



Subject: *Accessory Dwelling Units - Fee Waiver*
To: CAO for Planning Advisory Committee, April 16, 2024
Date Prepared: April 8, 2024
Related Motions:
Prepared by: John Woodford, Director of Planning & Development
Approved by: John Woodford, Director of Planning & Development

Summary

This report deals with a proposed waiver of building permit fees in accordance with the recent Housing Accelerator Fund (HAF) funding agreement between the municipality and CMHC. The waiver would last until December 31, 2026.

Financial Impact Statement

Waiving fees for approximately 20 building permits will result in about \$6000 in lost revenue.

Recommendation

That building permits fees related to accessory dwelling units be waived until December 31, 2026

Recommended Motion

That Planning Advisory Committee recommends that Council authorize the waiver of building permit fees for Accessory Dwelling Units until December 31, 2026.

Background

In the recent Housing Accelerator Fund (HAF) funding agreement between the municipality and the Canada Mortgage & Housing Corporation (CMHC), one of the projects that the municipality committed to is the promotion of accessory dwelling units. In addition to promotion, the municipality also committed to waiving building permit fees until the end of 2026.

This report provides background on accessory dwelling units and proposes the implementation of the fee waiver as outlined in our HAF agreement.

Discussion

East Hants began permitting accessory dwelling units in 2016. They are permitted generally wherever a single unit dwelling is permitted. ADU's can come in the form of a secondary suite, garage suite or garden suite as shown here:



ADU's can be up to 80% of the floor area as the main dwelling. ADU's are seen as a way to introduce gentle density increases into established neighbourhoods without the need for additional infrastructure. ADU's also provide much needed housing that can be more affordable than other forms of housing.

East Hants has issued permits for 12 accessory dwelling units over the past two years and can expect about 20 permits to have the fee waiver over the time commitment in the HAF Agreement. A typical permit cost for an ADU would be \$300.00. As a result, this fee waiver would be expected to cause \$6000 in lost revenue.

