

DATE: November 8, 2024

FILE: 2900-01

TO: Chair and Directors
Regional District Board

FROM: James Warren
Chief Administrative Officer

Supported by James Warren
Chief Administrative Officer

J. Warren

RE: Statutory Approval of Housing Initiative Bylaws

Purpose

To propose a minor grammatical amendment to Bylaw No. 850 and Bylaw No. 851 that has been identified as part of the provincial review and statutory approval process.

Recommendations from the Chief Administrative Officer:

1. THAT third reading of Bylaw No. 850 being "Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1" be rescinded;

AND FURTHER THAT Bylaw No. 850 be amended by deleting from the second paragraph of section 1. c) the word "cents" such that it reads as follows:

"The maximum amount that may be requisitioned annually for the cost of the service established by this bylaw is the greater of \$1,500,000 or \$0.05592 per \$1,000 of assessed value.";

AND FINALLY THAT Bylaw No. 850 being "Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1" be read a third time as amended.

2. THAT third reading of Bylaw No. 851 being "Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1" be rescinded;

AND FURTHER THAT Bylaw No. 851 be amended by deleting from the last paragraph of section 1 the word "cents" such that it reads as follows:

“In accordance with section 339(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the service is the greater of greater of \$550,000 or \$0.02732 per \$1,000 applied to the net taxable value of land and improvements for regional hospital district purposes”;

AND FINALLY THAT Bylaw No. 851 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1” be read a third time as amended.

Executive Summary

- At the October 22, 2024 regular meeting, the Board gave three readings to Bylaw No. 850 being “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1” and Bylaw No. 851 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1”. The bylaws were then forwarded to the Inspector of Municipalities for approval.
- Staff has been advised by the Inspector’s Office that the inclusion of word “cents” in the bylaws’ proposed maximum requisition impacts the calculation of the tax rate.
- Attached for consideration by the Board is an amended copy of Bylaw No. 850 (Appendix A) and No. 851 (Appendix B).
- Staff recommends the Board, by way of resolution, rescind third reading, amend the bylaw and then give third reading as amended. The bylaw will then be forwarded back to the Inspector for approval.
- Following Inspector approval, staff will bring forward a report to Board to seek confirmation of the required elements for the alternative approval process, including the deadline date, public notice, bylaw synopsis, elector response form and determination of the eligible number of electors.

Prepared by:

J. Martens

Jake Martens
General Manager of
Corporate Services

Concurrence:

L. Wiwcharuk

Lucy Wiwcharuk
Chief Financial Officer

Attachments: Appendix A – Amended Bylaw No. 850
 Appendix B – Amended Bylaw No. 851

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 850

A bylaw to amend the service establishing bylaw for the emergency shelter and supportive housing land acquisition service to amend the service purpose and increase the maximum requisition

WHEREAS the Emergency Shelter and Supportive Housing Land Acquisition Service was created by the adoption of Bylaw No. 52 being “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009” on the 26th day of May, 2009;

AND WHEREAS the Board wishes to amend the service bylaw to expand alter the service purpose in order to align with the needs of the community for affordable housing and the Board’s Housing Action Plan, and to increase the maximum requisition for the service;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained under section 349 of the *Local Government Act (RSBC, 2015, C. 1)*; and

AND WHEREAS participating area approval has been obtained by an alternative approval process for the entire service area under section 345 of the *Local Government Act (RSBC, 2015, C. 1)*;

NOW THEREFORE the Board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Amendment

1. Bylaw No. 52 being “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009” is hereby amended by:

a) Replacing Section 1, Service which reads as follows:

1. (1) The service established by this bylaw is to acquire land for emergency shelter and supportive housing purposes in the Comox Valley Regional District.
- (2) The service shall be known as the emergency shelter and supportive housing land acquisition service (the “service”).

with the following:

1. **Service**

The service established by this bylaw is the Comox Valley Housing Service (the "Service") for the purpose of providing non-market housing within Comox Valley Regional District and without limitation includes:

- (a) investing in, developing, acquiring, holding and disposing of lands and buildings for the purposes of providing non-market housing;
 - (b) the provision of assistance in accordance with the requirements of the *Local Government Act* to a corporation established by the Comox Valley Regional District for the purposes stated in subsection 1(a) of this Bylaw.
- b) Deleting Section 2, Definitions in its entirety and renumbering the subsequent sections accordingly.
- c) Replacing Section 6, Maximum Requisition which reads as follows:

6. **Maximum requisition**

The maximum amount that may be requisitioned annually for the cost of the service established by this bylaw is the greater of \$275,000 or 2.5 cents per \$1,000 of assessed value.

with the following:

6. **Maximum requisition**

The maximum amount that may be requisitioned annually for the cost of the service established by this bylaw is the greater of \$1,500,000 or \$0.05592 per \$1,000 of assessed value.

Citation

- 2. This Bylaw No. 850 may be cited as “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1”.

Read a first and second time this 22nd day of October 2024.

Read a third time this 22nd day of October 2024.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 850 being “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1” as read a third time by the Board of the Comox Valley Regional District on the 22nd day of October, 2024.

Corporate Officer

Rescinded third reading and amended this day of 2024.

Reread a third time, as amended, this day of 2024.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 850 being “Emergency Shelter and Supportive Housing Land Acquisition Service Establishment Bylaw No. 52, 2009, Amendment No. 1” as read a third time as amended by the Board of the Comox Valley Regional District on the day of , 2024.

Corporate Officer

Approved by the Inspector of Municipalities this day of 2024.

Received the approval of the

COMOX VALLEY REGIONAL DISTRICT

BYLAW NO. 851

A bylaw to amend the service establishing bylaw for the Comox Valley Homelessness Supports Service to increase the maximum requisition

WHEREAS the Comox Valley Homelessness Supports Service was created by the adoption of Bylaw No. 389 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015” on the 15th day of December, 2015;

AND WHEREAS the board wishes to amend the service bylaw to increase the maximum requisition;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained under section 349 of the *Local Government Act (RSBC, 2015, C. 1)*; and

AND WHEREAS participating area approval was obtained by alternative approval process under section 345 of the *Local Government Act (RSBC, 2015, C. 1)*;

NOW THEREFORE the Board of the Comox Valley Regional District in open meeting assembled enacts as follows:

Amendment

1. Bylaw No. 389 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015” is hereby amended by:

Replacing Section 5, Maximum Requisition, which reads:

5. In accordance with section 800.1(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the service is the greater of \$165,000 or \$0.02 per \$1,000 applied to the net taxable value of land and improvements for regional hospital district purposes.

with the following:

5. In accordance with section 339(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the service is the greater of greater of \$550,000 or

\$0.02732 per \$1,000 applied to the net taxable value of land and improvements for regional hospital district purposes.

Citation

- 2. This Bylaw No. 851 may be cited as “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1”.

Read a first and second time this 22nd day of October 2024.

Read a third time this 22nd day of October 2024.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 851 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1” as read a third time by the Board of the Comox Valley Regional District on the 22nd day of October, 2024.

Corporate Officer

Rescinded third reading and amended this day of 2024.

Reread a third time, as amended, this day of 2024.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 851 being “Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, Amendment No. 1” as read a third time as amended by the Board of the Comox Valley Regional District on the day of , 2024.

Corporate Officer

Approved by the Inspector of Municipalities this day of 2024.

Received the approval of the electors this day of 2024.

Adopted this

day of

2024.

Chair

Corporate Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 851 being "Comox Valley Homelessness Supports Service Establishment Bylaw No. 389, 2015, , Amendment No. 1" as adopted by the Board of the Comox Valley Regional District on the xx day of xxx, 202x.

Corporate Officer