

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 07-049

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR
194 AND 198 LANSDOWNE STREET EAST**

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

1. By-Law 1997-123 is amended by deleting Section 88 in its entirety and the following is substituted therefore:

“SECTION 88

SPECIAL DISTRICT 60 (SP.60)

- 88.1 For the purpose of this by-law, land use district “Special District 60” is hereby established and may be referred to by the symbol “SP.60”.

PERMITTED USES

- 88.2 No person shall within an SP.60 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 dry-cleaning establishment – Class 2
 - (c) a sub-post office
 - (d) a restaurant
 - (e) a drug store
 - (f) a food store
 - (g) a bakeshop
 - (h) a convenience retail store
 - (i) a clinic
 - (j) an office, excluding a veterinary office
 - (k) a video rental establishment
 - (l) a studio or craft workshop
 - (m) a bank, financial institution or loan company
 - (n) a retail establishment for the sale of:
 - i. building products and contractor supplies
 - ii. furniture and appliances

REGULATIONS

- 88.3 No person shall within an SP.60 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	30m
b) minimum lot depth	80m
c) maximum floor area per commercial purpose for uses (a) to (l)	235 square metres
d) maximum floor area for a bank, financial institution or loan company	350 square metres
e) minimum building setback <ul style="list-style-type: none">i) side lot lineii) rear lot line	6m 4m
f) maximum building coverage	40%
g) maximum building height	3 storeys
h) landscaped open space shall be provided and maintained in accordance with the following: <ul style="list-style-type: none">i) along a lot line abutting a residential districtii) along all other lot lines provided such open space may be interrupted by driveways	minimum 6.0m with a planting strip and/or privacy fencing. minimum 1.5m

<p>j) an accessory building or waste receptacle or garbage storage area may be erected or located within the district excepting within the minimum required landscaped open space area, provided the following regulations are complied with:</p> <ul style="list-style-type: none"> i) maximum building setback ii) maximum building height iii) maximum building or site area 	<p>3m 3m 15 square metres</p>
<p>k) for purpose of this district up to 50% of that area between the building and the front lot line may be used for the open display of merchandise associated with use (n).</p>	
<p>88.4 SP.60 District is hereby designated as a commercial district.</p>	

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By-law read a first, second and third time this 10th day of April, 2007

(Sgd.) Henry Clarke, Deputy Mayor

(Sgd.) Leigh Doughty, Deputy Clerk