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HAF Agreement and Action Plan Summary
Barrie, Ontario

Summary of Agreement Targets and Funding

Status as of March 23, 2026

The Housing Accelerator Fund (HAF) helps local governments across Canada cut red tape to build more homes faster. It drives innovation, incentivizes updates to planning systems and removes barriers to encourage local initiatives that create more housing options.

Implementing Action Plan initiatives lays the groundwork for vibrant and affordable communities for years to come and establishes a strong foundation for long-term housing growth across a range of housing options.

Housing Supply Growth Target (3 years)	**6,825**
Units expected without HAF (baseline)	**6,137**
Units incented by HAF (HAF-incented)	**688**

Permitted Unit Targets with Breakdown	**Total Target**	**Year 2 Progress (Cumulative)**	
		Forecast	**Actual**
Housing Supply Growth Target	**6,825**	**5,461**	**2,753**
• Multi-Unit housing units in close proximity to rapid transit	0	*Note: there are no annual forecasts for different unit types.*	0
• Missing middle housing units	3,085		1,057
• Other multi-unit housing units	2,840		1,387
Affordable Housing Units	278		124

As of the second annual report, Barrie has achieved 50% of their Year 2 unit forecast and 40% of their Housing Supply Growth Target.

HAF Funding Schedule and Explanatory Notes:

Following an initial payment at signing, future payments are conditional on compliance with a community's Housing Action Plan and commitments.

Based on their Housing Action Plan and growth forecasts, Barrie was approved for $25,684,990 in HAF funding. Barrie proposed an ambitious plan and recently received its third installment of $6,421,247 reflecting the progress it has made on its commitments to date.

Total Funding Eligibility	$25,684,990.00
First Advance	$6,421,247.50
Second Advance	$6,421,247.50
Third Advance	$6,421,247.50

CMHC has reviewed Barrie's second annual report and has noted that while their action plan initiatives are on track, the permitted units are falling short of forecast. However, the city has indicated it is implementing mitigating actions to incentivize permitting as best as possible despite challenging economic conditions.

Summary of Initiatives and Milestones

Initiative 1: System Improvements/Enhancements to the Current E-Permitting System

Expand e-permitting system to improve development and permit approval timelines.

- Set up and integrate new document management system with existing e-permitting system.
- Equip field staff with system-integrated tablets for faster plans review.

Initiative	**Due Date**	**Status**
System Improvements/Enhancements to the current E-Permitting System	2025-11-30*	Completed
Milestones	**Due Date**	**Status**
Scope & sign agreement with vendor	2024-07-01	Completed
Setup Production environment	2025-07-01*	Completed
Project Team Training & Acceptance Testing	2025-08-30*	Completed
Go Live/ Launch	2025-10-31*	Completed
Training – internal staff and development community outreach	2025-11-30*	Completed
Configuration and Integration with APLI (current e-permitting system)	2025-11-30*	Completed
Implement Mobile workforce - Building staff	2025-11-30*	Completed

*Milestone dates were extended due to software compatibility issues. The City embarked on an aggressively timed project to convert to more compatible solutions.

Initiative 2: Enable Electronic Payments for Development Applications and Associated Fees

Reduce permitting timelines and costs by allowing for the full development and building permit process to be handled electronically, including the payment of large fees.

- Integrate new technology with the municipal financial system and existing e-permitting system.

Initiative	**Due Date**	**Status**
Enable Electronic Payments for Development Applications and associated Fees	2025-09-30	Completed
Milestones	**Due Date**	**Status**
Purchase Accela payment Module	2025-06-01	Completed
Configuration and Integration with APLI (current e-permitting system) & Training	2025-09-30	Completed
Go Live	2025-09-30	Completed

Initiative 3: Incentivize The Creation of New Affordable Housing Units

Develop an incentive strategy to support the delivery of more affordable housing units, in partnership with non-profits and community organizations.

- Expand the Community Improvement Plan (CIP) for Affordable Housing to include a Per Door Grant, grants for secondary suites, and a homeownership forgivable loan program.
- Maintain dedicated staff for affordable housing reviews and approvals while also retaining a designer to support community organizations and non-profits in moving from concept to permit issuance.

Initiative	**Due Date**	**Status**
Incentivize the creation of new affordable housing units	2025-07-01	Completed
Milestones	**Due Date**	**Status**
Revamping/ Expansion of the Community Improvement Plan for Affordable Housing	2024-09-30	Completed
Issue first CIP funding	2024-12-31	Completed
Retain a designer to create drawing sets for non-profits with concept plans	2025-07-01	Completed

Initiative 4: Incentives to Move from Development Approval to Permitted Units

Identify barriers to approved developments moving forward to building permits, with incentives for advancement.

- Conduct an outreach program with the development community to further understand barriers and eliminate them where possible.
- Develop a financial incentive program (CIP) and deferral policy which will defer upfront fees from building permit issuance to occupancy and eliminate application fees for non-profit housing developments.
- Provide enhanced customer service and access to staff through the concierge program.

Initiative	**Due Date**	**Status**
Incentives to move from Development Approval to Permitted Units	2026-06-30	On Track
Milestones	**Due Date**	**Status**
Create a financial incentive framework	2025-03-30	Completed
Implement the financial incentive program	2025-06-30	Completed
Outreach Program	2026-06-30	On Track

Initiative 5: Policy Reform to Facilitate Growth

Accelerate the development approval process by implementing a Community Permit Planning System (CPPS) and zoning reform to allow for more diverse development without the need for rezoning.

- CPPS implementation, including public consultation and Council approval of associated bylaw.
- Zoning reform will work in conjunction with the new comprehensive zoning bylaw already underway.

Initiative	**Due Date**	**Status**
Policy reform to Facilitate Growth	2026-12-31	On Track
Milestones	**Due Date**	**Status**
Prepare and undertake the community planning permit system (including the public process)	2026-04-01	On Track
Adopt an official plan amendment for the CPPS area and pass a community planning permit by-law	2026-04-30	Not Started
Issue community planning permits once the system is in place	2026-09-30	Not Started
New Comprehensive Zoning By-law (underway)	2026-12-31	On Track

Initiative 6: Evaluate Land Opportunities for Affordable Housing

Develop a disposition strategy for municipally owned lands for affordable housing.

- Identify potential lands and complete development feasibility studies, including infrastructure readiness assessments, to support opportunity evaluation.
- May include partnerships with landowners (including non-profits) who are interested in disposing of or expanding lands suitable for housing.

Initiative	**Due Date**	**Status**
Evaluate Land opportunities for Affordable Housing	2025-09-01	Completed
Milestones	**Due Date**	**Status**
Create a Land Disposal Strategy	2025-04-01	Completed
RFP, to evaluate municipal and interested non-profit land holdings for development feasibility.	2025-08-01	Completed
Implementation	2025-09-30	Completed

Initiative 7: Encourage and Incentivize Additional Dwelling Units

Encourage increased density by implementing a comprehensive incentive package and education campaign.

- Amend the Zoning Bylaw to allow for up to 4 units as-of-right (without the need for rezoning approvals) on residential land currently only zoned for singles, semi-detached homes, or townhomes.
- Provide a set of 4 pre-approved building plans for garden suites to make it easier for homeowners to build them, and to reduce municipal review times.
- Develop a financial incentive package to support the advancement of this initiative by reducing building permit fees for additional dwelling units by 50%.
- Create guidance documents to support a public education campaign for this initiative's advancement.

Initiative	**Due Date**	**Status**
Encourage and Incentivize Additional Dwelling Units - this includes permission for 4 units as of right wherever zoning currently permits single, semi or street townhouses.	2024-12-31	Completed
Milestones	**Due Date**	**Status**
Zoning By-law Amendment to permit 4 units as of right wherever zoning currently permits single, semi or street townhouses.	2024-03-31	Completed
Develop and implement a financial incentive framework	2024-10-01	Completed
Launch ADU Program	2024-10-01	Completed
Produce sets of Pre-Approved Plans for Garden Suites	2024-12-31	Completed
Public Education Campaign to educate residents to say yes to gentle density	2024-12-31	Completed

Initiative 8: Growth Modeling and Forecasting

Align growth targets with municipal servicing capacity.

- Utilize growth forecasting software and implement a live water/wastewater system model to better understand capacity for additional units, enhancing current tracking and monitoring.
- Set up rules that encourage developers to start their projects within a certain time frame or risk losing allocation to water and sewer services.

Initiative	Due Date	Status
Growth Modeling and forecasting	2026-06-01	On Track
Milestones	**Due Date**	**Status**
Purchase a growth forecasting tool	2025-09-30	Completed
Enter all current applications into the Growth Forecast	2026-01-30	Completed
Develop an Allocation Policy, endorsed by Council and implemented	2026-03-30	On Track
Build a wastewater model	2026-06-01	On Track

Initiative 9: Service Enhancements – Streamline Permitting Process and Enhanced Customer Service

Streamline the approvals process through implementing systemic administrative changes to how applications are received, processed, and approved.

- Prioritize projects which meet the priorities of the HAF program through a concierge service team and dedicated staff for strategic projects.
- Develop and implement improved communication packages, enhanced hours of operation, and reduced approval time expectations.

Initiative	Due Date	Status
Service Enhancements – Streamline permitting process and enhanced customer service	2025-12-31	Completed
Milestones	**Due Date**	**Status**
Launch a concierge service	2024-11-01	Completed
Create robust Information packages for applicants	2024-12-31	Completed
Prioritization of permit workflow & approval process improvements	2024-12-31	Completed
Develop and implement a FastTrack program	2025-12-31	Completed