

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-096

A BY-LAW TO AMEND THE ZONING BY-LAW FOR 412 GEORGE STREET SOUTH

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

1. Section 267 of By-law 97-123 is hereby amended and the following is substituted therefor:

"SECTION 267

SPECIAL DISTRICT (SP.237)

267.1 For the purpose of this by-law, land use district "Special District 237" is hereby established and may be referred to as the symbol "SP.237".

PERMITTED USES

267.2 No person shall within an SP.237 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail establishment
- b) a retail convenience store
- c) an office
- d) a clinic
- e) a personal service establishment
- f) a video rental establishment
- g) a restaurant
- h) a bank, loan company or other financial institution
- j) a gymnasium or health club
- k) a studio or craft workshop
- l) a dwelling unit.

REGULATIONS

267.3 No person shall within an SP.237 district use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

a)	maximum number of storeys	3
b)	minimum building setback	
	i) along a side or rear lot line abutting a district which permits a single or a two unit residential dwelling	6 metres
	ii) along all other side or rear lot lines	3 metres
	iii) notwithstanding the provisions of Section 6, along a street line	1.5 metres
c)	minimum width of landscaped open space to be provided and maintained along lot lines shall be 1.5 metres, except as interrupted by driveways.	
d)	minimum lot area per dwelling unit	185 square metres

267.4 SP.237 is hereby designated as a commercial district.”

2. **Map 18** 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.237 to SP.237 – 'H'**.
3. **The 'H' – Holding Symbol shall be removed upon the approval of a Site Plan pursuant to Section 41 of the Planning Act.**

By-law read a first and second time this 31st day of May, 2004

By-law read a third time and finally passed this 31st day of May, 2004

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk