

**Notice of Passing of By-law 250-2021  
IBI Group – 2338770 Ontario Inc.  
Ward 3**

**Date of Decision:** November 3, 2021  
**Date of Notice:** November 12, 2021  
**Last Date of Appeal:** December 2, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 250-2021**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by IBI Group – 2338770 Ontario Inc. – File OZS-2021-0030.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by IBI Group – Regional Municipality of Peel, to permit the conversion of an existing hotel building into a residential building consisting of 67 affordable housing units.

**Location of Lands Affected:** west side of Rutherford Road South, south of Queen Street, municipally known as 5 Rutherford Road South, being part of Lot 5 in Concession 2 on 43R-12966, in the City of Brampton – Ward 3.

**Obtaining Additional Information:** The complete background information is available at the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries should be directed to Himanshu Katyal, Development Planner, Planning, Building and Economic Development, at 905-874-3359 or at [himanshu.katyal@brampton.ca](mailto:himanshu.katyal@brampton.ca).

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications 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 these matters.

There are no other applications under the Planning Act pertaining to the subject lands.

**When and How to File an Appeal:** An appeal of the by-law amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than December 2, 2021**. 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 Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116

**Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)**

**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 250 - 2021

To amend 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, as amended, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
  - (1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this By-law:

From:	To:
Queen Street Mixed Use Transition (QMUT)	Queen Street Mixed Use Transition – Section 3596 (QMUT – 3596)

- (2) By adding thereto the following sections:

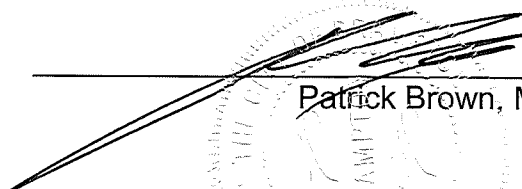
- “3596 The lands designated QMUT – 3596 on Schedule ‘A’ to this by-law:
- 3596.1 shall only be used for the purposes permitted in the QMUT Zone, in addition to the following:
- a) An apartment dwelling; and,
  - b) Multiple residential dwelling;
- 3596.2 shall be subject to the following requirements and restrictions:
1. Notwithstanding the landscaping requirements of section 29.3.3 (j), a landscape buffer shall not be required along any street other than Rutherford Road;
  2. Notwithstanding the requirements of section 20.3.3, 100% of the parking may be provided at-grade within a surface parking lot.”

ENACTED and PASSED this 3<sup>rd</sup> day of November, 2021.

Approved as to  
form.  
2021/10/28  
Alyssa Clutterbuck


Approved as to  
content.  
2021/10/21  
AAP

(City file: OZS-2021-0030)



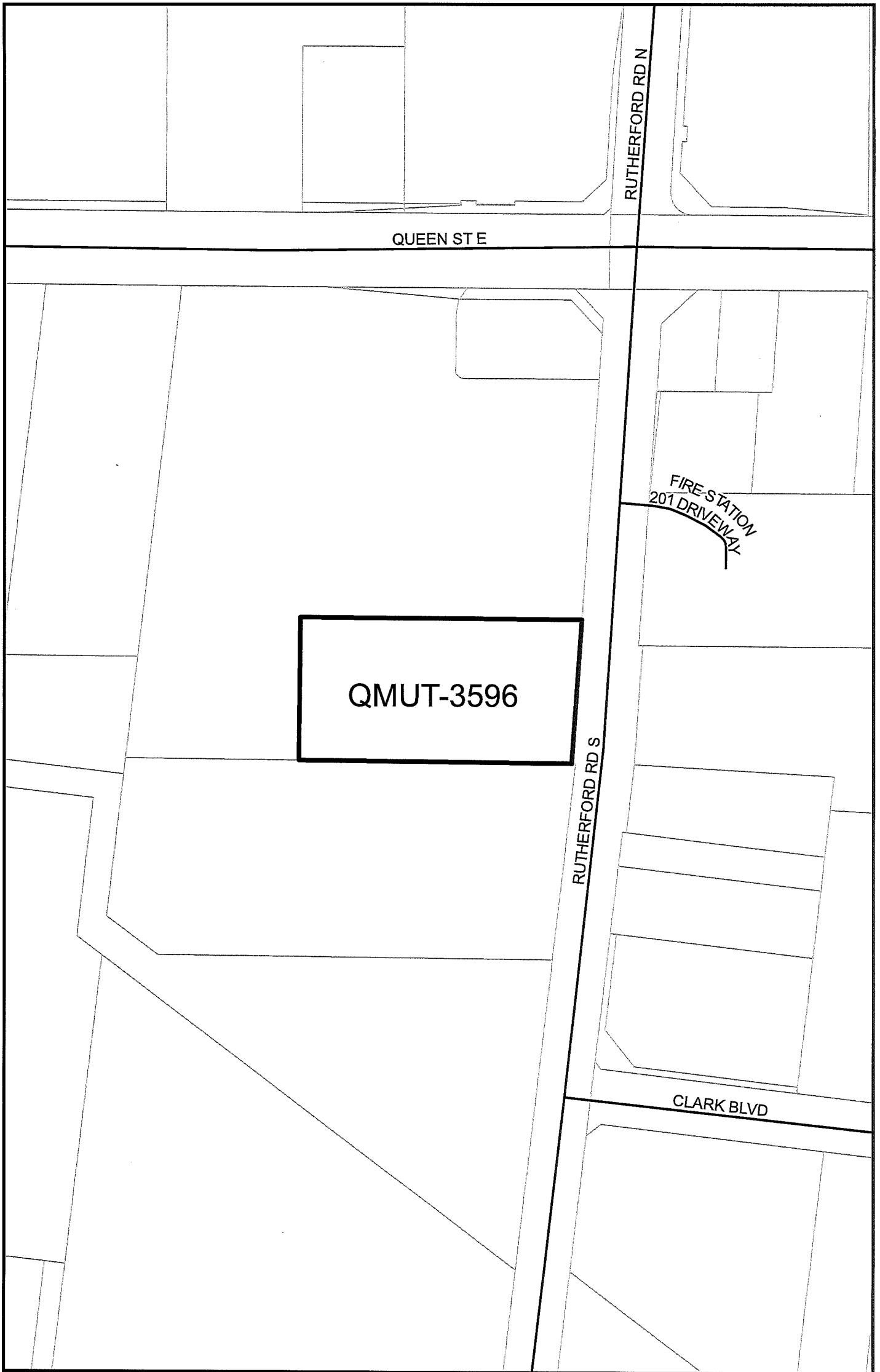
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Patrick Brown, Mayor



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Peter Fay, City Clerk





 SUBJECT LANDS

