



Village of Kingston
655 Main Street PO Box 254
Kingston NS B0P 1R0

ph 902 765-2800
fx 902 765-0807

August 8, 2024

Commissioner W. Fowler
Commissioner M. Bishop
Commissioner N. Larder
Commissioner L. Avery
Commissioner M. Travis

Dear Commissioner Members:

Attached for your review is the Agenda for the regular Village meeting scheduled to take place on Thursday, August 8, 2024.



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REGULAR COMMISSION MEETING August 8, 2024

AGENDA

1. Review of Minutes of Meeting held July 17, 2024
2. Business Arising from the Minutes
3. Consent to Agenda Items
4. Departmental Reports
 - i. Wastewater
 - ii. Public Works
 - iii. Recreation
 - iv. Community Development
5. Committee Reports
 - i. Steer BBQ
 - ii. JAAC - Joint Accessibility Advisory
 - iii. Kingston Area Advisory
 - iv. Audit Committee
 - v. Soldiers Memorial Hospital Foundation
 - vi. ANSV - Association of Nova Scotia Villages
6. Clerk's Report
7. Correspondence
8. In-Camera Discussion (if required)
9. Adjournment



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KINGSTON VILLAGE COMMISSION

MINUTES OF THE COMMISSION MEETING OF JULY 17, 2024

COMMISSION:

Wayne Fowler - Chair
Mike Bishop – Vice Chair
Maggie Travis
Neil Larder
Lauren Avery

Mike McCleave – Clerk/Treasurer
Janice Knickle – Administrative Assistant

GUEST:

Martha Armstrong – Councillor District 4, Municipality of the County of Kings

OPENING

Chair called the Regular Session meeting to order at 7:00pm.

COUNTY UPDATE

Councillor Armstrong provided the following update:

- Committee of the Whole met and had first reading on a bylaw to bring in a deed transfer tax for purchased properties. This could be a revenue source for a possible recreational facility in the county. The rate ranges from 0 to 1.5% in other municipalities.
- Started first reading on a bylaw for a peace program. A clean energy company would work with residents to make their homes more efficient with heat pumps, insulation etc. The county would finance it through their tax bills.
- A Village/County meeting will be held in September to discuss the County taking back the preparation/issuing of village property taxes. The other agenda item will be the future distribution of gas tax/Canada Community-Building Fund (CCFB) to villages.
- Nominations for council/mayor close September 9th. Councillor Armstrong will begin campaigning in September. The municipal election voting dates are from the October 10th to 19th.
- Chair asked if Councillor could send a message that the paving at the right turning lane at Bridge St and Main St has long been in bad condition and needs to be repaired.

The Nova Scotia government recognizes the importance of advancing equity and anti-racism and wants villages to have a plan written and in place by April 1st, 2025. The Commission asked if the county will be spearheading the making of this standard plan with the villages and combining with the Joint Accessibility Advisory Committee (JAAC).

Councillor Armstrong advised village to contact Lexi Burgess to see if the Office of Equity Anti-Racism will be included with the JAAC.

REVIEW OF MINUTES

Chair asked for a review of the June 13, 2024, Regular Session meeting minutes.

ON MOTION OF COMMISSIONER LARDER AND COMMISSIONER TRAVIS, THAT THE COMMISSION APPROVE THE REGULAR SESSION MEETING MINUTES OF JUNE 13, 2024, AS PRESENTED. MOTION CARRIED.

BUSINESS ARISING FROM THE MINUTES

Festivals and Community Event Funding

7Arts will receive \$40 per event if all 8 events take place at the Kingston Farmer's Market.

Business Group

It appears that no business wants to take on running a business group so the Village will not actively pursue it. Clerk will reach out to Valley REN for an update.

Oakhurst Subdivision Greenspace

Now that Steer BBQ is over, staff and commission will actively discuss it and then involve a community-based focus group from that area.

Steer BBQ Volunteers

Chair applauded all the Steer BBQ volunteers for their hard work and will send a letter on behalf of the commission.

CONSENT TO AGENDA ITEMS

Chair asked for any additions to the agenda. No additions.

ON MOTION OF COMMISSIONER AVERY AND COMMISSIONER LARDER THAT THE COMMISSION APPROVE THE AGENDA, AS PRESENTED. MOTION CARRIED.

DEPARTMENTAL REPORTS:

ENVIRONMENTAL SERVICES – See Full Report

Oil Spill

The oil spills, caused by an unknown driver, along Bridge St and into one of the Village's parking lots had to have sand added by the fire department. The village incurred a \$2,000 cost of hiring Loomer's Pumping Service to clean up the sand/oil spill. The RCMP requires a freedom of information request to find out who was responsible to get reimbursed by the insurance company.

Treatment Plant Permit to Operate

The Village has a Level 1 Collection operator and two Level 2 Treatment operators. Now, with the changes, the Village will require a Level 2 Collection operator, which will take a few years and is acceptable to the Department of Environment.

PUBLIC WORKS – See Full Report

Public Works Staff

Commission thanked public works staff for all their hard work preparing the Village for Steer BBQ.

Hanging Baskets

The flower beds look great, but the hanging baskets are not looking as good as past years. Staff may look at buying hanging baskets from another greenhouse next year. Commission may discuss getting a greenhouse in the next capital budget.

Flooding on East Main

The large rain event on July 4th was a learning curve regarding the ditches flooding next to the new sidewalk on East Main and making sure to clear debris from the storm grate.

New Crosswalk on Bridge St

The Village is getting price quotes for installing the new crosswalk on Bridge St. The project should be completed in August.

RECREATION – See Full Report

Tennis Court Resurfacing Request

The pickleball group is asking for a resurfacing of the tennis court. They have been advised that it is in year 4 or 5 of the capital budget.

Trees Beside Mural

Commission would like to have a few trees removed on the west side of the trail mural, for better visibility.

COMMUNITY DEVELOPMENT – See Full Report

July is a busy month for staff involved in Steer BBQ planning/preparation.

Steer BBQ Movie Night

The new larger screen worked very well to show the movie in the arena.

Business Community Engagement

Commission would like to have Community Development staff involved in engaging the local businesses to enliven the community, such as the Christmas wreath contest, and include social media posts regarding new businesses.

COMMITTEE REPORTS:

Steer BBQ

Commission would like to have a thank you message on the LED sign to all the Steer BBQ volunteers. Steer BBQ discussion will take place after the committee has had their wrap-up meeting in September.

Joint Accessibility Advisory Committee (JAAC)

N/A

Kingston Area Advisory Committee (KAAC)

N/A

Audit Committee

N/A

Soldiers Memorial Hospital (SMH) Foundation – Dr. Recruitment Committee

See Clerk's Report

Association of Nova Scotia Villages (ANSV)

N/A

CLERK REPORT – See Full Report

Highway 101 Sign

After a discussion, Commission agreed the original artwork for the sign did not transition well for the highway sign. This project has already been approved in the capital budget by the Commission, but it will be tabled to a future meeting. Commissioners Avery and Travis will explore other options.

Second Signing Authority

Commission agreed to have Vice Chair Bishop be the second cheque signing authority.

ON MOTION OF COMMISSIONER LARDER AND COMMISSIONER AVERY THAT COMMISSIONER BISHOP BE THE SECOND SIGNING AUTHORITY. MOTION CARRIED.

Festivals and Events Funding Request

Autism NS – Annapolis Valley Chapter applied for \$1,000 through the Village's Festival and Community Events Funding Policy for their Autos for Autism event on July 21st.

ON MOTION OF COMMISSIONER BISHOP AND COMMISSIONER TRAVIS THAT THE VILLAGE COMMISSION APPROVE \$450 FOR THE AUTOS FOR AUTISM EVENT ON JULY 21ST. MOTION CARRIED.

Equity and Anti-Racism Plan

The province is requiring Villages to have a plan in place by April 1st, 2025. Commission would like to have it be a group effort and included with the Joint Accessibility Advisory Committee, lead by the County of Kings. Commission will review the documents.

Property Tax Billings

The County of Kings has asked to take back the collection of taxes on behalf of the Village of Kingston, due to confusion for residents. After a discussion, Commission agreed the Village will continue to collect its own taxes. Staff will provide more information going forward for the residents regarding the two tax bills.

Canada Community-Building Fund (CCFB) County Proposed Changes

Gas tax allocation is a very important part of the Village's budgetary process. It allows the Village to plan for major infrastructure projects such as sewer and sidewalks. The proposed changes will be discussed at the September meeting with the County.

COMMITTEE APPOINTMENTS:

Soldiers Memorial Hospital Foundation - Commissioner Fowler

Dr. Retention and Recruitment – Commissioner Fowler/Commissioner Travis

Steer BBQ – Commissioner Avery/Commissioner Travis (Commissioner Larder will continue with the cooking of the steer)

Kingston Area Advisory (KAAC) – Commissioner Fowler/Commissioner Larder/Commissioner Avery

Joint Accessibility Advisory (JAAC) – Commissioner Bishop/Commissioner Travis

Audit Committee – Commissioner Fowler/Commissioner Bishop

Association of NS Villages (ANSV) – Commissioner Larder

ASSET MANAGEMENT PLAN

Many levels of government are not looking far enough into the future or saving enough money to plan for infrastructure replacement down the road. The asset management plan is to take all assets and put a lifespan on it. The Village has been advised that its existing reserves contribution amount of \$400,000/year is not enough. It should be more like a million dollars a year for future infrastructure replacement. There should be a plan for the maintenance and replacement of all capital budget projects.

More details will be provided at the information session. There may also be a public session meeting.

Capital Projects – See full report.

STP Flow Meter

The flow meter will cost approximately \$2,000 to be installed. The connection to the SCADA system has been quoted at \$7,759 + HST by Pennecon.

ON MOTION OF COMMISSIONER BISHOP AND COMMISSIONER LARDER THAT THE VILLAGE COMMISSION APPROVE THE QUOTE OF \$7,759 + HST FROM

PENNECON TO HAVE THE STP FLOW METER CONNECTED TO THE SCADA SYSTEM. MOTION CARRIED.

STP Ventilation Tender

The Village received only one tender on July 12th. It was budgeted at \$303,500 and it came in at \$376,860 + HST. In the past few years, the Village has not been receiving many tender bids for its major projects and the costs have been much higher than budgeted for.

ON MOTION OF COMMISSIONER LARDER AND COMMISSIONER AVERY THAT THE VILLAGE COMMISSION ACCEPT THE TENDER BID OF \$376,860 + HST FROM MID VALLEY CONSTRUCTION TO BE FUNDED THROUGH THE RESERVES FUND. MOTION CARRIED.

There will be one more tender issued this year for the new crosswalk installation on Bridge St.

CORRESPONDENCE:

Change of Command Ceremony at 14 Wing Greenwood

Chairperson Fowler and Commissioner Travis will attend the ceremony on August 23rd at 10am.

Letter from Kelly Hutton (for the Walker Brook Community Association)

On behalf of the Walker Brook Community Association, Kelly Hutton has made requests for:

- A painted, solar powered crosswalk with warning system installed at Brookside Drive on Main Street for the residents on either side.
- Move the west bound 80km speed sign 30 meters further west.
- Install a digital speed sign for traffic coming into Kingston from the west, set to 60km/hour.
- Install an asphalt apron on the south side of Hwy 1 and a 1.5-meter-wide connector from the apron to the Harvest Moon Trail.

After a discussion, Commission agreed that having a crosswalk where there are no sidewalks on either side and a paved path up to the trail are not ideal or long-term solutions. The commission agreed to advise the association that they are looking at options to extend the sidewalk on the north side of Main Street to the new development.

ADJOURNMENT

As there was no further business to discuss, Commissioner Avery moved to adjourn the meeting at 10:10pm.

COMMISSION CHAIRPERSON

CLERK/TREASURER



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REPORT TO VILLAGE COMMISSION

From: **Danny Lundrigan, Public Works Supervisor**
Date: **August 8, 2024**
Re: **Environmental Services Report**

Sewer Collection System

Sewer Call

July 25 Staff received call from office that resident on Park Rd had sewer backing up into their basement. Staff checked main sewer line close to resident, and main line was backed up. Staff retrieved sewer rods and auger machine and cleared blockage.

Line was plugged with rags, the same as last time almost a year ago and in the same proximity. Staff will arrange to have sewer main excavated in the general area and check to see what the ongoing problem is.

Blockage was relieved within 30 minutes of resident call.

Magee Dr Sewer Call

July 26 staff received call from office regarding resident at 1471 Magee Dr asking why they have 2 sewer pipes leaving the home. Staff checked main sewer which was all replaced in the last 5 years, and line was clear.

Resident described where the 2 pipes leave the house and that the one giving them back up trouble is just for the washing machine. Staff explain to the new owners that when contractors replaced the main sewer, they had missed the sewer service coming out the back of the house, and that it had backed up a few years later because pipe was not connected to sewer main. That problem was solved when contractor replaced sewer from house and connected into sewer main.

Staff decided to hire plumber with video camera to make sure laundry room pipe was connected to the Village sewer line. Plumber had to auger line to remove solids build up and, after line was clear, video did show extra line from house was connected to sewer.

KN 2 Lift Station Panel Delivery

July 23 control panel for KN 2 capital lift station upgrade was delivered. Staff are still waiting on discharge flanges that did not come with pumps. Staff are planning to install sometime in September.

Treatment Plant

Permit to Operate

As reported last month, there was some delay in getting 10-year Permit to Operate but did receive permit shortly after last month's meeting. One of the new changes was to have a Residual Management Plan. Staff have drafted plan and will be passing on to Environment & Climate Change.

Level 1 Collection Certificate

Staff received email from Environment explaining that the current level 1 Collection certificate is good until expiry date which is April 2027. By that time Steve Mosher should have the Level 2 Collection Certificate as per required in Permit to Operate.

Aerator Maintenance

Staff changed out aspirating aerators shaft bearing kits, which is done every 2-years. Bearing was purchased in February of this year in anticipation of bi-annual aerator maintenance. Bearings had significant wear, which is to be expected for units that run 24/7 365 days a year.

UV Sensor Trouble Shooting

Staff contacted electrician to troubleshoot UV lights sensor for UV Intensity reading. New panel parts were installed and sensor is now giving a UV Intensity reading.

Capital Treatment Projects

To date, staff have received no schedule from MVC for the 2 capital projects that were awarded to MVC. Projects are installation of pump chamber to prevent UV Room from flooding in extreme weather events of spring thaw.

Government funding sign was installed at the end of Windsor St for capital treatment plant upgrades.



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REPORT TO VILLAGE COMMISSION

From: **Danny Lundrigan, Public Works Supervisor**
Date: **August 8, 2024**
Re: **Public Works Report**

Steer BBQ Clean Up

Staff used tractor to clean up sand from BBQ pit after BBQ weekend. Tractor was also used to load up 14 Wing tables and chairs onto truck. Tennis nets were put back up and barricades were stored away. Portable staging was dismantled, and part of stage stored away. The other sections of portable staging were picked up by the Village of Greenwood public works department for Rib Fest. Staging has since been returned and is in storage.

Quote/Design Permanent Staging

As reported last month, staff asked local contractor to measure up existing portable staging and give quote/ design for building permanent staging. Design and quote were received for Village Commission to review.

Bridge St Crosswalk Tender

Staff have been working on draft to contract out concrete pad installations for new crosswalk on Bridge St. The job consists of cutting curb and sidewalk on west side of street and installing concrete pad with metal plates on both sides of Bridge St.

Broken Door Set/ Ravenwood Equipment Room

Staff replaced door set that was smashed off over recent long weekend.

Hanging Baskets

Staff have been working tenaciously on deadheading flowers in hanging baskets and removing dead flower clusters to help with growth. This, combined with dryer weather, has allowed for regular watering with fertilizer and allowed baskets to fill out a little better.

Ongoing Maintenance

Public Works staff have been extremely busy watering and fertilizing flowers, weeding, and mowing and trimming grass throughout the Village.



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REPORT TO VILLAGE COMMISSION

From: **Elizabeth Wright, Recreation Coordinator**
Date: **August 8, 2024**
Re: **Recreation Report**

Recreation/ OH&S

- The new pickleball lines are getting great use!
- The Hop-On Bicycle Program is going well with 12 participants signed up.
- We have seen an increase in lawn game use this summer compared to last year. A few odd pieces have gone missing.
- Met with Wil with Community Development staff. He leads nature-based wellness programs, such as forest bathing. We hope to set up a few programs this year partnering with 14 Wing.
- Arranging a few sensory skates in the fall with the "Include Me!" organization. Will also have a few with Autism NS.
- Discussing adult skating plan for the fall, and the free skates.
- Gained access to Udisc app control for the disc golf course. Updated the name to: Ravenwood DiscGolfPark course (Kingston).
- Working on updating a program/group list to have for the community. This will include the exercise programs/sports groups and more!
- Working with community development staff to create a job description to define the scope of work needed for that role. The title of the position might change after more discussion.
- The Terry Fox run will be held on Sunday, September 15th starting at 1:00pm in the G.W. Sampson's parking lot. Have a volunteer meeting scheduled for the end of August; Pat Nixon and the Kingston Lion's usually help with this event too.

Fitness Classes/ Programs

- Lisa continued to do Yoga in the Park over the summer. She will start a 6-week class in September. She will handle all the registrations etc. on her own.
- Karen will start the 50+ fitness class on Tuesday, September 10th. This year we are not going to allow drop-ins to try to keep the numbers down. All participants will have to come sign up at the Village office first, fill out the waiver and fitness questionnaire, and we will try to track numbers/ day, and will see if they plan to attend either the Tuesday or Thursday class. They can buy the fitness passes here as well; 10 for \$40, and 20 for \$80, the same price as last year.

- Sandye will start her class on Wednesday, September 11th. We are still finalizing details but will most likely be 2 nights a week, Mondays, and Wednesdays. Sandye is looking to include a bootcamp style, and a bit of yoga/ class, and this will extend the class by 15 mins. (45mins bootcamp, 30 mins yoga). We will start up the pass card option again for Sandye's class with a drop-in fee option as well.
- For Village paid instructors, we have discussed and will be increasing their wages to \$30/hour, but will no longer cover half of their first aid etc.

Day Camp

- Day camp has been going very well! Supervisor Anna is leading the team and doing a great job engaging and pushing the counsellors into leadership roles as well. They are working well as a team, and all the kids have been having a great time!
- They have gone on a few daytrips this summer to Stronach Park, 7arts, the library and more! They have had visitors as well from the Annapolis Valley River Project, pirates and others.
- They have weekly theme days; water play and circle games. They have been using the shaded tree area by the volleyball court this year as well to keep cool!
- We have had 2 kids with an EA this summer as well.
- We have had a junior lead join us this summer, Rachel. She is having a good summer and is leading some games and crafts with the kids. She has been with us weekly, for 1 full day, and a half a day/ week (7.5 hours a week). Total will be about 60 hours. We will be compensating her with a \$300 cheque as a thank you for her help this summer.

Seniors Summer Social

- The social went well. Liz, Wayne Fowler, Brian Banks from Greenwood, and MLA Chris Palmer all said a few words at the start of the event. Gave away a total of 10 door prizes to the seniors. Thank you to the staff Grace and Emily for helping run the event!
- We had an approximate total of 80 in attendance. Some who signed up ahead of time did not show up. Will most likely not do the sign-up next year.
- Purchased a polaroid camera and film, which we can use for other events as well (Santa Comes to Kingston), and for daycamp. The photo booth was well received with a takeaway photo for the seniors as well. This brought back a lot of memories for some of the seniors, and they had fun dressing up!
- The Lion's had leftover food from the Ribfest weekend. We purchased the meat from them, but they donated all the buns, and cheese and condiments for us to use for this event. A thank you card was delivered for the donations and all the help from the Lions for the event. The chair Barb did a great job.
- Thank you to the commissioners who were able to come help with the event!



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REPORT TO VILLAGE COMMISSION

From: **Emily Harris**
Date: **August 8, 2024**
Re: **Community Development Report**

Outdoor Concert Series

The concert on July 17th had 50-60 vehicles parked. July 24th had 25-30 vehicles, as well as July 31st. The new band we had from Halifax, called Fisher Kings, are new fan favourites. I have received several emails asking to book them again. No concert on August 7th, 3 more concerts in Centennial Park for the season.

Working on potential September date with Chris Palmer to play. Many were disappointed that we could not find a date that worked in the summer.

Outdoor Movie

Outdoor movie in Centennial Park scheduled for Friday, August 30th. A poll with a few movie options will be put on Facebook to allow the community to decide which movie to watch. Movies to choose from are Inside Out, Kung Fu Panda, Moana, Cloudy with a Chance of Meatballs, or one of the Narnia movies.

World Clean-up Day is September 20th. I would like to show The Lorax or Wall-e as an outdoor movie.

Social Media Following

124,550 post reach (organic/non-paid), 5,100 followers on Village page. Post reach partly due to the well received new mural at the Bridge St lights. 36,618 posts reach and 1,700 followers on Steer BBQ page. To compare, our Village page has only 800 followers behind the County of Kings Facebook page.

Steer BBQ 2024

The last meeting for 2024 is September 18th at 4:30pm. Overall the weekend went well despite some weather concerns at the beginning of the weekend. More details to come following September's meeting with the service clubs.

Haunted Trail in Centennial Park

Looking ahead to the haunted trail. My goal this year is to make the trail more interactive than just visual. A new entrance using pool noodles that are hung up for people to move through is in the works. Along with using outdoor solar lights attached to pvc pipes to look like old style lamp posts and provide more light along the trail.

Earlier this year I spoke with a few Lions Club members who brought up helping with the event "security" or having more volunteer presence in the park. They would have another table set up for After the Bell program donations in return.



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REPORT TO VILLAGE COMMISSION

From: **Mike McCleave, Clerk/Treasurer**
Date: **August 8, 2024**
Re: **Clerk Report**

Vacation

Clerk will be away on vacation from September 13 – 23, 2024. I will have access to email, but will be out of province.

Printer Lease

Printer is still not printing correctly, there are very few parts left to replace. I am waiting on quotes from Workplace Essentials and from Nova Imprint in Dartmouth. Our current printer is with Workplace Essentials (off-lease now), and Nova Imprint offers Xerox printers and will honor the Provincial Standing Offer on pricing.

Asset Management Plan

Meeting in later August to explain the management plan to village staff. Once we are updated, AIM Network will provide a session with Commissioners as well.

Irving Parking Lot

Public Works had discussed with me the possibility of getting the Irving Parking Lot sealed. Wondering if the recycled asphalt may last longer if sealed. Cost would be in the \$4000+HST range (estimate).

Crossing Guard Discussion

Seniority vs location

Feed NS – Container usage

Lauren / Maggie

Capital Projects:

Bridge Street Crosswalk (near Windsor St.)

Clerk has put together a scope of work for invited tenders. Project cost should not require open tender process.

2024-25 Projects	Budget	Tender w/ HST portion	YTD Actual	Status
Building Mural	12,500	10,882	5,701	Z
Christmas Decorations	10,000	11,800	11,315	Z
Highway 101 signage (2x)	30,000	31,807	2,500	C
Paving – 3 locations	110,000	95,057	95,057	Z
Sea Container Storage	10,000	9,506	9,506	Z
Grit chamber concrete repair	10,000	9,125		C
Digital daily/weekly flow meter (STP)	8,000		4,765	C
KN#2 Lift Station Panel & Pump Replacement	70,000	64,991	20,570	C
Large Tractor Replacement	65,000	66,092	66,092	Z
Ravenwood ball field repairs	10,000		13,727	Z
STP - UV Building Flood Mitigation	340,000	353,529		C
Asset Management (Surveying / GIS Design)	20,000			
Kearne Avenue Streetlights	8,000			
Pumps & Laterals	25,000			

Year	Multi-Year Projects	Budget	Tender w/ HST portion	YTD Actual	Status
2008	DNR Greenspace Purchase	n/a	n/a	7,691	C
2023	Bridge Street Crosswalk	30,000			C
2023	KN#3 Lift Station Renewal	300,000	276,775	243,045	Z
2023	STP – E, V, M	303,500	54,000	58,202	T

T - Tendering Process

C - Work started / Construction

Z – Finished

Y - project deferred or cancelled

New Affordable Housing Supply

Land for Housing

Private and community housing developers can apply for provincially owned land to create new housing including affordable rental units. [Learn more here.](#)

Affordable Housing Development Program

Private and community housing developers can apply for forgivable loans to fund the construction of new housing or conversion of non-residential buildings. [Learn more here.](#)

Secondary and Backyard Suite Incentive Program

Homeowners can apply for a loan to build a secondary or backyard suite on the property of their primary residence. [Learn more here.](#)

Affordable Housing Preservation

Home Repair and Accessibility Programs

Various programs are available to fund emergency home repairs and renovations or modifications required to make homes safer and more accessible due to advancing age or disability. [Learn more here.](#)

Shelter Enhancement Program

This program provides funding to improve existing or acquire and build new shelters for women, children and youth who have experienced family violence. [Learn more here.](#)

Community Housing Acquisition Program

Community housing providers can apply for a loan to help buy existing multi-unit residential properties for non-market housing. [Learn more here.](#)

Community Housing Infrastructure and Repair Program

Community housing providers can apply for forgivable loans to fund capital repairs on residential buildings. [Learn more here.](#)

Community Housing Operating Support Program

This program provides short-term operating subsidies for community housing providers. [Learn more here.](#)

Housing Affordability

Canada-Nova Scotia Targeted Housing Benefit

Homeowners and renters can apply for a monthly supplement to help with the cost of their housing costs or rent. [Learn more here.](#)

Down Payment Assistance Program

First time homebuyers in Nova Scotia can apply for an interest-free loan to help with the down payment. [Learn more here.](#)

Public Housing (Operated by the Nova Scotia Provincial Housing Agency)

Public Housing provides safe, affordable, government-owned housing to low-income Nova Scotians. [Learn more here.](#)

Other Initiatives

Happipad

Happipad is an online home-sharing platform which connects homeowners with extra rooms to renters looking for a safe and affordable accommodation. The service is free for Nova Scotian homeowners and renters. [Learn more here.](#)

Meds Housing

Meds Housing connects medical professionals with landlords so they can find suitable housing near their workplaces. Nova Scotian landlords can list for free by contacting the [Investment Property Owners Association of Nova Scotia](#). [Learn more here.](#)

Community Housing Growth Fund

This fund provides financial resources to support non-profit and co-operative housing across Nova Scotia to aid in increasing their supply of affordable housing. [Learn more here.](#)

You can learn more about housing programs and resources provided and supported by the Department of Municipal Affairs and Housing here: beta.novascotia.ca/government/municipal-affairs-and-housing.

Legislation that Incentivises Housing Growth

Sale Below Market Value

Section 51(1) of the Municipal Government Act and 63(1) of the Halifax Regional Municipality Charter allow municipalities to sell property at below market value if it will be beneficial to the municipality.

Direct Financial Assistance

Section 57(4) of the Municipal Government Act and 71(4) of the Halifax Regional Municipality Charter allow municipalities to provide direct financial assistance to businesses to incentivize affordable housing in the municipality.

Limits on Municipal Taxes

Section 13 of the [Housing Supply and Services Act](#) allows a municipality to limit municipal taxes on property for a business for purposes in line with the purpose of the Act in section 2. It also allows a municipality to exempt or limit municipal taxes on property for some charitable corporations.

Inclusionary Zoning

Sections 220(5)(ja) of the Municipal Government Act and 235(5)(jc) of the Halifax Regional Municipality Charter allow municipalities to require and set up regulation for the inclusion of affordable housing in developments, including requiring a percentage of affordable housing units to be provided in a development.

Bonus Zoning

Sections 220(5)(k) of the Municipal Government Act and 235(5)(k) in the Halifax Regional Municipality Charter allow municipalities to provide incentive or bonus zoning which increases development permissions, such as allowing taller buildings, in exchange for the developer providing benefits to the public. Section 235(6) in the Halifax Regional Municipality Charter ensures affordable housing is one of the public benefits in the Centre Plan Area.

Cash-in-Lieu Incentives

Sections 223A of the Municipal Government Act and 238A in the Halifax Regional Municipality Charter allow municipalities to offer developers cash-in-lieu of providing affordable housing units. Section 57(4) of the Municipal Government Act and 71(4) of the Halifax Regional Municipality Charter allow municipalities to use the cash-in-lieu funds to provide direct financial assistance to businesses that provide affordable housing. Examples of where cash in lieu could be an option are found in sections 220(5)(k)) of the Municipal Government Act and 245A(5) in the Halifax Regional Municipality Charter which allow municipalities to provide incentive or bonus zoning and accept cash in lieu of a contribution.

You can view the Municipal Government Act and Halifax Regional Municipality Charter here and learn more:

[Municipal Government Act \(nslegislature.ca\)](#)

[Halifax Regional Municipality Charter \(nslegislature.ca\)](#)

Tax Rebates to Support New Housing Development

Federal Purpose-Built Rental Housing GST/HST Rebate

The Government of Canada is providing a 100% rebate of the Goods and Services Tax (GST), or the federal portion of the Harmonized Sales Tax (HST), on new purpose-built rental housing (PBRH). The PBRH rebate is an enhancement of the GST/HST [new residential rental property rebate](#), and will support the construction of new apartment buildings, student housing, cooperative housing, and seniors' residences designed for long-term residential rental. The construction for eligible property must have begun after September 13, 2024 and before 2031 with substantially complete before 2036.

Learn more about the federal rebate:

[Purpose-built Rental Housing Rebate - Canada.ca](#)

[GST/HST rebate for purpose-built rental housing \(PBRH\) - Canada.ca](#)

[Real Property \(GST/HST\) Regulations 2024](#)

Note: Further federal legislation/regulations will be required to fully implement the federal government policy announcements on cooperative housing and student residences. More details will be available in the coming months.

Province of Nova Scotia Purpose-Built Rental Housing Rebate

This is a Provincial Value Added Tax (PVAT) portion of the Harmonized Sales Tax (HST) rebate for Purpose Built Rental Housing with a construction start date on or after 14 September 2023 and before 2031, with substantial completion before 2036. The Nova Scotia rebate for Purpose Built Rental Housing will be administered by the Government of Canada on behalf of the province. The parameters for this rebate mirror the parameters of the federal rebate. [Learn more here](#).