

**TOWNSHIP OF ESSA  
CONSENT AGENDA  
WEDNESDAY, DECEMBER 20, 2023**

**A – ITEMS RECEIVED AS INFORMATION**

- p. 1        1. Township of Essa Building Department Statistics – November 2023.
- p. 2        2. Highlights from the Nottawasaga Valley Conservation Authority from their Board Meeting held November 2023.
- p. 4        3. Presentation prepared by Watson and Associates Economists Ltd. dated November 15, re: Presentation to the Standing Committee on Heritage, Infrastructure and Cultural Policy on Bill 134.
- p. 21       4. Media Release from the Ministry of Municipal Affairs and Housing dated December 13, 2023, re: Ontario Taking Action to Support Municipal Partners in Building More Homes and Protecting Taxpayers.
- p. 28       5. Media Release from Brian Saunderson, MPP-Simcoe Grey, dated December 13, 2023, re: Simcoe-Grey receiving over 16M to support infrastructure.
- p. 30       6. Correspondence from the County of Simcoe:
- p. 38       a) Council Highlights – Council Meeting of November 24, 2023 and Committee of the Whole Meeting of November 14, 2023.
- p. 39       b) December 6, 2023 – Notice of Study Completion – Transportation Master Plan.
- p. 54       c) December 13, 2023 – Notice of Decision – 231 Barrie Street OPA.
7. Correspondence from the Association of Municipalities of Ontario (AMO) dated December 11, 2023, re: Policy Update- New Funding for Addressing Gender-Based Violence Programs, 2024 OCIF Allocation, School Capital Program Enhancements, and Auditor General's 2023 Annual Report.

**B – ITEMS RECEIVED AND REFERRED TO SERVICE AREA FOR ACTION**

None

**C – ITEMS RECEIVED AND REFERRED TO SERVICE AREA FOR REVIEW AND REPORT TO COUNCIL**

None.

Nov-23						
Current						
Permits Issued	# Permits Issued	# Permits Issued YTD	Monthly Construction Value of Permits Issued	Construction Value of Permits Issued YTD	Monthly Building Permit Fees	Building Permit Fees YTD
Residential	16	292	\$3,160,378.00	\$40,718,186.00	\$38,839.19	\$533,305.02
Commercial	3	16	\$142,000.00	\$15,108,600.00	\$2,693.91	\$39,111.43
Industrial		5		\$4,730,000.00		\$57,875.63
Institutional		19		\$558,000.00		\$9,614.28
Public Utilities		0		\$0.00		\$0.00
Agricultural		9		\$3,105,000.00		\$44,271.01
<b>TOTAL</b>	<b>19</b>	<b>341</b>	<b>\$3,302,378.00</b>	<b>\$ 64,219,786.00</b>	<b>\$41,533.10</b>	<b>\$ 684,177.37</b>

<b>Y.O.Y.</b>	23	269	\$4,242,110.00	\$ 38,247,801.00	\$41,611.75	\$ 306,069.12	<b>123.54%</b>
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NEW SFD CONSTRUCTION				
Dwelling Units Created				
Type	Current Month	YTD	Dwelling Const. Value	Dwelling Const. Value YTD
SFD/SEMI/ROW	6	75	\$2,745,378.00	\$25,382,058.00
Mult Res Bldgs		0		\$0.00
Accessory Apt within Existing Res Bldg		0		\$90,577.00
<b>TOTAL</b>	<b>6</b>	<b>75</b>	<b>\$2,745,378.00</b>	<b>\$25,472,635.00</b>

<b>Y.O.Y</b>	9	62	\$ 3,419,610.00	\$ 24,527,064.00
	<b>-33.33%</b>	<b>20.97%</b>	<b>-19.72%</b>	<b>3.86%</b>

Reviewed by Chief Building Official Pedro Granes



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## NVCA November 2023 Board Meeting Highlights

**Next Meeting: December 8, 2023, held in-person**

*For the full meeting agenda including documents and reports, visit [NVCA's website](#).*

### Presentation on NVCA's Lands Conservation Program

Kyra Howes, NVCA's Director of Conservation Services gave a presentation regarding NVCA's conservation lands program to the Board of Directors.

NVCA owns approximately 5,300 hectares of land across the Nottawasaga Watershed. These lands are used for flood protection, land conservation and recreation purposes.

Throughout the watershed, NVCA owns and manages three hydrometric stations, seven snow survey locations, four flood protection structures, while six properties are protected for flood abatement.

There are over 42 km of multiuse trails in NVCA's conservation areas. The trails are made accessible whenever possible. Lands that are not open for visitors contain significant natural heritage features, such as provincially significant wetlands, natural hazards and other sensitive features.

To ensure adequate funding for conservation area maintenance, NVCA's Conservation Lands program charges parking fees and rents out venues for weddings and other event bookings.

NVCA Lands staff have been designated as Provincial Offences Officers under Section 29 of the *Conservation Authorities Act* to proper and legal use of NVCA lands.

### Partnerships

NVCA partners with many local organizations maintain conservation areas and to host festivals such as the Spring Tonic Maple Syrup Festival and the Festival at Fort Willow.

These partners include the Rotary Club of Barrie and the Friends of the Utopia Gristmill.

### Infrastructure development

Visitor numbers increased 10-fold over the last five years. To ensure high quality customer service and maintenance, NVCA's Conservation Lands program prioritizes infrastructure updates and improving visitor experience.

For example, in 2023, a new parking lot was installed at the Nottawasaga Bluffs Conservation Area, one of NVCA's most popular conservation areas.

### Pretty River Dike Safety Review Update

D.M. Wills Associates Limited ("D.M. Wills") was chosen as the successful bid for an RFP that solicited bids for the execution of a safety review update for the Pretty River Dike.

The Pretty River Dike is one of the NVCA's flood control structures. It was constructed in the 1970s to reduce the risk of flooding in the urban areas of Collingwood. The dike is designed to contain the floodwaters from the Provincial Regulatory Storm Event. Despite the rare nature of this storm event, the dike must be regularly inspected and maintained to mitigate the potential risks of property damage and loss of life associated with flooding.

The objective of the safety review update is to complete an assessment of the dike's condition from a structural and geotechnical perspective, and to ensure that this assessment is completed by a Qualified Professional Engineer.

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## **New Lowell Washroom Repairs**

The NVCA Board of Directors approved the use of the use of the New Lowell Reserve fund for washroom repairs at the New Lowell Campground.

## **2023 Year End Surplus/Deficit Allocation**

The NVCA Board of Directors approved that any deficit/surplus for 2022 will allocated accordingly to the budget reserve.

## **Upcoming Events**

### **Tiffin Nature Program**

Geared towards children in pre-K and kindergarten, NVCA's nature program will help children gain knowledge, understanding and appreciation of the natural world and our amazing planet. Children learn about risky play, and develop a better understanding of their relationship with the land.

#### **Date:**

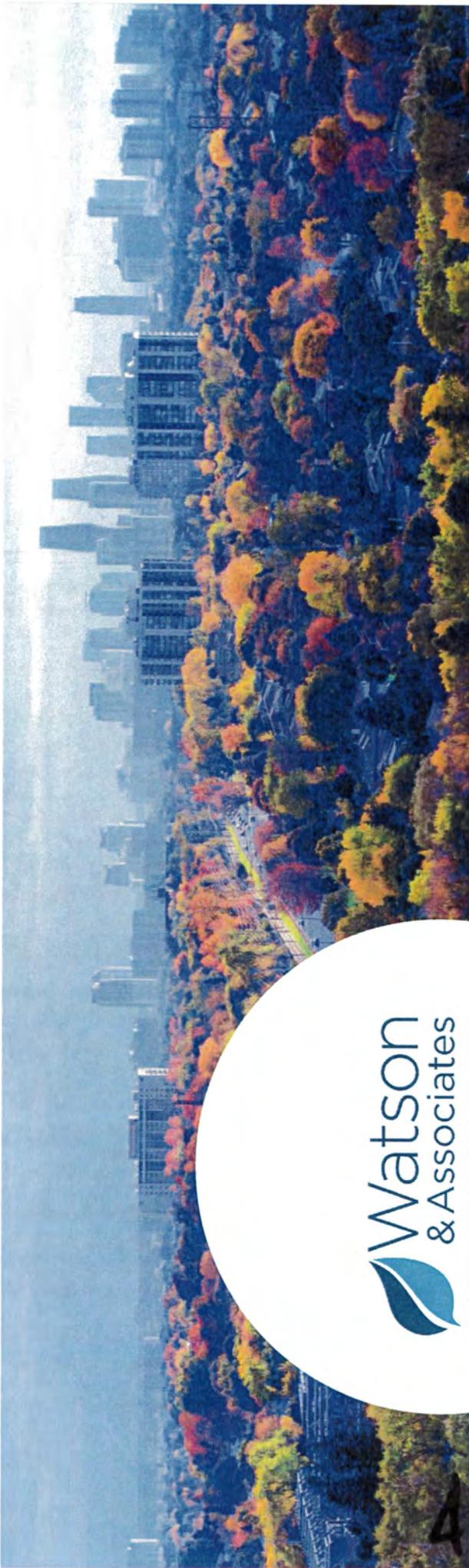
Tuesdays and Thursdays during the school year (with some exceptions)

#### **Location:**

Tiffin Centre for Conservation  
8195 8th Line Utopia, ON L0M 1T0

[Link to Registration](#)

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ECONOMISTS LTD.

# Presentation to the Standing Committee on Heritage, Infrastructure and Cultural Policy on Bill 134

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Peter Simcisko, Managing Partner  
Erik Karvinen, Manager

November 15, 2023

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## Introduction

- At the outset, we would like to thank the Committee for inviting us to speak.
- We are providing a high-level summary PowerPoint presentation along with a detailed letter submission regarding Bill 134 as it relates to:
  - Definition of an “affordable residential unit” for the purposes of development-related charge discounts and exemptions.
- This presentation will provide certain highlights for the Committee’s consideration.

# Watson & Associates Economists Ltd.

Powerful Insights. Informed Strategies. Since 1982.



- Watson & Associates Economists Ltd. is a firm of municipal economists, planners and accountants which has been in operation since 1982. With a municipal client base of more than 250 Ontario municipalities and utility commissions, the firm is recognized as a leader in the municipal finance/local government and land economics field.
- Our background is exceptional and includes:
  - Having undertaken over one-half of the consulting work completed in Ontario in the development charges field during the past decade;
  - Provided submissions and undertook discussions with the Province when the *Development Charges Act* was first introduced in 1989 and with each subsequent amendment undertaken in 1997, 2015 and 2019 (including being a member of the Provincial Technical Working Group on the 2020 development charges and community benefits charges regulations);
  - Having undertaken a significant number of community benefits charges strategies and parkland dedication reviews for municipalities arising from the recent *Planning Act* amendments;
  - Undertaking numerous studies that focus on growth management, population and employment forecasting, urban land needs, municipal competitiveness, land use planning policy and financial/economic impact analysis;
  - Preparing asset management plans and conservation authority fees and charges studies.



## Observations

- Preliminary analysis of the potential impacts of the proposed definitions of affordability have been assessed using data from the Provincial Policy Statement – 2022 Housing Tables.



Market rent lower than “affordable” rent in all regional market areas.

Affordability threshold for ownership units calculated using the income test is generally lower than 90% of the average market purchase price.

Based on the provincial averages, market purchase prices are approximately double the affordable purchase prices.

- The source of data to be used for the Affordable Residential Units Bulletin and the level of data disaggregation (by geography and unit type) have not yet been specified. Until these are known, the full impacts of the proposed definitions cannot be assessed with accuracy.

## Technical Clarifications Needed with Respect to the Bulletin



- Geographic scope of the Bulletin (local municipal data vs. regional market data).
- Level of data disaggregation by unit type.
- Definition of accommodation costs.
- Definition of rental units (relative to definition for the purposes of sections 26.1 and 26.2 of the *Development Charges Act*).
- Bulletin publication frequency.
- Basis for determination of gross annual income.
- Basis for determination of average market rents and purchase prices.

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## Considerations for the Standing Committee

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Technical details related to the Bulletin need to be carefully considered.

Effectiveness of the proposed exemptions with respect to incentivizing affordable housing needs to be analyzed and periodically reviewed.

Administration of agreements and funding of exemptions continue to place further resourcing and financial burdens on municipalities.

October 27, 2023

To Ministry of Municipal Affairs and Housing:

Re: Changes to the Definition of an "Affordable Residential Unit" in the Development Charges Act, 1997 for the Purpose of Municipal Development-Related Charge Discounts and Exemptions (Tracking Number 23-MMAH017)

On behalf of our many municipal clients, we are submitting our comments related to the proposed changes to the *Development Charges Act* (D.C.A.) under Bill 134 (*Affordable Homes and Good Jobs Act*).

## 1. Introduction

The exemptions for affordable residential units were included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C., C.B.C. and parkland dedication were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin." This bulletin would inform average market rent and purchase price to be used in determining which developments qualify as affordable residential units. At the time of writing, this bulletin had not been published by the Minister.

## 2. Proposed Amendments to the D.C.A.

The definition proposed under Bill 134 modifies the affordable residential unit definition by:

- introducing an income-based test for affordable rent and purchase price; and
- increasing the threshold for the market test of affordable rent and purchase price.

The proposed amendment would provide the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- the tenant and purchaser transacting the affordable unit being at arm's length;
- the intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and



- exemptions for attainable residential units and associated rules (requiring further regulations).

### 3. Illustration of the Proposed Amendment

The proposed definition of an affordable residential unit is generally consistent with the 2020 Provincial Policy Statement (P.P.S.) and considers both income-based and market-price approaches to derive an affordable housing definition for both rental and ownership housing units. This is in contrast to the current D.C.A. definition implemented through Bill 23, which is solely based on the market-price approach.

The following provides an illustrative example of the two approaches and how the application of the affordable residential unit definitions would differ for rental and ownership housing. This example uses 2022 data for the Kingston regional market area. Note, this example is meant to be illustrative and uses data from the P.P.S. Housing Tables (provided for reference in the appendix). The source of data to be used by the Province for the Affordable Residential Units bulletin, and the level of data disaggregation (by geography and unit type) has not yet been specified.

#### 3.1 Rental Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for renter households in the 60<sup>th</sup> percentile in 2022 was \$68,900.
- 30% of this annual household income is \$20,670 or \$1,720 per month.
- The average market rent is \$1,390 per month.
- 80% of the average market rent is \$1,120 per month.
- Under the proposed definition, affordable residential units with a rental rate of \$1,390 per month or less would be exempt from D.C.s. This rental threshold is 25% (or \$278/month) higher than the current D.C.A. definition, which would establish this rental threshold at \$1,112 per month.

**Proposed Bill 134 D.C.A. Definition (October 2023)**

Lesser of a) or b) of the following

a) the income-based affordable rent based on 60 <sup>th</sup> percentile average household income \$68,900.	\$1,720 (1)
b) average market rent identified for the residential unit.	\$1,390 (2)

**Affordable Rental Unit (max. rent) \$1,390**

**Current D.C.A. Definition (More Homes Built Faster Act)**

Where rent is no more than 80% of the average market rent	\$1,112 (2)
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**Affordable Rental Unit (max. rent) \$1,112**

Notes:

(1) Provincial Policy Statement Housing Table - Table 3: Renter Household Incomes and Affordable Rents, 2022

(2) Provincial Policy Statement Housing Table - Table 4. Average Rent by Bedroom Count



### 3.2 Ownership Housing Example

Applying the proposed affordable residential unit definition under Bill 134 for the Kingston regional market area:

- The average annual household income for all households in the 60<sup>th</sup> percentile in 2022 was \$108,300.
- Annual accommodation costs equal to 30% of this annual household income (\$108,300 x 0.3 /12 = \$2,708) represent the carrying cost per month derived from typical monthly mortgage costs, property taxes, and mortgage insurance costs.<sup>[1]</sup> This calculation equates to a purchase price of \$372,500.
- 90% of the average purchase price is \$523,500 (based on an average resale house price of \$581,700).
- 80% of the average purchase price is \$465,360.
- Under the proposed definition, affordable residential units purchased at \$372,500 or less would be exempt from D.C.s. This purchase price threshold is approximately 20% (or \$92,860) lower than under the current D.C.A. definition, which would establish the purchase price at \$465,360.

#### Proposed Bill 134 D.C.A. Definition (October 2023)

Lesser of a) or b) of the following

a) the income-based affordable purchase price based on 60 <sup>th</sup> income percentile household income of \$108,300.	\$372,500 (1)
b) 90% of the average purchase price.	\$523,500 (2)
<b>Affordable Ownership Unit (max. purchase price)</b>	<b>\$372,500</b>

#### Current D.C.A. Definition (More Homes Built Faster Act)

Where the price of the unit is no more than 80% of the average purchase price.	\$465,360 (2)
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<b>Affordable Ownership Unit (max. purchase price)</b>	<b>\$465,360</b>
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Notes:

(1) Provincial Policy Statement Housing Table - Table 1: All Households Incomes and Affordable House Prices, 2022

(2) Provincial Policy Statement Housing Table - Table 2: Average Resale House Price and 10% Below Average Resale Price, 2022

## 4. Comments on the Proposed Amendment

In comparison to the current D.C.A. definition of affordable residential units, the following observations are provided:

- The refined definition of affordable residential units presented in Bill 134 aligns with the income-based approach utilized in the 2020 P.P.S. This, in contrast to

<sup>[1]</sup> Mortgage payments based on a 25-year mortgage at 4.79% interest rate and 5% down payment. Estimated monthly property taxes = 0.125% of house value. Canada Mortgage and Housing Corporation mortgage loan insurance premium = 4.0% of loan amount. It is not yet clear if/to what extent these align with "accommodation costs" to be considered for the purposes of the income-based test proposed in Bill 134.



the current market-based approach, better aligns with how a number of municipalities define affordable developments in their housing strategies. However, as provided in our comments on Bill 23, while it is an admirable goal to create additional affordable housing units, further D.C., C.B.C., and parkland exemptions will continue to provide further financial burdens on municipalities to fund these exemptions.

- Based on the P.P.S. Housing Tables provided in the appendix:
  - The rent at which a residential unit would be considered affordable is higher under the Bill 134 proposal, compared to the current D.C.A. definition. This would imply that more rental units would receive the exemption relative to the wording provided in Bill 23, providing a greater incentive for affordable rental units.
  - Based on the information contained in this data source, the income test appears to be irrelevant for rental units, as market rent is consistently lower than the affordable rent (based on 60<sup>th</sup> percentile average household income) across all regional market areas.
  - Conversely, the affordability threshold for ownership housing units, exhibited in this data source, would generally appear to be lower when applying the income-based approach. As a result, Bill 134 is anticipated to incentivize purpose-built rental units over ownership housing.
  - Moreover, this would appear to provide exemptions for ownership affordable residential units that are more aligned with household income than market value.
  - It should also be noted that, based on the provincial average in the data tables, average market purchase prices are approximately double the affordable purchase prices. Based on this observation, only very small residential units, such as studio-type condominium units, may be priced at a point where they would qualify for the affordable residential units exemption. This would mean that establishing affordability using averages across all unit types may not help address the problem of “missing middle”<sup>[1]</sup> housing, which would typically be geared towards families.
- The proposed definition considers local income in addition to market prices. While the definition clearly identifies that annual incomes for households within

[1] The “missing middle” describes a range of medium-density housing types between single-detached houses and apartment buildings. This includes a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living, such as duplexes, triplexes, fourplexes, rowhouses, and townhouses. Source:

[https://www.evergreen.ca/downloads/pdfs/2018/What is the Missing Middle Evergreen CUI s2.pdf](https://www.evergreen.ca/downloads/pdfs/2018/What%20is%20the%20Missing%20Middle%20Evergreen%20CUI%20s2.pdf)



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the "applicable local municipality" will be used in the income-based test, the local municipality does not appear in the average market rent/purchase price definition. Concerns about the geographic scope of the bulletin and potential implications across local municipalities due to variations in income levels still remain.

- The income level is set at the 60<sup>th</sup> percentile of gross annual income in the applicable local municipality, distinguishing between renter households and all other households. The basis for determination of gross annual income is not provided in the legislation and will be informed by the Minister's bulletin.
- For affordable households, the rent would be established at 30% of income, and purchase price at accommodation costs equal to 30% of income. A definition of accommodation costs is not provided in the legislation and will be informed by the Minister's bulletin. The basis for calculating accommodation costs is unclear, and carrying costs need to reflect representative costs of home ownership, including typical mortgage costs, property taxes, and property insurance, as well as condominium fees, where applicable.
- The basis for market rents and purchase prices will be required. Many municipalities utilize Canada Mortgage and Housing Corporation data for establishing average market rents in affordable housing strategies. As noted earlier, it is unclear from the legislation how the average market rents and purchase prices will be determined.
- As currently written, the legislation is unclear if market rent and purchase price will be determined using overall averages or averages disaggregated by dwelling unit type or size. Establishing average rents and purchase prices using overall averages across all dwelling unit types will provide higher average values than those established by dwelling unit type and size, which would have greater exemption implications for municipalities with a larger amount of high-density development. As noted earlier, this approach would also tend to favour smaller condominium units, which would more likely meet the affordability threshold, in contrast to larger family sized units, which would likely not qualify for D.C. exemptions.
- Subsections 4.1 (5) and (6) of the D.C.A. currently identify the market rent/purchase price in the year the unit is occupied/sold as identified in the bulletin. This would appear to indicate an annual publication of the bulletin. The proposed definition of the "affordable residential units bulletin" does not imply an annual publication. The timing for publishing the bulletin should be clarified.
- The D.C.A. defines "rental housing development" for the purposes of the mandatory instalment payments in section 26.1 of the D.C.A. and the discounts for rental housing development in section 26.2. Affordable residential rental units within subsection 4.1 (2) are not specifically defined as rental housing

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development and, therefore, it does not appear that there is a requirement for those units to be in a building or structure with four or more units.

- The introduction of the income test for affordable residential units will increase municipal administration costs of agreements and the requirement to ensure these units remain affordable over a 25-year period. These administrative burdens will be cumbersome and will need to be monitored and coordinated by both upper-tier and lower-tier municipalities. Further clarification is required with respect to:
  - The parties to the agreement (e.g., developer vs. builder vs. owner);
  - The Minister of Municipal Affairs and Housing establishing standard forms of agreement, as provided under subsection 4.1 (12); and
  - Reporting requirements and onus (i.e., should the municipality reach out to the parties of each agreement or should the parties to the agreement be required to report to the municipality?).

We appreciate the opportunity to provide comments related to the proposed changes on behalf of our municipal clients.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Gary Scandlan, BA, PLE, Managing Partner  
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Jack Ammendolia, BES, PLE, Managing Partner

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# Appendix

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Provincial Policy Statement – Housing Table

Table 1: All Households Incomes and Affordable House Prices, 2022

Regional Market Area	10th Income Percentile	16th Income Percentile	20th Income Percentile	20th Income Percentile	30th Income Percentile	30th Income Percentile	40th Income Percentile	40th Income Percentile	50th Income Percentile	60th Income Percentile	60th Income Percentile	70th Income Percentile	70th Income Percentile	80th Income Percentile	80th Income Percentile	90th Income Percentile	90th Income Percentile	
	Affordable House Price																	
<b>Ontario</b>	\$31,200	\$107,200	\$49,100	\$188,800	\$65,400	\$225,000	\$82,300	\$283,200	\$100,500	\$345,900	\$120,400	\$414,300	\$145,800	\$501,700	\$179,000	\$615,800	\$236,400	\$813,400
City of Toronto	\$26,300	\$90,500	\$42,400	\$146,000	\$58,800	\$202,200	\$75,100	\$258,500	\$92,800	\$319,300	\$112,700	\$387,700	\$138,100	\$475,100	\$176,800	\$608,200	\$247,500	\$851,400
<b>Central</b>	\$36,700	\$125,200	\$36,100	\$193,100	\$74,800	\$256,600	\$92,800	\$319,200	\$112,700	\$387,700	\$134,800	\$463,700	\$160,200	\$551,200	\$196,000	\$676,600	\$254,100	\$874,300
Regional Municipality of Durham	\$40,700	\$139,900	\$61,400	\$211,300	\$80,100	\$275,600	\$99,400	\$342,100	\$118,200	\$406,700	\$140,300	\$482,700	\$165,700	\$570,200	\$198,600	\$684,200	\$251,900	\$866,600
Regional Municipality of Halton	\$42,400	\$146,000	\$66,300	\$228,100	\$87,800	\$302,200	\$110,500	\$380,100	\$133,700	\$459,900	\$160,200	\$551,200	\$192,200	\$661,400	\$234,200	\$806,900	\$309,300	\$1,064,300
City of Hamilton	\$29,600	\$101,900	\$46,000	\$158,100	\$61,400	\$211,300	\$77,300	\$266,100	\$93,900	\$323,100	\$113,800	\$391,500	\$137,000	\$471,300	\$169,000	\$581,600	\$221,000	\$760,200
District Municipality of Muskoka	\$29,400	\$101,100	\$46,400	\$159,600	\$61,000	\$209,800	\$75,100	\$258,500	\$91,700	\$315,500	\$108,300	\$372,500	\$129,300	\$444,700	\$159,100	\$547,400	\$209,900	\$772,200
Regional Municipality of Niagara	\$30,000	\$103,400	\$45,100	\$155,100	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$302,200	\$105,000	\$361,100	\$124,800	\$429,500	\$154,800	\$526,600	\$198,900	\$729,800
Regional Municipality of Peel	\$40,200	\$138,400	\$61,600	\$212,900	\$81,200	\$279,400	\$99,400	\$342,100	\$118,200	\$406,700	\$139,200	\$478,800	\$164,600	\$566,400	\$196,600	\$676,600	\$251,900	\$866,600
County of Simcoe	\$35,100	\$120,900	\$52,600	\$180,900	\$69,400	\$238,700	\$85,600	\$294,600	\$102,700	\$353,500	\$121,500	\$418,100	\$143,600	\$494,100	\$173,400	\$596,800	\$223,200	\$767,800
Regional Municipality of York	\$38,000	\$130,800	\$59,700	\$205,300	\$80,600	\$277,500	\$100,500	\$345,900	\$123,700	\$425,700	\$149,100	\$513,100	\$179,000	\$615,800	\$218,700	\$752,600	\$282,800	\$973,100
<b>Eastern</b>	\$31,400	\$106,000	\$46,100	\$168,800	\$65,400	\$225,000	\$81,900	\$281,300	\$99,400	\$342,100	\$118,200	\$406,700	\$142,500	\$490,300	\$174,600	\$609,600	\$227,600	\$793,500
City of Cornwall	\$27,000	\$92,700	\$40,700	\$139,900	\$53,000	\$182,500	\$66,700	\$229,600	\$80,600	\$277,500	\$97,200	\$334,500	\$116,000	\$399,100	\$141,400	\$486,500	\$183,400	\$631,000
County of Hastings	\$26,800	\$99,600	\$43,300	\$149,000	\$55,700	\$191,600	\$68,900	\$237,200	\$82,900	\$285,100	\$96,400	\$328,500	\$118,200	\$406,700	\$142,500	\$490,300	\$183,400	\$631,000
Kawartha Lakes Division	\$29,600	\$101,900	\$46,000	\$156,600	\$61,000	\$206,800	\$74,000	\$254,700	\$90,600	\$311,700	\$107,200	\$368,700	\$129,300	\$444,700	\$154,700	\$532,200	\$203,300	\$699,400
Haliburton County	\$27,800	\$95,800	\$41,500	\$142,900	\$54,400	\$187,000	\$66,700	\$229,600	\$81,200	\$279,400	\$97,200	\$334,500	\$116,000	\$399,100	\$140,300	\$482,700	\$192,200	\$661,400
City of Kawartha Lakes + Haliburton	\$29,200	\$100,300	\$44,600	\$153,600	\$58,800	\$202,200	\$72,900	\$250,900	\$87,800	\$302,200	\$105,000	\$361,100	\$125,900	\$433,300	\$152,500	\$524,600	\$201,100	\$691,800
City of Kingston	\$28,700	\$98,800	\$45,100	\$155,100	\$59,200	\$203,700	\$74,000	\$254,700	\$89,500	\$307,900	\$108,300	\$372,500	\$125,900	\$433,300	\$152,500	\$524,600	\$201,100	\$691,800
County of Lennox and Addington	\$32,500	\$111,800	\$49,900	\$171,800	\$65,400	\$225,000	\$80,100	\$275,600	\$97,200	\$334,500	\$114,900	\$395,300	\$135,900	\$467,500	\$163,500	\$562,600	\$212,100	\$779,800
UC of Leeds and Grenville	\$30,600	\$104,900	\$48,000	\$158,100	\$60,100	\$206,800	\$75,100	\$258,500	\$90,600	\$311,700	\$107,200	\$368,700	\$128,200	\$440,900	\$155,800	\$536,000	\$201,100	\$691,800
County of Lennox and Addington	\$32,300	\$111,000	\$48,600	\$167,200	\$64,500	\$222,000	\$79,000	\$271,800	\$93,800	\$323,100	\$110,500	\$380,100	\$129,300	\$444,700	\$159,000	\$543,600	\$194,400	\$669,000
Prince Edward Division	\$32,000	\$110,200	\$47,700	\$164,200	\$62,800	\$215,900	\$77,300	\$266,100	\$92,800	\$319,300	\$109,400	\$376,300	\$128,200	\$440,900	\$156,900	\$539,800	\$201,100	\$691,800
County of Lennox + Addington + Prince Edward Division	\$32,900	\$113,300	\$48,600	\$167,200	\$63,200	\$217,400	\$77,300	\$266,100	\$92,800	\$319,300	\$110,500	\$380,100	\$131,500	\$452,300	\$160,200	\$551,200	\$207,700	\$714,600
County of Northumberland	\$35,100	\$120,900	\$56,100	\$193,100	\$75,100	\$258,500	\$93,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$162,400	\$558,800	\$208,200	\$684,200	\$258,500	\$889,500
City of Ottawa	\$29,400	\$101,100	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$300,300	\$105,000	\$361,100	\$125,900	\$433,300	\$154,700	\$532,200	\$203,300	\$699,400
City of Prescott and Russell	\$33,100	\$114,000	\$51,300	\$176,400	\$69,800	\$240,200	\$87,300	\$300,300	\$105,000	\$361,100	\$124,800	\$429,500	\$146,900	\$505,500	\$175,700	\$604,400	\$218,700	\$752,600
County of Renfrew	\$26,400	\$90,100	\$44,600	\$153,600	\$59,700	\$205,300	\$74,000	\$254,700	\$86,500	\$307,900	\$105,000	\$361,100	\$125,900	\$433,300	\$151,400	\$520,700	\$192,200	\$661,400
<b>Southwestern</b>	\$31,400	\$106,000	\$47,700	\$164,200	\$62,300	\$214,400	\$77,900	\$268,000	\$95,900	\$323,100	\$112,700	\$387,700	\$134,800	\$463,700	\$164,600	\$566,400	\$214,300	\$737,400
City of Brantford	\$31,200	\$107,200	\$47,700	\$164,200	\$62,300	\$214,400	\$77,900	\$268,000	\$95,900	\$323,100	\$112,700	\$387,700	\$133,700	\$469,900	\$161,300	\$565,000	\$205,500	\$707,000
County of Bruce	\$31,600	\$108,700	\$48,200	\$165,700	\$62,800	\$215,900	\$79,000	\$271,800	\$96,100	\$330,700	\$116,000	\$399,100	\$143,600	\$494,100	\$176,800	\$608,200	\$240,800	\$828,800
Municipality of Chatham-Kent	\$28,300	\$97,300	\$41,100	\$141,400	\$53,000	\$182,500	\$65,000	\$223,500	\$79,500	\$273,700	\$95,000	\$328,900	\$114,900	\$395,300	\$139,200	\$478,800	\$183,400	\$631,000
County of Dufferin	\$38,600	\$133,800	\$61,000	\$209,800	\$82,300	\$283,200	\$100,500	\$345,900	\$118,300	\$410,600	\$141,400	\$486,500	\$164,600	\$566,400	\$196,600	\$676,600	\$254,100	\$843,800
County of Grey	\$28,700	\$98,800	\$43,300	\$149,000	\$55,600	\$191,600	\$68,900	\$237,200	\$82,900	\$285,100	\$96,400	\$328,500	\$118,200	\$406,700	\$142,500	\$490,300	\$183,400	\$631,000
County of Huron	\$30,900	\$106,400	\$46,400	\$159,600	\$61,000	\$209,800	\$75,100	\$258,500	\$91,700	\$315,500	\$109,400	\$376,300	\$132,600	\$452,300	\$163,500	\$562,600	\$212,100	\$779,800
County of Lambton	\$28,900	\$99,600	\$44,200	\$152,000	\$58,300	\$200,700	\$72,400	\$249,000	\$87,800	\$302,200	\$105,000	\$361,100	\$127,000	\$437,100	\$155,800	\$536,000	\$205,500	\$707,000
City of London	\$32,000	\$110,200	\$48,600	\$167,200	\$63,200	\$217,400	\$78,400	\$269,900	\$95,000	\$326,900	\$111,600	\$383,900	\$132,600	\$456,100	\$158,000	\$543,600	\$201,100	\$691,800
County of Norfolk	\$33,600	\$115,600	\$50,800	\$174,900	\$65,000	\$223,500	\$79,500	\$273,700	\$96,100	\$330,700	\$112,700	\$387,700	\$132,600	\$456,100	\$159,100	\$547,400	\$203,300	\$699,400
County of Oxford	\$31,800	\$109,500	\$47,300	\$162,700	\$61,400	\$211,300	\$76,200	\$262,300	\$91,700	\$315,500	\$107,200	\$368,700	\$127,000	\$437,100	\$152,500	\$524,600	\$192,200	\$661,400
City of St. Thomas	\$32,500	\$111,800	\$49,900	\$171,800	\$65,400	\$225,000	\$80,100	\$275,600	\$97,200	\$334,500	\$114,900	\$395,300	\$135,900	\$467,500	\$163,500	\$562,600	\$212,100	\$779,800
City of Stratford	\$34,000	\$117,100	\$51,700	\$177,900	\$68,100	\$234,100	\$84,500	\$290,800	\$101,600	\$349,700	\$121,500	\$418,100	\$144,700	\$497,900	\$175,700	\$604,400	\$227,600	\$793,500
Regional Municipality of Waterloo	\$35,400	\$121,600	\$54,400	\$187,000	\$71,300	\$245,200	\$88,400	\$304,100	\$107,200	\$368,700	\$128,200	\$440,900	\$151,400	\$520,700	\$183,400	\$631,000	\$238,600	\$821,000
County of Wellington	\$30,500	\$104,900	\$46,400	\$159,600	\$61,000	\$206,800	\$74,000	\$256,600	\$90,600	\$311,700	\$108,300	\$372,500	\$125,900	\$433,300	\$152,500	\$524,600	\$201,100	\$691,800
City of Windsor	\$27,400	\$94,300	\$41,500	\$142,900	\$54,400	\$187,000	\$66,700	\$229,600	\$81,200	\$279,400	\$97,200	\$334,500	\$116,000	\$399,100	\$140,300	\$482,700	\$192,200	\$661,400
<b>Northeastern</b>	\$27,400	\$94,300	\$41,500	\$142,900	\$54,400	\$187,000	\$66,700	\$229,600	\$81,200	\$279,400	\$97,200	\$334,500	\$116,000	\$399,100	\$140,300	\$482,700	\$192,200	\$661,400
Algoma District	\$26,500	\$91,200	\$38,400	\$132,300	\$50,400	\$173,300	\$62,800	\$215,900	\$77,300	\$266,100	\$95,000	\$328,900	\$116,000	\$399,100	\$142,500	\$490,300	\$183,400	\$631,000
Algoma DSSAB	\$26,100	\$89,700	\$38,000	\$130,800	\$49,000	\$171,800	\$61,400	\$214,400	\$76,200	\$262,300	\$94,000	\$326,900	\$114,900	\$395,300	\$139,200	\$478,800	\$183,400	\$631,000
Cochrane DSSAB	\$27,200	\$93,500	\$41,500	\$142,900	\$55,200	\$190,100	\$70,700	\$243,300	\$86,700	\$298,400	\$107,200	\$368,700	\$130,400	\$448,500	\$162,400	\$558,800	\$205,500	\$707,000
City of Greater Sudbury	\$29,600	\$102,600	\$46,000	\$158,100	\$61,000	\$209,800	\$75,100	\$258,500	\$92,800	\$319,300	\$112,700	\$387,700	\$138,100	\$475,100	\$176,800	\$		

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Table 2: 10% Below Average Resale Price, 2022

Regional Market Area	Average Resale Price 2022	10% Below Average Resale Price 2022
<b>Ontario</b>	\$813,000	\$731,700
City of Toronto	\$1,146,500	\$1,031,800
<b>Central</b>	\$1,030,100	\$927,100
Regional Municipality of Durham	\$893,000	\$803,700
Regional Municipality of Halton	\$1,206,300	\$1,085,700
City of Hamilton	\$805,100	\$724,600
District Municipality of Muskoka	\$920,800	\$828,700
Regional Municipality of Niagara	\$667,700	\$601,000
Regional Municipality of Peel	\$1,052,500	\$947,300
County of Simcoe	\$791,500	\$712,300
Regional Municipality of York	\$1,271,000	\$1,143,900
<b>Eastern</b>	\$536,800	\$483,100
City of Cornwall	\$384,400	\$345,900
County of Hastings	\$495,000	\$445,500
City of Kawartha Lakes	\$671,100	\$604,000
City of Kingston	\$581,700	\$523,500
County of Lanark	\$520,300	\$468,200
UC of Leeds and Grenville	\$470,000	\$423,000
County of Lennox and Addington	\$638,700	\$574,800
County of Northumberland	\$673,300	\$606,000
City of Ottawa	\$670,900	\$603,800
City of Peterborough	\$675,200	\$607,700
UC of Prescott and Russell	\$462,400	\$416,200
County of Renfrew	\$399,600	\$359,700
<b>Southwestern</b>	\$650,900	\$585,800
City of Brantford	\$672,400	\$605,200
County of Bruce	\$589,500	\$530,500
Municipality of Chatham-Kent	\$410,900	\$369,800
County of Dufferin	\$923,900	\$831,500
County of Grey	\$712,200	\$641,000
County of Huron	\$569,700	\$512,700
County of Lambton	\$527,000	\$474,300
City of London	\$621,600	\$559,400
County of Norfolk	\$626,900	\$564,200
County of Oxford	\$639,000	\$575,100
City of St. Thomas	\$558,400	\$502,600
City of Stratford	\$609,000	\$548,100
Regional Municipality of Waterloo	\$754,800	\$679,300
County of Wellington	\$830,400	\$747,400
City of Windsor	\$523,400	\$471,000
<b>Northeastern</b>	\$375,800	\$338,200
Algoma DSAB	\$256,700	\$231,000
Cochrane DSSAB	\$254,400	\$229,000
City of Greater Sudbury	\$414,600	\$373,100
Manitoulin-Sudbury DSSAB	\$332,800	\$299,500
Nipissing DSSAB	\$393,800	\$354,400
Parry Sound DSSAB	\$692,300	\$623,100
Sault Ste. Marie DSSAB	\$312,600	\$281,300
Timiskaming DSSAB	\$246,300	\$221,700
<b>Northwestern</b>	\$322,500	\$290,300
Kenora DSSAB	\$356,400	\$320,800
Rainy River DSSAB	\$247,800	\$223,000
Thunder Bay DSSAB	\$320,400	\$288,300

Source: Real Property Solutions House Price Index

Note: The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

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Provincial Policy Statement – Housing Table

Table 3: Renter Household Incomes and Affordable Rents, 2022

Regional Market Area	10th Income Percentile	10th Percentile Affordable Rent	20th Income Percentile	20th Percentile Affordable Rent	30th Income Percentile	30th Percentile Affordable Rent	40th Income Percentile	40th Percentile Affordable Rent	50th Income Percentile	50th Percentile Affordable Rent	60th Income Percentile	60th Percentile Affordable Rent	70th Income Percentile	70th Percentile Affordable Rent	80th Income Percentile	80th Percentile Affordable Rent	90th Income Percentile	90th Percentile Affordable Rent
<b>Ontario</b>	\$32,000	\$570	\$30,700	\$770	\$41,900	\$1,040	\$52,600	\$1,310	\$64,500	\$1,610	\$77,900	\$1,950	\$93,900	\$2,350	\$113,900	\$2,840	\$149,100	\$3,730
City of Toronto	\$22,500	\$660	\$31,400	\$780	\$43,700	\$1,090	\$56,800	\$1,410	\$69,800	\$1,750	\$84,500	\$2,110	\$101,600	\$2,540	\$123,700	\$3,090	\$163,500	\$4,090
<b>Central</b>	\$24,500	\$610	\$33,400	\$830	\$44,800	\$1,120	\$56,100	\$1,400	\$68,500	\$1,710	\$82,300	\$2,060	\$98,300	\$2,460	\$120,400	\$3,010	\$155,800	\$3,890
Regional Municipality of Durham	\$25,000	\$620	\$34,000	\$850	\$45,100	\$1,130	\$55,700	\$1,390	\$68,100	\$1,700	\$81,800	\$2,040	\$97,200	\$2,430	\$118,200	\$2,960	\$152,500	\$3,810
Regional Municipality of Halton	\$25,600	\$640	\$38,000	\$950	\$51,300	\$1,260	\$65,000	\$1,620	\$79,500	\$1,990	\$95,000	\$2,380	\$114,900	\$2,870	\$140,300	\$3,510	\$187,800	\$4,700
City of Hamilton	\$20,800	\$520	\$28,900	\$720	\$38,900	\$970	\$47,700	\$1,190	\$57,900	\$1,450	\$69,800	\$1,750	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
District Municipality of Muskoka	\$21,400	\$540	\$27,600	\$690	\$35,400	\$880	\$45,500	\$1,140	\$53,900	\$1,350	\$65,400	\$1,640	\$77,900	\$1,950	\$93,900	\$2,350	\$124,800	\$3,120
Regional Municipality of Niagara	\$21,700	\$540	\$28,300	\$710	\$36,700	\$920	\$44,600	\$1,120	\$53,900	\$1,350	\$64,500	\$1,610	\$76,800	\$1,920	\$95,000	\$2,380	\$122,600	\$3,070
Regional Municipality of Peel	\$25,200	\$630	\$38,400	\$960	\$52,100	\$1,300	\$65,000	\$1,620	\$78,400	\$1,960	\$92,800	\$2,320	\$109,400	\$2,730	\$130,400	\$3,260	\$166,600	\$4,170
County of Simcoe	\$25,000	\$620	\$32,900	\$820	\$43,700	\$1,090	\$53,900	\$1,350	\$65,800	\$1,650	\$79,000	\$1,970	\$93,600	\$2,360	\$113,900	\$2,840	\$146,900	\$3,670
Regional Municipality of York	\$24,500	\$610	\$35,400	\$880	\$47,700	\$1,190	\$61,400	\$1,540	\$73,700	\$1,890	\$90,800	\$2,260	\$109,400	\$2,730	\$133,700	\$3,340	\$176,800	\$4,420
<b>Eastern</b>	\$22,800	\$570	\$30,300	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$62,300	\$1,560	\$75,100	\$1,880	\$90,600	\$2,280	\$109,400	\$2,730	\$131,400	\$3,540
City of Cornwall	\$21,400	\$540	\$29,700	\$670	\$32,500	\$810	\$41,100	\$1,030	\$49,500	\$1,240	\$58,800	\$1,470	\$71,300	\$1,780	\$86,700	\$2,170	\$111,600	\$2,790
County of Hastings	\$22,500	\$560	\$28,100	\$700	\$35,400	\$880	\$44,600	\$1,120	\$53,200	\$1,330	\$63,200	\$1,580	\$76,800	\$1,920	\$92,800	\$2,320	\$118,200	\$2,960
Kawartha Lakes Division	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,900	\$1,250	\$61,900	\$1,550	\$74,600	\$1,860	\$95,000	\$2,380	\$124,800	\$3,120
Haliburton County	\$20,100	\$500	\$27,000	\$670	\$32,300	\$810	\$40,700	\$1,020	\$48,200	\$1,200	\$58,300	\$1,460	\$74,000	\$1,850	\$93,900	\$2,350	\$119,300	\$2,980
City of Kawartha Lakes + Haliburton	\$19,400	\$490	\$26,100	\$650	\$31,800	\$800	\$41,100	\$1,030	\$49,500	\$1,240	\$61,400	\$1,540	\$74,900	\$1,860	\$93,900	\$2,350	\$122,600	\$3,070
City of Kingston	\$21,000	\$520	\$29,200	\$730	\$38,400	\$960	\$47,300	\$1,180	\$57,400	\$1,440	\$68,600	\$1,720	\$82,900	\$2,070	\$100,500	\$2,510	\$132,600	\$3,310
County of Lanark	\$21,200	\$530	\$27,800	\$700	\$37,100	\$930	\$45,500	\$1,140	\$54,400	\$1,360	\$65,000	\$1,620	\$75,700	\$1,890	\$93,900	\$2,350	\$122,600	\$3,070
UC of Leeds and Grenville	\$21,700	\$540	\$27,400	\$680	\$35,100	\$880	\$42,900	\$1,070	\$51,300	\$1,280	\$61,900	\$1,590	\$75,700	\$1,890	\$90,600	\$2,260	\$118,000	\$2,900
County of Lennox and Addington	\$22,500	\$560	\$28,500	\$710	\$35,100	\$880	\$45,100	\$1,130	\$55,700	\$1,390	\$65,800	\$1,650	\$79,000	\$1,970	\$100,500	\$2,510	\$123,700	\$3,090
Prince Edward Division	\$24,100	\$600	\$28,900	\$720	\$36,000	\$950	\$46,400	\$1,160	\$57,400	\$1,440	\$68,300	\$1,660	\$77,900	\$1,950	\$98,300	\$2,460	\$127,000	\$3,160
County of Lennox & Addington + Prince Edward Division	\$23,000	\$570	\$29,700	\$720	\$36,200	\$910	\$46,000	\$1,150	\$56,600	\$1,410	\$66,300	\$1,660	\$78,400	\$1,960	\$100,500	\$2,510	\$128,900	\$3,150
County of Northumberland	\$23,200	\$580	\$28,900	\$720	\$37,600	\$940	\$45,500	\$1,140	\$54,800	\$1,370	\$66,300	\$1,660	\$81,200	\$2,030	\$98,300	\$2,460	\$125,900	\$3,150
City of Ottawa	\$23,600	\$590	\$34,200	\$760	\$46,000	\$1,150	\$53,600	\$1,460	\$70,700	\$1,770	\$85,100	\$2,130	\$100,500	\$2,510	\$121,500	\$3,040	\$156,600	\$3,920
City of Prescott	\$21,700	\$540	\$27,800	\$700	\$35,400	\$880	\$43,700	\$1,090	\$53,000	\$1,330	\$63,200	\$1,580	\$76,200	\$1,910	\$91,700	\$2,290	\$117,100	\$2,930
UC of Prescott and Russell	\$23,200	\$580	\$28,100	\$700	\$35,800	\$890	\$44,200	\$1,100	\$53,000	\$1,330	\$63,300	\$1,660	\$80,100	\$2,000	\$97,200	\$2,430	\$124,800	\$3,120
County of Renfrew	\$21,000	\$520	\$27,400	\$680	\$37,100	\$930	\$46,000	\$1,170	\$57,900	\$1,450	\$71,300	\$1,780	\$85,100	\$2,130	\$101,600	\$2,540	\$129,300	\$3,230
<b>Southwestern</b>	\$22,100	\$550	\$28,600	\$750	\$39,300	\$980	\$48,600	\$1,220	\$58,300	\$1,460	\$69,400	\$1,730	\$83,400	\$2,090	\$100,500	\$2,510	\$129,300	\$3,230
City of Brantford	\$23,200	\$580	\$29,800	\$750	\$38,900	\$970	\$47,700	\$1,190	\$57,400	\$1,440	\$69,400	\$1,730	\$82,300	\$2,060	\$101,600	\$2,540	\$129,300	\$3,230
County of Bruce	\$21,900	\$550	\$27,400	\$680	\$35,800	\$890	\$44,200	\$1,100	\$53,500	\$1,340	\$63,200	\$1,580	\$78,400	\$1,960	\$98,300	\$2,460	\$134,800	\$3,370
Municipality of Chatham-Kent	\$19,400	\$490	\$27,000	\$670	\$33,600	\$840	\$41,500	\$1,040	\$49,500	\$1,240	\$58,300	\$1,460	\$70,300	\$1,760	\$85,100	\$2,130	\$108,300	\$2,710
County of Dufferin	\$25,000	\$620	\$31,800	\$800	\$40,200	\$1,010	\$51,300	\$1,280	\$63,600	\$1,590	\$78,400	\$1,960	\$92,800	\$2,320	\$113,600	\$2,840	\$145,600	\$3,650
County of Grey	\$18,800	\$470	\$26,300	\$660	\$32,300	\$810	\$40,700	\$1,020	\$49,100	\$1,230	\$59,300	\$1,460	\$71,300	\$1,780	\$87,800	\$2,200	\$116,000	\$2,900
County of Huron	\$20,500	\$510	\$29,700	\$670	\$34,200	\$850	\$43,700	\$1,090	\$52,100	\$1,300	\$61,900	\$1,550	\$75,100	\$1,880	\$92,800	\$2,320	\$125,900	\$3,160
County of Lambton	\$20,100	\$500	\$27,800	\$670	\$35,100	\$860	\$43,700	\$1,090	\$53,900	\$1,350	\$64,100	\$1,600	\$78,800	\$1,920	\$93,900	\$2,350	\$123,700	\$3,090
County of Norfolk	\$20,800	\$520	\$29,400	\$730	\$38,400	\$960	\$47,700	\$1,190	\$57,000	\$1,430	\$67,600	\$1,690	\$80,600	\$2,020	\$97,200	\$2,430	\$122,600	\$3,070
City of London	\$21,400	\$540	\$27,800	\$700	\$35,800	\$890	\$44,200	\$1,100	\$54,400	\$1,360	\$64,500	\$1,610	\$76,800	\$2,000	\$100,500	\$2,510	\$134,800	\$3,370
County of Oxford	\$24,500	\$610	\$30,700	\$770	\$40,700	\$1,020	\$50,800	\$1,270	\$60,500	\$1,510	\$72,400	\$1,810	\$85,100	\$2,130	\$102,700	\$2,670	\$128,200	\$3,200
City of St. Thomas	\$23,200	\$580	\$28,300	\$710	\$35,400	\$880	\$43,700	\$1,090	\$52,100	\$1,300	\$62,300	\$1,560	\$74,600	\$1,850	\$90,600	\$2,260	\$113,800	\$2,840
City of Stratford	\$24,100	\$600	\$31,400	\$780	\$40,700	\$1,020	\$49,100	\$1,230	\$57,900	\$1,450	\$68,900	\$1,720	\$82,900	\$2,070	\$101,600	\$2,540	\$129,300	\$3,230
Regional Municipality of Waterloo	\$24,500	\$610	\$34,000	\$850	\$45,100	\$1,130	\$55,200	\$1,380	\$66,300	\$1,660	\$78,400	\$2,060	\$92,800	\$2,320	\$111,600	\$2,790	\$142,500	\$3,560
County of Wellington	\$24,700	\$620	\$33,400	\$830	\$44,200	\$1,100	\$55,200	\$1,380	\$65,800	\$1,650	\$78,400	\$2,060	\$92,800	\$2,320	\$110,500	\$2,760	\$140,300	\$3,510
City of Windsor	\$19,700	\$490	\$27,600	\$690	\$36,200	\$910	\$44,600	\$1,120	\$53,500	\$1,340	\$63,200	\$1,580	\$75,700	\$1,890	\$92,800	\$2,320	\$120,400	\$3,010
<b>Northeastern</b>	\$19,700	\$490	\$26,500	\$660	\$32,900	\$820	\$41,500	\$1,040	\$49,900	\$1,250	\$60,100	\$1,500	\$72,900	\$1,820	\$88,400	\$2,210	\$117,100	\$2,930
Algoma District	\$18,300	\$460	\$25,900	\$650	\$30,700	\$770	\$38,000	\$950	\$45,900	\$1,140	\$53,900	\$1,350	\$65,000	\$1,620	\$79,000	\$2,000	\$105,000	\$2,620
Algoma DSSAB	\$18,300	\$460	\$25,400	\$640	\$29,800	\$720	\$35,400	\$880	\$42,900	\$1,070	\$50,800	\$1,270	\$61,000	\$1,520	\$75,100	\$1,880	\$100,500	\$2,610
Cochrane DSSAB	\$19,000	\$480	\$26,500	\$660	\$31,400	\$780	\$40,200	\$1,010	\$48,600	\$1,220	\$59,200	\$1,480	\$75,100	\$1,880	\$92,800	\$2,320	\$121,500	\$3,040
City of Greater Sudbury	\$21,400	\$540	\$28,700	\$720	\$37,600	\$940	\$46,000	\$1,150	\$55,700	\$1,390	\$66,700	\$1,670	\$79,000	\$1,970	\$97,200	\$2,430	\$123,700	\$3,090
Manitoulin District	\$23,600	\$590	\$28,300	\$660	\$32,700	\$820	\$42,900	\$1,070	\$52,100	\$1,300	\$65,000	\$1,620	\$76,200	\$1,910	\$90,600	\$2,260	\$112,700	\$2,820
Sudbury District	\$17,700	\$440	\$25,400	\$640	\$29,200	\$730	\$39,300	\$980	\$48,600	\$1,250	\$59,700	\$1,490	\$71,300	\$1,800	\$86,800	\$2,320	\$119,300	\$2,890
Manitoulin - Sudbury DSSAB	\$18,300	\$460	\$25,900	\$650	\$30,500	\$760	\$40,700	\$1,020	\$50,800	\$1,270	\$60,500	\$1,510	\$73,500	\$1,840	\$90,600	\$2,260	\$116,000	\$2,910
Nipissing DSSAB	\$20,800	\$520	\$26,700	\$670	\$32,900	\$820	\$41,100	\$1,030	\$48,600	\$1,220	\$57,900	\$1,450	\$69,400	\$1,720	\$84,500	\$2,110	\$108,300	\$2,700
Parry Sound DSSAB	\$19,900	\$500	\$26,100	\$650	\$30,900	\$770	\$38,900	\$970	\$48,200	\$1,200	\$57,000	\$1,430	\$68,900	\$1,720	\$84,500	\$2,110	\$112,700	\$2,820
City of Sault Ste. Marie	\$18,600	\$460	\$26															

Average Apartment Rents, Ontario, 2022

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
<b>Ontario</b>	\$1,179	\$1,350	\$1,555	\$1,835	\$2,549	\$1,470
City of Toronto	\$1,316	\$1,537	\$1,811	\$2,083	\$2,633	\$1,673
<b>Central</b>	\$1,297	\$1,514	\$1,754	\$2,014	\$2,425	\$1,644
Regional Municipality of Durham	\$1,074	\$1,284	\$1,460	\$1,662	**	\$1,425
Regional Municipality of Halton	\$1,145	\$1,510	\$1,784	\$1,910	**	\$1,696
City of Hamilton	\$919	\$1,142	\$1,334	\$1,486	**	\$1,238
District Municipality of Muskoka	\$814	\$965	\$1,203	\$1,281	**	\$1,143
Regional Municipality of Niagara	\$858	\$1,071	\$1,260	\$1,389	**	\$1,199
Regional Municipality of Peel	\$1,148	\$1,484	\$1,666	\$1,849	\$1,768	\$1,601
County of Simcoe	\$985	\$1,226	\$1,430	\$1,572	**	\$1,338
Regional Municipality of York	\$1,048	\$1,383	\$1,539	\$1,881	**	\$1,489
<b>Eastern</b>	\$1,078	\$1,273	\$1,485	\$1,694	\$2,773	\$1,381
City of Cornwall	\$780	\$825	\$1,003	\$1,035	**	\$941
County of Hastings	\$913	\$1,109	\$1,295	\$1,579	**	\$1,245
City of Kawartha Lakes	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	\$777	\$1,070	\$1,292	\$1,294	**	\$1,169
City of Kingston	\$975	\$1,211	\$1,472	\$1,624	**	\$1,390
County of Lanark	**	\$900	\$1,119	**	**	\$982
UC of Leeds and Grenville	\$767	\$912	\$1,141	\$1,161	**	\$1,066
County of Lennox and Addington	**	\$913	\$989	**	**	\$955
Prince Edward Division	**	\$1,024	\$1,124	**	**	\$1,089
County of Lennox & Addington + Prince Edward Division	**	\$943	\$1,042	**	**	\$1,002
County of Northumberland	**	\$1,231	\$1,650	\$1,756	**	\$1,544
City of Ottawa	\$1,122	\$1,348	\$1,633	\$1,865	**	\$1,462
City of Peterborough	\$873	\$1,090	\$1,339	\$1,517	**	\$1,244
UC of Prescott and Russell	\$501	\$680	\$1,131	**	**	\$1,014
County of Renfrew	\$508	\$879	\$1,066	**	**	\$1,028
<b>Southwestern</b>	\$888	\$1,132	\$1,354	\$1,472	**	\$1,261
City of Brantford	\$885	\$1,165	\$1,259	\$1,326	**	\$1,233
County of Bruce	**	\$1,054	\$1,409	\$1,488	**	\$1,324
Municipality of Chatham-Kent	\$867	\$954	\$1,088	\$1,058	**	\$1,036
County of Dufferin	**	\$1,269	\$1,455	\$1,588	**	\$1,372
County of Grey	\$742	\$931	\$1,069	\$1,145	**	\$1,019
County of Huron	**	\$787	\$948	**	**	\$877
County of Lambton	\$873	\$1,011	\$1,221	\$1,554	**	\$1,142
City of London	\$863	\$1,127	\$1,400	\$1,617	**	\$1,291
County of Norfolk	\$610	\$882	\$1,021	**	**	\$979
County of Oxford	\$886	\$1,161	\$1,384	\$1,468	**	\$1,311
City of St. Thomas	\$790	\$1,042	\$1,292	**	**	\$1,208
City of Stratford	\$743	\$1,257	\$1,350	\$1,434	**	\$1,310
Regional Municipality of Waterloo	\$1,075	\$1,245	\$1,469	\$1,631	**	\$1,398
County of Wellington	\$989	\$1,324	\$1,490	\$1,504	**	\$1,424
City of Windsor	\$791	\$1,010	\$1,174	\$1,316	**	\$1,065
<b>Northeastern</b>	\$751	\$914	\$1,151	\$1,281	**	\$1,064
Algoma District	\$741	\$880	\$1,009	\$964	**	\$958
Algoma DSSAB	\$741	\$880	\$1,009	\$964	**	\$958
Cochrane DSSAB	\$570	\$944	\$1,062	\$1,120	**	\$1,004
City of Greater Sudbury	\$796	\$930	\$1,254	\$1,472	**	\$1,135
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$674	\$905	\$1,116	\$1,311	**	\$1,040
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$746	\$917	\$1,087	\$1,005	**	\$1,015
Timiskaming DSSAB	**	**	**	**	**	**
<b>Northwestern</b>	\$751	\$956	\$1,168	\$1,446	**	\$1,084
Kenora DSSAB	**	\$836	\$1,008	**	**	\$911
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$757	\$964	\$1,175	\$1,457	**	\$1,094

Source: CMHC, Rental Market Survey, October 2022

\*\* Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Stewart Houghton | Community and Supportive Housing Division | Housing.Research@ontario.ca

## Ontario Taking Action to Support Municipal Partners in Building More Homes and Protecting Taxpayers

December 13, 2023

[Municipal Affairs and Housing](#)

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**TORONTO** — The Government of Ontario is responding to feedback from its municipal partners and is taking steps to clarify and enhance collaborative efforts to build at least 1.5 million homes across the province by 2031, protect frontline services, and keep costs down for taxpayers.

“Since becoming the Minister of Municipal Affairs and Housing, I have been focused on working constructively with municipalities to reach our shared goal of building at least 1.5 million new homes by 2031,” said Paul Calandra, Minister of Municipal Affairs and Housing. “I have heard from mayors across the province about the significant positive impact that several recent legislative changes will have on their ability to meet their housing targets and chip in on meeting our shared province-wide goal. I am acting now to provide the certainty and stability they require so we can get more shovels in the ground quickly.”

In response to municipal and community feedback, the Government of Ontario is:

- Providing immediate clarity to residents and taxpayers of Peel, as well as the police, paramedics, and frontline workers who serve them, with legislation that would, if passed, mean the region will not be dissolved and these essential shared services and jobs of those who deliver them are secure, and that would recalibrate the mandate of the transition board to focus on options to enhance the self-determination of local governments to support building more homes faster and improve local service delivery;
- Consulting on proposed revocations, amendments and monitoring of existing minister’s zoning orders as part of a new “use it or lose it” approach to support improved municipal planning and resourcing while holding builders to account;
- Providing clarity about the application of development-related charge exemptions for attainable housing to support improved municipal budgetary planning; and

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- Consulting on development-related charges and fee refund frameworks to support municipalities with sustainably building more homes faster.

#### Updating legislation to improve service delivery in Peel Region

The government will introduce legislation in the new year that, if passed, would recalibrate the mandate of the Peel Region Transition Board to focus on making local government in Peel Region more efficient and responsive to the needs of taxpayers, including by improving regional services like policing, paramedics and public health, instead of dissolution.

“While we originally thought that the best way to achieve our goals of better services and lower taxes was through dissolution, we’ve since heard loud and clear from municipal leaders and stakeholders that full dissolution would lead to significant tax hikes and disruption to critical services the people of Peel Region depend on. This is something our government will never support,” said Minister Calandra. “While some might be okay with raising taxes on hard-working people, families, and businesses, we aren’t. This new mandate of the board will deliver improvements to local services like police, paramedics and public health while always respecting taxpayers.”

Over the last six months, the Peel Transition Board has worked closely and diligently with municipal governments and service agencies in Peel Region to support high-quality services for taxpayers while improving the efficiency of local governments as they prepare for future growth, including by making good on their municipal housing pledges. The new, more focused mandate also asks the board to bring forward recommendations on optimizing the delivery of services that support the commitment to build more homes, including land-use planning, servicing, roads and waste management.

These services are key to building homes and housing-enabling infrastructure. Removing the duplicative layer of regional bureaucracy from the administration of these services will get shovels in the ground faster so more people in Mississauga, Brampton and Caledon can find a home that meets their needs. This balanced approach will provide certainty and stability for taxpayers and municipal employees in Peel Region while continuing the province’s efforts to provide the best value for taxpayers.

**Minister’s Zoning Orders: zoning order amendments, revocations and enhanced monitoring**

In September 2023, the province announced a review of minister’s zoning orders to increase transparency and support government priorities. The review on zoning orders approved since 2018 considered whether there has been substantial

progress on:

- Additional downstream approvals needed for project development and implementation; and
- Addressing water and wastewater servicing within a reasonable timeframe.

As part of the review, consideration was given to whether substantial progress was made on all of the lands, or just part of the lands approved under the zoning order.

Some zoning orders were considered out of scope for the review. These zoning orders were:

- Requested by ministries within the Government of Ontario to deliver on provincial priorities, such as transit-oriented communities, long-term care facilities, hospitals or more;
- Made to fulfill contractual obligations; and
- Made since December 1, 2022, because in these instances, proponents and municipalities may not have had time to demonstrate significant progress.

“I have always been clear that if we do not see the results we expect from a zoning order, our government will not hesitate to amend or revoke it,” said Minister Calandra. “This approach sends a clear message that when our government issues a minister’s zoning order to support priorities such as housing or long-term care, we expect to see results.”

**Non-housing related zoning orders for potential revocation or amendment**

The zoning orders listed below are currently being consulted on for proposed amendment or revocation. Interested parties are encouraged to submit their feedback before Saturday, January 27, 2024. Details about each zoning order consultation can be found on the [Environmental Registry of Ontario bulletin](#).

Lack of downstream implementation

- Brampton [O. Reg. 38/22](#)
- Kingston [O. Reg 159/22](#)
- Markham [O. Reg. 482/22](#)

Lack of water or wastewater servicing

- Markham [O. Reg. 599/21](#)

Lack of downstream implementation and lack of water or wastewater servicing

- McNab-Braeside [O. Reg. 537/21](#)
- McNab-Braeside [O. Reg. 538/21](#)

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- Oro-Medonte [O. Reg. 609/20](#)

#### Substantial progress not made on part of project lands

- Pickering [O. Reg. 607/20](#) (amended by [O. Reg. 515/21](#))

#### **Housing-related zoning orders for enhanced monitoring**

The below housing-related zoning orders are now under enhanced monitoring because they are showing a lack of progress. These sites will potentially be considered for future revocation or amendment, or to add an expiry date in the future if they fail to make substantial progress. More information is available on the [Environmental Registry of Ontario](#).

#### Lack of downstream implementation

- Cambridge [O. Reg 611/20](#)
- Brampton [O. Reg. 248/22](#)

#### Lack of water or wastewater servicing

- Belleville [O. Reg. 495/22](#)
- Cavan Monaghan [O. Reg. 160/22](#) (amended by [O. Reg. 491/22](#))
- Innisfil [O. Reg. 251/19](#)
- New Tecumseh [O. Reg. 166/21](#)
- Southgate [O. Reg. 161/22](#)
- Southgate [O. Reg. 162/22](#)
- Whitchurch-Stouffville [O. Reg. 172/20](#)
- Whitchurch-Stouffville [O. Reg. 610/20](#)
- Whitchurch-Stouffville [O. Reg. 770/21](#)

#### Lack of downstream implementation and lack of water or wastewater servicing

- Collingwood [O. Reg. 525/22](#)

#### Substantial progress not made on part of project lands

- Kawartha Lakes [O. Reg. 771/21](#) (amended by O. Regs. [163/22](#), [490/22](#), [54/23](#))
- Kawartha Lakes [O. Reg. 40/22](#)

#### **Consulting on a go-forward framework**

The province will launch consultations on a go-forward framework for how requests for zoning orders will be received and considered. The intention is to develop a new process that is more open and transparent while maintaining this important tool to cut through red tape to get shovels in the ground sooner.

The province is in receipt of three zoning order requests that the Minister of Municipal Affairs and Housing intends to approve ahead of these consultations:

- A request received from the Minister of Health related to the protection of air flight paths of Orange emergency helicopters, patients, and crews that need to land at hospitals in downtown Toronto.
- A request received from the Minister of Economic Development, Job Creation and Trade that allows Ontario to create jobs and protect taxpayers by issuing downstream permits to meet project timelines associated with the new battery plant mega-site investment in St. Thomas.
- A request endorsed by Mayor Olivia Chow intended to support a new location for a regionally significant Halal grocery store in the Thorncliffe Park neighbourhood of Toronto.

The province will not consider or issue any other zoning order requests until the completion of consultations on the go-forward framework.

**New attainable housing program**

The government is developing an attainable housing program that will make homeownership a reality for more Ontario families. Following Ontario's first ever Housing Forum on November 27, the province is using insights and ideas from municipalities and partners in the housing sector to define attainable housing and to inform a modular housing framework that will be used, in part, to build attainable homes. These homes will be built on demonstration sites located on surplus government lands using innovative construction techniques, such as modular manufacturing.

In the *More Homes Built Faster Act*, the government's third Housing Supply Action Plan, the province introduced provisions to allow select attainable units to be exempt from municipal fees under the *Development Charges Act* to support the development of attainable homes. The government's definition of attainable homes will apply only to modular home demonstration sites, including surplus provincial lands and surplus lands made available by municipalities, in order to incentivize early development of modular, attainable homes.

The province will be consulting with key stakeholders over the coming months on this definition of attainable.

**Development-related charges and fee refund frameworks**

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As discussions between the government and its partners continue, the province is terminating the ongoing audits of municipal finances for the City of Toronto, Peel Region, Mississauga, Caledon, Brampton and Newmarket. Instead, the province will engage in consultations with its municipal partners on the impacts of the *More Homes Built Faster Act* and municipalities' ability to fund growth-related infrastructure that will support the construction of more homes, including a review of the five-year phase-in of development charge increases and fee refund framework.

"Over the past few months, our government has introduced significant investments in municipalities to support housing-enabling infrastructure, including the \$1.2 billion Building Faster Fund and the \$200 million Housing-Enabling Water Systems Fund, both of which are on top of the \$400 million Ontario Community Infrastructure Fund," said Minister Calandra. "Looking ahead, we'll continue to work with our municipal partners to ensure that they have the tools and revenue streams needed to get shovels in the ground. As we do, we need the federal government to be a willing and able partner in supporting our province's growth."

The goal of the consultations will be to inform potential legislative changes for the government's upcoming Housing Supply Action Plan that would enhance municipalities' ability to invest in housing-enabling infrastructure (water, wastewater, local roads, etc).

The following potential changes will be consulted on for inclusion in upcoming legislation:

- The requirement to phase-in development charge rates over five years for development charge by-laws passed as of January 1, 2022;
- The removal of studies as an eligible capital cost for development charges; and
- The planning application fee refund framework introduced through the *More Homes For Everyone Act*.

Development charge exemptions and reductions for non-profit, affordable and purpose-built rental homes will remain unchanged.

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## Related Topics

### Business and Economy

Information about Ontario's economy and how to do business here. Includes economic development opportunities, research funding, tax credits for business and the Ontario Budget. [Learn more](#)

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Learn about the government services available to you and how government works.

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[Learn more](#)

Home and Community

Information for families on major life events and care options, including marriage, births and child care. Also includes planning resources for municipalities. [Learn more](#)

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# BRIAN SAUNDERSON

MPP - Simcoe-Grey



NEWS RELEASE



## Simcoe-Grey receiving over \$16M to support infrastructure

*Funding will help create jobs and support economic growth in the region*

NEWS

Dec 13, 2023

STAYNER, ON — Brian Sanderson, MPP for Simcoe-Grey announced today that the Ontario government is investing more than \$16,000,000 to help renew and rehabilitate critical infrastructure in the region. The funding is being delivered through the [Ontario Community Infrastructure Fund \(OCIF\)](#) and is part of the government's plan to support economic growth and job creation.

"I am very pleased to announce the 2024 OCIF funding allocations and to share the amounts each municipality in Simcoe-Grey will receive," said Brian Sanderson, MPP for Simcoe Grey.

"The 2024 OCIF funding allocations are as follows:

- Township of Adjala-Tosorontio: \$424,723
- Clearview Township: \$754,648
- Town of Collingwood: \$1,375,722
- Township of Essa: \$824,234
- Town of New Tecumseth: \$2,095,259
- Town of The Blue Mountains \$1,682,407
- Town of Wasaga Beach: \$1,520,237
- Grey County: \$3,309,832
- County of Simcoe: \$4,439,360

The OCIF funding will assist municipalities in financing critical community infrastructure and capital needs including water, waste water, road and bridge projects."

In 2024, the government will allocate \$400 million in OCIF funding to help 425 small, rural and northern communities pay for critical infrastructure projects, including road, bridge, water, and wastewater projects. If necessary, a community may accumulate its funding for up to five years to address larger infrastructure projects.

"Small, rural and northern communities need stable funding for their unique infrastructure needs and to provide safe and reliable services," said Kinga Surma, Minister of Infrastructure. "That's why our government continues to provide funding, especially during these challenging economic times. Our investments in community infrastructure are helping to create jobs, build stronger local economies, and lay the foundation for a stronger, more resilient Ontario for generations to come."

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OCIF provides funding for local infrastructure projects in communities with populations under 100,000, as well as all rural and northern communities. Funding allocations are based on a [formula](#) that takes into account the different needs and economic conditions of each community.

#### QUICK FACTS

- In 2023, the Ontario government provided \$400 million in funding through OCIF to 425 communities.
- The government doubled its annual investment for OCIF to [nearly \\$2 billion over five years in 2022](#) to support more local infrastructure projects in small, rural and northern communities.
- As announced in [Ontario's 2023 Fall Economic Statement](#), the government is also protecting communities and unlocking new housing opportunities by investing \$200 million over three years to help municipalities repair, rehabilitate and expand critical water, wastewater and stormwater infrastructure. Eligible municipalities will be able to nominate housing-enabling water and wastewater projects in early 2024 through the new Housing-Enabling Water Systems Fund.
- The [2023 Ontario Economic Outlook and Fiscal Review: Building a Strong Ontario Together](#) continues the government's responsible, targeted approach, providing the flexibility needed to help address ongoing economic uncertainty and build critical infrastructure in growing communities, while laying a strong fiscal foundation for future generations.

#### ADDITIONAL RESOURCES

- [Ontario Builds: our infrastructure plan](#)
- [Ontario connects: making high-speed internet accessible in every community](#)

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#### MEDIA CONTACTS

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Sarah Corbett

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**Subject:** RE: County Council Highlights - Meeting Held November 28, 2023

**From:** County Of Simcoe Communications <[Communications@simcoe.ca](mailto:Communications@simcoe.ca)>

**Sent:** Friday, December 1, 2023 3:38 PM

**To:** Lisa Lehr <[llehr@essatownship.on.ca](mailto:llehr@essatownship.on.ca)>

**Subject:** County Council Highlights - Meeting Held November 28, 2023



Council Highlights are intended to provide a summary of Council proceedings only. The information contained within the Highlights is based on approved material from within the associated agenda packages, linked at the bottom. These reports were part of the agendas from the **Joint Council and Committee Meeting on November 28, 2023** and the **Committee of the Whole Meeting on November 14, 2023**. For more information on any item covered in the Highlights, each article is hyperlinked to the appropriate report, which can be accessed by clicking on the title. Images are also linked to relevant resources.

A recording of these sessions is also available for public viewing on the [County's YouTube channel](#).

- Service Simcoe



**WASTE COLLECTION SCHEDULE  
CHANGES FOR PARTS OF THE COUNTY**

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## Waste Collection Schedule Changes Take Place Week of December 4

The County of Simcoe is adjusting its curbside waste collection zones to accommodate the Province's shift to a new Producer Responsibility recycling model.

Households in Zone 2 will skip a garbage week (December 4-7) and have two consecutive recycling collection weeks (November 27-30 and December 4-7). Notifications have been sent to households in in Zone 2 throughout October and November and reminders are scheduled on the Simcoe County Collects App, among other communications. Collection days of the week do NOT change!

Click the image above to learn more, including how to determine your new zone.

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[Click on the image above to read the County's 2024 Budget Overview.](#)

## 2024 Draft County of Simcoe Budget – Follow-up Items from Special Budget Meeting and Recommended Changes

On November 28, 2023, County of Simcoe Council approved a \$774 million budget, which focuses on the resources necessary to maintain existing services and address significant growth in our communities.

At the direction and approval of County Council, residents will see a 1.7 per cent increase for operating and a 2 per cent increase for infrastructure and asset management on the County portion of their municipal property taxes in 2024. This represents an impact of approximately \$10.69 per \$100,000 property assessment across the region. \$212 million of the County's budget comes from Simcoe County residential property taxes and the remaining amount from other funding streams.

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- LTC - Homes and Seniors Services **\$124 million**
  - Paramedic Services **\$72 million**
  - Children Services **\$109 million**
  - Community Services **\$29 million**
  - Social Housing **\$101 million**
  - Ontario Works **\$71 million**
  - Transportation and Engineering **\$80 million**
  - Solid Waste Management **\$81 million**
- 



Click on the image above to read the 2023 LIP Community Settlement Strategy.

## 2023 Community Settlement Strategy

On November 28, 2023, Council approved the 2023 Community Settlement Strategy. This latest strategy will support newcomers to Simcoe County and reflect the needs and goals of residents, businesses, and municipalities.

Through our Local Immigration Partnership, the County is working closely with our partners in government and within our communities to build inclusive, vibrant, healthy, and sustainable communities. The County is

home to more than 82,000 immigrants, which is an increase of more than a third since 2016. Our new settlement strategy lays out a clear path forward that supports newcomers to live, work and belong in Simcoe County.

The County has made significant progress since the launch of the first settlement strategy in 2016. Some of the accomplishments include:

- The launch of an immigration website, containing over 300 pages of online content to attract, integrate, and retain newcomers to the region.
- Increased investment supporting additional English language training programs; the development, and rollout of a Settlement Workers in Schools (SWIS) program; new
- Francophone language training and settlement services; and the successful launch and growth of the Immigrant Job Finding Club
- The development and growth of the annual #ITSTARTS campaign to reduce racism and discrimination in Simcoe County
- The development of an annual Newcomer Recognition Awards ceremony with award categories aligning with the goals of the Community Settlement Strategy

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## Dedicated Offload Nurse Program Funding

### Update

In 2008, it was announced by the Provincial Government that emergency wait times were a healthcare priority. As part of a \$109-million program, one-time funding of \$4.5 million in the Province's 2008/2009 fiscal year was announced for 14 Upper-Tier Municipalities for Municipal Emergency Medical Services agencies to contract with local hospitals for the provision of nursing services dedicated to caring for and offloading patients from Paramedics.

Aba

Since the initial funding, the Ministry continued to increase the annual amount plateauing at approximately \$131,000 for the past decade. Staff have directed this funding to provide dedicated offload nurses in local emergency department to help reduce wait times. Hospitals that receive the most patients have been prioritized.

On November 28, 2023, Council approved staff to utilize increased funding to support the implementation of one dedicated offload nurse in the Emergency Department 12 hours/day, seven (7) days/week, 365 days/year at Royal Victoria Regional Health Centre in Barrie, Orillia Soldiers Memorial Hospital, Collingwood General and Marine Hospital and Georgian Bay General Hospital in Midland; and a combination of 4-8 hours/day up to 7 days/week, 365 days/year at Stevenson Memorial Hospital in Alliston.

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## Special Collections – Options for Consideration

The County's special waste collection programs (with the exception of Battery collection) are under one contract and are comprised of leaf and yard waste, Christmas trees, textiles and electronics collection.

On November 28, 2023, Council approved staff to cease the curbside collection of textiles and electronics in 2025. Curbside audits reveal that participation is approximately 6% for each program. Total tonnages have also decreased since 2021 in both programs. Residents can divert this material through other means such as third-party businesses, as well as not for profit organizations. Textiles and electronics are also accepted free of charge at all eight Waste Drop-off Facilities.

On Council also approved staff to initiate public procurement processes to obtain current costing for various leaf and yard collection and Christmas tree collection options depending on service level.



## Lake Simcoe Regional Airport Share Purchase

The County of Simcoe holds 90% ownership and the City of Barrie holds 10% ownership of the Lake Simcoe Regional Airport. Continuing the expansion of this regional airport will benefit the entire region economically.

On November 28, 2023, Council approved that the Warden and Clerk be authorized to enter into an agreement with the City of Barrie and execute all related documents to acquire the remaining shares.

Autonomy over operations and strategic decisions will allow greater ability to respond to the airport's changing needs, investment opportunities and the ability to plan and fund major capital expansion. In addition, sole ownership will provide more control and opportunity to reduce administrative costs for the LSRA and the County of Simcoe

A6a

Committee of the Whole Meeting Agenda - November 14, 2023

Joint Council and Committee of the Whole Meeting Agenda -  
November 28, 2023

FOLLOW US



[EXTERNAL]

A6b

Sarah Corbett

**From:** Transportation Master Plan <tmp@simcoe.ca>  
**Sent:** December 6, 2023 1:47 PM  
**Subject:** Notice of Study Completion - Transportation Master Plan (TMP) Update, December 06, 2023  
**Attachments:** Notice of Study Completion - Transportation Master Plan Update December 06, 2023.pdf

Some people who received this message don't often get email from tmp@simcoe.ca. [Learn why this is important](#)

## Transportation Master Plan



Good afternoon,

We would like to inform you that the project team has successfully completed the update for the County of Simcoe's Transportation Master Plan (TMP). Notice of Study Completion for TMP Update is attached to this email. TMP documents can be accessed through the [TMP webpage](#).

The Transportation Master Plan (TMP) Update is a long-range plan that guides the development, renewal, and management of the County's multi modal transportation system. The work plan for the TMP Update was developed into a four-phase plan, where:

- [Phase I report](#), identifies the County of Simcoe's transportation issues, needs and constraints.
- [Phase II report](#), identifies the preferred transportation infrastructure recommendations that best address the transportation issues, needs and constraints through the evaluation of transportation network alternatives.
- [Phase III report](#), outlines strategies and actions to help attain the Transportation Vision and Goals of the TMP study, and to assist in the implementation of the road, transit and active transportation networks developed in Phase II.
- [Phase IV report](#), summarizes the transportation solutions, including infrastructure projects and strategies, developed to guide the County of Simcoe into the future.

**Simcoe County Council endorsed the TMP Update on November 28, 2023. It is now subject to a 30-day public review period, providing the public with the opportunity to comment on the report. Kindly submit any written comments, via email at [tmp@simcoe.ca](mailto:tmp@simcoe.ca) or by regular mail to the attention of undersigned, no later than January 12, 2024.**

Thank you,  
**Ishan Maggo, MCIP, RPP**  
**Transportation Master Plan Project Manager**  
County of Simcoe  
1110 Highway 26, Midhurst, Ontario L9X 1N6  
Phone: 705-726-9300 Ext. 1157 Fax: 705-727-4276

38

ABC

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## NOTICE OF DECISION

**With Respect to an Official Plan Amendment  
Subsection 17(35) and 21 of the Planning Act**

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A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 40 to the Official Plan for the Township of Essa, as adopted by Township of Essa By-law No. 2023-55, as per Schedule 2 to Item PLN 2023-021.

### **Purpose and Effect of the Official Plan Amendment**

The Official Plan Amendment affects lands legally described as Lot 3, Plan 51R-3348, Township of Essa, and municipally addressed as 231 Barrie Street. The purpose of the Official Plan Amendment is to redesignate the subject lands from the 'Commercial' designation to the 'Residential' designation on the Township of Essa Official Plan Schedule C, Land Use Designations – Thornton. The subject property has recently been granted a Consent that will result in the creation of a new lot and the effect of the amendment is to allow future development of a residential building on this new lot.

The decision is consistent with Provincial policy statements issued under the Planning Act and conforms with Provincial and County plans. A copy of staff report PLN 2023-021 is attached.

**Public Input** in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2023-021. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 40.

**Associated File(s):** The proposal is also subject to the following application(s) under the *Planning Act*: Zoning By-law Amendment (Z4-23), and Consent/Severance (B5/23)

### **When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with the Director of Planning/Chief Planner of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of Nathan Westendorp, Director of Planning/Chief Planner, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal,
- (3) include a completed Tribunal Appellant Form (A1); and
- (4) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount of \$1,100.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal <https://olt.gov.on.ca/about-olt/>

### **Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

### **When the Decision is Final**

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

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**Getting Additional Information**

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

**Mailing Address for Filing a Notice of Appeal**

Director of Planning/Chief Planner  
County of Simcoe  
Administration Centre,  
1110 Highway 26, Midhurst, ON L9X 1N6



County of Simcoe  
 Planning Department  
 1110 Highway 26,  
 Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300  
 Toll Free (866) 893-9300  
 Fax (705) 727-4276  
 simcoe.ca



**TO:** Director of Planning/Chief Planner – Delegated Approvals  
**DIVISION:** Engineering, Planning and Environment  
**DEPARTMENT:** Planning

**REPORT #:** PLN 2023-021

**REPORT DATE:** November 27, 2023

**SUBJECT:** Request for Approval – Township of Essa Official Plan Amendment No. 40

**Recommendation**

That Official Plan Amendment No. 40 to the Township of Essa Official Plan, as adopted by Township of Essa By-law 2023-55, per Schedule 2 to Report PLN 2023-021 dated November 27, 2023 be approved; and

That Notice of Decision of Official Plan Amendment No. 40 to the Township of Essa Official Plan be provided in accordance with the *Planning Act*.

**Executive Summary**

The following provides a summary of the proposal:

**Location:** 231 Barrie Street, Township of Essa, County of Simcoe  
**Owner:** Sheri Norman  
**Agent:** Cameron Sellers c/o IPS Consulting Inc.  
**Proposal:** The purpose of the Official Plan Amendment is to redesignate the subject lands from the 'Commercial' designation to the 'Residential' designation on the Township of Essa Official Plan Schedule C, Land Use Designations – Thornton. The subject property has recently been granted a Consent that will result in the creation of a new lot and the effect of the amendment is to allow future development of a residential building on this new lot.

**County File:** E-OPA-23040  
**Township File:** OPA 46  
**Related File:** Zoning By-law Amendment Z4-23  
 Consent/Severance B5/23 (County File E-B-23012)

Abc

## Background/Analysis

The subject lands are approximately 1516.68 sqm. in size and are located on the west side of Barrie Street (Simcoe County Road 27) and is north of the intersection of Barrie Street and Robert Street. The subject lands were developed as part of a historic subdivision, being described as Lot 3, Lot 4, and part of Lot 5 along the west side of Barrie Street (Essa and Innisfil Townline) in Plan 51R-3348.

The subject lands are currently occupied by an existing single-detached dwelling with two accessory structures and are located on a partially serviced lot, with access to municipal water services and individual on-site sewage. The subject lands are surrounded by mainly single-detached dwellings to the north. A Place of Worship (The Simcoe Free Church) is also situated north of the property at the intersection of Barrie Street and William Street. Barrie Street is located to the east of the property. Beyond Barrie Street, there are commercial properties occupied by local businesses, as well as vacant parcels. A commercially zoned property containing local businesses is directly adjacent to the south. Robert Street is situated beyond this commercial property, with additional commercial properties located further south past Robert Street. To the west of the property, there are residential uses consisting of single-detached dwellings and a Place of Worship (Countryside United Church). A location map of the subject lands is attached as Schedule 1.

The subject lands are designated 'Settlements' in Schedule 5.1 – Land Use Designations of the Simcoe County Official Plan and are within the Thornton Settlement Area of the Township of Essa. The lands are designated 'Residential' and 'Commercial' in the Township of Essa Official Plan, where, Lot 3, Plan 51R-3348 is designated 'Commercial', and Lot 4 and Part Lot 5, Plan 51R-3348 are designated 'Residential'. Further, the subject lands are zoned 'Residential Low Density, Detached (R1)' and 'Community Commercial (C1)' in the Township of Essa Zoning By-law 2003-50.

The proposed amendment effects Lot 3, Plan 51R-3348 which is designated as 'Commercial' in the Township of Essa Official Plan. The purpose of the proposed amendment is to redesignate the subject lands from the 'Commercial' designation to the 'Residential' designation on the Township of Essa Official Plan Schedule C, Land Use Designations – Thornton. The subject property has recently been granted a Consent that will result in the creation of a new lot and the effect of the amendment is to allow future development of a residential building on this new lot. The Township has verified that the newly created lot will have access to municipal water services and is equipped to accommodate an additional septic system to fulfill its servicing requirements. A conceptual site plan showing the severed and retained lands is attached as Schedule 3 to this report, solely for informational purposes.

An associated site-specific amendment to the Township's Zoning By-law has also been applied for to rezone the subject lands from the 'Community Commercial (C1) Zone' to the 'Residential, Low Density, Detached (R1) Zone with Special Provisions (SP)' on the proposed retained lot, and change the zoning from the 'Community Commercial (C1) Zone' to 'Residential, Low Density, Semi-Detached (R2) Zone with Special Provisions (SP)' on the proposed severed parcel.

The Planning Justification Report prepared by Innovative Planning Solutions Inc. and the Township Staff Recommendation Report (PD027-23) dated September 06, 2023 were received in the OPA 40 adoption package forwarded to the County, both of which include a

detailed evaluation of the applicable planning policies. Planning Staff have reviewed the OPA in the context of relevant planning policies contained in the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2020), and Simcoe County Official Plan (2016), as detailed below.

#### Planning Act, R.S.O. 1990, c. P.13

The Ontario Planning Act, R.S.O. 1990, c. P.13, as amended (“Planning Act”) establishes the authority for the province to issue policy direction that articulate matters of provincial interest to better guide municipal land use planning decisions. It also outlines the framework and process through which development of land takes place.

With respect to OPA 40, the notice of complete application was circulated on March 23, 2023 and the notice of public meeting was circulated on May 31, 2023. A Public Meeting was held by the Township of Essa on June 21, 2023. The Township of Essa Council adopted OPA 40 on September 20, 2023, through By-law No. 2023-55, under Section 17(22) of the Planning Act, and forwarded the application to the County for approval shortly thereafter. County staff confirm that the legislative requirements have been satisfied under the Planning Act.

#### Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) provides policy direction on land use planning and development throughout the province. The policies set out how land and resources should be managed over time to build strong communities and achieve efficient development while protecting natural heritage features and agricultural resources as well as protecting public health and safety from natural hazards. The *Planning Act* requires that municipal decisions on land use planning matters in the Province of Ontario be consistent with the policies of the PPS.

Section 1.1.3 of the PPS provides direction for Settlement Areas where growth and development is intended to be focused. The policies promote the efficient use of land by directing intensification and density to lands within settlement areas and encourage a mix of housing options on municipal services.

The proposed development will facilitate development of one (1) new residential lot with available municipal water systems and would contribute to the supply of residential lands within the settlement area of Thornton, where residential use is intended to be focused. It is County Planning Staff’s opinion that, the proposed OPA 40 is consistent with PPS, 2020 policies.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2020, (Growth Plan) is established as a long-term plan outlining the Province’s vision for building complete communities and is intended to guide decisions relating to population. The Growth Plan directs growth to settlement areas and prioritizes intensification to ensure land and existing infrastructure is used efficiently.

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Section 2.2 of the Growth Plan contains policies that guide where and how growth occurs within the Greater Golden Horseshoe.

Section 2.2.1 directs growth to settlement areas that have existing or planned municipal infrastructure, locations with existing or planned transit and where complete communities can be supported.

The subject lands use municipal water services and private sanitary services. OPA 40 intends to contribute to the supply of residential lands and achievement of complete communities within the settlement area, where growth is intended by the Growth Plan. It is County Staff's opinion that the proposed OPA 40 conforms to Growth Plan policies.

## Simcoe County Official Plan, 2016

The Simcoe County Official Plan ("SCOP") represents the vision for land use and development patterns across the County, while remaining consistent with or conforming to applicable provincial land use planning policies. The SCOP provides a policy framework with which development applications under the *Planning Act* affecting lands within the County must conform.

The subject lands are designated "Settlements" on Schedule 5.1 Land Use Designations to the SCOP, and as such, are to be the focus of development within the County.

Section 3.5 of the SCOP includes policies applying to the Settlements designation which in accordance with the PPS and Growth Plan, supports compact urban form that promotes the efficient use of land and provision of water, sewer, transportation and other services.

The proposed OPA would contribute to the supply of residential lands within the settlement area on a property currently serviced by existing municipal water systems and would also assist in contributing to the Township's overall density target of 32 residents and jobs per hectare in designated Greenfield areas per policy 3.5.23 of the SCOP.

It is County Staff's opinion that the proposed OPA 40 conforms to SCOP general and area specific policies.

## Comments

The Township of Essa conducted a public consultation process in accordance with the Planning Act, and collected oral and/or written comments from Township Staff and agencies, the Fire Department and the County of Simcoe. No further oral submissions or written comments were received from the statutory public meeting held on June 20, 2023.

The comments received from the Fire Department, County of Simcoe and the Township's internal departments, mostly pertained to technical design and operational details of the development but did not express concern with the principle of the proposal itself. All comments received have been considered in the Staff Recommendation Report (PD027-23) dated September 06, 2023, prepared by the Township Planning Staff.

County Planning staff are satisfied that the written submissions received from agencies were considered and/or addressed prior to the approval of OPA No. 40.

Conclusions

County Planning Staff recommend that OPA 40 to the Township of Essa Official Plan, as adopted by Township of Essa By-law No. 2023-55 and attached as Schedule 2, be approved, given the reasons outlined in this report which include:

- Consistency with the Planning Act
- Consistency with the Provincial Policy Statement, 2020;
- Conformity with the Growth Plan for the Greater Golden Horseshoe, 2020; and
- Conformity with the County of Simcoe Official Plan, 2016

**Financial and Resource Implications**

There are no financial implications associated with this Item, however, if the County’s decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County’s position remains consistent with the Provincial Policy Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

**Relationship to Corporate Strategic Plan**

No direct relationship to corporate strategies.

**Reference Documents**

There are no reference documents associated with this Item.

**Attachments**

- Schedule 1 – Location Map
- Schedule 2 – Township of Essa Official Plan Amendment No. 40, as adopted
- Schedule 3 – Conceptual Site Plan (severed and retained lands)

**Prepared By**           Ishan Maggo, MCIP, RPP, Planner III

**Reviewed By**         Dan Amadio, MCIP, RPP, Manager of Planning

**Delegated Approval as per Bylaw 6984**  
Nathan Westendorp, Director, Planning/Chief Planner

**Date**  
December 8, 2023

ABC

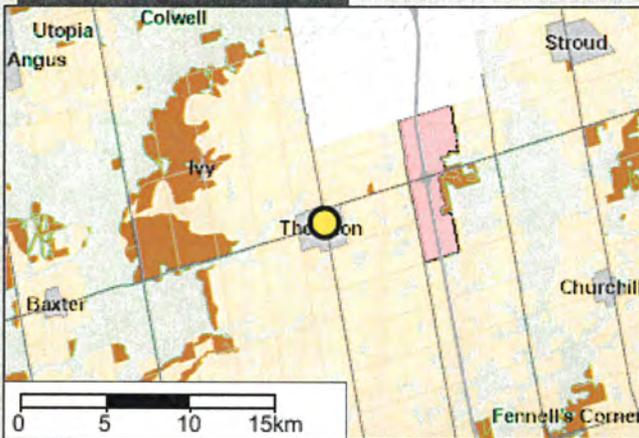
### Location Map

County File Number: E-OPA-23040

Address: 231 Barrie St

Township of Essa

#### Municipal Context



#### County Official Plan Legend

- Agricultural Lands
- Settlements
- Economic District
- Greenlands
- Rural Lands
- Secondary Plan
- Lands Not Subject To Plan
- Niagara Escarpment Plan Area
- Greenbelt Plan - Protected Countryside
- Oak Ridges Moraine Conservation Plan Area
- Special Development Area Big Bay Point
- Subject Property



#### Map Legend

- Subject Property
- Settlement Area
- Built Boundary
- 2016



This map, either in whole or in part, may not be reproduced without the written authority from the County of Simcoe, Copyright © County of Simcoe Land Information Network Cooperative - LINC 2023. Produced (in part) under license from: the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources (Copyright - Kings Printer 2023). ©Teranet Enterprises Inc. and its suppliers all rights reserved and Members of the Ontario Geospatial Data Exchange.

THIS IS NOT A PLAN OF SURVEY.

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Date Generated: 11/21/2023, 3:50:14 PM

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**THE CORPORATION OF THE TOWNSHIP OF ESSA**

**BY-LAW 2023-55**

**A By-law to adopt Amendment No. 40 to the Official Plan for the Township of Essa**

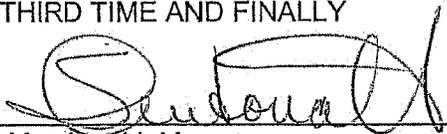
WHEREAS the Council of the Corporation of the Township of ESSA, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. That the attached explanatory text, policies and schedule constitute Amendment No. 40 to the Official Plan for the Township of Essa shall be and is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 40 to the Official Plan for the Township of Essa.
3. That this Bylaw shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

READ A FIRST, AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED on this the 20<sup>th</sup> day of September, 2023.

**Certified to be a true copy**

  
 \_\_\_\_\_  
 Lisa Lehr, Clerk  
 Township of Essa

  
 \_\_\_\_\_  
 Sandie Macdonald, Mayor

  
 \_\_\_\_\_  
 Lisa Lehr, Manager of Legislative Services

Abc

**AMENDMENT NO. 40  
TO THE OFFICIAL PLAN FOR  
THE TOWNSHIP OF ESSA**

Certified to be a true copy



Lisa Lehr, Clerk  
Township of Essa

48

Abc

**THE CONSTITUTIONAL STATEMENT**

- PART A - THE PREAMBLE** Does not constitute part of this amendment.
- PART B - THE AMENDMENT** Consisting of the following text, appendix and Schedule A and constitutes Amendment No. 40 of the Township of Essa Official Plan.
- PART C - THE APPENDIX** Does not constitute part of this Amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this Amendment.

**Alec****AMENDMENT NO. 40****TO THE TOWNSHIP OF ESSA OFFICIAL PLAN****PART A - THE PREAMBLE****1.0 PURPOSE**

The purpose of the Official Plan Amendment is to alter Schedule C 'THORNTON' of the Township of Essa Official Plan. The amendment intends to redesignate Part of Lot 3, Plan 119 from Commercial to Residential.

**2.0 LOCATION**

The lands affected by this amendment are known as Lot 3, Plan 119, and are municipally known as 231 Barrie Street. The subject property consists of an area of 0.151 hectares with frontage along Barrie Street in Thornton.

**3.0 BASIS**

The proposed Official Plan Amendment (OPA) is to allow for the subject lands to be redesignated from 'Commercial' to 'Residential'. The land is currently used for residential purposes and there is no proposed development for the severed lands. The uses will continue to remain the same.

The development will assist the Township of Essa and the County of Simcoe in meeting intensification targets in multiple levels of planning policy and is consistent with the general goals and objectives of the Planning Act, Provincial Policy Statement (2020), Growth Plan (2020), Simcoe County Official Plan and Township of Essa Official Plan. The developer will bear the cost of any new infrastructure, and thus will not burden the existing tax base.

The subject property has recently been granted a Consent that will result in the creation of a new lot. There is no current proposal for development, but it is intended that the new lot will be used for residential purposes and provide opportunity for new housing in Thornton. As identified by the reports submitted in support of this application, no constraints have been identified that would prevent this development from proceeding. Therefore, the development represents the most appropriate and logical use of the property.

This development will assist in making Thornton a more complete community by adding to the existing housing stock in the settlement area. The Amendment conforms to the applicable policies and represents good planning.

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## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text and Schedules, constitutes Amendment No. 40 of the Township of Essa Official Plan.

### **1.0 DETAILS OF THE AMENDMENT**

- I. Schedule C, as amended, is hereby further amended, by designating the lands known as 231 Barrie Street from 'Commercial' to 'Residential', as shown on Schedule "1" attached hereto and forming part of this Amendment.

### **2.0 IMPLEMENTATION**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

### **3.0 INTERPRETATION**

The provision of the Official Plan, as amended from time to time, shall apply in regard to the Amendment.

## **PART C – THE APPENDICES**

Consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.

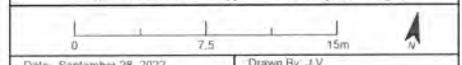
- Planning Justification Report, prepared by Innovative Planning Solutions;
- Conceptual Site Plan, prepared by Innovative Planning Solutions;
- Staff Report, Prepared the Township of Essa's Planning Department; and
- Public Meeting Minutes, prepared by the Township of Essa.



LEGAL DESCRIP:  
 LT 3 W/S BARRIE ST PL 119 ESSA TWP; LT 4 W/S BARRIE ST PL 119 ESSA  
 TWP; PT LT 5 W/S BARRIE ST PL 119 ESSA TWP PTS 1, 2, 4 & 5. 51R3348 .  
 ESSA

- LEGEND**
-  Subject Lands (1516.68m<sup>2</sup>)
  -  Lands to remain designated as the 'Residential' designation
  -  Lands to be redesignated from the 'Commercial' designation to the 'Residential' designation

Note: This drawing is for discussion purposes only.  
 The information shown is approximate and subject to change.



Date: September 28, 2022 Drawn By: J.V.  
 File: 22-1251 Checked By: C.S.

**OPA SCHEDULE**  
**231 BARRIE STREET, THORNTON, ON**

SCHEDULE OF REVISIONS			
No.	Date	Description	By

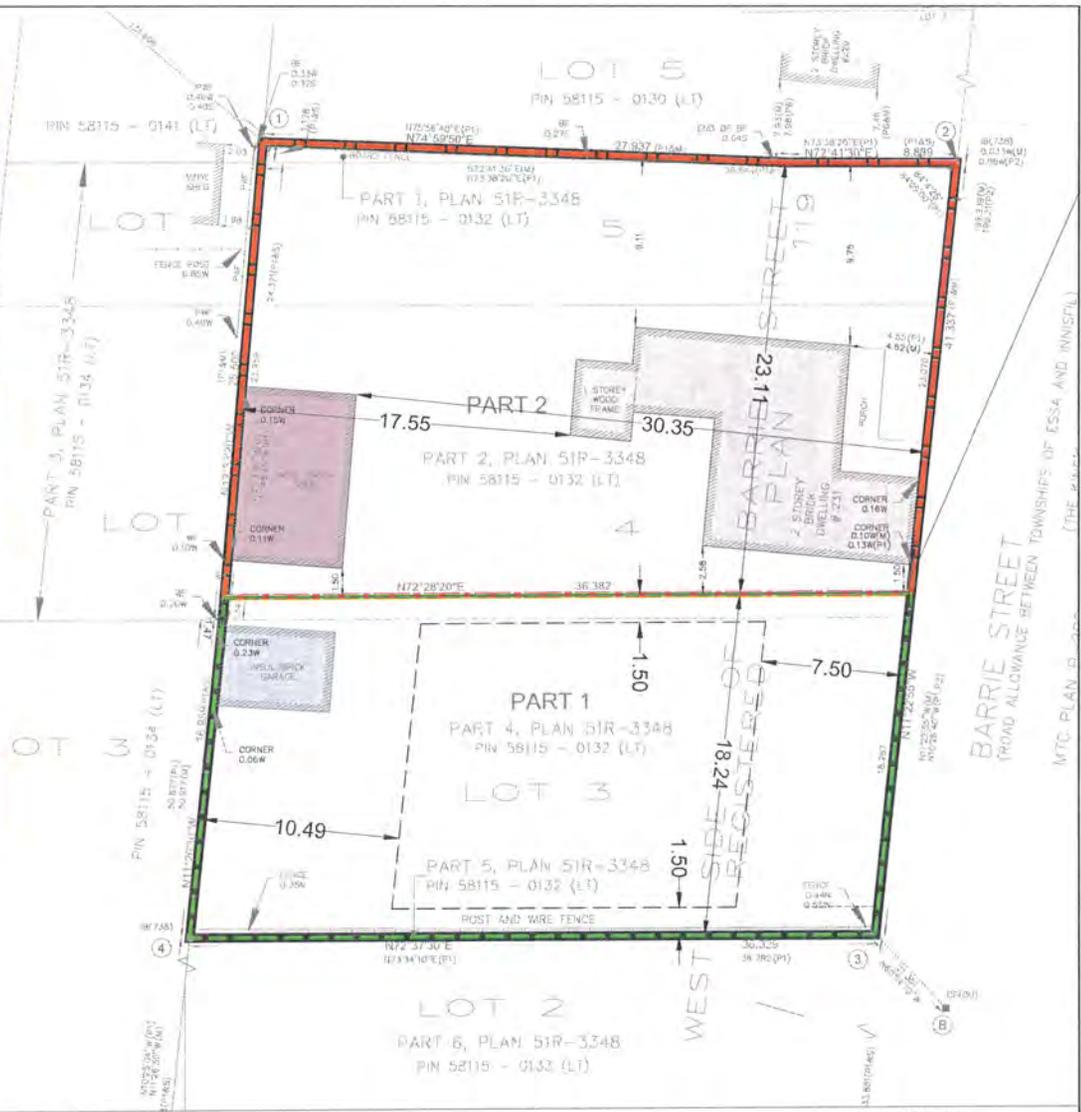
**IPS** INNOVATIVE PLANNING SOLUTIONS  
 PLANNERS · PROJECT MANAGERS · LAND DEVELOPERS  
 667 VESPAV RD. UNIT 8, BARRIE, ONTARIO, L4N 0R7  
 Tel: 705-512-3261 Fax: 705-512-3424 e: info@innovativeips.com www.innovativeips.com

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RESIDENTIAL ONE (R1) ZONE		
Provisions	Permitted	Part 2 (Retained Lot)
Min. Lot Area	1,400.00m <sup>2</sup>	858.29m <sup>2</sup>
Min. Lot Frontage	23.00m	23.11m
Min. Front Yard (to dwelling)	7.50m	0.13m
Min. Interior Side Yard	1.50m	1.50 (dwelling)
Min. Rear Yard	10.50m	dwelling - 17.55m
Min. GFA	93.00m <sup>2</sup>	>= 93.0m <sup>2</sup>
Max. Building Height	10.50m	<= 10.5m
Max. Lot Coverage	35%	23% (dwelling & shed)
Min. Front Yard (to detached accessory structure)	7.50m	30.35m
Min. Interior Side Yard (to detached accessory structure)	1.50m	1.50m (shed)
Min. Rear Yard (to detached accessory structure)	1.50m	shed - 0.11m (beyond lot line)

RESIDENTIAL TWO (R2) ZONE		
Provisions	Permitted	Part 1 (Severed Lot)
Min. Lot Area	925.00m <sup>2</sup>	658.39m <sup>2</sup>
Min. Lot Frontage	30.00m	18.24m
Min. Front Yard (to dwelling)	7.50m	>= 7.50m
Min. Interior Side Yard	1.50m	>= 1.50m
Min. Rear Yard	9.00m	>= 9.00m
Min. GFA	84.00m <sup>2</sup>	>= 84.00m <sup>2</sup>
Max. Building Height	10.50m	<= 10.50m
Max. Lot Coverage	35%	<= 35%
Min. Front Yard (to detached accessory structure)	7.50m	>= 7.50m
Min. Interior Side Yard (to detached accessory structure)	1.50m	1.47m (garage)
Min. Rear Yard (to detached accessory structure)	1.50m	0.98m (garage)



**Key Map** n.i.s.

Subject Lands

ALL OF LOTS 3 AND PART OF LOTS 4 AND 5, WEST SIDE OF BARRIE STREET, REGISTERED PLAN 119, TOWNSHIP OF ESSA

**LEGEND**

- Subject Site (1,516.68m<sup>2</sup>)
- Part 1: Lands to be Severed  
- Area: 658.39m<sup>2</sup>  
- Frontage: 18.24m
- Part 2: Lands to be Retained  
- Area: 858.29m<sup>2</sup>  
- Frontage: 23.11m
- Existing Dwelling (130.52m<sup>2</sup>)
- Existing Insulated Brick Shed (57.50m<sup>2</sup>)
- Existing Insulated Brick Garage (26.73m<sup>2</sup>)
- Zoning Envelope (284.08m<sup>2</sup>)

Source: Township of Essa Zoning By-Law No. 2003 - 50

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.

Date: September 28, 2022 Drawn by: J.V.  
File: 22-1251 Checked by: C.S.

**PROPOSED SEVERANCE PLAN**  
231 BARRIE STREET, THORNTON, ON

No.	Date	Description	By
1.	March 1, 2023	Zoning Review	A.S.

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**Sarah Corbett**

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**From:** Lisa Lehr  
**Sent:** December 11, 2023 5:25 PM  
**To:** Sarah Corbett  
**Subject:** Fwd: AMO Policy Update - New Funding for Addressing Gender-Based Violence Programs, 2024 OCIF Allocation, School Capital Program Enhancements, Auditor General's 2023 Annual Report

Consent please

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**From:** AMO Communications <communicate@amo.on.ca>  
**Sent:** Monday, December 11, 2023 3:30:25 PM  
**To:** Lisa Lehr <llehr@essatownship.on.ca>  
**Subject:** AMO Policy Update - New Funding for Addressing Gender-Based Violence Programs, 2024 OCIF Allocation, School Capital Program Enhancements, Auditor General's 2023 Annual Report



## POLICY UPDATE

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### **New Funding for Programs to Prevent and Address Gender-Based Violence**

The provincial government is [investing](#) an additional \$18.7 million this year to prevent and address violence against women and girls. This funding is part of Ontario's \$162 million agreement with the federal government through the [National Action Plan to End Gender-Based Violence](#).

This announcement responds to AMO's advocacy on gender-based violence by strengthening critical services and supports, recognizing the importance of community-specific approaches, and committing to important reforms in the justice system. AMO looks forward to continuing our work with the province and other partners to address gender-based violence in Ontario.

### **2024 Ontario Community Infrastructure Fund Allocation**

2024 Ontario Community Infrastructure Fund allocation notices were sent to eligible municipalities on Friday, December 1st. Under the program, the province is providing

A7

\$400 million to 425 small, rural and northern communities for core municipal systems such as roads, bridges, water and wastewater.

Allocations have not been made public yet. The government plans to update the Open Data site with this information later in December.

AMO welcomes the province's infrastructure investment. Sustaining these investments at current levels will be critical to enabling municipalities to deliver the services Ontarians depend on.

## School Capital Program Enhancements

Minister Lecce announced changes to the school capital program designed to cut down the time to build schools and support better coordination with municipalities.

AMO welcomes these changes and the province's recognition that growth requires strategies beyond housing to build complete communities.

## Release of Auditor General's 2023 Annual Report

The Auditor General's 2023 Annual Report released on December 6 focused on a number of health-related priorities, including:

- Long-term care homes
- Emergency departments
- Hospitals in Northern Ontario
- Public Health Ontario

AMO participated in the value for-money audit of Long-Term Care Homes, highlighting in particular challenges with the high-cost of temporary staffing agencies, wage disparities with other health care settings, and importance of addressing the increasingly complex and acute service needs for residents. The audit found that long-term care homes lack the resources and supports to provide their residents with care and a living environment that is centered on their needs. AMO is supportive of recommendations to provide more proactive leadership, guidance and support from the Ministry and its system partners to address the systemic issues identified in the audit.

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