

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-078

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 49 ARGYLE 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 351

SPECIAL DISTRICT (SP.321)

351.1 For the purpose of this by-law, land use district "Special District 321" is hereby established and may be referred to as the symbol "SP.321".

PERMITTED USES

351.2 No person shall within an SP.321 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

351.3 No person shall within an SP.321 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	- 185 square metres
b)	maximum building height	- 2 storeys
c)	minimum building setbacks i) south side lot line ii) all other lot lines	- 3 metres - 6 metres
d)	minimum width of landscaped open space to be provided and maintained along lot lines to be in accordance with the following: i) south side lot line ii) street line iii) all other lot lines except as interrupted by driveways	- 3 metres - 1.5 metres - 1.5 metres
e)	for all purposes of this By-law, the area designated as SP.321 shall be deemed to be a lot.	

351.4 SP.321 is hereby designated as a residential district.”

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

Exception Number	Provisions
“211	Notwithstanding the provisions of Sections 7.2 (b), the minimum lot area shall be 3000 square metres.”

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 SP.321 and R.1 - 211**.

By-law read a first and second time this 10th day of May, 2004.

By-law read a third time and finally passed this 10th day of May, 2004.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk