The Corporation of the City of Peterborough

By-Law Number 16-017

Being a By-law to Amend the Zoning By-law as it relates to Section 23 – University and College District (UC)

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

1. Section 23 of By-law 97-123 be hereby amended to add the following:

   "Section 23A
   University and College Enhanced District 1 (UC.1)

   Permitted Uses

   23A.1 No person shall within any UC District use any land or erect, alter or use any building or part thereof for any purpose other than;

   (a) a university
   (b) a college
   (c) a university or college residence
   (d) an adult retraining centre
   (e) dwelling unit associated with or required to support a permitted use
   (f) a commercial use associated with or required to support a permitted use, including:
      i) a bank, financial institution or loan company
      ii) a drug store
      iii) a personal service use
      iv) a convenience retail store
      v) a restaurant
   (g) a library
   (h) an arena, skating or curling rink
   (i) a recreation centre, including outdoor recreational facilities
   (j) an employment use, including:
      i) a research and development laboratory
      ii) an engineering or technical service establishment
      iii) an industrial office
      iv) a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use
      v) a publishing and printing establishment
   (k) a utility service installation

   Regulations

   23A.2 No person shall within any UC 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) minimum lot width</td>
<td>30 metres</td>
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<tr>
<td>b) minimum lot depth</td>
<td>30 metres</td>
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<tr>
<td>c) minimum building setback - side lot line or rear lot line for uses permitted under Section 23A.1 a) to i)</td>
<td>3 metres or the height of the building, which ever is the greater</td>
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<tr>
<td>Section</td>
<td>Requirement</td>
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<tr>
<td>d)</td>
<td>minimum building setback - side lot line or rear lot line for uses permitted under Section 23A.1 j) and k)</td>
</tr>
</tbody>
</table>
- Abutting a residential district 9m or 4.3m/storey, which ever is the greater  
- Abutting a non-residential district 3 metres or the height of the building, which ever is the greater |
| e) | maximum building coverage | 40% |
| f) | maximum lot coverage by open parking areas, driveways and vehicle movement areas | 25% |
| g) | the following regulations shall apply to the commercial purposes in section 23A.1(f):  
  i) maximum floor area per commercial purpose  
  ii) no curb service, drive-in service, take-out service or pick-up service shall be permitted if such service comprises the primary activity of the establishment  
  iii) any such purpose shall be located only in a building on a lot having a minimum area of 4 hectares | 140 square metres |
| h) | the following regulations shall apply to a university or college residence or a dwelling unit to service a permitted use:  
  i) any room used by students for sleeping accommodation shall have a minimum floor area of  
  ii ) minimum floor area per bachelor dwelling unit  
  iii ) minimum floor area per dwelling unit other than i), ii) | 6.9 square metres  
37 square metres  
55 square metres plus 14 square metres for each habitable room in excess of 4 |
| i) | landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways |
| j) | planting strips shall be provided and maintained along a lot line abutting an R.1,R.2,R.3 or R.4 District if a building, parking space, driveway or loading space is located within 15 metres of such district |
| k) | Parking for uses listed in 23A.1 g) through j) shall be provided in accordance with Section 4, based on the use or purpose, in addition to the parking otherwise required for University or College |
| l) | Outside Storage shall be permitted in accordance with an approved Site Plan |

2. Map 2, forming part of Schedule ‘A’ to By-law 97-123 is amended by changing the areas shown on the sketch attached hereto as Schedule ‘A’ from UC to UC.1.

3. Map 5, forming part of Schedule ‘A’ to By-law 97-123 is amended by changing the areas shown on the sketch attached hereto as Schedule ‘B’ from UC to UC.1.

4. Map 20, forming part of Schedule ‘A’ to By-law 97-123 is amended by changing the areas shown on the sketch attached hereto as Schedule ‘B’ from OS.2,UC to OS.2,UC.1 and from OS.3,UC to OS.3,UC.1.
By-law read a first, second and third time this 22nd day of February, 2016.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk