THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 12-144

BEING A BY-LAW TO AMEND THE ZONING FOR 367 AND 384
ROGERS STREET

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

1. Section 386 be added for Special District 356 (SP.356) as follows:

   “Section 386
   SPECIAL DISTRICT 356 (SP. 356)

   386.1 For the purpose of this by-law, land use district ‘Special District 356’ is hereby established and may be referred to by the symbol ‘SP.356’.

PERMITTED USES:

386.2 No person within a SP.356 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:
   a) A dwelling unit
   b) Clinic
   c) Office, excluding a veterinary office
   d) Personal Service Use
   e) A bank, financial institution or loan company
   f) A retail establishment including a convenience retail store and drug store
   g) A post office or sub-post office

REGULATIONS

386.3 No person shall within a SP.356 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>
</tr>
</thead>
<tbody>
<tr>
<td>a) minimum number of dwelling units per building</td>
<td>3</td>
</tr>
<tr>
<td>b) minimum lot area per dwelling unit</td>
<td>87 square metres</td>
</tr>
<tr>
<td>c) maximum building coverage</td>
<td>30%</td>
</tr>
<tr>
<td>d) minimum building setback</td>
<td>the lesser of the existing or 2m</td>
</tr>
<tr>
<td>i) side lot line</td>
<td></td>
</tr>
<tr>
<td>ii) rear lot line</td>
<td></td>
</tr>
<tr>
<td>e) maximum lot coverage by open parking, driveways and vehicle</td>
<td>46%</td>
</tr>
<tr>
<td>movement areas</td>
<td></td>
</tr>
<tr>
<td>f) notwithstanding the provisions of Section 4.2(A), a minimum of 1 parking spaces shall be provided and maintained per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>g) notwithstanding the provisions of Section 4.2(B), a minimum of 1 parking space shall be provided and maintained per 35m² of retail/commercial use permitted in Section 386.2</td>
<td></td>
</tr>
</tbody>
</table>
h) notwithstanding the provisions of Section 4.2, up to 80 parking spaces shall be permitted off site within 100 m of lands zoned SP.356.

i) The area zoned SP.356 shall continue to be treated as one lot for the purposes of zoning regulations despite future land division, part lot control exemption or plan of condominium.

386.4 SP.356 District is hereby designated as a Commercial District

2. Section 217 (Special District 187 (SP.187)) is hereby deleted and replaced with the following:

"SECTION 217
SPECIAL DISTRICT 187 (SP.187)

217.1 For the purpose of this by-law, land use district ‘Special District 187’ is hereby established and may be referred to by the symbol ‘SP.187’.

PERMITTED USES

217.2 No person shall within an SP.187 District use any land or erect, alter or use any building or part thereof for any purpose other than:

a) a parking lot

REGULATIONS

217.3 No person shall within an SP.187 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>
</tr>
</thead>
<tbody>
<tr>
<td>a) landscaped open space including a planting strip, having a minimum width of 3m shall be provided and maintained along a lot line abutting a residential or development district</td>
<td></td>
</tr>
</tbody>
</table>

217.4 SP.187 District is hereby designated as a commercial district

3. Map 13 forming part of Schedule “A” to By-law 97-123 is amended by changing the areas shown on the sketch attached hereto as Schedule “A” from R.1, R.2, R.3 to R.1, R.2, R.3-SP.187-‘H’ and from PS.2 to SP.356-‘H’.

4. That the ‘H’ Holding Symbol be removed subject to Site Plan Approval for the redevelopment of the lands, including provisions for cash-in-lieu of parkland.

By-law read a first, second and third time this 1st day of October, 2012.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk