
TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

WARD: ALL

**NOTED: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA)

DATE: AUGUST 16, 2023

The purpose of this memorandum is to advise members of Council of the Community Infrastructure and Housing Accelerator (CIHA) tool introduced by the Province of Ontario. Recent changes to the *Planning Act* through the *More Homes for Everyone Act, 2022* allow municipalities to specifically request that the Minister of Municipal Affairs and Housing issue a zoning order through this new tool.

A CIHA can be used to regulate the use of land and the location, use, height, size and spacing of buildings and structures to permit certain types of development. The requesting municipality is responsible for providing public notice and undertaking consultation and ensuring the order, once made, is made available to the public. In issuing the order, the Minister can provide an exemption for other necessary planning-related approvals from provincial plans, the Provincial Policy Statement and municipal official plans, if specifically requested by the municipality, and impose conditions on the municipality and/or proponent.

A CIHA may be used to expedite priority developments, including the following:

- Community infrastructure that is subject to *Planning Act* approval;
- Any type of housing;
- Development associated with transportation infrastructure;
- Buildings that would facilitate employment and economic development; and
- Mixed use development.

Key Differences between a CIHA Order and a traditional zoning by-law amendment include:

- A CIHA Order can include conditions imposed by the Minister, including the requirement to register an agreement on title to the land.
- A CIHA Order does not have the same consultation requirements as Zoning By-Law Amendments, but has more consultation requirements than a Minister's Zoning Order (MZO).
- A CIHA Order does not need to conform with the Official Plan.
- A CIHA Order cannot be appealed to the Ontario Land Tribunal.

Staff have reviewed the background information, the requirements as set out by the Ministry and processes currently being used in other municipalities. The following process would be implemented based on this review:

1. Council direction for staff to proceed with a CIHA.
2. Provide public notice and create a dedicated website to provide information on the proposed development. Provide an opportunity for residents to comment on the proposed development through the website and directly to staff via email and phone.

3. Consultation with Indigenous Communities in the area about the intention to request a CIHA from the Minister.
4. Staff bring forward a consultation report and summary to Council on the matter.
5. Council resolution is made to request a CIHA Order.
6. Within 15 days of passing the Council resolution, the City makes the request to the Minister with the required information including the Council Resolution, a location map, description of public consultation and a description of any licenses, permits, approvals, permissions or other matters that would be required.
7. Within 15 days of receiving the order, the Clerk must make the order available to the public, provide the order to the owner of the land and any other prescribed persons, and publish the order on the City's website.

There is no prescribed timeline for the Minister to issue a CIHA Order once the request is made; however, it is expected that it will be quicker than a traditional zoning by-law application. Without the ability to appeal, the decision will be in effect immediately.

As this is new, there are not too many CIHAs that have been issued in the Province. In April 2023, the Town of the Blue Mountains received a CIHA for a campus of care project that included 160 new long-term care beds. The Township of Tay received a CIHA in May 2023 for a residential development that includes approval for an event centre.

Several municipalities are developing processes to address CIHA requests and Planning staff can consider doing that in the future but, in the meantime, should Council be requested to pursue a CIHA the process outlined above will be followed.

For more information, please contact Michelle Banfield, RPP, Director of Development Services at Michelle.Banfield@barrie.ca or 705-739-4220 ext. 5466.