



The Corporation of the City of Peterborough

By-Law Number 25-097

Being a By-law to amend the Zoning By-law for the lands municipally known as 1341 Water Street

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

- That Section 3.9 Exception be amended by deleting and replacing the following exception:

“.324 Notwithstanding the provision of this By-law to the contrary, the following shall apply:

Regulation	Requirement
Minimum lot area per dwelling unit	96 square metres
Minimum lot width	26 metres
Minimum building setbacks	a) 26.5 metres from east side lot line [abutting 36 Champlain Crescent] b) 7.4 metres from west side lot line [abutting 161 Carnegie Ave] c) 0 metres from OS.1 zoned district shall be considered the minimum setback to the rear lot line.
Maximum number of storeys	Notwithstanding the definition of storey and the maximum number of storeys otherwise referred to in this Zoning By-law, the maximum height shall be as follows: a) To flat roof: 30 metres [measured from the average finished grade of 218.77 ASL] b) To mechanical penthouse: 36.5 metres [measured from the average finished grade of 218.77 ASL]
Minimum setback from the Centerline of Water Street	19.4 metres
Section 4.3.2(c): minimum distance between a driveway and a window of a	Notwithstanding 4.3.2(c), a driveway will be a

habitable room	minimum of 0.5 metres from a window of a habitable room in a dwelling unit
Section 4.3.1, a residential parking space size	Notwithstanding Section 4.3.1, a residential parking space shall be a minimum of 2.7 metres x 5.5 metres.
Section 4.3.1, the minimum width of a drive aisle	6 metres
Section 4.3.4(d) location of short-term bicycle storage	Notwithstanding the bicycle parking storage requirements of Section 4.3.4 (d), short-term bicycle storage shall also be permitted below grade exterior to a building.
Section 6.37 minimum floor area for dwelling units	Notwithstanding Section 6.37, the minimum floor area for a dwelling unit shall be as follows: a) Bachelor dwelling unit: 23 square metres b) Dwelling unit other than a bachelor dwelling unit: 30 square metres
Notwithstanding Section 4.3.2(b)(ii) motor vehicle parking spaces and the driveway thereto are located 1.7 metres from a side lot line.	
Notwithstanding Section 4.14 (a) landscape islands shall be in accordance with an approved site plan.	
That the R.5 -324 F and OS.1 District owned by the same entity, shall be treated as one lot for the purposes of interpreting compliance to the R.5-324 Zone regulations.	

2. That Map 27 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.5-324-'F' to OS-1 and R.5-324-'F'-'H'.
3. That the 'H' Holding Symbol be removed by the R.5-324 'F' Zone upon the execution of a Site Plan Agreement that includes provisions to address the following matters to the satisfaction of the Director of Planning, Development and Urban Design, including but not limited to the approval of drawings, studies, security and maintenance provisions to ensure the completion of the following:
 - i. Installation of a northbound left turn lane to access the subject property; and,
 - ii. Wetland and tree compensation within the developable area and rehabilitation plans within the OS-1 area of the subject property.

By-law passed this 11th day of August, 2025.

Jeff Leal, Mayor

John Kennedy, City Clerk

Schedule A

