The Corporation of the City of Peterborough

By-Law Number 14-099

Being a By-law to amend the Zoning By-law for the property known as 900 Water Street and an unopened portion of the Hilliard Street right of way

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 214 – Special District 174 (SP.174), be deleted and replaced with the following:

   “Section 214

   Special District 174 (SP.174)

   214.1 For the purpose of this by-law, land use district “Special District 174” is hereby established and may be referred to by the symbol “SP.174”.

   Permitted Uses

   214.2 No person shall within an SP.174 District use any land or erect, alter or use any building or part thereof for any purpose other than:

   a) a use permitted in the M1.1 – Light Industrial District
   b) a rental establishment for truck and trailer rentals

   Regulations

   214.3 No person shall within an SP.174 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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<tr>
<td>a) maximum number of storeys</td>
<td>2</td>
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<td>b) landscaped open space shall be provided and maintained in accordance with an approved Site Plan</td>
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214.6 SP.174 District is hereby designated as an industrial district.”

2. Map 7 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.174 to SP.174 H.

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

   i) Site Plan Approval is granted which will include:

   • Recommendations as contained in the Environmental Review (D.M.Wills, 2014) be incorporated in the approved Site Plan, subject to approval of Otonabee Conservation;
• Detailed Stormwater Management design be incorporated in the approved Site Plan, subject to approval of the City’s Utility Services Department and Otonabee Conservation;

• Completion of a Stage 1- Stage 2 Archaeological Assessment for the property.

ii) The owner enter into a licensing agreement for use of the City Road Allowance (Part of Hilliard Street) adjacent to the property at 900 Water St and that the agreement preserve the right for public access from Water Street to the Otonabee River.

By-law read a first, second and third time this 5th day of August, 2014.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) Natalie Garnett, Deputy City Clerk
Schedule A

SCHEDULE 'A' TO BYLAW 2014 -
PASSED THE 5th DAY OF AUGUST 2014

MAYOR
CLERK

Change from SP.174 to SP.174 - H

City of Peterborough

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