

Accessible Housing Incentive Policy

Date adopted by Council: February 11, 2025



1. POLICY STATEMENT

The Town of Lunenburg recognizes the importance of increasing accessible housing options within the community. To encourage the development of housing that exceeds the minimum accessibility requirements of the Nova Scotia Building Code, this policy provides targeted financial incentives to eligible projects that prioritize accessibility.

2. PURPOSE

The purpose of this policy is to:

1. Promote the development of accessible housing that enhances inclusivity within the Town of Lunenburg.
2. Provide financial support to those who go beyond the mandated accessibility standards in their housing projects.

3. SCOPE

This policy applies to building projects that exceed the minimum number of accessible housing units required under the Nova Scotia Building Code and meet the eligibility criteria outlined in Section 5 of this policy.

4. DEFINITIONS

“Accessible Dwelling Unit” is a fully barrier-free dwelling unit that meets the requirements of Accessibility (A) under the Nova Scotia Building Code Act and Regulations. For the purposes of this policy, an adaptable unit per the Adaptable Housing Requirements (AHR) under the Nova Scotia Building Code Regulations does not qualify as an accessible dwelling unit.

“Building Project” means any project requiring a building permit and occupancy permit under the Nova Scotia Building Code Act.

“Dwelling Unit” has the same meaning as the Nova Scotia Building Code Act and Regulations.

“Occupancy Permit” means an occupancy permit issued per the Nova Scotia Building Code Act and Regulations, confirming that a building or part thereof is suitable for occupancy.

“Service Hookup Fees” means charges levied by the Town for connecting to municipal water and wastewater services. These fees are limited to connection charges and do not include costs associated with street or service extensions or upgrades, or reinstatement of laterals.

“Subdivision” has the same definition as in the Town’s Subdivision By-law.

“Subdivision Fees” means charges levied by the Town in relation to the processes and requirements outlined in the Town’s Subdivision By-law, including but not limited to application, review, and approval fees for subdivision plans.

“Town” means the Town of Lunenburg.

5. ELIGIBILITY CRITERIA

To qualify for incentives under this policy, building projects must meet one of the following conditions:

1. Building projects on buildings with fewer than 20 Dwelling Units: The project must include at least one accessible dwelling unit.
2. Building project on building with 20 or More Dwelling Units: The project must include two accessible dwelling units for every 20 dwelling units, plus one additional accessible dwelling unit for any remaining units beyond multiples of 20.

6. INCENTIVES

The Town will reimburse Service Hookup Fees and Subdivision Fees charged against building projects upon submission of a final occupancy permit that confirms compliance with the eligibility criteria. Final occupancy permits must date from within the policy duration.

Reimbursements will only be issued upon submission of a final occupancy permit. Temporary or conditional occupancy permits issued under the *Nova Scotia Building Code Act* are insufficient proof of compliance with the eligibility criteria.

Submissions of occupancy permits made before the policy’s amendment or expiration will be assessed under the provisions in effect at the time of submission.

Developers may combine incentives from this policy with other programs, such as affordability or energy efficiency grants, to encourage diverse and inclusive housing developments.

7. POLICY DURATION

This policy will remain in effect for 36 months from the date Council adopts it. After this time, it will automatically expire unless Council extends its duration.

If Council updates the policy during its effective period, the revised policy will still expire at the end of the original 36-month period, unless Council decides otherwise.