

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 00-119

**A BY-LAW TO AMEND THE ZONING BY-LAW
1000 CLONSILLA AVENUE AND
950 LANSDOWNE STREET WEST**

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

1. Section 165 of By-law 97-123 is deleted in its entirety and the following is substituted therefor:

**"SECTION 165
SPECIAL DISTRICT (SP.135)**

165.1 For the purpose of this by-law, land use district "Special District 165" is hereby established and may be referred to as the symbol "SP.135"

PERMITTED USES

165.2 No person shall within an SP.135 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a department store
- b) a retail store
- c) a retail establishment for the sale of food
- d) a drug store, convenience store or bake shop
- e) a retail establishment for the sale of beer, wine or liquor
- f) a bank, financial institution or loan company
- g) an office
- h) a clinic
- j) a personal service use
- k) a studio or craft workshop
- l) an art school, music school, dance school or fine arts school
- m) a library, museum or art gallery
- n) a restaurant
- o) an auditorium
- p) a bowling alley
- q) a place of entertainment, excluding a cinema
- r) a gymnasium or health club
- s) a taxi stand
- t) a sub-post office
- u) a place of assembly
- v) a club house or lodge hall
- w) a church
- x) a place of amusement
- y) a service station
- z) a gas bar
- aa) a rental or repair establishment
- bb) a video rental establishment
- cc) a bottling establishment

REGULATIONS

165.3 No person shall within an SP.135 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 lot width	90 metres
b) minimum lot area	8 hectares
c) maximum number of department stores	1
d) maximum number of retail establishment for the sale of food exceeding 400 square metres of gross leaseable area	1
e) maximum gross leaseable area, excluding a department store and a retail establishment for the sale of food exceeding 400 square metres of gross leaseable area	8,500 square metres
f) maximum gross leaseable area of retail establishments permitted by Clause 165.2 (b)	7,000 square metres
g) maximum gross leaseable area of an office use	300 square metres per purpose
h) maximum number of storeys	2
j) minimum building setback - side lot line or rear lot line	15 metres

k) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none"> i) along Clonsilla Avenue 60 metres ii) along all other lot lines 6 metre except as interrupted by driveways
l) planting strips shall be provided and maintained along a lot line abutting a residential or development district
m) any lighting external to buildings, except for internal lighting for signs, shall be directed away from adjacent properties or a public street

165.4 SP.135 is hereby designated as a commercial district."

2. **Map 16** 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.135 - 'H'**.

3. **The 'H' - Holding Symbol shall be removed from the zoning of the property at such time that the property owner has fulfilled the requirements set forth in Section 9.2.6.1 (Holding Zone - Commercial Areas) of the Official Plan.**

4. **This By-law shall come into full force and effect upon the approval of Official Plan Amendment No. 111.**

By-law read a first and second time this 2nd day of October, 2000.

By-law read a third time and finally passed this 2nd day of October, 2000.

(sgd.) Sylvia Sutherland, Mayor

(sgd.) Steven Brickell, Clerk

