

Development Discussion Items

<ul style="list-style-type: none"> • Look into partnership with Fanshawe to develop student housing/residences.
<ul style="list-style-type: none"> • Designate an area of town that allows for infill opportunities - allowing both developers + medium scale investors to obtain optimum financing programs such as (CMHC MLI select). Turning one existing residential build/parcel into 5/6/7+ units while focusing on affordability (key pillar of the program)
<ul style="list-style-type: none"> • Allowing zoning exceptions for more high-rise/mid-level/denser builds - i.e. the new Jarvis condo/townhome community. Offer developers rebates or guided hand holding through the red tape. • Seek development opportunities for a local homeless shelter.
<ul style="list-style-type: none"> • Greater support for developers & builders through a larger building department. Representatives dedicated to certain builders that allow for streamline services (i.e. permits, applications, inspections) A builder has one contact throughout the entire project that ensures little to no time is wasted going between various county administrators or individuals.
<ul style="list-style-type: none"> • Implement policies to encourage the development of affordable housing opportunities, including but not limited to, providing incentives for affordable housing within their regular projects
<ul style="list-style-type: none"> • Limit the amount of “luxury” housing projects while prioritizing & encouraging lower income price point development through government support. As well as fast tracking to encourage faster turnover (i.e. push affordable housing permits through first).
<ul style="list-style-type: none"> • Norfolk County is currently undergoing a surplus land study. It is my hope to have these parcels before the roundtable for review and comment.
<ul style="list-style-type: none"> • This conversation has been had but could be revisited. Fanshawe does not build accommodation, a third-party housing supplier would be needed and usually is in search of land. The question is, should municipalities subsize the land for a for-profit institution.
<ul style="list-style-type: none"> • Norfolk County has provided grant funding to overnight warming shelters previously. Advocate to upper levels of government for funding
<ul style="list-style-type: none"> • In 2023 Norfolk County Council allocated new planning resources and Engineering resources to our team to assist with this. • In 2024 we added new engineering resources to work on storm water management (leak detection in the year before) to keep our team focused on development files. Taxes were increased to fund these initiatives.
<ul style="list-style-type: none"> • Service level increases come with a cost to the levy.
<ul style="list-style-type: none"> • Council does push for more than single detached dwellings but there is no tool to deny applications because they are not “dense-enough”. • Applications can be prioritized but not at the expense of another. If the provincially mandated timelines of all applications are not met, the developer can appeal the file to the Ontario Land Tribunal which is costly. However, Norfolk needs to encourage all types of housing.