



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0200

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)** Imam- e - Zamana Centre
Address 4598 Countryside Dr, Brampton, ON L6P 0V1

Phone # 647-216-1370 **Fax #** _____
Email admin@izcc.org

2. **Name of Agent** _____
Address _____

Phone # _____ **Fax #** _____
Email _____

3. **Nature and extent of relief applied for (variances requested):**
The described property falls under the category of Residential Rural Estate Two (RE2). The community has acquired this property with the intention of using it for their communal gatherings and events. All activities and events hosted by the community are entirely voluntary and non-profit, dedicated to serving the community.

The community is currently seeking assistance and relief to ensure the ongoing use of the property as a community center to benefit and support the community.

4. **Why is it not possible to comply with the provisions of the by-law?**
The described property falls under the category of Residential Rural Estate Two (RE2).

5. **Legal Description of the subject land:**
Lot Number Pt Lt 16 Con Nd Toronto Gore As In Ro531905: Brampton
Plan Number/Concession Number _____
Municipal Address 4598 Countryside Dr, Brampton, ON L6P 0V1

6. **Dimension of subject land (in metric units)**
Frontage 70.43m
Depth 57.81m
Area 2023.43m²-8053.24m²

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 two story building with garage.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Keeping the existing building, no major change to building or surrounding.

- 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 No Change
 Rear yard setback No Change
 Side yard setback No Change
 Side yard setback No Change

PROPOSED

Front yard setback No Change
 Rear yard setback No Change
 Side yard setback No Change
 Side yard setback No Change

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Communal gatherings

13. Existing uses of abutting properties: NA

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

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

- 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE Brampton city OF Brampton

THIS 26th DAY OF June, 2024

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, Syed Farhat, 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 04 DAY OF
June, 2024

A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RE2

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

Shiza Athar
Zoning Officer

2024/05/31
Date

DATE RECEIVED June 4, 2024

Date Application Deemed Complete by the Municipality VL

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: _____

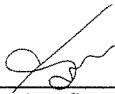
I/We, _____
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 26 day of May, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

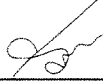
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 4598 Countryside Dr, Brampton, ON L6P 0V1

I/We, Imam- e - Zamana Centre
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 26 day of May, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

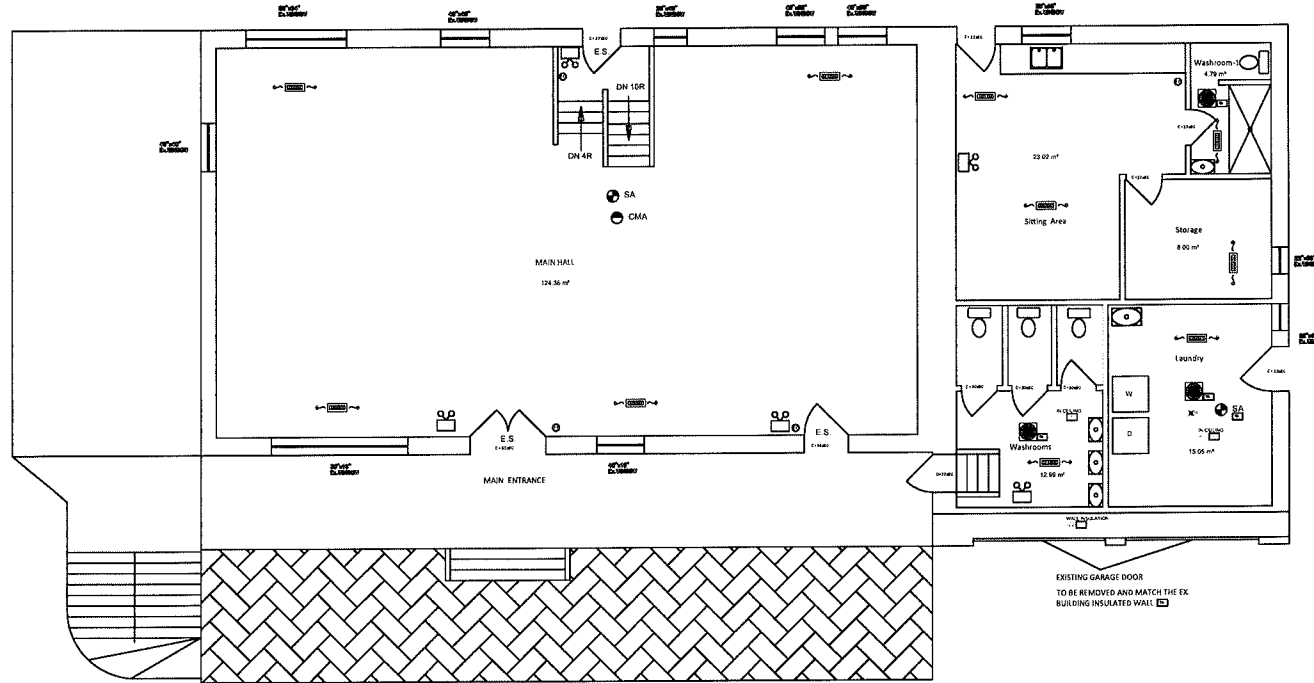
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



CITY OF BRAMPTON
BUILDING DIVISION

QMTech Canada Inc.
(PDC Subsidiary)
Brampton, ON
(647) 376-7123

Statistics	
Rooms	GFA
MAIN HALL	124.36 m ²
Sitting Area	23.02 m ²
Laundry	15.03 m ²
Washrooms	12.92 m ²
Storage	8.95 m ²
Washroom 1	4.78 m ²
Parking	
Required	Provided
1 @ 3m ²	18



EXISTING GROUND FLOOR

SCALE: 1:120

EXISTING GROUND FLOOR

LEGEND

EXISTING CONSTRUCTION

- SA INTERCONNECTED SMOKE ALARM
- FD FLOOR DRAIN
- 4"x10" SUPPLY OUTLET
- CMA CARBON MONOXIDE ALARM
- RAI RETURN AIR INTAKE
- EL EMERGENCY LIGHTING AS PER 1016.01.1.2.2.1.2.2
- FIS FIRE EXTINGUISHER
- EF EXHAUST FAN
- TBI TO BE INSTALLED



DESIGNER: QW

PROJECT: 4598 COUNTRYSIDE DRIVE.
BRAMPTON, ONTARIO

SIZE: 11"x17"

DATE: May 2024

SCALE: AS INDICATED

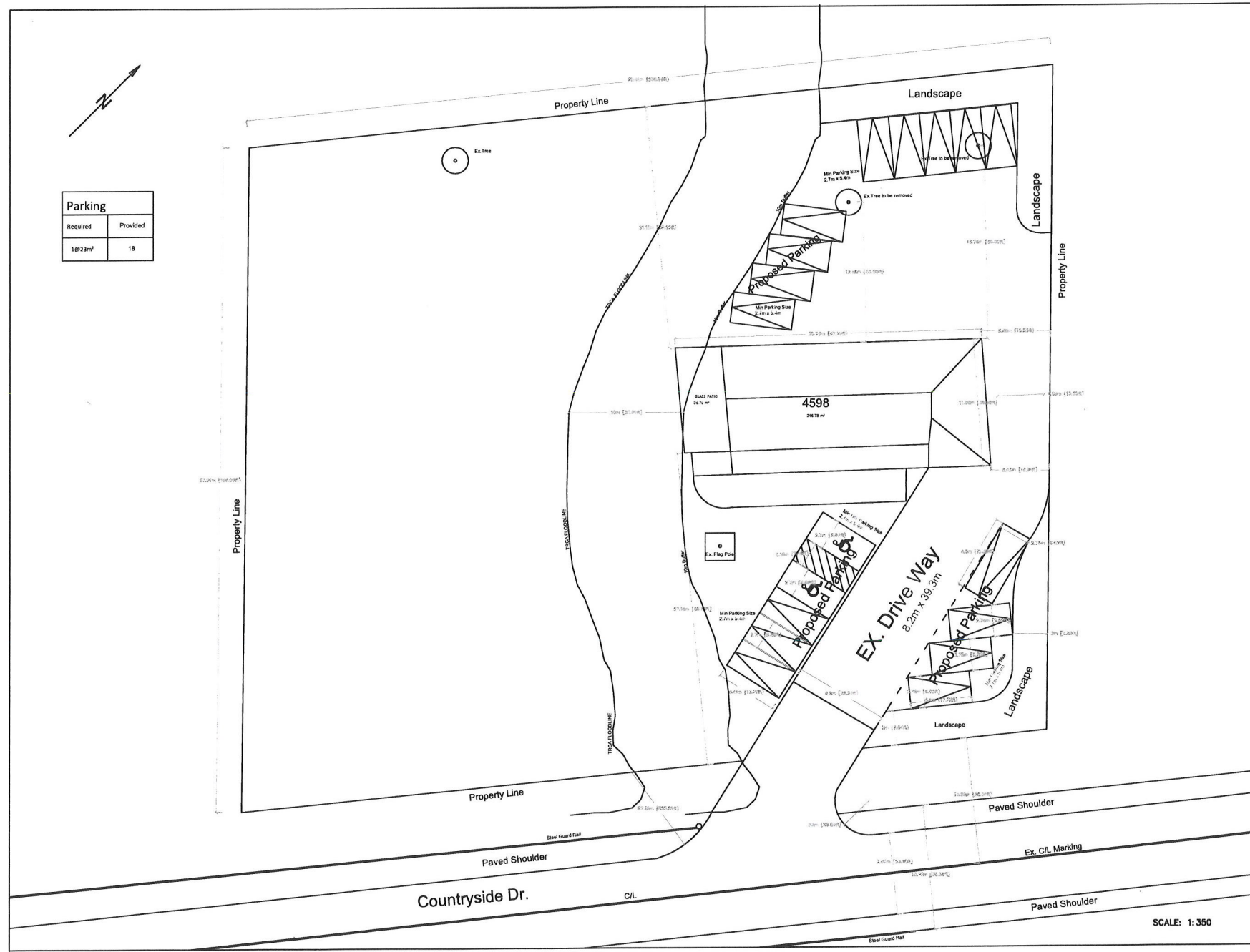
SHEET NO.

A400

-3



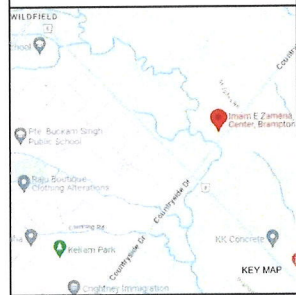
Parking	
Required	Provided
1 @ 23m ²	18



CITY OF BRAMPTON
BUILDING DIVISION

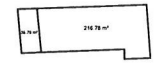
QMTech Canada Inc.
(PDC Subsidiary)
Brampton, ON
(647) 379-7123

SITE PLAN



LEGEND

- As Indicated on the Drawing
All dimensions in metre unless specified
- Min Parking Size 2.7m x 5.4m
 - Min DISC Parking Size 2.1m x 5.4m
 - Existing Driveway 8.2m x 39.3m
 - 7.0m Pavement with Disk on 20m R.O.W
 - Total parking spots 18



Area	Parking reqd @ 1 for 23m ²	Parking Prvd
217 m ²	9	18
254 m ²	11	18
184 m ²	8	18



DESIGNER: QW

PROJECT: 4598 Countryside Dr
BRAMPTON, ONTARIO

SIZE: 11"X17"

DATE: May 2024

SCALE: AS INDICATED

SHEET NO.

**SP
01-8**

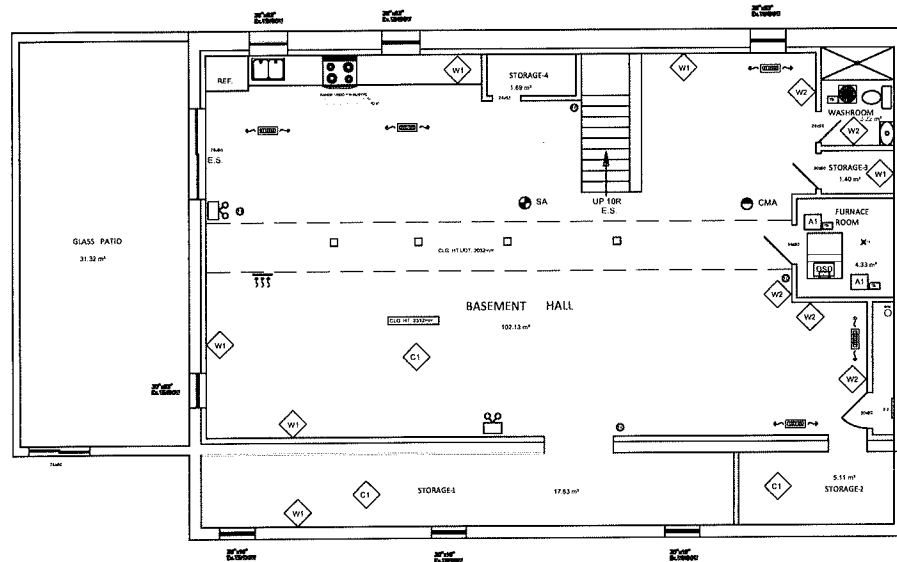
SCALE: 1:350



CITY OF BRAMPTON
BUILDING DIVISION

QMTech Canada Inc.
(PDC Subsidiary)
Brampton, ON
(647) 379-7123

Statistics	
Rooms	GFA
BASMENT HALL	102.13 m ²
GLASS PATIO	31.32 m ²
STORAGE-1	17.83 m ²
STORAGE-2	5.11 m ²
STORAGE-3	1.42 m ²
STORAGE-4	1.89 m ²
FURNACE ROOM	4.33 m ²
WASHROOM	3.22 m ²
Parking	
Required	Provided
18 13 m ²	15



EXISTING BASEMENT

SCALE: 1:120

EXISTING BASEMENT

LEGEND

EXISTING CONSTRUCTION

- A.P. ACCESS PANEL
- SA INTERCONNECTED SMOKE ALARM
- DUCTWORK
- FLGD DRAIN
- 4"x10" SUPPLY OUTLET
- CMA CARBON MONOXIDE ALARM
- E.S. EXIT SIGN
- RETURN AIR INTAKE
- F.I.R. ESTINGWISHER
PROVIDE TWO RESIDENTIAL SPRINKLER(NO FRR
CEILING AS PER OBC PART 31 C-349)
- DSO DUCT SMOKE DETECTOR
- TO BE INSTALLED
- EXHAUST FAN
- EXISTING WALL TYP.
- EXISTING 10" FDN WALL
- R8 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 2"x4" OR 2"x6" @16" o/c
WOOD STUDS WITH 6 MIL
POLY UNDER BOTTOM
PLATE
- 1/2" GYPSUM
- INT. PARTITION WALL TYP.
- 1/2" GYPSUM
- 2"x4" OR 2"x6" @16" o/c
WOOD STUDS WITH 6 MIL
POLY UNDER BOTTOM
PLATE
- 1/2" GYPSUM
- EX. CEILING
- Subfloor of 5/8" plywood, OSB
- Ex. Wood joists spaced not
more than 24" o.c.
- Ex. 1/2" Gypsum Board



DESIGNER: QW

PROJECT: 4598 COUNTRYSIDE DRIVE.
BRAMPTON, ONTARIO

SIZE: 11"x17"

DATE: May 2024

SCALE: AS INDICATED

SHEET NO.

A300

-3-

The logo for the Imam-e-Zamana Center features a stylized minaret icon to the left of the text "IMAM-E-ZAMANA CENTER". The text is in a bold, sans-serif font, with "IMAM-E-" in black and "ZAMANA CENTER" in red.

May 23, 2024

Melvin Ramkissoon
Director, Chief Building Officer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

Sub: Minor Variance

Dear Mr. Ramkissoon,

As the owners of 4598 Countryside Dr, we are delighted to submit the accompanying minor variance application seeking relief from the zoning by-law in order to facilitate the use of the property as the Imam-e-Zamana community centre.

The subject property is known municipally as 4598 Countryside Drive and is legally described as Pt Lot 16 Con Nd Toronto Gor As In Ro531905: Brampton. The subject property has a frontage of 70.43 metres and a depth of 57.81 metres. An existing 217 square metre, 2 storey building and is located on the subject property. The subject property is designated as Residential Rural Estate (RE2) under the inforce City of Brampton Zoning By-Law 270 - 2004.

We are seeking a minor variance to allow the uses permitted within the Community Centre definition, which are listed as community activities of a social, cultural or recreational character and operated on a non-profit basis, as listed within the City of Brampton Zoning By-Law 270 - 2004. The variance is needed to allow the following uses whereas the by-law does not permit the proposed use within a designated residential area.

The Imam-e-Zamana Centre will be used to facilitate gatherings, programming and events open to the public, organized and operated by those belonging to Brampton's Shia Muslim community entirely on a voluntary basis, driven by a commitment to serving all for the greater good without profit as encouraged by our faith. The organization is also a registered non-profit organization(#891321-8, Dt: 2014-07-02). The Imam-e-Zamana Centre will provide a physical space for the continuation of the organization's work within the Brampton community, which has been ongoing for the past 9 years. Over these years, we have organized food drives, youth activities, poetry shows, game nights, and community picnics, some of which were attended by Mayor Patrick Brown. It is our hope that with this space, the Imam-e-Zamana Centre and its patrons become an integral and vibrant part of the city of Brampton, actively contributing to, and enriching its diverse cultural fabric.



Syed Hasan Ziaya: 647-825-2152
Syed Sarwar Raza Zaidi: 647-405-6531
Syed Farhat Zaidi: 647-216-1370



admin@izcc.org



15 Fisherman Drive Unit#18 & 19,
Brampton, ON L7A 1B7

IMAM-E-ZAMANA CENTER



Games Night



Community Food and Donation Drive



Community Picnic attended by Mayor Patrick Brown



Syed Hasan Ziaya: 647-825-2152
Syed Sarwar Raza Zaidi: 647-405-6531
Syed Farhat Zaidi: 647-216-1370



admin@izcc.org



15 Fisherman Drive Unit#18 & 19,
Brampton, ON L7A 1B7

IMAM-E-ZAMANA CENTER

To enable these activities, there is no need for significant alterations to the existing structure, with a possible consideration for minor internal modifications. For the past few months, we have been working closely with the Planning Department and the TRCA to ensure adequate parking is provided on site and that landscape buffers are maintained for the protection of the floodlines. If approved we will be providing the necessary parking on-site as highlighted through the attached plans.

As part of the application, an analysis of the four tests of Minor Variance was conducted. Four tests of Minor Variance:

1. The variance is minor: The requested variance is considered minor as it does not propose major changes, beyond the addition of parking spaces on the property. There is no substantial deviation from the existing zoning by-laws in form and is in line with other similar variances previously approved in The City of Brampton.
2. The variance is desirable for the appropriate development or use of the property: Given that the variance will not enable significant change to the existing property in its physical form, the analysis can conclude that the variance will not lead to an undesirable or ill-fitting development of the property. The change in use will result in a place for the community to gather to facilitate positive programming.
3. The general intent and purpose of the Zoning By-law is maintained: Despite the requested variance, the general intent and purpose of the Zoning By-law is maintained. The variance does not undermine the basic principles of the Zoning By-law and will not lead to any negative impact on the surrounding area, especially as the existing building and neighbourhood will not be impacted by any physical change.
4. The general intent and purpose of the Official Plan is maintained: The proposed variance is in line with the general intent and purpose of the Official Plan, as it will not impede the planned development or growth of the area. The variance is consistent with the objectives and policies of the Official Plan, and it does not conflict with any long-term plans for the area.

The following plans and information have been provided in this submission for your review and circulation:

- Completed Committee of Adjustment Consent Application
- Application Fee as paid upon submission
- Site Plan
- Existing Ground Floor Plan
- Existing Basement Plan

We thank you for your consideration and are available to answer any questions or concerns that may arise.

Sincerely,



Syed Farhat Zaidi
Director



Syed Hasan Ziaya: 647-825-2152
Syed Sarwar Raza Zaidi: 647-405-6531
Syed Farhat Zaidi: 647-216-1370



admin@izcc.org



15 Fisherman Drive Unit#18 & 19,
Brampton, ON L7A 1B7

July 18, 2024

Melvin Ramkissoon
Director, Chief Building Officer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

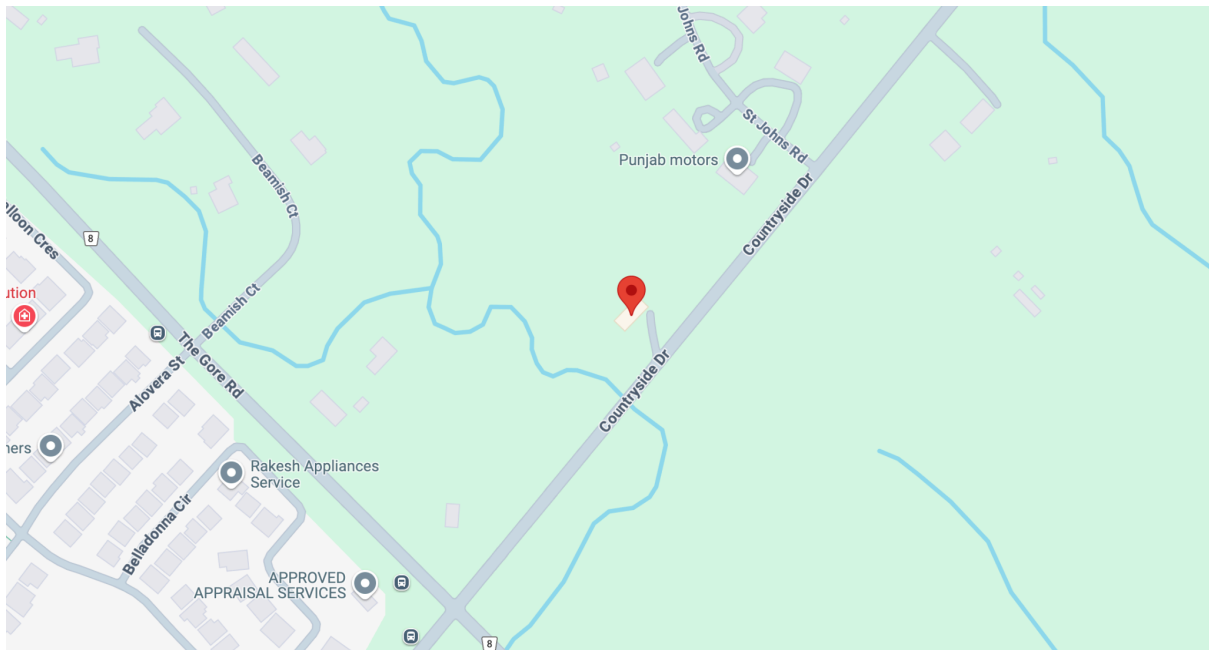
Dear Mr. Ramkissoon,

The purpose of this letter is to provide a Parking Justification to supplement the Minor Variance Application for the property located at 4598 Countryside Drive in the City of Brampton.

The aim of this Parking Justification is to support and justify a total of eighteen (18) parking spaces for the property.

Site Condition and Surrounding Area

The existing property is 254 sqm and is located off Countryside Dr, east of The Gore Rd with the only access point to the property located on Countryside Drive. 300 Metres east of the entrance to the property is St Johns Rd. There is no sidewalk, or other pedestrian infrastructure, that allows a path from the property to St Johns Rd. Given the condition of the surrounding area, the neighbourhood and local residents will not be impacted by the reduced parking.



Site Constraints

As part of our application, we have been working with the Planning Department and the TRCA to ensure adequate landscape buffers are maintained for the protection of the

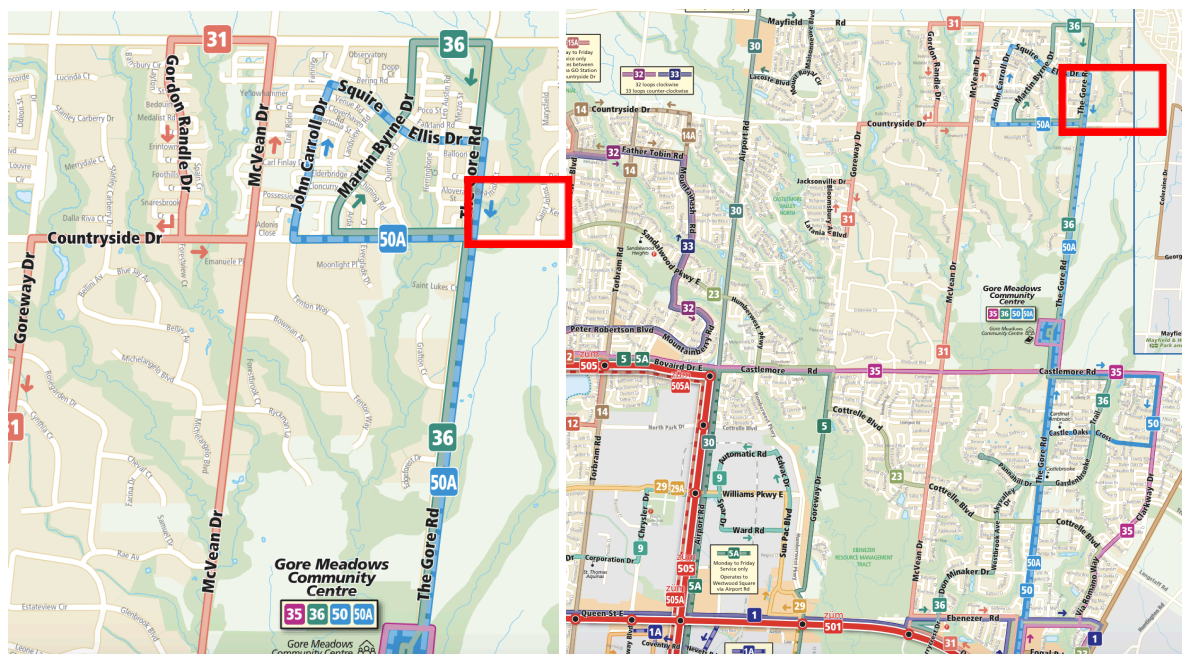
floodlines. This has led to constraints in the number of parking spots that can be provided on site. However, in the following sections we will illustrate why this reduced number will be sufficient in providing the necessary parking needed by the centre based on programming and demand.

Current and Proposed Uses

Based on the types of programming that is proposed, the range of visitors ranges from 10 to 50 visitors. On a daily basis, it is typical for there to be between 2-10 visitors. The largest influx of visitors is when planned activities take place during weekends and occasionally on weekdays from 6:00 pm to around 9:00 pm in the evening. The number of attendees during these activities ranges from 10 to 50 people, depending on the programming.

Transit Connectivity

The site is served by 2 Brampton Transit Bus routes, Route 50/50A Gore Road, Route 36 Gardenbrooke. Both routes connect to Queen Street East and the 501 Züm Queen which also connect to the TTC, York Region Transit, MiWay, GO Bus and GO Train service. Located 350 Metres from the Subject Site at Countryside Dr w/of The Gore Rd, is a bus stop that is served by routes 36 and 50. Given that the site is well served by consistent transit, it is assumed that many visitors will be able to access the centre without the need for a vehicle and associated parking.



Excerpt from Brampton Transit System Map - Subject Site highlighted in red

Community Oriented Solutions

In line with the sustainability approaches taken by the city and province, the centre has encouraged the community to carpool and take transit, to reduce our impact on the environment. Additionally, there are informal practices in place by the centre that organize rides and carpools for attendees who may not be able to make their way to the centre on their own. These practices encourage the reduction of car dependency and minimize the need for parking on site.

Required and Proposed Parking

As part of our Minor Variance application and based on the current and future needs and site constraints, we are requesting 18 Parking spaces. The internal usable space of the property is 217 square metres and an additional 37 square metre unheated, uninsulated glass patio. Given the size and nature of programming that will take place at this community centre and the constraints of the site and connectivity to reliable transit in close proximity, we believe that a number of 18 parking spots are adequate and sufficient to accommodate the needs of this property. In addition, due to the nature of the site and the surrounding area, there will be no negative impact to the local community. Further, We believe this number is in line with sustainability efforts across the city and province that has resulted in a reduction or removal of parking minimums.

As stated in our previous correspondence, we are keen to settle this matter and find a solution that works for the city and our community centre. We thank you for your consideration and are available to answer any questions or concerns that may arise.

Sincerely,
Qamber Wadia, P.Eng.



Technical Consultant

QMtech Canada INC
Tele: +1-647-379-7123
Fax: +1-289-801-2179