

**THE CORPORATION OF THE CITY OF PETERBOROUGH**

**BY-LAW NUMBER 11-081  
(amended by 17-086, 22-040)**

**BEING A BY-LAW TO REPEAL BY-LAW 97-54 AND BY-LAW 00-121  
AND BEING A BY-LAW TO EXEMPT CERTAIN CLASSES OF  
DEVELOPMENT FROM SITE PLAN CONTROL AND TO DELEGATE  
SITE PLAN APPROVAL AUTHORITY**

WHEREAS the Council of the City of Peterborough passed By-law 1985-211 to designate the whole of the City of Peterborough as a site plan control area;

AND WHEREAS the Council of the City of Peterborough passed By-laws 97-54 and 00-121 being by-laws under Section 41 of the *Planning Act*, R.S.O. 1990, as amended to exempt certain classes of development from site plan control and to delegate site plan approval authority;

NOW THEREFORE THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

**EXEMPT CLASSES OF DEVELOPMENT**

1. The following classes of development shall be exempt from Site Plan Control:
  - (a) Any residential development containing four (4) dwelling units or less, excepting a group home;
  - (b) Any non-residential development, including any accessory building, with a building floor area less than 100 square metres;
  - (c) Any industrial development, which consists of an expansion of an industrial building by up to 10% of the existing building floor area, to a maximum of 500 square metres, where the existing industrial building, prior to expansion, has a building floor area of greater than 1000 square metres;
  - (d) Any agricultural development, including farm-related buildings or structures that are utilized in active farm operations.

**SITE PLAN CONTROL**

2. Notwithstanding the exemptions contained in paragraph 1, site plan control shall apply to any development:
  - (a) Where site plan control is imposed as a condition of rezoning by Council;
  - (b) Where site plan control is imposed as a condition of an approval by the Committee of Adjustment; or,
  - (c) Situated within "Natural Areas" as defined in the Official Plan, if required by either of the City's Commissioner, Infrastructure and Planning Services or the City's Chief Planner.
  - (d) Where a dwelling unit is converted to an office or clinic use.

## **DESIGNATION OF AUTHORITY**

3. Approval of plans, drawings and the imposition of conditions to the approval of plans and drawings, pursuant to Section 41 of the Planning Act, R.S.O 1990, c. P.13, as amended, is delegated to each of the City's Commissioner, Infrastructure and Planning Services and the City's Chief Planner.

## **MEANING OF DEVELOPMENT**

4. For the purpose of this by-law "development" shall have the same meaning as that which is set out in Section 41 of the *Planning Act*, R.S.O. 1990, as amended.

## **EXECUTION OF SITE PLAN AGREEMENTS**

5. The Mayor and Clerk are hereby authorized to execute any Site Plan Agreement, which is required as a condition of Site Plan Approval.

## **EFFECTIVE DATE AND REPEAL**

6.
  - (a) This by-law comes into effect on the day it receives third reading.
  - (b) By-laws 97-54 and 00-121 are repealed, effective the date this by-law comes into effect.

By-law read a first, second and third time this 6<sup>th</sup> day of June 2011.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk