The Corporation of the City of Peterborough

By-Law Number 16-073

Being a By-law to amend the Zoning By-law for the properties known as 983-1003 Chemong Road (Deana Boulevard)

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

1. That Section 394 for Special District 364 (SP.364) be added to By-law 97-123 as follows:

   “Section 394

   Special District 364 (SP. 364)

   394.1 For the purpose of this by-law, land use district ‘Special District 364’ is hereby established and may be referred to by the symbol ‘SP.364’.

   Permitted Uses:

   394.2 No person within a SP.364 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

   a dwelling unit

   Regulations

   394.3 No person shall within a SP.364 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>
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<tbody>
<tr>
<td>Minimum Lot Area per Dwelling Unit</td>
<td>215 m²</td>
</tr>
<tr>
<td>Minimum Building Setback</td>
<td></td>
</tr>
<tr>
<td>i) from side lot line</td>
<td>9m</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
</tr>
<tr>
<td>Minimum landscaped open space</td>
<td>35%</td>
</tr>
<tr>
<td>Maximum number of storeys</td>
<td>2</td>
</tr>
<tr>
<td>Maximum lot coverage by open parking, driveways and vehicle movement areas</td>
<td>45%</td>
</tr>
</tbody>
</table>

   394.4 SP.364 District is hereby designated as a Residential District”

2. Map 6 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(SM) to SP.364(F)-H and from R.1,1m,2m,4e to SP.364(F)-H.

3. That the ‘H’ – Holding Symbol be removed subject to Site Plan Approval, including among other requirements, the following:
a. Detailed erosion and sediment controls

b. A report from a biological consultant, to the satisfaction of ORCA, demonstrating:

i. the potential impact on the watercourse

ii. Outline measures incorporated in the design that will improve creek shading, instream structures, and natural vegetated buffers

iii. Confirm presence/absence of fish

iv. Provide construction impact mitigation measures

v. Landscape restoration plan that utilizes native species to provide shade for the creek

By-law read a first, second and third time this 27th day of June, 2016.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk
Schedule A

By-law 16-073

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