

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 01-113

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR
140 BRAIDWOOD AVENUE**

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

1. By-LAW 1997-123 is amended by adding thereto the following section:

**"SECTION 331"
SPECIAL DISTRICT (SP.301)**

For the purpose of this by-law, land use district "Special District 301" is hereby established and may be referred to as the Symbol "SP.301".

PERMITTED USES

No person shall within SP.301 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling containing not more than 8 dwelling units

REGULATIONS

- | | | |
|----|--|-------------------|
| a) | minimum lot area per dwelling unit | 330 square metres |
| b) | maximum building height | 2 storeys |
| c) | minimum building setback from: | |
| | i) a lot line, other than a street line or the northeast rear lot line which abuts an R.1 district | 7.5 metres |
| | ii) the northeast rear lot line which abuts an R.1 district | 1.2 metres |
| | iii) notwithstanding Section 6.11 a), a street line | 3 metres |
| d) | minimum distance between buildings | 1.8 metres |
| e) | maximum building coverage | 40% |
| f) | minimum landscaped open space | 30% |
| g) | notwithstanding the provisions of Section 4.2, a minimum of 2 motor vehicle parking spaces per unit shall be provided. | |
| h) | the land within this zoning district shall be deemed to be one lot for all purposes of the Zoning By-law, regardless of ownership. | |

2. **Map 22** forming part of Schedule 'A' to By-Law 1997-123 is amended by changing the area shown on the sketch attached hereto as Schedule 'A' from

M3.2 to SP.301 - "H" and OS.2.

3. The "H" - Holding Symbol shall be removed upon approval of Official Plan Amendment No. 114 and at such time that a Site Plan has been approved pursuant to Section 41 of the Planning Act.

By-law read a first and second time this 13th day of August, 2001.

By-law read a third time and finally passed this 13th day of August, 2001.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Doris Neufeld, Deputy City Clerk

