

From: [aman heera](#)
To: [COA](#)
Subject: [EXTERNAL]File no A-2024-0200
Date: 2024/11/10 1:08:01 PM

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Subject: Concerns Regarding Proposed Mosque Development at 4598 Countryside Drive, Brampton (File: A-2024-0200)

Dear City of Brampton Planning and Development Team,

I am writing to express my concerns about the proposed development of a mosque at 4598 Countryside Drive, Brampton, as outlined in File A-2024-0200. As a resident of the area, I am deeply concerned about the potential impact this development could have on our community's character, infrastructure, and quality of life. My primary concerns are outlined below:

1. **Traffic Congestion on Countryside Drive:** Countryside Drive is a single-lane road that already experiences significant traffic. Adding an institutional facility, which will likely attract a high number of visitors during prayer times and special events, could severely increase congestion. This will make commuting and daily travel more challenging for local residents and may raise safety concerns.
2. **Residential Nature of the Area:** The area consists largely of 2-acre lots and new residential properties, designed to provide a peaceful, suburban environment. An institutional development of this nature would disrupt the residential ambiance that residents value and have invested in.
3. **Demographic Concerns:** The community currently has a high density of Punjabi and Hindu residents (approximately 95%), with only a small percentage (5%) identifying as Muslim. Given this demographic distribution, there are concerns about the necessity and suitability of a mosque in this specific location, which may not be aligned with the community's needs and character.
4. **Zoning and Land Use:** The proposed location is zoned for residential use, and converting it to institutional zoning raises several concerns. It sets a precedent for other residential properties to be potentially converted for institutional use, which could impact property values, increase noise, and alter the community's character. Residential areas should remain as such to maintain the intended neighborhood structure and environment.
5. **Impact on Property Values:** There is concern that an institutional development may negatively affect property values in the area. Many residents purchased homes here because of the low-density, residential-only zoning, and a change to institutional use could have economic repercussions for homeowners.
6. **Environmental and Noise Concerns:** Increased vehicle traffic and foot traffic may lead to environmental disturbances. Additionally, events and regular gatherings could lead to increased noise, affecting residents' right to a peaceful living environment.

I urge the Planning and Development team to consider these concerns thoroughly before making a decision on this application. Our community is keen on preserving the unique residential character and ensuring developments align with the area's zoning and the residents' expectations.

Thank you for taking these considerations into account.

Sincerely,

Andy Heera
Real Estate Broker
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