Release

County of Simcoe, Office of the Warden and CAO
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FOR IMMEDIATE RELEASE

County of Simcoe advances Housing Faster initiative with new planning toolkit

Midhurst/June 29, 2026 – The County of Simcoe is taking a significant step to support accelerated delivery of affordable and attainable housing with the release of its Housing Faster Community Planning Permit System (CPPS) Toolkit, which was recently endorsed by the Affordable Housing Advisory Committee.

The Toolkit includes three key resources designed to help local municipalities streamline development approvals through a system that is simpler, easier to understand, and gets shovels in the ground faster. The Toolkit supports the implementation of a Community Planning Permit System through the following:

- A Community Planning Permit By-law Template
- A Community Planning Permit System Official Plan Amendment Template
- An Implementation Guide

The Housing Faster CPPS project stems from the County's Housing Attainable Supply Action Plan, endorsed in 2024, which identified the need for more efficient planning processes to increase housing supply.

The CPPS is an innovative land-use planning tool that combines zoning by-law amendments, minor variances, and site plan approvals into one streamlined process. By reducing complexity and approval timelines, municipalities can help deliver housing more quickly while maintaining consistent planning standards.

Developed in collaboration with local municipal planners and in consultation with development industry stakeholders, indigenous communities and the public, the CPPS Toolkit is specifically designed to unlock opportunities for "missing middle" housing, including duplexes, triplexes, and other low- to medium-density multi-unit buildings that bridge the gap between single-detached homes and larger apartment developments.

Key features of the framework include:

- Streamlined, predictable approval processes
- Built-in flexibility through as-of-right permissions and variations
- Community exchange mechanisms linking additional density to affordable housing benefits
- Enhanced clarity and consistency for developers and housing providers

Together, these tools aim to reduce development barriers related to time, cost, and uncertainty, which are critical factors in addressing today's housing challenges.

Looking ahead, the County will continue to work with local municipal partners to explore new opportunities to support implementation and building communities that are both more affordable and enjoyable to live.

By setting the stage for faster approvals and encouraging a broader mix of housing types, the Housing Faster CPPS Toolkit is the latest example of the County taking action to help our communities build up a region that is more affordable.

For more details, please visit simcoe.ca/services/planning/attainable-supply-action-plan/.

About the County of Simcoe

County of Simcoe is composed of sixteen member municipalities and provides crucial public services to County residents in addition to providing paramedic and social services to the separated cities of Barrie and Orillia. Visit our website at **simcoe.ca**.

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