

**VILLAGE OF PEMBERTON
BYLAW NO. 930, 2022**

A bylaw to amend the Village of Pemberton Development Cost Charge Bylaw No. 723, 2013

The Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

CITATION

1. This Bylaw may be cited for all purposes as “Village of Pemberton Development Cost Charge Amendment (Affordable Housing Waiver/Reduction) Bylaw No. 930, 2022.”

APPLICATION

2. Village of Pemberton Development Cost Charge Bylaw No. 723, 2013 is amended by:

- 2(1)** Inserting the following definitions in alphabetical sequence in section 2.1:

Eligible development means the development of rental dwelling unit(s) pursuant to a housing agreement with the Village of Pemberton or rental dwelling units developed by a not-for-profit, community service, or government agency to provide affordable housing and is either *eligible development – for profit* or *eligible development – not for profit*.

Eligible development - for profit means the development of rental dwelling unit(s) pursuant to a *housing agreement* with the Village of Pemberton, which specifically includes a prohibition on strata-titling for a period of not less than ten (10) years and does not qualify as *eligible development – not for profit*.

Eligible development - not for profit means the development of rental or supportive living dwelling unit(s):

- a) by a not-for-profit, community service, or government agency with a mandate to provide affordable or supportive living housing; or
- b) by anyone pursuant to a *housing agreement* with the Village of Pemberton which restricts rents to below market values as defined by BC Housing, Canada Mortgage and Housing Corporation, or the Village of Pemberton for a period of not less than twenty (20) years.

Housing agreement has the same meaning as in the *Local Government Act* and includes *housing agreements* adopted by bylaw between the Village of Pemberton and a developer, and any agreement with BC Housing, Canada Mortgage and Housing Corporation or other government funded agency that restricts the dwelling units to affordable units as defined by the Village of Pemberton or the other government funded agency.

- 2(2)** Inserting the following new sections 4.2 and 4.3:

4.2 The authority to administer waivers and reductions to the Development Cost Charge Bylaw is delegated to the *Building Official* for building permit applications which would otherwise trigger payment of Development cost charges.

4.3 For an *eligible development*, the Village of Pemberton may:

- a) reduce by 25% the total development cost charges payable for each *eligible development - for profit* dwelling unit; or
- b) waive entirely the payment of development cost charges for each *eligible development - not for profit* dwelling unit.

READ A FIRST TIME this 17th day of May, 2022.

READ A SECOND TIME this 17th day of May, 2022.

READ A THIRD TIME this 17th day of May, 2022.

ADOPTED this 19th day of May, 2022.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer