THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 09-112

BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR 303 BROCK STREET

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. By-Law 1997-123 is amended by adding Section 375 as follows:

“SECTION 375

SPECIAL DISTRICT 345 (SP.345)

375.1 For the purpose of this by-law, land use district “Special District 345” hereby established and may be referred to as the symbol “SP.345”.

PERMITTED USES

375.2 No person shall within any SP.345 District use any land or erect, alter or use any building or part thereof for any purpose other than:

a) a dwelling
b) a multi-suite residence
c) an office, excluding a veterinary office
d) a clinic
e) a personal service use
f) a bed and breakfast establishment
g) an art studio or craft workshop
h) an art school, music school, dance school or fine arts school
i) a nursing home
j) a group home
k) a museum or art gallery

REGULATIONS

375.3 No person shall within any SP.345 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>a)</td>
<td>minimum lot width 15 metres</td>
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<tr>
<td>b)</td>
<td>minimum lot area per dwelling unit 140 square metres</td>
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<tr>
<td>c)</td>
<td>minimum building setback - side or rear lot line 1.5 metres or one half the height of the building whichever is the greater</td>
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<td>d)</td>
<td>maximum building coverage 50%</td>
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<tr>
<td>e)</td>
<td>maximum number of storeys 2</td>
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<tr>
<td>f)</td>
<td>landscaped open space including a planting strip, having a shall be provided and maintained along a lot line abutting a residential or development district minimum width of 3 metres or existing.</td>
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<tr>
<td>g)</td>
<td>landscaped open space of a shall be provided and maintained along a street line provided that such open space may be interrupted by driveways</td>
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<td>h)</td>
<td>notwithstanding the provisions of Section 4.2, motor vehicle spaces shall be provided and maintained as follows:</td>
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</tbody>
</table>

375.4 SP.345 District is hereby designated as a commercial district.

2. Map 12c forming part of Schedule "A" to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule “A” from PS.2 to SP.345 – “H”.

3. The “H” – Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted for the subject property.

By-law read a first, second and third time this 14th day of September, 2009

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk