

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 03-214**

**A BY-LAW TO AMEND THE ZONING BY-LAW FOR 751 AND 755 GEORGE STREET NORTH AND TO RESCIND BY-LAW 03-199**

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

1. By-law 03-199 is hereby rescinded, and replaced with the following:

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

**"SECTION 345**

**SPECIAL DISTRICT (SP. 315 )**

345.1 For the purpose of this by-law, land use district "Special District" is hereby established and may be referred to as the symbol "SP. 315 ".

**PERMITTED USES**

345.2 No person shall within an SP.315 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office; and,
- b) a dwelling.

**REGULATIONS**

345.3 No person shall within an SP.315 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

i)	the permitted uses shall be limited to the building existing on the date of the passage of the implementing by-law.	
ii)	maximum floor area for all office uses	235 square metres
iii)	minimum lot area per dwelling unit	370 square metres
iv)	minimum building setbacks	
	i) south side lot line	30 metres
	ii) all other lot lines	the existing building setback on the date of the passage of the implementing by-law
v)	the southerly 30 metres of the district shall be maintained as landscaped open space	

345.4 SP.315 is hereby designated as a Commercial district.”

2. Section 3.9 (Exceptions) of By-law 1997-123 is hereby amended by adding the

following thereto:

“197 Notwithstanding the provisions of Section 23.2 (h), the minimum width of landscaped open space to be provided and maintained along lot lines, shall be in accordance with the following:

- i. north side lot line 0 metres
- ii. north rear lot lines 0 metres
- iii. south side lot line 30 metres”

“201 i. Notwithstanding the provisions of Sections 7 and 8, this land may be used as either a single or two unit dwelling, provided such use is restricted to the building existing on the date of the passage of the implementing by-law.

ii. Notwithstanding the provisions of Section 4.2, a minimum of two motor vehicle site parking spaces shall be provided and maintained within the western portion of the district.”

3. **Map 7** 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 **UC to UC - 197 - 'H'; SP. 315 - 'H' and R.1, R.2 - 201.**
4. **The 'H' - Holding Symbol shall be removed upon the approval of a site plan by City Council, pursuant to Section 41 of *The Planning Act*.**

By-law read a first and second time this 27<sup>th</sup> day of October, 2003.

By-law read a third time and finally passed this 27<sup>th</sup> day of October, 2003.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk