



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: October 27, 2025

Report: Official Plan Amendment – Strategic Growth Areas Policies and Community Planning Permit System, Report IPGPL25-044

Subject

Amendments to the City of Peterborough's Official Plan to update the policies related to Strategic Growth Areas and enable the implementation of a city-wide Community Planning Permit System.

Recommendations

That Council approve the recommendations outlined in Report IPGPL25-044, dated October 27, 2025 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Report IPGPL25-044 be received;
- b) That the City's Official Plan be amended in accordance with the draft Official Plan Amendment attached as Appendix A to Report IPGPL25-044 to update policies for the Strategic Growth Areas and enable the implementation of a city-wide Community Planning Permit System; and
- c) That the City's Official Plan be amended in accordance with the draft Official Plan Amendment attached as Appendix B to Report IPGPL25-044 to implement Council's motion dated April 28, 2025 to remove building height and angular plane requirements within the Strategic Growth Areas from the Official Plan.

Executive Summary

- The Community Planning Permit System is a key initiative under the City's Housing Action Plan for the federal Housing Accelerator Fund.
- The Planning Act requires enabling policy language to be contained in the Official Plan to enact a Community Planning Permit System.
- The enabling policies set out the parameters for the Community Planning Permit By-law while updated Strategic Growth Areas policies provide direction for the next phase of the Community Planning Permit By-law creation process.
- The proposed Official Plan Amendments are intended to update the development objectives and parking measures for the Strategic Growth Areas; implement statutory requirements for the Community Planning Permit System; and implement Council's direction of April 2025 to remove building height and angular plane requirements from the Strategic Growth Areas policies in the Official Plan.
- Engagement and consultation on the guiding principles and directions of the Strategic Growth Areas is summarized in the What We Heard Report attached as Appendix D to Report IPGPL25-044.

Background

Creation of a Community Planning Permit System (CPPS) is one of seven initiatives identified under the City's Housing Action Plan for the federal Housing Accelerator Fund. The CPPS is a land use planning tool that streamlines the development approvals process by combining zoning by-law amendments, site plan approvals and minor variances into a single application and approval process.

A CPPS is implemented through a Community Planning Permit (CPP) By-law, which implements the City's Official Plan and replaces the zoning by-law to regulate land uses, identify discretionary uses and establish development standards such as lot size requirements, minimum and maximum building heights, setbacks, parking requirements, and amenity space requirements. The CPP By-law will implement the objectives and policies of the new City's Official Plan that came into effect on April 11, 2023. Pursuant to the **Planning Act**, all by-laws that implement the Official Plan must be brought into conformity with the new Official Plan within three years of it coming into effect. Council has directed that a city-wide CPP By-law be established to replace the Comprehensive Zoning By-law and implement the Official Plan. The CPP By-law is currently being drafted and is expected to be complete for Council consideration in spring 2026. It is anticipated that the CPP by-law will necessitate further amendments to the Official Plan and/or its schedules concurrent with the by-law's completion that will be subject to the engagement and consultation process related to the draft by-law.

The CPP by-law project was initiated in June 2024 and was originally scoped to the Strategic Growth Areas of the city, namely:

- The Central Area;
- Water Street (North) Corridor;
- Chemong Road Corridor;
- Clonsilla Avenue & Charlotte Street Corridor;
- Lansdowne Street West Corridor;
- Lansdowne Street East Corridor; and
- Armour Road (North) Corridor.

In March 2025, Council received report IPGPL25-011 and directed staff to expand the scope of the CPP project to establish a city-wide CPP By-law. In April 2025, Council received report IPGPL25-018 and directed staff to expeditiously initiate an Official Plan Amendment to remove building height restrictions and angular plane requirements within the Strategic Growth Areas.

Proposed Official Plan Amendment

Based on community feedback received to date, most of the vision and objectives contained in the Official Plan continue to reflect community priorities. The proposed Official Plan Amendment attached as Appendix A to this report incorporates this feedback by enhancing the existing policies for the Strategic Growth Areas. The removal of building height and angular plane provisions from the Strategic Growth Areas policies is reflected in the proposed Official Plan Amendment, attached as Appendix B to this report in keeping with Council's direction dated April 28, 2025.

The Official Plan Amendments are intended to achieve the following objectives:

- Update policies guiding the vision and development objectives for the Strategic Growth Areas based on community feedback received to date;
- Update policies that allow for alternative measures to reduce parking demand, including car-share and cash-in-lieu of parking policies within the Strategic Growth Areas;
- Enable a Community Planning Permit System; and,
- Implement Council's motion dated April 28, 2025, to remove building height restrictions and angular plane requirements in the Strategic Growth Areas.

The **Planning Act**, through Ontario Regulation 173/16, requires enabling policy language to be contained in the Official Plan to enact a CPPS. The proposed Official Plan Amendment fulfills the requirements of Ontario Regulation 173/16 to enable a city-wide CPPS by addressing the following matters:

- Defining the community planning permit area, in this case being city-wide;
- The scope of authority that may be delegated and any limitations on the delegation;
- A statement of the municipality's goals, objectives and policies in proposing a CPPS;
- The types of criteria that may be included in the CPP by-law for determining whether any class of development or any use of land may be permitted by community planning permit;
- The types of conditions that may be included in the community planning permit by-law;
- Any information and materials that are required in an application for a community planning permit; and,
- Exemption for any class of development or any use of land.

The Official Plan Amendments contained in both Appendices A and B are subject to appeal. Any appeal of the proposed Official Plan Amendments may impact the regulations contained in the CPP By-law as well as the ability to bring forward the CPP By-law in Spring 2026 and fulfill the timing commitments under the Housing Accelerator Fund.

Strategic Plan

Strategic Pillar: Growth & Economic Development

Strategic Priority: Plan for mid-density and high-density mixed-use neighbourhoods to make the most efficient use of land and municipal services and provide affordable options for residents.

Strategic Pillar: Governance & Fiscal Sustainability

Strategic Priority: Support review/update of City's by-laws to make them effective and efficient, meeting the needs of our growing City.

The proposed Official Plan Amendment provides the policy framework to enable a city-wide CPPS which supports the implementation of the vision, goals and objectives for

development described in the Official Plan. The subsequent implementation of a city-wide CPP By-law will replace the City's zoning by-law and streamline the development approvals process by combining three planning processes (i.e., zoning by-law amendment, site plan approval and minor variance) into a single application and approval. The CPP By-law enables the City to consider increased height and density in exchange for community benefits, such as affordable housing, parkland and green building design.

Engagement and Consultation

A Notice of Public Open House and Notice of Public Meeting were circulated to agencies and departments and published in the Peterborough Examiner and the City's website on August 18, 2025, and September 29, 2025, respectively.

The proposed Official Plan Amendment was presented to the City's Planning Advisory Committee on October 21, 2025.

Statutory Open House

A statutory public open house was held on September 17, 2025 at the Misikin Law Community Complex. The public open house was attended by over 100 people. The feedback heard from this event and written feedback is summarized as follows:

- Some attendees expressed opposition to high-rise development and the delineation of the City's Strategic Growth Areas while others expressed support for intensification along intensification corridors and general support for building up, not out;
- Concern regarding the City's ability to require and implement recommendations of the City's urban design guidelines (e.g., building transitions, green building design);
- Some suggested that the Official Plan Amendment to remove building height and angular plane requirements should correspond with timing of the CPP By-law;
- Decisions on built form (i.e., building heights, angular planes and building transition) require further community consultation;
- Concern regarding accepting cash-in-lieu of parking and potential spin-off effects (e.g., increased on-street parking);
- Concern that reducing red tape and streamlining the development approvals process will compromise standards and reduce benefits to the community and opportunities for community consultation – desire was expressed for community consultation on development proposals and revisions to development proposals, not just public notifications;

- Concern regarding delegation of approvals to staff and lack of public appeal rights for applications under the CPPS – transparency and accountability needed;
- Public support requirement for pre-consultation (i.e. formal meetings between staff and applicants before seeking a CPP Permit);
- Support for policy language encouraging the balanced distribution of small-scale food stores across the city;
- Desire to preserve existing parks and open space within the Strategic Growth Areas;
- Desire to preserve public access to waterways and discourage development that blocks public access to waterfront;
- Some expressed lack of support for proposal to move intensification node/community hub from Sherbrooke Street/Clonsilla Avenue to Sherbrooke Street/Medical Drive;
- Desire to see new development provide adequately sized green space, pay for growth-related costs (e.g., hospitals, schools, improvements to public transportation), enhance cultural heritage resources and consider traffic and transportation to enable safe walking and cycling connections; and,
- Desire to see all communication regarding the project to be written in plain language, where appropriate.

A comprehensive summary of ‘What We Heard’ starting from project initiation (i.e., June 2024) to September 2025 is attached as Appendix D to this report. Other feedback received related the CPP by-law and other matters at the public open house is also summarized in the What We Heard report (Appendix D).

Budget and Financial Implications

There are no budget and financial implications related to the recommendations in this report.

Conclusion

The proposed Official Plan Amendment implements Council’s direction regarding building heights and angular planes, enhances policies related to the Strategic Growth Areas and fulfills the requirements of Ontario Regulation 173/16 to enable a city-wide Community Planning Permit System. The community feedback received will be used to inform the preparation of CPP By-law, including the classes of development,

corresponding delegated authority and development regulations. Community engagement on the draft CPP By-law will roll-out in fall 2025 and the final CPP By-law is expected to be presented for Council approval in spring 2026.

Attachments

- Appendix A: Draft Official Plan Amendment – Strategic Growth Areas and City-Wide Community Planning Permit System
- Appendix B: Draft Official Plan Amendment – Building Heights and Angular Planes
- Appendix C: Comment Matrix and Redline Modifications of Draft Official Plan Amendment
- Appendix D: What We Heard – Summary Report of Community Engagement

Submitted by,

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