The Corporation of the City of Peterborough

By-Law Number 15-112

Being a By-law to amend the Zoning By-law for the property known as 139 Douro Street

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

1. By-law 97-123 is hereby amended by adding Section 387, Special District 357 (SP.357) as follows:

   “Section 387
   Special District 357 (SP. 357)

   387.1 For the purpose of this by-law, land use district ‘Special District 357’ is hereby established and may be referred to by the symbol ‘SP.357’.

   Permitted Uses:

   387.2 No person within a SP.357 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

   a) An apartment dwelling

   Regulations:

   387.3 No person shall within a SP.357 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>Minimum lot area per dwelling unit</td>
<td>220 m²</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Minimum building setbacks:</td>
<td></td>
</tr>
<tr>
<td>i) from east side lot line</td>
<td>2m to main bldg</td>
</tr>
<tr>
<td>ii) from west side lot line</td>
<td>1m to main bldg</td>
</tr>
<tr>
<td>iii) from rear lot line</td>
<td>1.5m to main bldg</td>
</tr>
<tr>
<td>iv) from street line (pergola)</td>
<td>4m to covered porch</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>65%</td>
</tr>
</tbody>
</table>

   Notwithstanding the provisions of Section 4.3.1(b) – Size of Parking Space – a motor vehicle parking space shall have a minimum length of 5.5 metres.

   Notwithstanding the provisions of Section 4.3.2 of the Zoning By-Law, a maximum of seven (7) motor vehicle parking spaces shall be provided and maintained within 6 metres of the street line.

   Notwithstanding the provisions of Section 4.3.2(b), motor vehicle parking shall be permitted within 1 metre of the east side lot line.

   Notwithstanding the provisions of 4.3.2(c), a motor vehicle parking space and driveway may be located within 6 metres of a window to a habitable room in an apartment dwelling or group dwelling.

   387.4 SP.357 District is hereby designated as a Residential District”
2. Map 13 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.357 ‘H’.

3. That the ‘H’ Holding Symbol be removed subject to Site Plan Approval being granted for the property, including requirements for a primary entrance to the units from a main corridor access from the north side of the building; a pedestrian connection to the principal entrance from the municipal sidewalk along Douro Street; and indoor facilities for the central storage of garbage.

By-law read a first, second and third time this 29th day of June, 2015.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk
Schedule A
Amendment to Map 13 of the Zoning By-law