

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 01-105

**A BY-LAW TO AMEND THE ZONING BY-LAW
FOR 1052 CLONSILLA AVENUE**

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

1. By-law 97-123 is amended by adding thereto the following section:

"SECTION 334

SPECIAL DISTRICT (SP.304)

334.1 For the purpose of this by-law, land use district "Special District " is hereby established and may be referred to as the symbol "SP.304".

PERMITTED USES

334.2 No person shall within an SP.304 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a service station
- b) a gas bar
- c) a car wash
- d) an auto body repair establishment
- e) a public garage
- f) a muffler, auto glass or other vehicle repair establishment
- g) a rental establishment
- h) a video rental establishment
- i) a restaurant

REGULATIONS

334. 3 No person shall within an SP.304 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 building coverage	20%
b) minimum building setback - side lot line	9 metres
c) maximum building height	2 storeys
d) minimum landscaped open space	20% of the area of the lot
e) notwithstanding the provisions of Section 6.19(a), a gas bar overhead canopy may extend to the Clonsilla Avenue street line	
f) up to 10% of the area between a building and a street line may be used for the open display of merchandise	
g) an accessory building, waste receptacle or garbage storage area may be erected or located within the district provided the following regulations are complied with: i) minimum building setback ii) maximum building height iii) maximum building or site area	6 metres 3 metres 20 square metres
h) if either a restaurant or video rental establishment use is established, this land shall not be concurrently used for any other use permitted by Section 334.2	

334. 4 SP.304 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.2** to **SP.304-'H'**.

3. **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 13th day of August, 2001.

By-law read a third time and finally passed this 13th day of August, 2001.

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Doris Neufeld, Deputy City Clerk

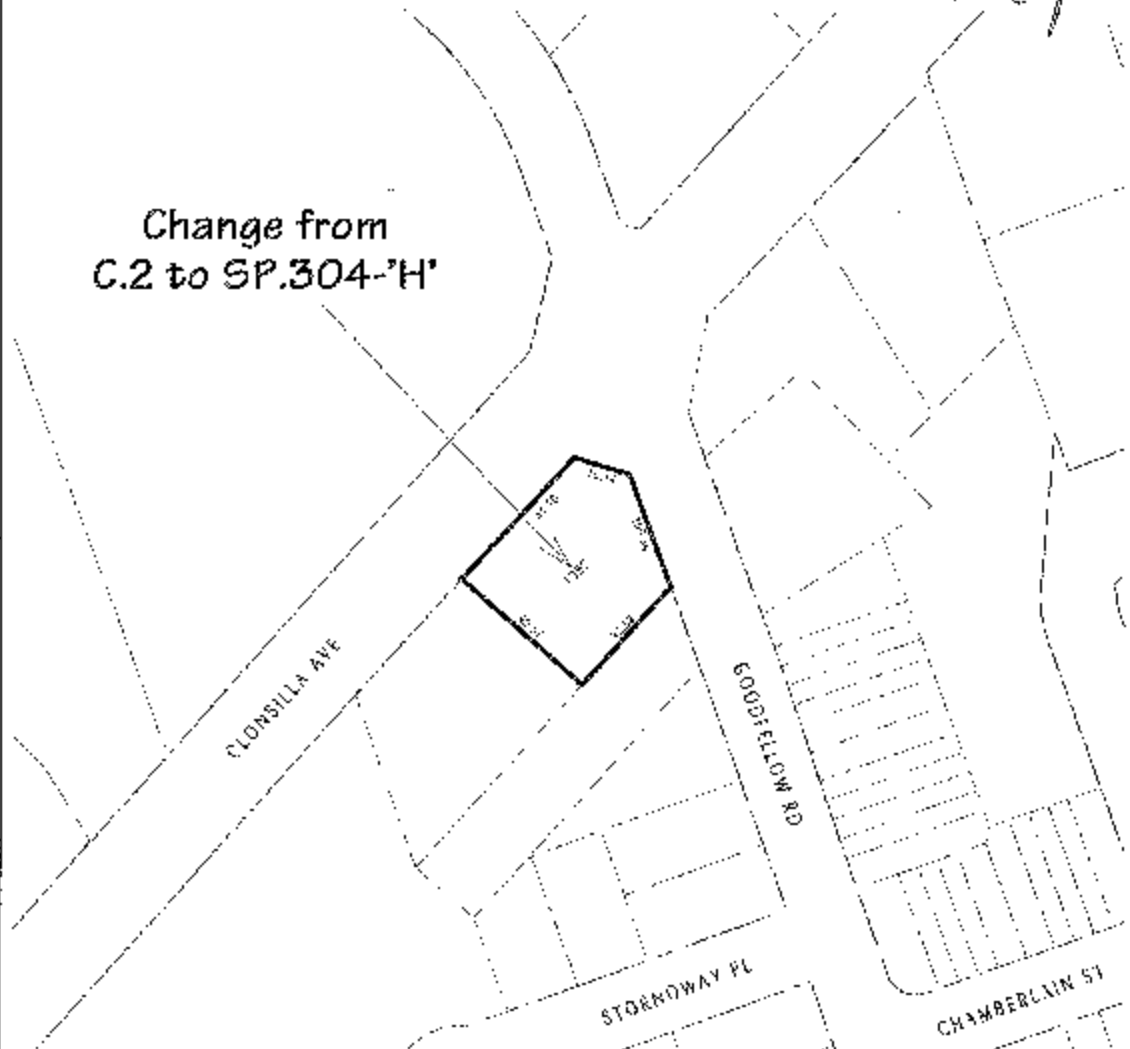
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SCHEDULE 'A' TO
BYLAW 2001-105
PASSED THE *3rd* DAY
OF *August* 2001

MAYOR *[Signature]*
CLERK *[Signature]*

Change from
C.2 to SP.304-'H'



City of
Peterborough

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