



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Scott Aitchison

Member of Parliament
Parry Sound—Muskoka

Wednesday, August 27th, 2025

RE: Zoning By-law Amendment for 18 Decou Road

Norfolk County Planning Department,

I am writing to express my support for the proposed Zoning By-law Amendment for the residential development at 18 Decou Road, Simcoe, submitted by Calibrex Developments. As the Member of Parliament for Parry Sound—Muskoka and the Conservative Party's Housing Critic, I am committed to advancing housing solutions that address Canada's affordability crisis and empower municipalities to build more homes, faster.

Norfolk County is currently experiencing a severe rental housing shortage, with a reported vacancy rate of just 0.2%—one of the lowest in Ontario. This shortage has placed immense pressure on renters, nearly 47% of whom spend more than 30% of their income on housing, compared to just 22% of homeowners. The lack of available, affordable rental units is a barrier to economic mobility and a threat to community stability.

The proposed development directly responds to this crisis by introducing 168 new rental opportunities, including Accessory Dwelling Units (ADUs) integrated into each of the 84 townhouse units. ADUs are a proven model for generational housing, allowing families to live together across life stages—whether it's aging parents, adult children, or extended family members—while maintaining privacy and independence.

This approach supports affordability, flexibility, and long-term resilience for households.

The development aligns strongly with the goals of the Provincial Policy Statement (PPS) 2024, which emphasizes flexibility, affordability, and the removal of regulatory barriers to housing delivery. Specifically, the proposal supports:

- Gentle intensification through the inclusion of ADUs, which provincial guidance typically exempts from density calculations to encourage diverse and attainable housing forms.
- Environmental sustainability, by incorporating permeable pavers into front yard landscaping—an approach consistent with green infrastructure standards and deserving

reconsideration in local interpretation.

- Efficient land use, by leveraging existing municipal infrastructure and integrating pedestrian connectivity to support compact, transit-supportive development.

Norfolk County has an opportunity to lead by example by supporting this application and updating its zoning framework to reflect both provincial and federal housing priorities.

By leveraging existing infrastructure, incorporating pedestrian connectivity, and offering diverse housing forms, this project exemplifies good planning and responsible growth. It will help stabilize Norfolk's rental market, offer attainable housing options for a wide range of residents, and support the County's long-term vision for inclusive and sustainable development.

I commend Norfolk County Council and staff for their leadership and encourage full approval of this amendment. This development is not only consistent with provincial policy—it is essential to meeting the real and pressing housing needs of Norfolk residents.

Sincerely,



Scott Aitchison
Member of Parliament, Parry Sound—Muskoka
Shadow Minister for Housing

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