

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 02-178

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 1075, 1101 AND 1111 PARKHILL ROAD WEST AND 1742 RAVENWOOD DRIVE (TRIPLE T. HOLDINGS LIMITED)

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 342

SPECIAL DISTRICT (SP.312)

342.1 For the purpose of this by-law, land use district "Special District 312" is hereby established and may be referred to as the symbol "SP.312".

A) PERMITTED USES

342.2 No person shall within an SP.312 district use any land or erect, alter or use any building or part thereof for any purpose other than:

i) a dwelling

B) REGULATIONS

342.3 No person shall within an SP.312 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	minimum lot area per dwelling unit	600 square metres
b)	maximum number of dwelling units per dwelling	6
c)	minimum building setback - side lot line or rear lot line	7.6 metres
d)	maximum building height	2 storeys
e)	minimum width of landscaped open space to be provided and maintained	
	i) along a street line	3 metres
	ii) along a lot line abutting an OS.1 - Open Space District	10 metres
	iii) along all other lot lines (except as interrupted by a driveway)	6 metres
f)	minimum number of motor vehicle parking spaces to be provided and maintained per dwelling unit	2

342.4 SP.312 is hereby designated as a residential district.”

2. **Map 9** 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 **D.1, D.2 and R 1, 1m, 2m to SP.312 - 'H' and OS.1.**

3. **The 'H' - Holding Symbol shall be removed upon the completion of the following:**
- i) the approval of a Site Plan by City Council, pursuant to Section 41 of The Planning Act.**
 - ii) the applicant providing an undertaking, satisfactory to the City, that acknowledges that no condominium unit will be occupied, nor will a Plan of Condominium be registered with respect to Phase 1 unless, prior thereto, a registered easement for vehicle access purposes from Ravenwood Drive across the properties at 1101 and 1111 Parkhill Road West to the satisfaction of the Directors of Utility Services and Planning and Development Services, has been registered on title to those lands;**
 - iii) the applicant/property owner paying to the City the sum of \$1,500 per dwelling unit towards the Loggerhead Marsh Management Plan;**
 - iv) the applicant undertaking that, in connection with the development of Phase 1, that it will convey to the City, free of encumbrances, and at no cost to the City, a 5.18 metre wide parcel of land along the entire north limit of such phase for the purposes of the future widening of Parkhill Road West, and further undertaking that, following the acquisition of title to 1101 and 1111 Parkhill Road West, that it will convey the northerly 5.18 metre future road widening strip along the entire north limit of both properties and will convey to the City those lands recommended to be rezoned as OS.1-Open Space District, being the north west portion of such properties. All such conveyances shall be completed prior to the occupancy of any condominium unit and the registration of a Plan of Condominium on Phase 1; and**
 - v) the applicant/developer, prior to the issuance of any building permit, supplying the City Solicitor with satisfactory evidence that all of the conditions contained in the subsisting agreements of purchase and sale with the owners of 1101 and 1111 Parkhill Road West have been waived or removed, and that such agreements are fully enforceable by the applicant/developer**

By-law read a first and second time this 9th day of December, 2002

By-law read a third time and finally passed this 9th day of December, 2002.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk

Dimensions are in metric

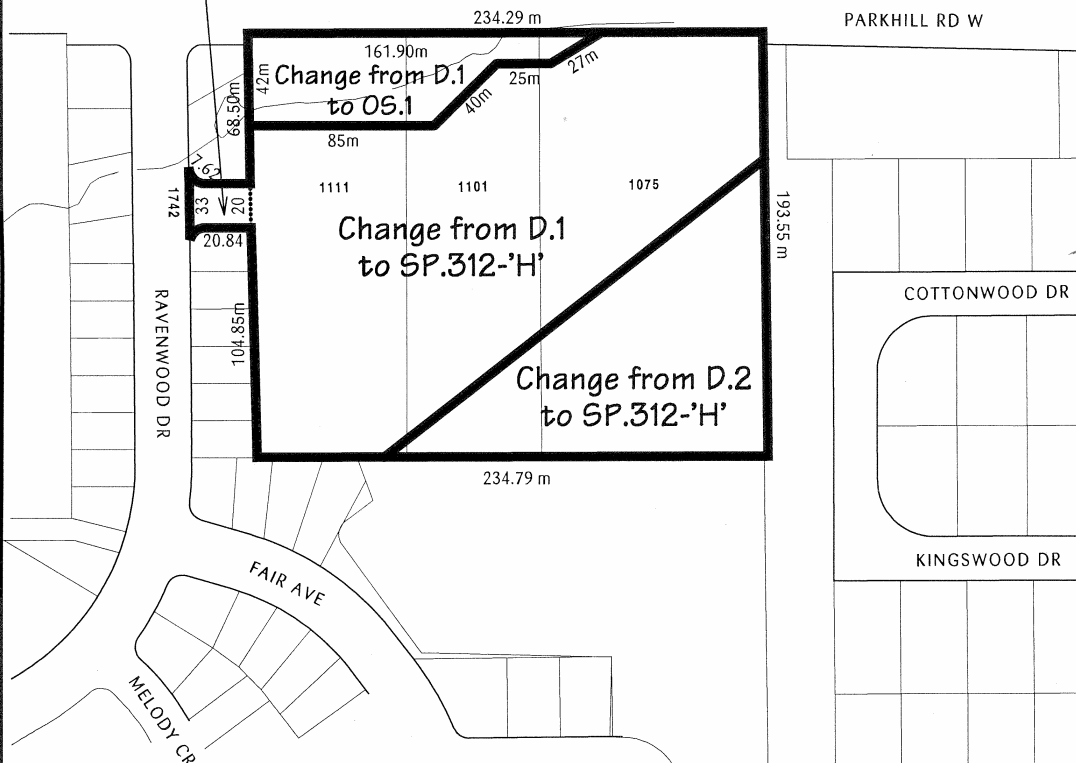
SCHEDULE 'A' TO
BYLAW 2002 -178
PASSED THE 9th DAY
OF December 2002

MAYOR *A. Sutherland*
CLERK *Janet [unclear]*



Jackson Creek

Change from R.1,1m,2m
to SP.312-'H'



City of
Peterborough

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File: z0211

Scale: 1: 2500