

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 00-016

**A BY-LAW TO AMEND THE ZONING BY-LAW FOR
400 MCDONNEL STREET AND
398-382 MCDONNEL STREET**

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

1. Section 93 of By-law 97-123 is hereby deleted in its entirety and the following is substituted

therefore:

**“SECTION 93
SPECIAL DISTRICT 65 (SP.65)**

93.1 For the purpose of this by-law, land use district “Special District 65” is hereby established and may be referred to by the symbol “SP.65”.

PERMITTED USES

93.2 No person shall within an SP.65 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a personal service establishment
- b) a clinic
- c) an office wherein the primary service is related to the provision of health or medical services including health or medical administration, information or consultation, but does not include a medical laboratory
- d) a flower shop
- e) a restaurant
- f) a drug store
- g) a food store
- h) a convenience retail store
- j) a dwelling unit

REGULATIONS

93.3 No person shall within an SP.65 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum floor area per dwelling unit	70 square metres
b) the residential floor area shall not exceed the commercial floor area	
c) maximum floor area per commercial purpose	235 square metres
d) maximum floor area for a clinic use	275 square metres
e) maximum floor area	675 square metres
f) maximum building coverage	40%
g) minimum building setback	
i) side lot line	the lesser of the existing or 1.5 metres
ii) rear lot line (north)	1.5 metres
iii) all other rear lot lines	0.3 metres
h) minimum landscaped open space	10% of the area of the lot

j) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along a street line and a north side lot line and the north rear lot line provided that such space may be interrupted by driveways	
k) maximum building height	2 storeys
l) an accessory building may be located within the minimum building setback - north side lot line, provided the following regulations are complied with:	
i) minimum building setback	1.5 metres
ii) maximum building height	4.5 metres
m) notwithstanding the provisions of Section 4.10, a maximum of six of the required motor vehicle parking spaces may be provided and maintained within the northerly portion of the property known municipally as 400 McDonnell Street	

93.4 SP.65 is hereby designated as a commercial district.”

2. Section 174 and Schedule ‘X’ to Section 174 of By-law 97-123 are hereby deleted in their entirety and the following is substituted therefore:

“SECTION 174

SPECIAL DISTRICT (SP.144)

174.1 For the purpose of this by-law, land use district “Special District 144 is hereby established and may be referred to as the symbol “SP.144”

PERMITTED USES:

174.2 No person shall within an SP.144 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a motor vehicle repair establishment

REGULATIONS

174.3 No person shall within an SP.144 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum floor area per commercial purpose	235 square metres
b) maximum floor area	370 square metres
c) minimum lot area	900 square metres
d) maximum building coverage	30%
e) minimum building setback	
i) side lot line (north)	9 metres
ii) all other side lot lines and rear lot lines	the lesser of the existing or 6 metres
f) maximum building height	2 storeys
g) minimum landscaped open space	6.5% of the area of the lot
h) an accessory building, waste receptacle or garbage storage area may be located in the minimum building set back - side lot line or rear lot line provided the following regulations are complied with:	
i) minimum building set back	1.5 metres
ii) maximum building height	4.5 metres

174.4 SP.144 is hereby designated as a commercial district.”

3. **Map 12A** 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 **SP.144 and SP.65** to **SP.144 - ‘H’ and SP.65 - ‘H’**.

4. **The ‘H’ - Holding Symbol shall be removed at such time that a Site Plan has been approved pursuant to Section 41 of the *Planning Act*.**

By-law read a first and second time this 24th day of January, 2000.

By-law read a third time and finally passed this 24th day of January, , 2000.

(Sgd.) Sylvia Sutherland

(Sgd.) S. Brickell

Dimensions are in metric

SCHEDULE 'A' TO
BYLAW 00-216
PASSED THE 24th DAY
OF January 2000
MAYOR *[Signature]*
CLERK *[Signature]*

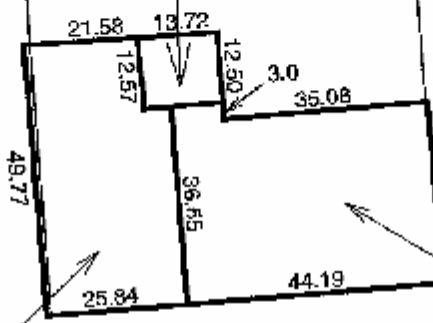


LONDON ST

Change from SP.144
to SP.65-'H'

GILCHRIST ST

DONEGAL ST



Change from SP.144
to SP.144-'H'

MCDONNELL ST

Change from SP.65
to SP.65-'H'

City of
Peterborough

File: z9834

Scale 1: 1000