



**WEST HANTS REGIONAL MUNICIPALITY REPORT**

Information X	Recommendation X	Decision Request X	Councillor Activity X
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**To:**

**Submitted by:** Scott McLean Councillor District 2

**Date:** May 5, 2026

**Subject:** Secondary Suites

**LEGISLATIVE AUTHORITY**

Municipal Government Act (MGA)

**RECOMMENDATION or DECISION REQUEST**

For discussion – to be determined

**BACKGROUND**

Residents asking if West Hants Regional Municipality offered financial assistance in the form of a grant for Secondary Suites construction. At this time, West Hants does not offer such a grant.

Property X	Public Opinion X	Environment X	Social X	Economic X	Councillor Activity X
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**DISCUSSION**

Over the past year, there have been numerous residents reaching out if West Hants Regional Municipality offered financial assistance for Secondary Suites' construction in the form of a grant policy similar to HRM and CBRM.

## **NEXT STEPS**

Staff explore a Secondary Suite grant policy and draft a policy for West Hants Regional Municipality.

## **FINANCIAL IMPLICATIONS**

Unknown at this time

## **CHIEF ADMINISTRATIVE OFFICER REVIEW**

Media and Provincial communications confirm that the Province of Nova Scotia concluded a three (3) year forgivable loan program of up to \$40,000 for an eligible backyard secondary suite construction that met the affordable housing criteria. This program concluded at the end of March 2026.

The ability to construct a secondary suite has evolved in the WHRM where suites can now be detached from the main unit generally in all residential areas of the municipality. As part of the Housing Accelerator Program (HAP) fees have been waived from the development process (development and building permits fees) resulting in an approximate value of \$4,000 in 2025/26. Secondary suites have also been encouraged through the HAP by promoting in-fill development including secondary suites. Designs have been created for not just homes but mini homes and suites for the convenience of developers or landowners to assist and fast track this form of development.

Incentives are typically provided to address a need in the community or to stimulate an activity with a designed outcome. I encourage Council to discuss and provide direction to staff with regards to the desired outcome a municipal program is meant to achieve if the direction is provided.

Report Prepared by: \_\_\_\_\_ Councillor S.McLean \_\_\_\_\_  
(Name and Title)

Report Reviewed by:  \_\_\_\_\_  
Mark Phillips, Chief Administrative Officer