

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 06-151

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW
FOR PROPERTY AT 4051 GUTHRIE DRIVE**

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

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

"SECTION 355

SPECIAL DISTRICT (SP.325)

355.1 For the purpose of this by-law, land use district "Special District 325 " is hereby established and may be referred to as the symbol "SP.325".

PERMITTED USES

355.2 No person shall within an SP.325 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a multi-suite residence
- b) dwelling

REGULATIONS

355.3 No person shall within an SP.325 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	190 square metres
b)	minimum lot area	1 hectare
c)	maximum building coverage	35%
d)	maximum lot coverage by surface parking lots and driveways	25%
e)	minimum landscaped open space	40%
f)	minimum building setback	9 metres or 3 metres per storey, whichever is greater
g)	maximum building height	4 storeys
h)	a minimum width of landscaped open space required to be established and maintained along all lot lines, except where interrupted by driveways	3 metres
j)	notwithstanding the provisions of Section 4.2, motor vehicle spaces shall be provided and maintained as follows: i) 1 space per dwelling unit ii) 0.75 spaces per residential suite	
k)	for the purposes of establishing the total number of dwelling units, two (2) residential suites are the equivalent of one (1) dwelling unit.	

355.4 SP.325 is hereby designated as a residential district."

2. **Map 26** 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 D.2; R.3, 3x – 'H' and R.4 – "H" to R.1 – "H", R.2,R.3–"H"; SP. 325 - "H" and SP. 325, 11j- "H"**.

3. The "H"-Holding Symbol shall be removed from the Zoning By-law for those areas zoned R.1 and R.2, R.3 upon the registration of the Plan of Subdivision.

4. The "H" –Holding Symbol shall be removed from the Zoning By-law for those blocks zoned SP.325 and SP.325, 11j upon the registration of the Plan of Subdivision and once it has been determined that the area road network is adequate to support traffic from these blocks.

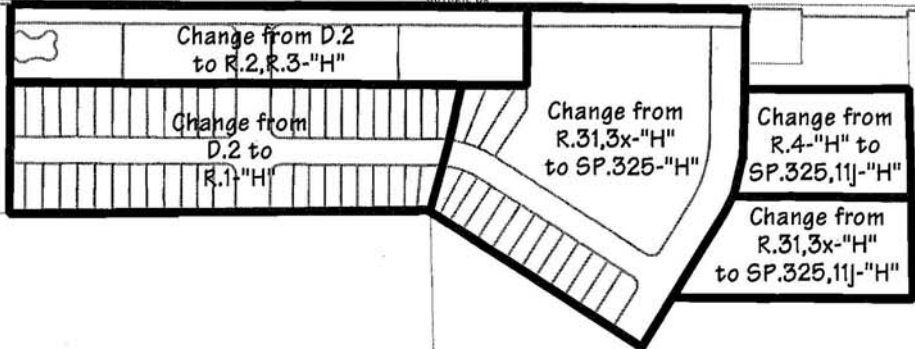
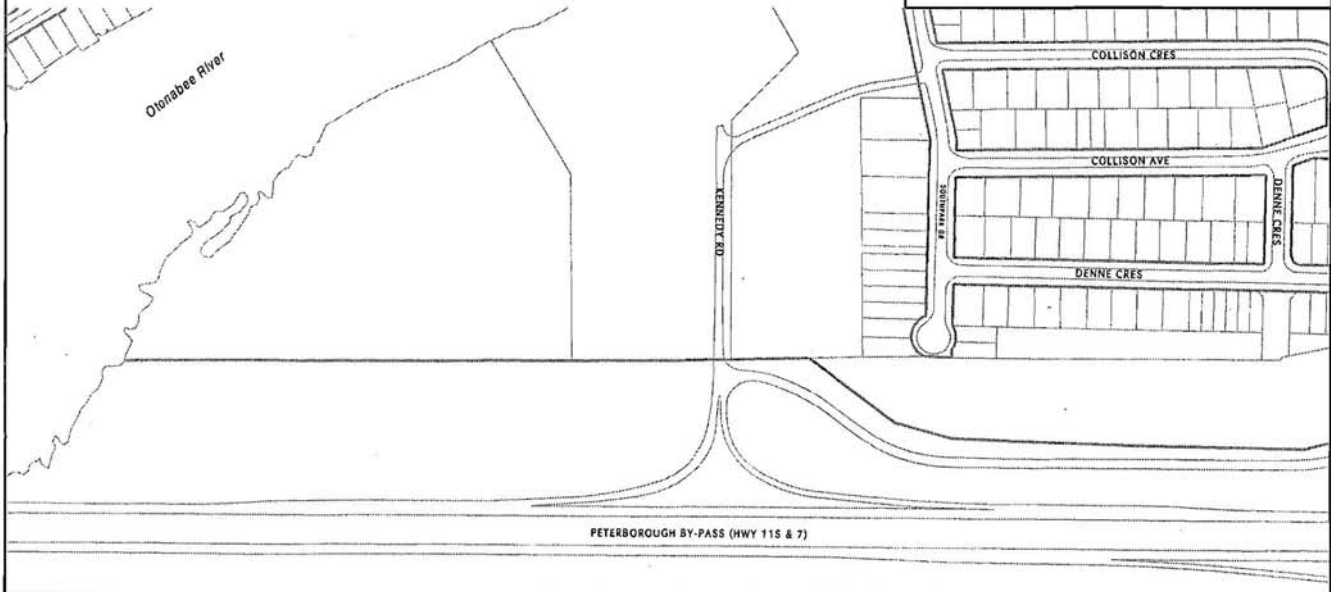
By-law read a first, second and third time this 11th day of September, 2006

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk



SCHEDULE 'A' TO
 BYLAW 2006 -
 PASSED THE DAY
 OF 2006
 MAYOR
 CLERK



City of Peterborough

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