THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 12-039

BEING A BY-LAW TO AMEND THE ZONING FOR 1709 LANSDOWNE STREET WEST

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

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

"SECTION 385
SPECIAL DISTRICT 355 (SP.355)

385.1 For the purpose of this by-law, land use district “Special District 355” is hereby established and may be referred to as the symbol “SP.355”.

PERMITTED USES

385.2 No person shall within any SP.355 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) an office  
(d) a bank, financial institution or loan company  
(e) a clinic, excluding a veterinary clinic  
(f) an art school, music school, dance school or fine arts school  
(g) a gymnasium or health club  
(h) a retail establishment for the sale of furniture and appliances

REGULATIONS

385.3 No person shall, within any SP.355 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>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Minimum Lot Width</td>
<td>30 metres</td>
</tr>
<tr>
<td>b) Minimum Lot Depth</td>
<td>45 metres</td>
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</tbody>
</table>
| c) Minimum widths of landscaping to be provided and maintained along lot lines, to be in accordance with the following | 6 metres from side lot line (east) adjacent to parking  
10 metres from side lot line (east) adjacent to building  
20 metres from rear lot line (south)  
1.5 metres along other lot lines except as interrupted by driveways (or walkways) |
| d) Maximum Building Coverage              | 20 %                                                                        |
| e) Maximum Building Height                | 2 storeys                                                                   |
| f) Maximum Floor Area per commercial purpose for either a clinic or an office | 250 square metres per commercial purpose |
385.4 SP.355 District is hereby designated as a commercial district."

2. Map 20 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.1, 1e, 2e, 4d – Residential District and from the SP.268 – Special Commercial District to the SP. 355 – ‘H’ – Special Commercial District.

3. That the ‘H’ Holding Symbol be removed subject to the following:
   a) Site Plan Approval is granted for the subject property including the following:
      i. Conveyance of lands along Lansdowne Street West, for the purposes of road widening;
      ii. A minimum 1.5m landscape strip within the site along the Lansdowne Street West frontage to reflect the widening;
      iii. Stormwater management for the site which is also to include the acceptable accommodation, redirection and conveyance of runoff from the west; and
      iv. Appropriate site entrance width and rear parking access.
   b) Easement in favour of the City of Peterborough to facilitate future connection to the lands to the west.

By-law read a first, second and third time this 12th day of March, 2012.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, Deputy Clerk
Dimensions are in metric

SCHEDULE 'A' TO
BYLAW 2012 - 039
PASSED THE 12th DAY
OF MARCH 2012
MAYOR
CLERK

The City of Peterborough

File: z1115

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Change from R.1,1e,2e,4d and SP.268,5n to SP.355-'H'

METERS
0 10 20 30 40