

From: [Satyendra Bhavsar](#)
To: [COA](#); [Planning Development](#)
Subject: [EXTERNAL]Concerns Regarding Proposed Mosque at 4598 Countryside Drive
Date: 2024/11/10 7:46:08 PM

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Dear City Planning and Development Team,

I am writing to express my strong concerns regarding the proposed development of a mosque at 4598 Countryside Drive, Brampton, as outlined in File A-2024-0200.

As a resident of this community, I am deeply worried about the potential negative impacts this development could have on our neighborhood's character, infrastructure, and overall quality of life. My primary concerns are detailed below:

Traffic Congestion on Countryside Drive:

Countryside Drive already faces significant traffic challenges. Introducing an institutional facility, which will likely attract a large number of visitors during prayer times and special events, could severely exacerbate congestion. This increase in traffic not only complicates commuting for local residents but also raises serious safety concerns for pedestrians and cyclists.

Preservation of Community Character:

Our area is characterized by its peaceful, suburban environment, with large residential lots designed to offer tranquility and privacy. The introduction of an institutional development such as this one threatens to disrupt the residential ambiance that residents value and have invested in. It could set a concerning precedent for further non-residential developments in our neighborhood.

Demographic Suitability:

The current demographic composition of our community consists predominantly of Sikh and Hindu residents (approximately 95%), with only a small percentage (5%) identifying as Muslim. Given this demographic distribution, there are significant concerns about the necessity and suitability of a mosque in this specific location, which may not align with the community's needs or character.

Zoning and Land Use Concerns:

The proposed location is zoned for residential use. Converting it to institutional zoning raises several issues, including setting a precedent for other residential properties to be converted for institutional purposes. This could lead to increased noise, altered community character, and potential declines in property values. It is crucial to maintain residential zoning to preserve the intended neighborhood structure and environment.

Impact on Property Values:

Many residents chose to purchase homes in this area due to its low-density, residential-only zoning. An institutional development could negatively impact property values, leading to economic repercussions for homeowners who have invested in this community.

Environmental and Noise Concerns:

Increased vehicle and foot traffic associated with the mosque may lead to environmental disturbances, including higher emissions and noise pollution. Regular gatherings and events could disrupt residents' right to a peaceful living environment.

I urge the Planning and Development team to carefully consider these concerns before making any decisions regarding this application. Our community is committed to preserving its unique residential character and ensuring that any developments align with the area's zoning regulations and residents' expectations.

Thank you for taking these considerations into account.

Sincerely,
Satyendra Bhavsar



Brampton