# County of Simcoe Model Community Planning Permit System (CPPS) Template

Local Planners Working Group and Project Steering Committee Project Introduction

September 2025

COUNTY OF SIMCOE

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

# Agenda

- Project and Group purpose
- Project Status
- Community Planning Permit System (CPPS) overview
- Workshop Discussion

New Affordable Rental Builds (West Street, Orillia)

# Project Purpose

i) Develop a County level CPP By-law template to support affordable and attainable housing goals and targets

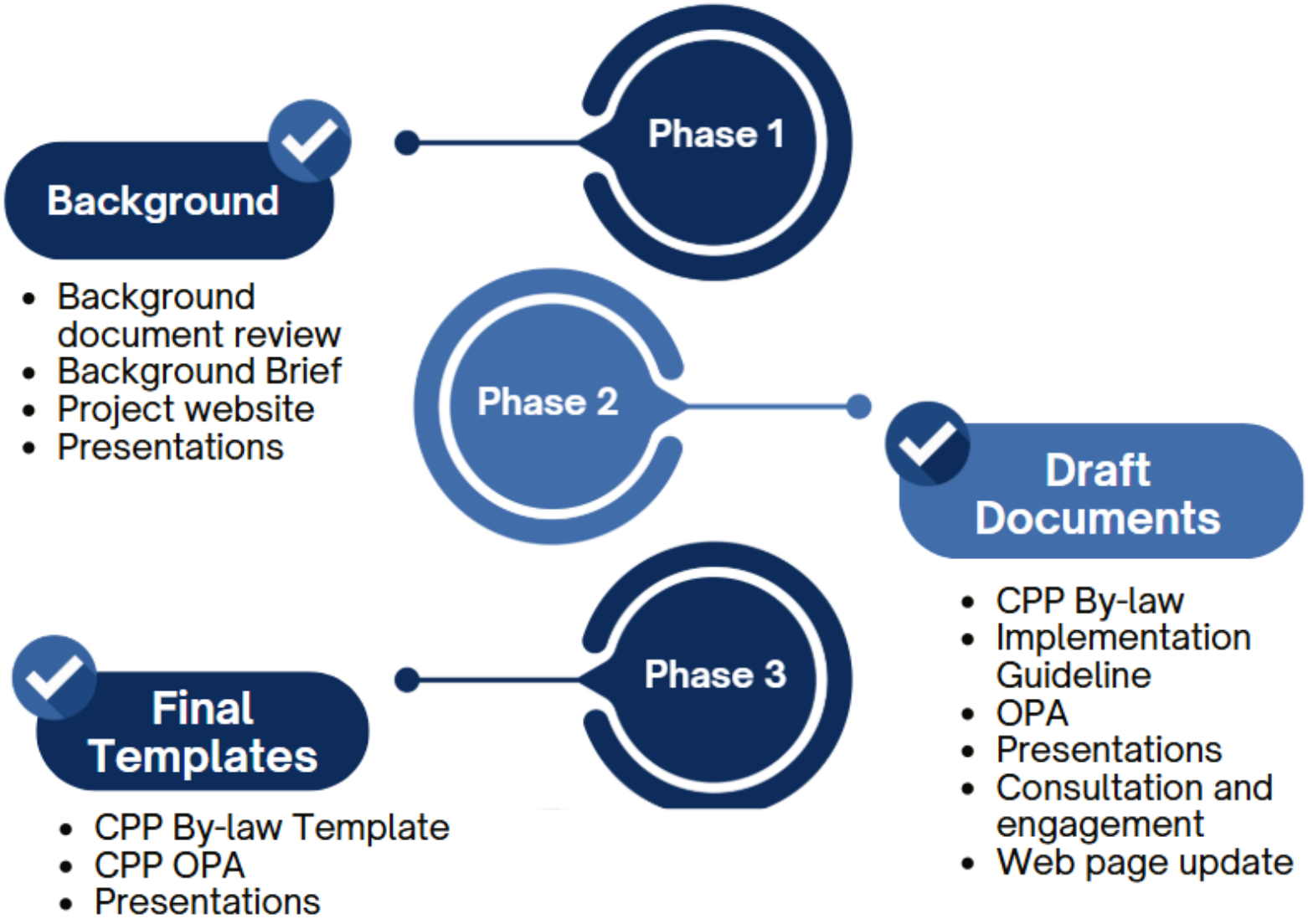
i) Support local area municipalities with a template Official Plan Amendment

Affordable Housing Build (Bradford)

# Purpose of the LPWG

- To maximize the local planning expertise to achieve housing targets
- To understand the challenges and opportunities of the local municipalities
- To have an expert planning panel to discuss and revise the by-law template
- To support the longer-term implementation of a CPPS through planning staff understanding and advocacy

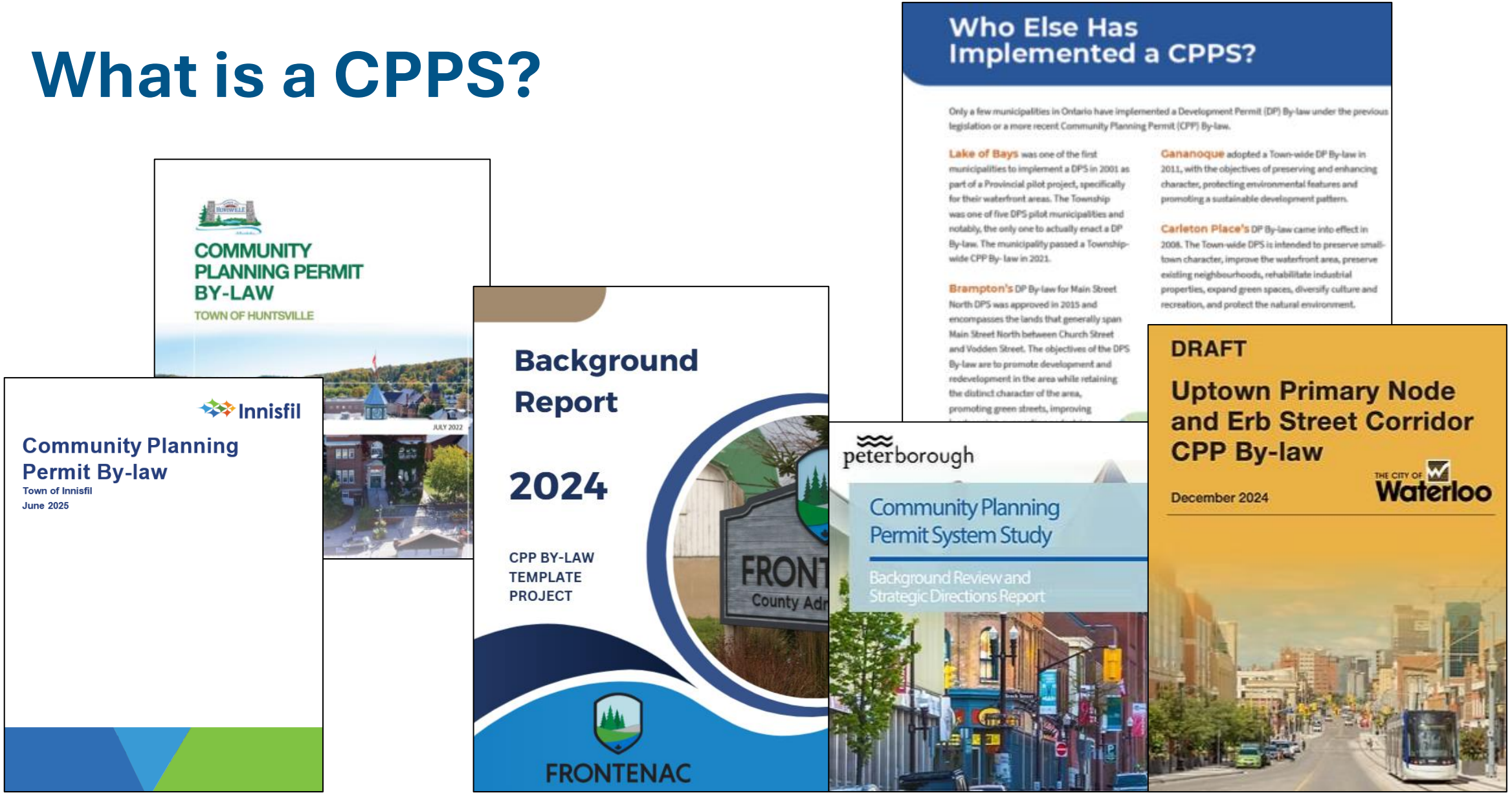
# Project Phases



# Work Completed to Date

- Project Initiation meeting held on July 17, 2025
- Background and Direction Brief
- Project webpage content
- Project scheduling of presentations and engagement sessions under way

# What is a CPPS?



# What is a CPPS?

- **Replaces** a zoning by-law for a specific area and combines the planning processes of a zoning by-law amendment, minor variance and site plan into one permit process
- Enhances **transparency** in the approval process
- Provides for **conditional approvals**
  - May include additional studies, public infrastructure, community contributions, landscaping, sustainable design element requirements, etc.
- **Discretionary uses** are permitted if conditions are met
- **Flexibility** by allowing variations from permitted standards
- A Class system of permits with **delegated approval**

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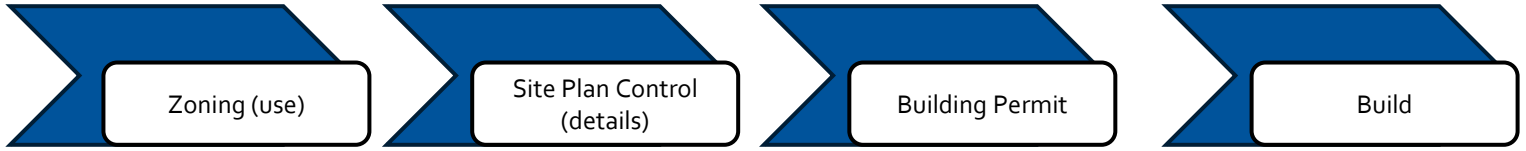
# Process Comparison

Traditional Process:




CPPS Process:

County of Simcoe

# Why a CPPS for Simcoe County?

- The **goal** is to support and encourage housing that achieves affordable and attainable targets.
- The by-law will **implement the "vision"** identified in the County's Housing Needs Assessment, Housing Attainable Supply Action Plan, and the 10-Year Affordable Housing and Homelessness Prevention Strategies
- Simplifies and **streamlines application** processes
- May define financial **initiatives and incentives** to reduce affordable housing development costs
- **Consistent planning** and development throughout the County

Rose Street Housing Project (concept) (Barrie)

# Workshop Discussion

LPWG and PSC

# Vision for the CPP By-law

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.

# Guiding Principles

## 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.

## Complete & Connected Communities

- Integrate housing with employment, retail, schools, and services wherever possible.
- Ensure developments are walkable, bikeable, and well-connected to public transit.

## 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.

## Accessibility & Inclusion

- Design barrier-free units and public spaces to meet the needs of people of all ages and abilities.

## Amenity Integration

- Encourage the location of new housing development in proximity to childcare, healthcare, education, and community services.
- Offer shared spaces such as community rooms, gardens, and co-working areas to foster social connection with multi-unit residential development.

## Partnership & Innovation

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

# Challenges for Achieving the Vision … what is stopping this vision from becoming reality now?

# Let’s talk density… how dense is too dense and how much density is needed to achieve housing targets?

# Let’s talk height…how high is high enough?  How high is high enough without requiring conditions or tradeoffs?

# Let’s talk lot provisions and coverage… are setbacks and coverage enough to ensure orderly development?

# Let’s talk parking … how much is enough?

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**Please provide feedback as it occurs to you … your ideas are encouraged and needed to make sure this CPP By-law template can achieve housing targets.**

County of Simcoe

# Next Steps

- Draft CPP By-law and Official Plan Amendment Templates
  - Current working items
  - Draft version 1 delivered to County October 17th, 2025
- Local Planners Working Group and Project Steering Committee engagement session (#2)
  - Review and consult on draft CPP By-law Template
  - Tentative date: November 12th, 2025
- Affordable Housing Advisory Committee and Project Steering Committee presentation session
  - Introduce Background and Direction Brief and consult on policy direction
  - Tentative date: November 18th, 2025
- Rightsholder, stakeholder, and public engagement sessions
  - Project introduction and consultation
  - Tentative dates: November 19th, 24th, and 26th, 2025

# What do you need from the Project Team to support your participation in this project?

# Project Contacts

Kristin Pechkovsky

Kristin.Pechkovsky@simcoe.ca

705-726-9300 ext. 1986

Tiffany Thompson

tiffany.thompson@simcoe.ca

705-726-9300 ext. 1362

Debbie Vandenakker, Planscape

dvandenakker@planscape.ca

705-645-1556 ext. 108