

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 05-167**

**A BY-LAW TO AMEND THE ZONING BY-LAW FOR  
302 KING STREET**

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

1. Section 327 – Special District 297 (SP.297) of By-law 97-123 is deleted in its entirety and replaced with the following:

**"SECTION 327**

**SPECIAL DISTRICT 297(SP. 297)**

327.1 For the purpose of this by-law, land use district "Special District 297" is hereby established and may be referred to as the symbol "SP. 297".

**PERMITTED USES**

327.2 No person shall within an SP. 297 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- i) an office
- ii) a clinic
- iii) a tea room
- iv) a personal service establishment
- v) a dwelling

**REGULATIONS**

327.3 No person shall within an SP. 297 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot area per dwelling unit	185 square metres
b) maximum floor area per purpose for an office use	235 square metres
c) minimum building set back i) side lot line ii) rear lot line	7.5 metres 7.5 metres
d) maximum building coverage	35%
e) maximum coverage by open parking areas, driveways and vehicle movement areas	35%

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| f) | notwithstanding the provisions of Section 4.2, a minimum of 0.5 parking spaces per dwelling unit shall be provided and maintained within this district, for any dwelling unit deemed to be 'affordable' under the Affordable Housing Program.  |
| g) | for the purposes of this Special District a "tea room" shall mean an eating establishment where tea and coffee, and light refreshments served, generally during midday. Other food may range from baked goods to soups and sandwiches, other casual meals, and light desserts. A "tea Room" may include the ancillary sale of art, crafts, giftware, and antiques but shall not include a liquor-licensed establishment. |

327.4 SP.297 is hereby designated as a commercial district."

By-law read a first and second time this 8<sup>th</sup> day of August, 2005

By-law read a third time and finally passed this 8<sup>th</sup> day of August, 2005

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Leigh Doughty, Deputy Clerk