

## SECTION 78

### SPECIAL DISTRICT 50 (SP.50)

78.1 For the purposes of this by-law, land use district "Special District 50" is hereby established and may be referred to by the symbol "SP.50".

#### PERMITTED USES

78.2 No person shall within an SP.50 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a group dwelling, containing not more than 10 units
- (b) a row dwelling, containing not more than 10 units

#### REGULATIONS

78.3 No person shall within an SP.50 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 number of dwelling units	20
b) maximum number of storeys	1
c) minimum floor area per dwelling unit	55 square metres
d) dwelling units shall be occupied predominantly by persons fifty-five years of age and over	
78.4	SP.50 District is hereby designated as a residential district.

## SECTION 79

### SPECIAL DISTRICT 51 (SP.51)

79.1 For the purpose of this by-law, land use district ‘Special District 51’ is hereby established and may be referred to by the symbol ‘SP.51’.

#### PERMITTED USES

79.2 No person within a SP.51 District shall use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) Personal Service Use
- b) Restaurant with a maximum of 100 seats
- c) Clinic
- d) An animal hospital or Veterinary Clinic
- e) Dog Kennel, excluding a breeding facility
- f) A parking lot or garage
- g) A miniature golf course

#### REGULATIONS

79.3 No person shall within a SP.51 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	30 metres
b) minimum lot depth	45 metres
c) minimum building setback – side lot line or rear lot line	The lesser of the existing setback or 10 metres
d) maximum building coverage	20%
e) maximum building height	2 storeys
f) minimum landscaped open space	15% of the area of the lot
g) landscaped open space shall be provided and maintained in accordance with the following: i) the lesser of the existing landscaped open space or 10 metres along a lot line abutting a residential district ii) the lesser of the existing landscaped open space or 1.5 meters along all other lot lines provided such open space may be interrupted by driveways	
h) planting strips and/or privacy fencing shall be required to be constructed and maintained within the landscaped open space along a lot line abutting a residential district	
i) an accessory building, 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: i) minimum building setback ii) maximum building height iii) maximum building or site area	3 metres 3 metres 15 square metres
Section 6.4 shall not apply to prevent the use of the existing buildings for a permitted use notwithstanding that water distribution and wastewater collection facilities are not available to the lot.	

79.4 SP.51 is hereby designated as a commercial district.

## SECTION 80

### SPECIAL DISTRICT 52 (SP.52)

80.1 For the purpose of this by-law, land use district "Special District 52" is hereby established and may be referred to by the symbol "SP.52".

#### PERMITTED USES

80.2 No person shall within an SP.52 District use any land or erect, alter or use any building of part thereof for any purpose other than:

- (a) a bakeshop
- (b) a dwelling unit
- (c) a florist shop
- (d) an office
- (e) a personal services establishment
- (f) a clinic

#### REGULATIONS

80.3 No person shall within an SP.52 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) commercial floor area shall be located only on the first floor and to a maximum of 118 square metres of which no more than 45 square metres shall be used for customer service and the display of baked goods	
b) minimum floor area per dwelling unit	70 square metres
c) maximum number of dwelling units	2
d) maximum building coverage	26%
e) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line (east)</li> <li>ii) rear lot line</li> </ul>	3 metres 3.6 metres
f) maximum number of storeys	2
g) notwithstanding the provisions of Section 4.6.2, no commercial vehicle loading space shall be required	
80.4	SP.52 District is hereby designated as a commercial district.

## SECTION 82

### SPECIAL DISTRICT 54 (SP.54)

82.1 For the purpose of this by-law, land use district "Special District 54" is hereby established and may be referred to by the symbol "SP.54".

#### PERMITTED USES

82.2 No person shall within an SP.54 District use any land or erect, alter or use any building of part thereof for any purpose other than:

- (a) a service station
- (b) a car wash
- (c) a taxi stand
- (d) a retail establishment for the sale of:
  - i) farm equipment
  - ii) motor vehicles
  - iii) motor vehicle parts
  - iv) boats, trailers, travel trailers and mobile homes
- (e) a public garage
- (f) an auto body repair establishment
- (g) a muffler, auto glass or other motor vehicle repair establishment
- (h) a rental establishment
- (j) a repair shop

#### REGULATIONS

82.3 No person shall within an SP.54 District use any land or erect, alter or use any building or part thereof for the purpose of a service station unless the provisions of Section 14.2 are complied with.

82.4 No person shall within an SP.54 District use any land or erect, alter or use any building of part thereof for a purpose other than a service station except in accordance with the following regulations:

Type	Requirement
a) minimum building setback- side lot or rear lot line	9 metres
b) maximum building coverage	40%
c) maximum building height	9 metres
d) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential, development or industrial district	
e) a berm to a height of 2.4 metres shall be constructed and maintained within the landscaped open space required along a lot line abutting an industrial district	
f) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided such open space may be interrupted by driveways	
g) up to 50% of the area between a building and a street line may be used for the open display of merchandise	
82.5	SP.54 District is hereby designated as a commercial district.

## SECTION 83

### SPECIAL DISTRICT 55 (SP.55)

83.1 For the purpose of this by-law, land use district "Special District 55" is hereby established and may be referred to by the symbol "SP.55".

#### PERMITTED USES

83.2 No person shall within an SP.55 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a service station

#### REGULATIONS

83.3 No person shall within an SP.55 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 area	1,390 square metres
b) minimum lot width	35 metres
c) minimum lot depth	35 metres
d) minimum building setback - side lot line or rear lot line	9 metres
e) maximum building coverage	20%
f) maximum number of storeys	2
g) maximum number of service bays	4
h) an accessory building may be erected or located, within the district, other than along a lot line abutting a residential district provided: i) minimum building setback ii) maximum height iii) minimum distance to the intersection of two street lines	4.5 metres 4.5 metres 15 metres
j) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district	
k) notwithstanding the provisions of Section 6.7 a roof supported by columns may be erected over gasoline pumps presently installed in the minimum building setback, provided such a roof is located no closer than 14.9 metres from the centre line of Chemong Road	
83.4	SP.55 District is hereby designated as a commercial district.

## SECTION 84

### SPECIAL DISTRICT 56 (SP.56)

84.1 For the purpose of this by-law land use district "Special District 56" is hereby established and may be referred to by the symbol "SP.56".

#### PERMITTED USES

84.2 No person shall within an SP.56 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

84.3 No person shall within an SP.56 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 area	465 square metres
b) minimum lot width	15 metres
c) minimum lot depth	30 metres
d) minimum building setback - side lot line or rear lot line	1.2 metres
e) maximum building coverage	40%
f) maximum number of storeys	2
g) minimum floor area	70 square metres
h) maximum coverage by open parking areas, driveways	25% of the area of the lot
84.4	SP.56 District is hereby designated as a residential district.

## SECTION 85

### SPECIAL DISTRICT 57 (SP.57)

#### PERMITTED USES

85.1 No person shall within an SP.57 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

85.2 No person shall within an SP.57 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 area	695 square metres
b) minimum lot width	18 metres
c) minimum lot depth	45 metres
d) minimum building setback i) side lot line ii) rear lot line	3 metres 9 metres
e) maximum building coverage	20%
f) maximum number of storeys	2
g) minimum floor area	70 square metres
h) Section 6.4 shall not apply to prevent the erection or use of a single unit dwelling on a lot in an SP.57 district notwithstanding that water distribution is not available to such lot	
85.4	SP.57 District is hereby designated as a residential district.



## SECTION 86

### SPECIAL DISTRICT 58 (SP.58)

86.1 For the purpose of this by-law, land use district "Special District 58" is hereby established and may be referred to by the symbol "SP.58".

#### PERMITTED USES

86.2 No person shall within an SP.58 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a convenience retail store

#### REGULATIONS

86.3 No person shall within an SP.58 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) the convenience retail store shall be wholly enclosed within the existing building and limited to the ground floor except storage in the basement	
b) maximum floor area for commercial purposes	92 square metres
c) maximum floor area for storage in the basement	45 square metres
d) a closed board fence 1.8 metres in height to be provided and maintained along the west and south lot lines	
e) there shall be no merchandise or advertisements displayed in the front windows or front door of the building	
f) exterior lighting shall be as follows: i) one light at each front corner ii) one light at each entrance	
86.4	SP.58 District is hereby designated as a commercial district.

## SECTION 87

### SPECIAL DISTRICT 59 (SP.59)

87.1 For the purpose of this by-law, land use district "Special District 59" is hereby established and may be referred to by the symbol "SP.59". "SP.59" District is comprised of Parts 1, 2, 3, and 4 on the plan attached hereto as Schedule "A" to this Section.

#### PERMITTED USES

87.2 No person shall within an SP.59 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an assembly plant, processing plant or manufacturing plant exclusive and plant used for specific industrial purposes
- (b) an electrical wholesale outlet
- (c) a mobile radio repair depot

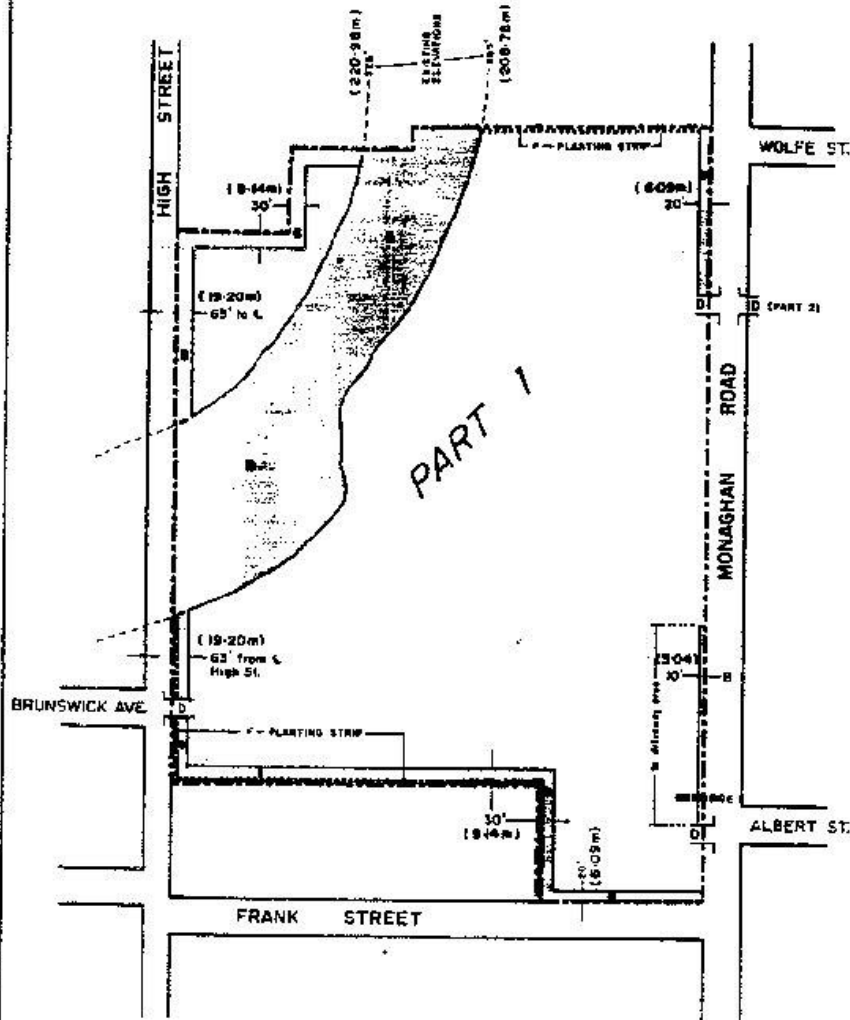
#### REGULATIONS

87.3 No person shall within an SP.59 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) any such building on Part 1 shall be erected in accordance with the following regulations: <ul style="list-style-type: none"> <li>i) maximum building coverage</li> <li>ii) minimum distance from the centre line of High Street</li> <li>iii) minimum building setback               <ul style="list-style-type: none"> <li>i) north lot line</li> <li>ii) south lot line</li> </ul> </li> <li>iv) maximum building height</li> </ul>	60%  19 metres  9 metres 18 metres 18 metres
b) any such building on Parts 2 or 4 shall be erected wholly within one of the areas designated "Building Area – A" on the said plan and in accordance with the following regulations: <ul style="list-style-type: none"> <li>i) maximum building coverage on Part 2</li> <li>ii) maximum building height on Part 2</li> <li>iii) maximum building height on Part 4</li> </ul>	80% 21 metres 10.6 metres
c) no building shall be erected on Part 3	
d) landscaped open space shall be provided and maintained within the areas designated "Landscaped Open Space – B" on the said plan. Such landscaped open space may be interrupted by motor vehicle and railway access to the extent hereinafter permitted	
e) the areas designated "Parking Area – C" on the said plan shall be used exclusively for motor vehicle parking space, loading space and railway access	
f) notwithstanding the provisions of Section 4, motor vehicle access shall be located only in the areas designated "Driveway Area – D" on the said plan and the following: <ul style="list-style-type: none"> <li>i) on High Street, one driveway north of the existing 220 metre elevation</li> <li>ii) on Frank Street, not more than two driveways</li> <li>iii) on Monaghan Road, one driveway at least 30 metres south of the north limit of Part 1 and at least 15 metres north of the northerly "Driveway Area – D" on the said plan</li> <li>iv) on Monaghan Road, one driveway</li> </ul>	

v)	between the two "Driveway Area – D" on the said plan and at least 30 metres distant from either driveway on Stewart Street, one driveway at least 15 metres north of Townsend Street and a second driveway at least 9 metres north of the first	
g)	no building shall hereafter be erected within Part 1 or Part 4 unless vehicle access to the relevant part conforms to the foregoing	
h)	railway access to the district shall be located wholly within the areas designated "Railway Area – E" on the said plan. Any such access shall have a maximum width of 5.4 metres	
j)	no railway shall be located on Part 1 within 30 metres of a residential district	
k)	planting strips shall be provided and maintained within the areas designated "Planting Strip – F" on the said plan	
87.4	SP.59 District is hereby designated as an industrial district.	

PAGE 1  
SCHEDULE "A" to SECTION 87



SP.59 DISTRICT - PART 1

LANDSCAPED OPEN SPACE - B

DRIVEWAY AREA - D

RAILWAY AREA - E

PLANTING STRIP - F

-----

B

D

E

F



SCALE 1" = 200'

SCHEDULE "A" to SECTION 87

PART 2

PARK STREET

WOLFE STREET

ALBERT STREET

MONAGHAN ROAD

SP.59 DISTRICT - PART 2

BUILDING AREA - A

LANDSCAPED OPEN SPACE - B

DRIVEWAY AREA - D

RAILWAY AREA - E

SCALE 1" = 200'

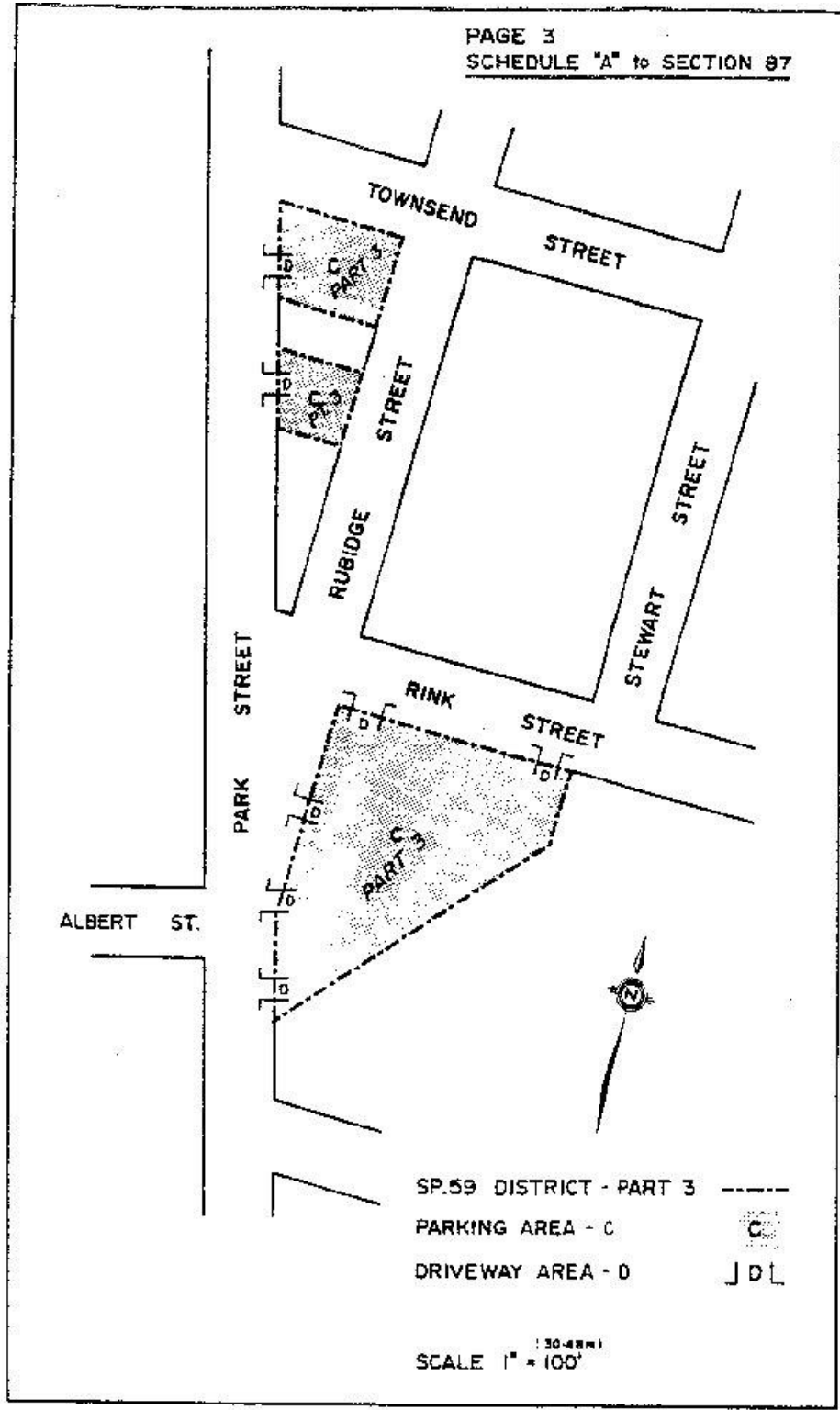
BUILDING AREA - A

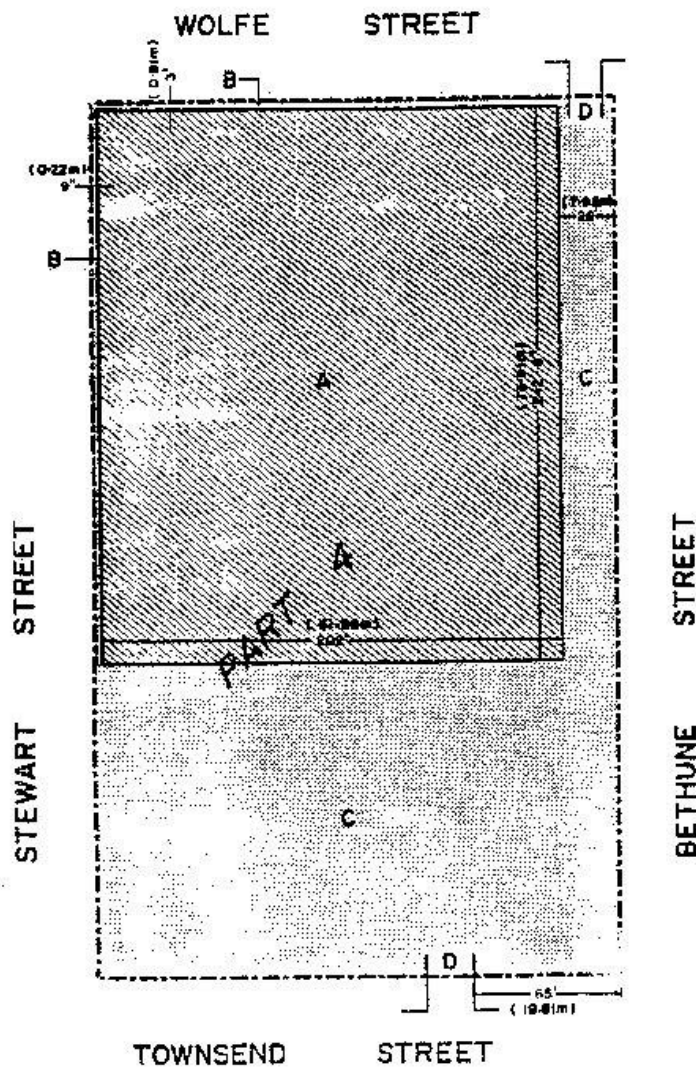
DRIVEWAY AREA - D

RAILWAY AREA - E

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SCALE 1" = 200' (50.8m)





SP.59 DISTRICT - PART 4

BUILDING AREA - A

LANDSCAPED OPEN SPACE - B

PARKING AREA - C

DRIVEWAY AREA - D



SCALE 1" = 50' (12.24m)

## 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 contractors supplies
  - ii. furniture and appliances

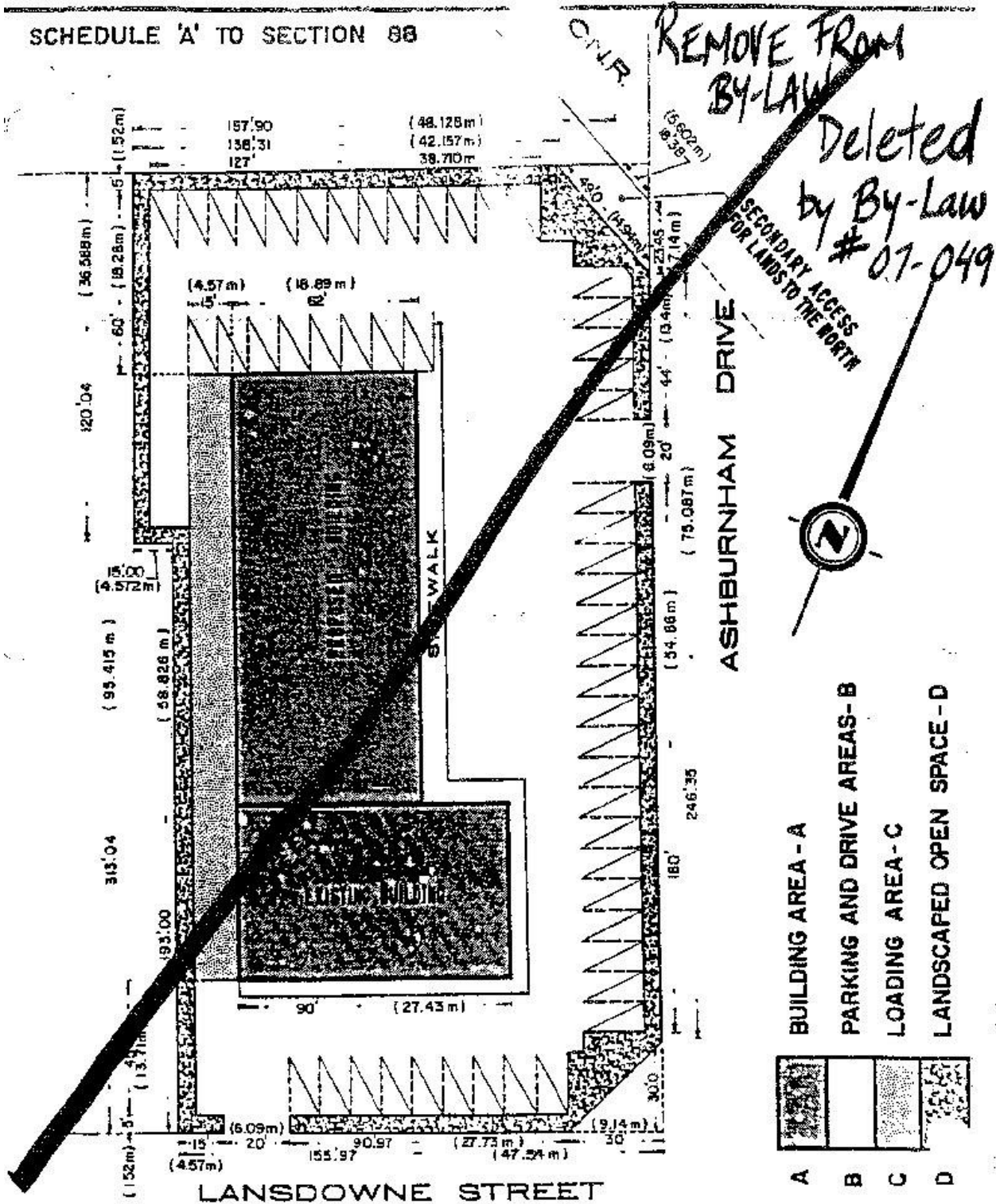
#### REGULATIONS

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	30 m
b) minimum lot depth	80 m
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"> <li>i) side lot line</li> <li>ii) rear lot line</li> </ul>	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"> <li>i) along a lot line abutting a residential district</li> <li>ii) along all other lot lines provided such open space may be interrupted by driveways</li> </ul>	minimum 6.0m with a planting strip and/or privacy fencing minimum 1.5m
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: <ul style="list-style-type: none"> <li>i) maximum building setback</li> <li>ii) maximum building height</li> <li>iii) maximum building or site area</li> </ul>	3m 3m 15 square metres
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).	
88.4	SP.60 District is hereby designated as a commercial district.



SCHEDULE 'A' TO SECTION 88



THE CITY OF PETERBOROUGH  
PLANNING DEPARTMENT

DATE:  
SCALE 1" = 40' (1:160m)

FILE:

DRAWN BY  
PIERCE & LYC

**SECTION 91****SPECIAL DISTRICT 63 (SP.63)**

91.1 For the purpose of this by-law, land use district "Special District 63" is hereby established and may be referred to by the symbol "SP.63".

**PERMITTED USES**

91.2 No person shall within an SP.63 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a warehouse
- (b) a contractor's establishment
- (c) a tradesman's shop
- (d) a wholesale establishment
- (e) a welding shop
- (f) a public garage
- (g) an auto body repair establishment
- (h) a building products establishment
- (j) a muffler, auto glass or other motor vehicle repair establishment
- (k) a furniture refinishing, woodworking or upholstery shop
- (l) a laboratory
- (m) a car wash
- (n) a martial arts instructional school (By-law 96-157)
- (o) a self-service storage establishment (By-law 04-091)

**REGULATIONS**

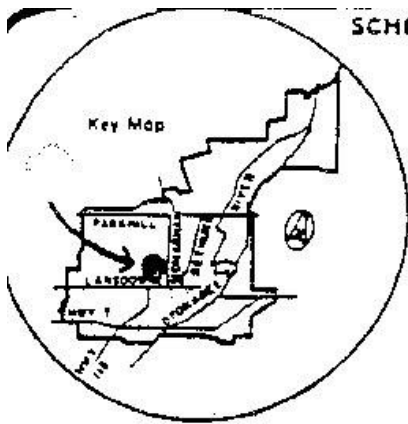
91.3 No person shall within an SP.63 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

<b>Type</b>	<b>Requirement</b>
a) minimum lot width	30 metres
b) minimum lot depth	30 metres
c) any such building shall be erected wholly within the area designated "Building Area" on the plan attached hereto as Schedule "X" to this section and attached hereto as Schedule "A" to this by-law	
d) the required parking spaces and locating area shall be prohibited from the area designated "Parking and Loading Prohibited Area" on the said plan	
e) maximum floor area	335 square metres
f) outside storage shall be prohibited on the lot except for one 2.4 metre by 3.0 metre garbage bin located on the southerly side of the building	

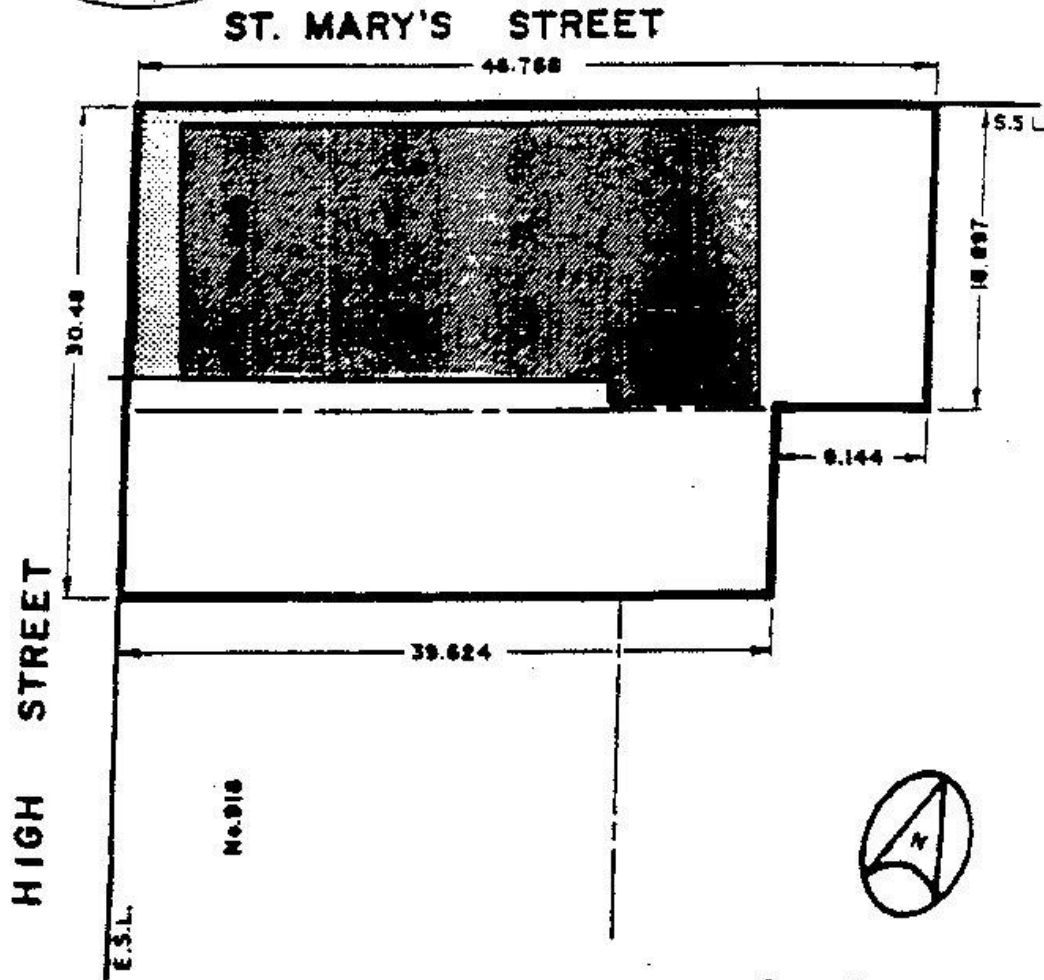
91.4 SP.63 District is hereby designated as an industrial district

SCHEDULE - X TO SECTION-91

SCHEDULE - X TO  
BY-LAW 1987-227  
PASSED THE 21<sup>ST</sup> DAY  
OF February 1987  
*[Signature]* MAYOR  
*[Signature]* CLERK



BUILDING AREA -  
PARKING & LOADING  
PROHIBITED AREA



0 Metres 15.24  
1:360

Z-919

**SECTION 93**  
**SPECIAL DISTRICT 65 (SP.65)**

93.1 For the purpose of this by-law, land use district "Special District 65" is hereby established and may be referred to by the symbol "SP.65".

**PERMITTED USES**

93.2 No person shall within an SP.65 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 clinic
- c) an office wherein the primary service is related to the provision of health or medical services including health or medical administration, information or consultation, but does not include a medical laboratory
- d) a flower shop
- e) a restaurant
- f) a drug store
- g) a food store
- h) a convenience retail store
- j) a dwelling unit

**REGULATIONS**

93.3 No person shall within an SP.65 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 floor area per dwelling unit	70 square metres
b) the residential floor area shall not exceed the commercial floor area	
c) maximum floor area per commercial purpose	235 square metres
d) maximum floor area for a clinic use	275 square metres
e) maximum floor area	675 square metres
f) maximum building coverage	40%
g) minimum building setback <ul style="list-style-type: none"> <li>i) side lot line</li> <li>ii) rear lot line (north)</li> <li>iii) all other rear lot lines</li> </ul>	the lesser of the existing or 1.5 metres 1.5 metres 0.3 metres
h) minimum landscaped open space	10% of the area of the lot
j) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along a street line and a north side lot line and the north rear lot line provided that such space may be interrupted by driveways	
k) maximum building height	2 storeys
l) an accessory building may be located within the minimum building setback - north side lot line, provided the following regulations are complied with: <ul style="list-style-type: none"> <li>i) minimum building setback</li> <li>ii) maximum building height</li> </ul>	1.5 metres 4.5 metres
m) notwithstanding the provisions of Section 4.10, a maximum of six of the required motor vehicle parking spaces may be provided and maintained within the northerly portion of the property known municipally as 400 McDonnell Street	

93.4 SP.65 is hereby designated as a commercial district.

## SECTION 94

### SPECIAL DISTRICT 66 (SP.66)

94.1 For the purpose of this by-law, land use district "Special District 66" is hereby established and may be referred to by the symbol "SP.66".

#### PERMITTED USES

94.2 No person shall within an SP.66 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling

#### REGULATIONS

94.3 No person shall within an SP.66 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 area	9,250 square metres
b) minimum lot area per dwelling unit	92 square metres
c) minimum lot width	45 metres
d) minimum building setback- side or rear lot line <ul style="list-style-type: none"><li>i) abutting a residential district</li><li>ii) otherwise</li></ul>	12 metres or the height of the building whichever is the greater 6 metres or one half the height of the building whichever is the greater
e) maximum building coverage	10%
f) minimum separation of buildings	12 metres or one half the average height of the buildings whichever is greater
g) maximum number of storeys	3
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	40%
94.4 SP.66 District is hereby designated as a residential district.	

## SECTION 96

### SPECIAL DISTRICT 68 (SP.68)

96.1 For the purpose of this by-law, land use district "Special District 68" is hereby established and may be referred to by the symbol "SP.68".

#### PERMITTED USES

96.2 No person shall within an SP.68 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office

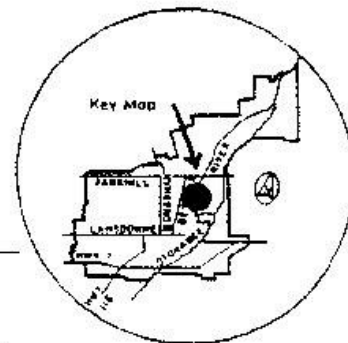
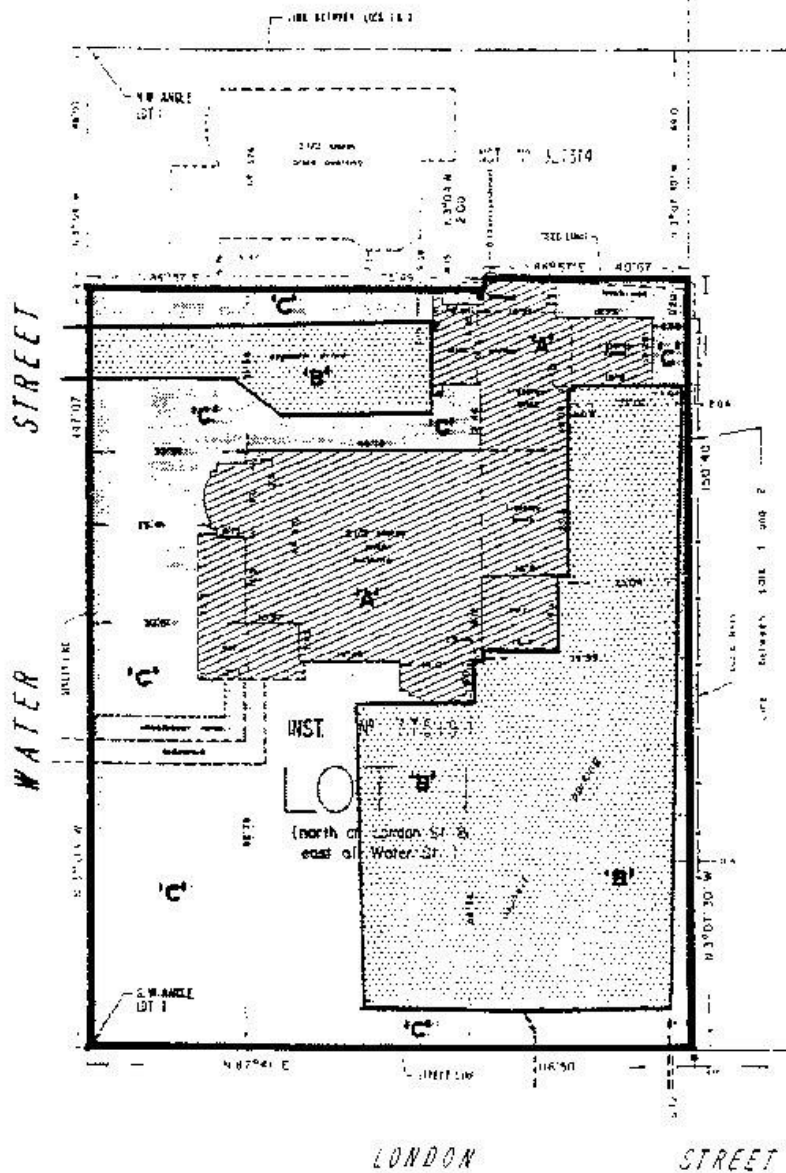
#### REGULATIONS

96.3 No person shall within an SP.68 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	30 metres
b) minimum lot depth	40 metres
c) maximum building floor area	500 square metres
d) maximum floor area	390 square metres
e) maximum number of storeys	3
f) any such building shall be erected wholly within the area designated "Building Area – A" on the plan attached hereto as Schedule "X" to this section and attached hereto as Schedule "A" to this by-law	
g) the required parking spaces shall be located wholly within the area designated "Parking and Driveway Area – B" on the said plan	
h) landscaping shall be located wholly within the area designated "Landscaped Area – C" on the said plan except for a 7.6 metre wide paved driveway access onto London Street	
96.4 SP.68 District is hereby designated as a commercial district.	

LIMIT OF SP.68 DISTRICT

\_\_CLEAR



Z-8738 (Z-948)

## SECTION 97

### SPECIAL DISTRICT 69 (SP.69)

97.1 For the purpose of this by-law, land use district "Special District 69" is hereby established and may be referred to by the symbol "SP.69".

#### PERMITTED USES

97.2 No person shall within an SP.69 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a detention home operated by the Province of Ontario or its contractors and under the supervision of a custodial officer who shall be in attendance on the premises at all times.

#### REGULATIONS

97.3 No person shall within an SP.69 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 number of inmates	10
b) no addition shall be made to the existing building	
c) notwithstanding the provisions of Section 4, no motor vehicle shall be parked or left standing in the easterly 3.3 metres of the district or in the front yard. Otherwise not more than two motor vehicles may be parked or left standing in the area immediately to the east of the building	
d) use of the building by the inmates shall be restricted to the first and second storeys	
97.4 SP.69 District is hereby designated as a residential district.	



## SECTION 98

### SPECIAL DISTRICT 70 (SP.70)

98.1 For the purpose of this by-law, land use district "Special District 70" is hereby established and may be referred to by the symbol "SP.70".

#### PERMITTED USES

98.2 No person shall within an SP.70 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a clinic
- (b) an office

#### REGULATIONS

98.3 No person shall within an SP.70 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) any such building shall be erected wholly within the area designated "Building A" on the plan attached hereto as Schedule "X" to this section	
b) maximum number of storeys	1
c) maximum building floor area	650 square metres
d) 14 motor vehicle parking spaces shall be provided and maintained within the areas designated AParking Area@ on the said plan	
e) driveway access to the motor vehicle parking spaces shall be provided and maintained wholly within the area designated "Driveway" on the said plan	
f) landscaped open space shall be provided and maintained within the areas designated "Landscaped Open Space" on the said plan	
g) planting strips shall be provided and maintained along a lot line abutting a residential district	
98.4 SP.70 District is hereby designated as a commercial district.	

## +5 M



## SECTION 102

### SPECIAL DISTRICT 71 (SP.71)

102.1 For the purpose of this by-law, land use district "Special District 71" is hereby established and may be referred to by the symbol "SP.71".

#### PERMITTED USES

102.2 No person shall within an SP.71 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling

#### REGULATIONS

102.3 No person shall within an SP.71 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 number of units	128
b) maximum number of units per building	16
c) maximum height of building	2 storeys
d) minimum building setback - side lot line	4 metres
e) maximum building coverage	26%
102.4 SP.71 District is hereby designated as a residential district.	

## SECTION 103

### SPECIAL DISTRICT 72 (SP.72)

103.1 For the purpose of this by-law, land use district Special District 72" is hereby established and may be referred to by the symbol "SP.72".

#### PERMITTED USES

103.2 No person shall within an SP.72 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an office
- (b) a dwelling unit

#### REGULATIONS

103.3 No person shall within an SP.72 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 area	465 square metres
b) minimum lot width	12 metres
c) minimum lot depth	30 metres
d) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	0.9 metres 9 metres
e) maximum building coverage	25%
f) maximum floor area for office use	28 square metres
g) minimum floor area per dwelling unit	80 square metres
103.4 SP.72 District is hereby designated as a commercial district.	

## SECTION 104

### SPECIAL DISTRICT 73 (SP.73)

104.1 For the purpose of this by-law land use district "Special District 73" is hereby established and may be referred to by the symbol "SP.73".

#### DEFINITION

- 104.2 For the purposes of this district the following definitions shall apply:
- (a) Retirement Home shall mean any premises in which elderly retired persons generally 65 years and older are cared for or lodged and wherein addition to sleeping accommodation and meals, personal care, some nursing services and medical care are provided. Such premises shall not provide accommodation where self-contained cooking facilities are provided within the individual unit.
  - (b) Interior Amenity Area means the horizontal area of a building or part thereof as calculated using interior dimensions for the purpose of providing shared recreation and leisure space in addition to private living space of the residents. Such space must be located in the same building as the private living space.
  - (c) Exterior Amenity Area means the horizontal area of the lot or part thereof excluding building floor area, landscaped buffer strips and vehicular traffic or parking area used for outdoor recreation or leisure by the residents of that lot.

#### PERMITTED USES

- 104.3 No person shall within an SP.73 District use any land or erect, alter or use any building or part thereof for any purpose other than:
- (a) a retirement home
  - (b) a clinic

#### REGULATIONS

104.4 No person shall within an SP.73 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	70 metres
b) minimum lot area	1.5 hectares
c) minimum building setback - side lot line or rear lot line	9 metres
d) maximum number of stories	3
e) maximum building coverage	30%
f) maximum paved parking area	25%
g) landscaped open space of a minimum width of 3 metres shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways	
h) maximum number of residents	128
j) minimum floor area for each room	27 square metres
k) maximum floor area of a clinic	140 square metres
l) minimum shared dining room	185 square metres
m) minimum interior amenity area	743 square metres
n) minimum exterior amenity area	2,700 square metres
104.5 SP.73 District is hereby designated as a residential district.	

## SECTION 105

### SPECIAL DISTRICT 74 (SP.74)

105.1 For the purpose of this by-law, land use district "Special District 74" is hereby established and may be referred to by the symbol "SP.74".

#### PERMITTED USES

105.2 No person shall within an SP.74 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dwelling unit
- (b) a retail establishment for the sale of jewellery
- (c) a watch repair shop
- (d) a dressmaker or tailor shop
- (e) a barber shop
- (f) a beauty shop
- (g) an office

#### REGULATIONS

105.3 No person shall within an SP.74 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	12 metres
b) minimum lot depth	30 metres
c) minimum lot area	370 square metres
d) minimum building setback	
i) side lot line	0.6 metres
ii) rear lot line	12 metres
e) minimum floor area per dwelling unit	70 square metres
f) maximum commercial floor area	18 square metres
g) maximum building coverage	10%
h) maximum number of storeys	2
j) maximum number of dwelling units	1
105.4 SP.74 District is hereby designated as a commercial district.	

## SECTION 106

### SPECIAL DISTRICT 75 (SP.75)

106.1 For the purpose of this by-law, land use district "Special District 75" is hereby established and may be referred to by the symbol "SP.75".

#### PERMITTED USES

106.2 No person shall within an SP.75 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

106.3 No person shall within an SP.75 District use any land or erect, alter or use any building of part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area	930 square metres
b) minimum lot width	30 metres
c) minimum lot depth	30 metres
d) minimum building setback i) side lot line ii) rear lot line	1.8 metres 4.5 metres
e) maximum building coverage	40%
f) maximum number of storeys	2
g) minimum floor area	110 square metres
h) maximum lot coverage by open parking area, driveways and vehicle movement	25%
j) notwithstanding any other provision in this by-law a roofed structure having a maximum height of 2.2 metres may be erected and maintained within the minimum building setback - rear lot line of an SP.75 District so long as such structure provides shelter for a swimming pool	
106.4 SP.75 District is hereby designated as a residential district.	

## SECTION 107

### SPECIAL DISTRICT 76 (SP.76)

107.1 For the purpose of this by-law, land use district "Special District 76" is hereby established and may be referred to by the symbol "SP.76".

#### PERMITTED USES

107.2 No person shall within an SP.76 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment dwelling

#### REGULATIONS

107.3 No person shall within an SP.76 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 number of dwelling units	37
b) minimum floor area per dwelling unit save and except one dwelling unit	100 square metres 80 square metres
c) maximum number of bedrooms per dwelling unit	2
d) maximum floor area	6,500 square metres
e) minimum number of parking spaces	45
f) notwithstanding the provisions of Section 4.2(A), in addition to those parking spaces required by sub-section 107.3(e), a minimum of 6 parking spaces shall be provided, having dimensions of 2.7 metres by 5.7 metres	
g) maximum number of storeys as shown on the plan attached hereto as Schedule "X" to this section	
h) notwithstanding the provisions of Section 6, any building to a maximum of 1.8 metres above lot grade may be erected, altered or used within the limits of Special District 76	
107.4 SP.76 District is hereby designated as a residential district.	



Crescent St.

SCHEDULE - A TO  
BY-LAW 1985 - 150  
PASSED THE 3rd DAY  
OF September, 1985

(Sgd.) R. J. Barker MAYOR

(Sgd.) S. Hendry CLERK

Schedule 'X'  
to Section -107

Maximum Building  
Height in Storeys  
&  
Building Area



Underground  
Parking  
Ramp



Perry St.

Lake St.

George St.

0 12.19  
metric

Z-842

## SECTION 108

### SPECIAL DISTRICT 77 (SP.77)

108.1 For the purpose of this by-law, land use district "Special District 77" is hereby established and may be referred to by the symbol "SP.77".

#### PERMITTED USES

108.2 No person shall within an SP.77 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a printing shop
- (b) an office

#### REGULATIONS

108.3 No person shall within an SP.77 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	28 metres
b) minimum lot depth	24 metres
c) minimum lot area	695 square metres
d) maximum ground floor area	355 square metres
e) maximum total floor area	615 square metres
f) maximum building height	2 storeys
g) maximum floor area for office space	260 square metres
h) notwithstanding the provisions of Section 4.2, a minimum of 3 motor vehicle parking spaces shall be provided and maintained within the district	
j) notwithstanding the provisions of Section 4.6, no commercial vehicle loading space need be provided	
108.4 SP.77 District is hereby designated as a commercial district.	

## SECTION 109

### SPECIAL DISTRICT 78 (SP.78)

109.1 For the purpose of this by-law, land use district "Special District 78" is hereby established and may be referred to as the symbol "SP.78".

#### PERMITTED USES

109.2 No person shall within an SP.78 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) an apartment building

#### REGULATIONS

109.3 No person shall within an SP.78 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 area	4,645 square metres
b) minimum lot area per dwelling unit	140 square metres
c) minimum building setback - side lot line or rear lot line	9 metres
d) maximum building coverage	25%
e) maximum number of storeys	8
f) maximum coverage by open parking, driveways and vehicle movement areas	40%
g) minimum width landscaped open space to be provided and maintained	
i) 6 metres along the westerly lot line	
ii) 1.5 metres along the southerly lot line	
109.4 SP.78 District is hereby designated as a residential district.	

**SECTION 110****SPECIAL DISTRICT (SP.79)**

110.1 For the purpose of this by-law, land use district "Special District 79" is hereby established and may be referred to as the symbol "SP.79"

**PERMITTED USES**

110.2 No person shall within an SP.79 district use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a row dwelling containing not more than 6 dwelling units
- b) a dwelling containing not more than 6 dwelling units

**REGULATIONS**

110.3 No person shall within an SP. 79 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 area per dwelling unit	465 square metres
b) maximum building height	2 storeys
c) minimum building setback <ul style="list-style-type: none"> <li>i) north side lot line</li> <li>ii) south side lot line</li> <li>iii) rear lot line</li> </ul>	3 metres 3 metres 16.5 metres
d) notwithstanding the provisions of 6.11, the minimum setback from Auburn Street streetline shall be 3 metres	
e) maximum lot coverage by open parking areas, driveways, and vehicle movement areas	30%
f) minimum width landscaped open space to be provided and maintained in accordance with the following, except as interrupted by a driveway <ul style="list-style-type: none"> <li>i) north side lot line</li> <li>ii) south side lot line</li> <li>iii) rear lot line</li> <li>iv) street line</li> </ul>	3 metres 3 metres 16.5 metres 3 metres

110.4 SP.79 is hereby designated as a residential district.

## SECTION 111

### SPECIAL DISTRICT 80 (SP.80)

111.1 For the purpose of this by-law, land use district "Special District 80" is hereby established and may be referred to by the symbol "SP.80".

#### PERMITTED USES

111.2 No person shall within an SP.80 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

111.3 No person shall within an SP.80 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 area	370 square metres
b) minimum lot width	18 metres
c) minimum lot depth	30 metres
d) minimum building setback	
i) side lot line	1.2 metres
ii) rear lot line	7.6 metres
e) maximum building coverage	40%
f) maximum number of storeys	2
g) minimum floor area	70 square metres
h) notwithstanding the provisions of Section 4.8, motor vehicle access (Parkhill Road) shall be over a U-shaped driveway and not otherwise	
j) maximum lot coverage by open parking areas and driveways	30%
111.4 SP.80 District is hereby designated as a residential district.	

## SECTION 112

### SPECIAL DISTRICT 81 (SP.81)

112.1 For the purpose of this by-law, land use district "Special District 81" is hereby established and may be referred to by the symbol "SP.81".

#### PERMITTED USES

112.2 No person shall within an SP.81 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a service station

#### REGULATIONS:

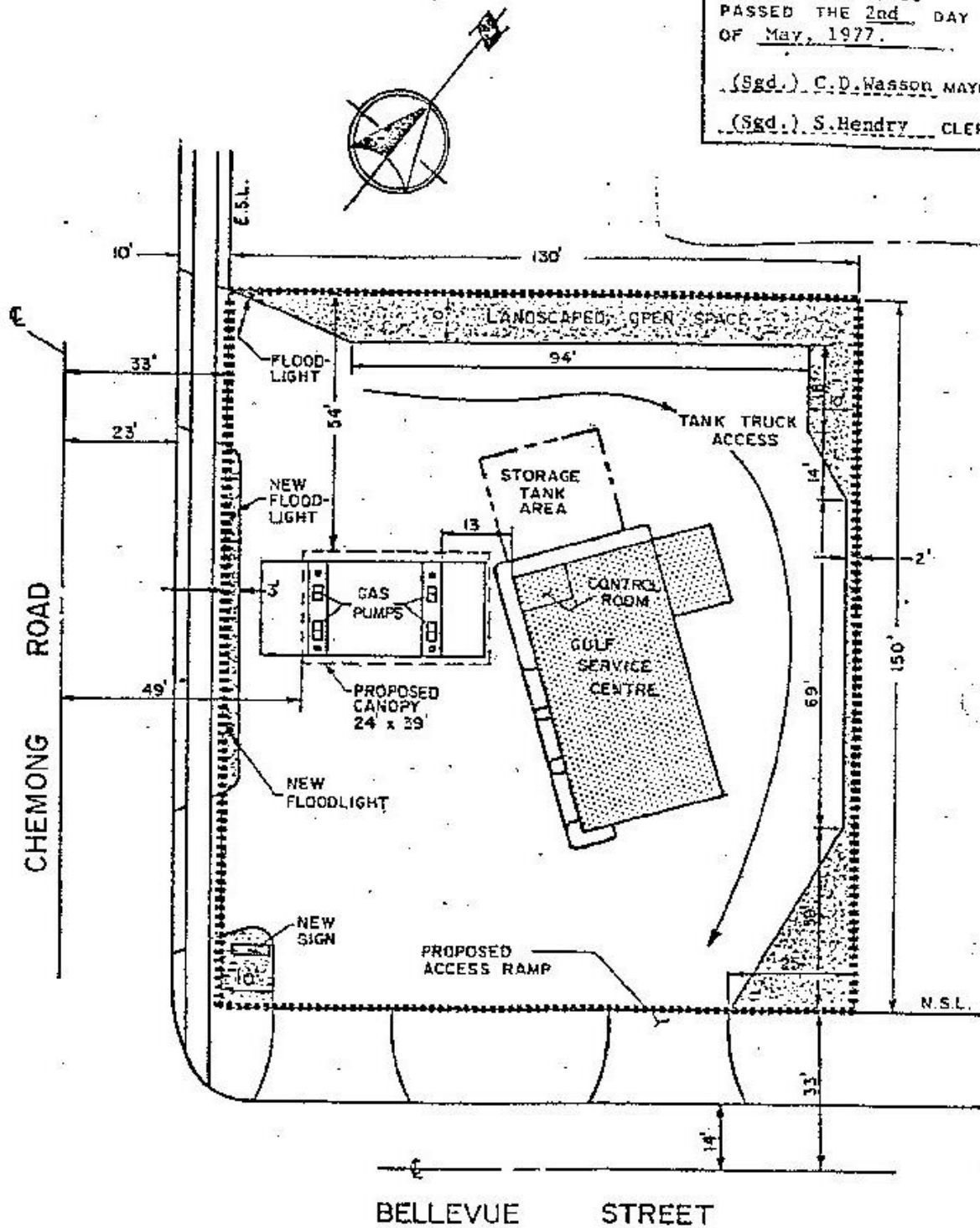
112.3 No person shall within an SP.81 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot area	1,390 square metres
b) minimum lot width	36 metres
c) minimum lot depth	36 metres
d) minimum building setback - side lot line or rear lot line	9 metres
e) maximum building coverage	20%
f) maximum number of storeys	2
g) maximum number of service bays	4
h) landscaped open space shall be provided and maintained within the areas so designated on the plan attached hereto as Schedule "A" to this section	
j) notwithstanding the provisions of sub-section 6.7, a roof supported by columns and having a maximum height of 5.4 metres may be erected over the existing gasoline pumps, provided that such roof is located a minimum of 14.9 metres from the centre of Chemong Road	
112.4 SP.81 District is hereby designated as a commercial district.	

BY-LAW 1977-63  
PASSED THE 2nd DAY  
OF May, 1977.

(Sgd.) C.D. Wasson MAYOR

(Sgd.) S. Hendry CLEK



NOTE: GAS PUMPS & ISLANDS WILL BE RE-LOCATED TO DIMENSIONS SHOWN.

----- BOUNDARY OF ZONING CHANGE

OF PETERBOROUGH

DATE: NOV. 3, 1976

FILE: 2-523 GULF  
SITE PLAN

DR. I  
D.R.

## SECTION 113

### SPECIAL DISTRICT 82 (SP.82)

113.1 For the purpose of this by-law, land use district "Special District 82" is hereby established and may be referred to by the symbol "SP.82".

#### PERMITTED USES

113.2 No person shall within an SP.82 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a convenience retail store

#### REGULATIONS

113.3 No person shall within an SP.82 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 floor area	140 square metres
b) minimum lot width	13 metres
c) minimum lot depth	35 metres
d) minimum lot area	650 square metres
e) maximum building coverage	25%
f) minimum building setback i) rear lot line ii) side lot line	1.6 metres 0.5 metres
g) notwithstanding the provisions of Section 4.8, a driveway from Water Street may be located within 6 metres of the intersection of the street lines of Parkhill Road and George Street	
113.4 SP.82 District is hereby designated as a commercial district.	

## SECTION 100



## SPECIAL DISTRICT 83 (SP.83)

100.0 For the purpose of this by-law, land use district "Special District 83" is hereby established and may be referred to by the symbol "SP.83".

### PERMITTED USES

100.2 No person shall within an SP.83 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a public garage if located within the building presently standing in this district
- b) a retail establishment for the sale of motor vehicles

### REGULATIONS

100.3 No person shall within an SP.83 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 floor area	115 square metres
b) maximum number of motor vehicles to be kept in the district at any one time: <ul style="list-style-type: none"><li>i) for repair</li><li>ii) for sale</li></ul>	<div>10</div> <div>10</div>
c) minimum width of landscaped open space to be provided and maintained, shall be in accordance with the following: <ul style="list-style-type: none"><li>i) along a lot line abutting a residential or development district</li><li>ii) along all other lot lines</li></ul>	<div>9 metres</div> <div>1.5 metres</div>
100.4 SP.83 District is hereby designated as a commercial district.	

## SECTION 114

### SPECIAL DISTRICT 84 (SP.84)

114.1 For the purpose of this by-law, land use district "Special District 84" is hereby established and may be referred to by the symbol "SP.84".

#### PERMITTED USES

114.2 No person shall within an SP.84 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a single unit dwelling
- b) a two unit dwelling

#### REGULATIONS

114.3 No person shall within an SP.84 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 area	510 square metres
b) minimum lot width	18 metres
c) minimum lot depth	30 metres
d) minimum building setback	
i) side lot line	1.2 metres
ii) rear lot line	7.6 metres
e) maximum building coverage	40%
f) maximum number of storeys	2
g) minimum floor area per dwelling unit	70 square metres
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
114.4 SP.84 District is hereby designated as a residential district.	

## SECTION 115

### SPECIAL DISTRICT 85 (SP.85)

115.1 For the purpose of this by-law, land use district "Special District 85" is hereby established and may be referred to by the symbol "SP.85".

#### PERMITTED USES

115.2 No person shall within an SP.85 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office if located in the ground floor of the building presently standing in the district
- b) a single unit dwelling
- c) a clinic

#### REGULATIONS

115.3 No person shall within an SP.85 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 area	650 square metres
b) minimum lot width	21 metres
c) minimum lot depth	30 metres
d) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	6 metres 9 metres
e) maximum building coverage	35%
f) maximum number of storeys	2
g) minimum floor area per dwelling unit	40 square metres
h) landscaped open space shall be provided and maintained along street lines at a minimum of the existing or 1.5 metres provided such open space may be interrupted by driveways	
115.4 SP.85 District is hereby designated as a commercial district.	

## SECTION 116

### SPECIAL DISTRICT 86 (SP.86)

116.1 For the purpose of this by-law, land use district "Special District 86" is hereby established and may be referred to by the symbol "SP.86".

#### PERMITTED USES

116.2 No person shall within an SP.86 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a tennis club
- b) a club house
- c) a restaurant
- d) a hotel

#### REGULATIONS

116.3 No person shall within an SP.86 District use any land or erect, alter or use any building or part thereof unless and until the owner thereof has entered into an agreement with The Corporation of the City of Peterborough dealing with the facilities and matters referred to in clause 6.30.1 and then only in accordance with the following regulations:

Type	Requirement
a) minimum lot width	30 metres
b) minimum lot depth	150 metres
c) minimum building setback - side lot line or rear lot line	10.6 metres
d) maximum building coverage	40%
e) maximum building height	12 metres
f) 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	
116.4 SP.86 District is hereby designated as a commercial district.	

## SECTION 117

### SPECIAL DISTRICT 87 (SP.87)

117.1 For the purpose of this by-law, land use district "Special District 87" is hereby established and may be referred to by the symbol "SP.87".

#### PERMITTED USES

117.2 No person shall within an SP.87 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an apartment dwelling

#### REGULATIONS

117.3 No person shall within an SP.87 District use any land or erect, alter or use any building or part thereof unless and until the owner thereof has entered into an agreement with The Corporation of the City of Peterborough dealing with the facilities and matters referred to in clause 6.30.1 and then only in accordance with the following regulations:

Type	Requirement
a) minimum lot area	9,290 square metres
b) minimum lot area per dwelling unit	93 square metres
c) minimum lot width	45 metres
d) minimum lot depth	120 metres
e) minimum building setback - side lot line or rear lot line	12 metres or one-half the height of the building, whichever is the greater
f) maximum building coverage	20%
g) maximum number of storeys	9
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
117.4 SP.87 District is hereby designated as a residential district.	

## SECTION 119

### SPECIAL DISTRICT 88 (SP.88)

119.1 For the purpose of this by-law, land use district "Special District 88" is hereby established and may be referred to by the symbol "SP.88".

#### PERMITTED USES

119.2 No person shall within an SP.88 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a dog boarding kennel
- (b) an office of a veterinarian
- (c) an animal hospital
- (d) a greenhouse or nursery

#### REGULATIONS

119.3 No person shall within an SP.88 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 area	2,000 square metres
b) minimum lot width	40 metres
c) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	the lesser of the existing setback or 12 metres 25 metres
d) maximum building coverage	10%
e) maximum number of storeys	1
119.4 SP.88 District is hereby designated as a development district	

## SECTION 120

### SPECIAL DISTRICT 89 (SP.89)

120.1 For the purpose of this by-law, land use district "Special District 89" is hereby established and may be referred to by the symbol "SP.89".

#### PERMITTED USES

120.2 No person shall within an SP.89 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a single unit dwelling

#### REGULATIONS

120.3 No person shall within an SP.89 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 area	275 square metres
b) minimum lot width	9 metres
c) minimum lot depth	30 metres
d) minimum building setback i) side lot line ii) rear lot line	1.2 metres one side, 0.6 metres other side 7.6 metres
e) maximum building coverage	40%
f) maximum number of storeys	2
g) minimum floor area	70 square metres
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
120.4 SP.89 District is hereby designated as a residential district.	

## SECTION 121

### SPECIAL DISTRICT 90 (SP.90)

121.1 For the purpose of this by-law, land use district "Special District 90" is hereby established and may be referred to by the symbol "SP.90".

#### PERMITTED USES

121.2 No person shall within an SP.90 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a row dwelling containing not more than 12 dwelling units
- (b) a group dwelling containing not more than 16 dwelling units
- (c) an apartment dwelling containing not more than 18 dwelling units
- (d) a converted dwelling containing not more than 15 dwelling units

#### REGULATIONS

121.3 No person shall within an SP.90 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 area	740 square metres
b) minimum lot area per dwelling unit	185 square metres
c) minimum lot width	24 metres
d) minimum lot depth	30 metres
e) minimum building setback <ul style="list-style-type: none"><li>i) side lot line</li><li>ii) rear lot line</li></ul>	3 metres or one half the height of the building, whichever is the greater 9 metres or the height of the building whichever is the greater
f) maximum building coverage	30%
g) maximum number of storeys	3
h) maximum lot coverage by open parking areas, driveways and vehicle movement areas	25%
121.4 SP.90 District is hereby designated as a residential district.	



## SECTION 122

### SPECIAL DISTRICT 91 (SP.91)

122.1 For the purpose of this by-law, land use district "Special District 91" is hereby established and may be referred to by the symbol "SP.91".

#### PERMITTED USES

122.2 No person shall within an SP.91 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

#### REGULATIONS

122.3 No person shall within an SP.91 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	40%
b) maximum floor area	585 square metres
c) maximum building height	9 metres
d) minimum building setback i) side lot line (south) ii) rear lot line	3 metres 20 metres
e) notwithstanding the provisions of Section 4.2(B)(1), not more than 15 motor vehicle parking spaces need be provided and maintained within the district	
122.4 SP.91 District is hereby designated as a commercial district.	

## SECTION 123

### SPECIAL DISTRICT 92 (SP.92)

123.1 For the purpose of this by-law, land use district "Special District 92" is hereby established and may be referred to by the symbol "SP.92".

#### PERMITTED USES

123.2 No person shall within an SP.92 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) an office

#### REGULATIONS

123.3 No person shall within an SP.92 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 building setback <ul style="list-style-type: none"><li>i) side lot line (north)</li><li>ii) side lot line (south)</li><li>iii) rear lot line</li></ul>	3.4 metres 1.2 metres 10.5 metres
b) maximum building floor area	195 square metres
c) notwithstanding the provisions of Section 4.3, each required parking space within the district shall be readily accessible and usable at all times by way of driveway having a minimum width of 4.6 metres	
123.4 SP.92 District is hereby designated as a commercial district.	

## SECTION 124

### SPECIAL DISTRICT 93 (SP.93)

124.1 For the purpose of this by-law, land use district "Special District 93" is hereby established and may be referred to by the symbol "SP.93".

#### PERMITTED USES

124.2 No person shall within an SP.93 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) a barber shop
- (b) a beauty shop
- (c) a dry-cleaning establishment - Class 2
- (d) a shoe shine parlour
- (e) a shoe repair shop
- (f) a sub post-office
- (g) a dressmaker of tailor shop
- (h) a restaurant
- (i) a convenience retail store
- (j) a bank, financial institution or loan company
- (k) an office, excluding a veterinary office
- (l) a retail establishment for the sale of:
  - i) motor vehicle parts and accessories
  - ii) optical supplies
  - iii) floral and horticultural supplies
  - iv) building products and contractor supplies
  - v) paint, wallpaper and decorating supplies
  - vi) antiques
  - vii) sporting goods
  - viii) beer, wine or liquor
  - ix) hardware
  - x) art supplies

#### REGULATIONS

124.3 No person shall within an SP.93 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 building setback - side lot line or rear lot line	1.5 metres
b) maximum number of storeys	2
c) maximum building area	567 square metres
d) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided such open space may be interrupted by driveways	
124.4 SP.93 District is hereby designated as a commercial district.	

**SECTION 118**

**SPECIAL DISTRICT 94 (SP.94)**

118.1 For the purpose of this by-law, land use district "Special District 94" is hereby established and may be referred to by the symbol "SP.94".

**PERMITTED USES**

118.2 No person shall within an SP.94 District use any land or erect, alter or use any building or part thereof for any purpose other than a shopping centre limited to the following:

- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office not exceeding 300m<sup>2</sup> of Gross Leasable Area per individual establishment
- (c) a clinic
- (d) a barber shop
- (e) a beauty shop
- (f) a dressmaker or tailor shop
- (g) a shoe shine parlour or shoe repair shop
- (h) a dry-cleaning establishment - Class 2
- (i) a studio or craft workshop not exceeding 300m<sup>2</sup> of Gross Leasable Area per individual establishment
- (j) an art school, music school, dance school or fine arts school
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a place of entertainment excluding a cinema or theatre
- (n) a gymnasium or health club
- (o) a place of assembly excluding a theatre
- (p) a club house or lodge hall
- (q) a church
- (r) a retail establishment including a department store, convenience retail store drug store or bakeshop, for the sale of:
  - i) food
  - ii) beer, wine or liquor
  - iii) hardware
  - iv) new auto parts and accessories
  - v) radio, television, electrical and home appliances
  - vi) furniture
  - vii) shoes and clothing
  - viii) dry goods
  - ix) jewellery
  - x) optical supplies
  - xi) books, magazines and stationery
  - xii) smoking supplies
  - xiii) art supplies
  - xiv) musical instruments
  - xv) floral and horticultural products
  - xvi) photographic supplies
  - xvii) pets
  - xviii) paint, wallpaper and decorating supplies
  - xix) sporting goods
  - xx) antiques
  - xxi) pharmaceuticals
- s) a taxi stand
- t) a sub-post office
- u) an establishment wherein any of the foregoing merchandise of section 118.2(r) is rented or repaired
- v) a place of amusement

## REGULATIONS

118.3 No person shall within an SP.94 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 lot area occupied or developed as a shopping centre	15.0 hectares
b) maximum number of department stores	1
c) maximum number of food stores exceeding 465 square metres of gross leasable floor area	1
d) maximum gross leasable floor area excluding gross leasable floor area of department store exceeding 465 square metres and a food store (exceeding 465 square metres)	21,400 square metres
e) maximum gross leasable floor area of ancillary department store type merchandise space	17,600 square metres
f) maximum number of storeys	2
g) landscaped open space of a minimum width of 3 metres or the existing condition, shall be provided and maintained along all lot lines provided that such open space may be interrupted by driveways	
118.4 SP.94 District is hereby designated as a commercial district.	

## SECTION 125

### SPECIAL DISTRICT 95 (SP.95)

125.1 For the purpose of this by-law, land use district "Special District 95" is hereby established and may be referred to by the symbol "SP.95".

#### PERMITTED USES

125.2 No person shall within an SP.95 District use any land or erect, alter or use any building of part thereof for any purpose other than:

- a) a bank, financial institution or loan company
- b) an office, excluding a veterinary office
- c) a clinic
- d) a barber shop
- e) a beauty shop
- f) a dressmaker or tailor shop
- g) a shoe shine parlour or a shoe repair shop
- h) a dry-cleaning establishment - Class 2
- i) a studio or craft workshop
- j) a library, museum or art gallery
- k) a restaurant
- l) a service station
- m) a retail establishment including a convenience retail store, drug store or bakeshop for the sale of:
  - i) food
  - ii) optical supplies
  - iii) books, magazines and stationery
  - iv) smoking supplies
  - v) art supplies
  - vi) floral and horticultural products
  - vii) photographic supplies
  - viii) paint, wallpaper and decorating supplies
  - ix) sporting goods (excluding boats, snowmobiles, motorcycles, motors)
  - x) pharmaceuticals
  - xi) jewellery
  - xii) radio, television, electrical and home appliances
  - xiii) clothing
- n) an establishment wherein any of the foregoing merchandise of Section p) is rented or repaired
- o) a sub-post office
- p) a dwelling unit

## REGULATIONS

125.3 No person shall within an SP.95 District use any land or erect, alter or use any building or part thereof unless and until the owner thereof has entered into an agreement with The Corporation of the City of Peterborough dealing with the facilities and matters referred to in clause 6.30.1 and then only in accordance with the following regulations:

Type	Requirement
a) the maximum residential floor area in a building shall not exceed the commercial floor area therein	
b) maximum floor area per commercial purpose	140 square metres
c) maximum commercial floor area	1,485 square metres
d) maximum building coverage	30%
e) minimum building setback - side lot line or rear lot line	9 metres or the height of the building whichever is the greater
f) minimum landscaped open space	10% of the area of the lot
g) maximum number of storeys	3
h) landscaped open space of a minimum width of 3 metres and planting strips shall be provided and maintained on a lot line abutting a residential or development district	
j) maximum number of service bays for a service station	2
k) an accessory building or 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 height iii) maximum site area or building area	9 metres 4.6 metres 37 square metres
125.4 SP.95 District is hereby designated as a commercial district.	

## SECTION 126

### SPECIAL DISTRICT 96 (SP.96)

126.1 For the purpose of this by-law, land use district "Special District 96" is hereby established and may be referred to by the symbol "SP.96".

#### PERMITTED USES

126.2 No person shall within an SP.96 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a retail establishment including a department store, convenience retail store, drug store or bakeshop but not including a purpose set forth in Section 16.1(a) and 16.1(o)
- b) a rental establishment
- c) a repair shop but not including a purpose set forth in Section 16.1(q) and 16.1(r) d)
- a bank, financial institution or loan company
- e) an office excluding a veterinary office
- f) a clinic
- g) a barber shop or beauty shop
- h) a dry-cleaning establishment - Class 2
- i) a studio or craft workshop
- j) a trade school
- k) an art school, music school, dance school or fine arts school
- l) a school
- m) a library, museum or art gallery
- n) a restaurant
- o) a place of entertainment
- p) a place of assembly
- q) a gymnasium or health club
- r) a club house or lodge hall
- s) a church
- t) a hotel
- u) a taxi stand
- v) a post office or sub-post office
- w) a dressmaker or tailor shop
- x) a parking lot or parking garage
- y) a funeral parlour
- z) a police station, jail or fire hall
- aa) a hospital
- ab) a special care home
- ac) a day nursery
- ad) a boarding house
- ae) a printing shop or publishing house
- af) a transportation terminal
- ag) a communication terminal
- ah) a dwelling unit



**REGULATIONS**

126.3 No person shall within an SP.96 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 floor area per dwelling unit: i) bachelor dwelling unit ii) dwelling unit other than bachelor dwelling unit	37 square metres  47 square metres plus 14 square metres for each habitable room in excess of four
b) dwelling unit shall be located only in a second or higher storey	
c) maximum building coverage i) building containing 20 dwelling units or less ii) building containing 21 dwelling units or more	80%  43%
d) maximum building floor area ratio	3.5
e) there shall be no open storage of merchandise	
f) maximum number of dwelling units	150
g) maximum floor area of the commercial purposes within any building having more than 21 dwelling units	4,645 square metres
h) the commercial purposes located in a building having more than 21 dwelling units shall be located only on the first or second floor	
j) maximum number of storeys	13
k) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20% of the area of the lot
l) a building containing more than 100 dwelling units shall contain a recreation area of not less than 111.48 square metres for the use of the residents	
m) notwithstanding Section 4.2 motor vehicle parking spaces shall be provided and maintained on the lot	
n) any underground parking structure may be erected up to the street line or lot line provided such structure does not exceed the elevation of the lot grade	
126.4 SP.96 District is hereby designated as a commercial district.	

## SECTION 127

### SPECIAL DISTRICT 97 (SP.97)

127.1 For the purpose of this by-law, land use district "Special District 97" is hereby established and may be referred to by the symbol "SP.97".

#### PERMITTED USES

127.2 No person shall within an SP.97 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a restaurant
- b) a hotel
- c) a dry-cleaning establishment - Class
- d) a health club
- e) a craft studio
- f) a rental establishment
- g) a drug store
- h) a beer, wine or liquor store
- i) a convenience retail store
- k) a bank, financial institution or loan company
- l) a bakeshop
- m) an office (excluding a veterinary office)
- n) a barber shop
- o) a beauty shop
- p) a florist shop
- q) an art school, music school, dance school or fine arts school
- r) a retail establishment for the sale of:
  - i) radio, television and home appliances
  - ii) sporting goods (excluding boats and motors, snowmobiles and motorcycles)
  - iii) photographic supplies
  - iv) shoes and clothing
  - v) paint, wallpaper and decorating supplies
  - vi) music supplies
  - vii) building products and contractor supplies
  - viii) new motor vehicle parts
  - ix) dry goods
  - x) home furnishings and furniture
- s) a clinic
- t) a repair shop for items other than motors, motor vehicles, boats, snowmobiles, motorcycles
- u) a dwelling unit

**REGULATIONS**

127.3 No person shall within an SP.97 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 frontage (Dobbin Avenue)	71 metres
b) minimum lot depth (Lansdowne Street)	140 metres
c) minimum lot area	1.578 hectares
d) minimum building setback - side lot line or rear lot line	7.5 metres
e) maximum building coverage	30%
f) maximum building height	11 metres
g) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all lot lines except the south limit of the district provided such open space may be interrupted by driveways	
h) landscaped open space of a minimum width of 3 metres shall be provided and maintained along the south limit of the district	
j) dwelling units shall only be located in a second or heigher storey provided the entirety of that storey is used exclusively for dwelling units	
k) the maximum residential floor area in a building shall not exceed the commercial floor area therein	
l) minimum landscaped open space	20% of the area of the lot
m) maximum floor area of a purpose permitted in clause 127.2(r)	300 square metres
127.4 SP.97 District is hereby designated as a commercial district.	

## SECTION 128

August 3, 2001

### SPECIAL DISTRICT 98 (SP.98)

128.1 For the purpose of this by-law, land use district "Special District 98" is hereby established and may be referred to by the symbol "SP.98".

#### PERMITTED USES

128.2 No person shall within an SP.98 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a) a transportation terminal
- b) a travel agency
- c) a travel wholesaler
- d) a trade school
- e) a motor vehicle rental establishment

#### REGULATIONS

128.3 No person shall within an SP.98 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	50%
b) minimum building setback <ul style="list-style-type: none"><li>i) side lot line or rear lot line if abutting a residential or development district</li><li>ii) side lot line or rear lot line abutting other district</li></ul>	12 metres or twice the height of the building, whichever is the greater  3 metres or the height of the building, whichever is the greater
c) landscaped open space including a planting strip, having a minimum width of 9 metres shall be provided and maintained along a lot line abutting a residential or development district	
d) landscaped open space of a minimum width of 1.5 metres shall be provided and maintained along all other lot lines provided that such open space may be interrupted by driveways and railways	
e) up to 50% of the area between a building and a street line may be used for the open display of merchandise	
128.4 SP.98 District is hereby designated as an industrial district.	

## SECTION 129

### SPECIAL DISTRICT 99 (SP.99)

129.1 For the purpose of this by-law, land use district "Special District 99" is hereby established and may be referred to by the symbol "SP.99".

#### PERMITTED USES

129.2 No person shall within an SP.99 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 clinic
- c) a dwelling unit

#### REGULATIONS

129.3 No person shall within an SP.99 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 floor area ratio	0.5
b) maximum number of storeys	2
c) dwelling units shall be located only in a second storey	
d) landscaped open space of a minimum width of 3 metres or a decorative closed board fence between 1.6 and 2.4 metres in height shall be provided and maintained along a lot line abutting a residential or development district	
129.4 SP.99 District is hereby designated as a commercial district.	