THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 01-070

A BY-LAW TO AMEND THE ZONING BY-LAW
FOR 169-173 LANSDOWNE STREET EAST

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

1. Section 200 of By-law 97-123 is hereby deleted and the following is substituted therefor:

"SECTION 200

SPECIAL DISTRICT (SP.160 )

200.1 For the purpose of this by-law, land use district "Special District 160 " is hereby established and may be referred to as the symbol "SP. 160 ".

PERMITTED USES

200.2 No person shall within an SP.160 district use any land or erect, alter or use any building or part thereof for any purpose other than:

a) an office
b) a bank, financial institution or loan company
c) a personal service use
d) a convenience retail store
e) a hardware store
f) a drug store
g) a bake shop
h) a subpost-office
j) a video rental establishment
k) a place of assembly
l) a private club
m) a place of entertainment
n) an art school, music school, dance school or fine arts school
o) a gymnasium or health club
p) a place of amusement
q) a hotel
r) a restaurant
s) a service station
t) a car wash
u) a public garage
v) a retail establishment for the sale of:
i) motor vehicles
ii) motor vehicle parts
iii) building products and contractor supplies
iv) farm equipment
v) farm supplies, grain and feed
vi) boats, trailers, travel trailers and mobile homes
vii) furniture and appliances
w) a nursery or greenhouse
x) a funeral parlour
y) a police station
z) an ambulance station
aa) a fire hall
bb) a church
cc) a library, museum or art gallery
dd) an animal hospital or veterinary office
ee) a rental establishment
ff) a printing shop
gg) a flea market
hh) an auction hall
(jj) a parking lot or parking garage
(kk) a miniature golf course

REGULATIONS

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>a) minimum lot area</td>
<td>3,000 square metres</td>
</tr>
<tr>
<td>b) maximum floor area per commercial purpose listed in Section 200.2 (a) to (g)</td>
<td>235 square metres</td>
</tr>
<tr>
<td>c) total maximum floor area for all office uses</td>
<td>300 square metres</td>
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<tr>
<td>d) minimum building setback</td>
<td></td>
</tr>
<tr>
<td>i) east side lot line, which intersects with Lansdowne Street East</td>
<td>2 metres</td>
</tr>
<tr>
<td>ii) all other side lot lines</td>
<td>6 metres</td>
</tr>
<tr>
<td>e) maximum building coverage</td>
<td>30%</td>
</tr>
<tr>
<td>f) maximum building height</td>
<td>2 storeys</td>
</tr>
<tr>
<td>g) minimum landscaped open space</td>
<td>20% of the area of the lot</td>
</tr>
<tr>
<td>h) landscaped open space width of 1.5 metres shall be provided along all lot lines except as interrupted by a driveway</td>
<td></td>
</tr>
<tr>
<td>j) a chain link or closed board fence shall be provided and maintained along the northerly 20 metres of the east side lot line</td>
<td></td>
</tr>
<tr>
<td>k) an accessory building, waste receptacle or garbage enclosure area may be erected or located within the district provided the following regulations are complied with:</td>
<td>1.5 metres</td>
</tr>
<tr>
<td>i) minimum building setback</td>
<td>20 square metres</td>
</tr>
<tr>
<td>ii) maximum building height</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

200.4 SP160. is hereby designated as a commercial district."
2. Map 23 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 C.4 to SP.160.

By-law read a first and second time this 28th day of May, 2001.

By-law read a third time and finally passed this 28th day of May, 2001.

(Sgd.) Paul Ayotte, Acting Mayor

(Sgd.) Doris Neufeld, Deputy City Clerk