County of Simcoe

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

Affordable Housing Advisory Committee

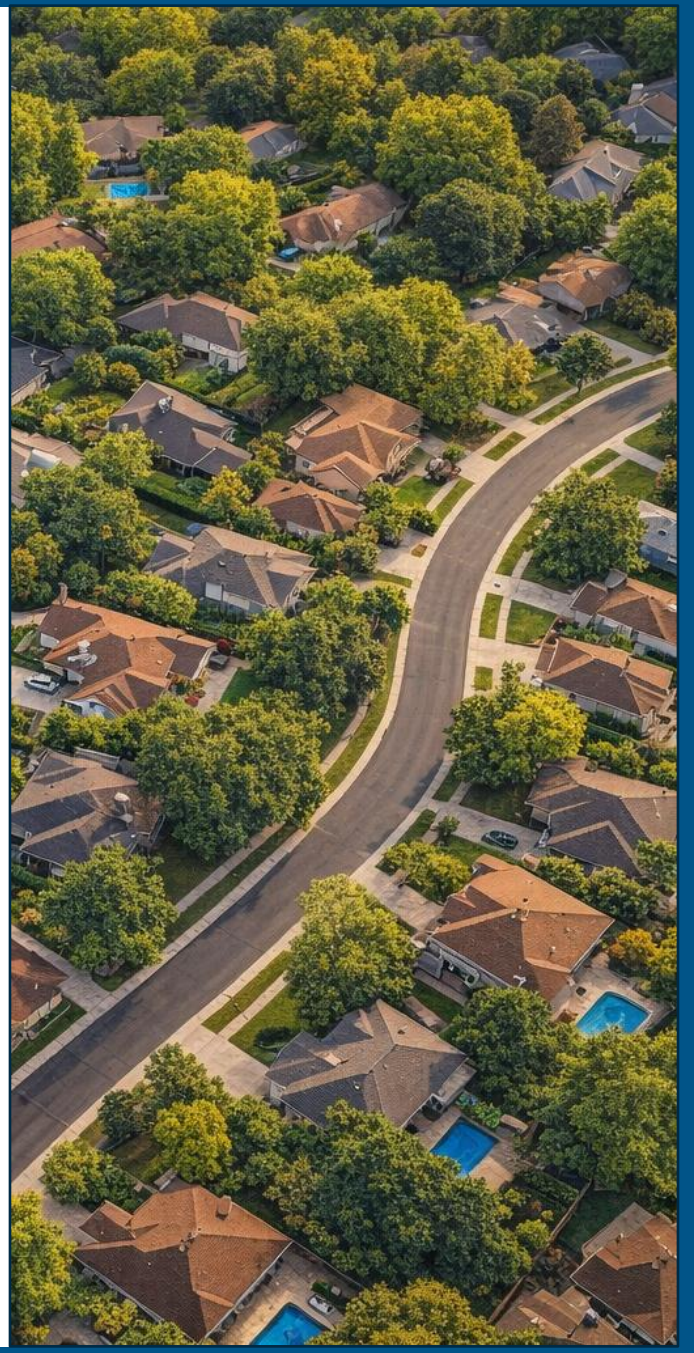
Final Presentation
June 2026

COUNTY OF SIMCOE

PLANSCAPE
Building Community Through Planning

Agenda

- Project Purpose
- Supporting County of Simcoe's Housing Goals
- Project Process
- Engagement Feedback
- Final Deliverables
- Lessons Learned
- Next Steps
- Questions & Comments



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Project Purpose

1. Develop a County level CPP By-law Template to streamline development application processes and support county-wide affordable and attainable housing goals
2. Template an Official Plan Amendment (OPA) to support local area municipalities in adopting a CPP By-law

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County of Simcoe Housing Goals

- "Building Up" County projects identified housing needs and goals (Housing Needs Assessment, Housing Attainable Supply Action Plan, and 10-Year Affordable Housing and Homelessness Prevention Strategy)
- Help local area municipalities achieve housing targets and increase the supply of broader housing types
- Streamline the development process to support creation of needed housing stock

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Achieving County Goals through the Housing Faster CPP By-law Template

- Encourage redevelopment and infill in existing rural settlement areas to increase overall supply of housing, particularly in the form of low and medium density multiple unit buildings that fill the gap between single-detached homes and larger apartment buildings
- As-of-right permissions and streamlined applications are intended to remove process and cost barriers for adding multiple units
- Built form standards help maintain community character and avoid land use compatibility issues

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County of Simcoe Housing Faster CPP By-law Template Project Process

Simcoe County Housing Needs

- County-led housing studies identified significant supply and affordability gaps
- Need for broader housing types, specifically attainable and missing middle form
- Process and approvals identified as a key barrier to delivery
- Direction to explore streamlined, implementable tools to support housing targets

Draft CPP By-law Template

- Planscape Inc retained to develop a County-led CPP By-law Template framework
- Developed Draft County of Simcoe CPP By-law Template
- OPA & Implementation Guide developed to support local area implementation
- All materials aligned with County housing objectives

Engagement Sessions

- Local Planners Working Group
- Affordable Housing Advisory Committee
- Developers
- General Public
- External Agencies and Rightsholders
- Additional LORAPON
- Engagement was iterative throughout the drafting and revision process

Final Templates and Guide

- Key themes identified across engagement sessions
- Feedback incorporated into the CPP By-law Template and Implementation Guide
- Final draft documents prepared for County of Simcoe

Project Close Out

- Final project review and presentations
- Discussion of implementation needs and support options
- Transition from document development to municipal use

What We Heard Through Engagement

Consistency

- Consistent language and terminology
- Streamline and simplify application process

Permit Classes

- Class 1 must function as a checklist item
- Clear thresholds for Class 2 and Class 3

Process Alignment

- CPP By-law Template to align and streamline existing planning processes where possible

Existing By-laws

- Incorporate existing Zoning By-law into the CPP By-law where possible

Development Standards

- Align development standards (i.e., amenity space) with practical development realities

Parking

- Tie parking reductions to the percentage of affordable units provided and reconsider cash-in-lieu provisions and site-specific flexibility

Community Benefits

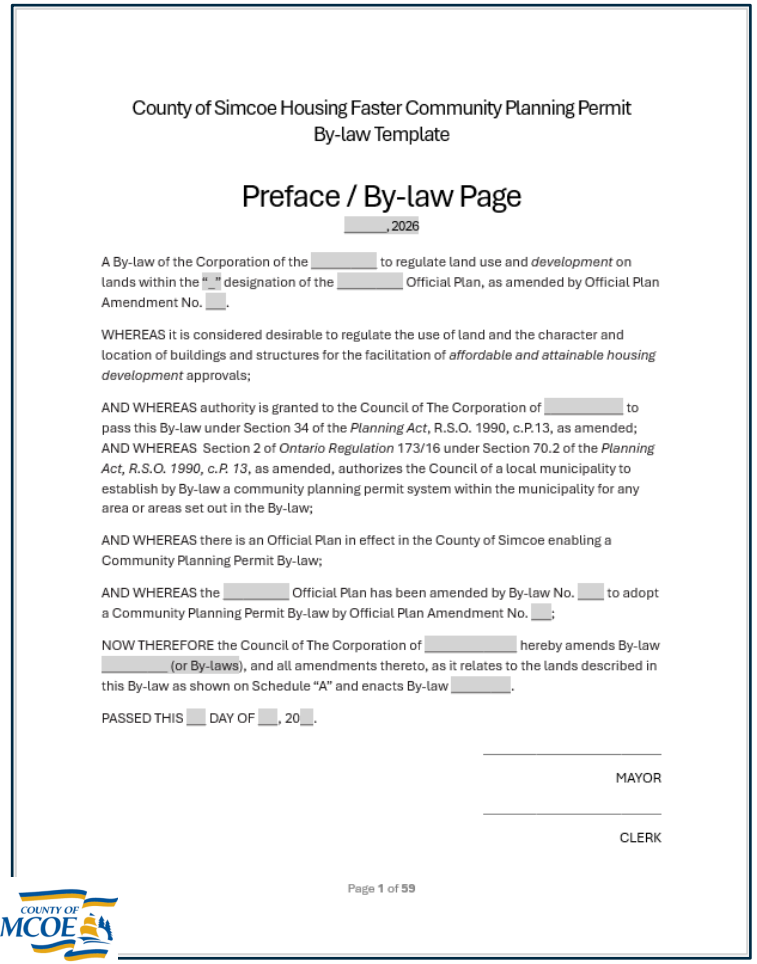
- Build in customization and prioritization of community benefits

Implementation & Education Support

- Implementation Guide
- Public Facing Guide

Final Deliverables

Final CPP By-law Template



County of Simcoe Housing Faster Community Planning Permit By-law Template

Preface / By-law Page

_____, 2026

A By-law of the Corporation of the _____ to regulate land use and *development* on lands within the "__" designation of the _____ Official Plan, as amended by Official Plan Amendment No. ___.

WHEREAS it is considered desirable to regulate the use of land and the character and location of buildings and structures for the facilitation of *affordable and attainable housing development* approvals;

AND WHEREAS authority is granted to the Council of The Corporation of _____ to pass this By-law under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
AND WHEREAS Section 2 of *Ontario Regulation* 173/16 under Section 70.2 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, authorizes the Council of a local municipality to establish by By-law a community planning permit system within the municipality for any area or areas set out in the By-law;

AND WHEREAS there is an Official Plan in effect in the County of Simcoe enabling a Community Planning Permit By-law;

AND WHEREAS the _____ Official Plan has been amended by By-law No. ___ to adopt a Community Planning Permit By-law by Official Plan Amendment No. ___;

NOW THEREFORE the Council of The Corporation of _____ hereby amends By-law _____ (or By-laws), and all amendments thereto, as it relates to the lands described in this By-law as shown on Schedule "A" and enacts By-law _____.

PASSED THIS ___ DAY OF ___, 20__.

_____

MAYOR

_____

CLERK

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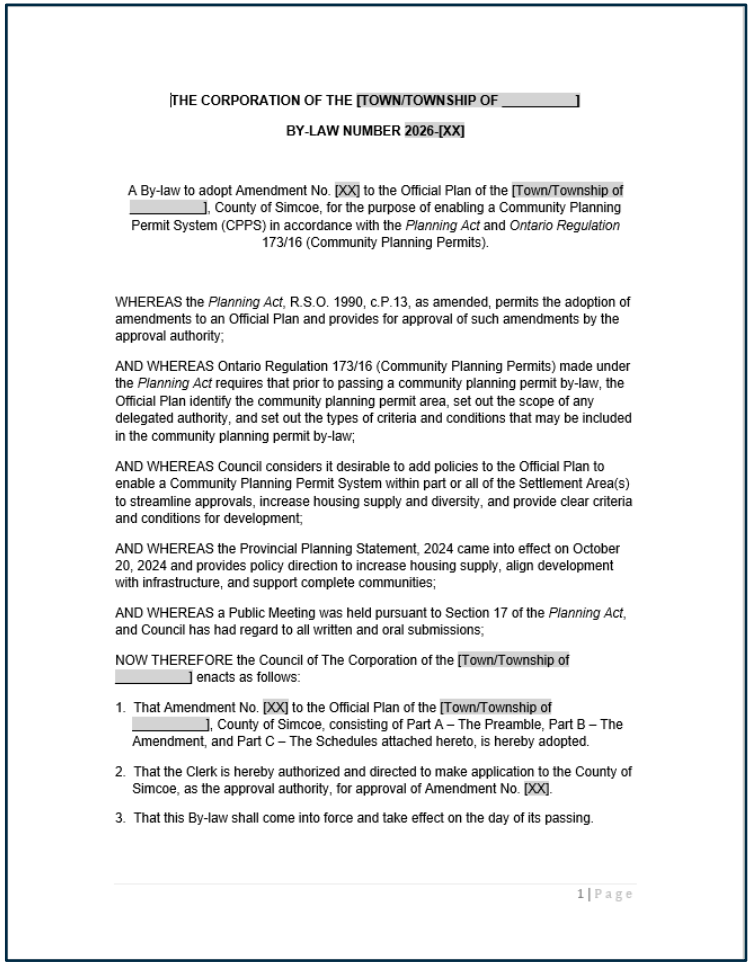
Final OPA Template



THE CORPORATION OF THE [TOWN/TOWNSHIP OF _____]

BY-LAW NUMBER 2026-[XX]

A By-law to adopt Amendment No. [XX] to the Official Plan of the [Town/Township of _____], County of Simcoe, for the purpose of enabling a Community Planning Permit System (CPPS) in accordance with the *Planning Act* and *Ontario Regulation* 173/16 (Community Planning Permits).

WHEREAS the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits the adoption of amendments to an Official Plan and provides for approval of such amendments by the approval authority;

AND WHEREAS Ontario Regulation 173/16 (Community Planning Permits) made under the *Planning Act* requires that prior to passing a community planning permit by-law, the Official Plan identify the community planning permit area, set out the scope of any delegated authority, and set out the types of criteria and conditions that may be included in the community planning permit by-law;

AND WHEREAS Council considers it desirable to add policies to the Official Plan to enable a Community Planning Permit System within part or all of the Settlement Area(s) to streamline approvals, increase housing supply and diversity, and provide clear criteria and conditions for development;

AND WHEREAS the Provincial Planning Statement, 2024 came into effect on October 20, 2024 and provides policy direction to increase housing supply, align development with infrastructure, and support complete communities;

AND WHEREAS a Public Meeting was held pursuant to Section 17 of the *Planning Act*, and Council has had regard to all written and oral submissions;

NOW THEREFORE the Council of The Corporation of the [Town/Township of _____] enacts as follows:

1. That Amendment No. [XX] to the Official Plan of the [Town/Township of _____], County of Simcoe, consisting of Part A – The Preamble, Part B – The Amendment, and Part C – The Schedules attached hereto, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe, as the approval authority, for approval of Amendment No. [XX].
3. That this By-law shall come into force and take effect on the day of its passing.

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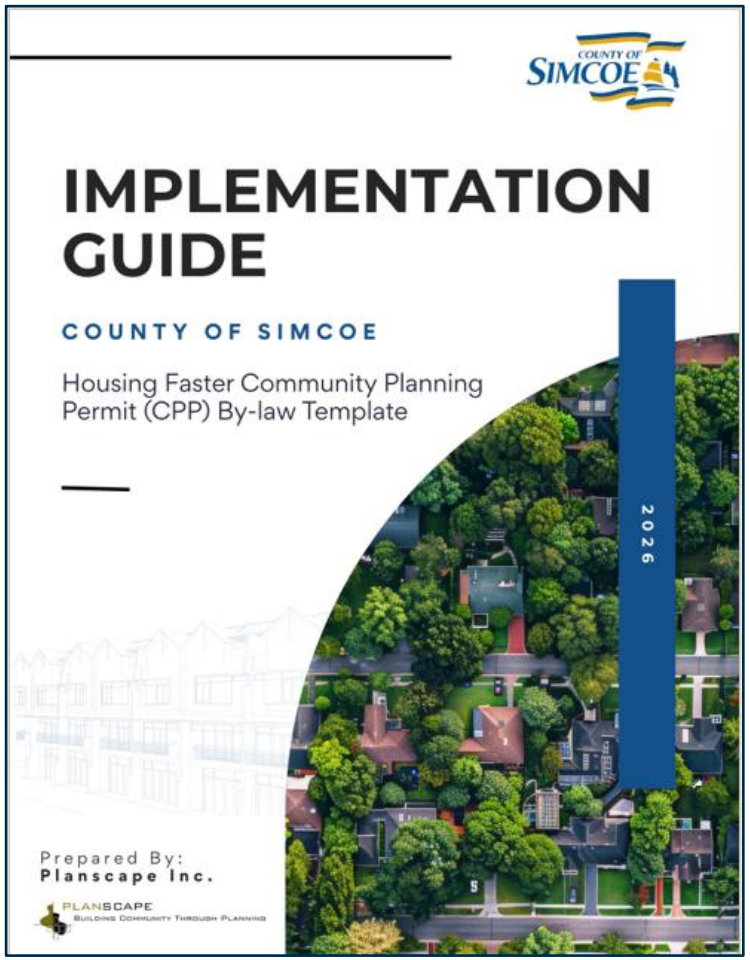
Final Implementation Guide



Lessons Learned

Clarity & Consistency

- Reaffirmed clear language, consistent terminology, and common rules across local area municipalities are critical for a County-level Template

Flexibility

- Built-in flexibility is required to capture local area characteristics while allowing for municipal customization

Parking and Development Standards as Policy Levers

- Parking, amenity space, and built form directly influence affordability and design outcomes and may be leveraged during the application processes

Efficiency Requires Education

- Streamlined approvals may be best achieved when staff and the public are educated and consulted, increasing understanding of the tool and the application process

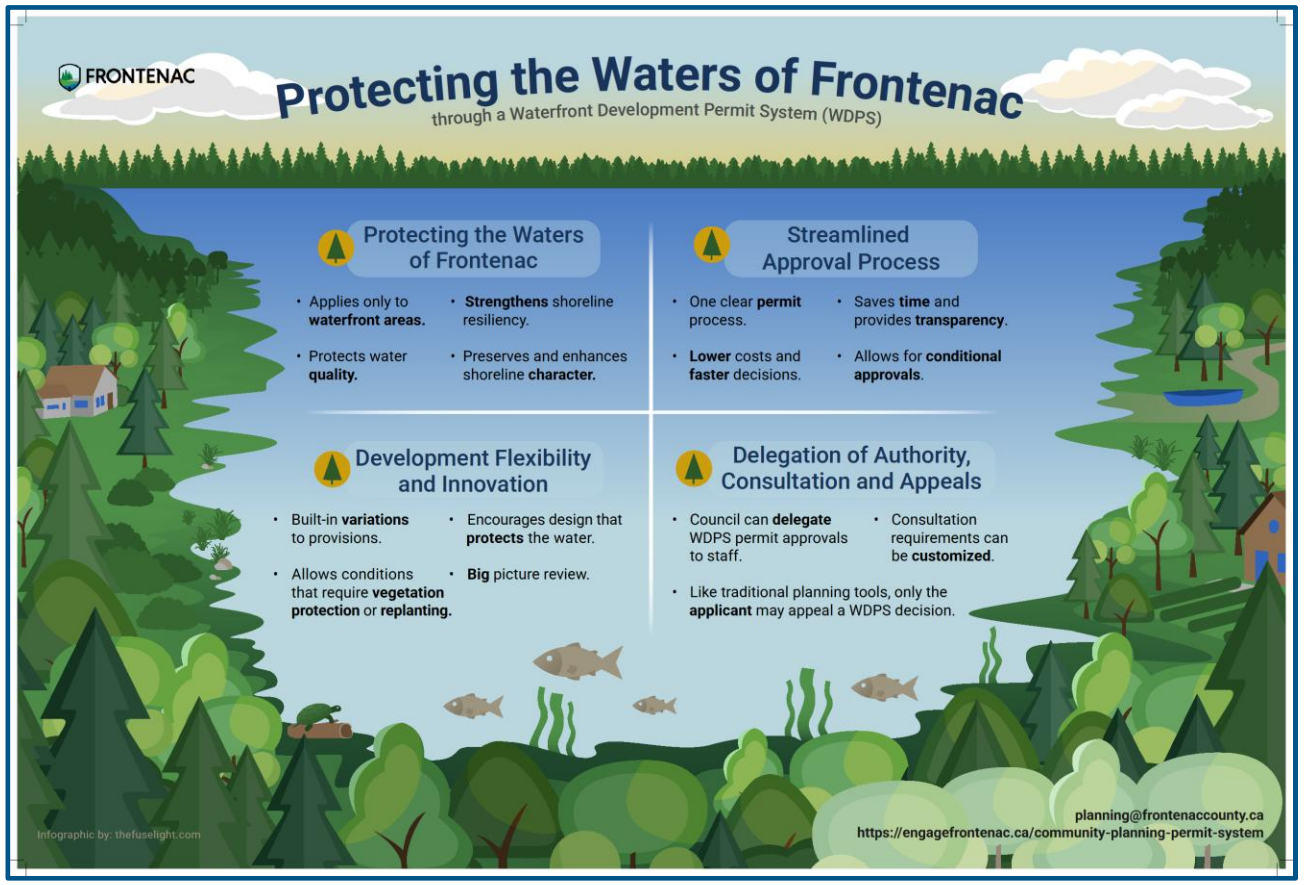
Implementation Support

- Clear and comprehensive implementation resources would be beneficial to support staff and Council training and general understanding

Housing Faster - Next Steps

- The County to gauge municipal interest in implementing a Housing Faster CPP By-law
  - Possible factors that will influence uptake timing:
    - Timing of Zoning By-law and Official Plan updates
    - Staff and Council education
    - Community and development stakeholder understanding
- Consider municipal timing / budgetary requirements and additional implementation support for local areas
  - CPPS Tool and Template Video Presentation
  - Interactive CPPS Infographics
  - Customized Community Guide and Council and Staff Handbook

Examples of Implementation Support Options



Interactive Version:
https://indd.adobe.com/view/fb5579b0-e3b3-4c5d-ba97-39c22811e96b

Questions and Comments

- We are happy to answer any questions you may have.
- We are very interested to hear your thoughts about the project, using a CPPS as a tool to achieve housing targets, and what would help your municipality decide on using this value-added tool in your jurisdiction.