County of Simcoe

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

Affordable Housing Advisory Committee

November 18, 2025

Agenda

- Project purpose and status
- Introduction to the Community Planning Permit System (CPPS)
- CPPS Best Practices and Lessons
- Carry Forward Policy Directions
- Model CPPS Guiding Principles
- Overview of Housing Needs

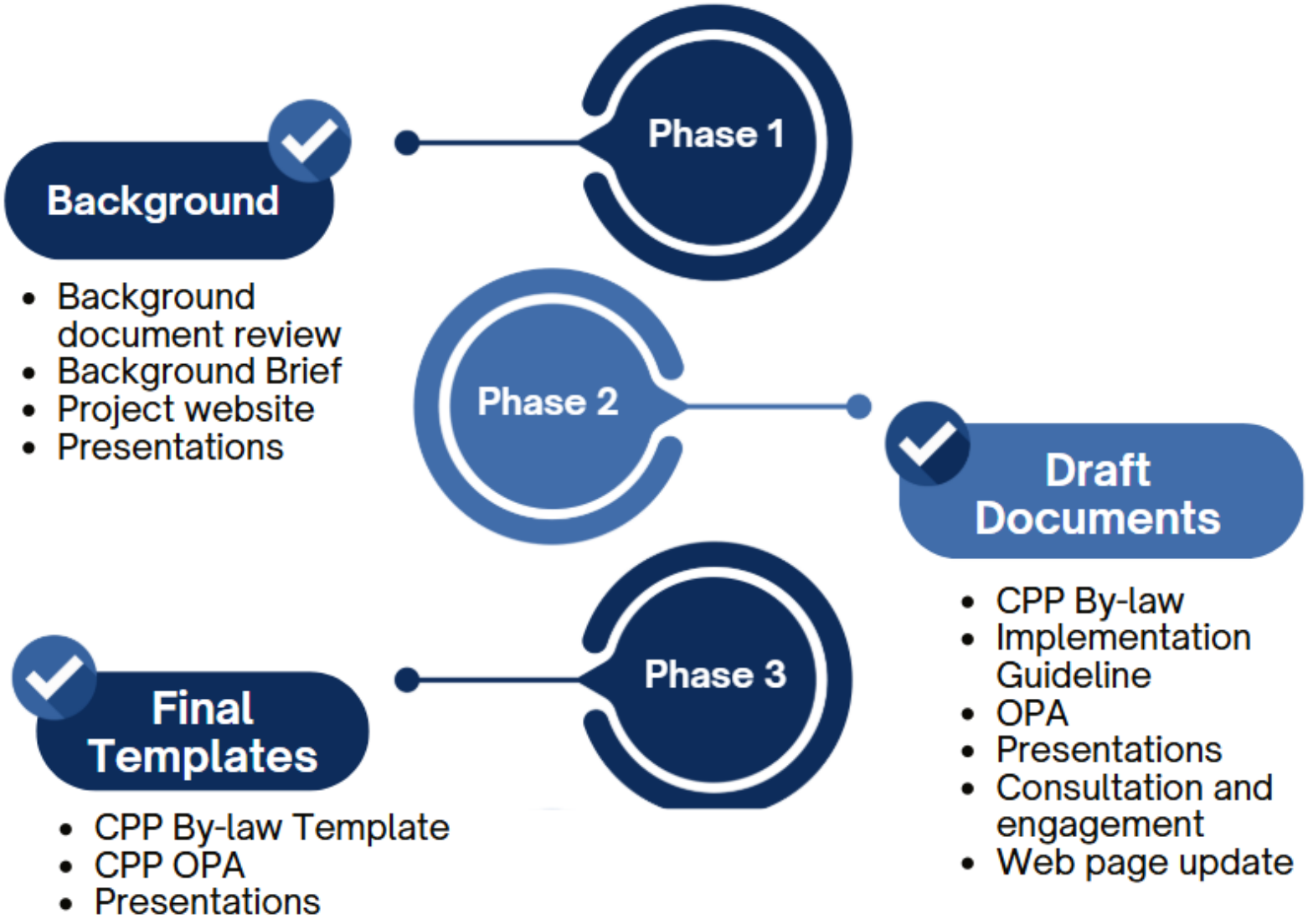
Project Purpose

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)

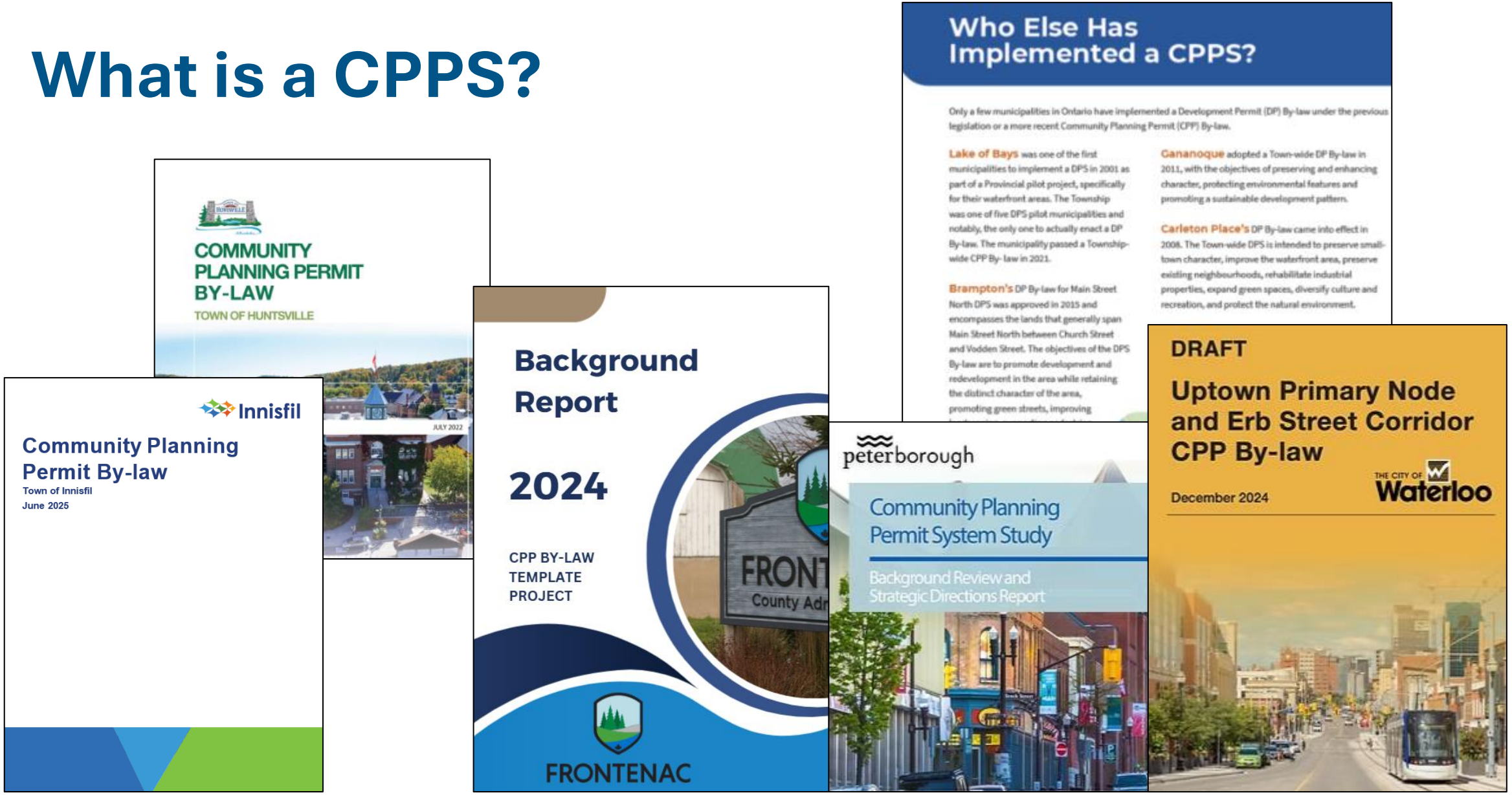
Project Phases



Work Completed to Date

- Project Initiation meeting held July 17, 2025
- Background and Directions Brief
- Local Planners Working Group Sessions
  - Introduction Meeting – September 12th, 2025
  - Draft By-law Working Session – November 12th, 2025
- Project Webpage Content: https://simcoe.ca/services/planning/attainable-supply-action-plan/
- Phase 1 Presentations and Engagement underway

What is a CPPS?

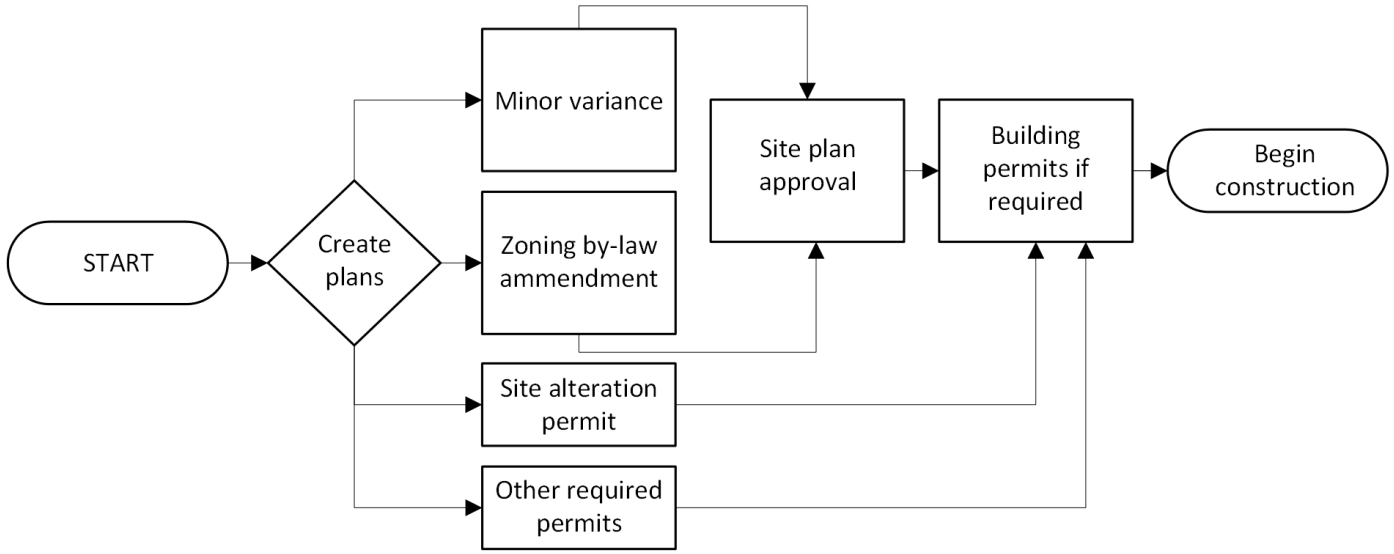


What is a CPPS?

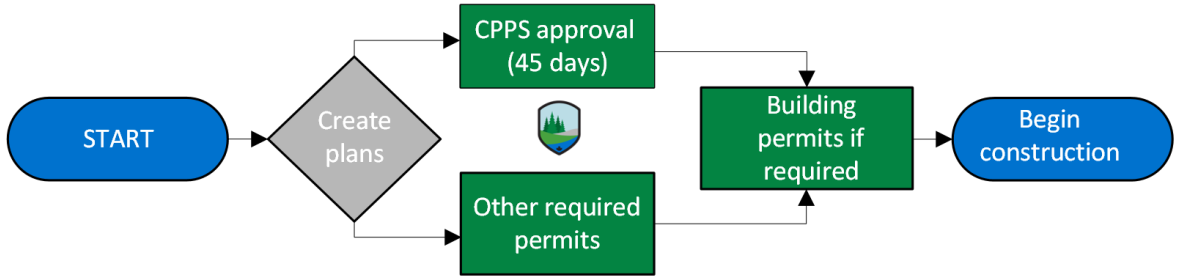
- **Replaces** a zoning by-law for a specific area and combines various planning processes into one permit process
- Enhances **transparency** in the approval process
- Provides for **conditional approvals**
  - May include additional studies, public infrastructure, community contributions, landscaping, 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?

- **Goal** is to support and encourage housing types that achieve affordable and attainable targets.
- 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
- 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)

Previous CPPS Lessons Learned

Comparative review of external municipal experiences revealed four themes:

1. **Clarity and Precision**
   - A precise CPP By-law that is easily understood and applied is imperative
2. **Education and Communication**
   - Early and often education for staff and public is essential for understanding and garnering support
3. **Stakeholder Engagement**
   - Ensures local area needs and goals are reflected in the By-law
4. **Flexibility**
   - Flexibility should be defined to ensure efficiencies in interpretation and application

Carry Forward Policy Directions

1. Effective Engagement
2. Inclusion of a Variety of Housing Incentive Tools
3. Collaborative Development

Missing Middle Housing Textbook example

Recommended 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.

Draft Vision for the CPP By-law

Discussion

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.

Strategic Approaches to Addressing Housing Needs

Housing Needs Assessment (HNA) Identified Housing Needs and the Housing Attainable Supply Action Plan (ASAP) Report identifies 4 strategic approaches:

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

Strategic Approach to Addressing Housing Needs

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

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

Housing Needs Discussion

- What information or context from your experience should we consider for this project as we move forward?
- What do you feel are the key impediments to achieving the shared housing goals?
- What opportunities are you aware of that we need to capitalize on within the by-law template?
- If this was your wish list to get housing units built, what is on it?

Next Steps

Stakeholder, Rightsholder, and Public Engagement Sessions

Project introduction and consultation

Dates: November 19th, 24th, and 26th, 2025

Development community, public and First Nations

Updated Draft By-law Template and Official Plan Amendment Templates

Revise draft documents with Local Planners Working Group, AHAC, and Engagement feedback

Implementation Plan

An Implementation Plan to support municipal implementation of the By-law will be completed

Presentation to County Council of the Final Templates

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