

### **Haldimand County Municipal Housing Pledge**

As part of its commitment to support the objectives of addressing the on-going housing supply crisis in Ontario, Haldimand County commits to make best efforts in the implementation of this Municipal Housing Pledge ('Pledge'). This Pledge consists of 10 strategies that are intended to facilitate residential development of all forms, densities and tenures. This Pledge applies to the County's housing objectives and targets as expressed in its Official Plan and Growth Strategy. The Pledge is as follows:

1. Encourage and better facilitate construction of secondary suites by:
  - promoting this as a viable housing option through development of a 'how to' information brochure and public information campaign (website, social media, EDT newsletter);
  - implement zoning changes to permit flexible standards—including parking, site location and setbacks—to better support establishment of units.
2. Continued investment in and expansion of the County's e-permitting system (Cityview Portal) by:
  - continued promotion of the resource within the building industry, including video and in-person tutorials;
  - continued investment in upgrading the system to incorporate enhanced features that allow for more efficient processes, such as the introduction of bulk permit application submissions which will allow for more efficient review process and large volume permit issuance.
3. Facilitating land use approval efficiencies (to expedite development approvals and getting shovels in the ground) by:
  - pre-zoning/up-zoning greenfield lands (i.e. undeveloped lands on the periphery of urban areas) with residential zones that permit a wider variety of housing types, including low and medium density;
  - assess infill properties and identify those which are candidates for higher density development; upon identification work with property owners to pre-zone those lands.
4. Promote, enhance and use delegated approval authorities for site plan, subdivision, holding removal, part lot control, agreements (servicing, subdivision) to effectively facilitate residential development.
5. Update infrastructure planning to align with Official Plan, growth targets, and housing needs assessment by:
  - completing updates to the County's urban area Master Servicing Plans;
  - initiating a Municipal Class Environmental Assessment (EA) Study (2024) for additional wastewater treatment capacity in Hagersville;
  - purchase land and advance the EA for a new wastewater treatment plant in Caledonia, with aim to initiate construction in late 2027;
  - continue with the County's water and wastewater Optimization Program activities to tap existing capacity and understand plant needs;

- work with the Ministry of Transportation (MTO) to accelerate the completion of intersection improvements (design and construction) at Highway 6/Haldimand Road 66;
  - manage the County's servicing allocation program with renewed emphasis on the 'use it or lose it' principle that allows the County to withdraw allocation from those projects that do not move forward expeditiously or responsibly and provide it to those projects that are ready to advance.
6. Promotion of County's residential development incentive program, which includes:
    - Development Fees (Development Charges, applications) deferral program;
    - Front End Financing of Local Services for Large Scale Residential Developments;
    - Development Charge Deferrals for Condo Developments;
    - Community Improvement Plan (downtown housing component).
  7. Prioritize sale of County lands that can be developed for residential purposes – i.e. Cross Street West and Frank Marshall Business Park in Dunnville.
  8. Broaden scope of Development Concierge Team (DCT), which is a cross-divisional team of experts that work one to one with developers to help streamline their specific process and more quickly secure necessary approvals. The DCT currently focuses on employment generating projects but expanding its focus to residential projects could be considered.
  9. Develop an affordable housing strategy (2025) which will examine suitability and opportunities for initiatives and programs such as:
    - inclusionary zoning which can require developers build a certain percentage of their units as affordable (below market) prices or rents;
    - create a process for disposal of County-owned land assets for the development of affordable housing;
    - partnering with non-profit housing providers to preserve and increase the stock of affordable housing.
  10. Work to support the growth of construction trades (to help address labour shortages), with particular focus on expanding the County's partnership with City School by Mohawk College. The potential to grow the learning opportunities/courses offered by City School within the County—for skilled trades (electrical, plumbing) and general construction, in particular—will be explored. Further, the County will continue to engage with other key partners including the Workforce Planning Board of Grand Erie, the Grand Erie District School Board and the Brant Haldimand Norfolk District Catholic School Board to explore options of informing students from elementary to secondary of the various skill trades in construction and other key sectors with the goal of increasing these skills locally.