

A decorative graphic in the top right corner consisting of overlapping light green and white leaf-like shapes. The text "OFFICE OF THE MAYOR" is centered within this graphic in a bold, black, sans-serif font.

**OFFICE OF THE MAYOR**

November 30, 2023

The Honourable Paul Calandra  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17th floor  
Toronto, Ontario  
M7A 2J3

VIA EMAIL

Dear Minister Calandra,

In response to the letters received from the office of the Ministry of Municipal Affairs and Housing, dated June 16 and August 22, 2023, the Town of Innisfil is pleased to submit our Council-approved Housing Pledge. The Pledge was presented to our Council on November 8, 2023, and received unanimous approval.

As previously communicated, Innisfil is fully committed to doing our part to help build homes for Ontarians. We are looking forward to receiving further details about the Building Faster Fund, and how those funds can assist Innisfil in meeting our housing target commitments. As a follow-up from the November 27, 2023 Minister's Forum we are also hopeful that we will be receiving a clear framework outlining how all relevant stakeholders, whose contributions will be critical to the achievement of these housing goals, will be encouraged to work collaboratively with municipalities to meet these commitments.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Dollin".

Mayor Lynn Dollin  
[ldollin@innisfil.ca](mailto:ldollin@innisfil.ca)  
705.436.3740  
ext.1101

cc. Andrea Khanjin, MPP, Barrie-Innisfil



## **Innisfil's Municipal Housing Pledge**

The Town of Innisfil is committed to building a range and mix of housing types and tenures, including affordable housing, to meet the needs of the current and growing population. The Town of Innisfil's Municipal Housing Target is 6,300 new homes by 2031.

Innisfil will achieve this target through municipal policy and process initiatives, collaborations and partnerships, continual improvement, and monitoring measures, with the awareness that there will be events and situations that may impact achievement of this Pledge that are beyond the Town's control.

### **Planned and proposed Initiatives to be led by Town of Innisfil staff to implement the Municipal Housing Pledge:**

#### **Planning Tools:**

##### 1. Updated Official Plan – Development of Strategic Growth Areas

Through a comprehensive Official Plan Update, reviewing and updating policies within the Town of Innisfil Official Plan to identify additional areas to support intensification within Strategic Growth Areas through increased height and built form permissions, in accordance with the County of Simcoe's Municipal Comprehensive Review.

##### 2. Protected Major Transit Station Area & Inclusionary Zoning

The Orbit Secondary Plan will delineate a Protected Major Transit Station Area (MTSA) and identify opportunities to support intensification in a Transit Oriented Community. The designation of a Protected Major Transit Station Area will support an Inclusionary Zoning framework as one tool to address affordable housing.

##### 3. New Community Planning Permit System

A Community Planning Permit System (CPPS) is a streamlined system for development review and approvals. It can combine elements like site plan control or a minor variance to the zoning by-law for approval at a staff level. This tool is currently in place along the Town's shoreline and will be expanded and implemented Town-wide.

#### **Strategies, Programs & Plans:**

##### 4. Housing Strategy

The Official Plan Update will include the preparation of a Housing Strategy for the Town of Innisfil based on the County of Simcoe's 10-year Affordable Housing Strategy. The Strategy will aim to encourage, stimulate, and increase the supply and range of housing options to meet the needs of our residents, at all income levels and stages of life.

#### 5. Incentive Program for Affordable Housing and Additional Dwelling Units

Increasing the Town's missing-middle housing supply through incentives for both private and non-profit developers of affordable market rental housing units. The Incentive Program can provide construction grants to developers through the County of Simcoe program (as the Town's Service Manager), promoting additional dwelling units, or standalone units within existing buildings and/or purpose-built rental buildings. However, the specific incentives will be determined through the development of the Town's Housing Strategy.

#### 6. Servicing Allocation Policy

The Town will work with InnServices to continue to plan for and build the necessary infrastructure to support intensification. Review of servicing capital budgets and completion of current Master Servicing Plan Update will ensure that infrastructure is aligned with planned intensification.

#### 7. Land Disposition Policy

The Town will implement a land disposition policy outlining strategies to use municipally owned lands declared surplus as opportunities for building a variety of housing types or for sale with proceeds potentially being allocated to support affordable housing development.

#### 8. Community Improvement Plan

The Town will undertake a Community Improvement Plan (CIP), a sustainable tool used for environmental, social, or economic development reasons to revitalize areas of the community. CIPs provide financial incentives for community initiatives and projects that help the Town achieve placemaking and Official Plan policy objectives, such as the creation of affordable or social housing units. The Plan can address the re-use of buildings and infrastructure, address growth management challenges, and plan for rehabilitation, development, and land-use change.

### **Process Improvements:**

#### 9. Two-Stage Pre-Consultation

Implementation of a two-stage pre-consultation system will be achieved through updated policies to enhance certainty in the approval process by providing applicants with all relevant information prior to drafting an application. Complete applications reduce review time leading to expedited approvals and to an accelerated housing supply.

#### 10. E-Permitting System

The e-permitting system replaces the current time-consuming and fallible manual data entry process to expedite review time thereby increasing housing supply of all types of units at an accelerated pace. Additionally, increasing efficiencies will allow staff time to be spent in other ways such as assisting applicants with ensuring applications are complete when filed.

## 11. Staff Delegated Approvals

While these initiatives may not directly increase the number of housing units, they are process improvements that would set the stage for additional housing units to be reviewed faster and demonstrate the Town's true commitment to focusing on matters within the control of the municipality to facilitate the construction of additional homes in our community.

### **Partnership Opportunities:**

## 12. Federal, Provincial & County Partnerships

The Town is committed to working with our government partners in any way possible to promote additional housing opportunities in the Town. This would include the County of Simcoe who is the provincially appointed service manager for social housing in the region and has established a 10-year affordable housing strategy. Additionally, this could include funding partnerships, pilot projects, and any other initiatives made available.

## 13. Collaborate with Development Industry Partners

The Town will continue to collaborate and work with the development industry to bring housing to Innisfil; including but not limited to the Development Liaison Group (DLG), Building Industry and Land Development Association (BILD), and Innisfil Developers Allocation Group (IDAG). The Town will maintain a strong dialogue with all participants to continue to share knowledge, identify barriers, and collaborate on new or improved approaches to building housing.

### **Reporting and Monitoring Measures:**

## 14. Monitoring of Progress

The Town will establish a framework for tracking progress towards achieving this Housing Pledge and other municipal housing targets including affordability targets. Through annual reporting, Town Council will receive updates and opportunities to consider other initiatives to accelerate housing development to meet the Pledge if necessary.

## 15. Public Facing Information

The Town's Municipal Housing Pledge is a public document which will be made available to the public and will be required to be approved by the Town Council to help codify Council's commitment to meeting the municipal housing target. The Pledge provides important information that showcases the strategies and actions that the Town will adopt in order to prioritize and accelerate housing. The annual monitoring reports will also be made available to the public through the Town's website.

### **Considerations that will impact the Town's ability to achieve the Municipal Housing Pledge by 2031 that are beyond the Town of Innisfil's control:**

#### 1. Approval of the County's Municipal Comprehensive Review

The approval of the County of Simcoe Official Plan Amendment No. 7, the Municipal Comprehensive Review for the region, would lay the foundation for an additional 39,740 people in the Town of Innisfil by 2051. Furthermore, it would confirm the designation of a Protected Major Transit Station Area and associated growth policies to support growth in a

Transit Oriented Community. There are risks to proceeding with growth planning without this confirmation and the non-decision has created barriers for development.

2. Build out of approved units

Developer's activity can be dependent upon various external factors including cost of construction and increased material costs, labour shortages and availability of skilled trades, and projected market-based demands. Interest rates set by the Bank of Canada significantly impact housing market conditions. Since the Town of Innisfil is an approval authority and not a developer, a developer's activity and associated external factors are considerations that can impact the Town's ability to meet the Pledge beyond the Town's control.

3. Changing legislative environment and provincial role in approvals

The legislation administering municipal finances, municipal land use, and municipal governance structures is rapidly evolving. The changes utilize staff resources to ensure municipal policies, by-laws and documents remain current as legislation is proclaimed. Other parts awaiting proclamation, such as the elimination of responsibilities from upper-tier municipalities, or awaiting further details, such as the definition of affordable/attainable housing, leave the Town with uncertainty to plan for growth sustainably.

4. Build out of new and improved infrastructure.

Achieving the housing target will require necessary infrastructure and servicing to be provided. The Town requires investment by the Province on public infrastructure such as a new Metrolinx station, and Highway 400 interchange.

Other provincial funding resources intending to assist municipalities to meet or exceed their targets by 2031, such as the Building Faster Fund, have the potential to assist the Town and InnServices with planning and constructing municipal infrastructure including water and wastewater.

**The Town of Innisfil pledges to the Minister of Municipal Affairs and Housing to facilitate the construction of 6,300 housing units by 2031.**

The Town's commitment to this Pledge comes with the recognition that there are factors outside the Town's control which will influence progress towards the target. The rate at which housing can be brought to market will be influenced by economic factors, labour markets and changes in the legislative landscape and these factors have the potential to influence both private and municipal housing and supporting projects.

Signed by:



---

Mayor Lynn Dollin  
Town of Innisfil  
November 28, 2023