



Developer Infrastructure Loan Program

Background

The Developer Infrastructure Loan Program (the “**Program**”) is intended to support developers through an interest free loan to assist in up-front and carrying costs associated with projects that expand public services used in housing development.

More specifically, the Program is intended to support the development of housing related new public infrastructure within Growth Centres. This may include the development of water and/or wastewater systems and public roads which would become an asset of the Municipality of the County of Kings through the provisions of the Municipality’s Subdivision By-law and constructed in accordance with the Municipal Service Systems Specifications Manual.

Applications may be selected based on the scale of proposed missing middle (units in excess of single family) development, the timing and completion of the construction, and the return on the Housing Accelerator Fund investment.

All applications must pertain to projects physically located within the Municipality of the County of Kings. Funding priority will be given to shovel ready projects, which have received tentative subdivision approval before the application deadline.

Application Deadline

This application must be submitted to the Municipality of the County of Kings no later than **February 13, 2026, 4:30 P.M.**

Submission

Applications must be submitted on this form with all required information by the deadline. It is the sole responsibility of applicants to submit a complete application. Failure to submit a complete application by the deadline may exclude the application from consideration. Please note that the submission of a request does not guarantee any funding.

Please deliver your complete application and documents by mail or e-mail to:	
Mailing Address:	Municipality of the County of Kings Attn: Housing Accelerator Fund 181 Coldbrook Village Park Drive Coldbrook, NS B4R 1B9
Email Address:	mburgess@countyofkings.ca

Evaluation

All grant applications are reviewed by Municipal staff after the grant deadlines to ensure completeness.

Completed grant applications will be reviewed and evaluated on the following criteria:

Criteria	Considerations
Financial Considerations	<ul style="list-style-type: none">• Accuracy of the cost of construction,• Appropriate level of detail,• Reasonability,• Financial viability of the project and applicant.
Community Impact	<ul style="list-style-type: none">• Project reach and capacity,• Extent the project addresses a community need,• Added value to residents.
Organizational & Project Effectiveness	<ul style="list-style-type: none">• Efficient use of resources,• Project legacy,• Operational efficiencies for the Municipality,• Environmentally sustainable (e.g., climate resiliency),• Accountability.

Estimated Timeline or Decision

February/March: Received applications are reviewed for completeness and eligibility by the Municipality of the County of Kings Housing Accelerator Coordinator or designate.

March/April: Final loan allocations are communicated to all successful applicants, followed by preparation of and execution of a contribution agreement and distribution of funds for successful applicants.

Project Reporting/Accountability

Recipients must provide proof of expenditure that is acceptable to the Municipality.

Loan recipients are required to submit an annual report on the anniversary date of the contribution agreement identifying the number of lots/units sold or occupancy permits issued, amount of elapsed time and the completion progress as it pertains to the repayment conditions.

It is anticipated that the contribution agreement will detail how project funds will be advanced, and the terms associated with repayment. For example, without limitation, the dispersal of loan proceeds may be tied to progress payments, costs associated with construction (progress payment). While repayment of the loan may be tied to occupancy permits issued, the number of lots sold or a sunset clause. The Municipality may require security on the loan.

Additional Notes & Eligibility

- Projects must be completed by August 31, 2027. Details of a start and completion date may be negotiated as part of the contribution agreement.

- Terms and conditions shall apply to any loan.
- Successful applicants shall be required to execute a contribution agreement prior to receiving any funds.
- The property must be in good standing with the Municipality.

If you have any questions staff are available to assist you. Please contact the Housing Accelerator Coordinator at your convenience.

Email: mburgess@countyofkings.ca

Phone: 902-690-2218

Application Form

Do you currently have any other active applications/projects under this program? (Please note only 1 active project under this program is permitted at any time)

Section 1 – Applicant Information

Applicant Name	
Name of the Project	
Location of the Project	
Mailing Address	
Daytime Phone Number	
Email Address	

Section 2 – General Information

Project Name	
Project Location	
Proposed Infrastructure Summary	
Project Start Date	
Project End Date	

Section 3 – Project Overview

Describe the scope of the project:

Please provide a detailed explanation on the proposed infrastructure, including climate resiliency, operational efficiencies:

Describe how this project contributes to Municipal growth and long-term sustainability:

Describe how loan funds will benefit the residential scale of the proposed project (i.e. are more units able to be developed, is their variability in housing form, are there other community benefits):

Describe how the loan funds will improve the timeline for the project:

Please describe the planning and collaboration involved in this project:

Section 4- Project Readiness

Is this a multi-phase project? Please indicate the phase of the project (i.e. phase 2 of 5)	
Has a subdivision approval stage been completed for this project?	<input type="checkbox"/> Concept <input type="checkbox"/> Tentative
If Yes, when were they completed (MM/YYYY)	
Are permits required to do the project?	Yes/No
Required Permits	Permit Status

Section 5- Program Priorities

Missing middle housing projects are an important part of the HAF program. Please indicate the housing type, # of units, anticipated density.	
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Section 6 – Project Outcomes

Water (only related to a Public Utility)	
Outcome indicator	Response
Length of water service extended	
Increased # of properties with access to Municipal water system	
Increased # of households that will be equipped with improved fire protection	

Wastewater	
Outcome indicator	Response
Length of wastewater service extended (force and gravity)	
Number of lift stations	
Increased # of properties with access to Municipal wastewater system	

Roads	
Outcome indicator	Response
Length of new road	
Cohesive design and community connectivity	

Sidewalk or Active Transportation	
Outcome indicator	Response
Length of new sidewalk or active transportation path	
Connectivity to existing sidewalk network or public parklands and trails	

Section 7 – Project Costs

Class Estimate	
Professional Fees	
Materials/Supplies	
Contractor	
Contingency	
Other	
Total Eligible Costs (before tax)	
HST (14%)	
Total Eligible Costs	

Section 8 – Declaration

	By checking this box, I certify that the information stated in this application is true and accurate and that the project described herein has been planned to improve Municipal infrastructure and complies with all Municipal by-laws, and all applicable provincial and federal requirements.
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Name _____

Date: _____

Signature _____