BY-LAW NUMBER 11-141

BEING A BY-LAW TO AMEND THE ZONING FOR 545 THE QUEENSWAY

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

1. Section 3.9 Exceptions of By-law 97-123 is hereby amended by adding the following:

   "2.68 Notwithstanding the provisions of Section 298:
   i. a convenience retail store with a maximum floor area of 300m², in association with a gas bar shall also be permitted
   ii. for the purpose of this exception, a ‘gas bar’ means any land, buildings or part thereof used as a retail outlet for the sale of motor fuel, oil and accessories, but does not include the sale of motor vehicle parts or servicing or repairs to motor vehicles.
   iii. a library, museum or art gallery shall not be permitted."

2. Map 21 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 M3.2 to SP.268-268(F)-‘H’.

3. That the ‘H’ Holding Symbol be removed subject to the following:

   i. Site Plan Approval is granted for the subject property including the following:
      a. Conveyance of lands along The Parkway to the City of Peterborough, for the purposes of road widening;
      b. Conveyance of lands for a 15m daylighting triangle at the northwest corner of the property (west corner of the subject land, at the intersection of The Parkway, The Queensway and Cameron Place to the City of Peterborough;
      c. Provisions to urbanize the Cameron Place right of way from The Queensway to the site entrance at the expense of the developer; and
      d. Delineation of the floodline prior to development.
   ii. Easements across the unopened Cameron Street right of way, in favour of the City, for existing sanitary sewer and possibly other utilities.

By-law read a first, second and third time this 12th day of December, 2011.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) Natalie Garnett, Deputy Clerk
Change from M3.2 to SP.268-268(F)-'H'