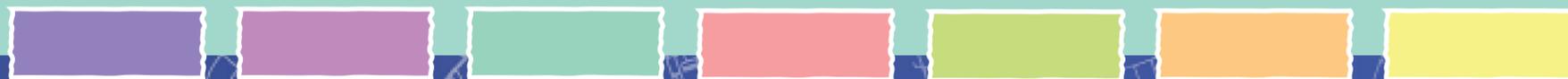




# **City of Peterborough: Draft Community Planning Permit By-law**



**User Guide**

# How the Draft Community Planning Permit By-law is Organized

## Section 1: Definitions

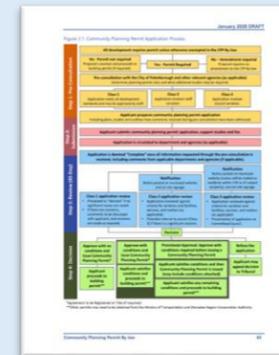
Defines the document's key terms to ensure the consistent interpretation and application of the development regulations.



## Section 2: Administration

Explains administrative processes for the CPPS, including permit classes, exemptions, variations, notice requirements, and delegated approvals.

**See Panels 5 to 7 for more information.**



## Section 3: Interpretation

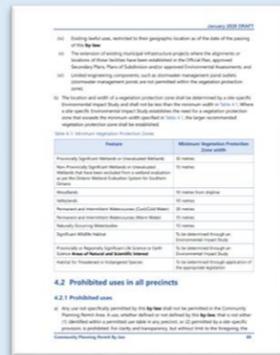
Provides technical instructions on how to interpret the By-law, including its structure, schedules and appendices, and measurement conventions.



## Section 4: General Provisions

Sets out provisions that apply city-wide, regardless of precinct.

**See Panel 8 for more information.**



## Section 5: Parking

Outlines requirements for vehicle and bicycle parking, driveway widths, and loading spaces for all development.



## Sections 6 to 13: Precinct and Site-Specific Regulations

Provides specific regulations for each precinct, identifying permitted uses and development standards.

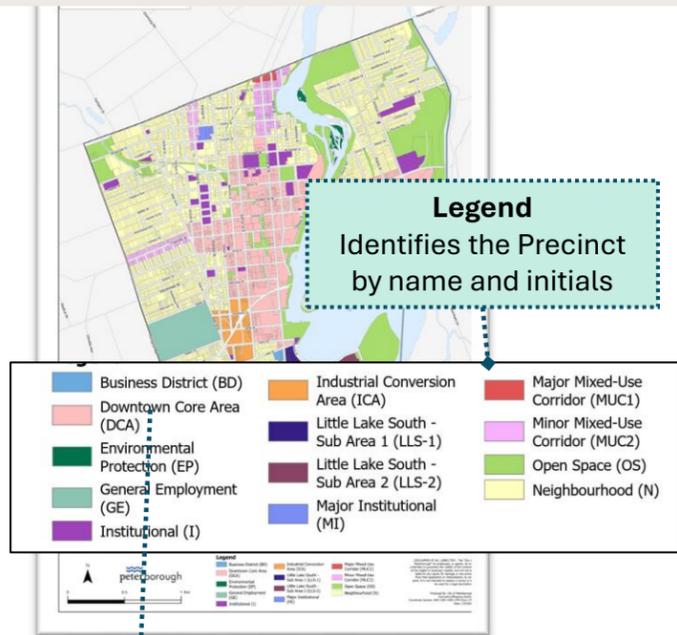
Sections 6 to 12 of the By-law are organized by precinct groupings, where precincts share similar geographies or development regulations.

**See Panel 9 and the Activity Stations for more information.**

# What Can You Build on a Property?

1

**Step 1:** Find your property on Schedules B1-B4 (Precincts) in the By-law



2

**Step 2:** Reference the corresponding Section in the By-law to see what can be built on a given property

6 Central Area Precincts

Table 6.1: Permitted and Discretionary Uses for Central Area Precincts

Uses	Downtown Core Area (DCA)	Business District (BD)	Industrial Conversion Area (ICA)	Little Lake South Sub Area 1 (LLS1)	Little Lake South Sub Area 2 (LLS2)
<b>Residential Uses</b>					
Single unit dwellings, semi-detached dwellings, street townhouse dwellings	D(1)	PI(2, 3, 14)	D(1)	PI(2, 3)	PI(2, 3)
Two unit dwellings	D(1)	PI(2, 3)	D(1)	PI(2, 3)	PI(2, 3)
Three unit dwellings	D(1)	PI(2, 3)	D(1)	PI(2, 3)	PI(2, 3)
Four unit dwellings	D(1)	PI(2, 3)	D(1)	PI(2, 3)	PI(2, 3)
Stacked or block townhouse dwellings	PI(2, 3)	PI(2, 3)	PI(2, 3)	PI(2, 3)	PI(2, 3)
Apartment dwellings	PI(2, 3)	PI(2, 3)	PI(2, 3)	DI(2)	DI(2)
Lodging Houses	PI(2, 3)	PI(2, 3)	PI(2, 3)	PI(2, 3)	PI(2, 3)
Multi-suite Residences, Group Homes, Emergency Shelters, Transitional Housing and Hospice Care facilities	PI(5)	PI(5)	PI(5)	PI(5)	PI(5)
<b>Neighbourhood Supportive Uses</b>					
Artisan studios, galleries and associated retail sales facilities	P	P	P	PI(6)	PI(6)
Healthcare offices and clinics	P	P	P	PI(6)	PI(6)
Recreational uses, Commercial	P	P	P	PI(6)	PI(6)
Recreational uses, Public	P	P	P	PI(6)	PI(6)
Day care facilities	P	P	P	PI(6)	PI(6)
Small scale food stores	P	P	P	PI(6)	PI(6)
Restaurants	PI(9)	PI(9)	PI(9)	PI(6)	PI(6)
Retail and service commercial uses	P	P	P	PI(6)	PI(6)
Places of assembly	P	P	P	PI(6)	PI(6)

Codes in the Table:

- Permitted Uses: P
- Discretionary Uses: D
- (X): Numbers reference the list of additional regulations in the footnotes following the table.

3

**Step 3:** Reference the Development Standards section to see the development rules for a property. Review the Class 2 (staff variation) and Class 3 (Council Variation) permit thresholds.

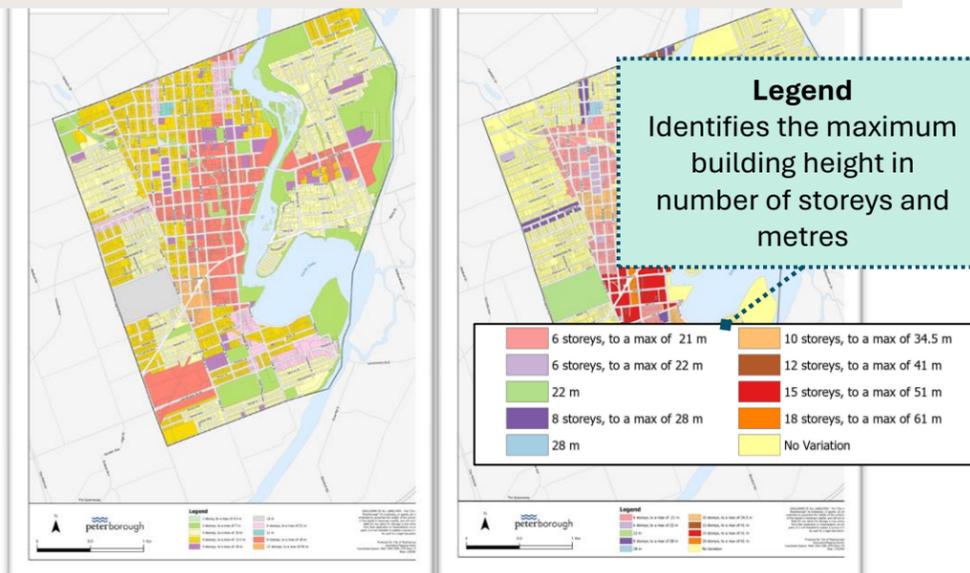
Also check the **General Provisions in Section 4** for any applicable regulations.

Table 6.2: Lot and Yard Standards for Central Area Precincts

Development Standard	Downtown Core Area (DCA)	Business District (BD)	Industrial Conversion Area (ICA)	Little Lake South Sub Area 1 (LLS1)	Little Lake South Sub Area 2 (LLS2)	Class 2 Staff Variation
<b>Lot Standards</b>						
Maximum Lot Coverage	The greater of 70% or existing lot coverage as of [Effective Date]	The greater of 70% or existing lot coverage as of [Effective Date]	The greater of 70% or existing lot coverage as of [Effective Date]	60%	50%	20%
Minimum Lot Width	---	---	---	9.0 m	8.0 m	20%
Minimum Lot Depth	---	---	---	10.0 m	10.0 m	20%
<b>Yard Standards</b>						
Minimum Building Setback: Front Lot Line	1.5 m	1 m, or up to 8 m on Lansdowne St W, where the existing right-of-way is 20 m wide	1.5 m	1.0 m, except 6.0 m to a garage	1.0 m, except 6.0 m to a garage	The greater of 20% or the established building line

4

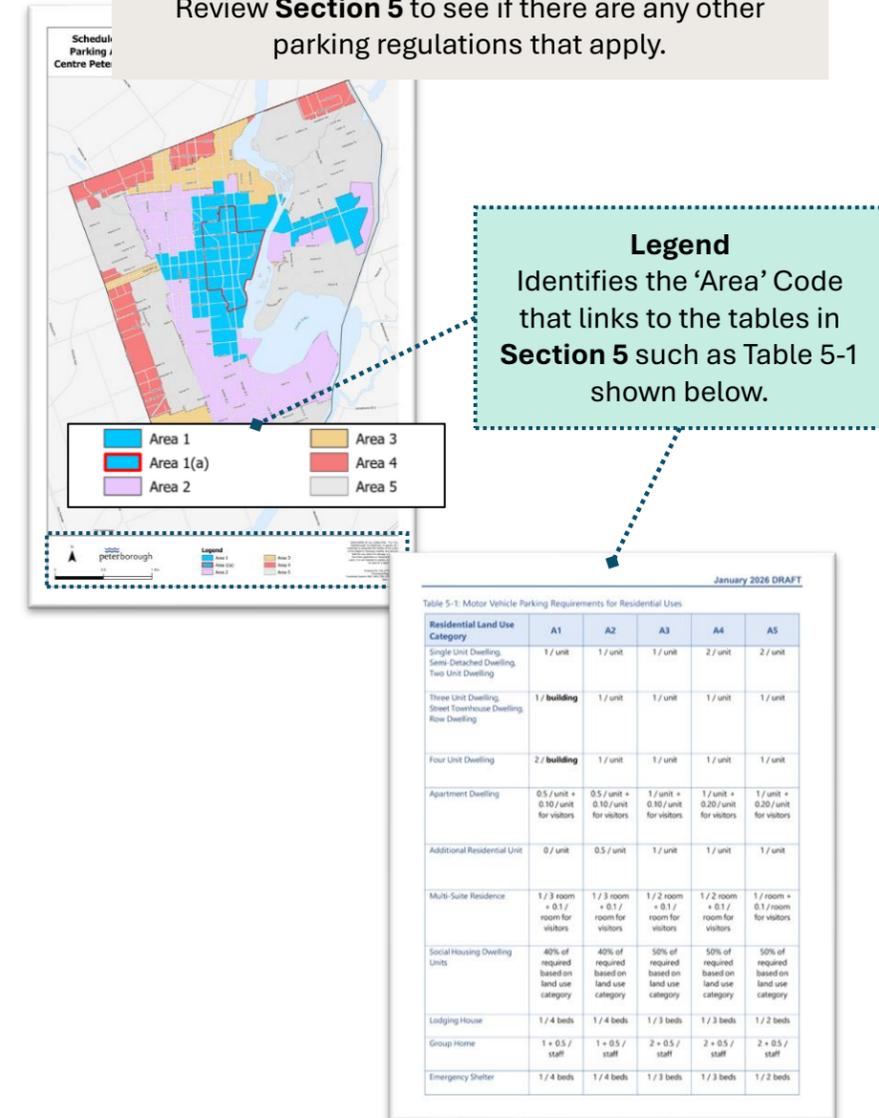
**Step 4:** Check the maximum building height permitted on the site for a Class 1 permit on Schedules C1-C4, vs. one that will require Staff approval of a change (Class 2) on Schedules D1-D4



5

**Step 5:** Check the Parking Requirements on Schedule E1-E5.

Review **Section 5** to see if there are any other parking regulations that apply.



# How to Use the Interactive Mapping

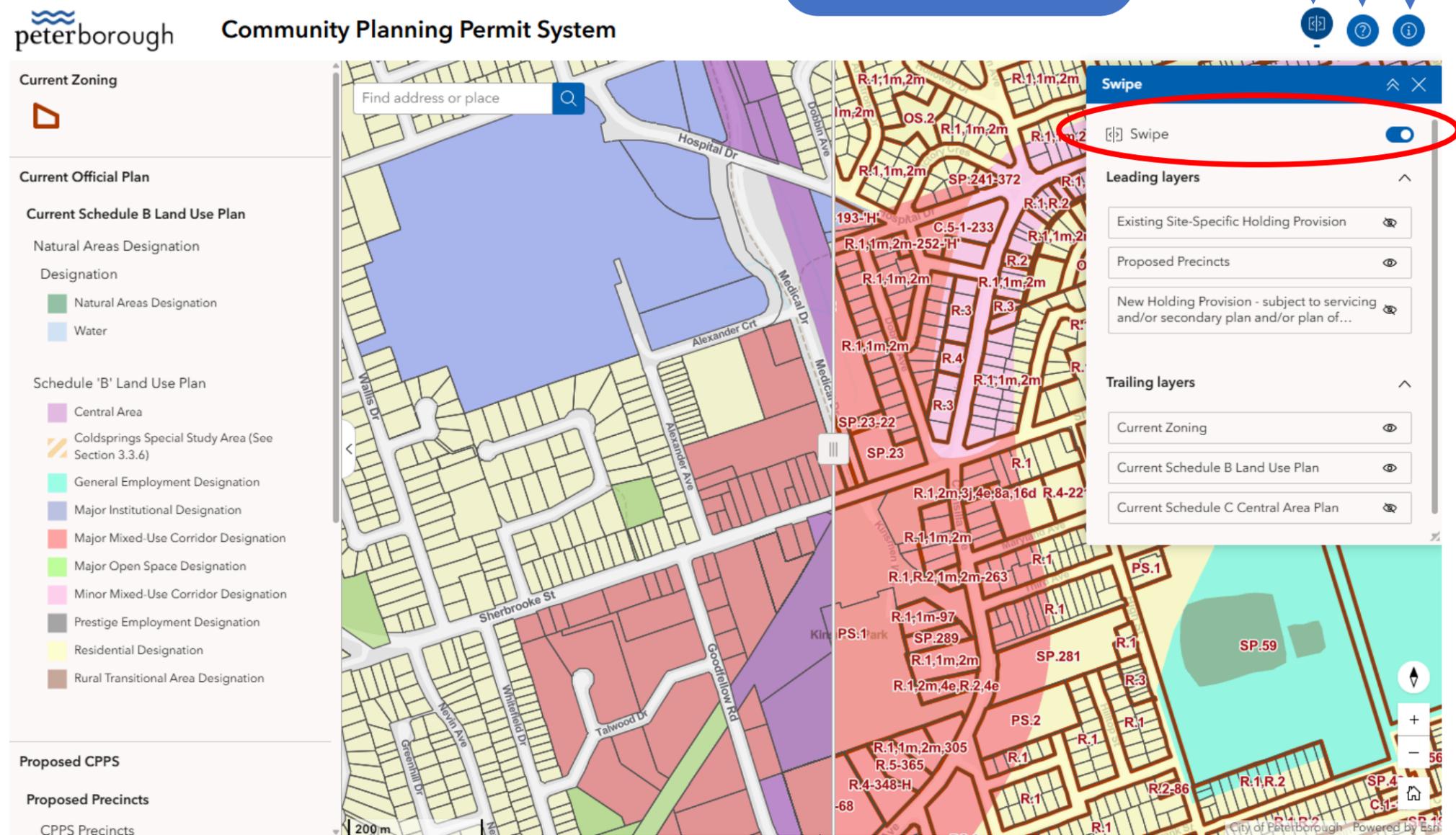
## [Link to Draft CPPS Mapping](#)

- 1 Click on any parcel on the map or look up any address in the search bar. Learn about the permitted land use, current zoning and the proposed CPP precinct in the pop-up description.
- 2 Click the Swipe Menu/Icon (first icon in the top right corner) to turn layers on and off using the eye symbol under Leading and Trailing Layers.
- 3 Turn on the Swipe Function (see red circle in image to the right) under the Swipe menu and drag the swipe bar to the left and right to see a comparison of the permitted land use, current zoning versus the proposed CPP precinct.

Swipe Menu/Icon

How To Use

Disclaimer



Screenshot of interactive CPPS mapping

# Development Standards Overview

## Low-rise (1-3 storeys) and Mid-rise Buildings (4-6 storeys) Visual Guide of Residential Development Controls

### Other Development Controls (not pictured):

- Minimum Building Setback: Rear Garage from Rear Lot Line
- Maximum Number of Attached Townhouse Dwelling Units
- Maximum Lot Coverage

### Other Development Controls Applicable only to mid-rise residential buildings:

- Minimum Landscape Buffer (between properties)
- Minimum Common Indoor and Outdoor Amenity Space
- Minimum Building Height
- Maximum Number of Attached Townhouse Dwelling Units



# Development Standards Overview

## High-Rise Buildings (7 or more storeys) Visual Guide of Residential Development Controls

### Other Development Controls (not pictured):

- Maximum Number of Attached Townhouse Dwelling Units
- Minimum Portion of First Floor Gross Floor Area (GFA) Devoted to Non-Residential Use
- Maximum Lot Coverage

