

HAF Agreement and Action Plan Summary Bathurst, New Brunswick

Summary of Agreement Targets and Funding

Status as of February 27, 2025

Overall Permitted Unit Targets (3 years)	170
Units expected without HAF (baseline)	64
Units incented by HAF (HAF-incented)	106
Municipality's 10-year unit projection	880

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	170	37	115
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	130		98
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		0
Affordable Housing Units	0		31

HAF recipients who demonstrated growth above expectations were eligible to add a new initiative and resulting growth to their Action Plan during the first annual report process. As a top performer, Bathurst was approved to add Initiative 8 to its action plan, which will result in an additional 10 permitted units, for a new Housing Supply Growth Target of 170. A total of \$320,000 is added to their funding, resulting in a new total funding eligibility of \$3,332,000.

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$3,332,000
Second advance amount	\$859,666.66

CMHC has reviewed Bathurst's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Infrastructure Plan

Creating a growth-oriented Infrastructure Plan to meet the growing housing need across the City and encourage development in areas that are most cost-efficient to service.

- Reviewing the existing infrastructure network and outlining a vision for expanding serviced areas. The Infrastructure Plan will consider walkability and the addition of a new public transit system for future infrastructure development.
- The plan will be submitted to Council for approval and promoted to developers.

Initiative	Due Date	Status
Infrastructure Plan	2025-03-31	On Track
Milestones	Due Date	Status
Develop Infrastructure Plan	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 2: Housing Incentives

Designing an incentive policy to address financial barriers for developing housing.

- Developing an effective incentive policy informed by public consultations, the Infrastructure Plan (Initiative 1), and the Housing Needs Assessment. Incentives such as grants are being considered.
- Recommend this policy to Council for approval and promote it to the community.

Initiative	Due Date	Status
Housing Incentives	2025-03-31	On Track
Milestones	Due Date	Status
Design Incentive Policy	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 3: Increased Housing Density

Amending the zoning-by-law to allow and expedite developments greater than 32 units and higher than 3 storeys.

- The existing process to develop this type of housing requires a variance and to appear before the City’s Planning Advisory Committee (PAC), causing delays in the development process.
- Amending the zoning by-law will simplify and expedite project approvals by up to 6 months.

Initiative	Due Date	Status
Increased Housing Density	2025-03-31	On Track
Milestones	Due Date	Status
Prepare Zoning By-Law Amendment	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 4: Revised Parking Requirements

Reducing parking requirements to remove barriers to development and simplify the approvals process.

- Amending parking regulations to reduce minimum requirements for all residential development across the city.
- This by-law amendment will help developers reduce costs and make higher density developments more viable.

Initiative	Due Date	Status
Revised Parking Requirements	2025-03-31	On Track
Milestones	Due Date	Status
Prepare Zoning By-Law Amendment	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 5: Disposal of City-Owned Land Policy

Creating a policy and process to use City-owned land to develop more housing and contribute to achieving the City’s housing growth objectives.

- A GIS map profiling all available City-owned land will be created in parallel to the City’s infrastructure plan and made available to the public.
- The City will tag properties with desired housing types, including affordable housing, that align with the Housing Needs Assessment and other relevant plans.

Initiative	Due Date	Status
Disposal of City-Owned Land Policy	2025-03-31	On Track
Milestones	Due Date	Status
Create Disposal of Land Policy	2024-09-27	Completed
Create GIS Map of Available Land	2024-09-27	Delayed*
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

*The process to declare properties as surplus was longer than expected, which delayed the launch of the GIS map, but the overall initiative completion remains on schedule.

Initiative 6: Delegating Approval Authority

Delegating approval authority for housing developments to reduce delays.

- Conducting a comprehensive review of the zoning by-law to identify situations that require approval from the City’s Planning Advisory Committee (PAC) and defining the parameters for delegating approval authority to the Director of Planning.
- All amendments made to the zoning by-law will be communicated to the public to encourage creative housing projects through the expedited project approval process.

Initiative	Due Date	Status
Delegating Approval Authority	2025-03-31	On Track
Milestones	Due Date	Status
Prepare By-law Amendment	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 7: Introducing & Encouraging ADUs

Amending the zoning-by-laws to encourage the development of Accessory Dwelling Units (ADUs).

- Defining the parameters in which ADUs could exist within the Municipal Plan.
- Align the zoning by-laws with emerging housing trends to introduce and encourage innovative housing solutions.

Initiative	Due Date	Status
Introducing & Encouraging ADUs	2025-03-31	On Track
Milestones	Due Date	Status
Prepare By-law Amendment	2024-09-27	Completed
Council Adoption	2024-11-29	Completed
Promotion	2025-03-31	On Track

Initiative 8: Review of Zoning Bylaw to Support CMHC’s Housing Design Catalogue

Amending the zoning bylaw to enable developers to utilize CMHC’s Housing Design Catalogue’s standardized housing designs.

Initiative	Due Date	Status
Review of Zoning Bylaw to Support CMHC's Housing Design Catalogue	2025-08-29	New
Milestones	Due Date	Status
Prepare Zoning By-law Amendment	2025-05-30	New
Council Adoption	2025-07-31	New
Promotion	2025-08-29	New