

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 04-045**

(as amended by 05-103)

**A BY-LAW TO AMEND THE ZONING BY-LAW (FOR 2235 KEENE ROAD)**

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

1. Section 79 and Schedule 'A' to Section 79 of By-law 97-123 are hereby deleted and the following is substituted therefore:

"SECTION 79

SPECIAL DISTRICT (SP.51)

79.1 For the purpose of this by-law, land use district "Special District 51" is hereby established and may be referred to as the symbol "SP.51".

PERMITTED USES

79.2 No person shall within an SP.51 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling
- b) a bed and breakfast establishment
- c) a personal service use
- d) a day nursery
- e) a restaurant
- f) a clinic

REGULATIONS

79.3 No person shall within an SP.51 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

i)	permitted uses described in Section 79.2 shall be limited to the existing building	
ii)	maximum number of dwelling units	5
iii)	the maximum number of seats for a restaurant use	100
iv)	maximum number of guest rooms for a bed and breakfast establishment	12
v)	minimum width of landscaped open space to be provided and maintained along a lot line shall be 3 metres, except as interrupted by driveways.	
vi)	maximum lot coverage by open parking areas, driveways and vehicle movement areas	30%
vii)	Section 6.4 shall not apply to prevent the use of the existing building for a permitted use notwithstanding that water distribution and wastewater collection facilities are not available to the lot.	

79.4 SP.51 is hereby designated as a commercial district."

2. Section 1 (DEFINITIONS) of By-law 1997-123 is hereby amended by adding the following thereto:

**“BED AND BREAKFAST ESTABLISHMENT** means a commercial establishment having guest rooms used to provide accommodation and meals but does not include a boarding house, group home or hotel.”

3. **Map 19** 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.51 to SP.51 – ‘H’**.

4. The H” – Holding Symbol shall apply to the uses set out in Section 79.2 (b) (c), (d) and (f) and shall be removed upon the approval of a Site Plan pursuant to Section 41 of the Planning Act, which plan maintains the residential architecture of the building.

5. **The By-law shall come into effect upon the approval of Official Plan Amendment No. 127, being a policy exception to the Plan permitting commercial uses of the property within the existing building.**

By-law read a first and second time this 29<sup>th</sup> day of March, 2004

By-law read a third time and finally passed this 29<sup>th</sup> day of March, 2004

(Sgd.) Sylvia Sutherland, Mayor

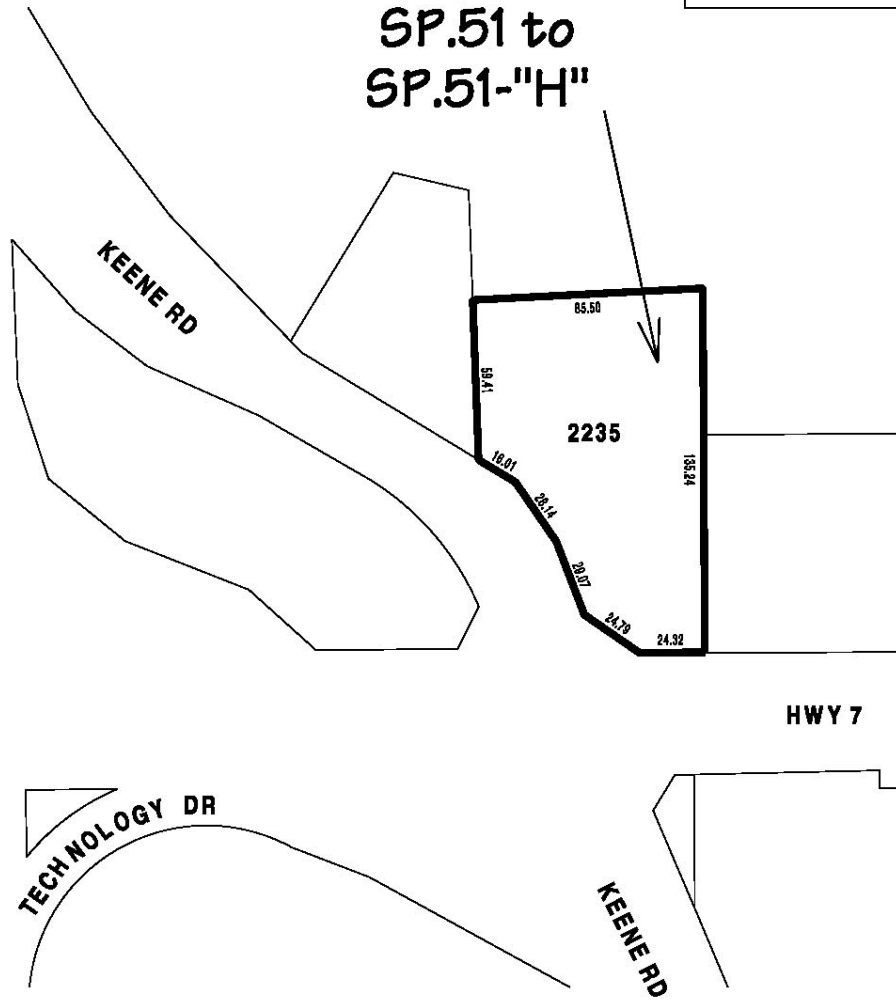
(Sgd.) Nancy Wright-Laking, City Clerk

Dimensions are in metric

SCHEDULE 'A' TO  
BYLAW 2004 -  
PASSED THE DAY  
OF 2004  
MAYOR  
CLERK



# Change from SP.51 to SP.51-"H"



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File: z0401

Scale: 1:2000