

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

<b>Application Number:</b>	<b>A-2024-0200</b>
<b>Property Address:</b>	<b>4598 Countryside Drive</b>
<b>Legal Description:</b>	<b>Con 10, EHS, Part Lot 16, Ward 10</b>
<b>Agent:</b>	<b>Nicholas H. Dell</b>
<b>Owner(s):</b>	<b>Imam- E - Zamana Centre</b>
<b>Other applications: under the <i>Planning Act</i></b>	<b>nil</b>
<b>Meeting Date and Time:</b>	<b>Tuesday, April 29, 2025, at 9:30 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

**Purpose of the Application:**

1. To permit a community club, whereas the by-law does not permit the use;
2. To permit 28 parking spaces, whereas the by-law requires 32 parking spaces;
3. To permit 8 tandem parking spaces in conjunction with a community club, whereas the by-law does not permit tandem parking for this use and requires that each parking space be accessed by an aisle leading to a driveway or street;
4. To permit a driveway width for two-way traffic having a width of 2.81 metres, whereas the by-law requires a minimum driveway width of 6.0 metres for two-way traffic; and
5. To permit a parking aisle width of 5.98 metres and 6.4 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, April 24, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, April 24, 2025**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 14th day of April 2025

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

General Notes:

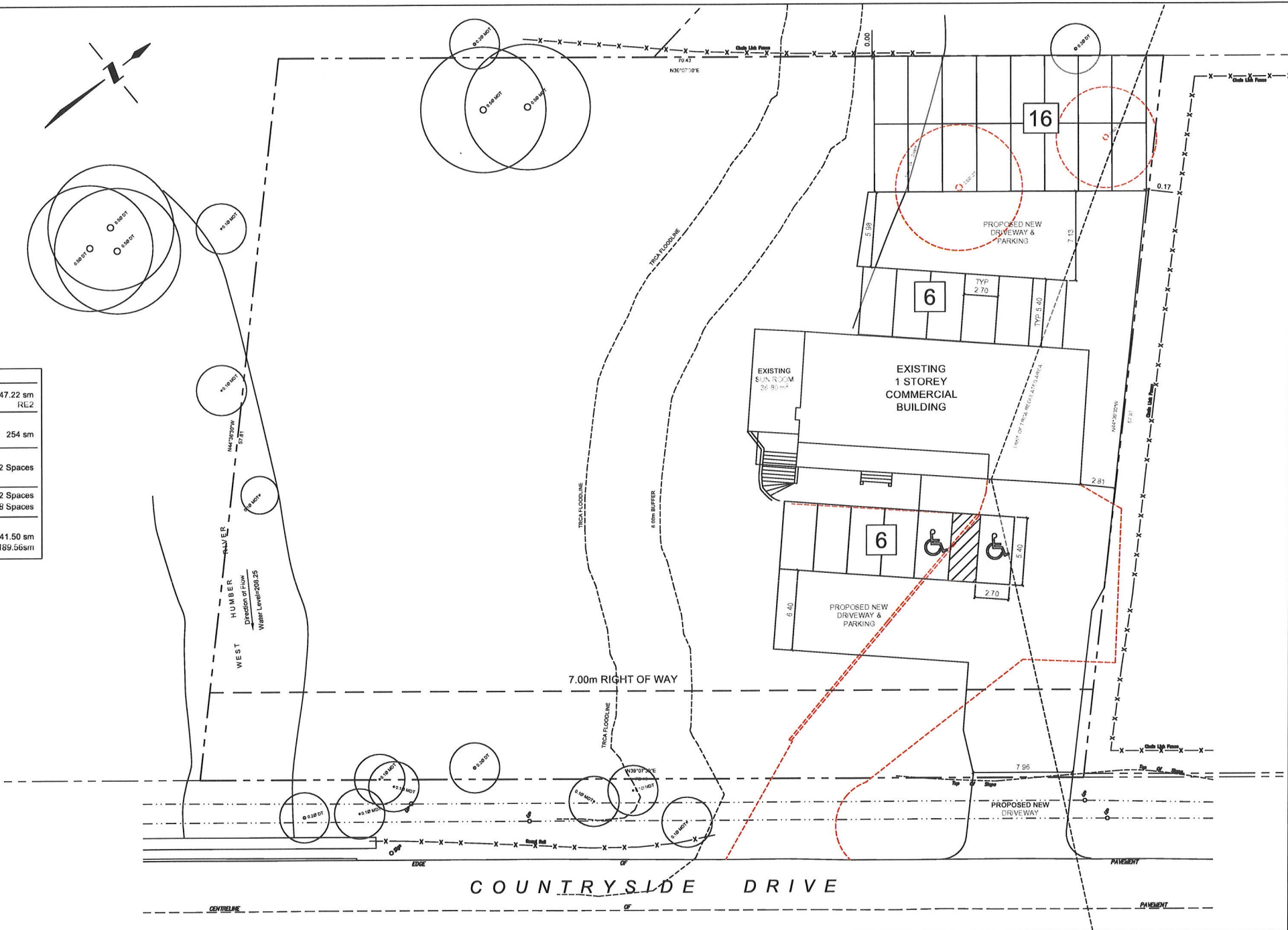
1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Plan of Subdivision  
By Winters, Maughan & Glenday  
November 12, 1973

Site Statistics	
Lot Area	4047.22 sm
Zoning	RE2
Existing Floor Area	
Commercial	254 sm
Parking	
Community Center Parking	32 Spaces
(@ 1 space / 0.8m)	
Total Required Parking	32 Spaces
Total Parking Proposed	28 Spaces
Landscape Area	
Front Yard Area	1641.50 sm
Front Yard Open Landscape Area	72.47% 1189.56sm

Received Revised

APR 14 2025

Committee of Adjustment



**Proposed Site Plan**  
4598 Countryside Dr, Brampton, ON

Harper Dell & Associates Inc.  
Planning, Parking, Zoning  
Land Development Consultants  
1370 Hurontario St.  
Mississauga, ON, L5G 3G4

Date: April 13, 2025  
Scale: 1:300

SP