



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director of Planning and Development Services

MEETING DATE: June 22, 2009

SUBJECT: Report PLPD09-032
1875 Lansdowne St. W. (East portion of Rockhaven Property)
(Further Consideration to 1900 Lansdowne St. W. – former
Deck Transport)

PURPOSE

A report to evaluate the planning merits of a limited expansion to the Mapleridge Neighbourhood Centre designation and to consider the addition of a 'large format drug store' as a permitted use on the easterly portion of the lands known as 1875 Lansdowne Street West.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD09-032 dated June 22, 2009, of the Director of Planning and Development Services, as follows:

- a) That Schedule 'I' – Commercial Areas of the Official Plan be amended to extend the Neighbourhood Centre designation to the lands known as 1875 Lansdowne Street West and 1900 Lansdowne Street West, in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD09-032;
- b) That the C.4 – Commercial District zoning of the property known as 1875 Lansdowne Street West, be amended to add a 'large format drug store' as a permitted use, with a maximum floor area of 1725m² (18,569 sq. ft.), in accordance with the draft amendment attached as Exhibit 'E' to Report PLPD09-032;

RATIONALE

Approval of this Official Plan and Zoning By-Law Amendment is based upon the following:

1875 Lansdowne Street West (Rockhaven):

The subject property is designated 'Commercial' on Schedule 'A' – Land Use of the City of Peterborough Official Plan, and 'Service Commercial' on Schedule 'I' – Commercial Area. The proposed introduction of a large format drug store on the subject lands is complimentary to the existing Neighbourhood Centre. Drug store and/or food store uses are considered to be essential to the viability of Neighbourhood Centres, typically as anchor tenants. Existing lease arrangements for the lands known as Mapleridge Plaza have prevented the lands within the existing Neighbourhood Centre designation from fulfilling its planned function to accommodate an expanded drug store use.

The balance of the Rockhaven property will continue to be used for uses contemplated by the Service Commercial designation in the City's Official Plan. New drug stores are generally larger in size since the City's comprehensive Commercial Policy Review was undertaken in 2000. In order to retain its share within the local market, Shoppers Drug Mart has expressed a desire to expand from its current size of approximately 700 m² within the Mapleridge Plaza, to approximately 1725 m². Shoppers Drug Mart have confirmed their commitment to the subject site. Although land use approvals were granted to facilitate an expanded drug store within the Mapleridge Plaza lands, currently designated as 'Neighbourhood Centre', the owners of the plaza were unable to accommodate the expansion, due to restrictive covenants.

Urban Metrics Consultants, retained by the City to update the comprehensive Retail Market Analysis in support of the City's current commercial policies, has provided comments in support of the expanded drug store space to the subject lands, from a market perspective. Urban Metrics has indicated that the proposed expansion will further strengthen the existing Neighbourhood Centre.

1900 Lansdowne Street West (Deck Transport):

The subject property is designated 'Commercial' on Schedule 'A' – Land Use of the City of Peterborough Official Plan, and 'Service Commercial' on Schedule 'I' – Commercial Area. The expansion of the Neighbourhood Centre designation of the adjacent Mapleridge Plaza lands is logical and considered to be supportive of the planned retail function of the area.

The subject application has the potential to convert approximately 1,858m² (20,000 ft.²) of Service Commercial approved space to Neighbourhood Centre space. This additional space has been included in the Retail Market Analysis (2008) as 'Potential Supply (Approved)' space. The conversion of this space from Service Commercial to Neighbourhood Centre is supportable, based on the findings of the Retail Market Analysis (2008) and will assist in the function of the Neighbourhood Centre designation.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications arising from the approval of these recommendations.

BACKGROUND

1875 LANSDOWNE STREET WEST:

An application for the properties known as 1875 and 1913 Lansdowne Street was originally received on February 20, 2008. The application was revised by limiting the request to the eastern portion of 1875 Lansdowne Street West (being the subject application for addition of drug store use only) as a first phase of the redevelopment. The revised application was circulated to agencies and departments on September 3, 2008. Upon receipt of the updated Market Analysis in March 2009, and further consultation with Urban Metrics regarding the conclusions of the analysis and its impact on the subject application, Notice of Public Meeting was issued.

Land Use Context:

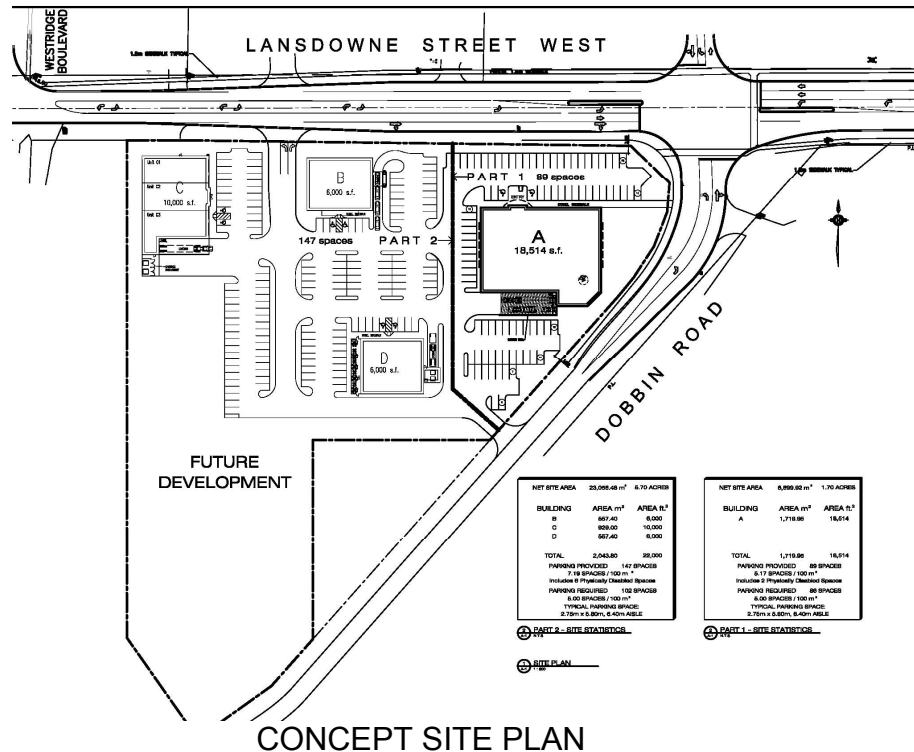
The property is currently used as a motel and conference centre (Rockhaven Motel and Convention Centre). The applicant proposes to integrate 1875 and 1913 Lansdowne Street West with a new site access to the upgraded Lansdowne St. W. and the Dobbin Road intersection and corridor. The balance of the property is designated for Service Commercial purposes and is already zoned for a range of commercial uses, consistent with the Official Plan designation. The subject application represents a first phase of the redevelopment of the lands with the balance of 1875 Lansdowne Street West and the adjacent parcel (former garden centre). The surrounding land uses include commercial to the north (Mapleridge Plaza – vacant westerly portion permits service commercial uses and the easterly portion permits Neighbourhood Commercial uses). The adjacent lands to the south are used to support a legal non-conforming residential dwelling, zoned for Service Commercial purposes. The lands on the east side of Dobbin Road and south side of Lansdowne Street West are used as a mixed use commercial plaza with residential units above, and included in the Neighbourhood Centre designation. The lands to the west are also used for service commercial purposes and rural uses beyond the City boundary.



The Original Application:

The original application proposed an expansion of the Neighbourhood Centre designation to the entire Rockhaven site. The application proposed the amendment to accommodate a redevelopment to four new commercial-retail buildings with a total floor area of approximately 100,000 square feet of new retail floor space, including a food store. The proposal to expand the Neighbourhood Centre designation to the south side of Lansdowne Street West and to accommodate an additional 100,000 square feet of retail space would have the impact of exceeding the intended function of the Neighbourhood Centre, as described in the Official Plan.

The retail floor space of the lands currently within the Neighbourhood Centre designation exceed the general size range contemplated by the Official Plan policies. Support for an additional 9290m² (100,000 ft.²), therefore, would require an amendment to the underlying principles of the Neighbourhood Centre designation or the creation of a new commercial designation, better contemplated by a comprehensive policy review than on a site-specific application.



The application was submitted together with supporting documentation, including a concept Site Plan; Market Opportunity and Impact Analysis prepared by Joseph Urban Consultants, dated December 15, 2007; and a Traffic Impact Study. Further to the circulation of the application to agencies and departments, as well as neighbouring property owners, the applicants agreed to also prepare a Noise Impact Study.

The applicants have also submitted application for Site Plan Approval for the proposed development, including the redevelopment of the balance of the lands owned by the applicant and illustrated on the above plan. The Site Plan Approval submission also includes a storm water management concept, being addressed through the site plan approval process. The Site Plan has been circulated for comment and it is targeted for consideration of Planning Committee at its meeting of July 27, 2009.

The adjacent landowner to the south (501 Dobbin Road) has expressed concern with the proposed amendment and the potential impact on the residential use of the property. The concerns expressed by the owners of 501 Dobbin Road are addressed in the 'Response to Notice' section of this report. In addition, the City received a letter from the owners of the Maple Ridge Plaza on the north side of Lansdowne Street West, in December, 2008. Planning Staff has discussed the timing of the processing of the Mapleridge applications, with the owners. The owners have now confirmed that they are in favour of including their property in the proposed amendment to the Official Plan, and intend to follow up with an application for site specific zoning to implement the Neighbourhood Centre designation on the Mapleridge lands.

1900 LANSDOWNE STREET WEST:

In response to the circulation of the application for 1875 Lansdowne Street West, the owners of the Maple Ridge Plaza property have also requested that their Official Plan and Zoning By-Law Applications seeking expansion of the Neighbourhood Centre designation and zoning to their lands known as 1900 Lansdowne Street West (former Deck Transport lands), be considered. In response, Planning Staff have reviewed the file related to the 2006 request for Official Plan and Zoning By-Law Amendment. An amendment to implement the 'Service Commercial' designation of the lands was approved in the Fall of 2007, however, the applications related to the original request for the 'Neighbourhood Centre' designation were deferred in 2007, due to the unknown impacts on the City's Commercial Structure, and whether the additional retail space was warranted, based on the 2000 Retail Market Analysis figures. A Public Meeting related to the original application was held on April 18, 2006. Consideration of the implementing amendment was deferred by Council at that time, by the following resolution:

"That the applications for Official Plan Amendment and Zoning By-Law Amendment of the properties known as 1840-1866 and 1900 Lansdowne Street West be deferred."

It is now appropriate to consider the Official Plan Amendment application for the Deck Transport property, together with the Rockhaven application for an expanded Neighbourhood Centre designation for the lands on the opposite side of Lansdowne Street West.

In 2007, the applicants agreed to put their application for Official Plan Amendment on hold until the completion of the City's Retail Market Analysis Update, as it related to the extension of the Neighbourhood Centre designation to the site. Planning Staff reported back to Council via reports to Planning Committee dated August 27, 2007 (Report PLPD07-041) and September 17, 2007 (Report PLPD07-041A) with a recommendation to proceed with passing a Zoning By-Law Amendment to implement the 'Service Commercial' designation of the property in the interim.

The City received the final report related to the Retail Market Analysis Update in March, 2009. The report finds that there is market opportunity to support the conversion of the use of the subject lands. Further consultation with Urban Metrics, authors of the Market Analysis (2008) on behalf of the City, has confirmed that the expansion of the Neighbourhood Centre designation to the subject property is consistent with the function of the existing Neighbourhood Centre and is a logical limited extension.

ANALYSIS

a) Official Plan

1875 (east portion of Rockhaven) and 1900 (Deck Transport) Lansdowne Street West:

Schedule 'I' – Land Use of the Official Plan, designates the subject properties as 'Service Commercial'. Mapleridge Plaza and Peterborough Place West (the former Brealey Centre) are designated 'Neighbourhood Centre' and contain a number of retail and service outlets serving the daily shopping needs of surrounding neighbourhoods. The Mapleridge Neighbourhood Centre designation presently includes approximately 8,900 square metres of Gross Leasable Floor Area. Section 4.3.5.5 of the Official Plan addresses the size of Neighbourhood Centres as "generally range in size from 2,000 to 8,000 square metres". This target size is most pertinent to the establishment of new Neighbourhood Centres, rather than existing clusters of Neighbourhood Centre-type uses. The addition of the lands at 1875 and 1900 Lansdowne Street West, will have the impact of increasing the size by approximately 3,600 square metres. The addition of the floor space would result in the total floor area of approximately 12,500m² (134,553 sq. ft.), comparable to the Brookdale Neighbourhood Centre lands with a total floor area of approximately 12,700m². Urban Metrics has provided comments with regard to the local area and its relation to the commercial clusters within the balance of the City. *"The local area is situated at the western boundary of the City of Peterborough and is far removed from the nearest regional commercial cluster which surrounds Lansdowne Place Mall. As a result, a moderately larger Neighbourhood Centre would benefit local residents by reducing their need to shop in other parts of the City."* The planned retail function of the area is therefore, not compromised by this increase in size.

More important than size, is function. The objective of the lands designated 'Neighbourhood Centre' is "to provide for an appropriate range and supply of commercial goods and services to serve a number of planning districts in a manner compatible with adjacent uses." (*Section 4.3.5.2 of City of Peterborough Official Plan*). Permitted uses include small scale retail stores; personal service uses; restaurants; larger scale neighbourhood serving retail uses such as food stores, drug stores and hardware stores; clinic uses; small scale office and studio uses; institutional and cultural uses; and medium density residential uses subject to the applicable policies of the Official Plan. The proposed expansion to the Neighbourhood Centre designation does not change the function.

The addition to the 'Neighbourhood Centre' designation to is considered to be a modest expansion of the size of the neighbourhood centre, without changing the function of the Neighbourhood Centre designation. The subject applications propose to convert lands already designated as Service Commercial space to Neighbourhood Centre space. This space has been included in the Retail Market Analysis (2008) as 'Potential Supply (Approved)' space. The conversion of this space from Service Commercial to Neighbourhood Centre will have the effect of changing some of the types of retail uses permitted in this location and will assist in the function of the existing Neighbourhood Centre without creating a different type of commercial function within the City's

Commercial Structure. This position is further verified by the comments of the City's consultants who prepared the update on the comprehensive Retail Market Analysis.

The comments provided by Urban Metrics include the following with regard to the impact of the addition of the lands known as 1875 Lansdowne Street West on the Neighbourhood Centre:

"It is our opinion that the redesignation of the subject site (Rockhaven) from Service Commercial to Neighbourhood Centre would reinforce the Neighbourhood Centre node as a convenience-oriented retail destination for local neighbourhood residents. The merchandise sold at a large-format Shopper's Drug Mart is consistent with the convenience-oriented retail uses included in the Neighbourhood Centre designation. Also, Shopper's Drug Mart is the only drug store currently located in the Neighbourhood Centre. As such, any expansion to the Shopper's Drug mart would increase the total amount of drug store space available to local residents with no impact on existing local drug stores. For these reasons, and given the distance between this Neighbourhood Centre and more regionally-focused commercial nodes, the relocation and expansion of Shopper's Drug Mart at 1875 Lansdowne Street West is consistent with the Neighbourhood Centre function."

b) Zoning By-Law

1875 Lansdowne Street West (East portion of Rockhaven):

The property is currently zoned C.4 – Commercial District. The C.4 – Commercial District currently permits a list of commercial uses, including the following:

- a) a service station
- b) an animal hospital or office of a veterinarian
- c) a car wash
- d) a church
- e) a place of assembly
- f) a restaurant
- g) a hotel
- h) a parking lot or parking garage
- i) a taxi stand
- j) a dry-cleaning establishment – Class 2
- k) a funeral parlour
- l) a retail establishment for the sale of:
 - a. building products and contractor supplies
 - b. farm equipment
 - c. farm supplies, grain and feed
 - d. motor vehicles
 - e. motor vehicle parts
 - f. boats, trailers, travel trailers and mobile homes

The proposed amendment includes 'a drug store with a maximum floor area of 1725m² (18,569 sq. ft.). The draft amendment further includes a provision to ensure that the

residential lands be treated as a single lot for purposes of zoning regulations. The concept plan confirms compliance with all C.4 regulations. In addition, the concept plan illustrates the ability of the site to comply with the minimum parking requirements as set out in the City's Comprehensive Zoning By-Law.

Planning staff and the applicant have agreed to limit the amendment to the site specific addition of the single 'drug store' use. Further changes to introduce additional uses to the lands, including the adjacent lands will be subject to a subsequent planning process.

The applicant is content with the current list of permitted uses within the C.4 – Commercial District, in order to implement the Site Plan as proposed.

Site plan approval will be required to formalize the development and maintenance of the site.

1900 Lansdowne Street West:

It is intended that the implementing zoning for the lands known as 1900 Lansdowne Street West, be considered at a future date. An updated concept plan and further discussion with the applicant is required.

RESPONSE TO NOTICE

a) Significant Agency Responses:

Agency circulation was issued on September 19, 2008. A circulation for the proposed Site Plan for the entire development of the Rockhaven lands has also been initiated. Approval of the Site Plan will require Council approval at a future meeting, possibly in July. Outstanding technical issues related to the Site Plan will be addressed prior to the Site Plan proceeding for approval.

Peterborough Utilities note that development charges will apply for water servicing if building area increases. The PUC requests that the applicant contact PUSI to discuss water and electric service to the site.

The Site Plan Review Committee of the Council for Persons with Disabilities has made some recommendations to be considered at the site plan approval stage for the development related to parking and the installation of power-operated doors in the main entrances of proposed commercial units. The Committee has also recommended barrier free entrances with power-operated doors and safe and barrier free path of travel from both Lansdowne St. W. and Dobbin Road to the main entrances and between the buildings for safe pedestrian traffic.

The City's Utility Services Department request cash-in-lieu of parkland where applicable. Additional comments from Utility Services have been received in relation to the associated Site Plan Approval application. Comments of note include the requirement of the owner to provide for road widening along both the Lansdowne Street

West and Dobbin Road frontage and the provision of a municipal sidewalk along the same frontage.

The Township of Cavan Monaghan has indicated that they have no objection to the principle of commercial development on the property. They have expressed concerns with traffic and storm water management in the area. The Township requested that the lands be placed in a holding zone until improvements to Lansdowne Street West and the Dobbin Road/Lansdowne Street West intersection are completed.

The City has completed the Environmental Assessment related to the improvements for Lansdowne Street West and the re-alignment of Lansdowne Street West and Dobbin Road. The City is currently finalizing the Request for Proposals for the design and construction work associated with the project. Subject to Council approval of the budget, the work is expected to proceed in 2010. The applicant has reflected the road widening requirements and the intersection realignment in the concept plan. Further refinements may be required as a condition of Site Plan Approval, however, the road design has progressed sufficiently to identify road widening requirements from 1875 Lansdowne Street West.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

b) Summary of Public Responses:

Notice of Complete Application was issued on September 19, 2008 and Notice of Public Meeting was issued on May 22, 2009 by direct mail and by newspaper advertisement (Peterborough Examiner). The notices comply with the requirements of the Planning Act.

A summary of the comments received from the Public Notice is included as follows:

The following comments detail the concerns of the adjacent landowners, in relation to their continued use of the lands for residential purposes:

- a) Management of the property and associated stormwater and traffic circulation controls, due to multiple ownership interests. The neighbours have expressed concern with potential issues related to compliance with a future Site Plan Control Agreement.

The City is able to require the merging of the title of the lands subject of the Site Plan Agreement. Should a portion of the property be severed in the future, appropriate easements and agreements for use of the lands will be required by the City to ensure compliance. In order that the property be treated as a single property from a zoning perspective, the applicant has further requested that a provision be included to require the lands to be treated as a single lot with the adjacent lands, owned by the applicant.

- b) Additional setbacks, including a landscaped berm along the southern boundary of the property. The neighbours are seeking the construction of a 12 to 15 foot engineered berm with appropriate tree and other plantings to mitigate the impact of the proposed development.

The neighbouring property is designated and zoned for Service Commercial uses. The use of the property for a dwelling is considered to be legal non-conforming. It is therefore, the intention of the City's planning documents for the residential property to become a commercial use over time, it is not reasonable to consider the implementation of a landscaped berm, eliminating the possibility of integration with the adjacent commercial use in the future. A minimum 9m buffer adjacent to a residential district is normally required within a service commercial property. The proposed site plan illustrates a 8.8m landscaped strip. Planning Staff require this to be amended to a minimum of 9m, considered adequate in these circumstances. Planning Staff will work with the applicants to provide an appropriate landscaped buffer, respecting the grade difference between the subject lands and the neighbouring residential property. This will be addressed through the Site Plan Approval process.

- c) Lighting concerns. The neighbouring landowners have expressed concern with future lighting of the parking lot and commercial uses, including lighting from motor vehicle traffic.

The City will require a photometrics plan to be provided at time of Site Plan Approval, to demonstrate compliance with non-excessive lighting standards and to ensure that lighting is contained on the property. Mitigative measures will be required to ensure containment to the site.

- d) Noise control. The neighbouring landowner requests additional noise controls beyond what is recommended by the noise study prepared on behalf of the applicants.

The Noise Study identifies major noise sources of the proposed drug store use of the lands to be generated from rooftop mechanical equipment and onsite truck movement. The sound levels were assessed regarding the impact at 501 Dobbin Road (neighbouring landowner) and it concludes that the daytime and evening sound levels meet Ministry of Environment levels. The Noise Study is being reviewed as part of the Site Plan Approval process.

- e) Storm water management features. It is the opinion of the neighbouring landowner that the storm water management proposed for the site is not appropriate and unacceptable.

The applicant proposes a water quantity pond on the site, located adjacent to the rear property line of the neighbouring landowner. The applicant has indicated that water will only be present in the pond during a storm event and is designed to drain within hours of an event. The City's detailed review of

stormwater management occurs at the Site Plan Approval stage and is being addressed through that process. The neighbouring landowner has been circulated a copy of the plan and has participated in the site plan review process. Comments specific to the proposed stormwater management proposed for the subject lands have been submitted in relation to the Site Plan Approval process from the City's Utility Services Department and from ORCA. Additional details related to the site grading and stormwater management plan have been requested of the applicants, including information to ensure that the grading along the property line adjacent to the residential property is not impacted, and the requirement for an erosion and sediment control plan.

- f) Setback of Parking Area. The neighbouring landowners have also requested a minimum 15.25m landscaped open space strip to be maintained on the subject lands and adjacent to their property.

The Zoning By-Law includes minimum standards for landscaped open space between commercial and residential districts. The typical standard for a Service Commercial zoning district is 9m adjacent to a residential district. Given that the adjacent lands are zoned commercial, it is reasonable to accept a 9m landscaped open space. Planning Staff will require the proposed Site Plan to be amended to illustrate a 9m landscaped open space along the mutual property line, versus the 8.8m as shown on the concept plan.

- g) Access/Egress and Infrastructure Improvements.

Any off-site work required by the City will be included as a condition of Site Plan Approval. The applicant has been advised of the requirement to provide road widening for both Lansdowne Street West and Dobbin Road and have reflected those on the concept plan. Any additional or related infrastructure improvements will be required as a condition of Site Plan Approval.

- h) Entrance on Dobbin Road. The neighbours object to the location of the proposed entrance in relation to the residential use.

The proximity of the driveway entrance from Dobbin Road is also an issue for Planning Staff. The Traffic Study prepared in support of the application, illustrates the driveway access to Dobbin Road to be situated in a more northerly location. Based on the conclusions of the Traffic Study, a minimum of 140m is required from the realigned intersection of Dobbin Road and Lansdowne Street West. The applicants are willing to work with Planning Staff to relocate the entrance to a more suitable location and to the satisfaction of the City.

As of June 8, 2009 no further public written responses were received as a result of the circulation.

Submitted by,

Malcolm Hunt
Director of Planning and Development Services

Prepared by,

Concurred with,

Caroline Kimble,
Land Use Planner

Ken Hetherington,
Manager of Planning

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Planning & Development Services
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Attachments:

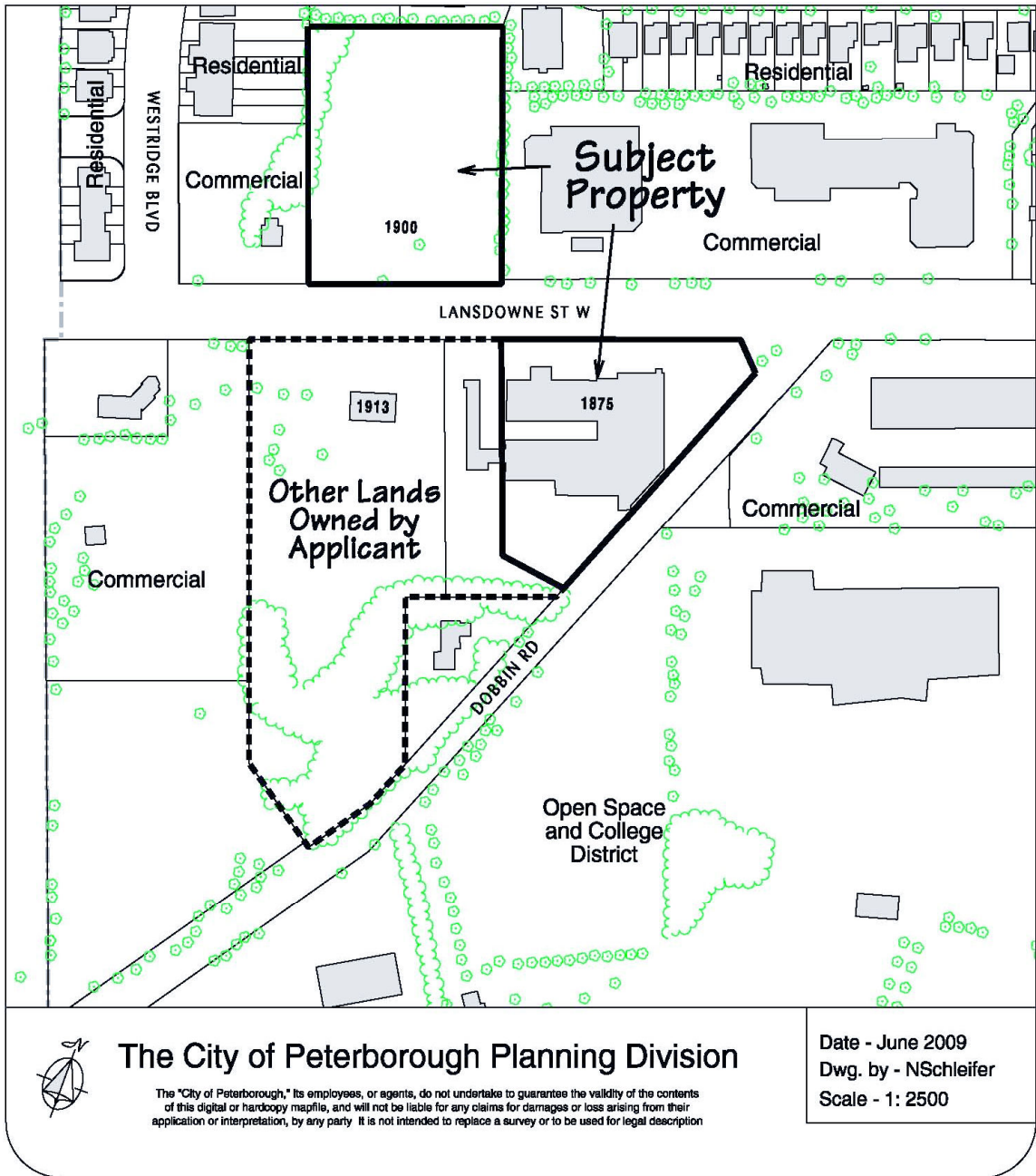
EXHIBIT A Land Use Map
EXHIBIT B Concept Plan – Rockhaven Site
EXHIBIT C Concept Plan – Proposed Drug Store - Rockhaven Site
EXHIBIT D Draft Official Plan Amendment
EXHIBIT E Draft Zoning By-law

Land Use Map

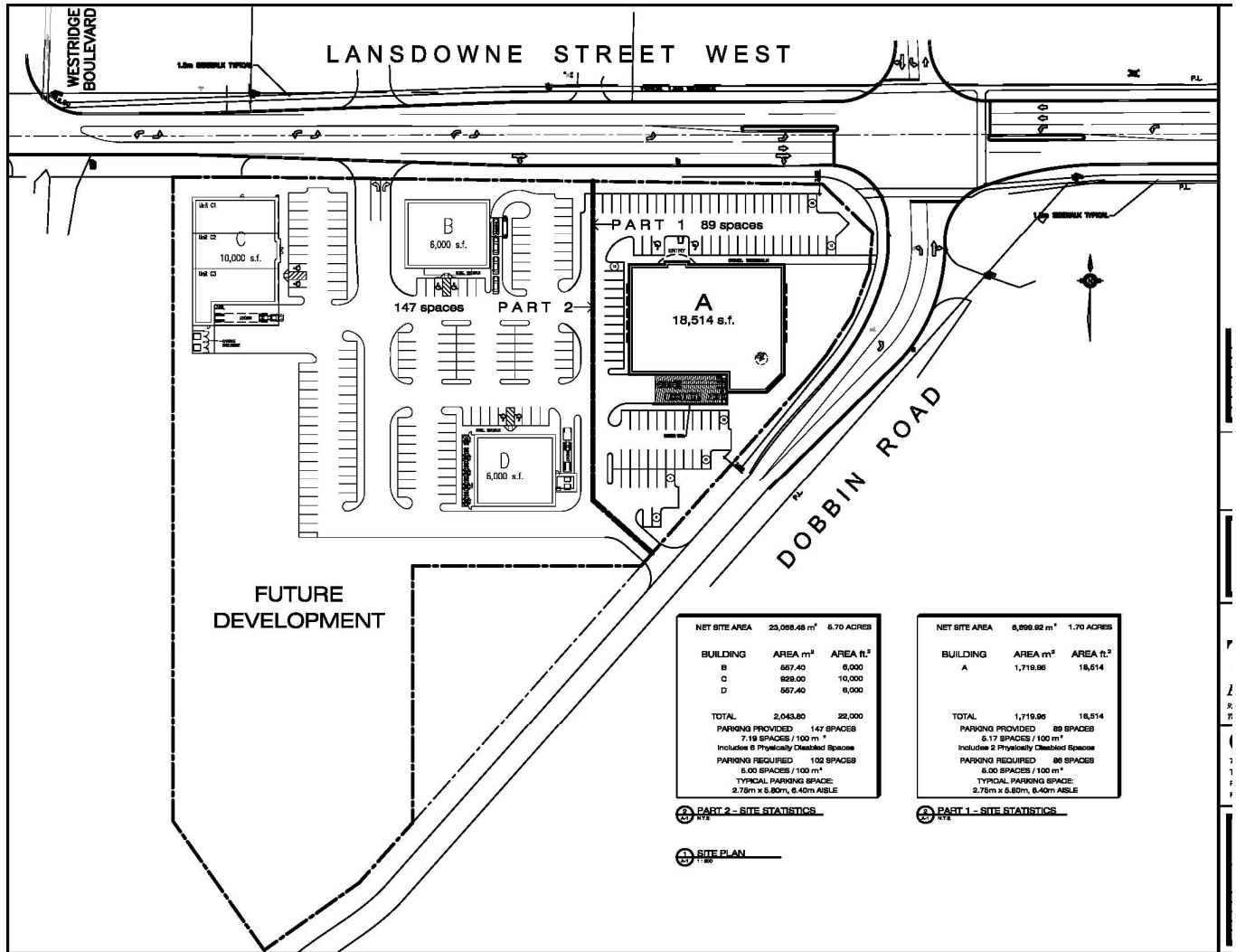
Exhibit A
Page 1 of 1

File # z0819, o0804, o0503

Property Location: 1875, 1900 Lansdowne St W



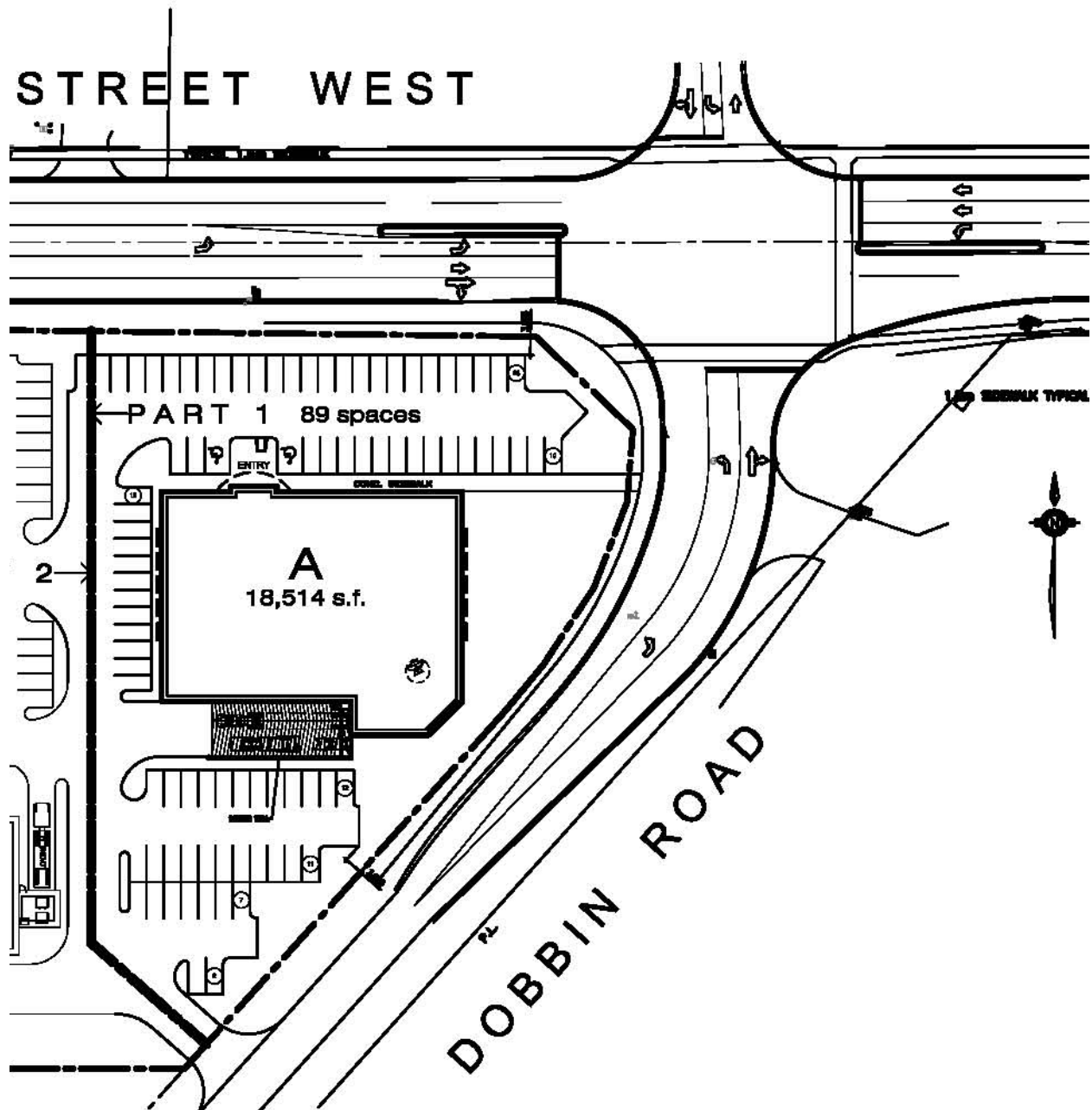
CONCEPT SITE PLAN



NOTE: Intersection and road improvements are conceptual only, and are subject to necessary approvals.

CONCEPT SITE PLAN

Exhibit C
Page 1 of 1



NOTE: Intersection and road improvements are conceptual only, and are subject to necessary approvals.

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 09-

BEING A BY-LAW TO ADOPT AMENDMENT NO. TO THE OFFICIAL PLAN OF
THE CITY OF PETERBOROUGH FOR THE PROPERTY KNOWN AS
1875 LANSDOWNE STREET WEST

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

1. **Schedule 'I'– Commercial Areas** of the Official Plan of the City of Peterborough is amended in accordance with Schedule 'A' attached hereto. The area indicated thereon is changed from **“Service Commercial”** to **“Neighbourhood Centre”**.

By-law read a first, second and third time this day of _____, 2008.

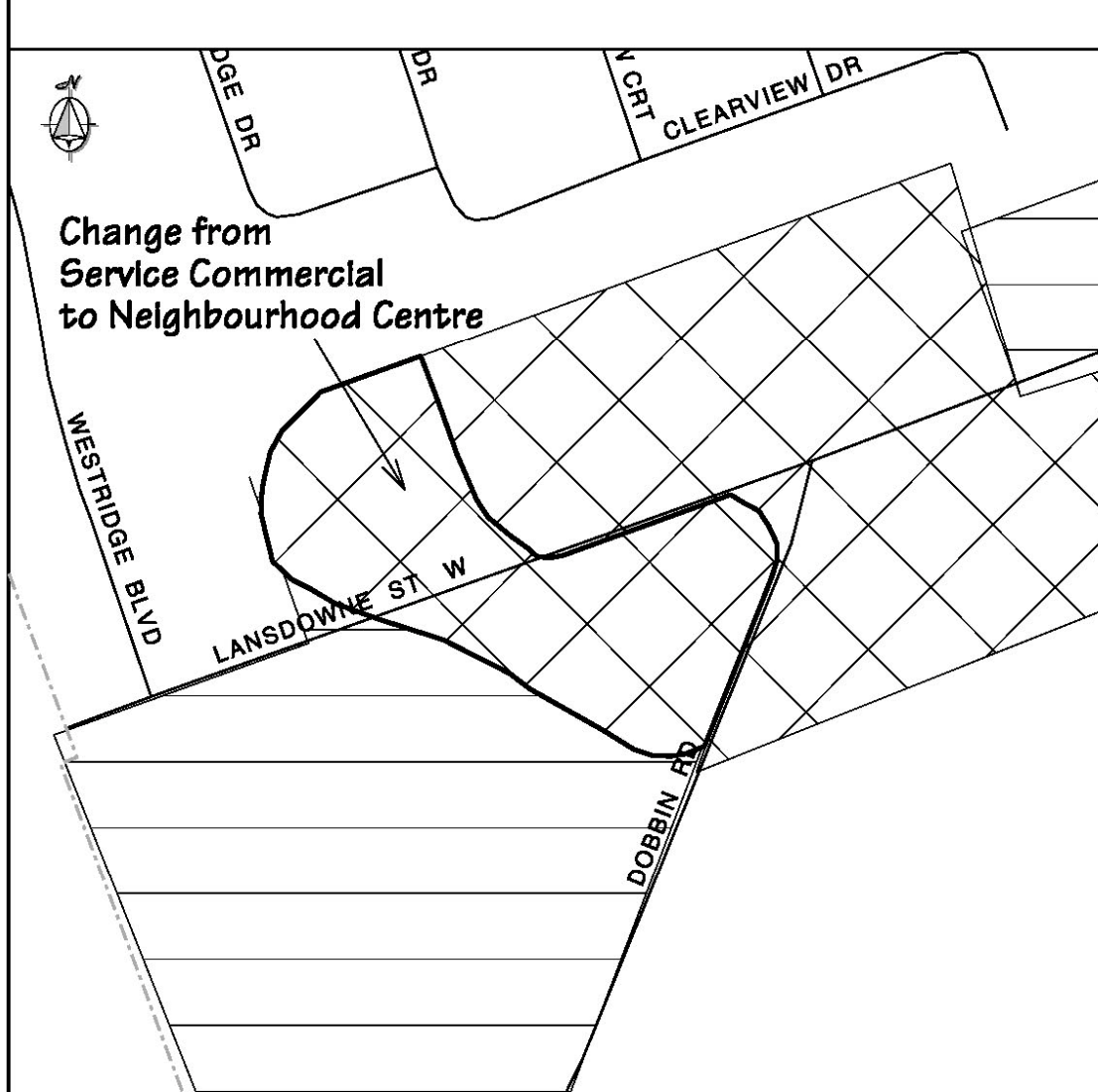
Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk

Schedule A

Exhibit D
Page 2 of 2

Official Plan Amendment to Schedule I



City of
Peterborough

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O0503

Scale: 1:2500

**EXHIBIT E
PAGE 1 OF 2**

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 09-_____

**BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR
PART OF 1875 LANSDOWNE STREET WEST**

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

1. Section 3.9 Exceptions of By-law 97-123 is hereby amended by adding the following:

Exception Number	Provisions
248	In addition, this land may be used for a large format drug store with a maximum floor area of 1725m ² .

2. **Map 20** 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 to C.4-248**'.

By-law read a first, second and third time, this day of 2008.

D. Paul Ayotte, Mayor

(SEAL)

Nancy Wright-Laking, City Clerk

EXHIBIT E
PAGE 2 OF 2

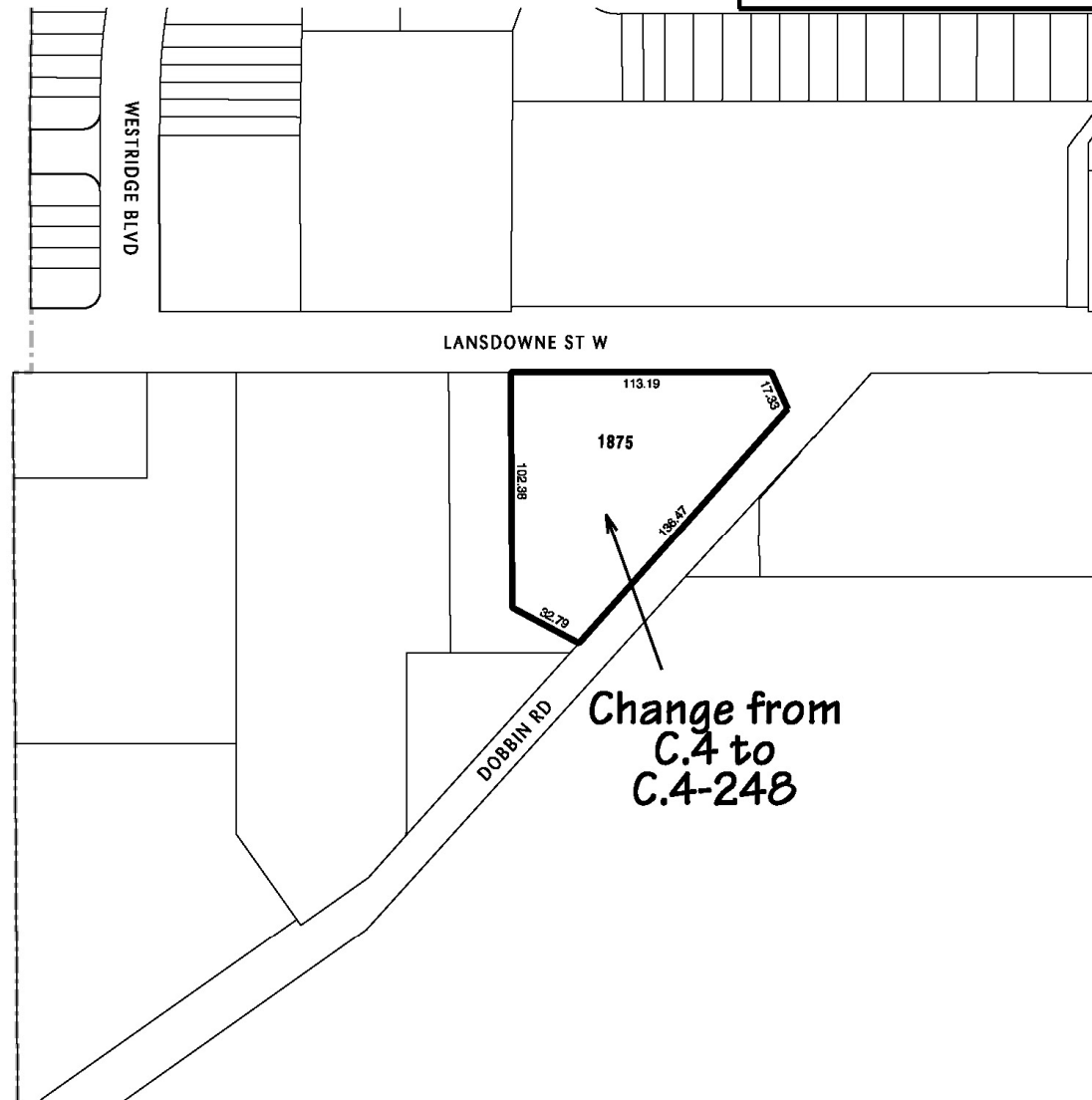
Dimensions are in metric

SCHEDULE
BYLAW 21

PASSED THE DAY
OF 2009

MAYOR

CLERK



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File: Z0819

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