

## HAF Agreement and Action Plan Summary Municipality of the County of Antigonish, Nova Scotia

### Summary of Agreement Targets and Funding

*Status as of March 31, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>395</b>
Units expected without HAF (baseline)	<b>345</b>
Units incented by HAF (HAF-incented)	<b>50</b>
Municipality's 10-year unit projection	<b>140</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>395</b>	<b>125</b>	<b>152</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	235		92
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	0		0
Affordable Housing Units	20		17

#### **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	\$1,919,753.00
Annual advance amount	\$479,938.25

CMHC has reviewed the Municipality of the County of Antigonish's first annual report and has noted that in Year 1 several initiatives were delayed and milestones were behind schedule. However, through discussions with the municipality, we are satisfied that mitigating actions are being implemented, which are expected to result in the Action Plan commitments being fulfilled within the program timelines. As such, the second advance was made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Asset Management Plan

Developing an Asset Management Plan to highlight opportunities for additional housing development.

- Develop an inventory of municipal assets and their conditions, as well as identify infrastructure shortfalls and areas with additional capacity.
- Council will review, approve and implement the plan, which will include a strategic maintenance and replacement system for the assets as well as a funding plan.

Initiative	Due Date	Status
<b>Asset Management Plan</b>	<b>2025-07-15</b>	<b>Delayed*</b>
Milestones	Due Date	Status
Develop Asset Management Inventory	2024-12-31	Delayed*
Financial Planning	2025-04-15	Delayed*
Approval and Implementation	2025-07-15	Not Started

\*The timeline was delayed due to the Nova Scotia provincial election and staffing challenges. As of January 2025, the initiative is back on track with no major concern for impact on unit targets.

### Initiative 2: Modernization of the Permitting Process

Replacing the existing permitting process with an online portal to streamline the process for developers and public entities.

- Secure formal partnership agreements with the members of the Eastern District Planning Commission.
- The new platform will be developed and implemented by an external provider, following a request for proposals (RFP) process.

Initiative	Due Date	Status
<b>Modernization of the Permitting Process</b>	<b>2025-03-28</b>	<b>Delayed*</b>
Milestones	Due Date	Status
Partnership Agreements	2024-05-31	Completed
Procurement of Expertise	2024-07-31	Delayed*
Working Group and Portal Development	2024-11-29	Delayed*
Launch of Permitting Portal	2025-03-28	Delayed*

\* The timeline was delayed due to the Nova Scotia provincial election and staffing challenges. As of January 2025, the initiative is back on track with no major concern for impact on unit targets.

### Initiative 3: Source Water Protection

Identifying, protecting, and integrating new water sources to ensure services meet the demands of new housing growth.

- Issue water surveys, conduct testing of potential sources, and submit recommendations to Council for consideration.
- Amend planning documents, bylaws, and policies to recognize the new water source.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Source Water Protection</b>	<b>2026-02-01</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Identify Source Water	2025-05-31	On Track
Protection of Source Water	2025-11-19	Not Started
Amend Bylaws and Policies	2026-02-01	Not Started

### Initiative 4: Active Transportation Connector

Providing a designated trail system suitable for active transportation, including walking and bicycling, with connections to local services and amenities.

- The new active transportation system, including a crosswalk, will be constructed and promoted to residents through a communications campaign.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Active Transportation Connector</b>	<b>2024-11-30</b>	<b>Delayed*</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Permitting and Approval	2024-07-31	Delayed*
Construction and Connection	2024-11-30	Delayed*

\*The timeline was delayed due to the timing of the provincial election, as well as the provincial reassessment of the crossing and new requirements for construction.

### Initiative 5: Residential Improvement Bylaw

Remove barriers to construction by providing alternate payment options to developers for their property improvement fees.

- Developing a Residential Improvement Bylaw that includes definitions, payment options, requirements for applicant eligibility, and required documentation for applications.
- Council will review and approve the new bylaw followed by implementation and awareness campaign.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Residential Improvement Bylaw</b>	<b>2025-11-30</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Assess Existing Bylaws and Develop Options	2025-03-10	Completed
Develop Bylaw Amendments	2025-04-30	On Track
Approval and Implementation	2025-11-30	Not Started

**Initiative 6: Accessory Dwelling**

Allowing Accessory Dwelling Units (ADUs) as of right in more areas of the Municipality.

- Review and update planning and zoning documents to permit ADUs in strategic residential zones and allow a greater variety of housing types and number of residential units permitted on a lot.
- Once approved, a communication and education campaign will take place to inform residents of the zoning changes and encourage accessory dwellings as an alternative housing option.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Accessory Dwelling</b>	<b>2025-07-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Hire a Housing Coordinator	2024-05-15	Completed
Review of Municipal Planning Strategies and Zone Identification	2025-03-10	Completed
Introduce amendments that increase the variety of residential options, density and number of residential units permitted on a lot	2025-04-30	Delayed*
Approval and Implementation of MPS and Bylaw Amendments	2025-07-31	Not Started

\*Additional time was required for the consultants to complete the proposed zoning bylaw amendments.

**Initiative 7: Community Transit**

Providing residents with reliable options for community transit.

- Conduct a review and evaluation of current public transit offerings and provide recommendations on best practices, equitability, and accessibility improvements.
- Develop a plan and make recommendations to Council, and following approval proceed with implementation of changes.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Community Transit</b>	<b>2025-05-30</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Review and Evaluate	2024-09-30	Completed
Recommendation Implementation	2025-05-30	On Track

### **Initiative 8: Non-Profit Affordable Housing Grant Program**

Creating a grant program for non-profit organizations to build affordable housing in the municipality.

- Review best practices and work with the non-profit sector to develop the appropriate policy and approval framework to support the creation of affordable housing units.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Non-Profit Affordable Housing Grant Program</b>	<b>2025-05-31</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Grant Development	2025-04-08	On Track
Council Approval	2025-04-22	Delayed*
Program Launch	2025-05-30	Delayed*

\*Milestones were not yet started at the time of the municipality's annual report submission.