

EXPLANATORY NOTE

TO

BY-LAW NO. 162-2023

This By-law applies to the lands that are municipally known as 344 Elgin Street and 101 Carter Street. The subject lands have an area of 2.31 ha/5.71 acres (344 Elgin Street) and 3.83 ha/9.47 acres (101 Carter Street).

The purpose of this By-law is to change the zoning from “Institutional Services Zone (I1)” to a site specific “Institutional Services Zone – Exception 3 (I1-3)” to facilitate the expansion and redevelopment of the Brantford Police Services Station. As a result of a land sale with the City, the “General Industrial Zone – Exception 23 (M2-23)” at 101 Carter Street will be amended to recognize an existing minimum lot coverage.

File No.: PZ-09-23
Applicant: MHBC Planning
Report No.: 2023-504

BY-LAW NUMBER 162-2023

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

By-law to amend By-law No. 160-90, being a By-law to regulate the use of lands and the location and use of buildings and structures in the City of Brantford.

WHEREAS the Council of the Corporation of the City of Brantford desires that By-law No. 160-90, as amended, be further amended as hereinafter set out;

AND WHEREAS such amendments will be within the terms and intent of the Official Plan for the City of Brantford;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD UNDER THE PROVISIONS OF SECTIONS 34 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. **SCHEDULE AMENDMENTS TO BY-LAW NO. 160-90**

- .1 THAT Schedule “A” Map F-12 be amended as shown on Schedule “A”, attached to and forming part of this By-law, and summarized as follows:

Change from “Institutional Services Zone (I1)” to “Institutional Services Zone – Exception 3 (I1-3)”.

2. **TEXT AMENDMENTS TO BY-LAW NO. 160-90**

- .1 That Section 8.1.3. be amended by the addition of the following new subsection:

.3 344 Elgin Street (I1-3)

- .1 Notwithstanding any provision of this By-law to the contrary, no person shall within any I1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 8.1.1, except in accordance with the following provisions:

- | | | |
|----|---------------------------------|-----------------------------------|
| .1 | Interior Side Yard
(Minimum) | 1.0 m |
| .2 | Parking
(Minimum) | 1.0 space / 45 m ² GFA |

That all the provisions of the I1 Zone in Section 8.1.2 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 That Section 10.2.3.23. be amended by the addition of the following new subsection:

.3	Lot Coverage (Minimum)	12%
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3. EFFECTIVE DATE

.1 THAT this By-law shall become effective from and after the date of passing thereof.

READ THE FIRST TIME September 26, 2023

READ THE SECOND TIME September 26, 2023

PASSED September 26, 2023



MAYOR

CLERK



Schedule 'A'

Legend

-  Area to be rezoned
-  Application PZ-09-23
344 Elgin Street and 101 Carter Street)



Scale: N.T.S.

File Number: PZ-09-23

This is Schedule 'A' To Bylaw No. _____
to amend Zoning Bylaw No. 160-90
Schedule 'A' Map(s):

F-12

Passed the ____ day of _____, 2023.

MAYOR

CLERK

