



City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 25-061

Being a By-law to Amend Sections 1, 6, and Sections 7-12 of the City's Comprehensive Zoning By-law, being By-law Number 1997-123

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. Section 1 of By-law 1997-123, Definitions, is hereby amended by adding the following definition:

“Primary Residential Unit means the primary permitted residential unit in a single unit dwelling, semi-detached dwelling or street townhouse dwelling where the dwelling is situated on a parcel of land containing an additional residential unit.”

2. The definition of “Row Dwelling Unit” under Section 1 of By-law 1997-123, Definitions, is hereby deleted and replaced with:

“Row Dwelling – akin to Street Townhouse Dwelling defined herein, except three (3) or more separate units can be located on one Lot and legal frontage on a public Street is not required.”

3. The text of Section 6.33.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“6.33.1 Notwithstanding anything contained in this by-law, one additional dwelling unit shall be permitted in any Building used exclusively for residential purposes within the C.B.D. except for a Principal Dwelling Unit that is a Single Unit Dwelling, Semi-detached Dwelling, or a Street Townhouse Dwelling, provided that such additional dwelling unit complies with the following regulations:

- a) maximum number of additional dwelling units per building - 1
- b) maximum floor area - 55 square metres

c) notwithstanding Section 4.2 (A), one (1) motor vehicle parking space shall be required for an additional dwelling unit.”

4. The text of Section 6.33.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“**6.33.2** In the C.B.D., an Additional Residential Unit within a Single Unit Dwelling, Semi-detached Dwelling or Street Townhouse Dwelling shall be subject to the regulations under Section 6.33.3.”

5. The text of Sections 6.33.3 a); 6.33.3 b); 6.33.3 d); 6.33.3 e); 6.33.3 f); and 6.33.1 h) of By-Law 1997-123 is hereby deleted and replaced with the following:

“**6.33.3** Notwithstanding anything contained in this By-law, Additional Residential Units shall be permitted subject to the following regulations:”

“a) A maximum of two (2) Additional Residential Units on a parcel of land shall be permitted within the following types of Primary Dwelling Units, OR a maximum of one (1) Additional Residential Unit on a parcel of land shall be permitted within the following types of Primary Dwelling Units where a maximum of one (1) Additional Residential Unit is located within a residential Accessory Building on a parcel of land associated therewith:

- i. A Single Unit Dwelling
- ii. A Semi-detached Dwelling; or,
- iii. A Street Townhouse Dwelling.”

“b) Additional Residential Units shall not be permitted within a floodway as defined in the Provincial Planning Statement, 2024, or any successor thereof.”

“d) An access route for firefighting shall be provided so that:

- i. A fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the primary entrance to the Additional Residential Unit shall not exceed 90 metres, and the unobstructed path of travel for the firefighter from the vehicle to the primary entrance of the Secondary Suite shall not exceed 45 metres, or
- ii. An alternative is proposed that is acceptable to the Peterborough Fire Services and the City of Peterborough, Building Services Division.
- iii. An unobstructed Walkway, from the public sidewalk/Street, to the primary entrance to the Additional Residential Unit shall be a minimum of 0.9 metres wide with a maximum crossfall of 5% and a maximum longitudinal slope of 8%.”

“e) Additional Residential Units shall be serviced by public water distribution and wastewater collection facilities. Where municipal water distribution and wastewater collection services are not otherwise required by this By-law for a Primary Dwelling Unit, the use of private services to support Additional Residential Units will be permitted.”

“f) Maximum floor area for an Additional Residential Unit: Less than the Floor Area of the Primary Dwelling Unit.”

“h) Motor Vehicle Parking for the Primary Dwelling Unit and Additional Residential Unit shall be cumulative and provided and maintained in accordance with Table 4.1 under Section 4 (Parking, Loading and Driveways) of this By-law.

i. Notwithstanding the provisions under Section 4 to the contrary, Tandem Parking Spaces to facilitate Additional Residential Units, sized in accordance with Table 4.2, shall be permitted.”

6. Section 6.33.3 j) of By-Law 1997-123 is hereby deleted in its entirety.

7. A new subsection i) is added to Section 6.33.3 of By-Law 1997-123 as follows:

“i) Notwithstanding any other provisions under this By-law, an Additional Residential Unit shall be counted as a Dwelling Unit only when interpreting the maximum number of dwelling units per lot. Minimum lot area per dwelling unit, minimum lot width per dwelling unit, and minimum floor space per dwelling unit requirements shall not apply to Additional Residential Units.”

8. The text of Section 7.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“ 7.1 No person shall within an R.1 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Two Unit Dwelling
- (e) Three Unit Dwelling
- (f) Four Unit Dwelling”

9. The text of Sections 7.2 a) and f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“a) maximum number of dwelling units per lot/parcel of land - 4

f) maximum building coverage - 45%”

10. The text of Section 8.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“8.1 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Two Unit Dwelling
- (e) Three Unit Dwelling
- (f) Four Unit Dwelling”

11. The text of Sections 8.2 a) and f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“a) maximum number of dwelling units per lot/parcel of land - 4

f) maximum building coverage - 45%”

12. The text of Section 9.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“9.1 No person shall within an R.3 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling
- (i) A Lodging House”

13. The text of Section 9.2 f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“f) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, Row Dwelling or Lodging House - 35%
- ii) All other uses - 45%”

14. The text of Section 9A.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“ 9A.2 No person shall within an R.30 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling”

15. The text of Section 9A.3 f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“f) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling or Row Dwelling - 35%
- ii) All other uses - 45%”

16. The text of Section 9B.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“9B.2 No person shall within an R.31 - Residential District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Single Unit Dwelling
- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling

- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling”

17. The text of Section 9B.3 f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“f) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling or Row Dwelling - 35%
- ii) All other uses - 45%”

18. The text of Section 10.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“10.1 No person shall within an R.4 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) A Lodging House”

19. The text of Section 10.2 g) of By-Law 1997-123 is hereby deleted and replaced with the following:

“g) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, Row Dwelling or Lodging House - 30%
- ii) All other uses - 45%”

20. The text of Section 10A.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“10A.2 No person shall within an R.40 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling

- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling”

21. The text of Section 10A.3 g) of By-Law 1997-123 is hereby deleted and replaced with the following:

“g) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 35%
- ii) All other uses - 45%”

22. The text of Section 11.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“11.1 No person shall within an R.5 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling”

23. The text of Section 11.2 f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“f) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 30%
- ii) All other uses - 45%”

24. The text of Section 11A.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“11A.2 No person shall within an R.50 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling

- (d) Four Unit Dwelling
- (d) Apartment Dwelling or Group Dwelling”

25. The text of Section 11A.3 f) of By-Law 1997-123 is hereby deleted and replaced with the following:

“f) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 30%
- ii) All other uses - 45%”

26. The text of Section 12.1 of By-Law 1997-123 is hereby deleted and replaced with the following:

“12.1 No person shall within an R.6 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- (a) Street Townhouse Dwelling
- (b) Row Dwelling
- (c) Three Unit Dwelling
- (d) Four Unit Dwelling
- (e) Apartment Dwelling or Group Dwelling
- (f) Any of the following commercial purposes when located in a dwelling containing 50 or more dwelling units:
 - (i) a personal service establishment
 - (ii) a drug store
 - (iii) a sub-post office
 - (iv) a restaurant
 - (v) a food store
 - (vi) a convenience retail store
 - (vii) a clinic”

27. The text of Section 12.2 g) of By-Law 1997-123 is hereby deleted and replaced with the following:

“g) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 20%

ii) All other uses - 45%”

28. The text of Section 12A.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“12A.2 No person shall within an R.60 District use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) Street Townhouse Dwelling

(b) Row Dwelling

(c) Three Unit Dwelling

(d) Four Unit Dwelling

(e) Apartment Dwelling or Group Dwelling

(f) Any of the following commercial purposes when located in a dwelling containing 50 or more dwelling units:

(i) a personal service establishment

(ii) a drug store

(iii) a sub-post office

(iv) a restaurant

(v) a food store

(vi) a convenience retail store

(vii) a clinic”

29. The text of Section 12A.3 d) of By-Law 1997-123 is hereby deleted and replaced with the following:

“d) maximum building coverage:

i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 20%

ii) All other uses - 45%”

30. The text of Section 12 B.2 of By-Law 1997-123 is hereby deleted and replaced with the following:

“12 B.2 No person shall within an R.D. district use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) Single Unit Dwelling

- (b) Semi-Detached Dwelling
- (c) Street Townhouse Dwelling
- (d) Row Dwelling
- (e) Two Unit Dwelling
- (f) Three Unit Dwelling
- (g) Four Unit Dwelling
- (h) Apartment Dwelling or Group Dwelling”

31. The text of Section 12B.3 c) of By-Law 1997-123 is hereby deleted and replaced with the following:

“c) maximum building coverage:

- i) Apartment Dwelling, Group Dwelling, or Row Dwelling - 40%
- ii) All other uses - 45%”

By-law passed this 7th day of April 2025.

Jeff Leal, Mayor

John Kennedy, City Clerk