

**From:** Bill Kostenko < >  
**Sent:** 2024/11/05 12:05 PM  
**To:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Cc:** Bill Kostenko < >  
**Subject:** [EXTERNAL]Fw: 4598 Countryside Drive Application A 2024 0200

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My name is Bill Kostenko and I live at 3 St Johns Road Brampton adjacent to the property.

I am against this application as the property is a small house on a constrained lot. The property is in poor condition and zoned for housing not commercial or house of Worship.

This property is currently used as a meeting place and it has been used for religious ceremonies by the applicant Imam Zamana Center in the past 24 months. The owners have held the ceremonies in the past which you can check if you go on line. At these ceremonies the people parked beside the river on the conservation park land. This conservation land has been cleared by the owner for parking.

I don't see how 25 cars are able to park on this property unless they park on the conservation land.

The attached pictures will show the small area that is available for parking. The cars will have to park on the grass and conservation land and as there is limited parking space.

My other concern is the access of the drive way. It is too narrow to accommodate two cars safely, one coming in and one leaving. See attached photo. The access from the parking lot has a restricted visibility when looking to the east on Countryside. There is a hill and this restricts the visibility and the cars come quickly down the hill with limited time to respond if you are leaving or entering the driveway. This results in a dangerous situation if you have significant traffic at this club.

In addition Countryside will become a 4 lane access road in the future which will put further strain and potential danger on the traffic situation.

In summary the residential use should continue as residential and this application should not be approved.

Bill Kostenko