THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 05-152

BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR 332 – 344 RUBIDGE STREET

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

1. Section 266 – Special District 236 (SP.236) is deleted in its entirety and replaced with the following:

"SECTION 266

SPECIAL DISTRICT 236 (SP.236)

266.1 For the purpose of this by-law, land use district "Special District 236" is hereby established and may be referred to by the symbol "SP.236".

PERMITTED USES:

266.2 No person shall within an SP.236 District use any land or erect, alter or use any building or part thereof for any reason other than:

i) An office
ii) A clinic
iii) A retail establishment
iv) A restaurant
v) A bank, financial institution or loan company
vi) An art school, music school, dance school or fine arts school
vii) An art gallery
viii) A personal service establishment
ix) A studio or craft shop
x) A dwelling unit

REGULATIONS:

266.3 No person shall within an SP.236 District use any land or erect, alter or use any building of 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 lot width</td>
<td>48 metres</td>
</tr>
<tr>
<td>b) minimum lot depth</td>
<td>32 metres</td>
</tr>
<tr>
<td>c) maximum building area</td>
<td>the building area of buildings existing on July 4, 2005</td>
</tr>
<tr>
<td>d) minimum building setback</td>
<td>0.6 metres</td>
</tr>
<tr>
<td>i) side lot line</td>
<td>9 metres</td>
</tr>
<tr>
<td>ii) rear lot line</td>
<td></td>
</tr>
</tbody>
</table>
f) maximum building height  12 metres

g) dwelling units shall be located only in a second or third storey

h) notwithstanding the provisions of Section 4.2, a minimum of 18 motor vehicle parking spaces shall be provided and maintained within the district

266.4  SP.236 District is hereby designated as a commercial district."

By-law read a first and second time this 4th day of July, 2005

By-law read a third time and finally passed this 4th day of July, 2005

(Sgd.) Henry Clarke, Deputy Mayor

(Sgd.) Leigh Doughty, Deputy Clerk