BACKGROUND AND DIRECTIONS BRIEF

PROJECT: MODEL COMMUNITY PLANNING PERMIT SYSTEM BY-LAW TEMPLATE TO SUPPORT HOUSING PRIORITIES

AUGUST 2025

PLANSCAPE
Building Community Through Planning

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Executive Summary

A Community Planning Permit System (CPPS) is a discretionary land use planning tool that combines zoning, site plan and minor variance processes into one approval process. The creation of a County level CPP By-law template to achieve housing targets aims to streamline the development approval process to efficiently facilitate housing development while incorporating key visions identified by the County, local municipalities and community. In essence, this by-law will provide the implementation tools required to more easily permit a wide range of affordable and attainable housing options. This translates to more as of right uses, additional concept and provision flexibility and a transparent and efficient approval process.

The County of Simcoe's approach to a CPPS is unique in that the County is seeking local municipal input to develop and customize a template that can be applied across municipal jurisdictions. This approach will allow a consistent approach to development in pursuit of housing targets.

To support the implementation of the CPP By-law:

- Best practices should be exercised, including early and often communication with community partners and stakeholders focussed on understanding how PPS (2024) housing types, including affordable housing, can be achieved (i.e., built);
- Needs to be clear, understandable and easily applied; and
- Will include an implementation document to support local tiers.

This report describes the CPPS tool, it's legislative requirements, benefits and best practices learned from other jurisdictions and concludes with policy directions to carry forward into the engagement and drafting stages of this project. The goal of the project overall is to develop a clear, concise and effective CPP By-law template that local tiers can customize and adopt to support the achievement of identified housing goals and targets.

1 Report Purpose

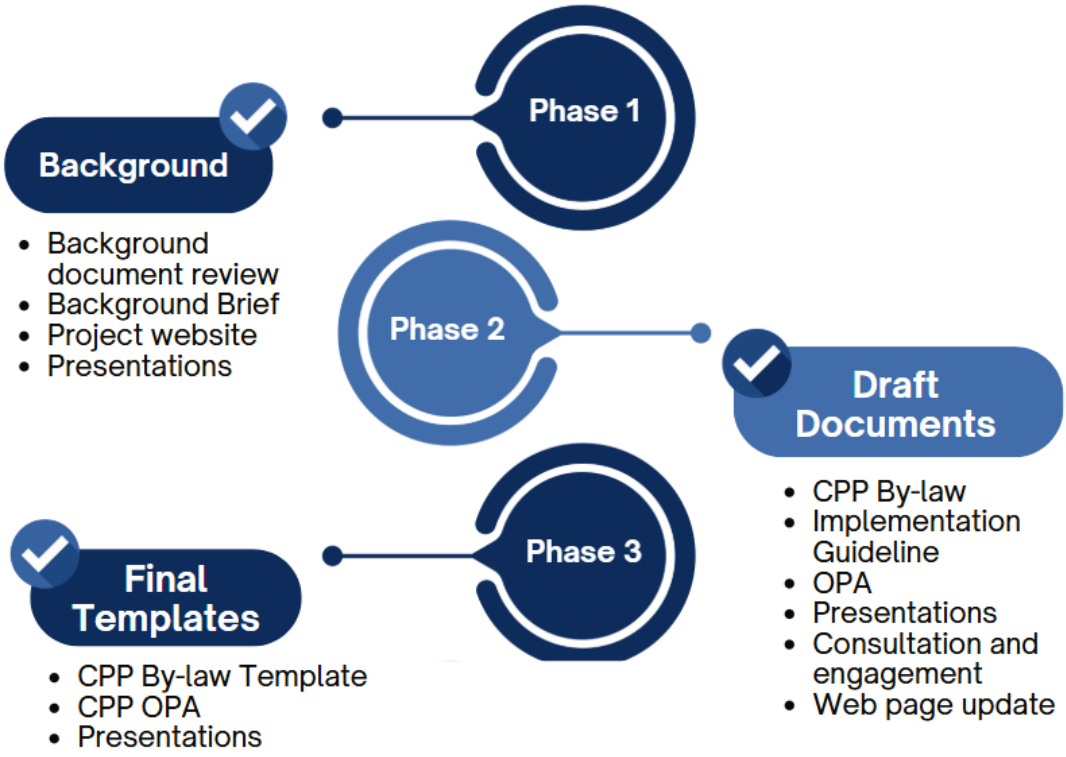
The Background and Directions brief outlines the purpose, scope and detailed workplan of the Model Community Planning Permit By-law Template project. It provides a comprehensive overview of the CPPS and its legislative requirements and application for land use planning in the County of Simcoe. This report also includes a comparative review of experiences and best practices of existing CPP by-laws in Ontario, affordable housing needs in Simcoe County, and a comparison of sixteen local area housing policies. The intent of this report is to provide background information to establish a foundation for strategic directions in developing the Simcoe County CPP By-law template.

It is acknowledged that the County is taking an innovative and strategic approach to developing a CPP By-law template that will be customized by each local area municipality to reflect local priorities and conditions. It is recommended that this report be provided to each area municipality for reference during the customization process.

2 Project Purpose and Background

Planscape Inc. was retained by the County of Simcoe to develop a Model Community Planning Permit By-law Template. Project initiation took place in June 2025 and is anticipated to complete in early 2026. The project will be undertaken in three phases and meet specific deliverables (Figure 1).

Figure 1: Project phases and Deliverables



The purpose of this project is to develop a County level CPP By-law template created to support the achievement of affordable and attainable housing targets. The intent is for the CPP By-law to be implemented by local area municipalities through adoption of an Official Plan Amendment and replacement of the existing zoning by-law in the areas selected for the application of the CPP By-law. Together, these tools are intended to facilitate the development of affordable and attainable housing across Simcoe County by streamlining the development approval processes through a CPP By-law.

Establishing the CPPS as a tool to facilitate development approval processes in support of achieving affordable and attainable housing was one of the five priority actions identified in the Simcoe County's Housing Attainable Supply Action Plan (ASAP) report. This project is a direct result of that recommendation and recognizes the value of the CPPS tool within the *Planning Act* to achieve goals of the enacting jurisdiction. In this case, the CPPS will focus on achieving housing goals and targets.

3 Community Planning Permit System (CPPS) Background

The Community Planning Permit System (CPPS), originally referred to as the Development Permit System (DPS), was first introduced in Ontario as a pilot project in 2001. At the time, five municipalities, including Hamilton, Lake of Bays, Oakville, Toronto and Waterloo, were given the authority to enact and study a DPS to address and examine specific planning issues within their communities.

It is understood that the initial push for the DPS came from the development community who were frustrated with the time and cost of obtaining planning approvals in the province[1]. Additionally, at the time, similar versions of the system were successfully in place in other provinces, including British Columbia, Alberta, and Saskatchewan, which highlighted an opportunity for comparison and consideration for implementation in Ontario.

The Township of Lake of Bays enacted the first DPS which then led to the province passing *Ontario Regulation (O. Reg.) 608/06*, which made the system available to all municipalities. In 2016, the system was renamed to the Community Planning Permit System (CPPS), and the regulatory framework was reissued as *O. Reg 173/16.*

[1] Stopar, Natalie, "Development Permit System Policy Development in Ontario: Factors that Contribute to Implementation" (2014).

MPA Major Research Papers. 131.

https://ir.lib.uwo.ca/lgp-mrps/131

3.1 Purpose and Function of a CPPS

The CPPS is a discretionary land use planning tool that combines zoning, site plan and minor variance processes into one application and approval process. A CPPS has three components:

1. A policy basis in the Official Plan (OP), which requires an OP amendment,
2. An implementing by-law (CPP By-law), and
3. A permit that is issued as a planning approval.

The CPPS is aimed at streamlining development approval processes to efficiently facilitate land use planning approvals. Some key characteristics of a CPPS are:

- the combination of three separate planning application processes of Zoning By-law Amendments, Minor Variances, and Site Plan applications, into one streamlined application process;
- that the by-law sets out permitted "as-of-right" uses and "discretionary" uses, subject to identified criteria;
    - "as-of-right" uses refer to land uses that are permitted without the requirement of a planning application.
    - "Discretionary" uses refer to land uses that may not be permitted as-of-right but are deemed to be compatible in nature to the as-of-right uses in the existing by-law.
        - A CPPS is described as "discretionary" because it offers the opportunity to build in variations to provisions that the approval authority considers for approval. These variations are minor in nature (much the same way a minor variance only applies to "minor" applications) and are built into the by-law itself for clarity. The uses are intended to support the vision and function of the area. Things like a community garden as part of a commercial block or a café on the main floor of a walkable residential area are both potential examples of discretionary land uses.
- that it provides flexibility by allowing variations from permitted standards, subject to identified criteria; and
- that it can set conditions for development that might include public infrastructure requirements, community contributions, landscaping and sustainable design elements, among other matters.
    - Conditions in a CPPS act like conditional zoning. The traditional zoning system does not allow conditions on a zoning approval, but the CPPS allows planning authorities to identify conditions of approval pre and post development. For example, an applicant may receive conditional approval provided a noise assessment study is received. They may also receive their conditional approval to begin construction with the condition that a native planting list is provided with their landscape plan (as an example). The flexibility allows construction to begin

sooner without compromising the requirements and priorities of the approval authority.

A CPPS is intended to provide development flexibility while achieving the shared community vision. It does this through the allowable variations to provisions, discretionary uses and conditional approvals. The development community can make informed decisions regarding the complexity of approvals by providing applications that conform to the very specific vision that the CPP By-law is trying to achieve. Applications that don't conform to the provided flexibility will require an amendment to the by-law itself, thus removing the inherent processing efficiencies of getting an approval through the permit system.

3.2 Prepare a model CPP By-law Template

There are four key steps to developing and implementing a CPPS. In this instance, the County of Simcoe has taken the initiative to provide a CPP By-law template for local area customization and implementation using housing targets as the vision guiding the exercise. A CPPS is a tool that can represent the priorities of a community, and the County of Simcoe has identified housing specific goals that the CPPS will aim to achieve.

The five key steps to developing a CPPS include:

1. Identify a community vision,
2. Develop Official Plan policies,
3. Develop a Community Planning Permit By-law Template,
4. Local Customization of Template to create local CPP By-law; and
5. Create an Implementation Strategy.

Since the County of Simcoe has identified the community vision, this project will undertake steps 2, 3, and 4 to develop a model by-law template that can be customized by each adopting local municipality. This allows the County to provide housing policy support in a consistent, innovative and impactful way that prevents local municipalities from having to duplicate the effort of drafting their by-laws.

The process of developing this County-led CPP By-law template will follow these general steps:

Step 1: Apply the County-Identified Housing Vision

The premise of a CPPS is that it is a by-law aimed at implementing a shared vision derived from stakeholder and community engagement. The County of Simcoe recently undertook extensive engagement and consultation efforts to advance the understanding of specific housing needs across the County. The needs are reflected in the County's Housing Needs Assessment, Housing Attainable Supply Action Plan, and the 10-Year Affordable Housing and Homelessness Prevention Strategies. From these reports, a comprehensive vision of providing safe, affordable,

and attainable housing for Simcoe County's growing population through innovative development initiatives and streamlining processes was identified.

The following vision and guiding principles are suggested to guide the development of the CPP By-law template:

> *Affordable and attainable housing in the County of Simcoe will be developed through the creation of complete, inclusive, and sustainable communities. These developments will be guided by principles of equity, accessibility, and long-term livability—offering a diverse mix of housing types integrated with essential amenities, transit, and green infrastructure. Private sector partners are encouraged to innovate and collaborate in building communities that are not only financially viable but also socially and environmentally responsible.*
>
> **Suggested Guiding Principles:**
>
> 1. **Affordability & Attainability**
>   - Deliver a meaningful share of units priced below market, with a focus on middle- and low-income households.
>   - Utilize available land use planning tools and public-private partnerships to support affordability.
> 2. **Complete & Connected Communities**
>   - Integrate housing with employment, retail, schools, and services wherever possible.
>   - Ensure developments are walkable, bikeable, and well-connected to public transit.
> 3. **Healthy & Sustainable Design**
>   - Provide access to parks, trails, and recreational amenities that promote physical and mental well-being.
>   - Encourage the use of green design and infrastructure.
> 4. **Accessibility & Inclusion**
>   - Design barrier-free units and public spaces to meet the needs of people of all ages and abilities.
> 5. **Amenity Integration**
>   - Encourage the location of new housing development in proximity to childcare, healthcare, educational facilities, and community services.

- Offer shared spaces such as community rooms, gardens, and co-working areas to foster social connection with multi-unit residential development.

6. **Partnership & Innovation**

    - Collaborate with partners that can support the shared vision of affordable and attainable housing in the County of Simcoe.

The vision and guiding principles suggested above will be consulted on with community partners, staff and local area Planners to ensure the vision and guiding principles are representative and will achieve the identified housing goals and targets.

Step 2: Develop Official Plan Policies

The *Planning Act* requires that Official Plans contain policies enabling a Community Planning Permit By-law to be used. The local municipality Official Plans are legislatively required to contain detailed policies regarding a CPPS to ensure conformity as required by *subsections 70.2(6) and (7) of the Planning Act* and *Ontario Regulation 173/16.*

A statutory public meeting and a public open house are required to present the OP Amendment for a CPPS to the public. These statutory public meetings will occur as each local municipality decides to move forward with customizing the template. At that time, each local municipality will identify the area within which the CPP By-law will apply and then adopt the by-law in their jurisdiction.

Step 3: Develop a Community Planning Permit By-law Template

The County of Simcoe has taken the innovative leadership step of developing a CPP By-law template that each local municipality can take through a customization process and then enact as their CPP By-law. This strategy allows the County to support local municipalities by developing the majority of the by-law with standardized wording, processes and understanding that each individual municipality can easily refine to reflect specific and local provisions. This method provides a county-supported foundation for the by-law that local municipalities can rely on to effectively support the achievement of housing targets.

Elements of the by-law will include:

- a description of the area to which the By-law applies;
- permitted uses;
- discretionary uses;
- development standards;
- variations from development standards;
- permit classes and delegated authority of approvals;
- criteria for evaluating development standards and variations; and
- a list of appropriate approval conditions and when these conditions may apply.

The customized CPP by-law will replace the Zoning By-law in the selected area as well as Site Plan Control and Minor Variance processes.

Step 4: Local Customization of Template to create local CPP By-law

Once the CPP By-law template is complete, local municipalities will have the ability to customize the details of the by-law to reflect their local needs and / or priorities. Public consultation on the details of the by-law will be required as well as to share the Official Plan Amendment with local residents, partners and stakeholders.

The intention is that the By-law Template is created at the County level with significant input from local area planning staff to ensure that the template is as easily customizable and adoptable as possible. It is the details of the by-law that are customized rather than standard items like the structure, definitions, housing tools etc.

Each local municipality will be required to:

- consult on their customized by-law;
- go through an Official Plan Amendment process (that also requires a Statutory Public Meeting); and
- go through a Zoning By-law Amendment process (with appropriate Statutory Public Meeting) to replace the zoning by-law with the CPP By-law in the selected area of application.

Step 5: Implementation

An Implementation guidance document is also being prepared as part of this project to support the local municipalities. Through engagement with local area planners and other appropriate staff, the consultant team will provide a recommended implementation plan to guide processes like application review, application forms, fee structures etc. This is being done to support local planners with the implementation of this new tool to ensure clarity and effectiveness.

3.3 Benefits

The CPPS is premised on a shared community vision for development and offers municipalities a high degree of flexibility and discretion. A CPP By-law can also replace Site Alteration and Tree Cutting By-laws within the boundaries of the municipality, further ensuring that the fulsome community vision can be implemented. The CPPS is the only tool under the *Planning Act* that can require things like vegetation. The *Planning Act* is specific about what can or cannot be required under a Site Plan Agreement, but the CPPS allows a municipality to require elements they feel are integral to the vision they are creating. In this case, the details of the CPP By-law will focus on creating affordable and attainable housing that meets the agreed upon vision.

A CPPS can require final development and design information up-front, which results in streamlined approval processes and reduced needs for subsequent amendments. This approach makes CPPS particularly advantageous for municipalities experiencing increasing growth and infrastructure pressures.

3.3.1 Streamlined Approval Process

A CPPS combines zoning, minor variance, and site plan approvals into one clear permit process. One permit represents the opportunity to lower costs and provide faster decisions for applicants and the municipality. Staff and agencies assess applications together, saving time and creating a clearer path to approval. Additionally, conditional approvals are available, allowing an applicant a level of approval to move forward confidently with funding, detailed design elements etc.

Streamlining approval process has long been recognized to increase development in general and for residential housing specifically.

The *Planning Act* and CPPS provide for required processing times for complete applications. The decision timelines are as follows (Table 1):

Table 1. Comparison of application timelines.

Application Type	Decision Timeline
Zoning By-law Amendment	Within 90 days
Minor Variance	Within 30 days
Site Plan Approval	Withing 60 days
CPPS	Within 45 days

The CPPS has a much shorter legislative decision timeline that realistically saves months of approval timing for a single application.

3.3.2 Delegation of Authority, Consultation and Appeals

Local municipal councils can delegate permit approvals to staff. Staff can approve simple and minor applications faster than Council or Committees. If proposals meet specific by-law criteria staff can expediently approve the permit. If an application contains a certain level of complexity, Council will make the approval decision.

Consultation requirements can be customized by jurisdiction to reflect the most effective ways to inform and engage residents, agencies and community partners.

As with traditional zoning by-law amendments, third party appeals are not available with a CPP By-law permit. This eliminates frivolous neighbour dispute appeals and saves applicants and the municipality significant resources. As this is a new by-law, appeals can be submitted after Council's approval of the CPP By-law. Official plan policies and by-laws to implement a CPP system can also be appealed to the OLT by anyone at the time they are adopted by Council. Once a CPP by-law is in effect, a decision on a CPP variation application cannot be appealed by a third party; only the applicant can appeal a municipality's decision or non-decision of a CPP application.

3.3.3 Development Flexibility and Innovation

Variations to specific by-law provisions are provided so that there is flexibility for applicants. The intent is to have applicants propose development that meets the goals and vision for attainable and affordable housing.

The CPP By-law will remove small roadblocks and support the big-picture housing goals. For instance, an innovative design that is 1 foot taller than the maximum height provision, but because a CPP By-law has built-in variations, this slight height increase won't trigger the need for a Zoning By-law Amendment. Rather, this request is evaluated in the context of the other variations on an application and assigned the approval authority based on complexity. This eliminates small or minor variations to provisions requiring a costly and time-consulting rezoning process. The by-law also allows for more complex applications to have Council approval to ensure that Council is the decision-making authority on applications that may have public concern.

The ability to include conditions like vegetation, green space or amenity area are all flexible factors that can help achieve housing targets that meet the agreed upon vision.

3.3.4 CPPS – Municipal Advantages:

There are a number of advantages for the implementing municipality:

- Staff efficiencies from only having one complete application to review rather than up to three separate applications;
- Reduced likelihood of third-party appeals;
- Ability to incorporate design elements into approval processes;
- Flexibility to offer "conditional approvals" by requiring specific actions/items either prior to or as part of the approval;
- Eliminates the often-difficult Site Plan negotiations between applicant and municipality;
- Delegates planning approvals to a committee or staff, reducing need for public meetings.

3.3.5 CPPS – Applicant Advantages:

Importantly, and especially in the context of trying to achieve housing targets, the following advantages of a CPPS apply to the applicant (in this case often the development community):

- Legislated 45-day decision on completed applications;
- More predictable process since conditions and criteria are built into the by-law; and
- Reduced uncertainty as applications that conform to the shared vision are more likely to be accepted.

3.4 CPPS versus Traditional Planning Processes Overview

As discussed, a CPPS consolidates zoning by-laws, site plan control matters and minor variance processes by including discretionary uses and variations within the by-law development standards. A comparison of traditional planning processes and CPPS process are detailed below (Table 2).

In the case of Simcoe County, by strategically developing a CPP By-law Template for customization by each local area municipality, an additional layer of consistent visioning and transparency is being built within the system to achieve housing targets.

Table 2. Comparison of key planning processes through the traditional planning system versus the community planning permit system.

Process	Traditional Planning System	CPPS
Zoning	• Legal tool to regulate land use and the intensity of development. • Establishes permitted uses and specific development standards under a specific Zone. • No conditions permitted.	• Legal tool to regulate land use and the intensity of development. • Establishes permitted uses and development standards, permitted variations and conditions of approval.
Minor Variance	• Legal tool that allows minor changes from specific provisions of the zoning bylaw, such as building height or maximum lot coverage, or permits a minor change to the use of the property. • "Minor" is not a defined term. • Allows conditional approvals.	• Incorporates the variance process by establishing 'discretionary uses' and specific 'variations' to development standards (subject to meeting criteria) to allow a degree of flexibility in the type and form of development. • Allows conditional approvals.
Site Plan Control	• Tool used to shape development through the review of design	• Incorporates site plan control matters (landscaping, building

Process	Traditional Planning System	CPPS
	features to address issues such as landscaping, building elevations, site access and servicing, waste storage, pedestrian circulation, parking, and loading. • Design elements subject to Site Plan Control are not subject to the same regulatory provisions of zoning and are usually negotiated with the applicant. • Legally binding agreement, registered on the title of a property. • Can only apply to waterfront properties as per provincial definition and residential development over 10 units.	elevations, site access and servicing, waste storage, pedestrian circulation, parking, loading, etc.) and urban design guidelines under one process. • Provides more regulatory powers by giving site plan control the same level of legal enforceability as zoning. • Legally binding agreement, registered on the title of a property. • Can apply to all properties identified in the Official Plan to be subject to a CPPS.
Urban Design Guidelines	• Tool used to enhance the quality of development. • Typically implemented in conjunction with a site plan application. • Guidelines do not have the legal enforceability that zoning bylaws possess.	• Urban Design Guidelines can be incorporated into a CPP by-law giving the guidelines the strength of a by-law while ensuring adherence to the purpose and intent of the by-law requirements. • Can form part of a conditional approval.
Review Timelines	• Zoning By-law: 90 days • Site Plan: 60 days • Minor Variance: 30 days	• 45 days
Amendments	• Amendments to a zoning by-law can be made at any time to request a change to the permitted uses or development standards to accommodate a type of land use or size/configuration of building that is not currently permitted but that could be appropriate.	• Amendments to a CPP by-law are not permitted within the first 5 years of the by-law coming into effect. Within the first 5 years, municipalities can initiate their own housekeeping amendments to make improvements, or permit site specific applications, if desired.

Process	Traditional Planning System	CPPS
	• The application to amend a zoning by-law would be open to public consultation and appeal by a third party. Note: proposed changes to the Planning Act as of April 2024 may eliminate third part appeals. • A decision of whether to approve an application to amend a zoning by-law would be made by Council and/or a Committee of Council.	• Applications to amend a CPP by-law will only be considered in a comprehensive manner within the overall context of the planned vision for the area. • Similar to Zoning, an application to amend a CPP by-law is open to public consultation and appeals by third parties.
Public Consultation	• Requires mandatory public meetings as part of a Minor Variance and Zoning By-law amendment process. • Site Plan Control does not require a public meeting, and approvals can be delegated to staff.	• Does not require mandatory public meetings as part of the approval process, and approvals can be delegated to a committee of Council or staff. • Municipalities can choose their consultation (e.g. Notice of application) preferences and establish locally effective consultation protocols.
Appeal Rights	• Third party appeals are available (at the date of writing of this summary). • 20-day appeal period after notice of decision for Zoning By-law Amendment and Minor Variance. • 30-day appeal possible for non-decision with Site Plan.	• The By-law can be designed that in specified circumstances, only the applicant has the right to appeal a CPP variation decision to OLT. • Third party appeals are available during the initial passing of the CPP by-law, together with the enabling OPA but permits issued through a CPP by-law are not subject to appeal. • An applicant can appeal for non-decision after 45 days.

In situations where a proposed development does not fit within the limits of a CPP by-law, a proponent would be required to submit a site-specific Community Planning Permit By-law Amendment application. This type of application would be open to public consultation and

appeal by a third party. However, *Ontario Regulation 173/16* stipulates that a proponent cannot apply to amend a Community Planning Permit by-law or official plan policies within the first 5-years of the by-law or official plan policies coming into effect. Even though privately initiated amendments are not permitted within the first 5-years, a municipality can initiate its own amendment to a CPP by-law or official plan policies within this time frame. Additionally, municipalities have the authority to pass a resolution to allow a privately initiated application during the 5-year period.

4 Policy and Legislative Requirements

4.1 Provincial Policy

The *Planning Act*, the Provincial Policy Statement (PPS) (2024) and various Provincial Plans implemented by the Province of Ontario collectively guide land use planning in Ontario. The *Planning Act sets* legislative framework, identifies the delegated powers available to municipalities, and is the enabling legislation for land use planning in Ontario.

In 2007, the *Planning Act* was updated to enable all municipalities to consider the implementation of a development approvals framework known as the Development Permit System (DPS), now referred to as the Community Planning Permit System (CPPS). The intent of the tool was to offer municipalities the option of regulating and managing development in a more streamlined, flexible manner, and was first introduced through *O. Reg. 608/06* and re-established under *O. Reg 173/16*, which remains in force today.

In October 2024, the province released the Provincial Planning Statement, 2024, which replaced the Provincial Planning Statement, 2020. While PPS 2024 did not propose any direct changes to the CPPS, it did reflect broader growth and housing supply strategies that may influence how CPPS is applied.

4.2 Ontario Regulation 173/16

O. Reg. 173/16 Community Planning Permits under the *Planning Act* provides the regulatory framework that directs the use and implementation of CPPS. The Regulation allows municipalities to establish a CPPS within any area(s) in their jurisdiction, provided that the By-law is preceded by an Official Plan Amendment (OPA) that identifies the area and scope, and details the goals, criteria and conditions that may be included in the implementing By-law.

The Regulation also sets out the legislative requirements of a CPP By-law (4.2):

a) Contain a description of the area to which the by-law applies, which shall be within the boundaries of an area identified in the official plan as a proposed community planning permit area;
b) Set out and define the permitted uses of land;

c) Set out a list of minimum and maximum standards for development;
d) Set out any internal review procedures regarding permit decisions under subsection 10(9);
e) Set out the manner in which notice shall be given regarding decisions made under subsection 10(9);
f) Provide that a community planning permit may be amended as described in the by-law;
g) Provide that an agreement referred to in paragraph 7 of subsection (5) may be amended as described in the by-law;
h) Provide that an agreement referred to in section 6 may be amended in the same way as an agreement referred to in paragraph 7 of subsection (5);
i) If the council wishes to impose conditions in making decisions under subsection 10(9), outline the conditions;
j) If the council is delegating any authority under the by-law, set out the scope of the authority that is delegated and any limitations on the delegation; and
k) State that the placement of a portable classroom on a school site of a district school board is exempt from the requirement for a community planning permit if the school site was in existence on January 1, 2007, in accordance with section 16.

The Regulation also details that a CPP by-law may:

a) Prohibit any development or land use changes unless a community planning permit is obtained;
b) Set out and define classes of development;
c) Exempt any defined class of development or use of land from the requirement for a community planning permit;
d) Set out a list of classes of development or uses of land that may be permitted if the criteria set out in the official plan and in the by-law have been met;
e) Set out criteria that the council shall use in making decisions under subsection 10(9); and
f) Set out a range of possible variations from the standards of development identified that may be authorized in connection with the issuing of a community planning permit.

The Regulation also sets out the provisions for agreements, notice requirements, application parameters, delegated authority, and instructions for amendments to Official Plan (OP) policies and the CPP By-law itself. It also outlines appeal provisions through the Ontario Land Tribunal (OLT).

4.3 Implementation in an Upper and Local Tier Governance Structure

To implement a CPP By-law, enabling policies must be included in the local tier municipal OPs. This project is producing an OPA template for local municipal use. Each local municipality is responsible for customizing the CPP by-law, undertaking their local OP amendment in cooperation with the County as the OPA approval authority, and approving the CPP By-law itself in the chosen area of application.

5 Best Practices in Ontario

Although CPPS pilot studies were introduced in select Ontario municipalities in 2001, their implementation across the province remains limited. Below is a summary of representative CPPSs in Ontario:

Town of Carleton Place

- Implemented a DPS in 2008, with Council passing By-law 53-2025, replacing the entirety of the previous DPS By-law 15-2015, as amended.
- Four permit classes (1, 1A, 2, 3) with approval authority delegated to Town Staff or Council.
- Entire geographic area of the Town is affected by By-law 53-2025.
- Aims to preserve small-town character while improving diverse employment opportunities, commercial-areas, recreational activities and facilities while protecting and conserving the Mississippi River and heritage and cultural resources.

Township of Lake of Bays

- Implemented a DPS in 2004, with Council passing By-law 2021-111, bringing the existing Development Permit By-law 2004-180 and the Comprehensive Zoning By-law 2004-181 into one CPP System for the entire Township.
- Three permit classes with approval authority delegated to Town Staff or Council.
- Entire geographic area of the Town is affected by By-law 2021-111.
- Generally aims to protect the Township's natural environment including waterfront, rural, and community areas while streamlining development approval processes.

Town of Gananoque

- Implemented a DPS through By-law 2010-75, taking effect on November 30, 2011.
- Three permit classes with approval authority delegated to Town Staff, Planning Advisory Committee or Council.
- Entire Town is designated as a DPS area.
- Aims to preserve and enhance the Town's heritage, historic and environmental character, and promoting a sustainable development pattern that provides high quality of life for residents.

City of Brampton

- Implemented a DPS through By-law 230-2012, with Council most recently approving By-law 148-2024 to accommodate site-specific development.
- Three permit classes (minor, intermediate, and major) with approval authority delegated to City Staff or Council.
- DPS applies to the Main Street North Special Policy Area.
- Aims to facilitate development through streamlined processes while protecting the character of Main Street North.

Town of Innisfil

- CPP By-law was approved by Town Council in 2017 and was recently updated through By-law 058-25, which repealed By-laws 080-13, 062-17, and 052-05.
- Three permit classes with approval authority delegated to Town staff or Council.
- The CPPS applies to defined CPP areas including all lands within Alcona and all parcels of land abutting Lake Simcoe. CPP By-laws apply to defined Precincts which include Residential, Commercial and Mixed Use, Community Service, Open Space and Environmental Protection.
- The guiding principles for the implementing CPP By-law include sustaining the Town's natural heritage and Lake Simcoe, promoting growth and housing diversity, strategically connecting the community, and serving the community through continuous improvement.

Town of Huntsville

- CPP By-law 2022-97 was passed by Council on July 25, 2022, and recently consolidated with all amendments in May 2025.
- Three permit classes with approval authority delegated to Town Staff or Council.
- The CPPS is applied on a Town-wide basis with over 30 defined Precincts (the term "precinct" is used in the Town of Huntsville by-law in place of the term "zone" to help differentiation from a traditional zoning by-law.).
- Objective is to support the Town's vision for sustainable growth by balancing streamlined development processes with the protection of natural areas.

Majority of existing CPP By-laws prioritize waterfront development and the protection of natural heritage features. The use of CPPS for housing priorities remains uncommon. However, with the province of Ontario continuing to experience population growth and subsequent infrastructure pressures, several municipalities are now exploring CPPS implementation:

- City of Peterborough
- Town of Oakville
- Niagara-on-the-Lake
- Town of Blue Mountains
- Saugeen Shores

In addition to local municipality initiatives, upper tier municipalities are beginning to recognize CPP By-laws as an effective land use planning tool that streamline development approvals. Upper tier municipalities that enable or are investigating the support of a CPPS include:

- District Municipality of Muskoka
- Region of Waterloo
- County of Frontenac

- Peel Region

5.1 Lessons Learned

In 2022, Planscape Inc. undertook a comparative review of external municipal experiences with CPP by-laws on behalf of the City of Markham as part of a project called "Streamlining Planning Approvals Through a Community Planning Permit (CPP) System". During this project, several municipalities were contacted and provided experiential feedback on the implemented CPPS. Information from the comparative review project was drawn upon to reflect key lessons learned and best practices of a CPP By-law.

Review of municipal CPPS feedback revealed four main themes:

1. **Clarity and Precision**: A precise CPP By-law that is easily understood and applied is imperative in ensuring streamlined approval processes.
2. **Education and Communication**: Early and often education is essential for both staff and members of the public to improve understanding and garner support for the tool.
3. **Stakeholder Engagement**: Consultation with key stakeholders ensures local area needs and goals are reflected in the By-law.
4. **Flexibility**: A degree of flexibility aligning development with community priorities should be defined to ensure an efficient CPPS.

The consultant team is also currently developing a CPP By-law Template for the County of Frontenac to achieve waterfront protection in a consistent and County-led manner. That project is reiterating the need for excellent understanding of this tool by planning and building staff and the need to undertake effective engagement with stakeholders.

6 Summary of Housing Needs in Simcoe County

Understanding the current needs and gaps of housing within Simcoe County and grasping existing policy directions of local municipalities ensures that the CPP By-law template will effectively aide in achieving affordable and attainable housing goals. Simcoe County has recently published a Housing Needs Assessment (HNA), Housing Attainable Supply Action Plan (ASAP) and 10-Year Affordable Housing and Homelessness Prevention Strategy, which collectively, provide a comprehensive overview of housing and affordability challenges in the County and outline strategic priorities for addressing housing needs.

The HNA identifies a significant affordability gap and highlights the need for broader housing options. As housing demand is largely exceeding supply, home ownership prices have experienced a steep increase, pushing more low- and moderate-income households to the

rental market. The subsequent pressure on the rental market has resulted in price increases, compounding existing pressures from stagnant purpose-built rental development.

The ASAP report identifies four strategic approaches to addressing housing needs identified in the HNA:

- Simplified and streamlined policy and municipal processes to support efficient internal development processes for broader housing types;
- Innovative development initiatives led by the County to facilitate the delivery of affordable housing;
- County advocation for affordable and attainable housing related to items out of municipal control;
- Defining financial initiatives and incentives aimed at reducing development costs for priority housing.

The CPP By-law template will simplify and streamline the development processes related to a broad and appropriate range of housing types. How to achieve the encouragement of the construction of these housing types will be a priority engagement exercise with staff and the development community.

The 10-Year Affordable Housing and Homelessness Prevention Strategy further reinforces the following ongoing priorities:

- Developing new affordable rental housing for low- and moderate-income households;
- Investigating rental housing programs that create affordable housing options;
- Supporting individuals in staying housed through rental assistance and eviction prevention services;
- Supporting long-term planning through research, policy and community engagement.

Developing the CPP By-law template as a reflection of the housing priorities will ensure it functions as a practical tool that supports the development of broad, affordable and attainable housing within Simcoe County.

7 Local Area Housing Policy Consistencies and Inconsistencies

To properly facilitate effective development approvals to achieve housing targets across Simcoe County, it is important to understand existing policy directions of local municipalities. Highlighting consistencies and inconsistencies provides a baseline understanding of existing policy so that it can be determined which policies are effective in pursuing housing goals. Inconsistencies will be reconciled by understanding where they come from to ensure local differences in jurisdiction are also adequately recognized.

To understand the policy consistencies and inconsistencies each of the 16 local area Official Plans underwent a policy analysis, organized by category or policy "theme". Appendix A to this report provides the policy comparison table. Analysis of this policy comparison table revealed several consistencies and inconsistencies:

Consistencies

- Support for ARUs and/or garden suites; and
- Directed development to settlement areas.

Inconsistencies/Gaps

- Affordable housing and respective local area density targets set by County;
- Flexible zoning to accommodate broad mix housing types;
- Development relief and incentives encouraging development of affordable housing;
- Alternative development standards;
- Permitting the use of surplus municipal lands for the development of priority housing;
- Monitoring programs to track and understand changes in development and targets; and
- Recognizing collaborative opportunities to facilitate housing development.

These consistencies and inconsistencies provide a starting point for discussing policy direction to achieve housing goals. While this exercise will not provide specific Official Plan update recommendations to each of the 16 local municipalities, it is important that the inconsistencies be easily identifiable by the local municipalities so that they can make necessary adjustments to ensure that when they adopt the CPP By-law, they have conformity with their OP.

8 Carry Forward Policy Directions

Utilizing the background information compiled for this report, the project team's experience in developing and implementing CPPSs, and the data compiled from the Housing Needs Assessment, Housing Attainable Supply Action Plan and 10-Year Affordable Housing and Homelessness Prevention Strategy, we will carry the following directions forward to the engagement and drafting stages of this project:

1) **Effective Engagement that includes:**
    a. Engaging stakeholders to confirm housing vision (what achieving attainable and affordable housing looks like for them).
    b. Discuss impediments and successful policy and provisions for achieving housing targets with County and local area staff.
    c. Discuss with the development community what constructing affordable and attainable housing looks like in Simcoe County (housing type, amenities, impediments and opportunities).

d. Seeking feedback on additional ideas for how to achieve housing goals and targets through all available tools.

2) Inclusion of a Variety of Housing Incentive Tools:

a. Identification of the types of incentives or tools that will support achieving housing targets.
b. Inclusion of tools known or thought to be able to aid in the achievement of housing targets.

3) Collaborative Development:

a. Where are there mutual beneficial partnership opportunities that can be supported by by-law provisions?
b. Working with local area planners, the development community, community partners and other interested stakeholders to ensure that the provisions of the by-law are representative and mitigate potential concerns wherever possible.

4) **Education:**
    a. Efforts will continuously be made to educate all stakeholders of this process regarding the tool and the ability for this tool to achieve housing goals.
    b. The project team (internal and external) will be available to discuss, inform and educate interested parties on this project and the CPPS tool generally.

5) **Clear, Concise and Effective Standards and Provisions:**
    a. Every effort will be made to ensure that the CPP By-law template is clearly constructed and written, using concise language that effectively lays out the flexibility for constructing housing where the CPP By-law applies.

The CPPS tool can support the achievement of housing targets in the County of Simcoe. There are consistencies and inconsistencies in existing policy that this project will highlight and ultimately help solve in the pursuit of achieving the housing goals and targets as identified by the County. The CPP By-law template development consists of the challenge of constructing effective flexibility for applicants while ensuring that good planning, healthy communities and effectively supporting attainable and affordable housing remain the priorities of this process.

This report will be available to support education and engagement efforts and help guide the project team through the engagement and drafting stages of this project to develop the CPP By-law template for the County of Simcoe for adoption by local municipalities.

Appendix A: Policy Comparison Table

Policy Category	County of Simcoe	Adjacent municipalities	Individual Municipalities	Clearview	Collingwood	Essa	Innisfil	New Tecumseth	Oro-Medonte	Penetanguishene	Severn	Springwater	Wasaga Beach	Midland	Tiny	Wasaga Beach
Affordable Housing Targets	The County has a target that a minimum of 10% of all new housing units created each year will be affordable units.		The town will work with development proponents to strive for a minimum of 30% of all new housing to be affordable.	Township will strive to ensure that at least 30% of all new residential units each year are affordable units.	The supply of affordable/attainable housing in a variety of locations, dwelling types and tenures account for a minimum target of 25% of all new dwelling units built over the planning horizon of this Plan (2031), applied on a Town-wide basis.		Require a minimum target of 10% of all new units in developments of 10 or more units to be affordable units. Town shall work with the County of Simcoe to achieve affordable rental housing target of 224 units by 2024.	A Town-wide target for the provision of affordable housing at 10% of all new housing units and a minimum of 90 units of assisted housing by 2024.	A Town-wide target for the provision of affordable housing at 10% of all new housing units, and a minimum affordable housing target of 241 affordable housing units to be created each year throughout the County.	Development of these units [ARUs] will assist in supporting the County's target of providing 10% affordable housing units to be created each year throughout the County.	The Town will work with proponents of development to ensure that a minimum of 10% of housing to be developed is affordable as defined in this Plan and that an appropriate supply of attainable and affordable housing is maintained.		Development of these units [ARUs] will assist in supporting the County's target contained in its Affordable Housing and Homelessness Prevention Strategy of providing 10 percent Affordable Housing units to be created each year throughout the County.				Providing 10% affordable housing units to be created each year throughout the County.	
Section	4.8.11		9.12.1a	3.4.9.1	9.1.2e		14.9.9, 14.9.9	9.2.e	9.2.1 (i)	4.8.2		9.4.2.1		9.4.1			D10.1.9	
Density Targets	Section 3.5.24 identifies density targets (residents and jobs/hectare) for each local municipality.		Development on lands within the DSA shall meet a minimum density target of 55 persons and/or jobs per hectare.	Township will ensure that development in designated greenfield area achieves a density minimum of 45 residents and jobs per hectare.			Designated greenfield areas within the Town shall be planned to achieve a minimum density of 52 persons and jobs combined per hectare.	50 persons and jobs combined per hectare is a target that applies across all Designated Greenfield Area.	Neighbourhoods within the Designated Greenfield Area shall be planned to achieve an overall minimum density target of 50 residents and jobs combined per hectare of developable land area.		Development in the Town on Designated Greenfield Areas will be planned to achieve a minimum density target of 50 residents and jobs combined per hectare.					The County of Simcoe Official Plan contains density targets that are to be considered as part of the review and evaluation of development applications that are within Settlement Areas.	
Section	3.5.24		9.1.4e	3.5.2.2			6.10.1	3.28	9.2e (i)		3.1					A.5.4		
Monitoring	The County will develop programs in conjunction with the local municipalities to monitor ongoing provision of affordable housing and to develop affordable housing targets.	Council will establish a tracking system to monitor land use changes, new lot creation, new accessory dwellings, population and household changes throughout the Township.	The town shall participate in any County initiatives or studies related to affordable housing, including monitoring.	Township will monitor the stock of affordable housing and the percentage of new units each year that are affordable units. The Township will continue to explore, adopt, and implement progressive policies that support and encourage the provision of more affordable housing.	The Town shall periodically prepare a housing needs assessment and/or housing monitoring report in collaboration with applicable organizations including the County of Simcoe that will be revised and updated to maintain an up-to-date indicator of the Town's residential market and progress toward the achievement of dwelling unit mix target and affordable/attainable housing targets.			To track the Town's housing stock, the Town should monitor, evaluate and report on changes within the housing market as well as the Town's progress in achieving its housing objectives through implemented housing policies. The affordable housing targets identified within this Official Plan.	The Town shall monitor, evaluate and report on changes within the housing market as well as the Town's progress in achieving its housing objectives through implemented housing policies (see section).		The Town may consider preparing an Affordable Housing Strategy to examine opportunities for more affordable housing to be provided in the Downtown and Waterfront Area and in other areas of the Town as determined by Council.			The Township should monitor the production and availability of residential lots and housing on an ongoing basis so as to measure the effectiveness of and conformity with the policies of this Plan.			
Section	4.8.9	9.10.1	9.12.1e	3.4.9.8, 3.4.9.10	9.1.2c			9.2.7	9.1.1.p (i)		9.8.2.7			4.3.11				
Intensification (ARUs and infilling) (Height and density increases)	The County encourages individual lot intensification such as secondary or accessory suites and supports height and density increases in return for affordable housing (Section 37).	Infilling applications for individual lots may be permitted within the existing built-up area of a hamlet. Applications for one additional accessory dwelling unit may be considered and approved by the Chief Building Official provided that the following conditions are met: [health and safety] (see referenced section).	lost for providing affordable housing in the form of innovative supply options and secondary dwelling unit. Subsection 16(3) of the Planning Act requires Official Plans to contain policies that permit an additional residential unit in a detached, semi-detached or townhouse unit, and in an accessory building. Until such time as this Plan and implementing zoning bylaw are updated to reflect this requirement, any development proposal that seeks to fully implement these provisions through introduction of 2 ARUs shall require a ZBA and OPA. The town will negotiate agreements with the public and private sectors to address the provision of affordable housing through the draft plan of subdivision and condominium approval	The Township will encourage intensification and infilling in order to achieve a target of at least 50% of new residential units each year being located within the delineated built-up areas in Urban Settlement Areas. The Township will support the provision of affordable housing by encouraging and supporting the conversion of single detached dwellings into multiple dwellings.	Support ARUs for all single detached, semi-detached, and townhouse dwellings and/or the introduction of appropriate new, redeveloped, intensified, and/or innovative housing options in existing neighborhoods. To achieve its housing affordability targets, the Town will promote higher intensity and taller housing forms, where housing is likely to be more attainable, due to reduced per unit land costs. Permit residential intensification or greenfield initiatives with a significant attainable/affordable housing component to exceed application density ranges and heights without amendment to this Plan.	Establishment of a Garden Suite may be permitted in an Agricultural or Rural designation, subject to a Temporary Use By-law. The Municipality shall encourage multiple-unit residential development at medium densities to be located in newly developing areas. Municipality in its Zoning By-law, regulations that permit increases to the height and density limits applicable to a proposed development in return for the provisions of such facilities, services, or matters as are set out in the By-law.	Shall plan to achieve a minimum intensification target of 15% of all new residential units occurring annually within the delineated built-up areas. Shall require a minimum of 20% of all new ground related housing in each application of 10 or more units to be constructed to accommodate future accessory second dwelling units. Council may permit an increase in the maximum height or density normally permitted in a development under the provisions of the Zoning By-law in return for services.	The Town shall require greater housing diversity by requiring a mix of housing types, sizes and densities. In new development and encouraging a mixture of tenures, unit sizes, and affordability. Opportunities for increased housing densities and intensification for residential development.	Support the conversion of single-detached dwellings into multiple dwellings, subject to an appropriate approval process and compatibility with existing development; and, encourage the renovation, rehabilitation and retention of residential uses above commercial uses in Settlement Areas.	It is the goal of this Plan to meet the Township's current and future housing and employment needs by: c) Assisting in the achievement of residential intensification and affordable housing by encouraging opportunities for second units and mixed-use development in appropriate locations.	Supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification. The Town shall consider opportunities for permitting additional units in existing dwellings.	Encourage residential intensification within the settlements. Where appropriate, allow for the conversion of seasonal dwellings to permanent dwelling occupations. Where appropriate, allow for infilling in existing housing clusters throughout the Township.	To encourage and support opportunities for mixed-use development in appropriate locations in the Settlement Areas that assist in the achievement of residential intensification and affordable housing.	Within built up areas, intensification of residential uses may be considered to increase the potential supply of new housing units. Provision of affordable rental accommodation can be enhanced through the intensification of existing residential areas. The conversion of single detached residential units into two dwelling units may be permitted. Additional accommodation in the form of a garden suite may be permitted on a temporary basis on a lot occupied by a residential dwelling. A By-law authorizing increases in the height and density of development otherwise permitted by By-law that will be permitted in return for the provision of facilities, services, or matters set out in the By-law.	Notwithstanding any other provisions of this Plan, the conversion of individual dwelling units to accommodate an accessory dwelling unit shall be permitted as-of-right on all lands within the Township of Tay.	Garden Suites and Second Units allow for affordable housing opportunities and are permitted in accordance with the policies of this Plan.	To support housing affordability and create rental housing opportunities by permitting accessory dwelling units within residential dwellings, where appropriate. In accordance with the Planning Act, the Town may pass, at its sole discretion, a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for the provisions of affordable or rental housing.
Section	4.8.4, 4.8.7	9.12.1, 9.16.1	9.12.1b, 9.12.1c, 9.12.1f	3.5.2.1, 3.4.9.7b	9.1.2b (d), 9.1.2b (f), 9.1.2c (c)		9.9.1.1, 14.9.4, 22.7.1	9.1.2.b(i) (f)	9.1.2.e(i) (d)	3.1.2c	9.8.2.3e, 9.8.2.10	9.9.9.6, 9.9.9.8, 9.9.9.9	1.3.4.2b	9.1.7, 9.1.9, 9.1.11, 9.1.13, 9.1.15, 9.1.16	9.6	D10.1.1	9.1.7, 22.5.4e(i)
Flexible Zoning	Encourages local municipalities to review zoning bylaws to ensure minimum zoning provisions do not hamper the appropriate provisions of affordable housing at any residential locations.				Implementing Zoning By-law shall permit a full range of dwelling sizes, including smaller dwelling units, permit a range of lot sizes with emphasis on improving affordability, and be flexible enough to accommodate innovative forms of housing.	Establish alternative development standards and ensure that the provisions of the Zoning By-law are sufficiently flexible to permit a range of innovative housing types and tenure models (ARUs, Tiny dwellings, cohousing, communal housing, and life-lease housing)	Council shall require the development industry to provide a mix of housing options in each greenfield application including a mix of dwelling unit types, density, tenure, unit size, and price including accessory secondary dwellings, housing for special needs and fee housing.	Ensure that the provisions of the Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and sizes, including Second Units, accessory dwellings units, garden suites, cohousing, communal housing and life-lease housing.	Ensure that the provisions of the implementing Zoning By-law are sufficiently flexible to permit a range of innovative housing types and sizes, including secondary units, accessory dwelling units, garden suites, cohousing, communal housing and life-lease housing.		The Town shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures in locations with full municipal services.	Enhance the range of housing choices, types, sizes, densities and unit affordability primarily in the settlements.	To ensure that a full range of housing opportunities, built form and tenure are available for residents in the Township.	The mix and variety of housing types may include a range of housing size, design, density, tenure and price based on the perceived needs of the Township's existing and future residents.	Other opportunities to ensure that there is an adequate mix of housing in the Township include implementing property standards by-laws and developing planning policies that are flexible enough to permit a range of housing types.	The Township may pass an Inclusionary Zoning By-law to encourage and promote the inclusion of affordable housing units.	
Section	4.8.9			3.4.9.8	9.1.2d (i)		14.9.1	9.1.2.d (c)	9.1.1.m(vii)		9.8.2.8		1.3.4.3d	4.2.2	2.1.8.3	B4.3.1		
Directed Development		The majority of residential growth will be directed to the existing hamlets within the limits established by servicing constraints.	Town intends to apply inclusionary zoning within the major transit station area surrounding the Bradford GO Station. Enabling this tool requires the adoption of a by-law under Section 34 of the Planning Act developed through a supporting study.	The Township will support the provision of affordable housing, particularly affordable rental housing, by encouraging and supporting the establishment of higher-density residential uses in and near Community Hubs.	Encourage attainable/affordable housing to locate in proximity to local community facilities, employment opportunities, schools, active transportation facilities and public transit routes.	The majority of growth will be directed to these settlement areas: community of Angus, community of Thornton, community of Baxter.	Greater amounts of intensification will be focused in Strategic Growth Areas, along with the Major Transit Station Area within Alcona. Alcona will contain the broadest mix of land uses including a full range of housing types and densities including affordable housing.	Promote higher density housing forms, where housing is more affordable due to reduced per unit land costs, within Strategic Growth Areas.	Encourage affordable/accessible housing to locate in proximity to public service facilities and, if and where available, active transportation facilities and public transit routes.	It is the goal of this Plan to direct the majority of population and employment growth to Settlement Areas where public service facilities are available and where full water and wastewater services are available.	The majority of residential intensification will be directed to the Downtown and Waterfront Areas, Mixed-use Commercial Areas, and Future Study Areas as identified on Schedules A and B1, and along Major Roads as identified on schedule C.	Encourage residential intensification within the settlements.	Within the Township's Settlement Areas, new residential development will occur either within the existing built-up areas through infill and intensification or through greenfield development.		Direct and encourage the distribution and concentration of projected growth of the Township among the Major and Minor Communities and other existing settlement areas.	The Growth Plan identifies that major growth is to be directed to fully serviced Settlement Areas and limited growth is to be directed to Settlement Areas with other forms of servicing.	
Section		3.9.1	9.12.1d	3.4.9.7	9.1.2(iii)	9.1.6	9.9.3, 9.2.4	9.2.6d (i)	9.1.1.m(iii)	1.8.2.1	2.3.3	9.9.3.6	9.1.1		3.2.6	A9.3.4		
Housing First Policy	Encourages local municipalities and other agency partners to include a housing first policy in local official plans for appropriate surplus municipal lands.			The Township will consider opportunities for the use of surplus lands to provide not-for-profit housing and other forms of non-market affordable housing.	Consider affordable housing as a priority use for surplus Town-owned and County-owned land, and work with all levels of government and institutional landowners to make surplus land available to providers of affordable housing at little or no cost.		The Town and County of Simcoe shall encourage the provision of affordable rental housing by proactively identifying surplus municipal owned lands to accommodate such affordable rental housing.	Consider barrier-free, assisted and/or affordable housing as a priority use for surplus Town-owned land and work with other levels of government to make surplus land available to providers of barrier-free, assisted and/or affordable housing at little to no cost.	Consider affordable and/or accessible housing as priority uses for surplus Town-owned land and work with other levels of government to make surplus land available to providers of affordable and/or accessible housing development.		The Town shall first consider surplus municipal land for affordable forms of housing. Furthermore, the Town shall work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.		To promote the use of surplus public lands for affordable housing in Settlement Areas and only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses and provide access to nearby services such as transportation options.		
Section	4.8.10			3.4.9.18	9.1.2f (f)		14.9.6	9.2.6e (i)	9.2.1.e (i)		9.8.2.9		1.3.4.3c					

Policy Category	County of Simcoe	Alpha Townsville	Redevelopment Authority	Overview	Objectives	Size	Infill	Intensification	Mechanisms	Considerations	Partnerships	Powers	Issues	Infrastructure	Jobs	Area	Image Bank
Land Supply			The Plan anticipates that sufficient land is available to accommodate planned residential and employment growth through the year 2051.		The Town shall maintain a minimum 10-year supply of lands to accommodate growth through residential intensification and maintain a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification.	To provide an adequate supply and diversity of housing types to meet the needs of the Township.	Endeavour to maintain a 3 year supply of housing units on lands suitably zoned to facilitate residential intensification and redevelopment.	The Town shall monitor its available land supply and infrastructure capacity to ensure its ability to enable the timely delivery of housing that meets community needs.	Maintain a supply of land through residential intensification, redevelopment and, if necessary, lands designated and available for residential development, including a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions.	It is the goal of this Plan to meet the Township's current and future housing and employment needs by: f) ensuring that there is an adequate supply of land for residential development subject to the availability of water and wastewater capacity.	The Town will continue to maintain a housing supply of 3 years in registered and draft approved plans of subdivision, condominium plans and/or site plans, which will be monitored on an annual basis.	Maintain at least a 10 year supply of land designated and available for new residential development.	To ensure that there is a fifteen-year supply of land designated and available for residential development and a three-year supply of residential lots/lot are zoned, draft approved and registered at all times, provided that there is sufficient water and wastewater capacity available to service development in the Settlement Areas.	The Township will strive to maintain a minimum 10 year supply of land designated and available for new residential development and a three year supply of residential units with servicing capacity in draft approved or registered plans.			
Section			6.3.3a		6.3b	4.1	14.9.3	6.3.3b	6.3.3.d	3.1.3f	3.9.3	9.9.3.3	1.5.4.3	6.1.8, 6.2.8			
Relief/Incentives	Encourages local municipalities to make provision of grants in lieu of development and/or permit charges, planning fees, cash-in-lieu of parkland fees and cash-in-lieu of parking requirements to affordable housing proposals.			Township may provide relief or other incentives for the provision of affordable housing that regard the optimum standards set out in the County of Simcoe's Municipal Housing Tools & Incentives Best Practices.	Provide targeted relief from Development Charges, planning, permit, and other fees normally charged for projects that provide permanent affordable/affordable housing.		The Town may consider incentive measures to ensure the provision of affordable housing units through the development approval process (reduced application fees; deferral development charges; fast-tracking of development approvals; alternative development standards).	Provide targeted relief from development, planning, permit and other fees normally charged for projects that provide permanent barrier-free, assisted and/or affordable housing. Streamline the approvals process. Reduce parking requirements and/or parkland dedication requirements.	Consider targeted relief from development, planning, permit, and other fees normally charged for projects that provide permanent affordable and/or accessible housing. Consider reducing parking and/or parkland dedication requirements for projects that provide affordable and/or accessible housing.		Supporting the reduction of housing costs by streamlining the development approvals process.			The Township will endeavour to reduce the cost of housing by providing for cost effective development standards and regulations as may be deemed appropriate.		
Section	4.9.3			3.4.9.12	9.1.2.1 (d)		14.9.7	9.3.6a (d), (e), (g)	9.3.1.c (f), (g)		9.8.2.3c			6.1.8			
Alternative Development Standards	Encourages the use of alternate development standards to facilitate affordable housing development.		The Town will negotiate agreements with the public and private sectors to address the provision of affordable housing through the draft plan of subdivision and condominium approval processes.	Encourages and may require the provision of affordable housing units as a condition of development approval, and may specify one or more income ranges for which such units must be considered affordable.	Pre-approve or streamline the approvals process for projects that provide affordable/affordable housing, including pre-approved unit designs.		Council shall encourage developers of commercial and mixed use projects to include provision for residential units as part of the development.	Encourage the creation of residential uses above commercial uses within the Commercial Corridor and Mixed Use Corridor designations.	Support alternative residential development standards to facilitate affordable/accessible housing and a more compact development form.		The Town shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the Town's housing stock.						The Town will negotiate agreements with the public and private sectors to address the provision of affordable rental and ownership housing through site plan approval, draft plan of subdivision and condominium approval process.
Section	4.9.4		9.12.17	3.4.9.3	9.3 (b)		14.9.9	9.3.6 (d)	9.3.1.e (b)		9.8.2.4						28.5.4c
Collaboration		To participate in government programs relating to housing where considered appropriate for the community.		The Township will work with public agencies, with other levels of government, and where possible, with private sector to ensure the provision of a full range of housing options that includes affordable housing. Continue to support, and seek opportunities to coordinate and collaborate with, organizations that provide not-for-profit housing and other forms of non-market affordable housing.	Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the affordable/affordable housing policies of this Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of affordable/affordable housing.		To promote and encourage partnerships between the Town, County of Simcoe and other housing agencies and community groups to provide affordable housing options for all individuals.	Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the housing policies of this Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of assisted, barrier-free and/or affordable housing.	The Town shall work with the County and local social services to ensure an adequate supply of appropriately suited accessible housing forms.	The Township shall work with the County, local social services and providers of housing for those people with special needs to assist in identifying lands that are available for suitable for special needs housing.	In an effort to facilitate affordable housing the Town may enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing.		To encourage the provision of additional rental housing, within the financial capabilities of the Township in cooperation with the County, and considering the use of financial incentives in the private sector and the entering into of public/private partnerships, where appropriate.				
Section		4.6.2.1b		3.4.9.18	9.3g		14.9.1	9.3.6f (i)	9.3.1g	4.14.7	9.8.7.1a		1.5.4.3g				
Age Friendly	Encourages policies in official plans that support age in place with integration of affordable and age-friendly housing and services to meet needs of all people.	Temporary Use zoning for garden suites may be utilized by the Township to recognize retirement dwellings.	Policies promoting home-based care will allow older persons to stay in residential units as they age (County's Positive Aging Strategy) will be evaluated in development applications to create age-friendly housing options.	The Township will encourage forms of housing that facilitate aging-in-place, including the development of lower-maintenance forms of housing oriented towards older residents.	In cooperation with the County, provide planning support services to local housing advocacy groups and community service agencies who are interested in pursuing the provision of affordable/affordable housing as well as a full range of assisted, and/or additional needs housing.		We shall require new development within neighbourhoods to adhere to accessibility requirements geared specifically to the aging population.	Affordable housing forms shall be integrated throughout the Town in locations where public service facilities, amenities and active transportation facilities are easily accessible to ensure people with special needs have the best opportunity to care for themselves as much as possible in a non-institutional setting.	Encourage the development of housing geared to lower income seniors, including housing models that allow older persons and residents with disabilities to stay in their own home for longer.		The Town shall encourage the development of low-income housing geared towards older persons, which may include lower maintenance housing types such as condominiums and townhouses.		To support the development of seniors housing in the Township.		Investigate opportunities to ensure that appropriate and adequate housing is available for residents of all ages and incomes in the community in the future.	The Township hosts an aging population. The Township is desirous to provide appropriate opportunity to allow its aging population to have suitable housing options.	
Section	4.9.5	6.4.3	9.12.5	3.4.4.8	9.3.2g (b)		10.1.21	9.3.6b	9.3.1.e (viii)		9.8.2.12		1.5.4.3f			3.1.9.3b	20.1.1.1
Affordable/Broad Housing Policy Section	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No				No	No
Official Plan Year - County Approval		1999	2039	2034	2034	2030	2018	2019	2019	2029	2019		2029				2031	2034