

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-017

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 136 ANSON STREET

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 349

SPECIAL DISTRICT (SP. 319)

349.1 For the purpose of this by-law, land use district "Special District 319" is hereby established and may be referred to as the symbol "SP. 319 ".

349.2 No person shall within an SP.319 district use any land or erect, alter or use any building or part thereof for any purpose other than:

PERMITTED USES

- a) a dwelling
- b) a multi-suite residence
- c) a dialysis clinic
- d) a long-term care facility
- e) a nursing home or home for the aged
- f) a hospital
- g) a group home
- h) a day nursery

REGULATIONS

349.3 No person shall within an SP.319 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 | 280 square metres |
| b) maximum number of residential suites | 80 |
| c) maximum floor area for a dialysis clinic | 230 square metres |
| d) maximum building height | 3 storeys |
| e) minimum building setbacks: i) side lot lines ii) rear lot lines | 9 metres 9 metres |
| f) notwithstanding the provisions of Section 4, the minimum motor vehicle parking spaces for a dwelling unit or a residential suite, in which the monthly rental rate for a dwelling unit or a residential suite does not exceed the Canada Mortgage and Housing Corporation Community Guideline for affordable rental accommodation, shall be 0.5 space per dwelling unit or residential suite, plus one (1) per staff. | |
| g) minimum landscaped open space | 40% of the area of the lot |

| | |
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| <p>h) an accessory building, waste receptacle or garbage enclosure area may be erected or located within the district provided the following regulations are complied with:</p> <p>i) minimum building setback</p> <p>ii) maximum building site area</p> | <p>the lesser of the existing or 3 metres the greater of the existing or 30 square metres</p> |
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349.4 SP.319 is hereby designated as a Residential District.”

2. 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 **PS.2 and SP.254** to **SP. 319**.

By-law read a first and second time this 16th day of February, 2004.

By-law read a third time and finally passed this 16th day of February, 2004.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk