



The Corporation of the City of Peterborough

By-Law Number 25-123

Being a By-law to adopt Amendment Number 6 to the Official Plan of the City of Peterborough relating to the removal of building height and angular plane requirements within the Strategic Growth Areas

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

1. **Section 4.3.1 (The Central Area – Introduction)** of the Official Plan be amended by deleting the phrase “generally a 45 degree angular plane” in Section 4.3.1.q.i. and replacing it with “other design measures to provide appropriate transition between built forms” as follows:

“q. The building height for each designation shall be subject to:
 - i. The application of appropriate landscape treatments, setbacks, step backs and/or other design measures to provide transition between built forms where properties abut the Neighbourhoods land use designation. For streets with a historic character, step backs shall be required above the prevailing historic street wall height, to the satisfaction of the City; and,”
2. **Section 4.3.2 (Downtown Core Area Designation)** of the Official Plan be amended by deleting Section 4.3.2.e. in its entirety and re-lettering all subsequent subsections in Section 4.3.2.
3. **Section 4.3.3 (Business District Designation)** of the Official Plan be amended by deleting Section 4.3.3.d. in its entirety and re-lettering all subsequent subsections in Section 4.3.3.
4. **Section 4.3.4 (Industrial Conversion Area Designation)** of the Official Plan be amended by deleting Section 4.3.4.g. in its entirety and re-lettering the subsequent subsections in Section 4.3.4.
5. **Section 4.3.5 (Downtown Neighbourhood Designation)** of the Official Plan be amended as follows:
 - a) Deleting and replacing Section 4.3.5.f, with the following:

“Where a development in the Downtown Neighbourhood Designation abuts a low-rise residential use, or any lands within the Residential Designation, the proponent shall ensure an appropriate transition between built forms and uses, and shall moderate the height of new development through setbacks, step backs, landscape buffering, and/or other design measures.”
 - b) Deleting Section 4.3.5.e. in its entirety and re-lettering all subsequent subsections in Section 4.3.5.

6. **Section 4.3.7 (Little Lake South District Designation)** of the Official Plan be amended by deleting Section 4.3.7.e.i. in its entirety and replacing it with the following:
 - i. “Sub-Area 1” is defined as the block bounded by Crescent, Romaine, George and Lake Streets. Mid-rise buildings are encouraged and development shall be compatible with surrounding land uses, providing an appropriate transition in building heights and setbacks for properties that abut a low-rise residential use or any lands within the Residential Designation; and,”

7. **Section 4.4.2 (Major Mixed-Use Corridor Designation)** of the Official Plan be amended as follows:
 - a) Deleting Section 4.4.2.g. in its entirety and re-lettering all subsequent subsections in Section 4.4.2.
 - b) Deleting Section 4.4.2.i in its entirety and replacing it with the following:

“Where a development in the Major Mixed-Use Corridor Designation abuts a low-rise or mid-rise residential use, the City shall moderate the height of new development through setbacks, step backs, landscape buffer, and/or other design measures to provide transition between built forms.”

8. **Section 4.4.3 (Minor Mixed-Use Corridor Designation)** of the Official Plan be amended as follows:
 - a) Deleting the phrases “the maximum building height shall be 4 storeys. Notwithstanding the identified maximum height limit,” and “to a maximum total height of 6 storeys” from Section 4.4.3.f as follows:

“Within Minor Mixed-Use Corridor Designation, additional building height may be considered by the City on a site by site basis, 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.”
 - b) Deleting Section 4.4.3.g. in its entirety and replacing it with the following:

“Where a development in the Minor Mixed-Use Corridor Designation abuts a low-rise residential use, the City shall ensure an appropriate transition between built forms and uses, and shall moderate the height of new development through setbacks, step backs, landscape buffering, and/or other design measures.”

9. **Section 5.4.2.d (Urban Design)** of the Official Plan be amended by deleting the phrase “a 45 degree angular plane” and replacing it with “setbacks, step backs, landscape buffering, and/or other design measures,” as follows:

“d. Building heights should be designed to appropriately transition to adjacent areas through application of setbacks, step backs, landscape buffering, and/or other design measures, or as otherwise directed by Urban Design Guidelines established by the City.”

By-law passed this 3rd day of November, 2025.

Jeff Leal, Mayor

John Kennedy, City Clerk