

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 05-215

BEING A BY-LAW TO AMEND THE ZONING BY-LAW AT 569 ARMOUR ROAD (CLINTON BROWN)

WHEREAS PURSUANT TO SECTION 39 OF THE PLANNING ACT, R.S.O. 1990, c. P.13, COUNCIL MAY, IN A BY-LAW PASSED UNDER SECTION 34, AUTHORIZE THE TEMPORARY USE OF LAND, BUILDINGS OR STRUCTURES FOR ANY PURPOSE SET OUT THEREIN THAT IS OTHERWISE PROHIBITED BY THE BY-LAW;

AND WHEREAS THE COUNCIL OF THE CORPORATION OF THE CITY OF PETERBOROUGH DEEMS IT ADVISABLE TO LIMIT THE USE OF THE LANDS SUBJECT OF THIS BY-LAW AS A TEMPORARY OR INTERIM USE OF THE LANDS;

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

1. Map 13 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 R.1, R.2, R.3 to SP. 323 –“H” Special District.
2. By-law 97-123 is amended by adding thereto a new Section 353 – Special District 323 (SP.323) as follows:

“SECTION 353

SPECIAL DISTRICT 323 (SP. 323)

323.1 For the purpose of this by-law, land use district "Special District 323" is hereby established and may be referred to by the symbol "SP. 323".

PERMITTED USES:

323.2 No person shall within an SP.323 District use any land or erect, alter or use any building or part thereof for any reason other than:

- i) dwelling unit
- ii) contractor’s shop, as a use ancillary to a dwelling

REGULATIONS:

323.3 No person shall within an SP.323 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a) dwelling unit	Permitted in accordance with the provisions of the R.1, R.2, or R.3 zone
b) minimum lot area reserved for residential use.	12 metres by 25 metres.
b) contractor’s shop	Restricted to and wholly located within the existing non-residential building.
c) outdoor storage	Prohibited
d) dwelling units shall not be permitted within the existing non-residential building	
e) notwithstanding the provisions of Section 4.3.2, a motor vehicle parking space and the driveway thereto may be located within 1.0 metre of a side lot line lot line	

f) notwithstanding the provisions of Section 4.3.2, a motor vehicle parking space shall not be located within 9 metres of a window to a habitable room in a dwelling located on a separate lot
g) notwithstanding the provisions of Section 4.3.2, a maximum of 8 motor vehicle parking spaces may be provided for vehicles associated with the contractor's shop
h) for the purposes of this Special District a contractor's shop shall mean an enclosed space used for the interior storage of machinery, small quantities of building or landscaping materials, the provision of building-related services, the fabrication of building-related products, and servicing of equipment, vehicles, machinery, and components used by the owner or occupant of the premises in the conduct of a building-related trade, but which does not include any exterior storage area.

323.4 SP.323 District is hereby designated as a residential district.

323.5 The 'H' – Holding Symbol will be removed from the Zoning By-law upon the owner entering into an approved Site Plan Agreement with the City.

323.6 Pursuant to Section 39(2) of The Planning Act, R.S.O. 1990, C. P.13, this By-law shall expire on October 3, 2008.

By-law read a first and second time this 3rd day of October, 2005

By-law read a third time and finally passed this 3rd day of October, 2005

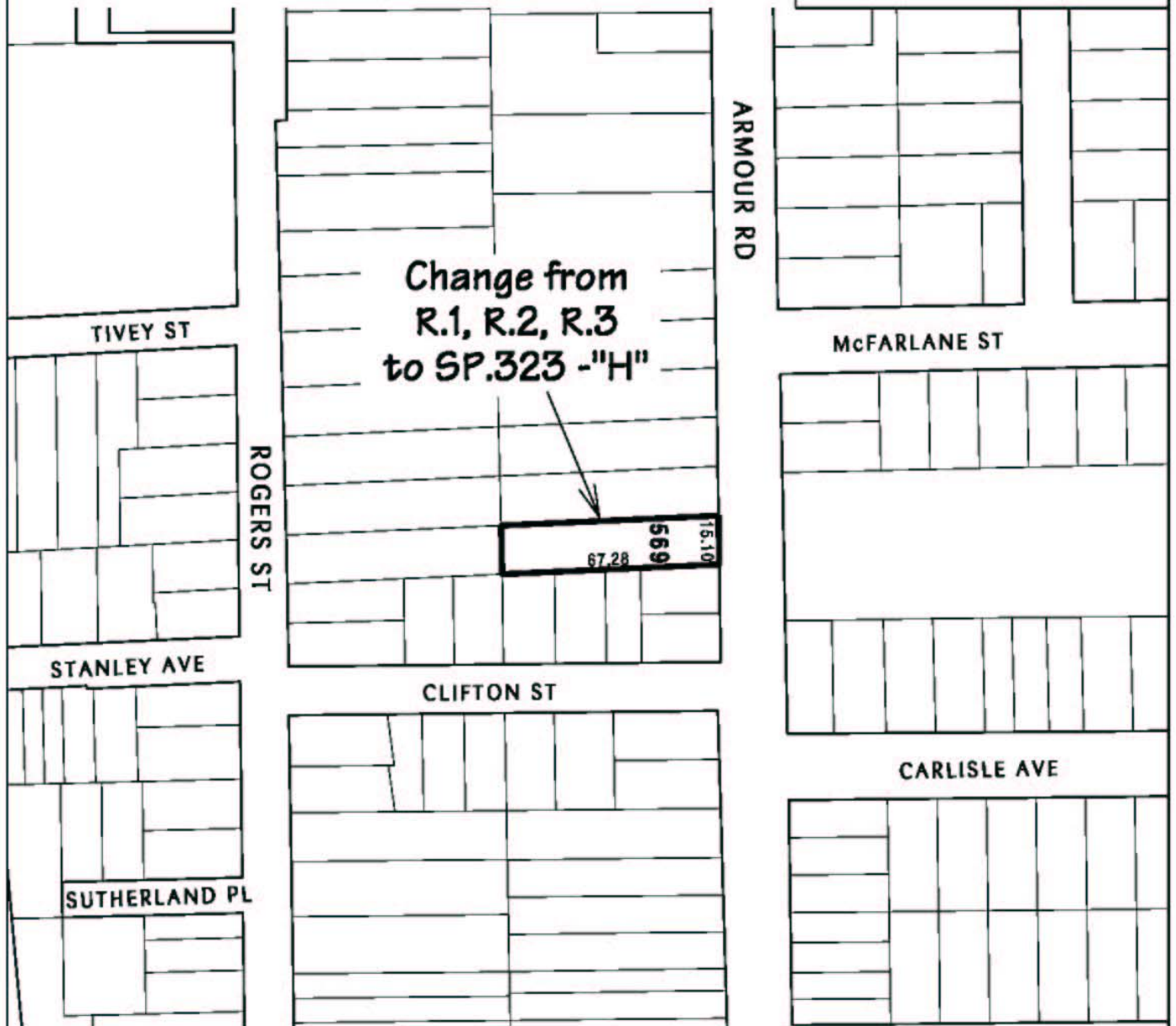
(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk

Dimensions are in metric



SCHEDULE 'A' TO
BYLAW 2005 -
PASSED THE DAY
OF 2005
MAYOR
CLERK



City of
Peterborough

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File: z0507

Scale: 1:1800