



Report Committee of Adjustment

Filing Date: May 1, 2025
Hearing Date: May 27, 2025

File: A-2025-0047

**Owner/
Applicant:** IQBAL GILL

Address: 2573 Embleton Rd

Ward: WARD 6

Contact: François Hémon-Morneau, Principal Planner/ Supervisor

Recommendations:

That application A-2025-0015 is supportable, subject to the following conditions being imposed:

1. That the use be approved for a temporary period of three (3) years from the final date of the decision of the Committee; and,
 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

A previous minor variance application (A-2022-0156) was submitted in 2021 for temporary approval for the transitional housing shelter. The use was approved by the Committee of Adjustment on May 31, 2021 for a temporary period of four years. The applicant is requesting a minor variance extension to permit the transitional housing shelter (women's and children shelter) in the existing residential building for an additional 3 years.

Existing Zoning:

The property is zoned 'Agricultural (A)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a transitional housing shelter whereas the by-law does not permit the proposed use.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Employment Estates' in the Bram West Secondary Plan (Area 40a).

The subject property is designated as 'Community Areas' (Schedule 1A – City Structure) and 'Neighbourhood' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

Section 4.2.6 of the Official Plan states that Brampton's diverse population with various special housing needs. These special housing needs are not typically met by the general housing market but are often satisfied by the public, private and non-profit agencies and organizations. Brampton supports and promotes the provision of specialized housing for a diverse community in co-operation with public and non-profit agencies. The proposed transitional housing shelter is considered a special housing need.

The Employment Estates designation within the Bram West Secondary Plan (Area 40a) shall permit residential uses and the following 'home-based' and free-standing employment uses: compatible small scale industrial and manufacturing uses; home businesses; home and small scale office uses; convenience retail and service uses including craft shops, studios, galleries, personal service uses, and florists; heritage and tourism related uses, small scale cottage industries, greenhouses, nurseries, garden centres and specialty agricultural uses. The proposed transitional housing shelter is not considered to impact the policies of the Secondary Plan.

The *Housing Brampton – Housing Strategy and Action Plan* was recently endorsed by City Council in 2021 to facilitate the creation of safe, affordable, and diverse housing for its residents and help achieve the Brampton 2040 Vision of complete communities. The document states that Brampton will continue to play a supporting role to the Region of Peel and other stakeholders in the provision of nonmarket housing (which includes emergency, transitional, supportive housing as well as subsidized rental housing). The Housing Brampton plan also supports the Region of Peel Housing and Homelessness Plan in which strategies are implemented to supply low-income rental housing in several ways by assisting residents with subsidies including shelter/transitional housing, rent-geared-to-income (RGI) housing, rent supplements and housing allowances. The proposed transitional housing shelter is consistent with the Housing Brampton and Region of Peel policies and strategies to provide diverse housing options to Brampton residents.

The request to allow for a proposed transitional housing shelter is compatible with both the Official Plan and the Secondary Plan and broader policy initiatives by the Region of Peel and the City of Brampton. The variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Agricultural (A)', according to By-law 270-2004, as amended. The zone permits agricultural purposes and non-agricultural uses including: a single detached dwelling;

supportive housing residence type 1 or 2; cemetery; animal hospital; kennel; home occupation; and purposes accessory to the other permitted uses. The applicant is requesting a variance to permit a transitional housing shelter whereas the by-law does not permit the proposed use.

According to the Zoning By-law, the Agricultural (A) zone permits a Supportive Housing Residence Type 1. The By-law defines this use as “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 transitional housing shelter (women’s and children shelter), is an essential community need which is considered a safe space that is monitored and offers support services to individuals who are experiencing a difficult situation including abusive relationships. Part of the services offered include on-site security with staff present to monitor the safety of the women and children residing in the home. It is noted that the dwelling will be occupied by no more than 10 residents exclusive of staff. The proposed use is similar in nature to the permitted Supportive Housing Residence Type 1.

It is recommended that the use be approved on a temporary basis. Subject to this recommended condition, the request to allow a transitional housing shelter will not create any adverse impact. The requested variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The proposed minor variance to allow a transitional housing shelter does not significantly impact the surrounding area. No interior or exterior alterations are proposed as part of the application. The nature of the operation is that women and children are housed for a limited time, and that the persons are not permanent residents. During their stay, residents receive support services and monitoring via on-site security and staff. The proposed use fulfills an important need within the community. Subject to the recommended conditions of approval, the variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The provision of transitional housing shelter is consistent with the policies of the Official Plan and Secondary Plan and the Zoning By-law. No modifications to the existing building are proposed. It is anticipated that there will be no negative impacts to the site or the surrounding uses or properties. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

François Hémon-Morneau

François Hémon-Morneau, Principal Planner/ Supervisor