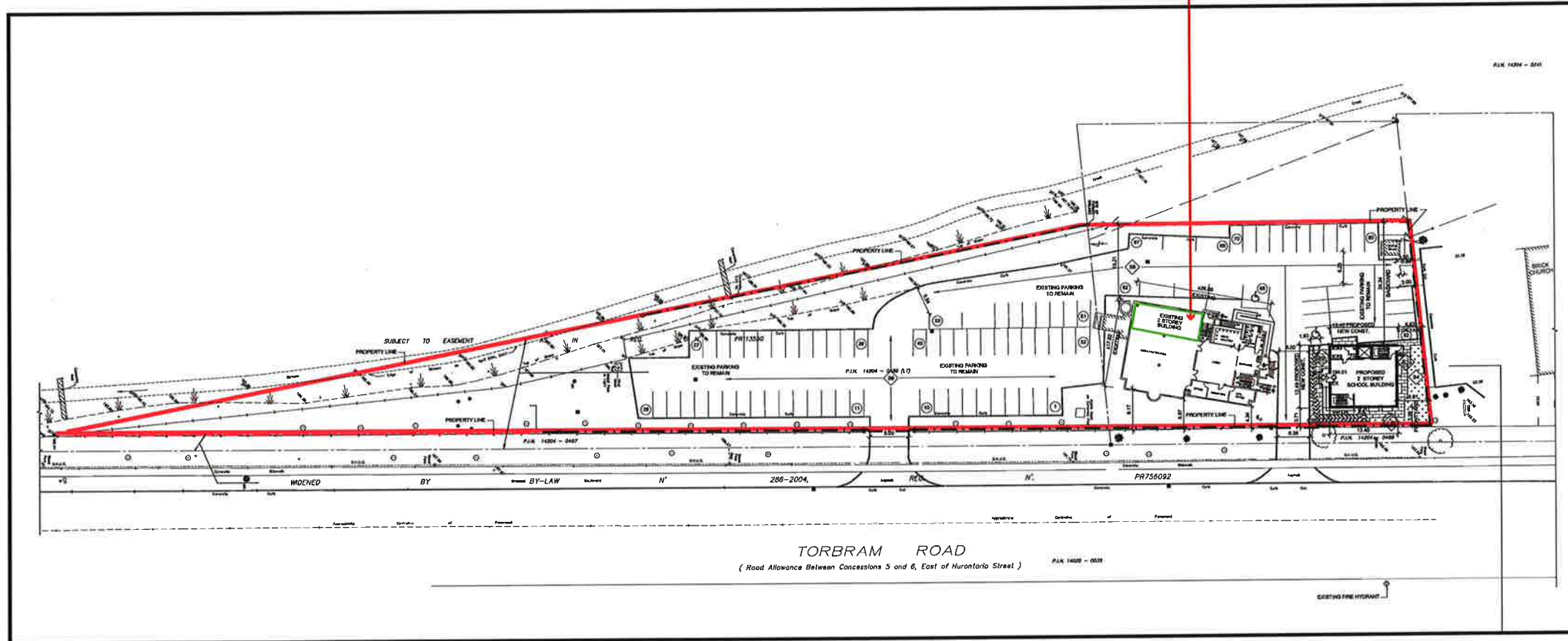
DATE

APR 26, 2023

DRAWING NO

MMM-02

Proposed Location for
Mezzanine Library Structure and
dimensions shown in metric units



Existing GFA 1038.62m² +proposed GFA 88.2579m² = Total GFA 1126.8779m²



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DRAWING TITLE

RENDERING

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

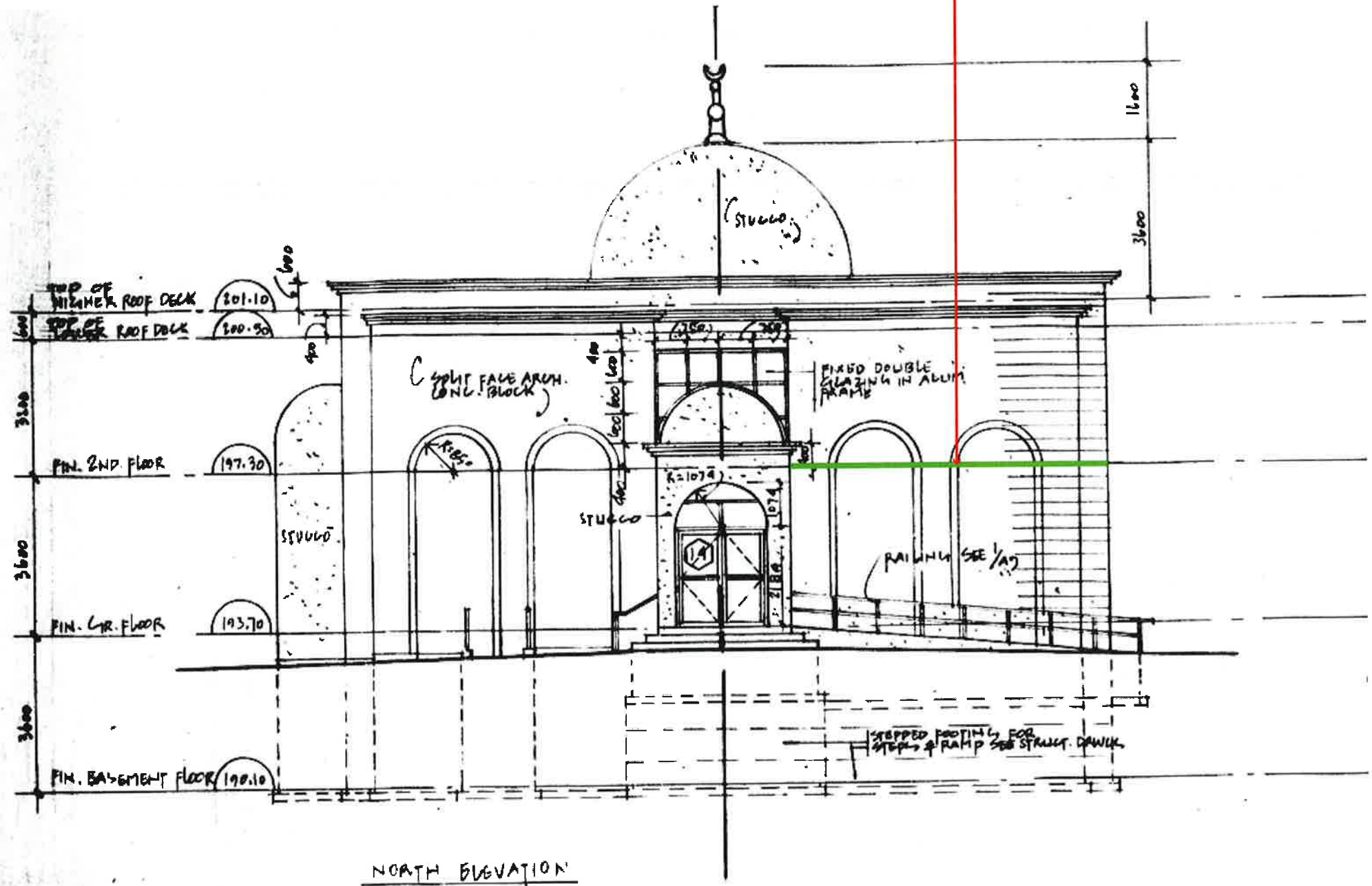
DATE

APR 26, 2023

DRAWING NO

MMM-03

Area covered for
Mezzanine Library Structure





39 Danesbury Crescent
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PROJECT

JAME MAKKI MASJID

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Brampton, ON
L6T 4M9

DRAWING TITLE

**EXISTING HALL
VIEW**

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

DATE

APR 26, 2023

DRAWING NO

MMM-04

Existing Hall for Mezzanine Library Structure





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PROJECT

JAME MAKKI MASJID

8450 Torbram Rd,
Brampton, ON
L6T 4M9

DRAWING TITLE

**RENDERING
LIBRARY MEZZANINE**

DRAWN BY

NADIM PAUL

SCALE

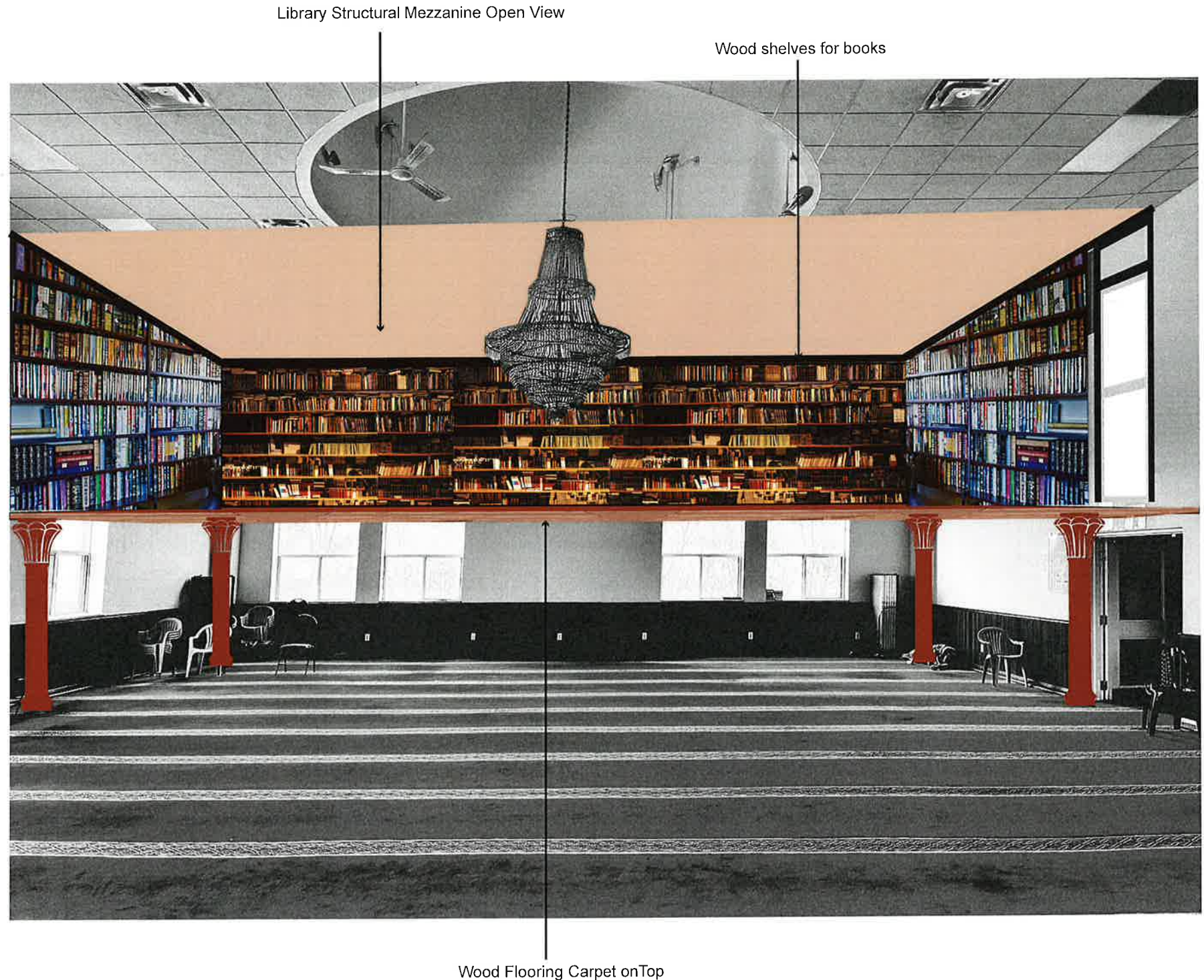
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DRAWING NO


MMM-05



Library Structural Mezzanine Open View

Wood shelves for books

Wood Flooring Carpet onTop


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39 Danesbury Crescent
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nidnnad@gmail.com

PROJECT

JAME MAKKI MASJID
8450 Torbram Rd,
Brampton, ON
L6T 4M9

DRAWING TITLE

**RENDERING
CLOSE WALL VIEW**

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

DATE

APR 26, 2023

DRAWING NO

MMM-06

Mezzanine Library Structure Close View covered with wall panels

Wood paneling to cover the mezzanine





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DRAWING TITLE

**CONCEPTUAL
DRAWINGS**

DRAWN BY

NADIM PAUL

SCALE

AS SHOWN

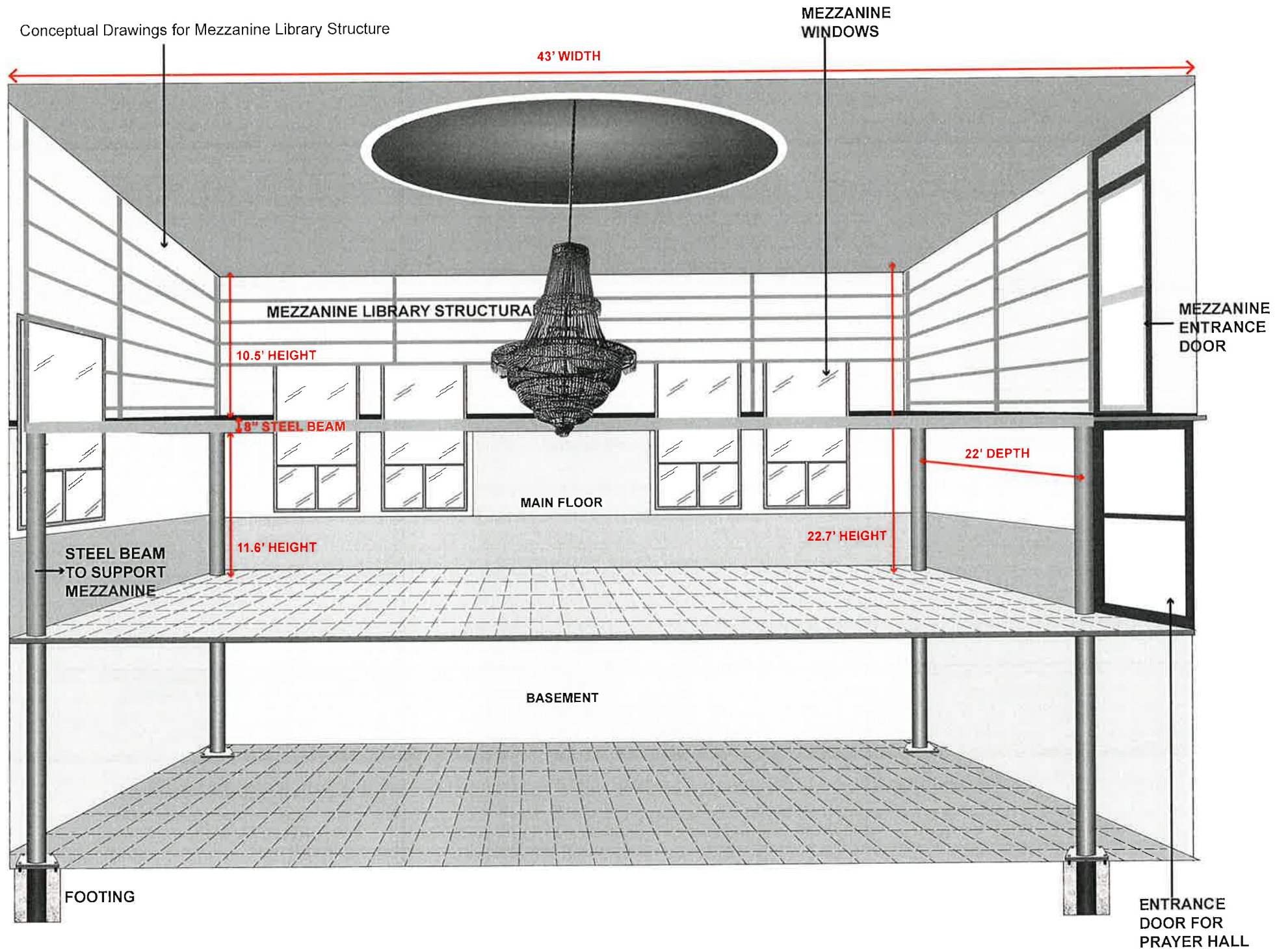
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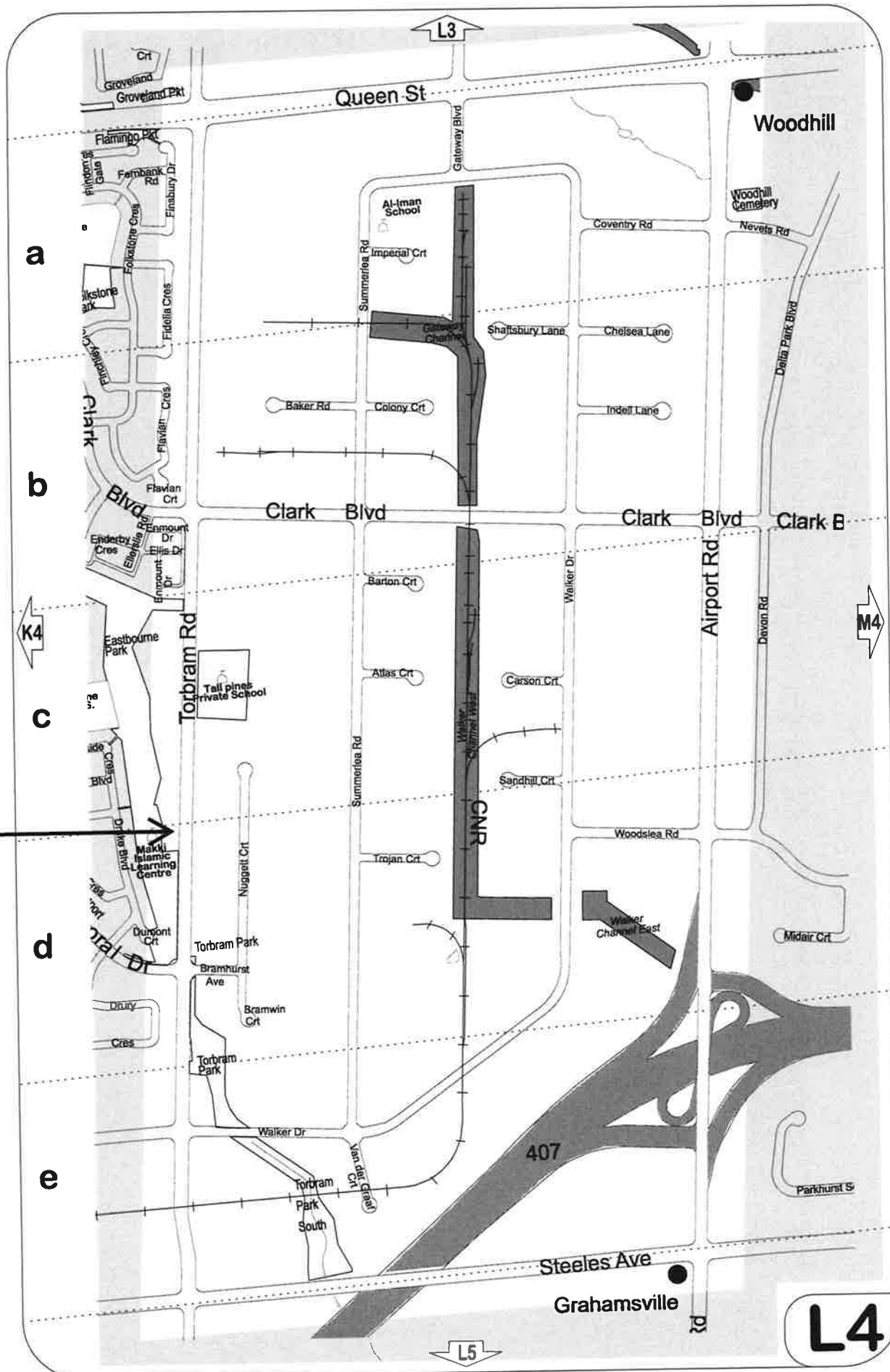
DRAWING NO

MMM-07

Conceptual Drawings for Mezzanine Library Structure



A-2023-0143



Woodhill

Woodhill Cemetery

Queen St

Clark Blvd

Clark Blvd

Clark B

Torbram Rd

Airport Rd

Steeles Ave

Grahamsville

a

b

c

d

e

L3

L5

L4

M4

K4

407

Parkhurst S

Walker Channel East

GNR

Clark Blvd

Flamingo Pk

Groveland Pk

Crt

Flamingo Pk

Flamingo Pk

Flamingo Pk

Flamingo Pk

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