



City of  
**Peterborough**

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**To:** Members of the General Committee

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

**Meeting Date:** April 23, 2026

**Report:** Draft Community Planning Permit By-law (Additional Council Review), Report IPGPL26-027

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## **Subject**

A report to further review and present the draft city-wide Community Planning Permit (CPP) By-law to be considered for additional information.

## **Recommendations**

That Council approve the recommendations outlined in Report IPGPL26-027, dated April 23, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Report IPGPL26-027 be received for further information; and
- b) That all Councillor comments be referred back to staff for consideration and review and documented in a Recommendation Report for Council's consideration by June 30, 2026.

## **Executive Summary**

- The City released the draft CPP By-law on January 19, 2026, for community engagement, review and input.
- Since the draft by-law's release in January 2026, the City has executed a comprehensive public engagement process with a range of engagement opportunities including four in-person open houses and one virtual open house,

an online survey and targeted working sessions with the project Community Advisory Group and the Business and Property Owners Group. The City also held dedicated roundtable discussions with the Williams Treaties First Nations and Urban Indigenous organizations, alongside strategic briefings with the Mayor and Councillors to inform and review the details of the draft By-law.

- This report outlines the key themes of comments received to date on the draft CPP By-law.
- Establishing a city-wide CPP By-law fulfills the City's statutory obligations under Section 26(9) of the **Planning Act** while advancing the Official Plan's vision and core objectives.

## Background

The City's Official Plan came into effect in April 2023. Under the **Planning Act**, municipalities must update their zoning by-laws to conform to a new Official Plan within three years of its effective date. To meet this legislative requirement, the City has opted to transition from its Comprehensive Zoning By-law to a modern, city-wide Community Planning Permit (CPP) System.

In March 2025, Council directed staff to establish a city-wide CPP By-law as the primary implementation tool for the City's Official Plan. This alternative framework/tool provided by the **Planning Act** is designed to streamline development approvals and provide greater land-use flexibility while ensuring conformity with the City's long-term planning vision.

At its meeting on March 30, 2026, Council directed that a special session be convened to conduct a comprehensive, page-by-page review of the Draft Community Planning Permit By-law (Report IPGPL26-014, attached as Appendix A) as follows:

- d) That a separate meeting be held in April to discuss the Community Planning Permit By-law in detail, page by page, by suspending the rules of procedure for speaking times.

This report provides the necessary materials and schedule to fulfill that direction.

## **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 implementation of a city-wide CPP By-law will modernize development standards and significantly streamline the development approvals process. Once enacted, the framework of the CPP By-law will empower the City to collect tangible community benefits, such as affordable housing by leveraging increased building heights. This transition ensures the City's regulatory tools are directly aligned with its strategic growth and housing targets.

## **Engagement and Consultation**

A summary of previous engagement and consultation was included in report IPGPL25-044 (attached as Appendix D). Since the release of the draft CPP By-law, City staff held five (5) public open houses, conducted an online survey and hosted three (3) workshops with individual Council members to obtain feedback on the draft CPP by-law. Planning Staff also met with the Community Advisory Group, Business and Property Owners Group, Williams Treaties First Nations, Urban Indigenous organizations and Planning Advisory Committee. The statutory Public Meeting was held on March 23, 2026, where Council received oral and written submissions.

The following key themes have emerged through further project engagement:

### **Land Use Compatibility**

Concerns regarding land use compatibility have been raised by owners of employment uses and major facilities, particularly with respect to protecting existing operations within the City's Employment Precincts and avoiding legislative non-compliance from the introduction of nearby sensitive land uses. In response, Planning Staff have developed draft regulations aligned with Provincial Land Use Compatibility Guidelines to minimize and mitigate impacts on existing major facilities from sensitive land uses, while also providing reciprocal protections for existing sensitive land uses.

### **Class 3 Building Heights**

Planning Staff are seeking Council direction on whether to implement a Class 3 building height limit for CPP applications requiring Council approval. Establishing a Class 3 height limit would enable Council to consider additional building height in exchange for community benefits (i.e., “Facilities, Services, And Matters”), up to a defined threshold. Community consultation to date has generally been supportive of the establishment of a defined Class 3 building height limit within the CPP By-law.

One option for Council to consider is imposing a Class 3 Council approval limit to permit up to five (5) additional storeys beyond the Class 2 staff variation limit within appropriate precincts across the Strategic Growth Areas and up to two additional storeys within the City’s Neighbourhoods.

### **Green Development Standards**

At the March 23rd Public Meeting, Planning Staff received feedback from Council expressing a desire to incorporate voluntary Green Development Standards into the draft CPP By-law. In response, Planning Staff are exploring opportunities to direct funds collected through Class 2 Facilities, Services, and Matters charge toward advancing the objectives of the Climate Change Action Plan 2.0 and supporting the City’s broader climate goals.

Staff are proposing a revised cash-in-lieu approach for Facilities, Services, And Matters, whereby a portion of funds collected from developments pursuing Class 2 and 3 building heights would be used to support City infrastructure projects or incentives, such as Community Improvement Plans, that align with the objectives of the Climate Action Plan. Monies collected through this reserve fund may be reinvested back into the community to encourage sustainable building design and green infrastructure.

Staff caution against incorporating green development standards as mandatory requirements, in order to maintain consistency with the Ontario Building Code and the Province’s proposal (Environmental Registry of Ontario #026-0300 and #026-0309) to prohibit municipalities from imposing enhanced development standards and green development standards.

### **Priority Setting for Facility Services and Matters**

Staff are considering a revised approach to the collection of Class 3 Facilities, Services, and Matters that prioritizes on-site contributions for key community needs, such as Affordable Housing and Parkland. For in-kind contributions, a cash-in-lieu framework would be established, that enables Council to set priorities through a reserve by-law and the annual allocation of funds through the budget process.

This approach is intended to provide a more transparent and standardized framework for collecting Class 3 community benefits, reduce application processing times, and generate a reliable funding source for incentive-based programs that support priority community objectives, including those that are often underrepresented in the development process, or those that would benefit from greater community consultation (e.g., Indigenous placemaking).

## **Budget and Financial Implications**

There are no financial implications with approval of the recommendations set out in this report.

## **Conclusion**

The public release of the draft CPP By-law represents a significant milestone in the City's transition to a modernized city-wide planning framework. As a cornerstone of both the City's Housing Pledge for the provincial Building Faster Fund and Action Plan for the federal Housing Accelerator Fund, the successful implementation of this system is vital to meeting the City's strategic housing targets.

While this draft represents a major step forward, the project now enters a critical final phase of work, including integrating feedback from the Statutory Public Meeting and community consultation, refinement of the By-law and operational implementation. Strict adherence to the defined work plan is essential to the achievement of the project milestones and timelines to ensure that the City remains in compliance with its Provincial and Federal funding commitments.

## **Attachments**

Appendix A: Report IPGPL26-014 – Draft Community Planning Permit By-law

Submitted by,

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