

The Corporation of the City of Peterborough

By-Law Number 24-027

Being a By-law to amend the Zoning By-law for the lands known as 1509, 1529 and 1533 Sherbrooke Street

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 3.9 – Exceptions of the Zoning By-law be amended to add the following exception:

“.361 Notwithstanding the provisions of the Zoning by-law, the following regulations shall apply:

Regulation	Exception
Minimum building setback	i) from a lot line abutting 1545 Sherbrooke Street: 7.5 metres ii) along a residential lot line: 15 metres iii) along a non-residential lot line: 7.5 metres
Maximum building coverage	25%
Maximum number of storeys	3
Maximum lot coverage by open parking, driveways and vehicle movement areas	30%
Minimum landscape open space between a side or rear lot line and parking or driveway area	i) from a lot line abutting 1545 Sherbrooke Street: 1.5 metres ii) along a residential lot line: 3 metres iii) along a non-residential lot line: 1.5 metres
Minimum ratio of site parking spaces for a dwelling containing 3 or more dwelling units in Area 3	1.25 per unit
Minimum number of loading spaces	1 ‘B’ Loading space
Minimum building setback from the Centreline of Sherbrooke Street	20 metres

2. That Section 236 – SP.206 of the Zoning By-law be amended as follows

Regulation	Exception
236.3(c) Maximum building coverage	35%
236.3(j) ) Notwithstanding the provisions of Section 4, no motor vehicle parking spaces shall be located within the following limits of the district	i) 8.92 metres East Limit ii) 2.67 metres North Limit iii) 10 metres All Other limits

3. That Section 236.3 – SP.206 of the Zoning By-law be amended by adding the following new regulation:

“k) Notwithstanding the provisions of Section 4.2(D)(5) - Area 3, 75 motor vehicle parking spaces shall be provided and maintained on the lot which is used for a church.”
4. That map 15 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.1 – Development District to R.5-361-‘H’ – Residential District and from SP.206 – Public Service District to R.5-361-‘H’ – Residential District.
5. That the ‘H’ – Holding Symbol be removed from the lands zoned R.5-361-H at such time that:
  - a. The lands zoned R.5-361-H, which includes a portion of 1509 Sherbrooke Street, 1529 and 1533 Sherbrooke Street are consolidated;
  - b. A payment of \$3,988.35 for the downstream sanitary sewer upgrades is received by the City;
  - c. The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law;
  - d. Pedestrian connections to the nearest transit stop are fully investigated and arranged, to the satisfaction of Transportation Engineering Staff;
  - e. A Road widening is conveyed to the City of Peterborough along the Sherbrooke Street Frontage as prescribed in “I”: Road Allowance Widths of the Official Plan
  - f. 1-foot reserves are established along open sides of road frontage to the satisfaction of the City Engineer.

By-law passed this 29<sup>th</sup> day of April, 2024.

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Jeff Leal, Mayor

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John Kennedy, City Clerk

