

**Angela Janzen**

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**From:** Debbie Johnson  
**Sent:** Friday, June 25, 2021 9:02 AM  
**To:** [REDACTED]  
**Cc:** Angela Janzen  
**Subject:** RE: 1456 Bronte St South Z-12/21

Dear Adam,

I have added you to a ShareFile folder site where the documents are available for viewing. I have copied Angela Janzen, Planner on this file, to answer your questions below.

Also if you can provide your full name and mailing address I will add you to the interested parties list to notify you of any upcoming reports on this file.

Debbie Johnson  
Planning Administrator

Debbie Johnson  
Planning Administrator, Development Services  
150 Mary Street, ON, L9T 6Z5  
905-878-7252 x2215  
www.milton.ca

-----Original Message-----

**From:** Adam Delyea [REDACTED]  
**Sent:** Thursday, June 24, 2021 8:22 PM  
**To:** MB-Planning@milton.ca <Incoming-Planning-Email@milton.ca>  
**Subject:** 1456 Bronte St South Z-12/21

I would like to get a copy of the related information and background material for this bylaw amendment. I would like to know which section of the bylaw is requesting to be amended, what is being asked for, and what the bylaw currently states.

I would also like to be aware of any upcoming meetings about approvals for this amendment.

Thanks,  
Adam

## Angela Janzen

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**From:** Ali Mansoor [REDACTED]  
**Sent:** Friday, July 9, 2021 2:28 PM  
**To:** Angela Janzen  
**Cc:** [REDACTED]  
**Subject:** Proposed Development - 1456 Bronte St. S

Good Afternoon Angela,

I recently received a letter from the city advising of a proposed zoning by-law amendment for a place of worship.

Please note that I'm not in favor of this development (or anything similar in nature) in such close proximity to the high school and our house. I've had discussions with several of my neighbours and they share a similar sentiment.

As for all places of worship, there will be traffic coming from outside of Milton and the place of worship is expected to be crowded throughout the day. In almost all the cases I've seen, people park on the streets to avoid the busy parking area and there will be cars parked potentially on our street.

I'd prefer to have a public library or a park instead.

Thank you,

Ali Mansoor

[REDACTED]

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**From:** Daniel Guyon [REDACTED]  
**Sent:** July 6, 2021 11:50 AM  
**To:** Sameera Ali  
**Subject:** Town file Z-12/21

Sameera,

I am writing to formally object to the Ahmadiyya Prayer Hall and Multi purpose facility on Bronte Road South. The grounds for the objection have more to do with the use of land right next to a public school and the lack of space for parking that will become an issue. This center is going to be used to serve a population that is not in Milton so it is not really for local residents meaning we will have outsiders to the community. Secondly, I have observed the parking at the Catholic high school St. Francis Xavier and the parking lot is filled with Portables (Currently 54 expanding to 59) which take up all the parking and thus have Students and Teachers currently parking in the Mall adjacent to the property. This same scenario is going to happen in this community and we will end up with car's parked out front of my house consistently. This brings me to my third point, If I have no visitor parking and have to constantly deal with strangers in the neighbourhood it will have an adverse effect on my property values and concerns for the greater local community. I understand there will be a meeting on this subject and will attend provided I am given notice.

Thanks and appreciate any feedback you have to offer.

Kind regards,

Daniel Guyon  
[REDACTED]

## Angela Janzen

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**From:** nafula tindi [REDACTED]  
**Sent:** Monday, July 12, 2021 3:23 PM  
**To:** Angela Janzen  
**Subject:** 1456 Bronte Street South - Town File : Z- 12/21

Hi Angela

Does the Town have any arrangement regarding how far worship area should be from a residential neighborhood and school ? A mosque is a very busy area with up to 200 people attending a service. The homes in the neighborhood are already so close together. Next to this area is a high school ? Is this the best location for this mosque? The homes in the neighborhood are not predominantly Muslim, they are diverse religions, including Christians . Where will all these 200 cars be parked during worship services and especially on Fridays evening during prayer or early in the morning ? This is not convenient for people of other faiths, I think the mosque should be in a more isolated area where they are not disturbing the neighbors with morning prayer calls or evening prayer calls .

There is a mosque on Bronte street less than 5 minutes away from this location .

I do not support having a mosque right in the middle of crowded high density residential area and a school - it can be located in a more isolated area , because there is already another mosque along Britannia, and another one on Bronte, and another one on Khalsa gate , another one on 8th line in Oakville , , all these in a square footage of 20 km squared ( less than 5 minutes drive from one to another all concentrated in this area.

g

This area is a high density neighbourhood, with condos coming up soon at the corner of Bronte and Britannia

regards

Nafula [REDACTED]

September 19, 2021

Dear Mikaela Sword,  
Project Planner  
WSP Canada Inc.

**Ref: Proposed Development of Community Centre and place of worship at 1456 Bronte St. South,  
Milton**

Dear Mikaela Sword,

With reference to your invitation to attend virtual public information session to learn about the above development, ask questions and provide an opportunity to comments on this development.

In view of this, please see our comments and concerns below.

1. Our neighborhood is purely residential, therefore, it is very peaceful, quiet, environment friendly and a safe place for our kids and families. We think that this development would cause a lot more traffic in the area that will disturb peace and affect environment of our neighborhood.

2. Secondly, a school (Elsie MacGill) is also under construction just beside this property and any such development may be unwelcoming to the students and the school environment.

We look forward that our concerns will be addressed and considered.

Best regards,

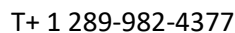
Holbrook and Etheridge Neighborhood.

Encl: Name & signed sheet

No.	Name	Address	Email Address	Signature
1.	Pooja Joshi			
2	Sonia Montiel			
3.	MITALI BLANK			
4.	Salma Mahm			
5	Mahwish Adnan			
6.	ABDUL JABBAR			
7.	AMAR KANU			
8.	SHAHZAD SADIQ			
9.	Sancia Reid			
10	SYED M. TARIQ			
11	OMAR MAROUF			
12	Huzefa Rahman			
13	Alissa Francese			
14	Mehwish Usman.			
15	M. Sultana			
16	Syed N. Ahmad			
17	Adnan Raza			
18	Tamkeen Hassan			
19	Tarek Khalil			
20	MIKE MEZGEC			

Hi Angela,

Regards,



**Subject:** Re: Proposed Development of Community center and place of worship at 1456 bronte St. South,Milton

I am strong believer of humanity over religious propaganda. Since I am a resident of the site just in front of this development I don't want my future generation to be exposed and influenced by only a certain religious influence. And i want it to be for every kid in the community around to grow as an individual who is secular.

This is my personal opinion and as my rights as an owner I request you to not to allow this to happen especially not near to the place which is already a site for a secondary school under construction.

I would rather appreciate if the community can have more places where children could be educated about all the religions and have a freedom to make their own decisions.

Thanks & Regards

On Sun., Sep. 26, 2021, 7:29 p.m. Mahwish Mahwish, [REDACTED] wrote:

Good evening,

I am writing to disclose that I am not in favour of the proposed project of worship space in our residential community.

This residential community works closely and completed many successful projects. We openly discussed our needs and preferred direct communication for the best interest of the community. We had an open discussion in our neighbourhood as we are across the street, and the new development directly affects our neighbourhood. None of us favour this proposal because it does not serve the immediate needs of our community. We have no issues with any faith group, but we are looking for our safety and privacy. I have several concerns, which I am listing,

1- This is a residential community, and our family enjoyed the privacy and safe neighbourhood. Having a worship area close to our living space will invite a crowd, affecting our privacy and potentially threatening the peace of our neighbourhood.

2- This worship area is beside the school; in my opinion, it could invite many unknown risks of hate crimes to our children. With this development, I feel it will raise safety concerns, especially with the school nearby it.

Frankly, I agree with my other neighbours that we need restaurants, grocery stores, and children's activities in our neighbourhood.

We hope the wants and needs of our community are respected.

Thanks,

Mahwish Adnan [REDACTED]

On Sep 21, 2021, at 12:04 PM, Sword, Mikaela [REDACTED] wrote:

Hi Salma,

Thank you very much for your email and the questions submitted in the attached. I will provide a copy of your correspondence to the City Planner on the file.

We will address both questions during the virtual Public Information Centre that is taking place tonight at 7 PM to 8:30 PM. If you are interested in attending you can still register at the link below. A reminder email containing the Zoom Meeting Link will be issued to all registered participants at 2 hours and at 10 minutes prior to the start of the PIC tonight.

EventBrite Registration link: [https://www.eventbrite.com/e/public-information-centre-application-for-1456-bronte-street-s-milton-tickets-167483500659?keep\\_tld=1](https://www.eventbrite.com/e/public-information-centre-application-for-1456-bronte-street-s-milton-tickets-167483500659?keep_tld=1)

Regards,





**Mikaela Sword, RPP, MCIP**

Project Planner  
Planning, Landscape Architecture and Urban Design  
(She/Her)

T+ 1 289-982-4377

WSP Canada Inc.  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1 Canada  
[wsp.com](http://wsp.com)

**From:** salma mahmood [REDACTED]

**Sent:** September 20, 2021 9:46 PM

**To:** Sword, Mikaela [REDACTED]

**Cc:** [REDACTED]

[REDACTED] [sameera.ali@milton.ca](mailto:sameera.ali@milton.ca); van Koeverden, Adam -  
M.P. <[adam.vankoeverden@parl.gc.ca](mailto:adam.vankoeverden@parl.gc.ca)>

**Subject:** Proposed Development of Community center and place of worship at 1456 bronte St.  
South,Milton

Hi,

Please see the attached on the subject.

Note that MP Milton (Adam) and counselor ward 4 milton ( sameera ali) are also cc'd in this email.

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## Angela Janzen

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**From:** Sword, Mikaela [REDACTED]  
**Sent:** Wednesday, September 29, 2021 3:21 PM  
**To:** Angela Janzen  
**Cc:** John-Baptiste, Chad  
**Subject:** FW: Regarding 1456 Bronte Street S, Milton

Hi Angela,

I'm forwarding a copy of correspondence that I received from the public on the day of the PIC event. I had responded to the resident with the proper Zoom link and they were able to join the call. Please retain a copy for your records.

Thank you,



**Mikaela Sword, RPP, MCIP**

Project Planner

Planning, Landscape Architecture and Urban Design

(She/Her)

T+ 1 289-982-4377

**From:** Muhammad Akmal [REDACTED]  
**Sent:** September 21, 2021 7:26 PM  
**To:** Sword, Mikaela <Mikaela.Sword@wsp.com>  
**Subject:** Regarding 1456 Bronte Street S, Milton

Hi,

I registered to participate in this event but the system is not allowing me to enter it.

This center will not benefit us as a community and in this vicinity there is a very minor population for this group and it seems to me it will increase the traffic, noise and safety for kids due to strangers all around us if this center is built.

Thank you,

Muhammad Akmal  
[REDACTED]

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**Angela Janzen**

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**From:** Upendra Patel [REDACTED]  
**Sent:** Saturday, November 13, 2021 6:18 PM  
**To:** Angela Janzen  
**Subject:** Town File: Z-12/21

Dear Madam,

Re: 1456 Bronte Street South. File: Z-12/21.

I, Upen resident of Milton city at [REDACTED], very strongly oppose for particular religion prayer place, where they want community hall and library, and may be my children go their in library and I don't want my children get encouraged to follow their religion. I am pretty sure, In their library they will mainly keep their religious books. This is very dangerous for other religious believer. Either you allow only for their religious prayer hall or only community hall and library where there is no particular religion purpose.  
This is my main concern. I have no problem at all about their religion.

I hope to consider my this request on my concerns.

Thanks.



December 3, 2021

Refer To File: 710-001C

Town of Milton  
Development Services  
50 Mary Street,  
Milton, Ontario  
L9T 6Z5

Attention: Ms. Angela Janzen, MCIP, RPP  
Planner, Development Review

Dear Ms. Janzen

**Re: Proposed Place of Worship  
Zoning Bylaw Amendment Application  
1456 Bronte Street South, Town File Z-12/21**

We are the planning consultants representing Shadybrook Development Inc. (an arm of Great Gulf) in connection with Draft Plan of Subdivision 24T-14012/M which is proposed on 21.45 ha of lands located in the northwest quadrant of Britannia Road and Bronte Street South in the Town of Milton.

We attended the formal Public Meeting on November 15<sup>th</sup>, 2021 for this proposed Place of Worship to have an opportunity understand the proposal and to monitor discussion. We appreciate that you have also circulated the above noted Application to provide us an opportunity for comments. As you know, Shadybrook Development Inc. owns lands immediately south of the Application Lands. We submitted our original Draft Plan of Subdivision and related Zoning By-Law Amendment Applications in 2014. We made a resubmission to these applications in 2018 and we have since had a Pre-Consultation meeting with staff on October 19, 2021 in our preparations to make another comprehensive resubmission for our applications. We are currently preparing the final Draft Plan of Subdivision and supporting documents to address the comments we have received and are planning to make another submission in early 2022.



The proposed 2014 Draft Plan, 2018 Draft Plan and the latest Draft Plan have consistently been proposing residential lots backing onto the Application Lands. The proposed lot fabric in the Plan of Subdivision abutting the proposed mosque lands consists of 27.5 m deep semi-detached lots. If the proposed semi-detached lots provide for the minimum requisite rear yard setback of 7.0 m (per the Town's Comprehensive ZBL), then the future dwellings on these lots will be 7.0 m away from the southern property line of 1456 Bronte Street South.

We note that the Applicant is proposing a minimum interior side yard setback of 1.5 m, which is the setback that directly abuts the Shadybrook Plan of Subdivision. We also note that the parent I-A (Institutional Minor) zone requires a minimum 6.0 m interior side yard setback, plus an additional 3.0 m setback where an I-A zone abuts a residential zone. This would require a **minimum 9.0 m setback** to the proposed future lots on the Shadybrook Draft Plan of Subdivision.

We are concerned about the proposed reduced interior side yard setback proposed by the Applicant, which is the setback that directly abuts our proposed Plan of Subdivision. Specifically, if the interior side yard is permitted to be reduced from 9.0 m to 1.5 m, the distance between our future lots and dwellings and the proposed place of worship building will be significantly reduced.

In this regard, we wish to review any technical studies that may assist us in understanding the potential impacts of this significant proposed reduced interior side yard setback to the Shadybrook Plan of Subdivision. Specifically, we wish to be provided copies of the following studies to assist us in understanding potential impacts:

- Stormwater management
- Grading / drainage plans
- Erosion and sediment control plans
- shadow analysis
- landscaping plans
- lighting plans
- noise impact.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Please forward those reports to us to review and we wish to have the opportunity to review these studies in advance of staff presenting a recommendation to Council on this matter. Please keep us apprised of the status of this proposal and we look forward to receiving all technical studies noted above to allow us to properly assess the impacts of this proposal on our Plan of Subdivision.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

Cc: Shadybrook Development Inc.

## Angela Janzen

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**From:** Natalie Stopar  
**Sent:** Friday, September 8, 2023 12:04 PM  
**To:** Angela Janzen  
**Cc:** Tammy Howe  
**Subject:** FW: Reservations about the location of proposed new development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Thank you for your comments below. I've forwarded your comments to Angela Janzen who is the Planner reviewing the file.

Regards,

Natalie



### Natalie Stopar, MCIP, RPP

Acting Senior Planner, Development Review  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2297  
[www.milton.ca](http://www.milton.ca)

**From:** Saad Rizwan [REDACTED]  
**Sent:** Friday, September 8, 2023 11:49 AM  
**To:** Natalie Stopar <Natalie.Stopar@milton.ca>  
**Subject:** Reservations about the location of proposed new development

Hi,

I am a resident of Bronte S south. I have serious reservations about the location proposed for the place of worship at 1456 Bronte S. South.

This location is right next to Elsie MacGill Secondary School and lots of new housing development. Parking and traffic during week days is already becoming an issue here.

I would request that another location be proposed/considered for this which is a little away from residences. Similar to the Milton Mosque on 4269 Regional Rd 25, Oakville, ON L6M 4E9.

Thank you



October 20, 2023

Refer To File: 710-001C

Town of Milton  
Development Services  
50 Mary Street,  
Milton, Ontario  
L9T 6Z5

Attention: Ms. Angela Janzen, MCIP, RPP  
Planner, Development Review

Dear Ms. Janzen

**Re: Comments to Proposed Place of Worship  
Zoning Bylaw Amendment Application  
1456 Bronte Street South, Town File Z-12/21**

We are the planning consultants representing Shadybrook Development Inc. (an arm of Great Gulf) in connection with Draft Plan of Subdivision 24T-14012/M which is proposed on 21.45 ha of lands located in the northwest quadrant of Britannia Road and Bronte Street South in the Town of Milton. Further to our attendance at the formal Public Meeting on November 15th, 2021 and our subsequent submission of comments on December 3, 2021 for the neighbouring proposed Place of Worship, we have now had the opportunity to review resubmission items related to the proposal.

As you know, Shadybrook Development Inc. owns lands immediately south of the Application Lands. We submitted our original Draft Plan of Subdivision and related Zoning By-Law Amendment Applications in 2014. We made resubmissions to these applications in 2018 and again in late 2022. The proposed 2014 Draft Plan, 2018 Draft Plan and the November 2022 (latest) Draft Plan have consistently been proposing residential lots backing onto the Application Lands. The proposed lot fabric in the Plan of Subdivision abutting the proposed mosque lands consists of 27.5 m deep semi-detached lots. If the proposed semi-detached lots provide for the minimum requisite rear yard setback of 7.0 m (per the Town's Comprehensive ZBL), then the future dwellings on these lots will be 7.0 m away from the southern property line of 1456 Bronte Street South.





We note that the Applicant has adjusted their proposed site layout in response to some of our December 2021 comments. However, we continue to have concerns with the proposal in terms of the proposed siting and sizing of the Place of Worship. Below is a summary of our comments and concerns:

**Site Plan / Planning Justification Report:**

- It is acknowledged that the proposed site layout has been reorganized in response to our comments to locate the building at rear of site, and shifts it closer to north lot line to meet the min 9.0 m setback to the southern lot line from the building itself
  - However, it is noted that there are stairs, a wheelchair ramp and an elevated landing at the southern side of the building which do encroach within that 9.0 m setback, but are not dimensioned and we are concerned with the potential impacts of the proximity of these building features from a privacy, overlook and noise perspective.
    - **Pls confirm the proposed setback from the raised stairs, wheelchair ramp and elevated landing.**
- Similarly, the landscape strip width is not dimensioned in this exact location but appears to be less than the Zoning By-Law requirement.
  - It is noted that the parent 'I-A' Zoning requires a min landscape strip of 4.0 m when abutting a residential zone and this is presumably to accommodate the growth of landscaping and trees, to act as buffers to adjacent residential uses.
  - We are concerned that the proposed width of the landscape strip adjacent to the Shadybrook residential uses is not sufficient to support the type of dense landscaping and trees that would provide privacy and, lighting and noise mitigation to the adjacent residential uses.
    - **Pls confirm the width of the landscape strip along the southern lot line at its narrowest point.**



- It appears on the site layout plan that the proposed waste collection is located at the southern side of the building, abutting the Shadybrook residential uses.
  - While this distance separation is not clearly dimensioned, it appears to be closer than the requisite 9.0 m building setback from a residential zone.
  - It also appears to be closer that the minimum 7.5 m setback for waste collection areas to be from a residential zone (per Table 4G in Zoning By-Law).
  - **We are concerned that the siting of this waste collection adjacent to the Shadybrook residential lots is inappropriate, as it is not sufficient distance from the residential lots** and has not been properly mitigated in terms of visual impact, odour and noise (associated with the loading and pick up of waste) to the adjacent residential lots.
- We note that the calculation of parking has been broken up and is based on 242 sq.m. worship area (1 per 5.5 sq.m. = 44 spaces required) and 285 sq.m. community / multi-use hall (1 per 11 sq.m. = 26 spaces required) (equates to total 527 sq.m. and total 70 parking spaces required).
  - We wish to clarify that the site statistics note a total 1,516 sq.m. GFA is being proposed, however the parking calculation is based on 527 sq.m. GFA, which represents only 34.7 % of the building floor area
  - **Please clarify what the remaining 989 sq.m. floor area relates to, and what parking rate should be applied to those areas, based on their use(s).**
  - Our review suggests there are a number of different uses including offices (6?), a library, a youth hall, a classroom, a children's room, a kitchen, a number storage rooms (4?) which should also be accounted for in parking.
- We note that the SP OBC statistics cite total occupant load of 1,710 persons
  - **Please clarify if that is indeed the intended / anticipated occupant load for this facility and if so, we believe 70 parking spaces will not suffice.**



- There is some rationale in Planning Justification Report citing the opportunities for positive landscape elements that would frame the parking area within the landscape buffer.
  - We wish to note that the landscape strip along both interior lot lines (north and south) and along the rear lot line are only 1.5 m wide.
  - We note that the Zoning By-Law requires min 4.0 m landscape buffer when an institutional use is abutting a residential zone.
  - **We are concerned that a 1.5 m landscape buffer strip adjacent to the Shadybrook lots is insufficient to provide any sort of substantial landscape element to assist in buffering the use and parking area from the future residential lots.**
  - We request details of the type of landscape elements that may be proposed within the 1.5 m landscape buffer along the southern lot line abutting Shadybrook, and we suggest that 1.5 m is not sufficient in this location.

**Functional Servicing / Engineering:**

- We note that based on the proposal by the Applicant to consolidate post-development drainage on the southeast corner of the subject property and discharging to Shadybrook, ultimately a storm servicing easement will be required on Lot 139 to Shadybrook's Draft Plan of Subdivision.
  - **This may have impacts on the layout and overall development feasibility of Lot 139 for a dwelling unit and we request detailed designed drawings in this regard to fully understand the potential impacts of this.**
- We also note that Shadybrook lots that are backing onto the Applicant's proposal will have to be either front-draining or split-draining with RLCB's along the rear of each lot.
  - This may require a retaining wall unless there is opportunity to have Shadybrook and the Applicant collaborate to do some re-grading on the subject lands. It is Shadybrook's preference to avoid a retaining wall in this location.
  - It is suggested that an agreement be reached between Shadybrook and the Applicant to consider grading encroachment to achieve equal grading at the shared property line.
  - **We request clarity on the drainage design solution that the Applicant is envisioning, to prevent impact to Shadybrook's lots in this location.**



- We note there is a Noise Feasibility Study that has been prepared in support of the proposal.
  - There appears to be a discrepancy between the architectural plans and the figures in the noise report whereby the architectural plans show a masonry wall at the shared property line, however the noise report shows a wooden privacy fence.
  - It is Shadybrook's preference that there be a 2.6 m masonry wall along the shared property line, as this will mitigate best against noise and other effects from the parking area and proposed use.
  - As well, there are Minarets shown on the architectural drawings which have not been reproduced/recognized on this noise report figures. **Clarity is requested on whether there are any anticipated noise impacts related to these features and what times do they typically operate in relation to the hours of operation.**
  - **We request additional clarity on noise mitigation from the proposed use on the adjacent lots, and additional details regarding the noise wall / easement issue are requested. Shadybrook is interested in coordinating with the applicant to discuss fencing parameters that are mutually beneficial to both parties.**

As well, in our December 2021 comments, we requested the opportunity to review all technical studies prepared in connection with this proposal, to assist us in understanding the potential impacts of this proposal on the Shadybrook Plan of Subdivision. Specifically, we requested to be provided copies of the following studies to assist us in understanding potential impacts:

- Stormwater management
- Grading / drainage plans
- Erosion and sediment control plans
- shadow analysis
- landscaping plans
- lighting plans
- noise impact.



In response to our request, the Town advised in December 2021 that there is no landscape plan, lighting plan or shadow analysis; however, given the scale and close proximity of this proposal to Shadybrook and the potential for impacts on the proposed residential lots, we respectfully request to understand these technical components of the proposal prior to the Town considering the Zoning By-Law Amendment application to establish this use in its current form.

Please provide additional clarity and these technical report details noted above as we wish to have the opportunity to review this information in advance of staff presenting a recommendation to Council on this matter. Please keep us apprised of the status of this proposal and we look forward to receiving all technical studies noted above to allow us to properly assess the impacts of this proposal on our Plan of Subdivision.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Partner

Cc: Shadybrook Development Inc.