

THE CORPORATION OF THE CITY OF COURTENAY
BYLAW NO. 3118

A Bylaw of the Corporation of the City of Courtenay to waive Development Cost Charges for Non-Profit Affordable Rental Housing

WHEREAS the Council may, under section 563 of the *Local Government Act*, permit a local government to waive or reduce a development cost charge by bylaw for certain classes of eligible developments, including not-for-profit and for-profit rental housing.

NOW THEREFORE the Council of The Corporation of the City of Courtenay, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “City of Courtenay Development Cost Charges Waiver (Affordable Housing) Bylaw No. 3118”.
2. Development Cost Charges shall be reduced by 100% for that portion of a development which provides Non-Profit Affordable Rental Housing, provided that the Non-Profit Affordable Rental Housing:
 - (a) May be secured through a zoning restriction; and
 - (b) Is secured through a covenant on title which restricts the use of that portion of the applicable development class for the life of that portion of the building.
3. “Non-Profit Affordable Rental Housing” is defined as housing that is owned and/or operated by a registered non-profit society and that is subject to a covenant registered to title to the satisfaction of the Director of Development Services.
4. In future, should any of the units for which DCCs were waived or reduced be considered for stratification, the waived or reduced fees would become due and payable at the then current rate.
5. This bylaw will come into force on the day of its adoption.
6. This bylaw is deemed to expire and shall have no effect after June 1, 2027.
7. If any part, paragraph or phrase in this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, that portion shall be severed and the remainder of this bylaw shall continue in force.

READ A FIRST TIME this 6th day of December, 2023

READ A SECOND TIME this 6th day of December, 2023

READ A THIRD TIME this 6th day of December, 2023

ADOPTED this _____ day of _____, 2024

Mayor Bob Wells

Adriana Proton, Corporate Officer