

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 01-155

A BY-LAW TO AMEND THE ZONING BY-LAW

FOR 1421 LANSDOWNE STREET WEST

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL

THEREOF ENACTS AS FOLLOWS:

1. By-law 97-123 is amended by adding thereto the following section:

“SECTION 335

SPECIAL DISTRICT (SP.305)

- 335.1 For the purpose of this by-law, land use district "Special District 305" is hereby established and may be referred to as the symbol "SP.305".

PERMITTED USES

- 335.2 No person shall within an SP.305 district use any land or erect, alter or use any building or part thereof for any purpose other than:
 - a) a church
 - b) a school
 - c) a day nursery

REGULATIONS

- 335.3 No person shall within an SP.305 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

TYPE	REQUIREMENT
a) minimum lot area	5 hectares
b) minimum building setbacks i) street line (Lansdowne Street) ii) side lot line -east side lot line -west side lot line iii) rear lot line	90 metres 90 metres 15 metres 30 metres
c) permitted uses shall be restricted to the existing buildings, provided that such buildings may be expanded by not more than 5% of the building floor area which exists at the effective date of this by-law	
d) minimum width of landscaped open space shall be provided and maintained along a lot line in accordance with the following: i) east side lot line ii) west side lot line iii) rear lot line iv) street line (Lansdowne Street) ▶ easterly 80 metres ▶ westerly 124 metres provided such space may be interrupted by a driveway	6 metres 1.5 metres 3 metres 9 metres 60 metres
e) an accessory building, waste receptacle or garbage storage area may be erected or located within the district, excepting within the minimum required landscaped open space area, and the minimum building setback from Lansdowne Street, provided the following regulations are complied with: i) minimum building setback ii) maximum building height iii) maximum building or site area	20 metres 6 metres 20 square metres
f) for all purposes of this By-law, the area designated as SP.305 shall be deemed to be a lot	

335.4 SP.305 is hereby designated as a public service district.”

2. Section 329 of By-law 97-123 is deleted in its entirety and the following is substituted thereof:

**“SECTION 329
SPECIAL DISTRICT (SP. 299)**

329.1 For the purpose of this bylaw, land use district “Special District 299” is hereby established and may be referred to as the Symbol “SP.299”.

PERMITTED USES

329.2 No person shall within SP.299 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) a dwelling

REGULATIONS

329.3 No person shall within an SP.299 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	maximum number of multi-suite residences	1
b)	maximum number of residential suites	120
c)	maximum number of dwelling units (for the purpose of calculating maximum number of dwelling units, 2 suites is the equivalent of 1 dwelling unit)	200
d)	maximum building height	
	i) westerly 30 metres of Area 1, as shown on Schedule ‘A’ attached hereto	1 storey
	ii) balance of Area 1 and all of Area 2 as shown on Schedule ‘A’ attached hereto	
	- a dwelling	2 storeys
	- a multi-suite residence	3 storeys
e)	maximum number of dwelling units in a dwelling	
	i) Area 1 as shown on Schedule ‘A’ attached hereto	8
	ii) Area 2 as shown on Schedule ‘A’ attached hereto	12

f)	minimum building setbacks	
	i) west side lot line within Area 1 as shown on Schedule 'A' attached hereto	9 metres
	ii) Area 3 as shown on Schedule 'A' attached hereto	entire area
	iii) all other side and rear lot lines within Areas 1 and 2 as shown on Schedule 'A' attached hereto	7.6 metres
g)	maximum building coverage	30%
h)	maximum coverage by open parking areas, driveways and vehicle movement areas	30%
j)	minimum width of landscaped open space shall be provided and maintained along a lot line in accordance with the following:	
	i) street line (Lansdowne Street)	9 metres
	ii) westerly side lot line within Area 1 as shown on Schedule 'A' attached hereto	9 metres
	iii) Area 3 as shown on Schedule 'A' attached hereto	entire area
	iv) all other side or rear lot lines within Areas 1 and 2 as shown on Schedule 'A' attached hereto provided such space may be interrupted by a driveway	7.6 metres
k)	notwithstanding anything else contained in this By-law, no building shall be permitted in Area 3 as shown on Schedule 'A' attached hereto	
l)	in addition to the provisions of Section 4.2, a minimum of 1 motor vehicle parking space for every 2 residential suites shall be provided and maintained on the lot.	
m)	for all purposes of this By-law, the land shown as Areas 1, 2 and 3 on Schedule 'A' attached hereto shall be deemed to be a lot.	

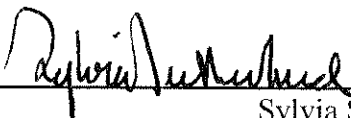
329.4 SP.299 is hereby designated as a residential district.”

3. **Map 21** 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 **SP. 299 -'H'** to **SP. 305 -'H'** and **0S.1**.


4. **The 'H' - Holding Symbol shall be removed from the Zoning By-law upon the approval of a site plan pursuant to Section 41 of the Planning Act.**

By-law read a first and second time this 19th day of November, 2001

By-law read a third time and finally passed this 19th day of November, 2001.

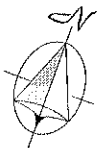


Sylvia Sutherland, Mayor



Steven Brickell, City Clerk

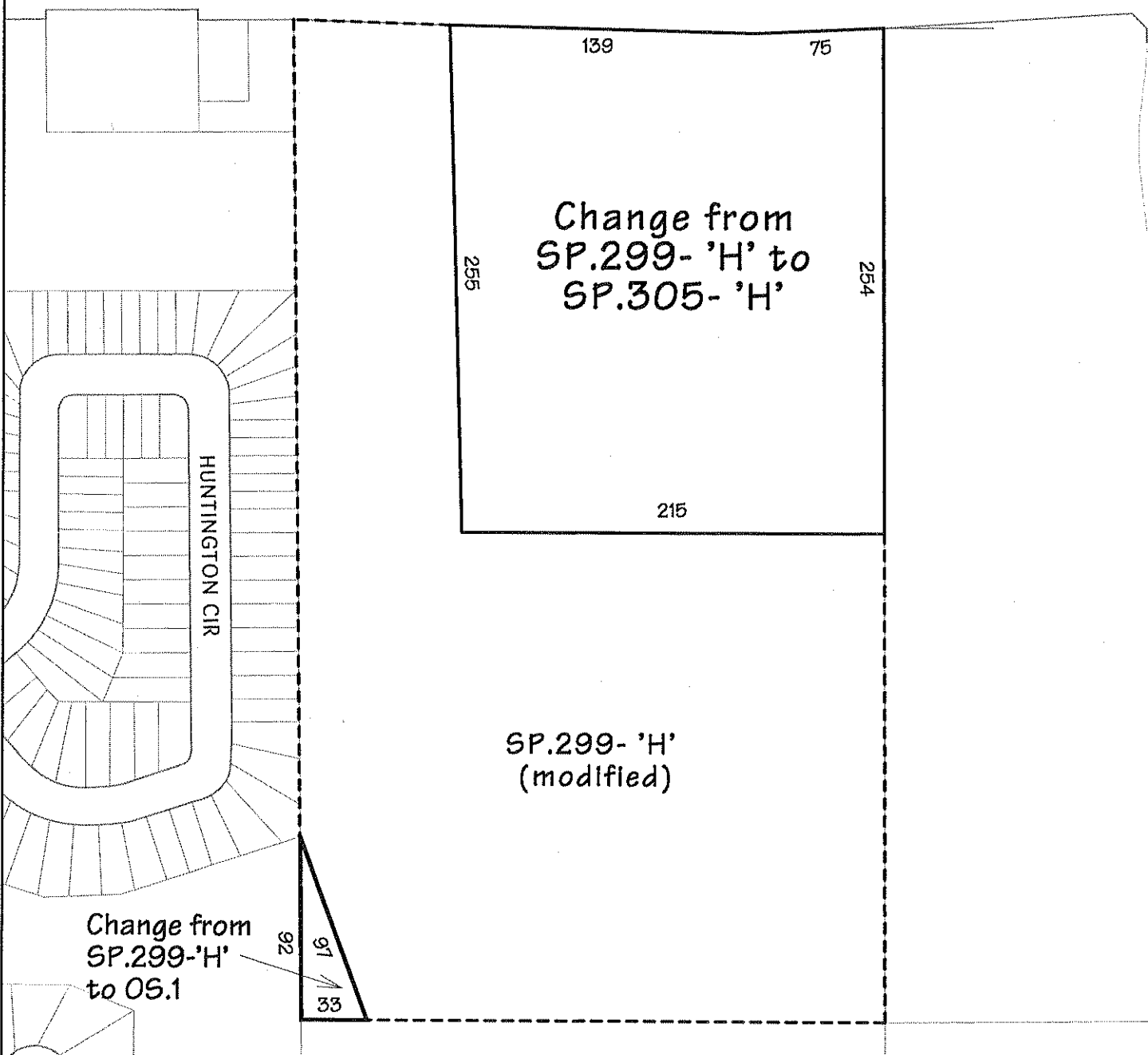
Dimensions are in metric



SCHEDULE 'A' TO
BYLAW 2001 - 155
PASSED THE 19th DAY
OF November 2001

MAYOR *D. DeLuca*
CLERK *S. [Signature]*

LANSDOWNE ST W

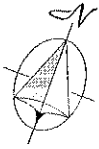


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File: z0125

Scale: 1:3000



Lansdowne Street West

