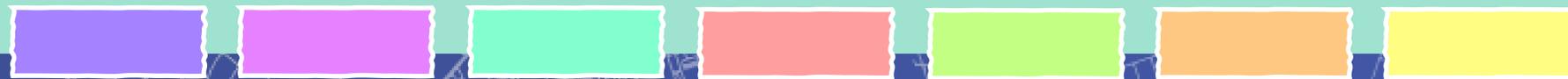




# WELCOME

## **The Community Planning Permit System: A New Way to Regulate Development in Peterborough**



### Community Engagement Session

# Why are we here?

## We are planning for growth in Peterborough

- The City's Official Plan (2023) provides a vision and policies that guide planning, growth and investment.
- Our Zoning By-law is outdated, so our current development regulations do not align with the Official Plan.

We need a development decision-making tool with updated regulations, to:

- improve predictability;
- support market flexibility;
- align development with the City objectives; and
- streamline the development review process.

This tool is the **Community Planning Permit System (CPPS)**.

## Project Context



### 2051 Forecast

**125,000 people**

**63,000 jobs**

Population growth of 42,000 people and 18,000 jobs from 2016-2051, to be accommodated via intensification and greenfield development.



- Infrastructure and community services investments needed to support growth.
- Planned shift in how Peterborough residents travel within the city: 25% of trips by active transportation; 10% by enhanced transit; and 65% by car.



Intensification focused in the Downtown and Central Areas, growing through compact, mixed use, higher density development.



The **Central Area** and **Mixed-Use Corridor Urban Design Guidelines** govern the design of neighbourhoods, green infrastructure, tree planting, streets, and parks.



The Community Planning Permit System will implement the collective vision of the City's Official Plan and Urban Design Guidelines, and provide consistent development regulations across the city.

# Project Process Overview

Round 3: Envisioning Growth In the Strategic Growth Areas

**★ WE ARE HERE**  
Round 5: Drafting regulations

Round 7: Education and Implementation Support

Initiation  
June 2024

Imagining Growth  
June to Oct 2024

Illustrating Growth  
Oct 2024 to Jan 2025

Policies and Tools for Growth  
Feb 2025 to April 2026

Implementation  
April 2026

Round 1: Background Review and Context

Round 2: Community Visioning

Round 4: Planning for How We Grow

Round 6: By-law Finalization

## Key Engagement Channels



**In-Person & Virtual Community Events; Online Surveys**  
Three rounds: Fall 2024; Winter 2025; Summer 2025



**Indigenous Community Outreach**  
3 sessions



**City and Agency Working Group**  
5 sessions



**Community Advisory Group Sessions**  
4 sessions



**Business and Property Owners Roundtable**  
4 sessions



**Student Engagement**  
One round: Summer 2025



**Pop-Up Events**  
Fall 2024; Summer 2025

# Community Planning Permit System

## At-a-Glance

- ✓ Process change that combines zoning, site plan control, and minor variance approvals into a single permit.
- ✓ Implements the Official Plan's vision and policies.
- ✓ The Community Planning Permit (CPP) By-law will replace the City's Zoning By-law, and control what uses would be allowed on a site, what design standards apply, and how much a development can vary from a standard.

## A CPP By-law CANNOT:

- ✗ Regulate who lives or works in a specific location.
- ✗ Control the interior appearance of a building.
- ✗ Go against Provincial or Federal laws or policies.
- ✗ Apply to development projects retroactively.
- ✗ Require development standards beyond the Ontario Building Code, for example green building elements.

## Benefits



**Faster Housing Delivery in Priority Areas**



**Simplified Process**

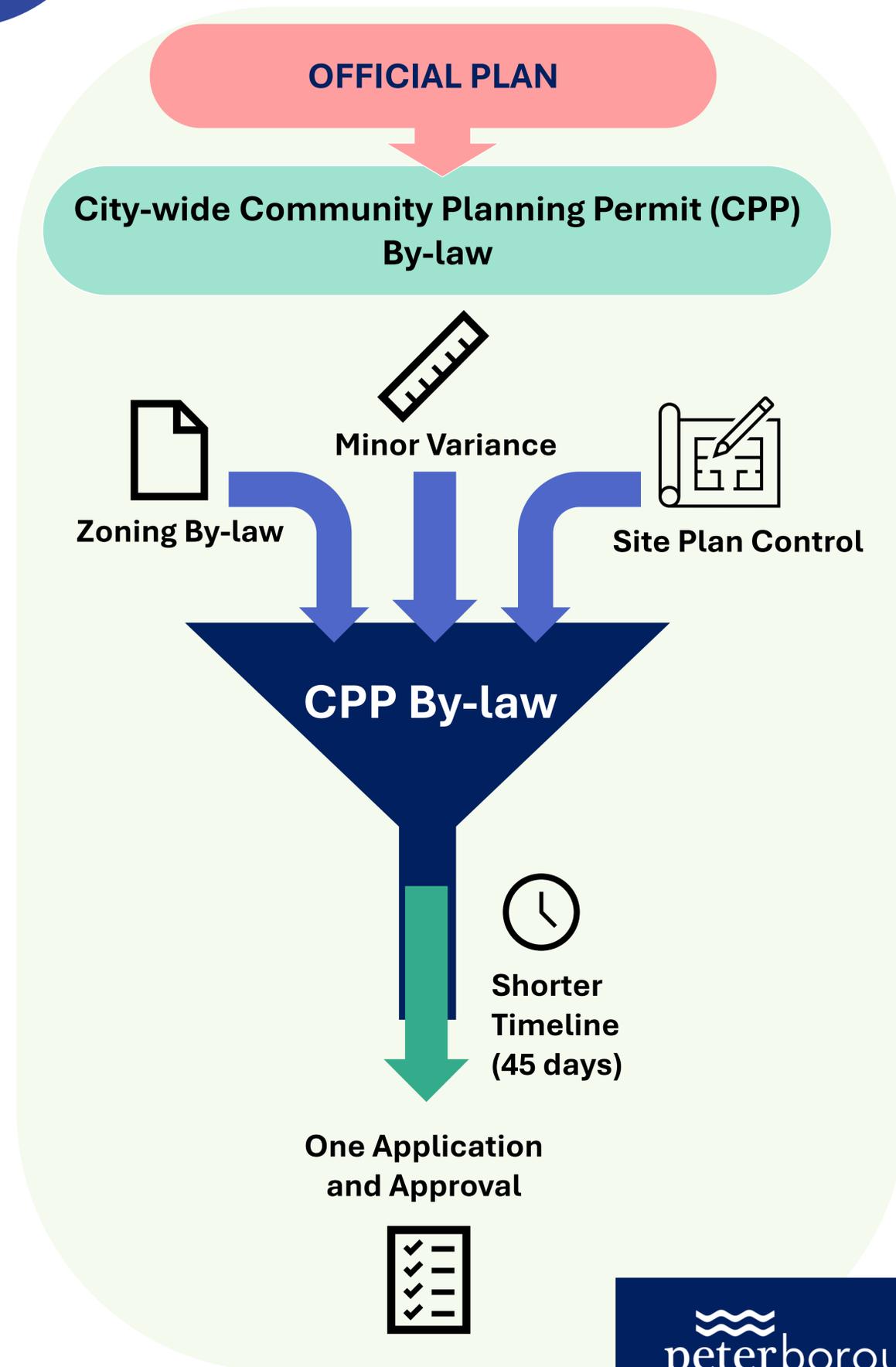


**Greater Clarity**



**Build Thriving Communities**

## Elements



# Precincts in the By-law

The Sections in the By-law that relate to the Precincts are listed below. Please visit the corresponding Activity Stations to learn more and share your feedback on the specific development regulations.



By-law Section	Precincts	More info
6. Central Area Precincts	Downtown Core Area	Activity Station #1
	Business District	
	Industrial Conversion Area	
	Little Lake South – Sub Area 1	
	Little Lake South – Sub Area 2	
7. Mixed-Use Corridor Precincts	Major Mixed-Use Corridor Minor Mixed-Use Corridor	Activity Station #2
8. Neighbourhood Precinct	Neighbourhood	Activity Station #3
9. Employment Precincts	Prestige Employment General Employment	Activity Station #4



By-law Section	Precincts	More info
10. Institutional Precincts	Major Institutional Institutional	Activity Station #5
11. Open Space Precincts	Open Space Environmental Protection	Activity Station #5
12. Transition Precinct	Transition	Activity Station #5

# Application Process

**i** Draft CPP By-law Reference: Section 2.11

## 1. Pre-consultation

- Pre-consultation with City and other agencies to determine if a permit is required, and if so, what Class and additional studies may be needed
- If required, applicant prepares community planning permit application with support studies

## 2. Submission

- Applicant submits Community Planning Permit application and support studies/fees
- Application is circulated to department and agencies (as applicable)

## 3. Review (45 days)

- An application is deemed complete once all pre-consultation requirements are met
- Application is reviewed against By-law requirements, criteria and public notice is provided, where applicable
- Comments and/or conditions are identified

## 4. Decision

### Potential Decision Outcomes:

1. Approve with no conditions
2. Approve with conditions attached
3. Provisional approval (conditions required before Permit is issued)
4. Provisional approval with conditions (combination of potential outcome 2 and 3)
5. Refusal

## Example Application

### Jane: Homeowner

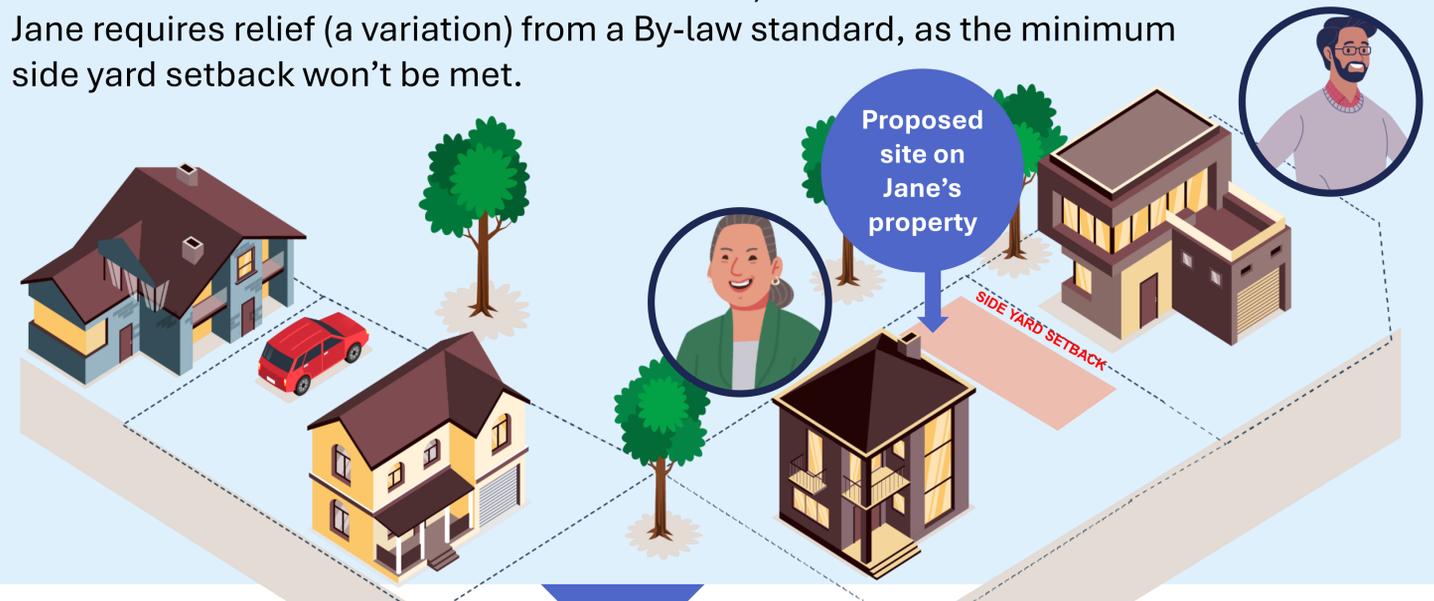
Jane would like to build a tiny home (additional residential unit) on her property for her niece to live with her.



### Danesh: Neighbour

Danesh is renting the house beside Jane, and lives there with his family.

- The tiny home would be built in Jane's side yard (space between her house and the lot line she shares with Danesh).
- Jane requires relief (a variation) from a By-law standard, as the minimum side yard setback won't be met.



### Current System

Minor Variance Application Required – goes to Committee of Adjustment for decision. Decision may be deferred or take more than 45 days. Danesh is informed by a sign posted on the property and he attends the Committee of Adjustment meeting to learn more.

### Result

- Streamlined process for Jane.
- Danesh is informed and happy for more housing to be built in the neighbourhood

### New Community Planning Permit By-law

Class 2 Application process: would need staff approval of the change of side yard width. Decision granted in 45 days. City deals with variation and site plan matters through a single process. Danesh is informed by a sign on the property and calls the planner to learn more.

# Development Permit Classes

**i** Draft CPP By-law Reference: Section 2.6

## Class 1

**Standards met:**

Application meets all the By-law's development standards. No variation is required.

### Approval Authority

City Staff

### Public Notification Requirement

- None (similar to existing process)

## Class 2

**Staff variation:**

The Application generally meets the requirements of the By-law but:

- Requires limited relief from a development standard within the Staff threshold;
- Requests a discretionary use; and/or
- Requires relief from a General Provision, Parking Provision or Site-Specific Provision.

City Staff

Based on consideration of defined Variation Criteria

- Website Notice
- Physical signage posted on the subject property

## Class 3

**Council variation:**

Application generally meets the requirements of the By-law but:

- Requires relief from a development standard beyond the Class 2 Staff Variation limit, and/or
- Alternative Facilities, Services and Matters (community benefits) contribution are proposed.

City Council

Based on consideration of defined Variation Criteria

- Website Notice
- Physical signage posted on the subject property
- Letter notice mailed to properties within 120 metres of the subject property and opportunity for delegations at the Council meeting

The Provincial Legislation does not require notices for any Community Planning Permit application.

The City is proposing to add notice requirements for Class 2 and 3 applications based on community feedback.

What do you think about the proposed approach?

**Use the sticky notes to add any comments.**

# Building Thriving Communities

**i** Draft CPP By-law Reference: Section 2.14

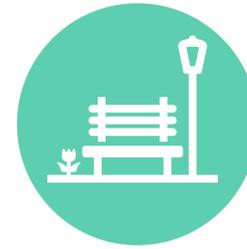
## Facilities, Services and Matters

The Community Planning Permit By-law allows for flexibility in maximum building height, but only if the development provides specific, tangible improvements for the community in return.

Through community engagement, we heard that the key priorities for community benefits in Peterborough are:



**Housing and Community Facilities**



**Public Spaces and Heritage**

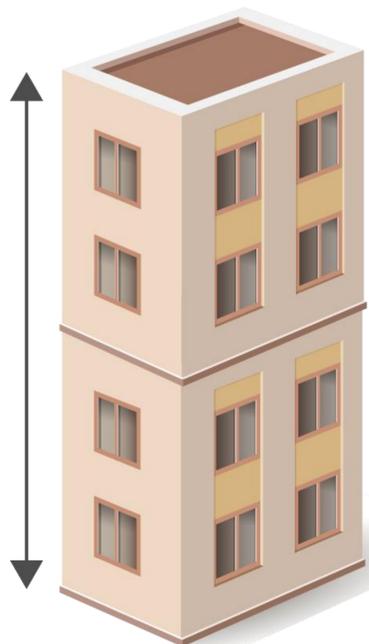


**Sustainable Design Features**



**Active Transportation Infrastructure**

## How the Process will work:



**Funds may be collected** as a condition of development and go towards a reserve that may be used by the City for community benefits. 

**Affordable housing units** may be provided as a portion of the additional units permitted, through a condition of development or cash-in-lieu. 

**Other in-kind contributions** may be considered proportional to the additional height, as a condition of development. 

- **Facilities, services, and matters** is being explored in exchange for additional height in select precincts where intensification and growth is desired (e.g. the Central Area and Mixed-Use Corridors along major roads).
- This is proposed to be achieved through a Class 2 Staff Variation or Class 3 Council Variation.

**Visit Activity Station #1 or #2 to share your feedback on the proposed approach.**

# General Development Regulations

**i** Draft CPP By-law Reference: Section 4

Section 4 of the Draft Community Planning Permit By-law lays out the common rules governing development City-wide in four sections:

## Procedural Provisions

- Types of uses or structures requiring municipal services.
- Approach to changing an existing use on a site.
- Specific requirements for sites that are within a:
  - Natural Areas Overlay,
  - Floodplain and Special Policy Areas, or
  - Vegetation Protection Zone,as identified in the corresponding Appendices to the By-law.



## Specific Use Regulations

Rules for a range of uses across the City, such as:

- Accessory uses, buildings and structures;
- Additional residential units (ARUs) across Peterborough and additional dwelling units in the Central Area;
- Agriculture-related uses;
- Automobile-focused uses;
- Outdoor storage;
- Home-based businesses;
- Neighbourhood supportive uses like small cafés or convenience stores;
- Group homes; and
- Temporary construction buildings and uses, model homes.

## Prohibited Uses

- Uses that are not permitted anywhere in the Community Planning Permit Area, which applies across Peterborough. Examples of prohibited uses include:
  - Noxious industry examples: Abattoir; Bulk fuel depot; Concrete plant;
  - Waste management related examples: incineration or disposal of biomedical, organic or inorganic chemical wastes, or radioactive wastes; Salvage yard;
  - Recreation trailers used as a dwelling unit; and
  - The making or establishment of pits and quarries.

## Built Form and Site Design

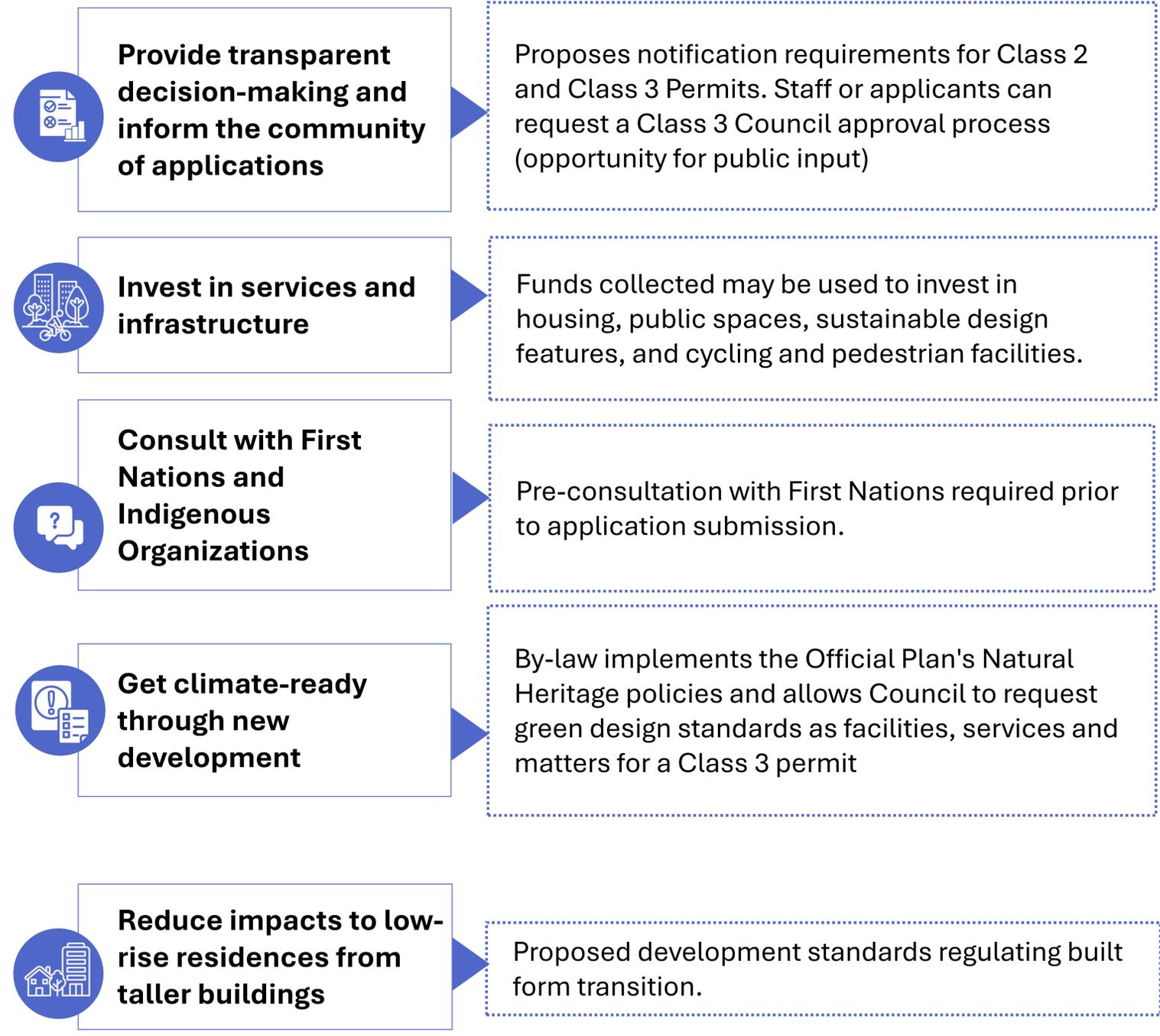
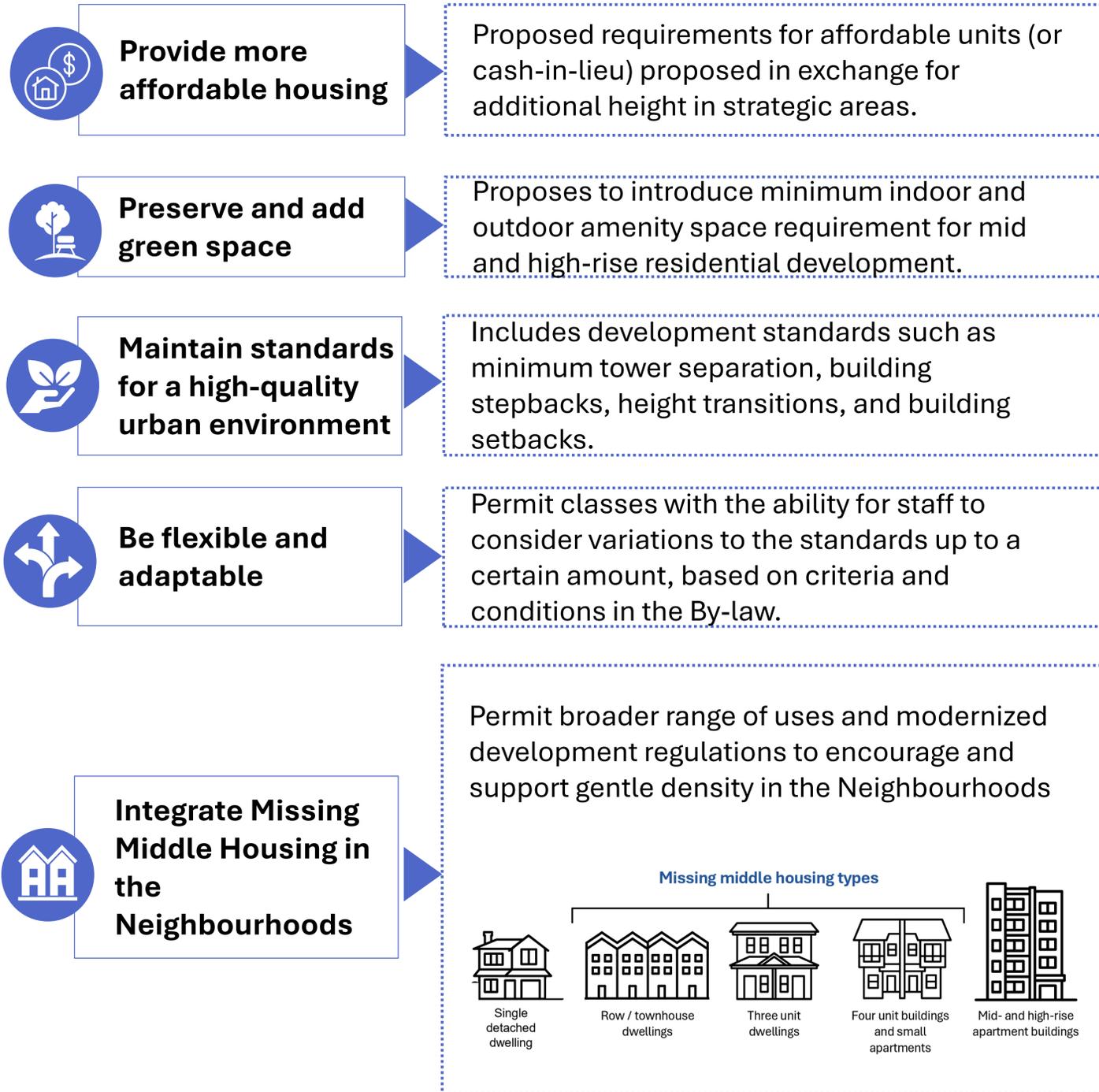
Built-form and design provisions to guide development or redevelopment, in combination with any additional provisions that apply to a specific Precinct. Includes aspects of site design such as:

- Active frontage, which includes requirements for active uses, windows, doors, patios, or other features that engage with the street;
- Common walls
- Fences in neighbourhoods;
- Garbage, storage, and plantings; and
- Tower design, overhangs, projections.

# Integrating Community Feedback

## Draft City-wide Community Planning Permit (CPP) By-law

This panel summarizes key themes from community engagement and how they are reflected in the Draft CPP By-law.



## Draft City-wide Community Planning Permit (CPP) By-law

This panel summarizes key themes from community engagement and how they are reflected in the Draft CPP By-law.

-  **Consider existing neighbourhood context**  
Proposed height transitions required related to surrounding neighbourhoods, and setbacks based on adjacent parcels.
-  **Concern regarding no maximum building height for Class 3 applications (Council approval)**  
Opportunity for public input on the Draft CPP By-law to identify maximum heights that may be considered by Council in exchange for community benefits.
-  **Protect important commercial function and pedestrian experience of Downtown**  
Proposed to require active frontages and minimum first storey height of 4.25 metres in strategic locations in the Downtown.
-  **Desire to redevelop underutilized commercial corridors and support mobility choice**  
Implements the Official Plan by allowing a mix of uses in the mixed-use-corridors. Encourages mobility choice allowing alternative parking requirements, and proposed to limit automobile-focused uses to a maximum of two at a given intersection, and not permitting these uses at specific intersections.

-  **Importance of access to food stores in support of complete communities**  
Proposed that small scale food stores are permitted in most precincts including Neighbourhood. Large-scale food stores are proposed to be allowed in a range of precincts if it can be demonstrated that the size of the food store is appropriate, with an emphasis on retention and creation of food stores in strategic areas.
-  **Protect function of employment areas**  
Proposed that uses permitted are focused on employment uses and regulations include buffers from sensitive land uses
-  **Protect natural features and green space**  
Proposed that a Permit is required for vegetation removal in an Open Space or Environmental Protection precinct. Proposed that development is not permitted within or near the Natural Areas Overlay subject to an Environmental Impact Study.

## Winter - Spring 2026

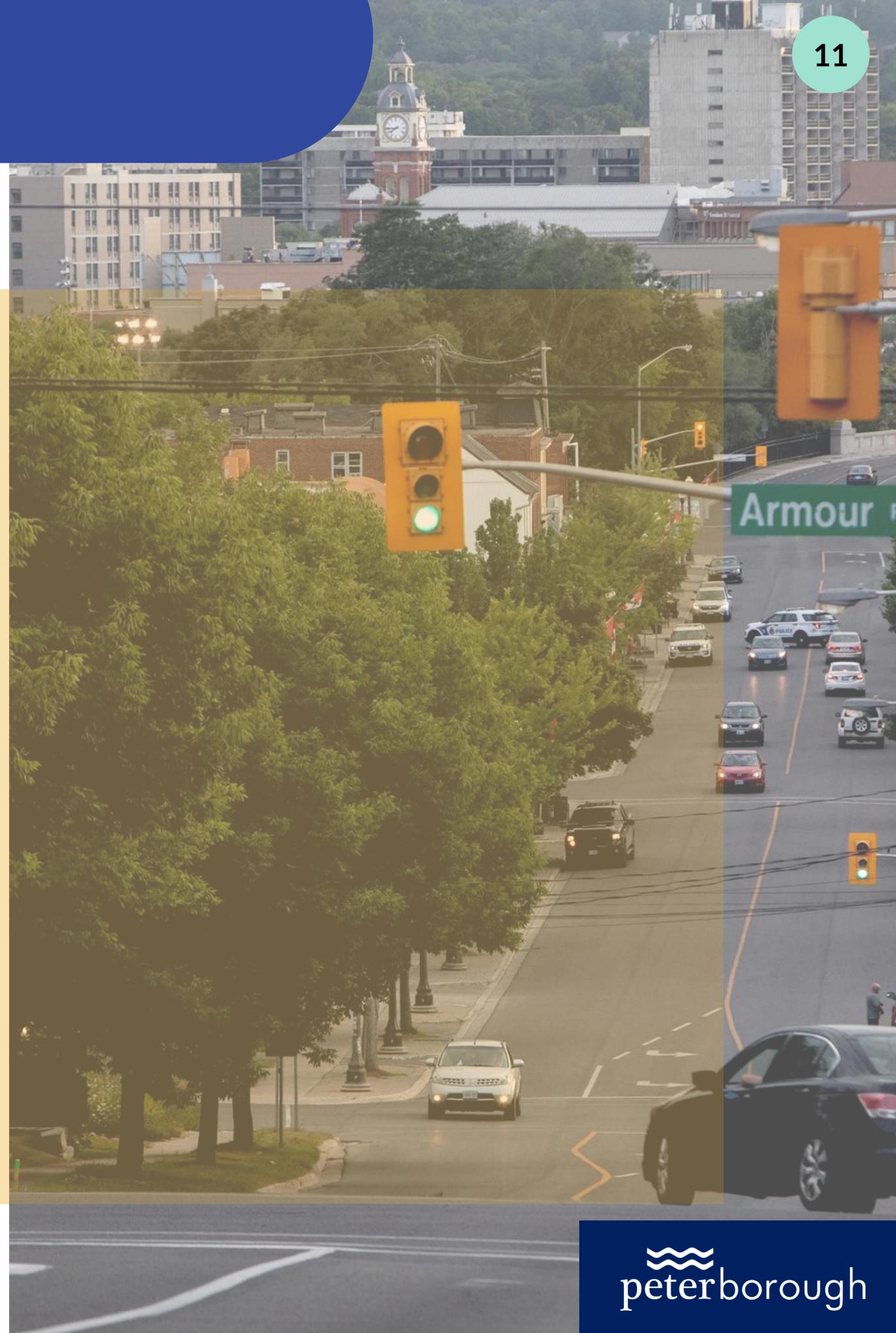
 **Statutory Open House (Virtual)**  
February 11, 2026

 **Finalize CPP By-law**  
February – March 2026

 **Statutory Public Meeting at Council**  
March 2026

## How to Stay Involved

- Explore the Project Storymap
- Share your feedback through the questions in the Storymap, or by emailing or writing a letter to City Staff
- Participate in upcoming events in Spring 2026



# STATION #1

## Central Area Precincts

### Overview

The Central Area includes the downtown and surrounding mixed-use and residential areas. The Central Area Precincts include:

- Downtown Core Area Precinct – **DCA**
- Business District Precinct – **BD**
- Industrial Conversion Area Precinct - **ICA**
- Little Lake South-Sub Area 1 Precinct– **LLS1**
- Little Lake South-Sub Area 2 Precinct– **LLS2**

### Implementing the Official Plan

Precincts are assigned based on the underlying land use designation within the **City's Official Plan**, which guide assigned permitted uses and development standards in the draft CPP By-law.

#### Downtown Core Area

A significant concentration of retail, office, entertainment and service commercial uses.

#### Business District

Will accommodate intensification which will introduce mixed-use developments and contribute to higher quality site design and streetscapes.

#### Industrial Conversion Area

Areas with industrial uses intended for transition for residential and commercial uses.

#### Little Lake South - Sub Area 1

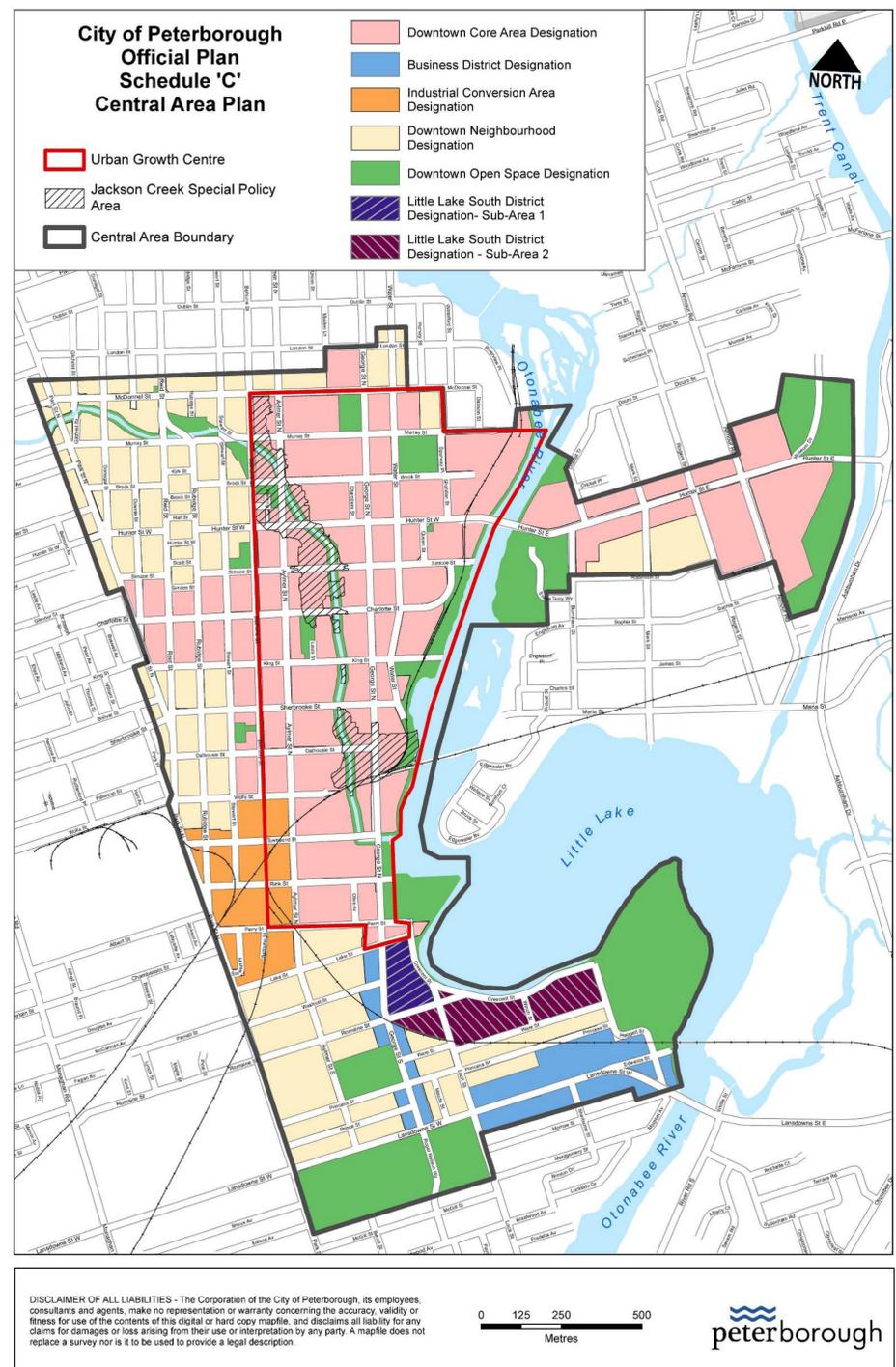
Supports moderate residential intensification scaled to its context.

#### Little Lake South - Sub Area 2

Supports moderate residential intensification scaled to its context.

#### Downtown Neighbourhood

Areas of the City focused on residential land uses intended to permit and facilitate a variety of appropriately located and scaled residential building types.



Lands designated **Downtown Neighbourhood** in the Official Plan are included in the **Neighbourhood Precinct** in the CPP By-law. Please visit **Station #3** for more information.

# STATION #2

## Mixed Use Corridor Precincts

### Overview

There are two (2) Mixed-Use Corridor Precincts: 1) Major Mixed-Use Corridor (key arterial roads intended for intensification and higher intensity mixed-uses in a compact built form); and, 2) Minor Mixed-Use Corridor (areas along key arterial roads intended for modest intensification, infill and redevelopment).

- Major Mixed-Use Corridor Precinct - **MUC1**
- Minor Mixed-Use Corridor Precinct - **MUC2**

### Implementing the Official Plan

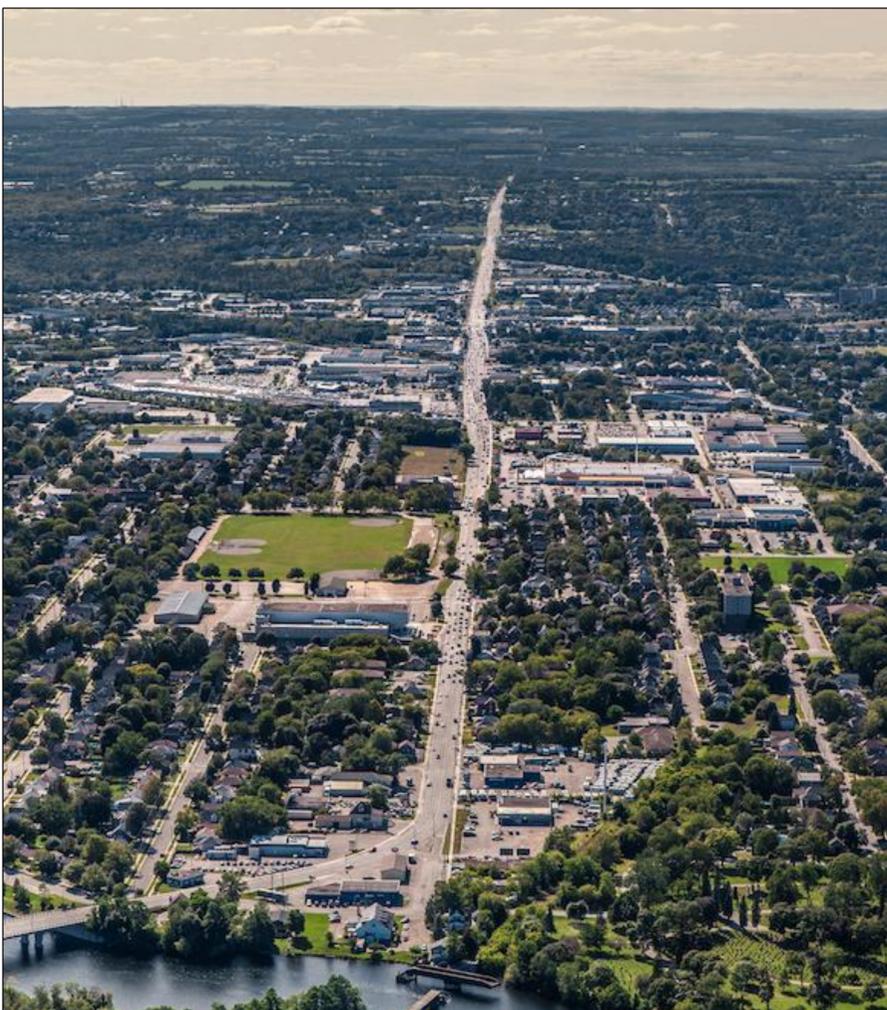
Precincts are assigned based on the underlying land use designation within the **City's Official Plan**, which guide assigned permitted uses and development standards in the draft CPP By-law.

#### Major Mixed-Use Corridor

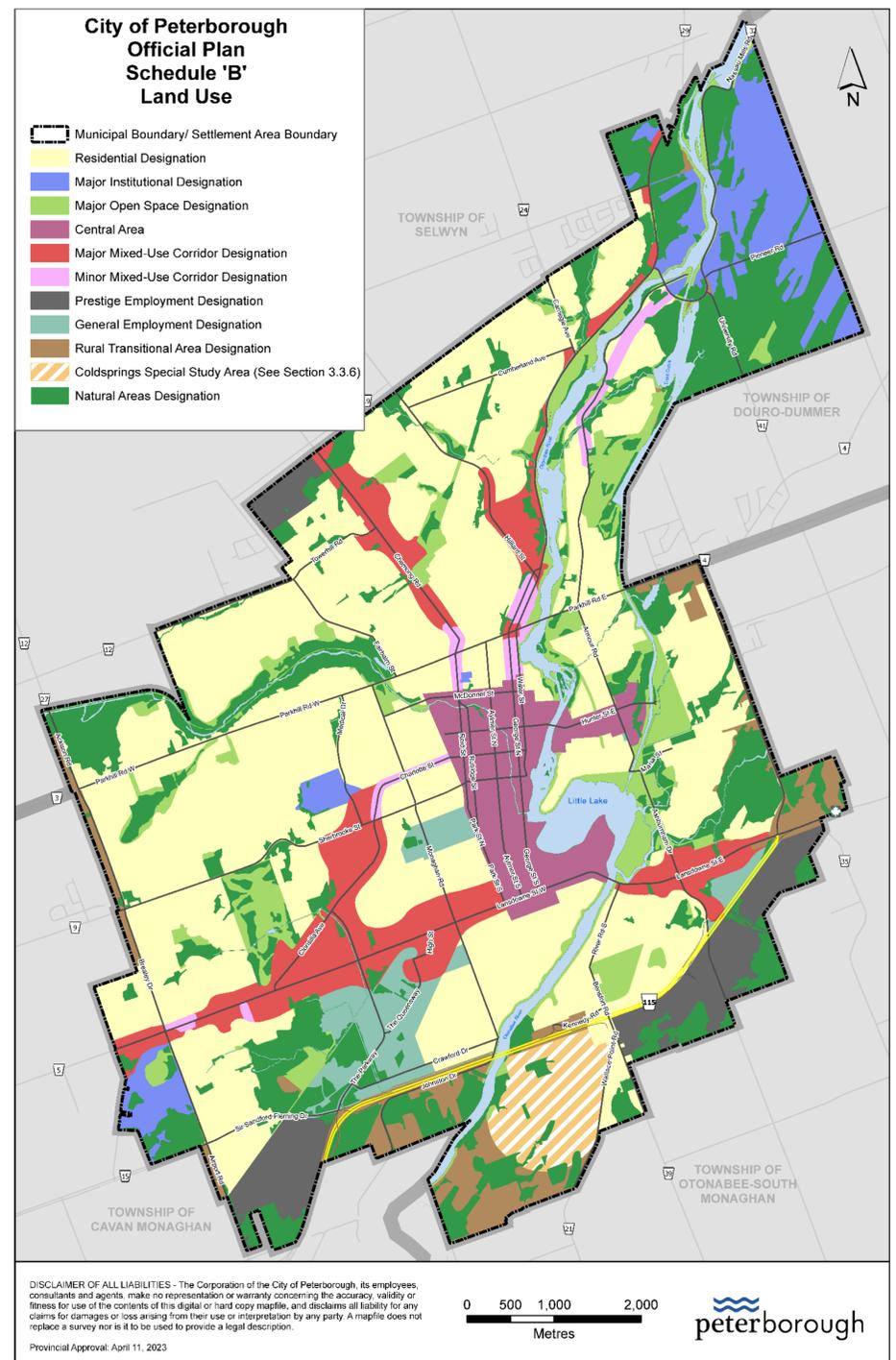
Focal points for residential intensification, major retail facilities and other associated commercial development.

#### Minor Mixed-Use Corridor

Areas targeted for modest residential intensification and neighbourhood-supportive uses.



Aerial image of Lansdowne Street West Corridor



# STATION #3

## Neighbourhood Precinct

### Overview

The Neighbourhood Precinct includes lands designated Residential and Downtown Neighbourhood in the City's Official Plan. This precinct permits a range of housing types and neighbourhood-supportive uses that are compatible with the existing residential character. Regulations are intended to support modest infill and encourage "missing middle" housing.

- Neighbourhood Precinct - N

### Implementing the Official Plan

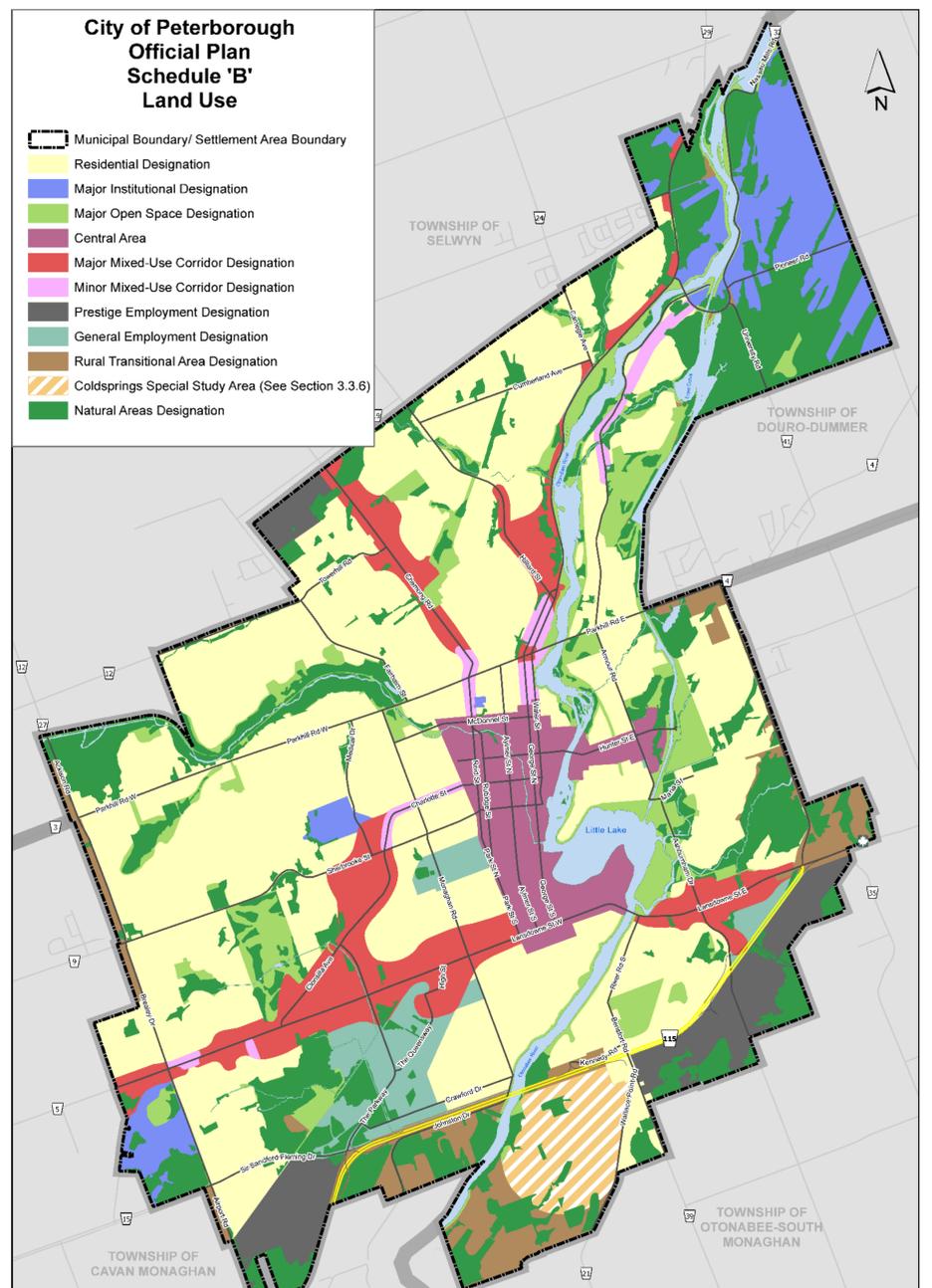
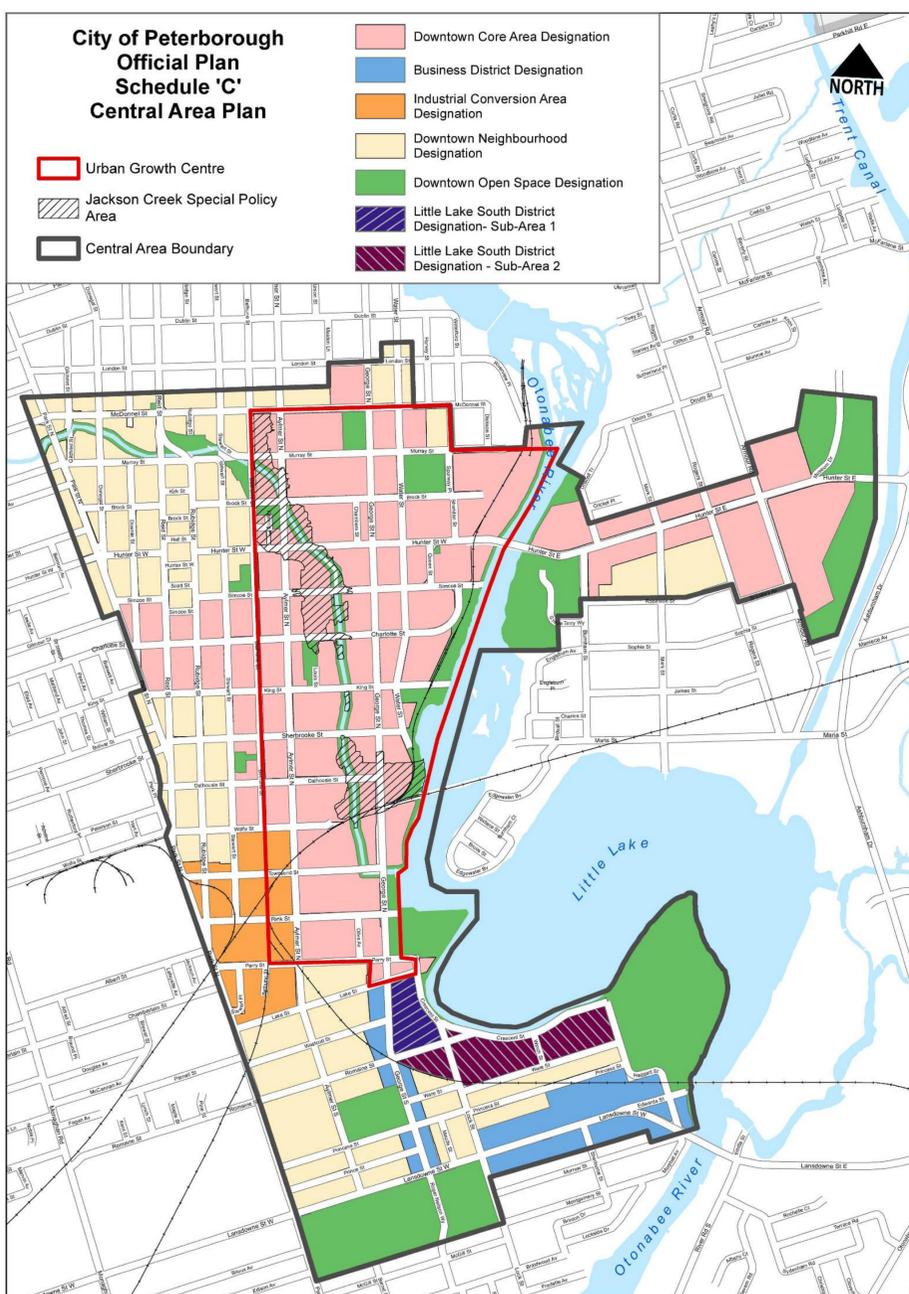
Precincts are assigned based on the underlying land use designation within the **City's Official Plan**, which guide assigned permitted uses and development standards in the draft CPP By-law.

### Residential & Downtown Neighbourhood

Areas focused on residential and neighbourhood-supportive commercial uses that support a mix of housing at a neighbourhood scale.



Aerial image of residential subdivision under construction



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Provincial Approval: April 11, 2023

# STATION #4

## Employment Precincts

### Overview

There are two (2) Employment Precincts: 1) Prestige Employment (limited to Employment Area uses under the Planning Act, such as construction, manufacturing, and research and development); and, 2) General Employment (a broader range of commercial and employment uses, including auto-related uses, offices, and manufacturing/construction).

- General Employment Precinct - **GE**
- Prestige Employment Precinct - **PE**

### Implementing the Official Plan

Precincts are assigned based on the underlying land use designation within the **City's Official Plan**, which guide assigned permitted uses and development standards in the draft CPP By-law.

#### General Employment

Existing pockets of older industrial development which support a range of employment and commercial uses.

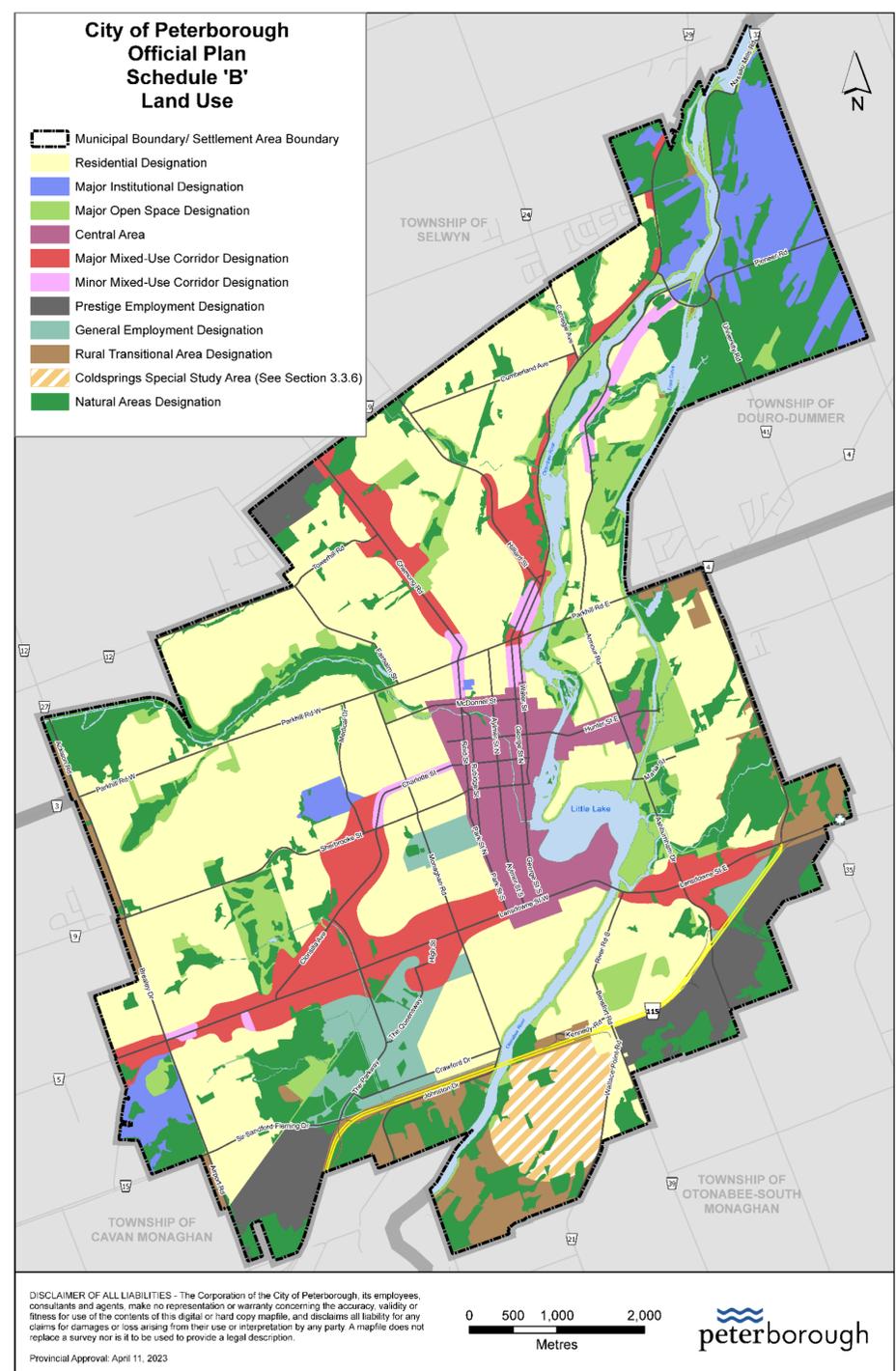
#### Prestige Employment

Large modern business parks accommodating manufacturing, warehousing, distribution and research and development uses.

To facilitate the creation of housing, the Province made changes to the definition of Employment Areas. The approach to the permitted uses found in the Draft CPP By-law implement these changes by limiting the types of uses permitted in Prestige Employment (PE) precinct.



Aerial image of industrial park



# STATION #5

## Institutional, Transition, and Open Space Precincts

### Overview

There are two (2) Institutional Precincts: 1) Major Institutional (PRHC, Trent, Fleming) and 2) Institutional (public services, schools, places of worship).

- Major Institutional Precinct – **MI**
- Institutional Precinct – **I**

The precincts below cover the City's green spaces: **Open Space** (parks and recreation) and **Environmental Protection** (natural heritage and hazard areas).

- Open Space Precinct - **OS**
- Environmental Protection Precinct - **EP**

The **Transition Precinct** includes rural residential, or agricultural parcels on the City's edge that are not targeted for immediate growth.

- Transition Precinct - **T**

### Implementing the Official Plan

Precincts are assigned based on the underlying land use designation within the **City's Official Plan**, which guide assigned permitted uses and development standards in the draft CPP By-law.

#### Major Institutional

Significant community/regional scale institutional facilities.

#### Major Open Space

Intended to provide a comprehensive and connected open space system of parks and trails.

#### Natural Areas

Lands identified for the long-term protection and conservation of significant environmental features, ecological functions, and natural heritage systems.

#### Rural Transitional Area

Generally un-serviced rural lands with the potential for future urbanization beyond the horizon of the Official Plan.

The Draft CPP By-law includes a **Natural Areas Overlay** and an **ORCA Floodplain Overlay**. These overlays are important elements of implementing the Official Plan.

