

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-079

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 520 BREALEY DRIVE

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

1. Section 148 of By-law 97-123 is hereby deleted and the following is substituted therefore:

"SECTION 148

SPECIAL DISTRICT (SP.118)

148.1 For the purpose of this by-law, land use district "Special District 118" is hereby established and may be referred to as the symbol "SP.118".

PERMITTED USES

148.2 No person shall within an SP.118 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a purpose permitted under PS.1
- (b) a public administration establishment
- (c) a police station
- (d) a school
- (e) a hospital
- (f) a nursing home
- (g) a home for the aged
- (h) a group home
- (j) a monastery, convent or religious establishment
- (k) a church

REGULATIONS

148.3 No person shall within an SP.118 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	1 hectare
b)	maximum building height	2 storeys
c)	minimum building setback from a rear or side lot line	the existing building setback or 15 metres, whichever is the greater.
d)	maximum lot coverage by open parking areas, driveways and vehicle movement areas	50%
e)	minimum width of landscaped open space of 3 metres shall be provided and maintained along all lot lines except as interrupted by driveways.	

148.4 SP.118 is hereby designated as a public service district.”

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

"SECTION 347

SPECIAL DISTRICT (SP.317)

347.1 For the purpose of this by-law, land use district "Special District 317" is hereby established and may be referred to as the symbol "SP.317 ".

PERMITTED USES

347.2 No person shall within an SP. 317 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a dwelling

REGULATIONS

347.3 No person shall within an SP.317 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	465 square metres (5,000 square feet)
b)	maximum building height	2 storeys
c)	minimum building setbacks: i) east side lot line ii) north side lot line iii) all other lot lines	9 metres 12 metres 1.5 metres
d)	minimum number of motor vehicle parking spaces to be provided and maintained per dwelling unit	2
e)	minimum landscaped open space	50%
f)	minimum width of landscaped open space to be provided and maintained along lot lines shall be in accordance with the following: i) east side lot line ii) all other lot lines	9 metres 1.5 metres

347.4 SP.317 is hereby designated as a residential district”.

3. **Map 20** 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. 118 to to SP.118 - 'H' and SP.317 - 'H'**.

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 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