

HAF Agreement and Action Plan Summary Grand Falls-Windsor, Newfoundland and Labrador

Summary of Agreement Targets and Funding

Status as of March 25, 2025

Overall Permitted Unit Targets (3 years)	198
Units expected without HAF (baseline)	53
Units incented by HAF (HAF-incented)	145
Municipality's 10-year unit projection	1,117

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	198	34	23
<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 	121		8
<ul style="list-style-type: none"> • Other multi-unit housing units 	9		4
Affordable Housing Units	23		16

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	\$4,606,144.40
Annual advance amount	\$1,151,536.10

CMHC has reviewed Grand Falls-Windsor's first annual report and has noted that Year 1 permitted units were below the forecast, with some milestone delays noted. However, through discussions with the municipality, we are satisfied that mitigating actions are being implemented, and based on the town's development pipeline, we expect an increase in permitted units through Years 2 and 3. As such, we are satisfied that Grand Falls-Windsor is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Missing Middle

Allowing increased density on a single lot including promoting “missing middle” housing forms.

- Identify all areas subject to rezoning to eliminate single-residential zoning, permit more missing middle construction and multi-unit living, as well as high density areas.
- Permit 4 units as of right town wide within serviced areas.

Initiative	Due Date	Status
Missing Middle	2025-12-31	On Track
Milestones	Due Date	Status
Identify Zoning Restrictions	2024-04-15	Completed
Review Current Subdivision Agreements	2024-04-30	Completed
Rezoning Request	2024-05-31	Completed
Council approval	2024-06-30	Completed
Public Works & Development Committee	2024-09-30	Completed
Council Approval (Rezoning)	2025-07-31*	On Track
Permitting 4 units as of right town wide within services areas	2025-12-31*	On Track

*Milestone dates were extended to allow for Provincial review as required by legislation.

Initiative 2: Secondary Suites

Allowing residents to construct new homes on the same lot as the existing main dwelling.

- Staff will prepare and present documentation on secondary suites to the Public Works and Development Committee for review.
- Regulation changes will be subject to consultation with the public, review by provincial planners, public hearing and decision by Council.

Initiative	Due Date	Status
Secondary Suites	2025-07-01	On Track
Milestones	Due Date	Status
Staff Preparation	2024-04-30	Completed
Committee Discussion	2024-06-30	Completed
Regulation Change Process	2025-07-01*	On Track

*Milestone dates were extended to allow for Provincial review as required by legislation.

Initiative 3: Density Bonus

Introducing a density bonus and incentive program to encourage the development of more multi-unit dwellings.

- Town staff will develop a proposal for Council and seek funding to introduce the incentive program. Following Council approval, staff will promote the program and advertise the density bonus.

Initiative	Due Date	Status
Density Bonus	2024-10-31	Completed
Milestones	Due Date	Status
Concept	2024-03-16	Completed
Council Approval & Funding	2024-04-30	Completed
Implementation	2024-10-31	Completed

Initiative 4: Partnerships

Making municipal land available for affordable housing, in partnership with non-profit organizations such as Habitat for Humanity.

- Undertake a review of town assets suitable for such developments, including evaluating the land for municipal service connection, and appropriate size to accommodate the type of development.
- Develop a master list of sites for discussion with organizations selected by council for partnering for development.

Initiative	Due Date	Status
Partnerships	2025-06-30*	On Track
Milestones	Due Date	Status
Identification of potential development areas for this initiative	2024-03-15	Completed
Discuss opportunities with Organizations.	2024-06-30	Completed
Final Planning & Implementation	2025-06-30*	On Track

*The milestone date was extended pending ongoing work by partners beyond municipality’s control. This has also impacted the initiative completion date.

Initiative 5: Addressing Climate Change

Implementing storm retention and improving overland flow systems to ensure housing development can continue in existing subdivisions.

- Completion of a climate adaptation study.
- Undertaking an engineering assessment and design, followed by implementation and monitoring the construction to completion.

Initiative	Due Date	Status
Addressing Climate Change	2026-04-30*	On Track
Milestones	Due Date	Status
Climate Adaptation Study	2025-05-31*	On Track
Design	2025-10-31*	On Track
Implementation	2026-04-30*	Delayed

*Milestone dates were extended due to procurement requirements. This has also impacted the overall initiative completion date.

Initiative 6: Infrastructure Planning

Long-term infrastructure planning for the town's growth areas, including plans for all types of housing developments from low to high density.

- Identification of all areas of town that have the potential for large scale development.
- Council review and approval, leading to prioritization of the selected sites for engineering studies and infrastructure upgrades.
- Meeting with potential developers to identify areas of interest to start construction.

Initiative	Due Date	Status
Infrastructure Planning	2025-06-30	On Track
Milestones	Due Date	Status
Initial Planning	2024-03-31	Completed
Council Review and Approval	2024-05-31	Completed
Meeting Potential Developers	2024-12-31	Completed
Engineering Design	2025-06-30	On Track
Preparation of Projects	2025-06-30	On Track

Initiative 7: Brownfield Planning

Investigating options for the development of some land areas that are believed to contain contamination from past commercial or heavy industrial use.

- Explore options for land decontamination to support infill residential development, including potential for town acquisitions and decontamination.
- Complete a revitalization plan to incentivize the development of land that is identified as having strong potential.
- Conduct Environmental Assessments to help narrow down potential areas that are more feasible to plan and develop.

Initiative	Due Date	Status
Brownfield Planning	2026-12-31	On Track
Milestones	Due Date	Status
Initial Planning	2024-06-30	Completed
Develop a Revitalization Plan	2024-12-31	Completed
Environmental Assessments	2025-10-31	On Track
Promote the Brownfield Plan	2026-12-31	Not Started