



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 22-94

To adopt Amendment Number 243
and Amendment Number 243 A
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 243 and Amendment Number 243 A
to the 1984 Official Plan of the City of Brampton
Planning Area are 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 243 and
Amendment Number 243 A 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 24th day of January, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

09/93

EMERGENCY
WCC
DATE 1/24/94

AMENDMENT NUMBER 243

and

AMENDMENT NUMBER 243 A

to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 243 AND
AMENDMENT NUMBER 243 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to increase the maximum gross residential density within part of the west half of Lot 5, Concession 1, West of Hurontario Street (in the vicinity of the south-west quadrant of Royce Avenue and Haggert Avenue) within the applicable secondary plan from 2.4 units per gross residential hectare (6.0 units per gross residential acre) to 4.9 units per gross residential hectare (12.0 units per gross residential acre).

2.0 Location:

The land subject to this amendment is located on the west side of Haggert Avenue approximately 40.0 metres (131.23 feet) south of Royce Avenue. The subject property has a frontage of approximately 19.8 metres on Haggert Avenue and an area of 0.1 hectares.

3.0 Amendments and Polices Relative Thereto:

3.1 Amendment Number 243 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 16 as set out in subsection 7.2.7.16, Amendment Number 243 A.

3.2 Amendment Number 243 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Brampton South Secondary Plan (being Subsection B2.4 of Chapter B1 of Section B of Part C, and Plate Number 7 thereto, as amended) is hereby further amended:

- (1) by adding to Part C, Section B, Chapter B1, Subsection B2.4, Paragraph 3.3 thereof, the following:

"Notwithstanding the foregoing, the lands located on the west side of Haggert Avenue approximately 40.0 metres south of Royce Avenue having an area of 0.1 hectares shall not exceed 4.9 dwelling units per gross residential hectare."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 243
and
AMENDMENT NUMBER 243 A

Attached is a copy of a planning report dated October 5, 1993 and a report dated November 4, 1993 forwarding the notes of a public meeting held on November 3, 1993 after notification in the local newspaper and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following written submissions were received with respect to the proposed development of the subject lands:

Ministry of Community
and Social Services

September 10, 1993

Region of Peel

September 9, 1993
August 23, 1993

ORIGINAL

21-OP-0031-243+243A

AMENDMENT NUMBER 243

and

AMENDMENT NUMBER 243 A

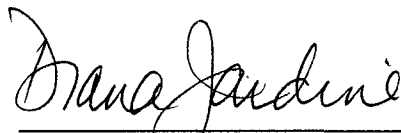
to the 1984 Official Plan of the
City of Brampton Planning Area

AMENDMENT NOS. 243 and 243A

TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON

Amendment Nos. 243 and 243A to the Official Plan for the City of Brampton, which were adopted by the Council of the Corporation of the City of Brampton, are hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1994-04-22



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest

(opa)

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34;

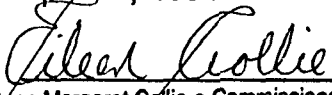
AND IN THE MATTER OF the City of Brampton By-law 39-94 being a by-law to amend comprehensive zoning By-law 200-82, as amended, pursuant to an application by Brampton-Caledon Community Living (File C1W5.29)

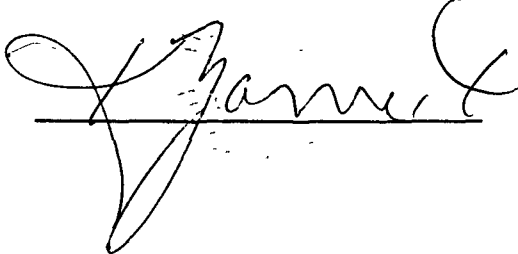
DECLARATION

I, KATHRYN ZAMMIT, of the Village of Erin, in the County of Wellington, DO SOLEMNLY DECLARE THAT:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 22-94 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24th day of January, 1994, to approve Amendment No. 243 and Amendment No. 243A to the 1984 Official Plan of the City of Brampton Planning Area, related to this matter.
3. Amendment Nos. 243 and 243A were approved by the Ministry of Municipal Affairs on the 22nd day of April, 1994.
4. By-law 39-94 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28th day of February, 1994, to amend comprehensive zoning by-law 200-82, as amended
5. Written notice of By-law 39-94 as required by section 34(18) of the *Planning Act* was given on the 8th day of March, 1994, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notices of appeal were filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

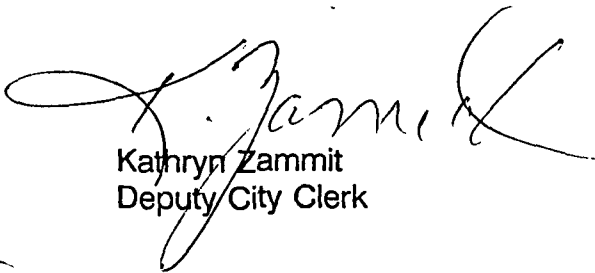
DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
April 27, 1994)


Eileen Margaret Collie a Commissioner etc.,
Regional Municipality of Peel, for
The Corporation of The City of Brampton
Expires March 23, 1996



I, KATHRYN ZAMMIT, Deputy Clerk of the City of Brampton do hereby certify that the attached Amendment Numbers 243 and 243A to the 1984 Official Plan of the City of Brampton Planning Area, is a true copy as approved by the Ministry of Municipal Affairs on April 22, 1994.

DATED at the City of Brampton this April 27, 1994.



Kathryn Zammit
Deputy City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 22-94

To adopt Amendment Number 243
and Amendment Number 243 A
to the 1984 Official Plan of the
City of Brampton Planning Area

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of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN
COUNCIL, this 24th day of January, 1994.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

WCC
D. 11/10/20

09/93

CERTIFIED A TRUE COPY

City Clerk
City of Brampton

FEB 02 1994

19

AMENDMENT NUMBER 243 AND
AMENDMENT NUMBER 243 A
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to increase the maximum gross residential density within part of the west half of Lot 5, Concession 1, West of Hurontario Street (in the vicinity of the south-west quadrant of Royce Avenue and Haggert Avenue) within the applicable secondary plan from 2.4 units per gross residential hectare (6.0 units per gross residential acre) to 4.9 units per gross residential hectare (12.0 units per gross residential acre).

2.0 Location:

The land subject to this amendment is located on the west side of Haggert Avenue approximately 40.0 metres (131.23 feet) south of Royce Avenue. The subject property has a frontage of approximately 19.8 metres on Haggert Avenue and an area of 0.1 hectares.

3.0 Amendments and Polices Relative Thereto:

3.1 Amendment Number 243 :

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

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 16 as set out in subsection 7.2.7.16, Amendment Number 243 A.

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"Notwithstanding the foregoing, the lands located on the west side of Haggert Avenue approximately 40.0 metres south of Royce Avenue having an area of 0.1 hectares shall not exceed 4.9 dwelling units per gross residential hectare."

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 243
and
AMENDMENT NUMBER 243 A

Attached is a copy of a planning report dated October 5, 1993 and a report dated November 4, 1993 forwarding the notes of a public meeting held on November 3, 1993 after notification in the local newspaper and the mailing of notices to assessed owners of property within 120 metres of the subject lands.

The following written submissions were received with respect to the proposed development of the subject lands:

Ministry of Community
and Social Services

September 10, 1993

Region of Peel

September 9, 1993
August 23, 1993

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

October 5, 1993

RECEIVED

CLERKS DEPT.

OCT 14 1993

To: The Chairman and Members of Planning Committee

REG. No.: C40179 93
FILE No.: C1W5.29

From: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 5, Concession 1, W.H.S.,
29 Haggert Avenue
Ward Number 4

BRAMPTON-CALEDON COMMUNITY LIVING

Our File: C1W5.29

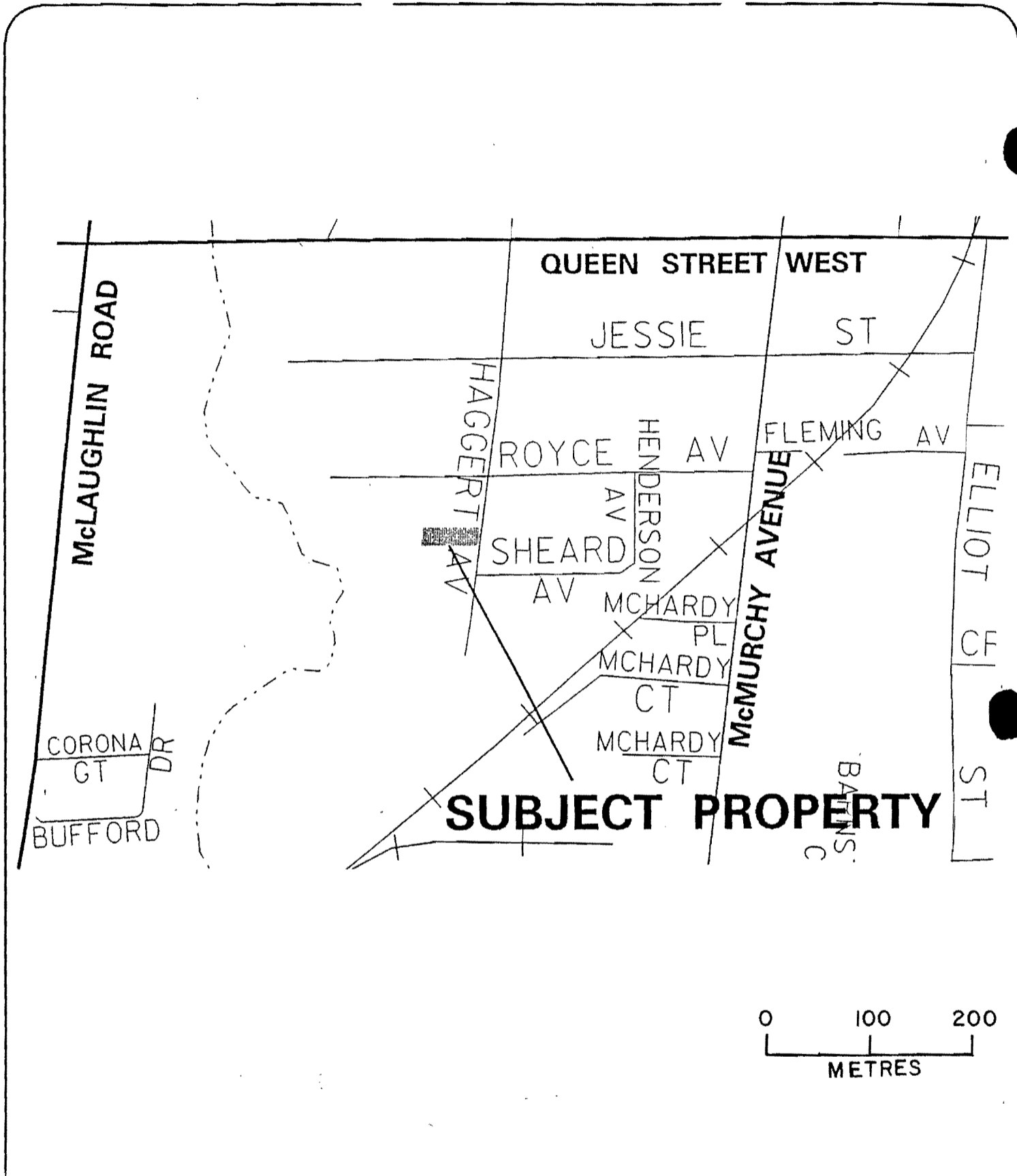
This report reviews a proposal to amend the zoning by-law to permit an auxiliary group home within an existing detached dwelling located at 29 Haggert Avenue. Circulation of the application resulted in no significant comments or concerns. The comments are contained in Appendix A to this report. Since the application does not involve any significant site design changes, an abbreviated report format has been used.

The subject property contains the following characteristics:

- has a frontage of 19.8 metres (65.0 feet) on the west side of Haggert Avenue, approximately 42.0 metres (137.8 feet) south of Royce Avenue;
- has an area of 0.1 hectares (0.27 acres);
- contains a one storey dwelling unit which is occupied by eleven individuals with staff supervision; and,
- has 6 parking spaces located in the front yard.

The subject property is:

- designated "Residential" on Schedule A of both the 1984 Official Plan and the 1993 Official Plan;
- designated "Residential Low Density" by the applicable secondary plan which permits on average, 6 dwelling units per gross residential acre;



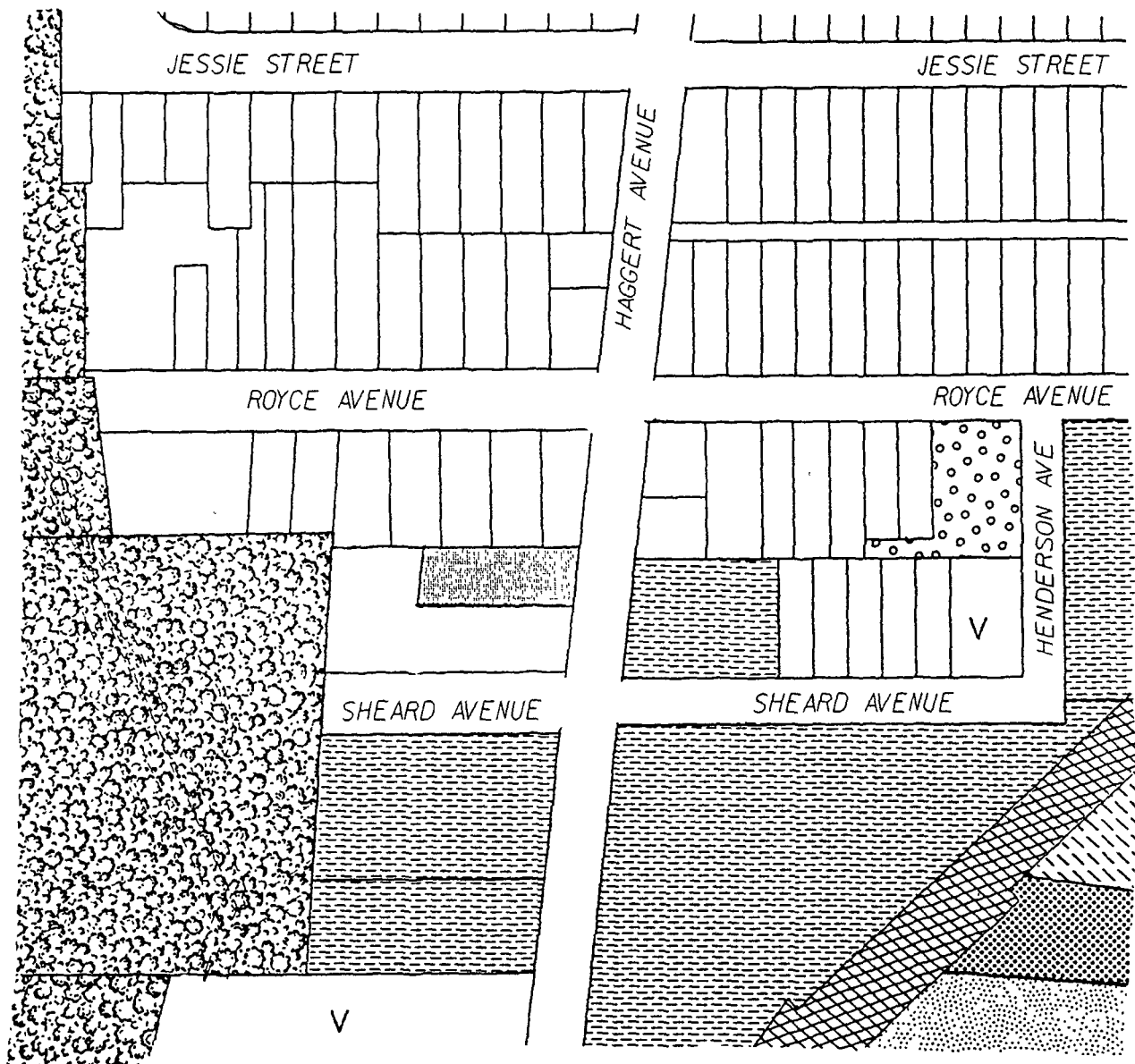
CITY OF BRAMPTON

LOCATION MAP











Date: 1993 07 22 Drawn By: CJK
 File no. CIW5.29 Map no. 59-68A



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON-CALEDON COMMUNITY LIVING



LEGEND

- | | |
|---|--|
|  SUBJECT PROPERTY |  CANADIAN NATIONAL RAILWAY EASEMENT |
|  SINGLE FAMILY RESIDENTIAL |  OPEN SPACE |
|  MULTIPLE FAMILY RESIDENTIAL |  VACANT |
|  TOWNHOUSES | |
|  APARTMENTS | |
|  INDUSTRIAL | |
|  COMMERCIAL | |



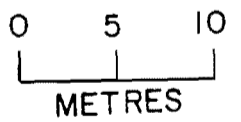
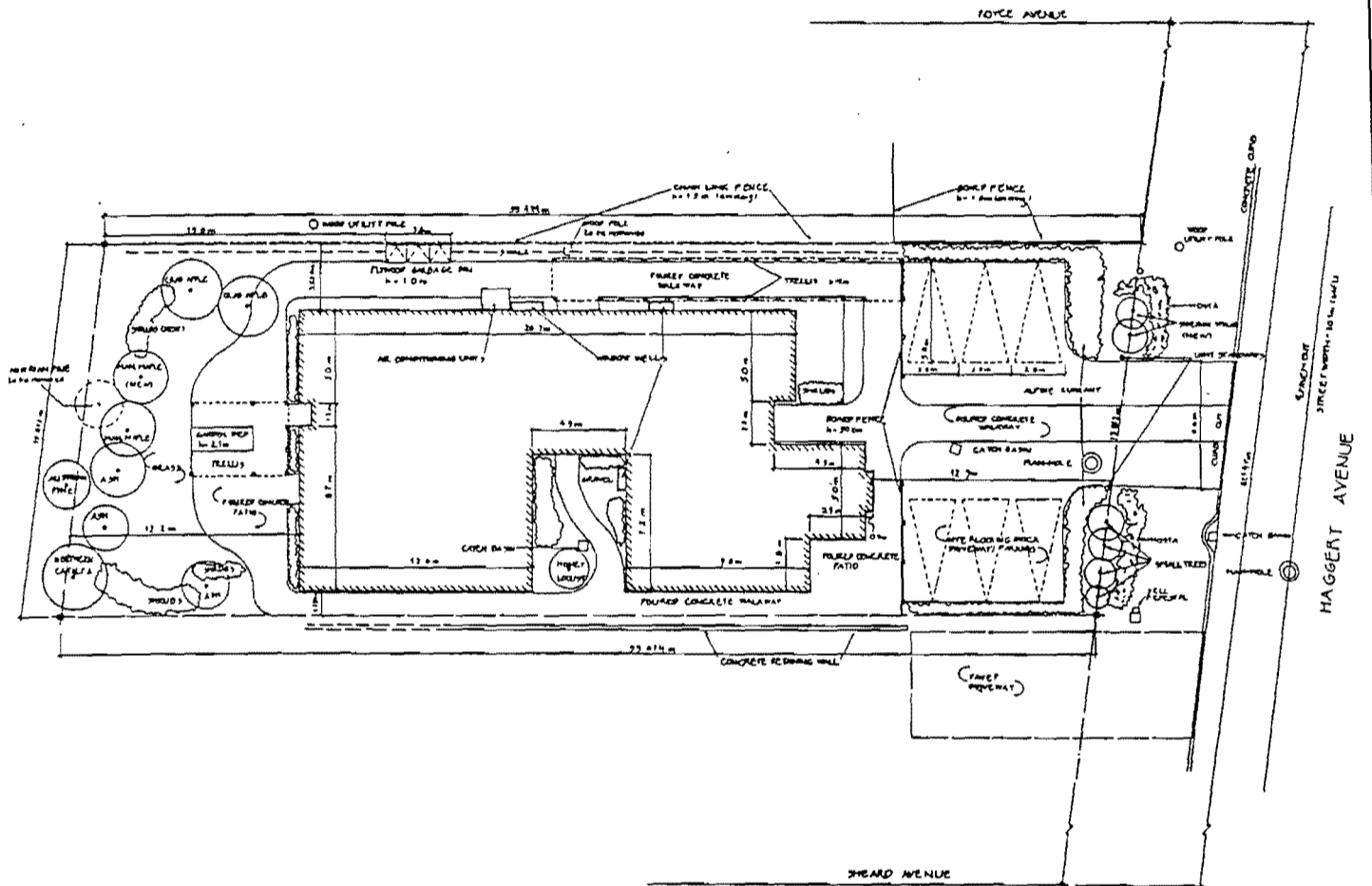
CITY OF BRAMPTON



LAND USE MAP

Date: 1993 07 22 Drawn By: CJK
 File no. CIW5 29 Map no. 59-68B

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON-CALEDON COMMUNITY LIVING



CITY OF BRAMPTON

Date: 1993 09 29 Drawn By: CJK
 File no. C1W5.29 Map no. 59-68C



SITE PLAN

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON-CALEDON COMMUNITY LIVING

- identified as "Low Density Residential" by the Brampton Central Commercial Corridor Study;
- proposed to be designated as Low Density Residential in the McLaughlin Road South Tertiary Plan; and,
- zoned Residential Single Family A - Section 55 (R1A- Section 55), by By-law 200-82, as amended.

The applicant is proposing to renovate the existing building to create three "supervised independent living" dwelling units to house a maximum of nine adults. This building is proposed to be divided vertically to accommodate these three dwelling units, all of which will have an independent access to a yard. A common foyer entrance is proposed along the north face of the building. Two of the units will have direct access to a garden area, while the third will have access to a screened patio area. The supervision will be provided in the evenings and on weekends only. The zoning requested by the applicant is to permit three dwelling units within the existing dwelling, which may or may not be used as an auxiliary group home. This would therefore allow the applicant to rent one or more of the units for income purposes to non special needs persons. However, the applicant has indicated that two of the units will be used for special needs persons.

In accordance with City Council's recent policy respecting its review on group homes and lodging houses, staff recommends that no minimum separation distance be applied to this proposed auxiliary group home. In addition, it is recommended that registration of the auxiliary group home not be required.

An amendment to the applicable secondary plan is required to recognize the conversion of the existing dwelling into three separate dwelling units. This conversion results in a density increase from 6 units per gross residential acre to 12 units per gross residential acre. However, since the density increase is proposed to be accommodated within the existing detached dwelling and since the low density character of the neighbourhood will be maintained by this proposal, it is staff's opinion that this application can be supported from a land use planning perspective.

This proposal has been analysed and the results of that analysis are summarized in the following Summary Impact Table.

**TABLE 1
SUMMARY IMPACT TABLE**

FACTOR	SUMMARY IMPACT
1984 Official Plan/ New Official Plan	No amendment to either document is required.
Secondary Plan	An amendment to the secondary plan is required to permit an increase in residential density from 6 units per gross residential acre to 12 units per gross residential acre.
Central Commercial Corridor Study	Identified as Low Density Residential.
Zoning By-law	Requires an amendment to the zoning by-law from R1A - Section 55 to a special R1A zone to permit the subject proposal.
Land Use	Since the application involves conversion of an existing dwelling with no significant site design changes, impacts on abutting properties are expected to be minimal.
Strategic Plan	The proposal supports the "Responsive and Caring Community" goal stream in that it assists this particular community organization in providing additional social housing for those individuals with special needs.
McLaughlin Road South Tertiary Plan	The subject proposal is considered to be consistent with the intent of the tertiary plan currently being considered by the City.
Site Design	Site plan approval is not required.
Financial Impact	Due to the non-profit nature of the application, less tax revenue will result after the redevelopment than would be the case if the land were retained for development by a profit-oriented organization.
Phasing	The proposal is within the Brampton South/Fletchers Creek sub-area, which has sufficient allocated units remaining and therefore, no phasing conditions are required for this proposal.

OVERALL SUMMARY Since the proposed increase in density is negligible and is expected to have minimal impacts on abutting properties, the proposal is supportable from a land use planning perspective, subject to a number of conditions.

It is recommended that Planning Committee recommend to City Council that:

- A. A Public Meeting be held in accordance with City Council procedures;
- B. Prior to the enactment of the amending zoning by-law, the applicant shall revise the application and submit the appropriate fees required to include an amendment to the Official Plan (Secondary Plan).
- C. Prior to the enactment of the zoning by-law the applicant shall make satisfactory arrangements with the City's Fire Department with respect to fire protection facilities and access to the building.
- D. Subject to the results of the Public Meeting, staff be directed to prepare appropriate amendments to the Official Plan (Secondary Plan) and the zoning by-law.
 - 1. The site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for the following purposes:
 - i) the purposes permitted in a Residential Single Family A zone (R1A);
 - ii) a dwelling containing three dwelling units which may or may not be used as an auxiliary group home; and,
 - iii) purposes accessory to the other permitted purposes.
 - b) shall not be subject to any minimum separation distances between group homes, auxiliary group homes, rest homes, retirement homes or other residential care facilities.
 - c) shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of zoning by-law 200-82 which are not in conflict with those set out above.
- E. Any auxiliary group home located at 29 Haggert Avenue not be subject to registration.

- F. Two (2) units of the available 201 unit capacity in the Brampton South/Fletchers Creek Sub-Area be assigned to this proposal.

Respectfully submitted,

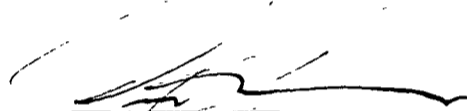


Kathy Ash, M.C.I.P.
Development Planner

AGREED:



John A. Marshall, M.C.I.P. Commissioner of
Planning and Development



David Ross, M.C.I.P.
Manager, Development Services

KA/Bramcalrep.wp

APPENDIX A

The Law Department, the Community Services Department, Parks and Recreation Division and Transit, Planning and Development Department Urban Design and Zoning Division, the Public Works and Building Department, Development and Engineering Services Division, have no comments.

The following departments/agencies have not commented:

Public Works and Building Department, Building Division and the Business Development Office.

The following departments/agencies have commented as noted below:

Treasury Division:

"The Ministry of Revenue Assessment Office advise that, with Brampton-Caledon Community Living being a not-for-profit organization, the newly-developed property would be tax exempt. Less tax revenue will result after the redevelopment than would be the case if the land were retained for development by a profit-oriented (taxable) organization.

Public Works and Building Department:

Traffic Engineering Services Division:

"The driveway and parking layout as depicted on the submitted drawing are existing and we have no objection to this layout remaining as is. We do however, question the proposed concrete walkway shown down the middle of the existing access."

Planning and Development Department:

Planning Policy and Research Division:

"As you are aware, Council adopted in principle on July 12, 1993, draft policy changes with respect to group home uses. These proposed changes would amend the definition of an auxiliary group home to be as follows:

"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:

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

We are also proposing within these amended policies the following with respect to auxiliary group homes:

- that auxiliary group homes be permitted in any type of residential form;
- that auxiliary group homes be permitted as-of-right in all residential designations;
- that no separation distance be required of auxiliary group homes; and,
- that auxiliary group homes not be subject to registration.

The amended proposal for the subject property as outlined in Dianne Sutter's letter of August 11, 1993, appears to conform with the proposed policies.

For your information the amendments resulting from the joint Policy Review will be presented to Planning Committee on September 20, 1993 with anticipated adoption by Council on September 27, 1993.

As you are aware the subject proposal would not conform with the present group home policies with respect to separation distance and registration requirements. The applicant should be made aware of this in case appeals to the amendments are put forward.

Other than the residential medium density Official Plan issue, we have no comment with respect to the Corridor Study as this use is a type of extension of the existing use."

Community Services Department:

Fire:

"Concerns regarding the relationship of the fire alarm panel location and principal entrance must be addressed. Therefore, this Department will require a copy of the proposed floor plans to properly review this application."

Regional Municipality of Peel:

"Municipal Water: Facilities are available in a 300 mm and a 150 mm diameter watermain on Haggert Avenue and a 150 mm diameter watermain on Sheard Avenue.

Sanitary Sewer: Facilities are available in a 250 mm sewer on Haggert Avenue, south of the subject property.

The proposal has also been reviewed by the Transportation Planning Division and the Peel Regional Police Department who have no comments to offer. The Regional Department of Housing and Social Services advise that the rezoning application poses no problem to us from the perspective of our housing policy or program delivery responsibilities.

We believe the proposal as outlined constitutes reasonable independent living arrangements, so that the issue of degree of supervision should not be a great concern. The associated issues of density, etc., given the neighbourhood context, are purely a matter for the area municipal Planning Department."

Ministry of Community and Social Services:

"The Ministry provides funding to Brampton Caledon Community Living to provide support to a number of adults with developmental handicaps who currently reside at 29 Haggert Avenue in Brampton.

It is my understanding that the Association would like to accommodate and support these individuals in smaller living units by renovating the existing building and grounds. My only comment about their proposal is that it is in line with current Ministry thinking about individuals with developmental handicaps living in less congregated and non-institutional types of settings."

KA/Bramcalrep.wp

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

November 4, 1993

RECEIVED
CLERK DEPT
NOV 9 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RES. No.:
FILE No.: C1W5.29

RE: **NOTES OF THE PUBLIC MEETING**
Application to Amend the Official Plan and Zoning By-law
BRAMPTON-CALEDON COMMUNITY LIVING
Part of Lot 5, Concession 1, W.H.S.,
29 Haggert Avenue
Ward Number 4
Our File: C1W5.29

The notes of the Public Meeting held on Wednesday, November 3, 1993, are attached for the information of Planning Committee.

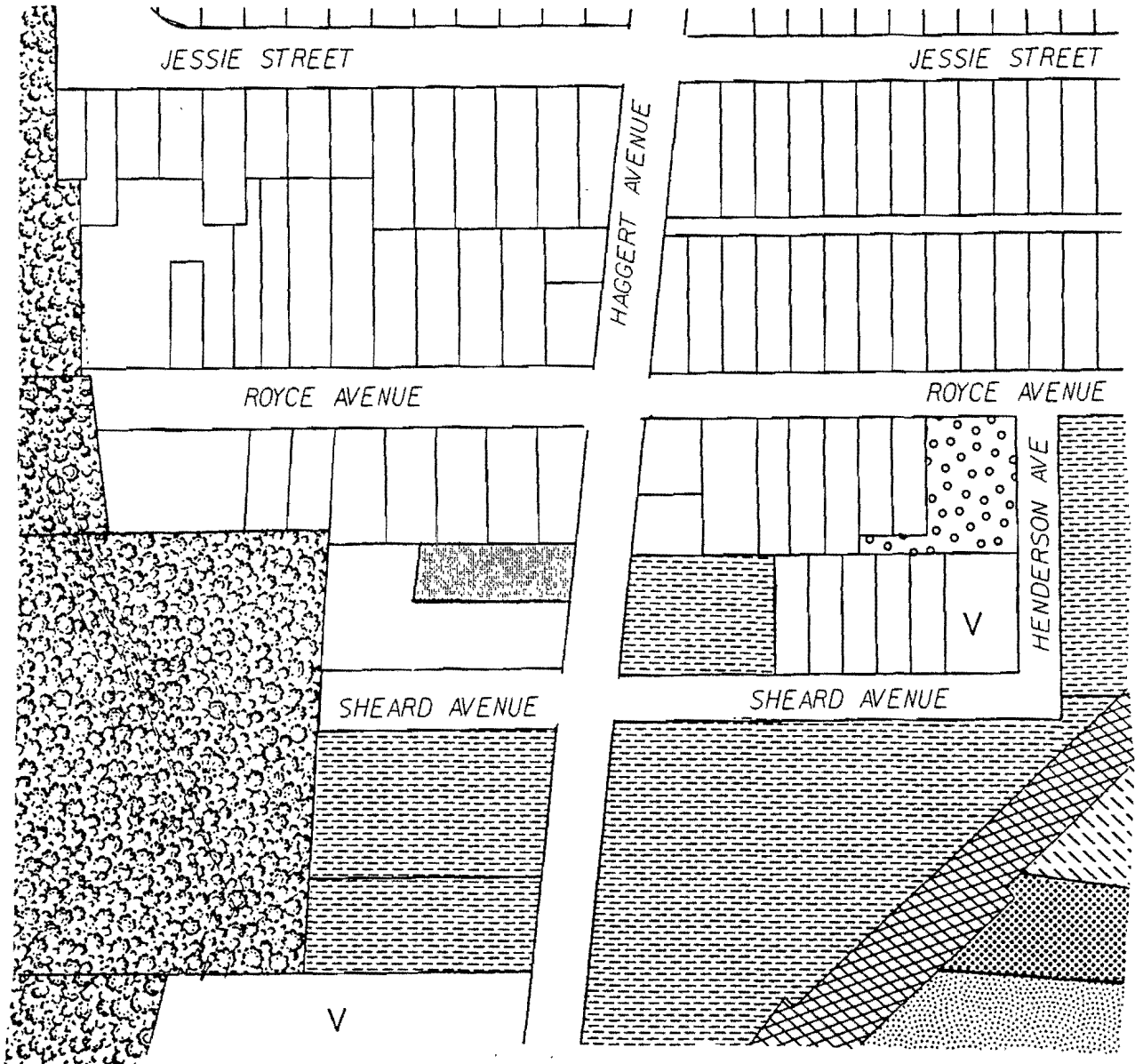
The zoning requested by the applicant is to permit three dwelling units within the existing dwelling, which may or may not be used as an auxiliary group home.

There were approximately 6 interested members of the public in attendance. Two people spoke to the application and one person raised three concerns as noted below:

- an objection to the relocation of the main entrance from the front of the dwelling to the north side as it would interfere with the privacy of those residents who reside to the north of the subject property;
- an objection to the location of the refuse enclosures along the north side of the subject property; and,
- an objection to the location of the air conditioning unit along the north face of the dwelling.

Relocation of the Main Entrance:

The existing dwelling currently has a main entrance at the front of the dwelling along its eastern face. However, an entrance also exists along the north side of the dwelling. The applicant is proposing to relocate the main entrance from the front of the dwelling to this side entrance. Since the residential dwelling units on the south



LEGEND

- SUBJECT PROPERTY
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- TOWNHOUSES
- APARTMENTS
- INDUSTRIAL
- COMMERCIAL

- CANADIAN NATIONAL RAILWAY EASEMENT
- OPEN SPACE
- VACANT



CITY OF BRAMPTON



LAND USE MAP

Date: 1993 07 22 Drawn By: CJK
 File no. C1W5.29 Map no. 59-68B

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
 BRAMPTON-CALEDON COMMUNITY LIVING

side of Royce Avenue, which abut the subject property to the north, have rear yard setbacks of approximately 20.0 metres (65.6 feet) and given that the existing vegetation along the mutual property lines effectively screens the subject property from the rear yards of the dwellings on the south side of Royce Avenue, staff do not concur with the statement that a main entrance along the north side of the dwelling will create significant impacts on abutting properties.

Location of Refuse Enclosures:

The site plan submitted by the applicant illustrates 3 wooden refuse enclosures along the north property line. Due to the separation distance between the subject property and those dwelling units located on Royce Avenue, the location of these refuse enclosures is acceptable from a planning perspective. However, the applicant has indicated a willingness to explore an alternative location.

Air Conditioning Units:

The existing dwelling currently contains air conditioning units along the north face of dwelling. No change is proposed to their location and from a land use planning perspective, staff see no reason to impose a requirement that these units be relocated.

Conclusion:

In view of the foregoing, it is apparent that the objections pertain to details external to the land use aspect of the application, which entails the conversion of the existing dwelling into three separate dwelling units which may or may not be used as an auxiliary group home. In this regard, it should be noted that the applicant could:

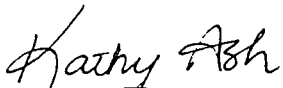
- relocate the main entrance to the north face of the dwelling;
- place the refuse enclosures as noted on the site plan; and,
- keep the existing air conditioning units in their current location

without the necessity for an application to amend the Official Plan or zoning by-law, as these changes are not an integral part of the requested land use change. However, should Planning Committee wish to act on the above noted concerns expressed at the public meeting, then staff recommend that appropriate conditions be added to the conditions approved by City Council on October 27, 1993 (attached as Appendix A).

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

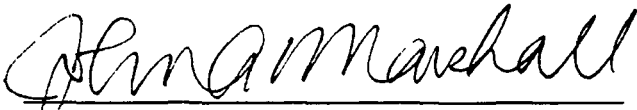
- A. The notes of the Public Meeting be received;
- B. The application be approved, subject to the conditions approved by City Council on October 27, 1993; and,
- C. Staff be directed to prepare the appropriate documents for the consideration of City Council.

Respectfully submitted,

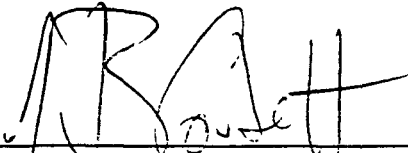


Kathy Ash
Kathy Ash, M.C.I.P.
Development Planner

AGREED:



John A. Marshall
John A. Marshall, M.C.I.P.
Commissioner of Planning and Development



David Ross
David Ross, M.C.I.P.
Manager, Development Services

KA/Bramcalpmn.wp

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 3, 1993 in the Municipal Council Chambers, 2 Wellington Street West, Brampton, Ontario, commencing at 7:40 p.m. with respect to an application by BRAMPTON-CALEDON COMMUNITY LIVING (File - C1W5.29 - Ward 4 to amend the Official Plan and Zoning By-law to permit three dwelling units within the existing dwelling which may or may not be used as an auxiliary group home.

Members Present: City Councillor D. McMullen - Chairman
Regional Councillor S. Fennell
City Councillor B. Hunter
City Councillor M. Moore

Staff Present: J. Corbett, Director, Development Services
D. Ross, Manager, Development Services
R. Nykyforchyn - Development Planner
K. Ash, Development Planner
E. Coulson, Secretary

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Corbett replied in the affirmative.

Approximately 6 interested members of the public were present.

Ms. Ash outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

Mr. F. McIntyre, 47 Royce Avenue, asked the limit of people permitted to occupy the building.

Ms. Ash responded that if the entire dwelling were used as an auxiliary group home, a maximum of 3 persons are permitted in each dwelling unit, for a total of 9 persons. There are currently 11 individuals plus staff residing in the building.

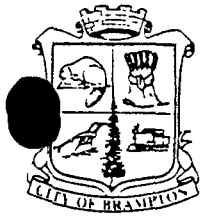
Ms. Eva Pinto, 51 Royce Avenue, owner of property backing onto this property, commented that the north side of the subject building backs onto an area of single family dwelling units. Therefore, she requested that the main entrance be located on the south side of the building instead of the north side to negate

loss of privacy and traffic impact. Also, she expressed concern about the location of the garbage bins, and noise from the location of the air conditioner, and requested relocation of both.

Dianne Sutter, representative for the applicant, responded that as previously discussed with Ms. Pinto, these matters will be brought to the attention of the Brampton-Caledon Community Living Association.

There were no further questions or comments and the meeting adjourned at 7:50 p.m.

APPENDIX A



The Corporation of the City of Brampton

Office of the City Clerk

L.J. Mikulich, A.M.C.T., C.M.O., C.M.C.
City Clerk

City of Brampton
PLANNING AND DEVELOPMENT DEPARTMENT

2 Wellington Street West
Brampton, Ontario
L6Y 4R2
☎ 416/874-2100
☎ 416/874-2119

NOV 01 1993
Effective October 4, 1993
We have a new area code
905

October 29, 1993

Diane Sutter Consulting
26 Haslemere Avenue
Brampton, Ontario
L6W 2X4

Dear Ms. Sutter,

RE: BRAMPTON-CALEDON COMMUNITY LIVING - Our File: C1W5.29

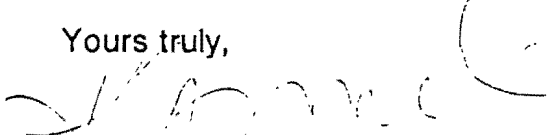
The following recommendation of the Planning Committee meeting on October 18, 1993, was approved by the Council of the Corporation of the City of Brampton at its meeting on October 27, 1993:

- P134-93 THAT the report dated October 5, 1993 to the Planning Committee meeting of October 18, 1993 re: Application to Amend the Zoning By-law - **BRAMPTON-CALEDON COMMUNITY LIVING** - Part of Lot 5, Concession 1, W.H.S. - 29 Haggert Avenue - Ward 4, C1W5.29, be received, and that;
- A. A Public Meeting be held in accordance with City Council procedures.
 - B. Prior to the enactment of the amending zoning by-law, the applicant shall revise the application and submit the appropriate fees required to include an amendment to the Official Plan (Secondary Plan).
 - C. Prior to the enactment of the zoning by-law the applicant shall make satisfactory arrangements with the City's Fire Department with respect to fire protection facilities and access to the building.
 - D. Subject to the results of the Public Meeting, staff be directed to prepare appropriate amendments to the Official Plan (Secondary Plan) and the zoning by-law.
 - 1. The site specific zoning by-law shall contain the following provisions:
 - a. the site shall only be used for the following purposes:
 - i. the purposes permitted in a Residential Single Family A zone (R1A);

- ii. a dwelling containing three dwelling units which may or may not be used as an auxiliary group home, and;
 - iii. purposes accessory to the other permitted purposes.
- b. shall not be subject to any minimum separation distances between group homes, auxiliary group homes, rest homes, retirement homes or other residential care facilities.
 - c. shall also be subject to the requirements and restrictions relating to the R1A zone and all the general provisions of Zoning By-law 200-82 which are not in conflict with those set out above.
- E. Any auxiliary group home located at 29 Haggert Avenue not be subject to registration.
 - F. Two (2) units of the available 201 unit capacity in the Brampton South/ Fletchers Creek Sub-Area be assigned to this proposal.

The Public Meeting is scheduled for November 3, 1993.

Yours truly,


Kathy Zammit, A.M.C.T.
Deputy City Clerk
(874-2115)

c: A. Solski
J. Metras
J. Marshall -
Regional Councillor Susan Fennell
City Councillor Malcolm Moore



Ministry of
Community and
Social Services

Ministère des
Services sociaux
et communautaires

Telephone: (416) 897-3126

1140 Burnhamthorpe Road West
Suite 212
Mississauga, Ontario L5M 4T2

September 10, 1993

City of Brampton
PLANNING AND DEVELOPMENT DEPART.

DATE SEP 17 1993 Rec'd

File No CIWS-29

Ms Kathy Ash
Development Planner
Planning and Development Department
The Corporation of the City of Brampton
2 Wellington St. W.
Brampton, Ontario
L6Y 4R2

Dear Ms Ash:

**RE: Application to Amend the Zoning By-Law
29 Haggert Ave
Brampton Caledon Community Living
Your file: CI W5-29**

As you are probably aware, the Ministry provides funding to Brampton Caledon Community Living to provide support to a number of adults with developmental handicaps who currently reside at 29 Haggert Ave in Brampton.

It is my understanding that the Association would like to accommodate and support these individuals in smaller living units by renovating the existing building and grounds. My only comment about their proposal is that it is in line with current Ministry thinking about individuals with developmental handicaps living in less congregated and non-institutional types of settings.

Sincerely,

R. D. Bassford

Rob Bassford
Program Supervisor
Mississauga Area Office

cc: Don Blanchet, MCSS

DEVELOPMENT SERVICES	
TO	
FROM	
DATE	SEP 17 1993
BY	
FOR	
RE	
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INDEX	
SEARCH	
FILE	
DATE	

[Rob-09]
[docs.ch]



City of Brampton
 PLANNING AND DEVELOPMENT DEPARTMENT
 DATE AUG 23 1993 Rec'd
 File No. C1W5.29

August 23, 1993

City of Brampton
 Planning and Development Department
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

Attention: Ms. Kathy Ash, MCIP
 Development Planner

Re: Rezoning Application
 Brampton-Caledon Community Living
 Pt. Lot 5, Concession 1 WHS
 Your File: C1W5.29
 Our File: R421W125B
 City of Brampton

DEVELOPMENT DEPARTMENT
 D.R. _____
 AUG 23 1993
 K.A.
 N.G.
 C.L.
 R.N.
 M.L.P.
 P.P.
 P.S.

Dear Ms. Ash:

Further to your letter of August 12, 1993, please be advised that we have reviewed the proposal with our Public Works Department, who offer the following comments:

- Municipal Water: Facilities are available in a 300 mm and a 150 mm diameter watermain on Haggert Avenue and a 150 mm diameter watermain on Sheard Avenue.
- Sanitary Sewer: Facilities are available in a 250 mm sewer on Haggert Avenue, south of the subject property.

The proposal has also been reviewed by the Transportation Planning Division and the Peel Regional Police Department who have no comments to offer. Any comments from the Regional Housing and Social Services Departments will be forwarded upon receipt.

We trust that this information is of assistance.

Yours truly,

 Vince Zammit
 Senior Planner
 Development Review

JL/gh



September 9, 1993

File No C1W5.29

City of Brampton
Planning and Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Kathy Ash, MCIP
Development Planner

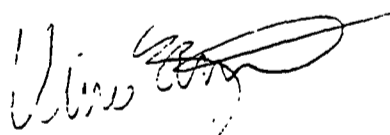
Re: Rezoning Application
Brampton-Caledon Community Living
Pt. Lot 5, Concession 1 WHS
Your File: C1W5.29
Our File: R421W125B
City of Brampton

Dear Ms. Ash:

Further to our correspondence dated August 23, 1993, please be advised that the Regional Department of Housing and Social Services has completed their review of the proposal, and has no objection to its approval. A copy of their detailed comments dated September 1, 1993 is attached for your information and files.

We trust that this information is of assistance.

Yours truly,


Vince Zammit
Senior Planner
Development Review

DEVELOPMENT SERVICES	
J.B.C.	_____
D.R.	_____
<input type="checkbox"/> K.A.	SEP 13 1993
<input type="checkbox"/> N.G.	_____
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JL



Regional
Municipality
of Peel

Memorandum

File No. 1900.2 (Community Living)

Planning Dept - RECEIVED

SEP 1 1993

pls. return

To Vince Zammit

DATE September 1, 1993

09 08 93

FROM Keith Ward

SUBJECT Re-zoning Application
Brampton/Caledon Com. Living
Part Lot 5, Conc. 1 WHS
Your File: R42 1W125B
City of Brampton

Further to you memo of August 23rd, 1993 on the above, this is to advise that the re-zoning application poses no problem to us from the perspective of our housing policy or program delivery responsibilities.

We believe the proposal as outlined constitutes reasonably independent living arrangements, so that the issue of degree of supervision should not be a great concern. The associated issues of density, etc., given the neighbourhood context, are purely a matter for the area municipal Planning Department.

KW:eh

copy: P. Vezina
City of Mississauga Planning Dept.
Brampton