

ATTACHMENT A

CITY OF NANAIMO

BYLAW NO.7449

DEVELOPMENT COST CHARGE REDUCTION BYLAW

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Nanaimo may, by Bylaw, waive or reduce development cost charges for an eligible development;

NOW THEREFORE, the Council of the City of Nanaimo, in open meeting assembled, enacts as follows:

1. Title

This Bylaw may be cited as “City of Nanaimo Development Cost Charge Reduction Bylaw 2026, No. 7449”.

2. Definitions

2.1 For the purposes of this Bylaw, the words or phrases that are not defined in this section shall have the meaning assigned to them in the “City of Nanaimo Zoning Bylaw 2011 No. 4500” as amended or repealed and replaced from time to time.

2.2 In this Bylaw:

“SUPPORTIVE HOUSING UNIT”	means a unit of residential accommodation that will be provided to seniors, persons with disabilities, persons experiencing or at risk of homelessness, or other individuals who benefit from on-site supports and services.
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3. Application

3.1 The charges imposed under the “City of Nanaimo Development Cost Charges Bylaw 2026, No. 7438” and “South Nanaimo Area-Specific Transportation Development Cost Charge Bylaw 2026, No. 7439” are hereby reduced by fifty percent (50%) for each not-for-profit rental dwelling unit and supportive housing unit that clearly fulfills all of the following eligibility criteria:

- (a) The not-for-profit rental dwelling unit or supportive housing unit must be owned or leased by the Government of Canada, Government of British Columbia, or a not-for-profit society incorporated under the *Societies Act* or *Canadian Corporations Act*;
- (b) The not-for-profit rental dwelling unit or supportive housing unit must be rented for a monthly rate that is less than the current average market rent rate, for a comparable size unit, published by the Canada Mortgage and Housing Corporation (CMHC) for the City of Nanaimo;
- (c) An operating agreement must be in place to manage the not-for-profit rental dwelling unit and supportive housing unit, and the agreement must be with a government agency or registered not-for-profit society incorporated under the *Societies Act* or *Canadian Corporations Act*; and

(d) The commitment to the not-for-profit rental dwelling unit and supportive housing unit, must be for a minimum of sixty (60) years.

3.2 A covenant under section 219 of the *Land Title Act*, and a housing agreement under section 483 of the *Local Government Act*, must be registered on the title of the land, and must have conditions that ensure the not-for-profit rental unit and supportive housing unit meet the eligibility criteria in section 3.1.

4. Effective Date

This Bylaw shall come into force and effect on the date of adoption.

5. Severability

If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the Bylaw remains valid.

PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER