

# Community Infrastructure and Housing Accelerator – Proposed Guideline

ERO (Environmental Registry of Ontario) number	019-5285
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2022
Comment period	March 30, 2022 - April 29, 2022 (30 days) Open
Last updated	March 30, 2022

This consultation closes at 11:59 p.m.  
on:

**April 29, 2022**

## Proposal summary

The government is seeking feedback on a Proposed Community Infrastructure and Housing Accelerator Guideline. The proposed guideline would set out matters such as where and how to apply the proposed Community Infrastructure and Housing Accelerator tool.

## Proposal details

Ontario is the best place to live, start a business and raise a family – but we can only build on our success if all Ontarians and their families are able to find a home that’s right for them. The province’s housing policies are working to get more homes built faster, but too many Ontarians still struggle to find a home. We are introducing More Homes for Everyone, that proposes targeted policies for the immediate term that make housing fairer for hard-working Ontarians and make it faster to build the homes that families need and deserve.

Addressing the housing supply crisis is a long-term strategy that requires long-term commitment and co-ordination from all levels of government.

The Task Force report is our long-term housing roadmap. Similar to Ontario's approach with regular Red Tape Reduction bills, the province is committed to implementing the Task Force's recommendations with a housing supply action plan every year over four years, starting in 2022-2023, with policies and tools that support multi-generational homes and missing middle housing.

### **Community Infrastructure and Housing Accelerator**

As part of More Homes for Everyone, Schedule 5 of Bill 109 proposes to make changes to the Planning Act. The proposed amendments, if passed, would establish a new Community Infrastructure and Housing Accelerator tool and would require the Minister of Municipal Affairs and Housing to publish guidelines for the use of the Community Infrastructure and Housing Accelerator tool before it could be used.

Once the Community Infrastructure and Housing Accelerator guidelines have been published, the Community Infrastructure and Housing Accelerator tool would enable local municipalities to request a Community Infrastructure and Housing Accelerator order 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 Minister may impose conditions on the issuance of a Community Infrastructure and Housing Accelerator order that must be addressed before the zoning can come into effect. The proposed Community Infrastructure and Housing Accelerator tool also has municipal requirements for matters like public consultation, public notice and making the order available to the public.

Under the proposed legislation the Community Infrastructure and Housing Accelerator tool would not be available for use in the Greenbelt Area. Protecting the Greenbelt remains a key priority, and the government has recently launched the next phase in its [consultation on Growing the Greenbelt](https://ero.ontario.ca/notice/019-4485) (<https://ero.ontario.ca/notice/019-4485>).

The Community Infrastructure and Housing Accelerator Guideline may include matters such as:

- the types of priority developments a Community Infrastructure and Housing Accelerator order could be used for (e.g., community infrastructure, housing, including affordable housing);
- where the Community Infrastructure and Housing Accelerator order may or may not be used (e.g., certain geographically defined areas); and,

- other matters related to the use of the Community Infrastructure and Housing Accelerator tool.

The proposed legislation provides more detail on the proposed Community Infrastructure and Housing Accelerator tool. The Proposed Community Infrastructure and Housing Accelerator Guideline and proposed legislation and can be viewed using the links identified below.

## Supporting materials

### Related files

[Draft Guideline for the Community Infrastructure and Housing Accelerator \(https://prod-environmental-registry.s3.amazonaws.com/2022-03/Draft CIHA Guidelines March 30 2022 \(English\).pdf\)](https://prod-environmental-registry.s3.amazonaws.com/2022-03/Draft CIHA Guidelines March 30 2022 (English).pdf)  
pdf.(Portable Document Format file) 119.49 KB

### Related links

[More Homes for Everyone \(https://www.ontario.ca/page/more-homes-everyone\)](https://www.ontario.ca/page/more-homes-everyone)

[Ontario Housing Affordability Task Force Report \(https://www.ontario.ca/page/housing-affordability-task-force-report\)](https://www.ontario.ca/page/housing-affordability-task-force-report)

[Planning Act \(https://www.ontario.ca/laws/statute/90p13\)](https://www.ontario.ca/laws/statute/90p13)

[Housing Supply Action Plan \(https://www.ontario.ca/page/more-homes-more-choice-ontarios-housing-supply-action-plan\)](https://www.ontario.ca/page/more-homes-more-choice-ontarios-housing-supply-action-plan)

[Bill 109, More Homes for Everyone Act, 2022 \(https://www.ola.org/en/legislative-business/bills/parliament-42/session-2/bill-109\)](https://www.ola.org/en/legislative-business/bills/parliament-42/session-2/bill-109)

### Related ERO (Environmental Registry of Ontario) notices

[Proposed Planning Act Changes \(the proposed More Homes for Everyone Act, 2022\) \(/notice/019-5284\)](#)

---

[Seeking Feedback on Housing Needs in Rural and Northern Municipalities \(/notice/019-5287\)](#)

---

## View materials in person

Important notice: Due to the ongoing COVID-19 pandemic, viewing supporting materials in person is not available at this time.

Please reach out to the Contact listed in this notice to see if alternate arrangements can be made.

## Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email or letter to the contact.

[Read our commenting and privacy policies. \(/page/commenting-privacy\)](#)

## Submit by mail

PlanningConsultation@ontario  
.ca

## Connect with us

### Contact

PlanningConsultation@ontari  
o.ca



[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)