

**Adoption of Official Plan Amendment OP2006-201 (By-law 252-2021)  
and Zoning By-law 253-2021  
Supportive Housing**

**Date of Decision: November 24, 2021**  
**Date of Notice: December 9, 2021**  
**Last Date of Appeal: December 29, 2021**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 252-2021, to adopt **Official Plan Amendment OP2006-201, and By-law 253-2021**, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by City of Brampton Planning Area – Supportive Housing.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of the Official Plan Amendment:** to amend the following:

- Replace the existing ‘Group Home Type 1 and Type 2’ definitions with new ‘Supportive Housing Residence Type 1 and Type 2’ definitions;
- Replace the ‘Retirement Homes’, ‘Nursing Homes’ and ‘Supportive Housing Facilities’ terms with a new ‘Residential Care Homes’ term and definition;
- Change the number of permitted residents from six to ten in a ‘Supportive Housing Residence Type 1’ (previous term ‘Group Home Type 1’);
- Delete the ‘Auxiliary Group Home’ definition in its entirety; and,
- Update the above-noted terms throughout the Official Plan document.

The above-noted amendments align the Official Plan with regulatory requirements, the Ontario Human Rights Commission, the *Municipal Act* and current ‘best practices’.

**The Purpose and Effect of the Zoning By-law:** to amend the following:

- Replace the existing ‘Group Home Type 1 and Type 2’ definitions with new ‘Supportive Housing Residence Type 1 and Type 2’ definitions;
- Replace the ‘Retirement Homes’, ‘Nursing Homes’ and ‘Supportive Housing Facilities’ terms with a new ‘Residential Care Homes’ term and definition;
- Change the number of permitted residents from six to ten in a ‘Supportive Housing Residence Type 1’ (previous term ‘Group Home Type 1’);
- Delete the ‘Auxiliary Group Home’ definition in its entirety;

- Delete the requirement for a ‘Supportive Housing Residence Type 1’ (previous term ‘Group Home Type 1’) to be permitted only in a single-detached dwelling unit;
- Delete the separation distance of 120 meters between a ‘Supportive Housing Residence Type 1’ (previous term ‘Group Home Type 1’) to another ‘Supportive Housing Residence Type 1’ and/or ‘Supportive Housing Residence Type 2’ (previous term ‘Group Home Type 2’);
- Delete the maximum number of ‘Supportive Housing Residences’ (previous term ‘Group Homes’) permitted in a planning area as shown on Schedule D; and,
- Update the above-noted terms throughout the Zoning By-Law.

The above-noted amendments align the Zoning By-Law with the corresponding Official Plan amendments, regulatory requirements, the Ontario Human Rights Commission, the *Municipal Act* and current ‘best practices’.

**Location of Lands Affected:** Official Plan Amendment OP2006-201 and Zoning By-law 253-2021 apply City-wide.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk’s Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to Mirella Palermo, Policy Planner, Planning, Building and Economic Development, at 905-874-2457 or [mirella.palermo@brampton.ca](mailto:mirella.palermo@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information under the *Planning Act* regarding registration process can be obtained by contacting the Planning, Building and Economic Development Department at 905-874-2050, or online at <https://www.brampton.ca/EN/Business/planning-development/Pages/welcome.aspx>. This By-law shall be administered and enforced by the Commissioner of Planning, Building and Economic Development and by the Commissioner of Legislative Services.

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than December 29, 2021**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2107

**Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 252 - 2021

To Adopt Amendment Number OP 2006 - 201 to the Official Plan  
of the City of Brampton Planning Area

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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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 201 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
  - (1) by amending Section 4.2.3 Estate Residential, to replace the term “group homes” with “supportive housing residences” in Subsection 4.2.3.1.
  - (2) by amending Section 4.2.6 Special Housing Needs, to replace the terms “Auxiliary Group Homes” with “Supportive Housing Residences”, and “Supportive Housing Facilities, Retirement Housing, and Long Term Care Home” with “Residential Care Homes” in the first paragraph.
  - (3) by amending Section 4.2.6.6 of Group Homes to replace the Subsection title from “Group Homes” to “Supportive Housing Residences” and to replace the term “Group Homes” with “Supportive Housing Residences” in the paragraph.
  - (4) by amending Section 4.2.6.7 of Group Homes to replace the term “group homes” with “supportive housing residences” and replace the criteria noted in (i), (ii), (iii), (iv) with the following:
    - i. Supportive housing residences shall generally conform in size, height and general appearance with other dwellings in the host neighbourhood;
    - ii. All supportive housing residences shall comply with the relevant zoning and registration requirements.
    - iii. When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a correctional form of supportive housing, due regard will be given to:
      1. Siting and landscaping to minimize any adverse impact on adjacent uses;

2. Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;
  3. Locating away from hazardous lands or hazardous sites; and,
  4. Accessibility for persons with disabilities.
- (6) by deleting Section 4.2.6.8 Auxiliary Group Homes in its entirety and renumbering the subsequent sections.
- (7) by deleting Section 4.2.6.10 Supportive Housing Facilities and replacing it with the following:
- “Residential Care Homes
- The City shall permit residential care homes for more than 10 persons located in any area designated Major Institutional on Schedule "A" to this Plan and in the applicable Secondary Plan, subject to the policies of these documents, in particular the Institutional and Public Uses section of this Plan. No residential care homes shall be permitted to locate in hazardous lands or hazardous sites.”
- When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a residential care home, due regard will be given to:
- a) The accessibility of the site to public transportation, shopping facilities, Places of Worship, libraries, public parks and other community service facilities;
  - 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 uses;
  - e) Impact of the development on the ecosystem and natural environmental features;
  - f) Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;
  - g) Access to municipal water and sanitary waste;
  - h) Locating away from hazardous lands or hazardous sites; and,
  - i) Accessibility for persons with disabilities.”
- (8) by deleting Subsections 4.2.6.11, 4.2.6.12, 4.2.6.13, 4.2.6.14, 4.2.6.15 of Supportive Housing Facilities in their entirety and renumbering the subsequent sections.
- (9) by amending Section 4.2.6 of Special Housing Needs, to replace the term “Retirement Housing” with “Residential Care Homes” in Subsection 4.2.6.16.
- (10) by amending Section 4.4.1 Business Corridor to replace the term “nursing homes” to “residential care homes” in the third paragraph.

- (11) by amending Section 4.4.1 Business Corridor by deleting Subsection 4.4.1.4 in its entirety.
- (12) by amending Section 4.4.2 Industrial to replace the term “nursing homes” with “residential care homes” in 4.4.2.4.
- (13) by amending Section 4.4.3 Office to replace the term “nursing homes” with “residential care homes” in 4.4.3.3.
- (14) by amending the Aircraft Noise Policies in Section 4.6.15 by replacing the terms “nursing homes” and “nursing or retirement homes” in Sections 4.6.15.1.10, 4.6.15.1.11, and 4.6.15.1.14 with “residential care homes”.
- (15) by amending Section 4.6.15.5.1 Flood Hazards by replacing the term “nursing homes” with “residential care homes” in Subsection 4.6.15.5.1.2.
- (16) by amending Section 4.9.1 of the Institutional and Public Uses by replacing the terms “long term care centres and nursing homes” with “residential care homes” in 4.9.1.1.
- (17) by amending Section 4.9.4, Long Term Care Centres as follows:
- i. by replacing all references to “long-term care centres” with “residential care homes” in Sections 4.9.4, 4.9.4.1, 4.9.4.1(i), 4.9.4.1 (ii) and 4.9.4.2; and,
  - ii. by deleting the term “retirement homes” from the first paragraph.
- (18) by amending Section 5.2, Definitions as follows:
- i. by deleting the term and definition of “Auxiliary Group Home” in its entirety.
  - ii. by deleting the term and definition of “Group Home Type 1” in its entirety, and replacing it with the following:

“Supportive Housing Residence Type 1 - A single dwelling unit in a residential dwelling of any kind that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose.”
  - iii. by deleting the term and definition of “Group Home Type 2” in its entirety, and replacing it with the following:

“Supportive Housing Residence Type 2 – A single dwelling unit that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal

institution. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.”

- iv. by deleting the terms and definitions of “Long-Term Care Home”, “Rest Home”, “Retirement Home” and “Supportive Housing Facilities” in their entirety, and replacing them with the following:

“Residential Care Home shall mean a building or place offering supervised living accommodation that may include associated support services, accessory uses and amenities, and:

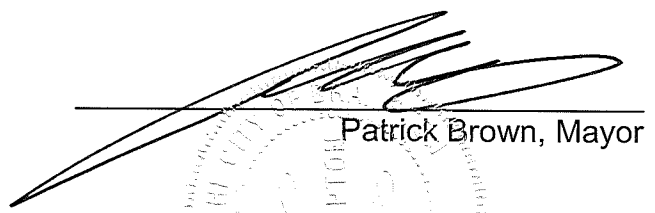
- a. is licensed or funded under Federal or Provincial legislation;
  - b. is for persons requiring semi-independent or supervised group living arrangements; and,
  - c. is for more than 10 residents, exclusive of staff.”
- v. by replacing the term “nursing homes” with “residential care homes” from the “Sensitive Land Use” definition.
  - vi. by re-organizing the terms and definitions in alphabetical order accordingly.

- (19) by replacing the term “long-term care facility” with “residential care home” in Section 5.23.6.


ENACTED and PASSED this 24<sup>th</sup> day of November, 2021.

Approved as to form. 2021/11/15 S.Ross
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Approved as to content. 2021/11/19 RJB
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Patrick Brown, Mayor



Peter Fay, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 253 - 2021

To amend Zoning By-law 270-2004, as amended

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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. By-law 270-2004, as amended, is hereby further amended:

1. by amending Section 5, Definitions as follows:

a) by deleting the following definitions in their entirety:

“Auxiliary Group Home”

“Group Home Type 1”

“Group Home Type 2”

“Nursing Home”

“Retirement Home”

“Supportive Housing Facilities”

b) by adding the following definitions

“**Supportive Housing Residence Type 1** shall mean a single dwelling unit in a residential dwelling of any kind that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A Supportive Housing Residence Type 1 shall not include a Supportive Housing Residence Type 2 or have any correctional purpose.”

“**Supportive Housing Residence Type 2** shall mean a single dwelling unit that is licensed, approved or funded under Federal or Provincial statute for the accommodation of 3 to 10 residents, exclusive of staff, that provides housing and rehabilitation for persons on probation, parole, early or re-release, or any other form of executive, judicial or administrative release from a penal institution. A Supportive Housing Residence Type 2 shall not include a Supportive Housing Residence Type 1.”

“**Residential Care Home** shall mean a building or place offering supervised living accommodation that may include associated support services, accessory uses and amenities, and:



- a. is licensed or funded under Federal or Provincial legislation;
    - b. is for persons requiring semi-independent or supervised group living arrangements; and,
    - c. is for more than 10 residents, exclusive of staff.”
  - c) by re-organize the definitions in alphabetical order accordingly.
2. by deleting “Auxiliary Group Home” as a permitted use from the following residential and commercial zone categories: RE1, RE2, REH, RHm1, RHm2, RH, R1A, R1A(1), R1A(2), R1A(3), R1B, R1B(1), R1B(2), R1B(3), R1C, R1C(1), R1D, R1E-x, R1F-x, R2A, R2A(1), R2A(2), R2B, R2B(1), R2C, R2D-x, R3A, R3A(1), R3A(2), R3A(3), R3A(4), R3B, R3B(1), R3C, R3D-x, R3E-x, R4A, R4A(1), R4A(2), R4A(3), R4B, CRC.
  3. by replacing “Group Home Type 1” with “Supportive Housing Residence Type 1” as a permitted use in the following residential, commercial, institutional and agricultural zone categories: RE1, RE2, REH, RHm1, RHm2, RH, R1A, R1A(1), R1A(2), R1A(3), R1B, R1B(1), R1B(2), R1B(3), R1C, R1C(1), R1D, R1E-x, R1F-x, R2A, R2A(1), R2A(2), R2B, R2B(1), R2C, R2D-x, R3A, R3A(1), R3A(2), R3A(3), R3A(4), R3B, R3B(1), R3C, R3D-x, R3E-x, R4A, R4A(1), R4A(2), R4A(3), R4B, CRC, I1, I2 and A.
  4. by replacing “Group Home Type 2” with “Supportive Housing Residence Type 2” as a permitted use in the following residential, commercial, institutional and agricultural zone categories: R4A(1), R4A(2), R4A(3), R4B, CRC, C1, SC, HC1, DC, I1, I2, and A.
  5. by replacing “Nursing Home” with “Residential Care Home” in Section 43.2.1(a)(10).
  6. by deleting Section 10.14 Provisions for Group Homes in its entirety and replacing it with the following:

“10.14 Provisions for a Supportive Housing Residence Type 2

A Supportive Housing Residence Type 2 shall be subject to the following requirements and restrictions:

    - a) shall be located in a dwelling unit, including a single dwelling unit within a mixed use development; and,
    - b) where not located within a mixed use development, a supportive housing residence type 2 use shall occupy the entire dwelling.
  7. by amending Section 10.16 Provisions for Two-Unit Dwellings, sentence (a) by replacing the words “group home” with “supportive housing residence” following the words “lodging house”.
  8. by deleting Section 20.7 Provisions for a Group Home Type 2 and Supportive Housing Facilities in its entirety and replacing it with the following:

“20.7 Provisions for a Supportive Housing Residence Type 2

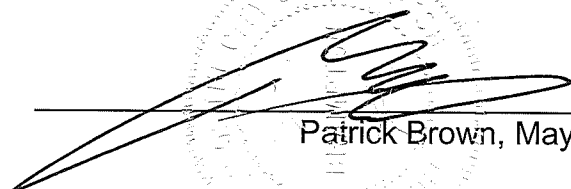
A Supportive Housing Residence Type 2 shall be subject to the following requirements and restrictions:

- i. shall be located in a dwelling unit, including a single dwelling unit within a mixed use development; and,
- ii. where not located within a mixed use development, a supportive housing residence type 2 use shall occupy the entire dwelling.
- iii. a minimum separation distance of 610 meters shall be maintained between a supportive housing residence type 2 and another supportive housing residence type 2.”


ENACTED and PASSED this 24<sup>th</sup> day of November, 2021.

Approved as to  
form.  
2021/Nov/19  
S.Ross

Approved as to  
content.  
2021/11/19  
RJB



Patrick Brown, Mayor



Peter Fay, City Clerk