



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 233-93

To adopt Amendment Number OP93-6
to the 1993 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 1990, hereby ENACTS as follows:

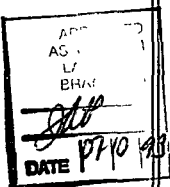
1. Amendment Number OP93-6 to the 1993 Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number OP93-6 to the 1993 Official 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



AMENDMENT NUMBER OP93-6
TO THE 1993 OFFICIAL PLAN OF
THE CITY OF BRAMPTON
PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is 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 1993 Official Plan of the City of Brampton Planning Area is hereby amended:

- (i) by deleting Section 4.1.8.7 and replacing thereto by removing the words "single detached dwellings" and substituting therefor the words "dwelling units" and by adding the word "Economic Base" after the word "Residential".
- (ii) by deleting therefrom Section 4.1.8.8 the subsections (ii) and (iii)".
- (iii) by deleting therefrom Section 4.1.8.9 and substituting therefor the following:

- "4.1.8.9 The City shall permit Supportive Lodging Houses in any area designated Residential in the Official Plan subject to the following provisions:
- (i) to prevent a concentration of supportive housing facilities including supportive lodging houses in any one area, the City shall adopt dispersal and minimum distance separation criteria;
 - (ii) the facility shall comply with the City's licensing and zoning requirements for supportive lodging houses; and,
 - (iii) the supportive lodging house shall comply with all requirements set out in any applicable by-laws regulating supportive lodging houses, and the following criteria:
 - (a) accessibility of the premises to public transportation, shopping facilities, churches, libraries, public parks and other community services;
 - (b) adequate vehicular ingress/egress and on-site parking;
 - (c) adequate on-site landscaped open space suitable for passive recreational use by the residents of the home;
 - (d) siting and landscaping to minimize any adverse impact on adjacent residential uses; and,
 - (e) appropriate integration of the proposed use with adjacent uses and the host neighbourhood."
 - (iv) by deleting therefrom Section 4.1.8.10 the words "Residential Care Facilities" and substituting therefor the words "Supportive Housing Facility".
 - (v) by deleting therefrom Section 4.1.8.11. in its entirety.
 - (vi) by deleting therefrom the definitions of

"Auxiliary Group Home", "Crisis Care Facility", "Residential Care Facility" and "Rest Home" contained in Section 5.2 (Definitions) and replacing with 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 foster homes as defined in the Child and Family Services Act or successor legislation.

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 Community and Social Services or the 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 Hospitals 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 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 but who 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.

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 shall not include:

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

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.

Supportive Lodging House shall mean a supportive housing facility located within a single detached dwelling which accommodates no less than (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."

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."

(vi) by deleting from Section 5.2 (DEFINITION) Section (d) (e)

and (f) of the definition "Retirement Home" and substituting therefor the following:

- " (d) a supportive housing facility;
- (e) a supportive lodging house; or
- (f) a lodging house."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER OP93-6

Attached is a copy of a planning report dated June 29, 1993 and a copy of a report dated September 16, 1993 forwarding notes of a Public Meeting held on August 4, 1993, after notification in the local newspaper and a copy of all written submissions.

F.R.Dalzell.....Undated
Dianne Sutter Consulting Services.....August 5, 1993
Keith Ward.....August 4, 1993
Peel Children's Aid.....Undated
Pallett Valo.....July 9, 1993
Ministry of Community and Social Services.....July 29, 1993
Ministry of Housing.....August 5, 1993
Elizabeth Fry Society.....August 11, 1993



SUPPORTIVE HOUSING FACILITIES

TYPE	NUMBER OF RESIDENTS	DESIGNATIONS	REG./LIC.	SEPARATION	HOUSING FORM
GROUP HOME TYPE 1	4 - 6	RESIDENTIAL	YES	305 M.	ALL
GROUP HOME TYPE 2	4 - 10	HIGH RES./COM.	YES	450 M.	SFD + RES. UNITS IN COM. BLDG.
AUXILIARY GROUP HOME	3	RESIDENTIAL	NO	-	ALL
FOSTER HOME	4	RESIDENTIAL	NO	-	ALL
SUPPORTIVE LODGING HOUSE	3 - 6	RESIDENTIAL	YES	305 M.	SFD
LODGING HOUSE	3 +	MEDIUM HIGH RES./COM.	YES	305 M.	SFD
SUPPORTIVE HOUSING FACILITY	10 +	INSTITUTIONAL	NO	610 M.	-