



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MOUNT PLEASANT ISLAMIC CENTRE** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Block 33 Plan 43M-1912, municipally known as **160 SALVATION ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances associated with a building addition:

1. To permit a rear yard setback of 1.6m (5.25 ft.) whereas the by-law requires a minimum rear yard setback of 3.0m (9.84 ft.);
2. To permit a 1.6m (5.25 ft.) wide open space landscape strip along a portion of the rear lot line whereas the by-law requires a minimum open space landscape strip of 3.0m (9.84 ft.) to all property lines, except at approved access locations.

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, January 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 14th day of January, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

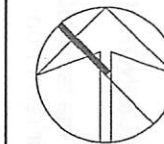
THESE DOCUMENTS ARE COPYRIGHTED INSTRUMENTS OF SERVICE AND PROPERTY OF THE ARCHITECT.

ANY ALTERATION, DUPLICATION OR COPYING WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED.

DO NOT SCALE THESE DRAWINGS.

#### REVISIONS:

NO.:	DATE:	ISSUED:
1	2020.12.14	ISSUED FOR Ccfa



**MASRI O Inc.  
ARCHITECTS**  
101-609 KUMPF DRIVE  
WATERLOO, ON, N2V 1K8  
PH. 519.579.0072  
www.MasriO.ca

PROJECT:

MOUNT PLEASANT ISLAMIC CENTRE  
ADDITION & RENOVATION

MPIC

DRAWING TITLE:

SITE PLAN

DATE: 2020.06.17

SCALE: As indicated

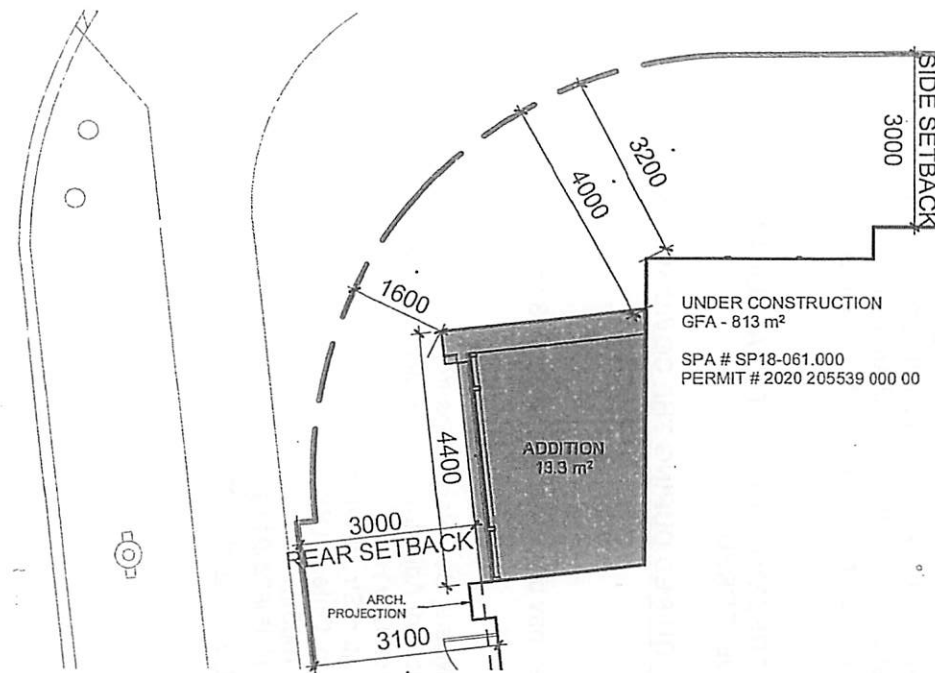
DRAWN: AG

STATUS: CONSTRUCTION

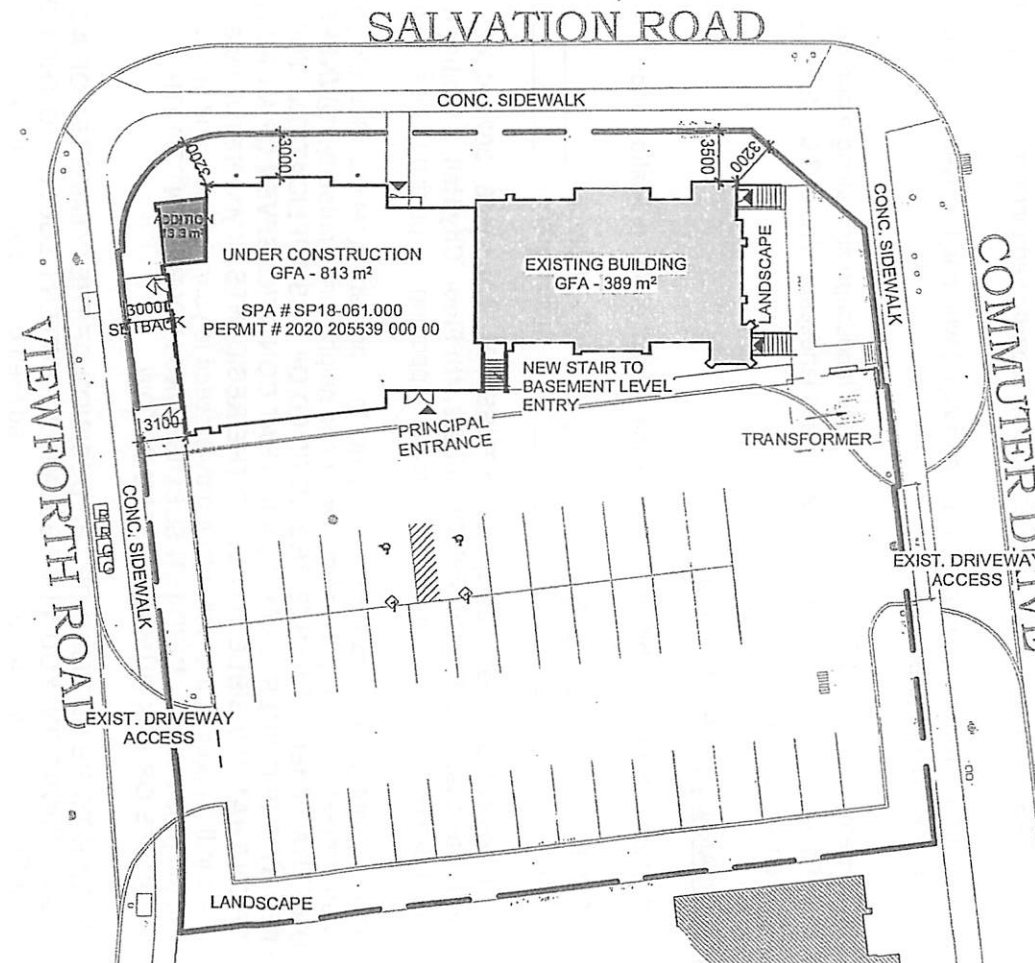
JOB No.: 1910

DRAWING NO.:

**\*A1.1**



**2 SITE PLAN ENLARGED**  
\*A1.1 SCALE: 1 : 100



**1 SITE PLAN**  
\*A1.1 SCALE: 1 : 400

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 21, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, January 22, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, January 22, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



AMENDMENT LETTER

January 13, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
MOUNT PLEASANT ISLAMIC CENTRE  
PART OF BLOCK 33, PLAN 43M-1912  
A-2020-0161 – 160 SALVATION ROAD  
WARD 6**

---

Please **amend** application **A-2020-0161** to reflect the following:

1. To permit a rear yard setback of 1.6m (5.25 ft.) whereas the by-law requires a minimum rear yard setback of 3.0m (9.84 ft.);
2. To permit a 1.6m (5.25 ft.) wide open space landscape strip along a portion of the rear lot line whereas the by-law requires a minimum open space landscape strip of 3.0m (9.84 ft.) to all property lines, except at approved access locations.

  
\_\_\_\_\_  
Applicant/Authorized Agent



# Masri O Architects

609 Kumpf Drive, Suite 101, Waterloo, ON N2V 1K8 | 519-579-0072 | masriinfo@masrio.ca | www.masrio.ca

November 24, 2020

RECEIVED

DEC 16 2020

CITY CLERK'S OFFICE

Committee of Adjustment  
City of Brampton  
C/o The City Clerk's Office, 1st Floor  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Attention: Jeanie Myers

A-2020-0161

**Re: 160 Salvation Road – Mount Pleasant Islamic Centre – Minor Variance Application**

Dear Members of the Committee of Adjustment,

This letter has been prepared to provide details and support regarding the application for minor variance to the Committee of Adjustment of the City of Brampton to allow for a small addition to the ongoing construction and renovation of the property at 160 Salvation Rd.

This project is an addition to a heritage listed building in Brampton. The original building was built as a church in the late 1800s and has since changed denominations. It was bought by Mount Pleasant Community Centre as a worship space for the Islamic community in Brampton.

The building is nestled among residential homes and at the foot of go-transit parking. The addition is intentionally modern in character to juxtapose the traditional style of the existing church while borrowing some of the materials and design lines, rather than compete with it.

The existing building GFS is 389m<sup>2</sup> and the addition currently is 813m<sup>2</sup>. The addition is under construction and has undergone the SPA, Heritage approvals and Building Permit process.

## **Zoning By-Law Regulations**

The expansion that is currently underway is intended to better serve the growing Muslim community in the neighbourhood: the proposed additions will provide much needed additional space for community functions, to serve the youth and children, and allow this facility to serve its congregation more wholesomely by covering a range of social activities.

The existing building and the addition that is underway meets the setback requirements under the Zoning By-Law regulations:

- . Front Setback: 3.2m
- . Exterior Sideyard Setback: 3.0m
- . Interior Sideyard setback: 33.7
- . Rear Setback: 3.0



At this time the owner would like to add a small addition to what has been originally envisioned and approved under Site Plan Approval to the rear of the building.

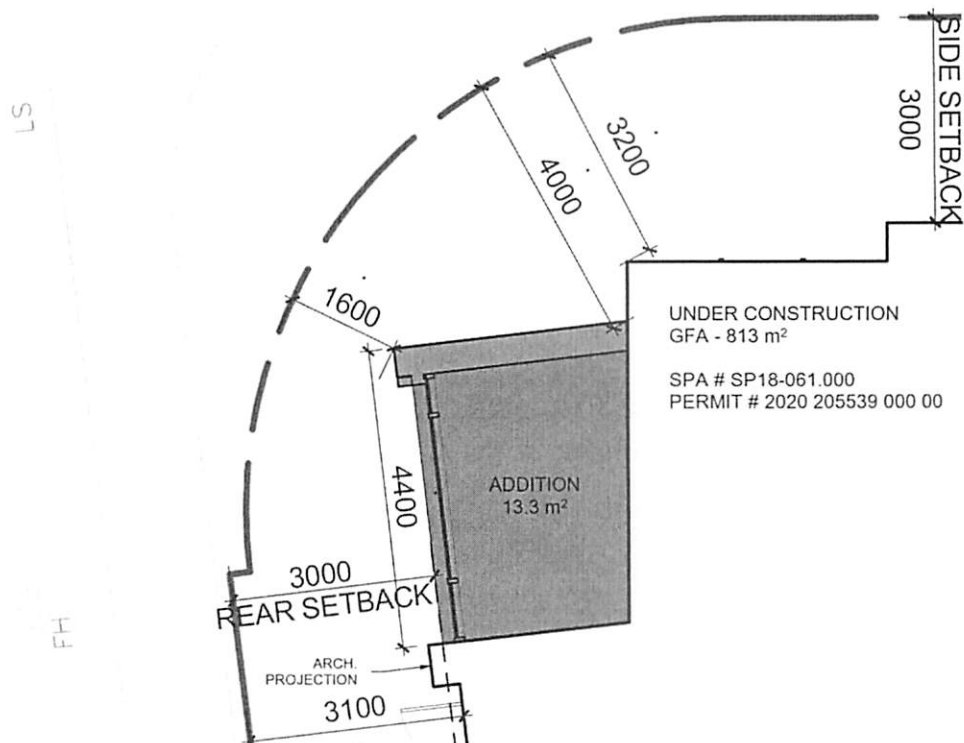
A new need has arisen that necessitates this request. The addition will house the Imam's (Islamic Clergy) Office. This location is in closer proximity to the Muslim congregation as they use the re-developed building in its new form. The proposed location is at the ground floor and at the rear entrance of the building allowing access to the Imam from both inside the building and from the exterior.

An Imam, similar to a Pastor or a Minister, provides advice and direction to his congregation in relation to religious matters and counselling on family matters in addition to leading of the prayer and Friday sermon. A private office provides for confidentiality and a prominent location allows accessibility which are both essential in discharging his services to the congregation.

Currently, the Imam office is at the basement level of the existing building. This space aside from not meeting the above criteria, is being taken over by service type spaces which do not go along well with an office being adjacent.

As the architect for this project, we have looked at other options to locate the imam's office within the original addition. The second floor poses same challenges as the basement floor being remote and not easily accessible. The ground floor Library space does not lend itself well to being subdivided and there is no space close to the main entrance. The best alternative to proximity to the front entrance is the rear entrance, and we were able to fit a small space at this corner for this office to serve its function, even if it meant a small encroachment to the rear setback.

As can be seen from the sketch below the proposed space tucks well into an unused corner, mostly within the setback. At the corner of the office the proposed setback is 1.6m at a single point and it increases from thereon to well within the 3.0m setback requirement.





The architectural treatment of this small addition is proposed to fit well within the approved design of the façade. We will use same materials of architectural a masonry and brick as the on-going addition. The large windows will allow transparency and good connection to the street.

The gas meter will need to be shifted as a result of this addition, but will be screened using landscaping.

**To allow the functionally required Imam's Office, the Owner is specifically requesting relief from:**

*I1-2343 of the Zoning bylaw to allow for a minimum rear yard depth reduction from 3.0m to 1.6m.*

### Conclusions

In conclusion, we are of the opinion that the proposed variance meets the four tests for a minor variance. We recommend that the Committee approve the variances for the following reasons:

- . The variance requested is minor in nature as and largely due to circular shape of the lot at this corner. Furthermore, there is no tangible adverse impact on neighbouring properties since this takes place at an exterior sideyard & rear yard both facing a street.
- . The proposed small addition has no effect on the original building with heritage designation and it meld seamlessly with the approved addition.
- . The variances meet the general intent and purpose of the ZB & OP as generally the street facing setbacks are reduced to bring the building closer to the streets. The proposed addition poses minimal intrusion into the setback at less than 5% of the rear façade.

Regards,

Reema Masri, Architect  
B.Sc. Arch. Eng., OAA, MRAIC  
Masri O Inc. Architects

Attachments: Minor Variance Application Form and Supporting Documents

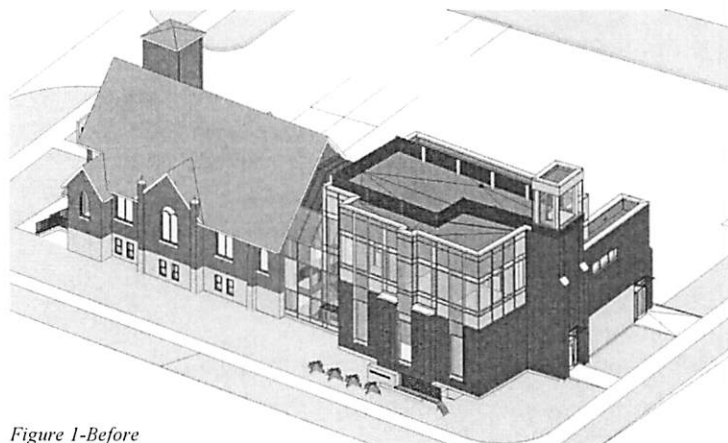


Figure 1-Before

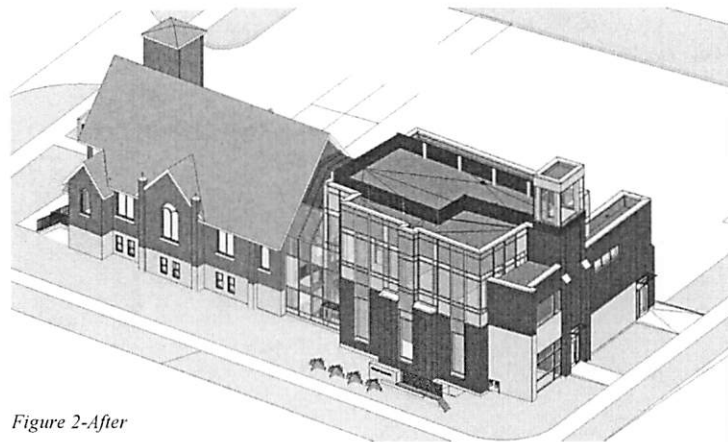


Figure 2-After





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)** Mount Pleasant Islamic Centre  
**Address** 160 Salvation Road  
Brampton, ON L7A 0R2

**Phone #** (416) 820-7031 **Fax #** \_\_\_\_\_  
**Email** sherifragheb@gmail.com

2. **Name of Agent** Masri O Inc. Architects  
**Address** 609 Kumpf Drive, Suite 101  
Waterloo, ON N2V 1K8

**Phone #** 519-579-0072 **Fax #** \_\_\_\_\_  
**Email** rmasri@masrio.ca

3. **Nature and extent of relief applied for (variances requested):**

Allow a 1.7m rear setback whereas 3.0m rear setback is required.

4. **Why is it not possible to comply with the provisions of the by-law?**

The addition will house the Imam's (Clergy) Office. This location is close to the Muslim congregation as they use the re-developed building in its new form. The proposed location is at the ground floor and at the rear entrance of the building allowing access to the Imam from both inside the building and from the exterior - the need for this space has arisen recently and cannot be accommodated elsewhere.

5. **Legal Description of the subject land:**

**Lot Number** 11  
**Plan Number/Concession Number** Plan of Block 33 Registered Plan 43M-1912  
**Municipal Address** 160 Salvation Road, Brampton, ON

6. **Dimension of subject land (in metric units)**

**Frontage** 51.2m  
**Depth** 50.5m  
**Area** 2587.0 m<sup>2</sup>

7. **Access to the subject land is by:**

Provincial Highway ☐  
Municipal Road Maintained All Year ☒  
Private Right-of-Way ☐

Seasonal Road ☐  
Other Public Road ☐  
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 Building: GFA = 389.0m <sup>2</sup>	Under Construction: GFA = 813.0m <sup>2</sup>
Basement = 195.0m <sup>2</sup>	Basement = 301.0m <sup>2</sup>
1st Floor = 195.0m <sup>2</sup>	1st Floor = 301.0m <sup>2</sup>
	2nd Floor = 211.0m <sup>2</sup>

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Proposed Addition: GFA = 26.6m <sup>2</sup>
1st Floor = 13.3m <sup>2</sup>
2nd Floor = 13.3m <sup>2</sup>

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	3.2m
Rear yard setback	3.1m
Side yard setback	3.0m
Side yard setback	33.7m

**PROPOSED**

Front yard setback	3.2m
Rear yard setback	1.6m
Side yard setback	3.0m
Side yard setback	33.7m

10. Date of Acquisition of subject land: 2015
11. Existing uses of subject property: Institutional worship
12. Proposed uses of subject property: Institutional worship
13. Existing uses of abutting properties: Residential / Parking
14. Date of construction of all buildings & structures on subject land: ~1860 / 2020
15. Length of time the existing uses of the subject property have been continued: 100 years +
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 City OF Mississauga  
THIS 24th DAY OF November, 2020

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, Sherif Ragheb, OF THE City OF Mississauga,  
IN THE province OF Ontario 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 Mississauga  
IN THE Province OF  
Ontario THIS 24th DAY OF  
November, 2020

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

11 - 2343

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

HOTHU S.

Zoning Officer

DEC 17 2020

Date

DATE RECEIVED December 16, 2020

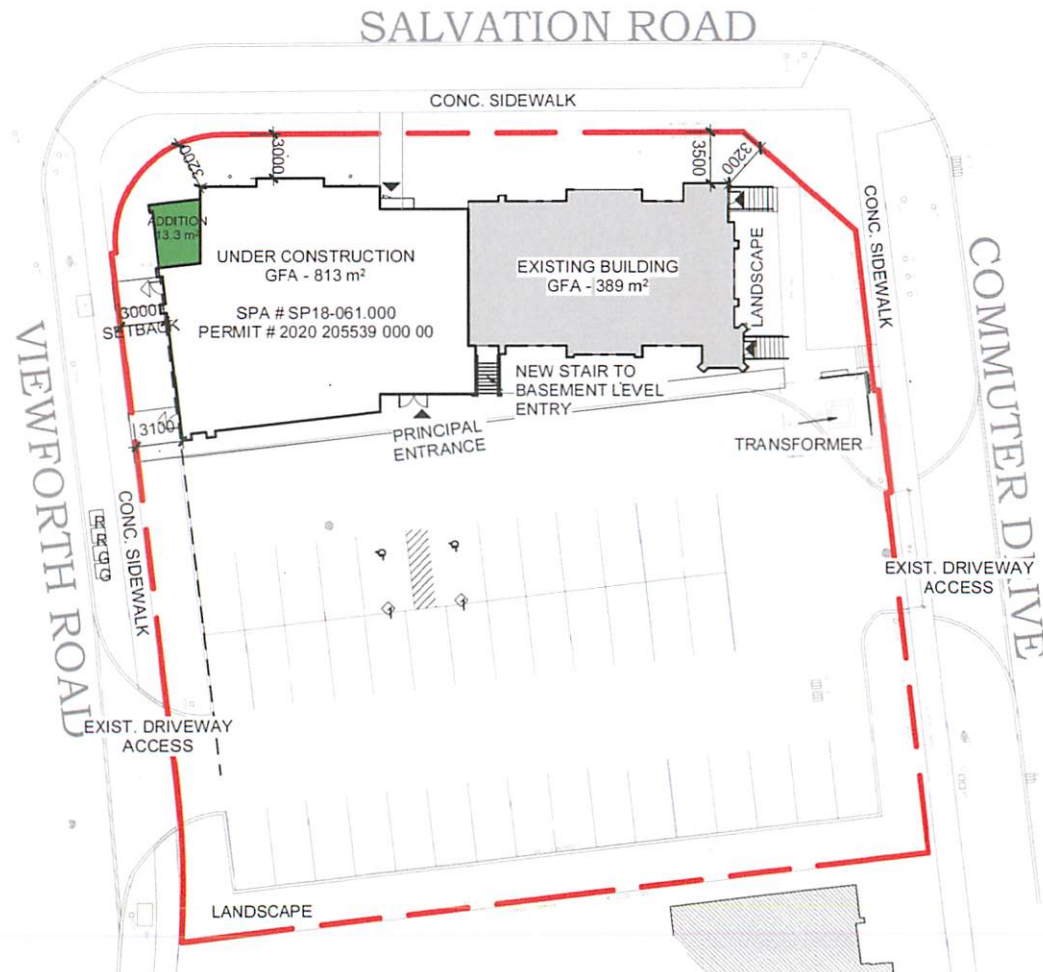
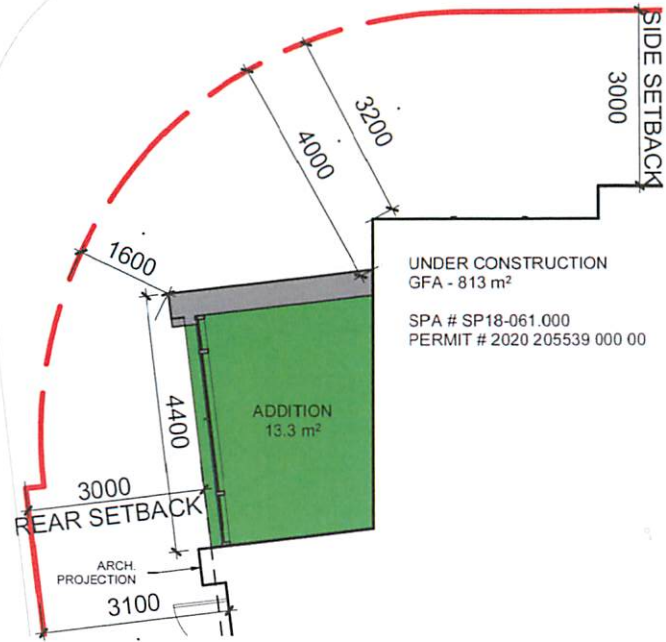
Date Application Deemed Complete by the Municipality December 17, 2020

Revised 2020 01/07

**Wahed Mirza**  
BARRISTER - SOLICITOR - NOTARY  
165 Matheson Blvd, E. Suite 5A, Mississauga, ON L4Z 3K2  
Tel: (416) 222-9402 & (416) 824-3967 Fax: (416) 908-0864

NOV 29 2020

2 SITE PLAN ENLARGED  
SCALE: 1:100



1 SITE PLAN  
SCALE: 1:400

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

THESE DOCUMENTS ARE COPYRIGHTED INSTRUMENTS OF SERVICE AND PROPERTY OF THE ARCHITECT.

ANY ALTERATION, DUPLICATION OR COPYING WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED.

DO NOT SCALE THESE DRAWINGS.

REVISIONS:

NO.	DATE	ISSUED
1	2020.12.14	ISSUED FOR Cc/A



MASRI O Inc.  
ARCHITECTS  
101-609 KUMPF DRIVE  
WATERLOO, ON. N2V 1K8  
PH. 519.579.0072  
www.MasriO.ca

PROJECT:

MOUNT PLEASANT ISLAMIC CENTRE  
ADDITION & RENOVATION

MPIC

DRAWING TITLE:

SITE PLAN

DATE: 2020.06.17

SCALE: As indicated

DRAWN: AG

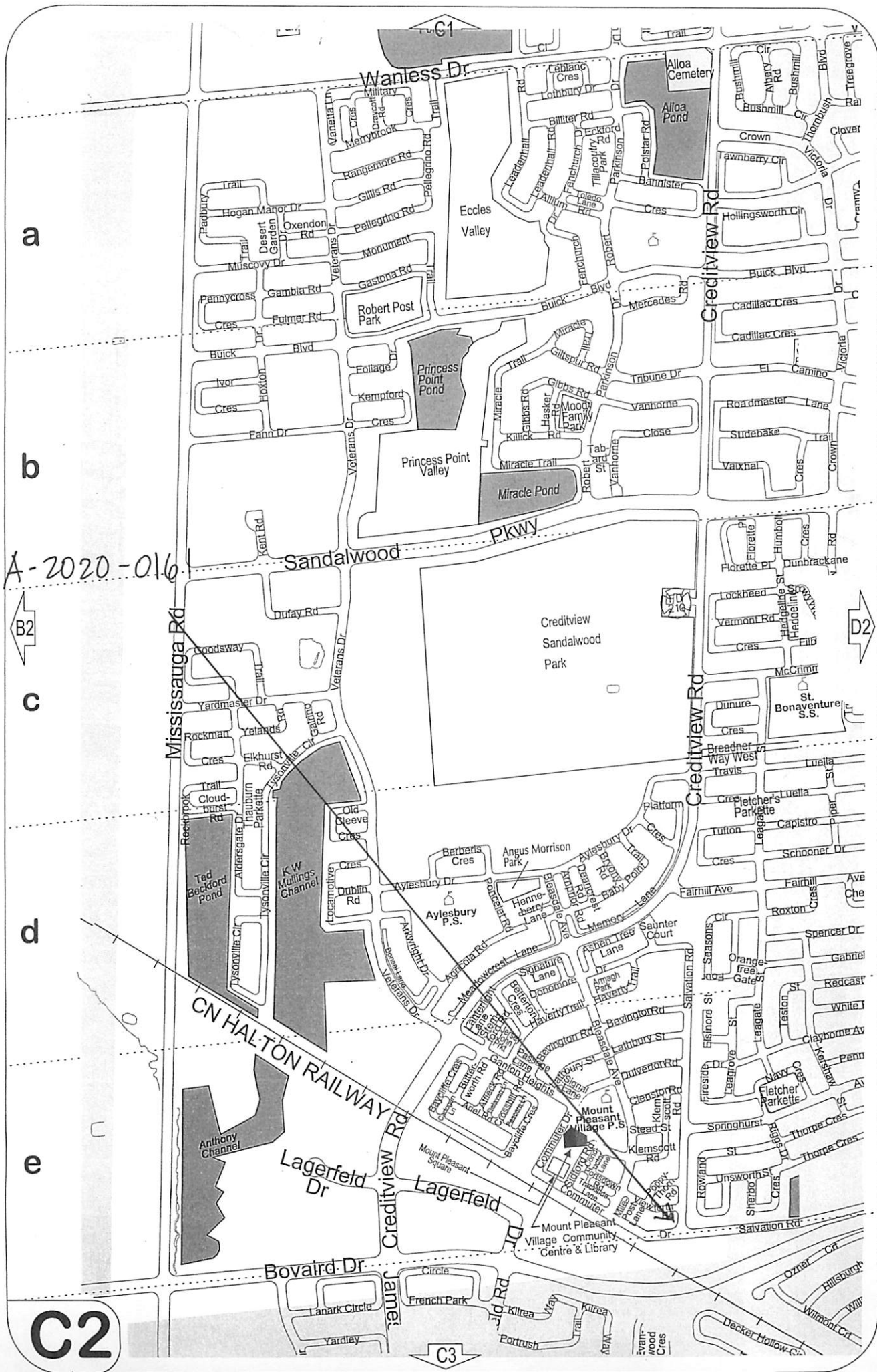
STATUS: CONSTRUCTION

JOB No.: 1910

DRAWING NO.:

\*A1.1





a

b

c

d

e

C2

C3

A-2020-016

B2

D2