THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 05-167

A BY-LAW TO AMEND THE ZONING BY-LAW FOR
302 KING STREET

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF ENACTS AS FOLLOWS:

1. Section 327 – Special District 297 (SP.297) of By-law 97-123 is deleted in its entirety and replaced with the following:

"SECTION 327

SPECIAL DISTRICT 297(SP. 297)

327.1 For the purpose of this by-law, land use district "Special District 297" is hereby established and may be referred to as the symbol "SP. 297".

PERMITTED USES

327.2 No person shall within an SP. 297 District use any land or erect, alter or use any building or part thereof for any purpose other than:

i) an office
ii) a clinic
iii) a tea room
iv) a personal service establishment
v) a dwelling

REGULATIONS

327.3 No person shall within an SP. 297 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 area per dwelling unit</td>
<td>185 square metres</td>
</tr>
<tr>
<td>b) maximum floor area per purpose for an office use</td>
<td>235 square metres</td>
</tr>
<tr>
<td>c) minimum building set back</td>
<td></td>
</tr>
<tr>
<td>i) side lot line</td>
<td>7.5 metres</td>
</tr>
<tr>
<td>ii) rear lot line</td>
<td>7.5 metres</td>
</tr>
<tr>
<td>d) maximum building coverage</td>
<td>35%</td>
</tr>
<tr>
<td>e) maximum coverage by open parking areas, driveways and vehicle movement areas</td>
<td>35%</td>
</tr>
</tbody>
</table>
f) notwithstanding the provisions of Section 4.2, a minimum of 0.5 parking spaces per dwelling unit shall be provided and maintained within this district, for any dwelling unit deemed to be ‘affordable’ under the Affordable Housing Program.

g) for the purposes of this Special District a “tea room” shall mean an eating establishment where tea and coffee, and light refreshments served, generally during midday. Other food may range from baked goods to soups and sandwiches, other casual meals, and light desserts. A “tea Room” may include the ancillary sale of art, crafts, giftware, and antiques but shall not include a liquor-licensed establishment.

327.4 SP.297 is hereby designated as a commercial district.”

By-law read a first and second time this 8th day of August, 2005

By-law read a third time and finally passed this 8th day of August, 2005

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Leigh Doughty, Deputy Clerk