

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-065

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 815 HIGH STREET

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

1. Section 278 of By-law 97-123 is hereby deleted in its entirety and substituted with the following therefor:

"SECTION 278

SPECIAL DISTRICT 248 (SP.248)

278.1 For the purpose of this by-law, land use district "Special District 248" is hereby established and may be referred to as the symbol "SP.248".

PERMITTED USES

278.2 No person shall within an SP.248 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail establishment
- b) an office
- c) a clinic
- d) a bank, financial institution or loan company
- e) a retail convenience store
- f) a personal services establishment
- g) a video rental establishment
- h) a sub post office
- i) a photographer's studio
- j) a bake shop
- k) a catalogue sales centre
- l) a mailbox rental service outlet
- m) a gymnasium or health club
- n) a service station or gas bar
- o) a nursery or greenhouse
- p) a public garage
- q) an auto body repair establishment
- r) a muffler, auto glass, or other motor vehicle repair establishment
- s) a rental establishment
- t) a repair shop
- u) an animal hospital or office of a veterinarian
- v) a car wash
- w) a restaurant
- x) a taxi stand
- z) a dry-cleaning establishment - Class 2
- y) a funeral parlour
- aa) a place of amusement

REGULATIONS

278.3 No person shall within an SP.248 District use any land or erect, alter or use any building or part thereof for the purpose of a service station or gas bar unless the provisions of Section 14.2 are complied with.

278.4 No person shall within an SP.248 District use any land or erect, alter or use any building or part thereof unless the following provisions are complied with:

Type	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	45 metres
c) minimum building setback - side lot line or rear lot line	9 metres
d) maximum building coverage	40%
e) maximum building height	2 storeys
f) maximum floor area per commercial purpose for: i) a retail establishment for the sale of food ii) a clinic or an office	235 square metres 745 square metres
g) minimum floor area per commercial purpose for a retail establishment other than for the sale of food	235 square metres
h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all lot lines provided such open space may be interrupted by driveways	
k) up to 50% of the area between a building and a street line may be used for the open display of merchandise	

278.5 SP.248 is hereby designated as a commercial district.”

2. **Map 22** 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.248 to SP.248 – ‘H’**.
3. **The ‘H’ – Holding Symbol shall be removed upon the property owner entering into an agreement with the City, satisfactory to the Director of Utility Services and the Director of Planning and Development Services pertaining to the proposed improvements to High Street, which encompasses the installation of traffic lights, associated to the existing property driveways and any required road widenings.**

By-law read a first and second time this 19th day of April, 2004

By-law read a third time and finally passed this 19th day of April, 2004

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk