DISTRICT OF SICAMOUS

BYLAW NO. 1123, 2026

A bylaw to reduce development cost charges for eligible developments.

WHEREAS council is authorized under section 563 of the *Local Government Act* to reduce a development cost charge for an eligible development;

NOW THEREFORE the council of the District of Sicamous, in an open meeting as assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "District of Sicamous Development Cost Charges Reduction Bylaw No. 1123, 2026 ".

2. District of Sicamous Development Cost Charges Reduction Bylaw No. 1061, 2024 is hereby repealed.

3. **Definitions**

In this Bylaw:

"Affordable Rental Housing" means Residential housing within a Development that is available for occupancy solely on a rental basis at a rental rate established under a Housing Agreement;

"BC Housing" means the British Columbia Housing Management Commission;

"District" means the District of Sicamous;

"CMHC" means Canada Mortgage and Housing Corporation;

"Development" means the improvement of land under a building permit;

"Development Cost Charges Bylaw" means the District of Sicamous Development Cost Charges Bylaw No. 1060, 2024 as amended or replaced from time to time;

"Dwelling Unit" means a building, or a portion of a building designed and used for human habitation for one household, which contains sleeping facilities, one kitchen, and a bathroom;

"Eligible Development" means Not-for-Profit Rental Housing including, supportive Living Housing as defined herein;

"Group Home" means staffed residential housing for those with a level of disability that requires continual support to complete the daily tasks of living;

"Housing Agreement" means a housing agreement pursuant to a Bylaw adopted under section 483 of the *Local Government Act,* or an agreement for the provision of Affordable Rental Housing with BC Housing or CMHC;

"Not-for-Profit Rental Housing" means a Residential Development or Supportive Living Housing that is:

a) owned or held by BC Housing, CMHC, a Municipal Housing Corporation, or a Registered Society;
b) operated as rental housing for persons who meet criteria established by the organization owning or holding the property for occupying a Dwelling Unit within the Development; and
c) governed by a Housing Agreement or a covenant registered on title or both with BC Housing, CMHC or the District;

"Municipal Housing Corporation" means a corporation incorporated under section 185 of the *Community Charter* or section 265 of the *Local Government Act,* to provide Affordable Rental Housing;

"Registered Society" means an incorporated non-profit society or organization that is registered with Revenue Canada as a charitable organization or foundation under the *Income Tax Act* (Canada);

"Residential" has the same meaning as in the *Development Cost Charges Bylaw;*

"Supportive Living Housing" means housing, other than a Group Home, that integrates Dwelling Units for persons who were previously homeless or who are at risk of homelessness, with onsite support services available and where occupancy is not restricted to a maximum of 90 days;

4. DCC Reduction for Eligible Development

4.1. Despite section 4 of the *Development Cost Charges Bylaw,* but subject to this Bylaw, development cost charges that would otherwise be payable in respect of a Residential use Development are reduced for an Eligible Development as follows:

a) at Council discretion, a reduction of up to 100% for the construction, extension or alteration of Not-for-Profit Rental Housing operated by BC Housing, CMHC, a Municipal Housing Corporation, or a Registered Society.

4.2. No reduction under section 3.1 is granted unless the registered owner of the property that otherwise would be subject to development cost charges has applied in writing to the development services manager, and the application is approved by that officer as meeting the criteria under this bylaw for a reduction of development cost charges in respect of the Development.

4.3. If an Eligible Development ceases to meet the criteria for Not-For-Profit Rental Housing, the full amount of development cost charges must be paid to the District.

5. If a portion of this bylaw is held invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed valid.

6. This bylaw will come into force on the day of its adoption.

READ for the first, second and third time on this 8th day of April 2026.

ADOPTED this 22 day of April 2026.

Mayor

Corporate Officer

Certified a true and correct copy of the District of Sicamous Development Cost Charges Reduction Bylaw No. 1123, 2026.

Corporate Officer