



The Corporation of the City of Peterborough

By-Law Number 24-058

Being a By-law to amend the Zoning By-laws for lands municipally known as 245 Spillsbury Drive

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

1. That Section 275 – Special District 245 (SP.245), be amended by deleting the text of Sections 275.2, 275.3 and 275.4 and replacing it with the following:

“PERMITTED USES

- 275.2 No person shall within an SP.245 district use any land or erect, alter or use any building or part thereof for any purpose other than:
- a) a dwelling unit.

REGULATIONS

- 275.3 Notwithstanding the provisions of Sections 4.2(A)2), 4.3.1(b)(i), 6.9, 6.11(a), and 6.19b), no person shall within an SP.245 district use any land or erect, alter or use any building or part thereof except in accordance with the following:

Type	Requirement
a) Minimum lot area	4,000 square metres
b) Minimum building setback – side lot line	6 metres
c) Maximum number of storeys	3
d) Maximum building coverage	25%
e) Minimum landscaped open space	25% of the area of the lot
f) Maximum lot coverage by open parking areas, driveways and vehicle movement areas	50%
g) Maximum lot area per dwelling unit	160 square metres
h) An accessory building, bicycle parking structure, waste receptacle or garbage storage area and meter room may be erected or located within the district provided the following regulations are complied with:	
i) minimum setback from the	17.5 metres

centre line of Spillsbury Drive ii) minimum building setback iii) maximum building height iv) maximum building or site area	4 metres 4.6 metres 38 square metres
i) Maximum encroachment for an unenclosed porch or balcony into any required building setback from a street line	1.5 metres
j) Minimum parking requirements	1.65/unit
k) Minimum parking space dimensions	2.7 metres by 5.5 metres for parking spaces located along centre aisle which is not part of fire route
l) Minimum aisle width serving 76-90 degree parking	6.0 metres for centre aisle which is not part of fire route
m) Minimum building setback of the street line of a local street which is 20 metres or wider in width	5 metres
n) Minimum Bicycle Parking	0.9 parking spaces per dwelling unit
275.4 SP.245 District is hereby designated as a Residential District	

By-law passed this 12th day of August, 2024.

Jeff Leal, Mayor

John Kennedy, City Clerk