

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 09-036**

**BEING A BY-LAW TO AMEND THE ZONING FOR 329 MCDONNELL STREET AND 505 AND 507 RUBIDGE STREET**

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

1. By-Law 1997-123 is amended by adding Section 373 as follows:

**“SECTION 373**

**SPECIAL DISTRICT 343 (SP.343)**

373.1 For the purpose of this by-law, land use district “Special District 343” hereby established and may be referred to as the symbol “SP.343”.

**PERMITTED USES**

373.2 No person shall within any SP.343 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office, excluding a veterinary office
- (b) a bank, financial institution or loan company
- (c) a clinic
- (d) a personal service use
- (e) a retail establishment
- (f) a restaurant
- (g) a video rental establishment
- (h) a funeral home
- (i) a place of assembly
- (j) a church
- (k) an art studio
- (l) an art school, music school, dance school or fine arts school
- (m) a gymnasium or health club
- (n) a dwelling unit
- (o) a multi-suite residence
- (p) a hotel
- (q) an established use

**REGULATIONS**

373.3 No person shall within any SP.343 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

<b>Type</b>	<b>Requirement</b>
a) minimum lot width	15 metres
b) minimum lot area per dwelling unit	140 square metres
c) minimum building setback - side or rear lot line	1.5 metres or one half the height of the building whichever is the greater

d) maximum building coverage	50%
e) maximum commercial floor area per commercial purpose	700 m <sup>2</sup>
f) maximum number of storeys	5
g) landscaped open space including a planting strip, having a minimum width of 3 metres shall be provided and maintained along a lot line abutting a residential or development district	
h) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along a street line provided that such open space may be interrupted by driveways	

373.4 SP.343 District is hereby designated as a commercial district.”

2. Section 3.9 of the By-Law is amended by adding the following:

“.246 Notwithstanding the provisions of Section 373.3 h), a minimum 0m landscaped open space shall be provided and maintained along the Reid Street and McDonnel Street street lines.”

3. **Map 12a** 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 -1 to SP.343-246 F - "H"**.

4. The "H" – Holding Symbol will be removed from the Zoning By-Law upon Site Plan Approval being granted for the subject property, including encroachment provisions for the temporary use of the future road allowance.

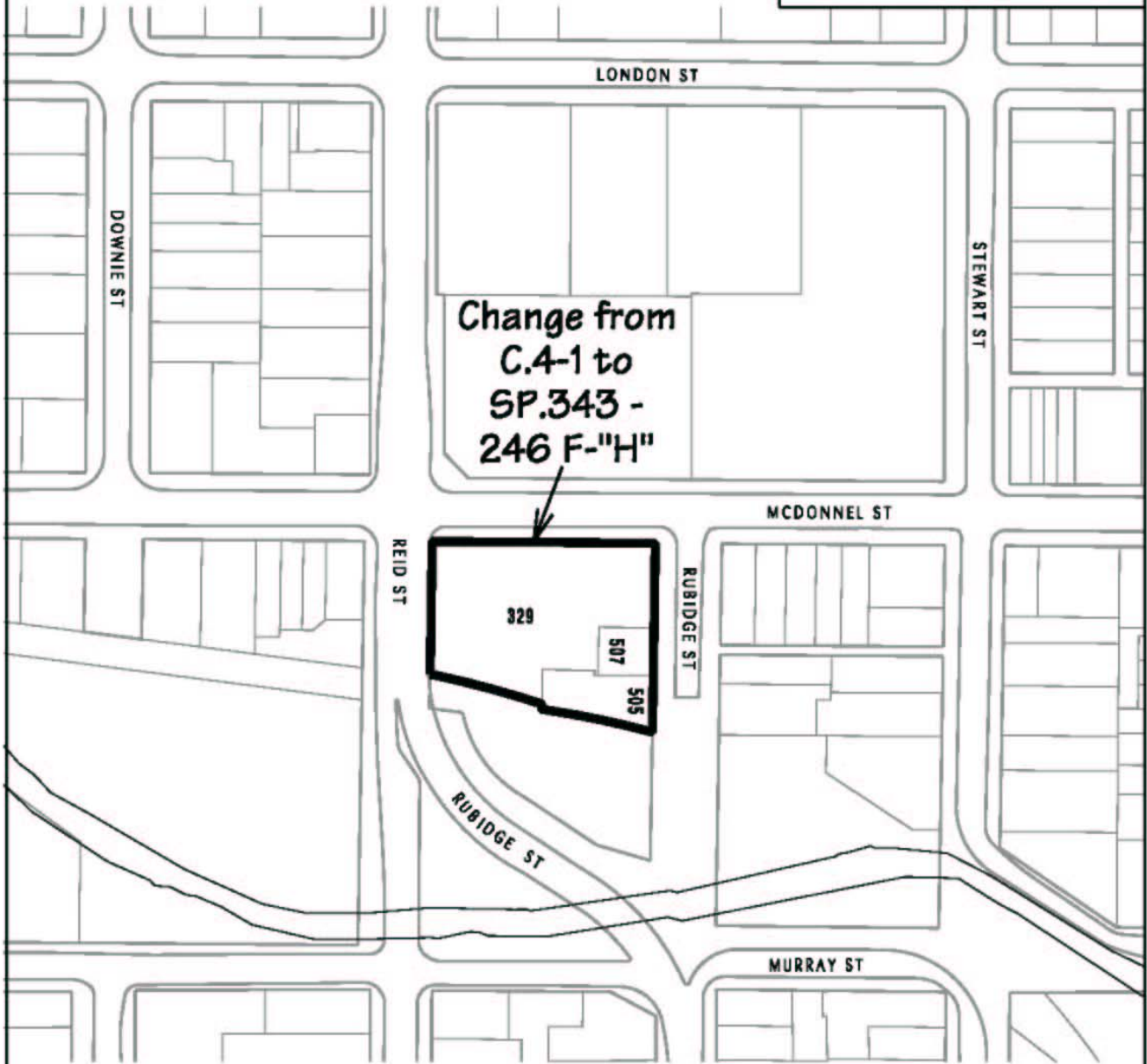
By-law read a first, second and third time this 14<sup>th</sup> day of April, 2009

(Sgd.) Henry Clarke, Deputy Mayor

(Sgd.) John Kennedy, Deputy Clerk



SCHEDULE 'A' TO  
BYLAW 2009 - 036  
PASSED THE 14<sup>th</sup> DAY  
OF APRIL 2009  
MAYOR  
CLERK



City of  
**Peterborough**

The "City of Peterborough," its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for legal description.

File: z0822

Scale: 1:1800