

AMENDMENT OF HOUSING ACCELERATOR FUND CONTRIBUTION AGREEMENT

THIS AMENDING AGREEMENT is made between **CANADA MORTGAGE AND HOUSING CORPORATION** ("CMHC") and **The Corporation of the Township of Woolwich** ("Recipient") with respect to the Community and is dated as of the 26 day of March, 2026

WHEREAS:

- A. CMHC and the Recipient entered into a Housing Accelerator Fund Contribution Agreement dated as of the Effective Date (the "**Agreement**");
- B. The Recipient has applied to receive additional funding under HAF and, in support of its application, has proposed some new Initiatives and targets to add to its Approved Action Plan to increase its Commitments; and
- C. The Parties wish to amend the Agreement to revise Schedules A (Approved Action Plan) and B (HAF Funding) of the Agreement on the terms and conditions set forth herein.

In consideration of the mutual covenants contained in this Amending Agreement and, in the Agreement, the Parties agree each with the other as follows:

- 1. **The Agreement is hereby amended by deleting Schedules A and B in their entirety and replacing them with the revised Schedules A and B attached hereto.**
- 3. Except as specifically amended by this Amending Agreement, the provisions of the Agreement remain unchanged, and in full force and effect, which the Parties hereby ratify and confirm.
- 4. Capitalized terms used but not defined in this Amending Agreement will have the meaning ascribed to such terms in the Agreement.
- 5. This Amending Agreement shall be deemed to be effective on the date first written above.
- 6. This Amending Agreement may be executed in counterparts and by Electronic Signature pursuant to Section 12.20 in the Agreement.

[signature page follows]

IN WITNESS WHEREOF the duly authorized signatories of the Parties hereto have signed this Amending Agreement as of the date first written above.

CANADA MORTGAGE AND HOUSING CORPORATION

By:  _____

Name: Derek Antoine

Title: A/Director, Client Development and Government Relations

We have the authority to bind the Corporation.

The Corporation of the Township of Woolwich

By:   _____

Sandy Shantz
Mayor

Jeff Smith
Director of Corporate Services &
Strategic Initiatives/Clerk

By: _____

Name:

Title:

I/We have the authority to bind the Recipient.

[signature page to the Amending Agreement - Housing Accelerator Fund Contribution Agreement]

SCHEDULE A**Approved Action Plan**

Section A - Initiatives	
Initiative 1	Development Ready Strategy for Provincially Added Urban Expansion Areas
Start Date	2023-05-15
Completion Date	2026-09-30
Expected Results	14 estimated permitted units that the Initiative will incent.
Milestone 1	Initiate Secondary Plan for Community of Breslau
Start Date	2023-05-23
Completion Date	2023-12-29
Milestone 2	Identify Infrastructure Needs
Start Date	2023-12-29
Completion Date	2024-04-01
Milestone 3	Development Ready Strategy
Start Date	2024-08-01
Completion Date	2024-12-31
Milestone 4	Infrastructure Upgrades to add additional development ready lands
Start Date	2024-04-01
Completion Date	2025-04-01
Milestone 5	Pre-Designation Zoning Strategic Lands
Start Date	2025-01-02
Completion Date	2025-12-31
Initiative 2	Framework for Development of Underutilized Township Lands
Start Date	2024-01-02
Completion Date	2026-12-31
Expected Results	16 estimated permitted units that the Initiative will incent.
Milestone 1	Framework for Disposition
Start Date	2024-01-02

Completion Date	2024-04-30
Milestone 2	Pre-Development Studies and Planning Framework
Start Date	2024-05-01
Completion Date	2024-12-31
Milestone 3	Request for Proposal Criteria
Start Date	2025-01-02
Completion Date	2025-03-31
Milestone 4	Release Request for Proposal
Start Date	2025-04-01
Completion Date	2025-05-31
Milestone 5	Building Permit Review and Issuance
Start Date	2025-06-02
Completion Date	2026-12-31
Initiative 3	Comprehensive Transportation Plan
Start Date	2024-06-03
Completion Date	2026-12-31
Expected Results	8 estimated permitted units that the Initiative will incent.
Milestone 1	Comprehensive Transportation Plan
Start Date	2024-06-03
Completion Date	2025-06-02
Milestone 2	Development Ready Planning Framework
Start Date	2025-06-02
Completion Date	2026-06-01
Milestone 3	Incorporate Plan Recommendation
Start Date	2026-06-01
Completion Date	2026-12-31
Initiative 4	Expedited Review with Dedicated Service for Affordable Housing
Start Date	2024-06-03
Completion Date	2026-09-30

Expected Results	25 estimated permitted units that the Initiative will incent.
Milestone 1	Develop Framework for Expedited Review
Start Date	2024-06-03
Completion Date	2024-10-04
Milestone 2	Affordable Housing Workshops and Training
Start Date	2024-10-04
Completion Date	2026-09-30
Initiative 5	Mixed Use Development Design Guidelines
Start Date	2024-01-02
Completion Date	2026-09-30
Expected Results	13 estimated permitted units that the Initiative will incent.
Milestone 1	Request for Proposal for Mixed Use Development Design Guidelines
Start Date	2024-01-02
Completion Date	2024-03-29
Milestone 2	Retain Consultant
Start Date	2024-04-01
Completion Date	2024-06-28
Milestone 3	Draft Mixed Use Development Design Guidelines
Start Date	2024-07-02
Completion Date	2024-12-31
Milestone 4	Final Mixed Use Development Design Guidelines
Start Date	2025-01-02
Completion Date	2025-06-02
Initiative 6	Accessory Residential Units
Start Date	2024-02-01
Completion Date	2026-09-30
Expected Results	16 estimated permitted units that the Initiative will incent.
Milestone 1	Simplified Permit Application Form with FAQs and Sample Drawings
Start Date	2024-03-01

Completion Date	2024-08-01
Milestone 2	Develop Marketing and Promotional Materials
Start Date	2024-03-01
Completion Date	2024-08-30
Milestone 3	Update Zoning to Allow for Greater Flexibility
Start Date	2024-09-02
Completion Date	2025-03-31
Initiative 7	Rental Housing Incentive
Start Date	2024-01-02
Completion Date	2026-09-30
Expected Results	98 estimated permitted units that the Initiative will incent.
Milestone 1	Amend Fees and Charges By-Law
Start Date	2024-01-02
Completion Date	2024-04-30
Milestone 2	Promotion of Rental Housing Program
Start Date	2024-05-01
Completion Date	2024-12-31
Milestone 3	Building Permits
Start Date	2024-04-01
Completion Date	2026-09-30
Initiative 8	Fast Tracking Municipal Lands Program for Affordable and Attainable Housing
Start Date	2023-04-03
Completion Date	2026-12-31
Expected Results	0 estimated permitted units that the Initiative will incent.
Milestone 1	Preferred governance framework selected
Start Date	2023-04-03
Completion Date	2023-12-01
Milestone 2	Development of streamlined approvals process and Incentives

Start Date	2024-02-28
Completion Date	2025-12-31
Milestone 3	Implementation of New Process
Start Date	2025-12-02
Completion Date	2026-12-31
Initiative 9	Comprehensive Zoning Bylaw Update to permit 4 unit 'as of right' within the R3 or higher zones.
Start Date	2023-11-07
Completion Date	2024-06-28
Expected Results	0 estimated permitted units that the Initiative will incent.
Milestone 1	Statutory process resulting in a Council decision on the Zoning Bylaw
Start Date	2023-11-07
Completion Date	2024-06-28
Initiative 10	Housing Needs Assessment
Start Date	2024-02-01
Completion Date	2026-02-01
Expected Results	0 estimated permitted units that the Initiative will incent.
Milestone 1	Housing Needs Assessment
Start Date	2024-02-01
Completion Date	2026-02-01
Initiative 11	Promote Missing Middle Housing and Increased Lot Density
Start Date	2026-03-30
Completion Date	2026-12-31
Expected Results	0 estimated permitted units that the Initiative will incent.
Milestone 1	Policy Review and Research
Start Date	2026-03-30
Completion Date	2026-07-01
Milestone 2	Stakeholder and Public Consultation
Start Date	2026-05-29

Completion Date	2026-09-30
Milestone 3	Draft Zoning Amendments and Guidelines
Start Date	2026-08-01
Completion Date	2026-11-30
Initiative 12	Affordable Housing Policy
Start Date	2026-03-23
Completion Date	2026-08-31
Expected Results	10 estimated permitted units that the Initiative will incent.
Milestone 1	Council Adoption of Policy
Start Date	2026-03-23
Completion Date	2026-05-29
Milestone 2	Establishment of Affordable Housing Reserve
Start Date	2026-03-23
Completion Date	2026-08-28
Milestone 3	Implementation with Developers
Start Date	2026-05-29
Completion Date	2026-12-31
Section B – Targets	
<p>i.The Recipient agrees to a Housing Supply Growth Target of 896 permitted housing units.</p> <p>ii.The Recipient agrees to the following Additional Targets:</p> <ul style="list-style-type: none"> • 0 multi-unit housing units in close proximity to rapid transit • 465 missing middle housing units • 0 other multi-unit housing units • 10.05 percent of the Housing Supply Growth Target are affordable units. 	

Section C - Housing Needs Assessment Report**Select one applicable statement.**

☐ The Recipient recently (within two years of the 2022 federal budget announcement (April 7, 2022)) completed a Housing Needs Assessment Report and there is a reoccurring scheduled review date included in the report. The Recipient requested that the Housing Needs Assessment Report requirement be waived. There is no requirement to complete or update a Housing Needs Assessment Report.

OR

☐ The Recipient has recently (within two years of the 2022 federal budget announcement (April 7, 2022)) completed a Housing Needs Assessment Report, but it will need to be updated to include a reoccurring scheduled review date. The Recipient will add a reoccurring scheduled review date.

OR

☒ The Recipient does not have a Housing Needs Assessment Report. The Recipient will complete one and include a reoccurring scheduled review date in the report.

SCHEDULE B**HAF Funding**

Subject to compliance with the terms and conditions of this Agreement, the Recipient will be eligible for HAF Funding in the amount of \$ 7,234,742.20. HAF Funding will be disbursed in four separate advances as follows:

ADVANCES	CMHC FISCAL YEAR	AMOUNT
First Advance	2023/24 (Effective Date – March 31, 2024)	\$ 1,681,185.55
Second Advance	2024/25 (April 1, 2024 – March 31, 2025)	\$ 1,681,185.55
Third Advance	2025/26 (April 1, 2025 – March 31, 2026)	\$ 1,936,185.55
Fourth Advance	2026/27 (April 1, 2026 – March 31, 2027)	\$ 1,936,185.55