The Corporation of the City of Peterborough

By-Law Number 15-152

Being a By-law to Amend the Zoning By-law for the property known as 1180 High Street

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

1. That Section 392 for Special District 361 (SP.361) be added to By-law 97-123 as follows:

"Section 392
Special District 362 (SP. 362)

392.1 For the purpose of this by-law, land use district ‘Special District 362’ is hereby established and may be referred to by the symbol ‘SP.362’.

Permitted Uses:

391.2 No person within a SP.362 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

a) a dwelling unit

Regulations

392.3 No person shall within a SP.362 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>Regulation</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area per Dwelling Unit</td>
<td>200 m$^2$</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>30m</td>
</tr>
<tr>
<td>Minimum Building Setback i) from side lot line</td>
<td>6m</td>
</tr>
<tr>
<td>ii) from rear lot line</td>
<td>4.5 m</td>
</tr>
<tr>
<td>iii) from street line</td>
<td>6m</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
</tr>
<tr>
<td>Minimum landscaped open space</td>
<td>25%</td>
</tr>
<tr>
<td>Maximum number of storeys</td>
<td>3 for apartment dwelling</td>
</tr>
<tr>
<td></td>
<td>2 for other dwelling</td>
</tr>
<tr>
<td>Maximum lot coverage by open parking, driveways and</td>
<td>35%</td>
</tr>
<tr>
<td>vehicle movement areas</td>
<td></td>
</tr>
</tbody>
</table>

392.4 SP.362 District is hereby designated as a Residential District”

2. Map 17 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 R.1 to SP.362-H’.
3. The ‘H’ Holding Symbol shall be removed at such time as the following have been addressed:

   a) Any necessary off site easements;
   b) Submission of a Stage 1-2 archaeological assessment;
   c) Downstream sewer capacity is confirmed and a storm sewer/drainage solution is approved by the City as part of the Site Plan Approval;
   d) Site Plan Approval which will include a grading plan that will respect the future urbanization of High Street and either construction of a sidewalk along the High Street frontage or a financial contribution toward a future sidewalk.

By-law read a first, second and third time this 20th day of October, 2015.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk
Schedule A

By-law 15-152

Schedule 'A' to Bylaw 15-
Passed the 20th Day of October 2015
Mayor
Clerk

Change from R.1 to SP.362'H'

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.