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## The Corporation of the City of Peterborough

### By-Law Number 25-122

Being a By-law to adopt Amendment Number 5 to the Official Plan of the City of Peterborough relating to updates to policies for the Strategic Growth Areas and the implementation of a city-wide Community Planning Permit System

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

1. **Section 3.3.7 (The Functional Urban Structure Components)** of the Official Plan be amended as follows:
  - a) Amending Section 3.3.7.g by:
    - Deleting Section 3.3.7.g.ii. in its entirety and replacing it with the following:

“ii. Provide a range and diverse mix of uses and housing, including:

      - Affordable and accessible housing; and,
      - Missing middle housing, as well as mid-rises and high-rises.”
    - Deleting subsection 3.3.7.g.vi. in its entirety and replacing it with the following:

“vi. Provide necessary social, community and municipal infrastructure, including:

      - Public realm design that supports pedestrians and increased walkability;
      - Community uses and spaces that are versatile and help support a complete community which promotes healthy and active living; and,
      - Diverse and easily accessible public and private spaces and parks.”
    - Deleting the phrase “as well as mid and high-rise forms of housing” from subsection 3.3.7.vii.
    - Adding subsections ix. to xi. to Section 3.3.7.g as follows:

“ix. Support people of all ages and abilities and facilitate accessible and barrier-free development.

x. Retain and attract businesses;

xi. Address climate change mitigation and adaptation by:

      - Providing green infrastructure, low impact development, and high-performance building design;

- Enhancing urban tree canopy and green spaces; and
- Supporting electric vehicle charging infrastructure.”

- b) Adding the following as Section 3.3.7.h and re-lettering all subsequent subsections in Section 3.3.7.

“h. The City will plan for public infrastructure to support Strategic Growth Areas by:

- i. Investing in active and public transportation networks, and promoting alternatives to vehicle use;
- ii. Ensuring community facilities will be established and supported by long-term planning strategies;
- iii. Supporting investment in climate-resilient infrastructure and renewable energy to create jobs and spur local economic development; and,
- iv. Implementing programs and infrastructure to support unhoused individuals and meet their diverse needs.”

2. **Section 4.1.4 (Food Store Distribution in the Urban Structure)** of the Official Plan be amended as follows:

- a) Deleting and replacing all three instances of the phrase “Central Area” in subsection 4.1.4.a.iii with “Strategic Growth Areas” and replacing the phrase “as a complete community” with “as complete communities” as follows:

“The City will encourage the retention and development of food stores in the Strategic Growth Areas to support the day-to-day shopping needs of current and future residents in the Strategic Growth Areas and the continued success of the Strategic Growth Areas as complete communities;”

- b) Deleting and replacing the phrase “Secondary Plans” in subsection 4.1.4.a.iv. with “an implementing by-law” as follows:

“The City may identify sites for future large-scale food stores through the preparation of an implementing by-law; and,”

- c) Deleting subsection 4.1.4.a.ii. in its entirety and re-lettering all subsequent subsections in Section 4.1.4.

3. **Section 4.3.1 (The Central Area – Introduction)** of the Official Plan be amended as follows:

- a) Deleting subsection 4.3.1.x.iv. in its entirety and re-numbering subsequent subsections in Section 4.3.1.x.
- b) Amending subsection 4.3.1.x.xv. by deleting the phrase “excluding the Downtown Neighbourhood area until neighbourhood plans are prepared pursuant to policy 4.3.1(y)(iv),” and the phrase “and the neighbourhood plans” as follows:

“The comprehensive pre-zoning of all properties in the Central Area, to fulfill the full opportunity envisioned by the Official Plan.”

4. **Section 4.4.2 (Major Mixed-Use Corridor Designation)** of the Official Plan be amended as follows:

- a) Deleting Section 4.4.2.h. in its entirety and replacing it with the following:

“The City acknowledges several key intersections that have the potential to reinforce a **community hub** or gateway through intensification, the design of adjacent buildings and improvements to the **public realm**. Notwithstanding the identified maximum height limit, additional building height may be considered by the City on a site by site basis, including at these key intersections, where additional building height may enhance the distinction and landmark quality of corner buildings or visual terminus sites or may accentuate the visual prominence of a site. As such, the City will require mid-or high-rise development with high quality **public realm** improvements and building design and encourage mixed-use development at the following intersections:

- i. Lansdowne Street West and Clonsilla Avenue;
  - ii. Lansdowne Street West and The Parkway;
  - iii. Lansdowne Street West and Monaghan Road;
  - iv. Lansdowne Street West and Park Street South;
  - v. Lansdowne Street West and Spillsbury Drive;
  - vi. Lansdowne Street East and Ashburnham Drive;
  - vii. Clonsilla Avenue and Sherbrooke Street;
  - viii. Parkhill Road West, Water Street and George Street North;
  - ix. Chemong Road and Towerhill Road; and,
  - x. Chemong Road and Wolsely Street.”
- b) Amending Section 4.4.2.n.iv. by adding “Lansdowne Street West and The Parkway;” as the second bullet.

5. **Section 4.4.3 (Minor Mixed-Use Corridor Designation)** of the Official Plan be amended as follows:

- c) Adding the following as Section 4.4.3.i and re-lettering all subsequent subsections in Section 4.4.3:

“i. The City may consider accepting the payment of cash-in-lieu of parking for all or part of the off-street parking required by a proposed development in the Minor Mixed-Use Corridor Designation.”

6. **Section 5.3.7 (Urban Park Spaces)** of the Official Plan be amended by adding the following sentence to the end of Section 5.3.7.b.:

“The City may identify sites for future parks and open space and may request the provision of new urban park spaces as part of development proposals.”

7. **Section 6.2.7 (Parking)** of the Official Plan be amended as follows:

- a) Deleting the phrase “and/or accessible” from Section 6.2.7.b.
- b) Amending Section 6.2.7.e. by:
- Deleting “and,” at the end of Section 6.2.7.e.ii.,
  - Deleting the period at the end of Section 6.2.7.e.iii. and substituting “; and,”.
  - Adding the following as Section 6.2.7.e.iv:  
“iv. Electric vehicle charging infrastructure is encouraged.”
- c) Amending Section 6.2.7.f. by:
- Deleting “and,” at the end of Section 6.2.7.f.iii.,

- Deleting the period at the end of Section 6.2.7.f.iv. and substituting “; and,”.
  - Adding the following as Section 6.2.7.f.v:  
    - “v. Electric vehicle charging infrastructure is encouraged.”
- d) Adding the following as Section 6.2.7.c and re-lettering all subsequent subsections in Section 6.2.7:  
“c. Development that is eligible for cash-in-lieu of parking is discouraged from seeking additional parking reductions.”
- e) Adding Section 6.2.7.h. as follows:  
“h. The City may enter into partnerships and/or develop a system for the provision of carshare services.”
8. **Section 7.4.1 (The Comprehensive Zoning By-law)** of the Official Plan be amended by adding Sections 7.4.1.f. and g. as follows:
- “f. Notwithstanding Policy 7.4.1(a), the City may use a community planning permit by-law, in lieu of a zoning by-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as **Community Planning Permit Areas**.
- g. Any requirements, standards, conditions, criteria set out in the policies of this Plan that are related to zoning are deemed to also apply in the context of a community planning permit by-law.”
9. **Section 7.7 (Site Plan Approval)** of the Official Plan be amended by adding Sections 7.7.i. and j. as follows:
- “i. Notwithstanding Policy 7.7(a) and 7.7(b), the City may use a community planning permit by-law, in lieu of a site plan control by-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as **Community Planning Permit Areas**.
- j. Any requirements, standards, conditions, criteria set out in the policies of this Plan that are related to site plan control are deemed to also apply in the context of a community planning permit by-law.”
10. **Section 7.20 (The Community Planning Permit System)** of the Official Plan be amended by deleting Sections 7.20.a to c. in its entirety and replacing it with the following:  
“  
a. All lands within the City of Peterborough are designated as a **Community Planning Permit Area**. Council will adopt one or more Community Planning Permit By-laws under Section 70.2 of the *Planning Act*, as amended, to establish a **Community Planning Permit System** in one or more geographic areas of the City, or city-wide.  
b. Until a Community Planning Permit By-law is approved and in effect for all or part of the City, the existing zoning by-law and site control by-law for the same areas will continue to apply in the City.  
c. Any **Community Planning Permit System** will support, at a minimum, the following guiding principles, as applicable:  
i. Conform with the City’s Official Plan;  
ii. Streamline the development approvals process;  
iii. Set a clear and transparent decision-making process;

- iv. Foster environmental protection, sustainability and good design; and,
  - v. Commensurate growth in development with community benefits.
- d. Within an area where a Community Planning Permit By-law has been enacted, a Community Benefits Charge By-law, a Zoning By-law, and Site Plan Control will not apply.
- e. Pursuant to the provisions of the *Planning Act* and associated regulations, a Community Planning Permit By-law will:
- i. Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
  - ii. Set out and define permitted and discretionary uses;
  - iii. Set out a list of minimum and maximum development standards;
  - iv. Set out any internal review procedures for Community Planning Permit decisions;
  - v. Describe notification procedures for Community Planning Permit decisions;
  - vi. Set out criteria for determining whether a proposed use or development is permitted;
  - vii. Describe the process for amending Community Planning Permit By-law, Community Planning Permit agreements and pre-existing Site Plan Agreements;
  - viii. Outline any conditions of approval that may be imposed;
  - ix. Set out the scope of delegated authority, including any limitations; and,
  - x. Include exemptions for any class of development or use of land from the complete information and material requirements for applications under a Community Planning Permit By-law.
- f. Where a Community Planning Permit By-law has been enacted, Council may delegate to staff, a Committee, or a body appointed by Council the approval or issuance of Community Planning Permits. Limits on and criteria for such delegation will be established in the Community Planning Permit By-law.
- g. A Community Planning Permit will not be required for the following:
- i. Any development that has plans and drawings approved as schedules to a Site Plan Agreement may proceed with development in accordance with the approved Site Plan and transition provisions of the Community Planning Permit By-law; and
  - ii. Any use or development explicitly exempted within the Community Planning Permit By-law.
- h. The City shall require that adequate pre-consultation with the City and other affected agencies as outlined in the Community Planning Permit By-law, occurs prior to the submission of a Community Planning Permit application.
- i. For a Community Planning Permit application to be deemed complete, the City will require the provision of additional supporting information or material required to allow full consideration of the application, as outlined in the Community Planning Permit By-law. The scope of the information or material required for each application shall be determined as part of the pre-consultation process.
- j. If a Community Planning Permit By-law is enacted, the use and development of land within the **Community Planning Permit Area** must comply with the

permitted uses, standards and criteria set out in the Community Planning Permit By-law, unless the proposed use or development is exempted from a permit as indicated in the Community Planning Permit By-law. For the purposes of policies within Section 7.20 of this Plan, “development” shall have the same meaning as defined in *Ontario Regulation 173/16*.

- k. The criteria for approving a development, use of land, discretionary use or variation to the Community Planning Permit By-law provisions shall be set out in the Community Planning Permit By-law, subject to demonstrating the following to the satisfaction of the City and other approval authorities, as appropriate:
  - i. The proposed development conforms to the City's Official Plan;
  - ii. The proposed development does not result in significant off-site adverse effects or negative impacts, or any potential significant off-site adverse effects or negative impacts can be mitigated;
  - iii. The proposed development has regard for provincial and municipal guidelines and technical studies;
  - iv. The proposed development conforms with provincial plans and is consistent with the Provincial Planning Statement; and,
  - v. The proposed development complies with provincial regulations and standards, as amended.
- l. The Community Planning Permit By-law may outline provisions to issue a Community Planning Permit for an extension or enlargement of a non-conforming use, building or structure, as a discretionary use, provided the proposal conforms with the intent, objectives, and policies of this Plan and the criteria set out in the Community Planning Permit By-law.
- m. Where existing Site Plan Agreements are registered on a property pursuant to Section 41 of the Planning Act, an agreement under the Community Planning Permit By-law may be registered on title, the effect of which would amend the Site Plan Agreements and schedules so long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.
- n. The Community Planning Permit By-law may allow for variations to a development standard as specified in the Community Planning Permit By-law.
- o. Any proposal for a use which is not listed as a permitted or discretionary use in the Community Planning Permit By-law, or which exceeds the limit of variation permitted in the Community Planning Permit By-law will require an amendment to the Community Planning Permit By-law. An application to amend a Community Planning Permit By-law must be supported by a comprehensive planning rationale, details of public engagement and applicable supporting studies. The scope of the information or material required for the amendment shall be determined as part of the pre-consultation process.
- p. The City may impose conditions and grant provisional approval prior to final issuance of a Community Planning Permit. The Community Planning Permit By-law may require an applicant to enter into and register an agreement on title with the City to address some or all of the conditions of approval imposed on a Community Planning Permit.
- q. The Community Planning Permit By-law may establish a condition that requires the provision for specified facilities, services or matters or in-kind contributions in exchange for a specified height or density of development which may be within the minimum and maximum development ranges set out in the by-law or the possible variations from the standard that may be

authorized. The Community Planning Permit By-law shall establish a proportional relationship between the quantity or monetary value of the facilities, services and matters that may be required and the height or density of development that may be allowed.

- r. Notwithstanding the maximum height within this Plan, for lands located within a **Community Planning Permit Area**, the City may permit additional building height with the provision of facilities, services and matters, in accordance with applicable regulations within the implementing Community Planning Permit By-law, without an amendment to this Plan.
  - s. The City may impose the following types of conditions as a condition of approval:
    - i. Any of the types of conditions listed in Ontario Regulation 173/16;
    - ii. A condition that requires payment in lieu of a matter that is otherwise required;
    - iii. Any other type of condition that is required to ensure the safety and security of persons, property, and the natural environment;
    - iv. A condition that establishes lapsing periods for development permit approval after which the approval is rescinded;
    - v. A condition which establishes a set time within which the development permit is in effect; and,
    - vi. A condition which puts a development permit issuance on hold until a specified time or specified matter(s) has/have been addressed.”
11. **Section 7.21.1 (Pre-Consultation Meeting)** of the Official Plan be amended by adding the following sentence to the end of Section 7.21.1.a.:
- “Pre-consultation with City staff is required for a Community Planning Permit.”
12. **Section 7.21.2 (Complete Application Requirements)** of the Official Plan be amended as follows:
- a) Adding the phrase “Community Planning Permit” to Section 7.21.2.a. as follows:
    - “a. In addition to the prescribed information to be submitted under the Planning Act for applications for an Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Approval, Community Planning Permit, and Consent, the City may also require the submission of additional information and material to assist in the review of an application before the application is deemed complete. This additional information will be identified through pre-consultation and/or upon receipt of an application made under the Planning Act that has not been subject to pre-consultation and may include:”
  - b) Adding the following bullet item to subsection Section 7.21.2.a.vii.:
    - “- Community Services and Facilities Study;”
13. **Section 8.2 (Definitions)** of the Official Plan be amended as follows:
- a) Adding the following terms and definitions and placing them in alphabetical order:
    - “**Community Planning Permit Area**

An area within a municipality that is subject to the regulations and provisions of a Community Planning Permit By-law as adopted by Council.

**Community Planning Permit System**

A land use planning tool under The Planning Act that combines the Zoning By-law, Site Plan Control and Minor Variance approvals into a single permit application and approval process. The **Community Planning Permit System** establishes regulations, permitted uses, standards, and criteria for variations for development within a **Community Planning Permit Area.**”

- b) Adding the following sentence to the end of the definition of the term, ‘development’:

“For the purposes of policies within Section 7.20 of this Plan, “development” shall have the same meaning as defined in Ontario Regulation 173/16.”

By-law passed this 3<sup>rd</sup> day of November, 2025.

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Jeff Leal, Mayor

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John Kennedy, City Clerk