THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11-095

BEING A BY-LAW TO AMEND THE ZONING FOR 475 GEORGE STREET NORTH

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

1. Section 41.3 Permitted Uses in the SP.13 Zoning District is hereby repealed and replaced with the following:

   “PERMITTED USES
   41.3 No person within a SP.13 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:
   a) a use permitted under Section 18.1 (C.6 – Commercial District)
   b) a multi-suite residence”

2. Section 41.4 Regulations in the SP.13 Zoning District is hereby repealed and replaced with the following:

   “REGULATIONS
   41.4 No person shall within a SP.13 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) maximum building coverage</td>
<td>95%</td>
</tr>
<tr>
<td>b) maximum building floor area ratio</td>
<td>6</td>
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<tr>
<td>c) dwelling units shall be located only in a second or higher storey</td>
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<tr>
<td>d) notwithstanding the provisions of Section 4.2(A), a minimum of 0.25 parking spaces shall be provided per suite for a residential suite in a multi-suite residence</td>
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<td>e) notwithstanding the provisions of Section 4.2(B), no motor vehicle parking spaces need be provided for non-residential uses</td>
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<td>f) notwithstanding the provisions of Section 6.26, a building or part thereof may be erected in the area of a block enclosed by lines drawn parallel to and 30 metres from the street lines forming the perimeter of the block.”</td>
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</tbody>
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3. Map 12d 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 SP.13 to SP.13 – ‘H’.

4. That the ‘H’ Holding Symbol be removed subject to the following:

   a) Formal approval by Council for the demolition of the heritage designated gymnasium;
b) That the final design of development directly adjacent to the Heritage Property be subject to review by the Municipal Heritage Committee and approval by Council, for its impact on the heritage attributes of the designated property; and

c) Site Plan Approval for the redevelopment of the lands, including provision for the following:

That the developer is required to have an archeologist on site during the excavation stage, and if archeological resources are found, the developer is required to follow the requirements of the Ontario Heritage Act and complete a Stage 3 and/or Stage 4 Assessment

By-law read a first, second and third time this 27th day of June 2011.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk
Change from SP.13 to SP.13 - 'H'