



## **NOTICE**

- MEETING:** St. Mary's Municipal Council  
Special Council Meeting
- DATE:** Wednesday, September 20<sup>th</sup>, 2023
- PURPOSE:** Renewable Energy
- TIME:** 5:00 pm
- PLACE:** St. Mary's Municipal Office  
Council Chambers, Sherbrooke, NS

**Please Advise If Unable To Attend**



# Municipality of the District of St. Mary's

Special Council Meeting  
Wednesday, September 20<sup>th</sup>, 2023

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*We acknowledge that we are gathering in Mi'kmaqi the traditional unceded territory of the Mi'kmaq people.*

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Other Matters Of Business
  - a. Renewable Energy – Provincial Initiatives

Adjournment



# Municipality of the District of St. Mary's

Special Council Meeting

Wednesday, September 20<sup>th</sup>, 2023

*We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.*

## 1. Meeting, Date & Time:

Warden Wier called the Special Council Meeting of the St. Mary's Municipal Council to order on Wednesday, September 20<sup>th</sup>, 2023, at 5:25 p.m. in Council Chambers, Sherbrooke, NS.

## 2. Attending:

Warden Wier

Councillor Mailman

Deputy Warden Fuller

Councillor Malloy

Councillor Harpell

Councillor Zinck

Councillor Baker

## Also Attending:

Doug Patterson, Chief Administrative Officer (CAO)

Marian Fraser, Director of Finance (DOF)

Jadzia Graham, Interim Municipal Clerk

## 3. Approval of the Agenda

*On the motion of Councillor Harpell, and seconded by Councillor Baker, Council approved the agenda as presented.*

***Motion approved.***

## 4. Other Matters of Business

### a. Renewable Energy – Provincial Initiatives

Based on the staff report presented to council at the COTW earlier this afternoon it was recommended that the Council approve the following motion in support of renewable energy.

The Municipal Council for the Municipality of the District of St Mary's supports renewable and green energy including all the following:

Onshore Wind Energy

Offshore and Nearshore Wind Energy

Green Hydrogen Production

Remnant Wood Materials

Further, that Municipal Council supports the use of Provincial Crown Land for the development of renewable and green energy.

*On the motion of Councillor Baker, and seconded by Councillor Malloy, Council approve the motion that the Municipal Council of the District of St Mary's supports renewable and green energy including all of the following: Onshore Wind Energy, Offshore and Nearshore Wind Energy, Green Hydrogen Production, and Remnant Wood Materials, further, that Municipal Council supports the use of Provincial Crown Land for the development of renewable and green energy.*



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***Motion approved.***

## **Adjournment**

*On the motion of Deputy Warden Fuller, and seconded by Councillor Baker, there being no further matters of business, Council adjourned at 5:26 p.m.*

***Motion approved.***

*Jadzia Graham*

Recorded By

Jadzia Graham, Interim Municipal Clerk

*W. Wier*

Approved By

Warden Wier

## Update on CMHC Housing Accelerator Fund (HAF)

### Economic Development

#### SUMMARY

The Municipality of the District of St. Mary's will aim to increase housing in the Municipality by applying for Housing Accelerator Fund. Increasing housing diversity, availability and property assessments connects directly to the St. Mary's Ten-Year Strategic Plan, Municipal Planning Strategy, with milestones that connect with Active Sherbrooke Plan, Land Development Committee Recommendations, and Climate Change Action Plan.

The deadline for Small/ Rural and Northern Communities has been extended to September 29, 2023. CMHC has performed a review of the Action Plan deeming it to be sound and viable with valuable feedback regarding milestones, timing, and housing categories. After discussions with CMHC reviewer, staff will incorporate this feedback into an updated submission.

#### BACKGROUND

In the 2022 federal budget, the Government of Canada announced \$4 billion in new funding to create a Housing Accelerator Fund (HAF), with municipalities as the primary target recipients. On July 4, 2023, the Government of Canada announced the launch of the Housing Accelerator Fund (HAF), with applications originally due August 18, 2023. The HAF has three primary support objectives:

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities

There are four (4) main requirements of HAF Program:

- **Develop** an action plan as part of our HAF application. The purpose of the action plan is to outline supply growth targets and specific initiatives to grow housing supply and speed up housing approvals.
- **Commit** to a housing supply growth target within the action plan that has an **Annual Growth Rate percentage change of least 10%** (projected increase in housing supply growth rate) from the baseline of the previous five-year average permitted dwelling units. **The Annual Growth Rate**

**must also exceed 1.1% per year** (Projected average annual housing supply growth rate with HAF).

- **Complete** a housing needs assessment report. (**Completed July 2023 by Province**).
- Must also **adhere** to the reporting requirements of the program.

The **goal**, should we receive the Housing Accelerator Funding, is to create twenty **(20) additional permitted units** over the next three years.

## CONSIDERATIONS

Staff have prepared a Housing Action Plan, the targets set meet the growth rate requirements, the housing needs assessment has been completed by the province, and Staff will ensure that reporting requirements are adhered to. Staff have calculated dwelling unit projections based on priority of Council to increase housing stock across the continuum and particularly the missing middle.

Discussions with CMHC regarding the submission provided feedback and opportunities to strengthen the application to which Staff have integrated. **One initiative has been added while others have been strengthened.** The housing categories were also clarified resulting in an increase in the final funding calculation.

## HAF Action Plan Housing Initiatives

### 1. Infrastructure Growth Viability Assessment (Water and Wastewater)

Aligned with CMHC initiative:

*Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment.*

Milestone 1: Capacity, efficiency and growth viability assessment of water and wastewater utilities including distribution and source water with the perspective of climate change and adaptations.

Milestone 2: Issue phased RFPs for priority improvements identified as barriers to new housing units in the Milestone 1 Assessment.

Milestone 3: Completion of priority improvements identified as barriers to new housing units in Milestone 2.

## 2. Permitting Enhancements of Processes, Policies and Resources

Aligned with CMHC initiative:

*Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling.*

Milestone 1: Investigate opportunities for shared services with neighboring municipality through additional personnel supports, new software including e-permitting, and enhancing processes and streamlining services.

Milestone 2: Purchase, create and implement policies and procedures for process streamlining and integration of new e-permitting software.

Milestone 3: Add affordable housing incentives/ triggers from Initiative 4 into new processes, services and e-permitting system.

## 3. Capacity Building through supporting Non-Profit Housing Association(s)

Aligned with CMHC initiative:

*Partnering with non-profit housing providers to preserve and increase the stock of affordable housing.*

Milestone 1: Assist the local housing network in becoming a non-profit organization and information depository for housing and housing related resources for Guysborough County.

Milestone 2: Identify and create suitable partnerships with a non-profit housing association(s) and contribute financially to assist with a living wage employment position with non-profit housing association(s).

Milestone 3: Facilitate and create partnerships with Housing Developers, Planners/ Architects and Non-profit Housing Association(s) to create a new neighbourhood plan in the Municipality that includes requirements for net-zero or regenerative affordable housing.

## 4. Affordable Housing Incentives

Aligned with CMHC initiative:

*Encourage Accessory Dwelling Units- a second smaller unit on the same property as a primary unit.*

Milestone 1: Develop a Municipal incentive program to encourage building and using existing secondary units as a primary unit that aligns with federal and provincial housing programs while maintaining compliance with the Municipal Government Act (MGA).

Milestone 2: Host information sessions regarding the incentive and associated benefits of small-scale landlord/ affordable housing ownership and building accessory dwellings.

Milestone 3: Analyze and update fee structure to identify opportunities for inclusion of incentives for deeply affordable units (approx. 65% of affordable).

## 5. Coastal and Watershed Planning with Climate Change Mitigation and Adaptation.

Aligned with CMHC initiative:

*Implementing measures to address or prevent flood plain or climate change risk for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas.*

Milestone 1: Use completed Phase 2 flood line and hazard mapping to create/ host/ attend regional solutions sessions, public and stakeholders and rights-holders engagement sessions.

Milestone 2: Conduct review of Land Use By-law to determine risk level to current zoning, assets and property across the municipality based on Phase 1 & 2 of the Eastern Shore Flood Line Mapping Project.

Milestone 3: Create action plan for Flood Risk and Hazard zones including mitigation, adaptation, and Land Use By-law adjustments; informed by regional solutions sessions, public and stakeholders and rights-holders engagement sessions.



## 6. Recovery of Underdeveloped and Idle Land

Aligned with CMHC initiative:

*Implementing disincentives, costing or fee structures to discourage such things as unit vacancy, underdeveloped/idle land, and low-density forms of housing.*

Milestone 1: Research and create Municipal policy for dangerous and unsightly premises.

Milestone 2: Conduct assessments and compile list of properties deemed dangerous and unsightly. Create report outlining actions with assistance of potential personnel support from Initiative 3.

Milestone 3: Make vacant land and underused units available by policy requirements that would include demolition of dangerous and unsightly buildings which would the either go to market or collections as per Nova Scotia Municipal Government Act Section 134 Tax Sale.

### CMHC HAF Program Budget October 2023 to March 2026

#### Revenue

Base CMHC Funding	400,000
Funding Based on Housing Type	216,000
Affordable Housing	159,560
<b>Total HAF Revenue</b>	<b>\$ 775,560</b>

#### Expenditures

Initiative #1	307,186
Initiative #2	119,924
Initiative #3	59,182
Initiative #4	25,600
Initiative #5	20,000
Initiative #6	11,000
Contingency/Project holdback	232,668
<b>Total HAF Expenditures</b>	<b>\$ 775,560</b>

## RECOMMENDATIONS

1. *Direct the Chief Administrative Officer to submit the Final Housing Accelerator Fund Action Plan that includes the six initiatives as outlined in the staff report on September 20<sup>th</sup>, 2023, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Municipality's application under the Housing Accelerator Fund program.*