THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10-142

BEING A BY-LAW TO AMEND THE ZONING FOR 723, 733, 741 GEORGE STREET NORTH

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 377 as follows:

"SECTION 377

SPECIAL DISTRICT 347 (SP.347)

377.1 For the purpose of this by-law, land use district “Special District 347” is hereby established and may be referred to as the symbol “SP.347”.

PERMITTED USES

377.2 No person shall within any SP.347 District use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) a dwelling unit

REGULATIONS

377.3 No person shall, within any SP.347 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>
</tr>
</thead>
<tbody>
<tr>
<td>a) minimum lot area</td>
<td>6000 m²</td>
</tr>
<tr>
<td>b) maximum number of dwelling units</td>
<td>59</td>
</tr>
<tr>
<td>c) maximum building height</td>
<td>2 storeys</td>
</tr>
<tr>
<td>d) minimum lot area per dwelling unit</td>
<td>100 m²</td>
</tr>
<tr>
<td>e) maximum number of dwelling units per building</td>
<td>18</td>
</tr>
<tr>
<td>f) minimum building setbacks</td>
<td>3m or existing</td>
</tr>
<tr>
<td>g) notwithstanding the provisions of Sections 4.2 and 4.4, the minimum parking standards shall be as follows:</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>h) minimum landscaped open space</td>
<td>35% of lot area</td>
</tr>
<tr>
<td>i) maximum building coverage</td>
<td>30% of lot area</td>
</tr>
<tr>
<td>j) maximum lot coverage by open parking areas, driveways and vehicle movement areas</td>
<td>35% of lot area</td>
</tr>
<tr>
<td>k) Notwithstanding Section 4.3.2, the minimum distance of parking spaces to windows of habitable rooms</td>
<td>1m</td>
</tr>
</tbody>
</table>

377.4 SP.347 District is hereby designated as a residential district."

2. Map 11 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 U.C to SP. 347 – ‘H’.
3. The 'H' – Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted for 723, 733, 741 George Street North, such Site Plan to include provisions for removal of snow from the lot.

By-law read a first, second and third time this 9th day of August, 2010.

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk
SCHEDULE 'A' TO
BYLAW 2010-142
PASSED THE 14TH DAY OF
AUGUST 2010

MAYOR
CLERK

Change from
UC to SP.347 - 'H'

City of
Peterborough

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