

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 03-119

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR
THE PROPERTY AT 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 deleting Section 331 in its entirety and replacing it with the following section:

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

331.1 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

331.2 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 single unit dwelling

REGULATIONS

331.3 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:

TYPE	REQUIREMENT
a) minimum lot area per dwelling unit	500 square metres
b) maximum building height	2 storeys
c) minimum building setback from:	3 metres
i) the Braidwood Avenue Street line	
ii) the Montgomery Street street line - west of the southerly projection of the centreline of Sherburne Street - east of the southerly projection of the centreline of Sherburne Street	6 metres 3 metres
ii) a side lot line abutting the side lot line of an R.1 district	1.2 metres
iii) all other lot lines	6 metres

d)	minimum distance between buildings	1.2 metres
e)	maximum building coverage	40%
f)	minimum landscaped open space	30%
g)	the land within this zoning district shall be deemed to be one lot for all purposes of the Zoning By-law, regardless of ownership.	

331.4 SP.301 is hereby designated as a residential district.”

2. **Map 22(a)** 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 **R.1 – “H” and OS.2** to **SP.301 – “H” and OS.2**.
3. **The “H” – Holding Symbol shall be removed upon the approval of a site plan pursuant to Section 41 of the Planning Act.**

By-law read a first and second time this 23rd day of June, 2003.

By-law read a third time and finally passed this 23rd day of June, 2003.

Sylvia Sutherland, Mayor

Nancy Wright-Laking, City Clerk