ATTACHMENT ‘A’
ZONING BY LAW #10-121 (AMENDED)

WHEREAS Council adopted Zoning By-Law #10-121 with respect to the lands known municipally as 1866 and 1900 Lansdowne Street West;

AND WHEREAS the Ontario Municipal Board deems it advisable to amend Zoning By-Law #10-121 with respect to the lands known municipally as 1866 and 1900 Lansdowne Street West;

THEREFORE By-Law #10-121 is amended by the Ontario Municipal Board as follows, and as so amended, approved:

1. Section 1 of By-Law #10-121 of the Corporation of the City of Peterborough is hereby amended as follows:

SECTION 151

SPECIAL DISTRICT 121 (SP.121)

151.1 For the purpose of this by-law, land use district "Special District 121" is hereby established and may be referred to as the symbol "SP.121".

PERMITTED USES:

151.2 No person shall within an SP.121 district use any land or erect, alter or use any building or part thereof for any purpose other than:

a) a video rental establishment
b) a personal service establishment
c) a sub post office
d) a dry cleaning depot (Class 2)
e) a printing shop
f) a convenience retail store
g) a bake shop
h) a self service laundry
i) a studio or craft workshop
j) a day nursery
k) a repair shop for electronics and appliances
l) a mailbox rental service outlet
m) a retail establishment
n) a retail catalogue sales establishment
o) a rental establishment with no outdoor display and/or storage
p) a clinic
q) a food store
r) a drug store
s) an art school, music school, dance school or fine arts school
t) a gymnasium or health club
t) a place of assembly
v) a restaurant
w) a bowling alley
x) a bank, financial institution or loan company
y) a retail establishment for the sale of:
   i) beer, wine and/or liquor
   ii) optical
   iii) paint, wallpaper, decorating supplies
   iv) hardware

REGULATIONS

151.3 No person shall within an SP.121 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>a) minimum lot width</td>
<td>80 m</td>
</tr>
<tr>
<td>b) minimum lot depth</td>
<td>80 m</td>
</tr>
<tr>
<td>c) maximum floor area per commercial purpose:</td>
<td></td>
</tr>
<tr>
<td>i) uses (a) to (o) inclusive</td>
<td>330m²</td>
</tr>
<tr>
<td>ii) use (p)</td>
<td>no restriction</td>
</tr>
<tr>
<td>ii) use (q)</td>
<td>4200m²</td>
</tr>
<tr>
<td>iii) use (r)</td>
<td>1725m²</td>
</tr>
<tr>
<td>iv) uses (s) to (x) inclusive</td>
<td>no restriction</td>
</tr>
<tr>
<td>iii) use (y)</td>
<td>maximum of 1 large scale</td>
</tr>
<tr>
<td></td>
<td>retail establishment up to</td>
</tr>
<tr>
<td></td>
<td>1858m²</td>
</tr>
<tr>
<td>d) notwithstanding Section 151.2, a maximum of one food store with a floor area greater than 330m² shall be permitted on lands known as 1866 and 1900 Lansdowne Street West inclusive, and zoned SP.121</td>
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</tbody>
</table>
| e) maximum floor area for all commercial purposes, including basements | 6,600m² for lands known as 1866 Lansdowne St W  
2,000m² for lands known as 1900 Lansdowne St. W. |
| f) maximum building coverage | 30% for lands known as 1866 Lansdowne St. W.  
20% for lands known as 1900 Lansdowne St. W. |
| g) maximum building height | 3 storeys |
| h) minimum building setback  
  i) For 1866 Lansdowne St. W.:  
    1) east side lot line  
    2) west side lot line  
    3) rear lot line | 9 m  
9 m, excepting along the northerly 10.5 m of the westerly side lot line, where a minimum 3.4 m shall apply.  
9 m, excepting along the westerly 12.4 m of the rear lot line, where a minimum 1.5 m shall apply. |
| ii) For 1900 Lansdowne St. W.:  
  1) side and rear lot line | 10 m |
| i) landscaped open space shall be provided and maintained along lot lines in accordance with the following:  
  i) For 1866 Lansdowne St. W.  
    1) north  
    2) south  
    3) east  
    4) west | 9 m, excepting the westerly 12.4 m, where a minimum 1.5 m shall apply  
1.5 m  
0 m  
3.4 m |
<table>
<thead>
<tr>
<th>ii) For 1900 Lansdowne St. W.</th>
<th>10 m along a lot line abutting a residential district and 1.5 m along all other lot lines provided such open space may be interrupted by driveways</th>
</tr>
</thead>
<tbody>
<tr>
<td>j) planting strips and/or privacy fencing shall be required to be constructed and maintained within the landscaped open space along a lot line abutting a residential district</td>
<td></td>
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<tr>
<td>k) a waste receptacle or garbage storage area may be erected or located within the district, except within the minimum required landscaped open space area, provided the following regulations are complied with:</td>
<td></td>
</tr>
<tr>
<td>1) minimum building setback</td>
<td>3 m</td>
</tr>
<tr>
<td>2) maximum building height</td>
<td>3 m</td>
</tr>
<tr>
<td>3) maximum building or site area</td>
<td>15 m²</td>
</tr>
</tbody>
</table>

151.4 SP.121 District is hereby designated as a commercial district.”

2. Section 2 and 3 of By-Law #10-121 as passed by the City of Peterborough on July 5, 2010, is approved by the Ontario Municipal Board as follows:

“2. 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 SP.338 to SP. 121-'H'.

3. The 'H' - Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted for 1900 Lansdowne Street West, which will include:

   I. Dedication of land to the City for a road widening along Lansdowne Street West.
ii. Completion of a noise study to assess on-site noise sources and recommend mitigation measures

iii. Appropriate fencing