

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

Summary of Agreement Targets and Funding

Status as of March 24, 2025

Overall Permitted Unit Targets (3 years)	796
Units expected without HAF (baseline)	570
Units incented by HAF (HAF-incented)	226
Municipality's 10-year unit projection	1,240

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	796	265	271
<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 	361		174
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		0
Affordable Housing Units	9		0

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	\$5,968,851.60
Annual advance amount	\$1,492,212.90

CMHC has reviewed Municipality of the County of Kings' 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: Encouraging construction of Accessory Dwelling Units (ADUs)

Construction of ADUs will be encouraged within the growth centres of the municipality.

- Council approval of expanded zoning permissions for ADU.
- Updating permitting program to enable issuance of permits and tracking data for ADUs.
- Communication, promotion and social media campaign to promote new program.

Initiative	Due Date	Status
Encouraging construction of Accessory Dwelling Units	2024-12-31	Completed
Milestones	Due Date	Status
Approval of Accessory Dwelling Units by Council	2024-05-31	Completed
Implementation of Changes to Planning Documents & Permitting Processes	2024-06-30	Completed
Initiate Communications Plan, Promotion and Education Campaign to public for Accessory Dwelling Units	2026-12-31	Completed

Initiative 2: Promotion of Alternative Forms of Housing Construction

Raising awareness around the benefits of alternative forms of housing to help counter construction labour force shortage in the Municipality.

- Modular, manufactured and prefabricated construction will be promoted as they have notable benefits such as cost effectiveness, adaptability to various sites and ease of installation.
- Development and implementation of communication, promotion and social media campaign.

Initiative	Due Date	Status
Promotion of alternative forms of housing construction	2025-01-31	Completed
Milestones	Due Date	Status
Develop a Communications, Promotions, and Education Plan	2024-06-30	Completed
Implementation of Communications, Promotions, and Education Plan	2025-01-31	Completed

Initiative 3: Implementing new/enhanced processes or systems such as case management, e-permitting, land & building modelling. Streamline permitting processes & enhance customer support services

Implementing new and enhanced processes to improve municipal permitting and inspection to enhance certainty in the approval process.

- A new Manager of Permitting will be recruited.
- New e-permitting software and processes will be implemented.

Initiative	Due Date	Status
Implementing new/enhanced processes or systems such as case management, e-permitting, land & building modelling. Streamline permitting processes & enhance customer support services	2026-02-16	On Track
Milestones	Due Date	Status
Recruitment of Manager of Permitting	2024-10-31	Completed
Replacement Software for Permitting	2025-10-31	On Track
Implementation of New Processes	2026-02-16	Not Started

Initiative 4: Small Scale Pre-Approved Building Plans for Accessory Dwelling Units

The Municipality will develop building plans for ADUs that meet the requirements of the Nova Scotia Building Code Regulations and make them available to the public at no cost.

- Creation of at least two architectural designs for ADUs that are Building Code compliant and enable a fast track for these units to receive building permits.
- Development and implementation of a communication plan and media release for public awareness.

Initiative	Due Date	Status
Small scale pre-approved building plans for Accessory Dwelling Units	2025-01-31	Completed
Milestones	Due Date	Status
Design Municipal Pre-approved Building Plans	2025-01-31	Completed
Preparation of Communication Plan for Pre-Approved Plans to Public	2025-01-31	Completed

Initiative 5: Partnering With or Incentivizing Non-Profit Housing Providers to Preserve and Increase the Stock of Rental Housing

Encouraging non-profit organizations through incentives to build rental housing within the Municipality.

- Financial barriers for non-profit housing providers will be reduced via tax exemptions and other similar incentives after a review and update to existing bylaws and policies.
- Development and implement a communication plan.

Initiative	Due Date	Status
Partnering with or incentivizing non-profit housing providers to preserve & increase the stock of rental housing	2025-12-31	On Track
Milestones	Due Date	Status
Review, update and create municipal bylaws and policies	2025-03-31	Completed
Internal Processes, Systems review/upgrades, and Staff Training	2025-06-30	Completed
Communications Plan	2025-12-31	On Track

Initiative 6: Investigations and Implementation of Incentive and/or Disincentive Programs to Encourage Rapid Development of New Housing

The Municipality will review best practices for the creation of new mechanisms to encourage rapid development of housing.

- Review industry standards for financial incentive programs for affordable housing and for accessory dwelling units, and determine an appropriate structure to implement them in the Municipality.
- Review and update the Wastewater Sewer By-law to disincentivize keeping sewer serviced lots vacant and incentivize lot development and sewer connection.
- Investigate and/or implement incentive programs promoting low carbon & climate resilient communities including solar and/or wind generation opportunities, replacing oil furnaces with heat pumps and investigate planning document amendments that would incentivize the installation of electric vehicle charging stations.

Initiative	Due Date	Status
Investigations & implementation of Incentive and/or Disincentive programs to encourage rapid development of new housing	2026-12-31	Completed
Milestones	Due Date	Status
Incentive program for Accessory Dwelling Units	2025-03-31	Completed
Incentive program for Affordable Housing	2025-03-31	Completed
Incentives & disincentives, & fee structures to discourage unit vacancy, underdeveloped & idle lands, & low density forms of housing	2025-03-31	Completed
Incentives to establish low carbon & climate resilient communities	2026-12-31	Completed

Initiative 7: Allowing Increased Housing Density (increased number of units and number of storeys) on a Single Lot Including Promoting “Missing Middle” Housing Forms

Expansion of zoning permissions to enable additional development on underdeveloped, low density lots.

- The Municipality will enable 4 units per residential lot as-of-right within R1 and R2 zones serviced by central sewer, while R3 lots will allow up 12 units and R4 lots will have no unit limit.
- Council approval and implementation of changes to planning documents.
- Communication, promotion and social media campaign.

Initiative	Due Date	Status
Allowing increased housing density (increased number of units & number of storeys) on a single lot including promoting “missing middle” housing forms	2026-02-16	On Track
Milestones	Due Date	Status
Council approval of Proposed Amendments to Planning Documents	2024-05-31	Completed
Implementation of Changes to Planning Documents & Permitting Processes	2024-06-30	Completed
Initiate Communications Plan, Promotion and Education Campaign	2024-12-31	Completed
The Municipality will enable 4 units per residential lot as-of-right within urban areas serviced by central sewer.	2026-02-16	On Track