



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 232-93

To adopt Amendment Number 237  
to the 1984 Official Plan of the City  
of Brampton Planning Area

The Council of the Corporation of the City of Brampton,  
in accordance with the provisions of the Planning Act,  
R.S.O. 1990, c.P.13 hereby ENACTS as follows:

1. Amendment Number 237 to the 1984 Official Plan  
of the City of Brampton Planning Area is hereby  
adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to  
make application to the Minister of Municipal  
Affairs for approval of Amendment Number 237 to  
the 1984 Official Plan of the City of Brampton  
Planning Area.

READ A FIRST, SECOND and THIRD TIME and passed In Open  
Council this 13th day of October, 1993.

PETER ROBERTSON, MAYOR

LEONARD J. MIKULICH, CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

DATE 07/10/93

AMENDMENT NUMBER 237---  
TO THE 1984 OFFICIAL PLAN OF  
THE CITY OF BRAMPTON  
PLANNING AREA

**1.0 PURPOSE**

The purpose of this amendment is to revise certain policies of the General Plan as they relate to residential care facilities. These revisions have resulted from the Joint Policy Review on Group Homes and Lodging Houses which was initiated by Council on October 16, 1991.

**2.0 Location**

The lands subject to this amendment constitute the whole of the City of Brampton Planning Area.

**3.0 Amendment and Policies Relative Thereto:**

The document known as the 1984 Official Plan of the City of Brampton Planning Area is hereby amended:

- (i) by deleting therefrom the definition of "Residential Care Facility" contained in "PART II- THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan" and substituting therefor the following;

"Supportive Housing Facilities shall mean a place for the accommodation of persons, who, by reason of their emotional, mental, social or physical condition, or legal status require a supervised group living arrangement for their well being, but shall exclude a foster home as defined in the Child and Family Services Act or successor legislation."

- (ii) by deleting therefrom the definition of "Group Home" contained in "PART II- THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan" and substituting therefor the following;

Group Home Type 1 shall mean a supportive housing facility located within a dwelling unit that is occupied by four (4) to six (6) persons, exclusive of staff and/or receiving family, who live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved pursuant to Provincial Statute within the jurisdiction of the Ontario Ministry of Social Services or Ministry of Health.

A Group Home Type 1 may provide accommodation, supervision and treatment for:

- o the mentally retarded pursuant to the Homes for Retarded Persons Act, or the Development Services Act;
- o individuals over 60 years of age as a satellite residence under the Homes for the Aged and Rest Homes Act;
- o children under the Child and Family Services Act;
- o persons under the Mental Hospital Act and Homes for Special Care Act; and
- o persons under the Charitable Institutions Act.

No supervision or treatment shall be provided to any person not residing in the group home.

A group home type 1 shall not include a residence defined as a group home type 2, supportive lodging house, lodging house, a foster home, or a supportive housing facility.

Group Home Type 2 shall mean a supportive housing facility occupied by four (4) to ten (10) persons, exclusive of staff located within a single

detached dwelling, or a dwelling unit within a commercial building which shall be maintained and operated primarily for:

- o persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, or any Act passed to replace the foregoing Acts;
- o persons who have been released on parole under the provisions of the Ministry of Correctional Services Act or Parole Board of Canada or any Act passed to replace the foregoing Acts;
- o persons who have been charged under the Young Offenders Act and have been placed in open or secure custody;
- o persons who require temporary care and transient or homeless persons; or
- o persons requiring treatment and rehabilitation for addiction to drugs or alcohol;
- o persons housed in a group home that satisfies all of the requirements of a Group Home Type 1 except that it accommodates in excess of six (6) residents.

A group home type 2 shall not include a residence defined as a group home type 1, supportive lodging house, lodging house, foster home, or a supportive housing facility.

No supervision or treatment shall be provided to any person not residing in the group home."

- (iii) by adding the following definition "Auxiliary Group Home" to "PART II- THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan":

"Auxiliary Group Home" shall mean a supportive

housing facility located within a dwelling unit occupied by no more than three (3) persons in need of supervision or guidance but shall not have full time staff attending the home. An auxiliary group home shall not include:

- o Group Home Type 1
- o Group Home Type 2
- o Supportive Lodging House
- o Foster Home"

- (iv) by adding the definition "Foster Home" to "PART II - THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan":

"Foster Home shall mean a place where parent-model care is provided for no more than four children under the supervision of a licensee through a foster care service agreement and as defined in the Child and Family Services Act."

- (v) by adding the definition "Supportive Lodging House" to "PART II- THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan":

"Supportive Lodging House shall mean a supportive housing facility located within a single detached dwelling which accommodates no less than three (3) and no more than six (6) lodgers exclusive of staff and is subject to one or more of the following conditions:

- o the operator or employees of the supportive lodging house are effectively paid to give guidance and assistance in the activities of daily living;
- o the operator makes it known to the public or to persons such as hospital discharge planners, that care to residents is provided by the operator; and/or
- o care is regularly provided to residents by the operator or an adult person employed by the operator to furnish guidance

and assistance to the lodgers in the activities of daily living.

A supportive lodging house shall not include a lodging house, a group home type 1, a group home type 2, a foster home, an auxiliary group home, or a supportive housing facility."

- (vi) by adding the definition "Lodging House" to "PART II- THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan":

"Lodging House shall mean a single detached dwelling in which residential accommodation is provided, or is intended to be provided for hire or gain, in which each lodger does not have access to all of the habitable areas of the building and consists of more than three (3) lodging units; or a single detached dwelling in which lodging is provided for more than three (3) persons with or without meals."

- (vii) by deleting therefrom the definition of "Crisis Care Facility" contained in "PART II - THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan".

- (viii) by deleting therefrom the definition of "Rest Home" contained in "PART II - THE GENERAL PLAN - Definition of Terms used in the Policies of the Plan".

- (ix) by changing the definition of "Retirement Home" in "PART II OF THE GENERAL PLAN -Definition of Terms used in the Policies of the Plan" in the following manner:

(a) the words "(a) a group home" shall be changed to "(a) a group home type 1 and a group home type 2";

(b) that (d), (e) and (f) of the definition be deleted and be replaced with the following:

"(d) a supportive lodging house

- (e) a lodging house
- (f) any other supportive housing facility"
- (x) by deleting therefrom the words "group home" and "rest home" contained in section 2.1.1.1 of "PART II- THE GENERAL PLAN - Chapter 2: Land Use" and substituting therefor the words "group home type 1 and group home type 2" and "supportive lodging house" respectively.
- (xi) by deleting therefrom section 2.1.1.2.12 contained in "PART II- THE GENERAL PLAN -Chapter 2: Land Use" and substitute therefor the following:

"2.1.1.2.12        Supportive Lodging Houses may be located in single detached dwellings within areas designated Residential on Schedule 'A' to this Plan subject to the following criteria:

- (a) the supportive lodging house shall occupy the whole of such dwellings;
- (b) supportive lodging houses shall conform in size and general appearance with other dwellings in the host neighborhoods;
- (c) to prevent a concentration of supportive lodging houses in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton; and
- (d) all supportive lodging houses shall comply with the relevant zoning and licensing by-law requirements."
- (xii) by adding thereto "PART II- THE GENERAL PLAN - Chapter 2: Land Use" the following section:

2.1.1.7.7:        The City shall permit lodging houses in residential designations, subject to zoning, licensing, safety regulations, minimum distance separations and the

ability to integrate such housing forms with the host neighborhoods in an acceptable and appropriate manner, where such housing forms are permitted in the applicable Secondary Plan."

- (xiii) by deleting the words "rest home" in "PART II-THE GENERAL PLAN - Chapter 2: Land Use" section 2.1.1.8 and replacing it with the words "supportive lodging house".
- (xiv) by adding the following words to section 2.1.1.8.1 "PART II-THE GENERAL PLAN - Chapter 2: Land Use" after the word "communities": "in an acceptable and appropriate manner where such housing forms are permitted in the applicable Secondary Plan".
- (xv) by deleting therefrom "PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.1.1.8.2 and replacing therefor with the following:

"2.1.1.8.2 Group homes and supportive lodging houses shall be permitted in accordance with the policies of the Official Plan and be subject to the development principles in Part III: SPECIAL POLICIES - SUPPORTIVE HOUSING FACILITIES".

- (xvi) by deleting therefrom "PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.1.3.2.13 and replacing therefor with the following:

"2.1.3.2.13 Group homes shall be permitted in accordance with the policies of the Official Plan and be subject to the development principles outlined for group homes in "PART III: SPECIAL POLICIES - SUPPORTIVE HOUSING FACILITIES".

- (xvii) by deleting therefrom PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.2.1. and replacing therefor with the following:

"2.2.1 The commercial land use designation as shown on Schedule "A" includes area predominately used for retail or wholesale stores, office and service functions,



cultural, and entertainment facilities, and may include group home type 2, supportive housing facilities and lodging houses where such housing forms are permitted in the applicable Secondary Plan".

- (xviii) by deleting the term "Crisis care facilities" therefrom in PART II THE GENERAL PLAN - Chapter 2: Land Use" section 2.2.4.9 and replacing therefor with the term "Supportive Housing Facilities, Group Home Type 2 and Lodging Houses".
- (xix) by deleting the term "RESIDENTIAL CARE FACILITIES" therefrom in "PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.2.4.9 and replacing therefor with the term "SUPPORTIVE HOUSING FACILITIES".
- (xx) by deleting the term "residential care facilities" therefrom in "PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.4.1 and replacing therefor with the term "supportive housing facilities".
- (xxi) by deleting the term "RESIDENTIAL CARE FACILITIES" therefrom in "PART II- THE GENERAL PLAN - Chapter 2: Land Use" section 2.4.2.4 and replacing therefor with the term "SUPPORTIVE HOUSING FACILITIES".
- (xxii) by deleting therefrom "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" Section 1.0 and replacing therefor with the following:

"1.0 Introduction

The purpose of the following sections is to provide a comprehensive policy to facilitate the establishment of group homes and supportive housing facilities."

- (xxiii) by deleting section 2.1.1 of "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" in its entirety and replacing therefor with the following:

"2.1.1 The City supports the principal of integrating Group Homes into existing and new residential

communities as approved by the City and the appropriate government regulatory agency, subject to zoning and registration requirements.

The City shall permit group homes in single detached dwellings and residential units within other housing forms subject to zoning by-law restrictions within areas designated as Agricultural, Residential, Commercial and Institutional on Schedule "A" to this Plan subject to the following criteria:

- (i) group homes shall occupy the whole of such dwellings;
- (ii) group homes shall conform in size, height and general appearance with other dwellings in the host neighbourhood;
- (iii) to prevent a concentration of group homes in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton; and
- (iv) all group homes shall comply with the relevant zoning and registration requirements."
- (xxiv) by deleting (ii) and (iii) from section 2.1.2 of "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES".
- (xxv) by deleting therefrom "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" Section 2.2.
- (xxvi) by deleting therefrom "PART III- SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" section 2.3 and replacing thereto with the following:

"2.2 Supportive housing facilities for more than ten (10) persons shall be permitted in areas designated Institutional on Schedule 'A'."

(xxv) by deleting therefrom "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" Section 2.4 in its entirety and replacing it with the following:

"2.3 Supportive Lodging Houses may be located in single detached dwellings within areas designated Residential on Schedule 'A' to this Plan subject to the following criteria:

- (a) the Supportive Lodging House shall occupy the whole of such dwellings;
- (b) Supportive Lodging Houses shall conform in size and general appearance with other dwellings in the host neighbourhoods;
- (c) to prevent a concentration of Supportive Lodging Houses in any one area, standards, including a minimum distance separation, shall be adopted by the City of Brampton; and,
- (d) all Supportive Lodging Houses shall comply with the relevant zoning and licensing requirements."

(xxvi) by changing the definition of "Retirement Home" in section 2.5 of "PART III - SPECIAL POLICIES - RESIDENTIAL CARE FACILITIES" in the following manner:

- "(a) by renumbering section 2.5 to section 2.4;
- (b) "(a) a group home" shall be changed to "a group home type 1" and a "group home type 2";
- (c) that (d), (e) and (f) of the definition be deleted and be replaced with the following:

"(d) a supportive lodging house

(e) a lodging house

(f) any other supportive housing facility."

(xxviii) by adding Figure 1 (attached) titled  
"Supportive Housing Facilities Continuum" to Part  
III of the Official Plan.