County of Simcoe

Affordable Housing Community Planning Permit (CPP) By-law Template

2025

PLANSCAPE
Building Community Through Planning

Agenda

- Project Purpose and Goals
- Project Overview
- Community Planning Permit System (CPPS) Overview
- Engagement Discussion

New Affordable Rental Builds (West Street, Orillia)

Project Purpose

Project Goals:

- Develop a County level CPP By-law Template
- Support local area municipalities with a Template Official Plan Amendment to enable a CPP By-law

Overarching Community Goals:

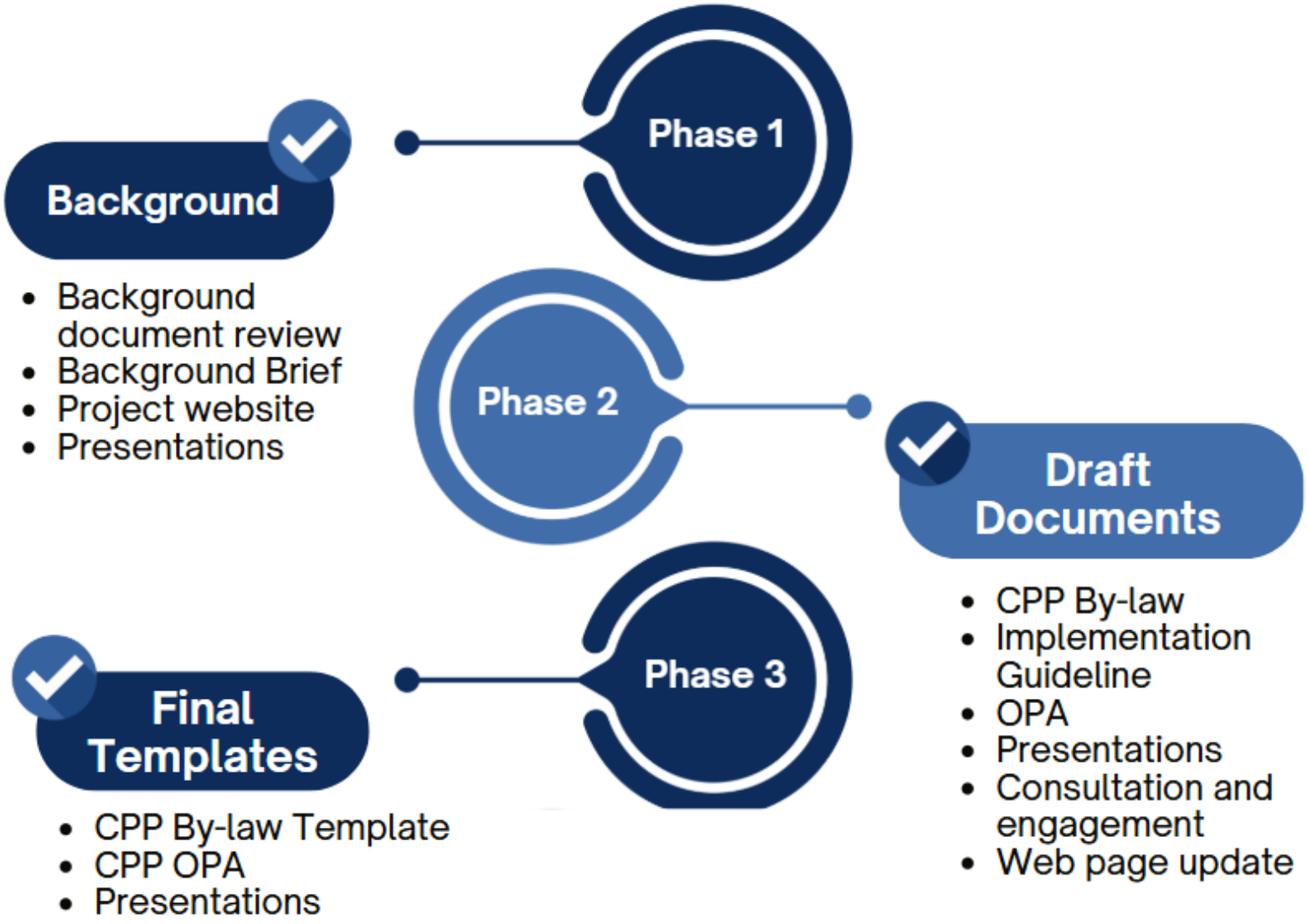
- Support the development of more affordable and attainable housing units
- Enhance community opportunities

Affordable Housing Build (Bradford)

Project Team

- County of Simcoe Planning Department
- Planscape Inc. Consultant Team
- Local Planners Working Group (LPWG)
  - Township planners
- Engagement Sessions
  - First Nations
  - Development Community
  - General Public

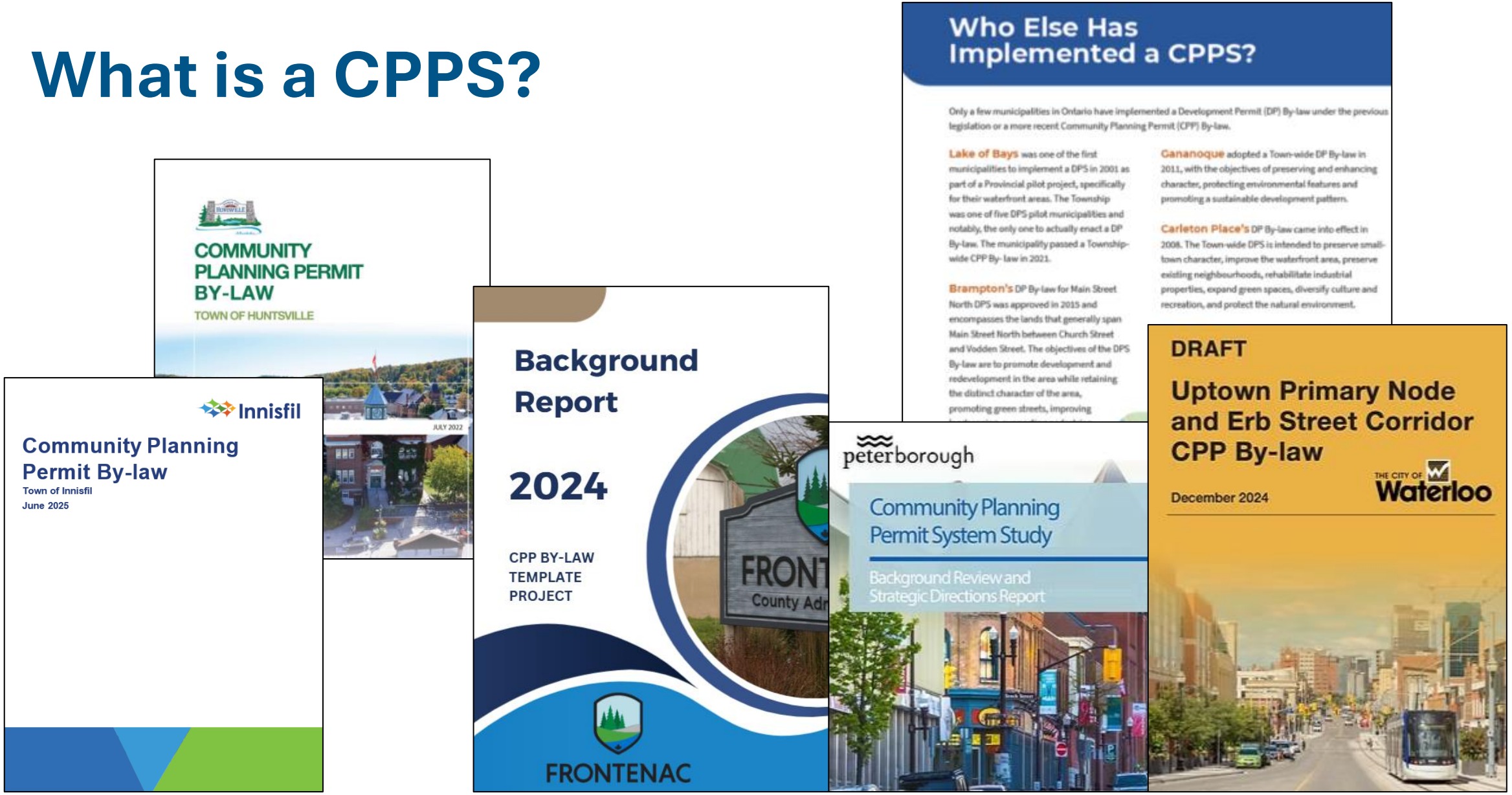
Project Phases



Work Completed to Date

- Project Initiation Meeting
  - Project Steering Committee
  - July 17, 2025
- Background and Directions Brief
- Project Webpage Content: https://simcoe.ca/services/planning/attainable-supply-action-plan/
- Two Local Planners Working Group (LPWG) Sessions
  - September 12, 2025
  - November 12, 2025
- Affordable Housing Advisory Committee Meeting (AHAC)
  - November 18, 2025
- Stakeholder Engagement – November 2025
  - Various sessions
  - Developer Community, Rightsholders, and public

What is a CPPS?

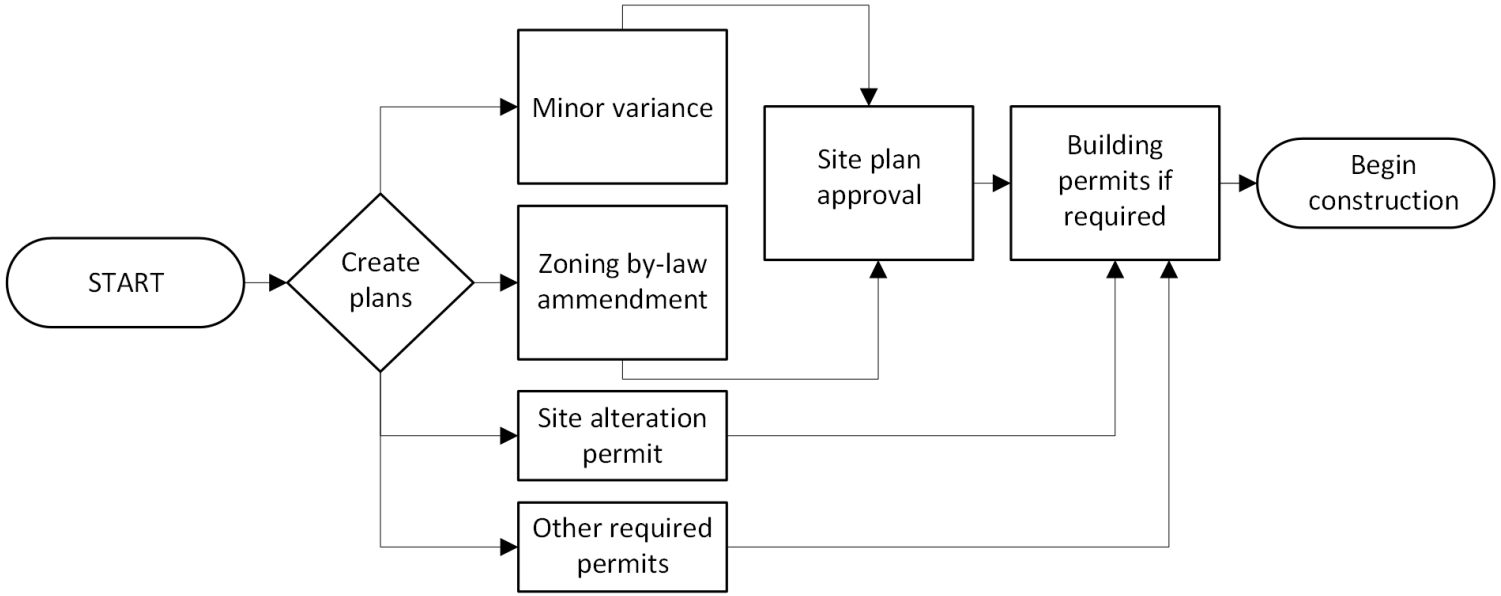


What is a CPPS?

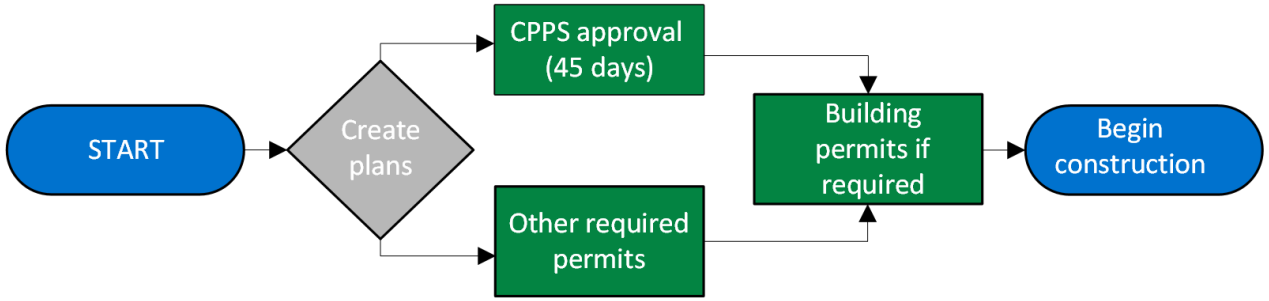
- **Replaces** a Zoning By-law for a specific area
- Combines zoning by-law amendment, minor variance and site plan application processes into **one permit process**
- Enhances **transparency** in the approval process
- Provides for **conditional approvals**
  - May include additional studies, public 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**

Process Comparison

Current approval process:



Streamlined CPPS approval process:



Why a CPPS for Simcoe County?

- Simplifies and **streamlines application** processes
- May define financial **initiatives and incentives** to reduce affordable housing development costs
- **Consistent planning** and development throughout the County
- The By-law Template 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

Rose Street Housing Project (concept) (Barrie)

Why a CPPS for Simcoe County?

Support **Missing Middle Housing**:

- Range of multi-unit, **low-to-mid density** housing types that **bridge the gap** between single-detached homes and high-rise apartments
- E.g. Duplexes, triplexes, townhomes, accessory units, etc.
- Provide **more attainable and affordable options** for middle-income households

Draft 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.

Engagement Discussion

Discussion

Discussion Questions: Public and External Agencies

- From your perspective, what are the critical issues to be considered for this CPP By-law Template?
- What is needed in the community to address and supporting missing middle housing?
- What are some community exchanges that we might consider for development?
- Do you have any other thoughts, comments, or concerns that you would like to share with us?

Discussion Question: Development Community

- What are some community exchanges that we might consider for development?
- What factors are stopping/slowing down development right now?
- How can we incentivize development for the missing middle housing?
- Any additional development for us to consider?

Next Steps

Present Project to County of Simcoe Planners Group

- December 12, 2025

Draft Revisions:

- Affordable Housing CPP By-law Template
- Enabling Official Plan Amendment (OPA) Template
- Implementation Guideline Document

Final LPWG Working Session

- Tentative January 2026

Final Drafts

- Affordable Housing CPP By-law Template
- Enabling Official Plan Amendment (OPA) Template
- Implementation Guideline Document

Final Presentations to LPWG, AHAC, and Council

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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

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