

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2486.03, 2026

**A Bylaw to amend the Okanagan Falls Sanitary Sewer
Development Cost Charge Bylaw No. 2486, 2009**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Okanagan Falls Sanitary Sewer Development Cost Charge Amendment Bylaw No. 2486.03, 2026.”
2. The “Okanagan Falls Sanitary Sewer Development Cost Charge Bylaw No. 2486, 2009” is amended by:
 - i) adding the definition of “not-for-profit rental housing” under Section 2.2 (Definitions) to read as follows:

“not-for-profit rental housing” means rental housing subsidized by the Province of British Columbia or by a non-profit agency, which enables rents to be provided at below-market rates on a percentage of income basis, and that is owned and operated by either a public housing authority or a non-profit agency; and
 - ii) adding the definition of “public housing authority” under Section 2.2 (Definitions) to read as follows:

“public housing authority” means the BC Housing Management Commission or another public housing authority established by the government of British Columbia or the government of Canada.
 - iii) adding a new sub-section 6.0 (Development Eligible for a DCC Waiver or Reduction) to read as follows and renumbering all subsequent section accordingly:

DEVELOPMENT ELIGIBLE FOR A DCC WAIVER OR REDUCTION

- 6.1 A development cost charge *may* be reduced by 100% if a *building permit* authorizes the construction, alteration, or extension of an “eligible development”.
- 6.2 For the purposes of this bylaw, an “eligible development” is one of the following:
 - a) *not-for-profit rental housing*, including assisted living housing that is owned by a *public housing authority* or a not-for-profit society incorporated under the *Societies Act*, subject to a housing agreement that:
 - i) limits the form of tenure of the housing units to rental tenure for a term of not less than 20 years from the date an occupancy permit is granted.
- 6.3 A development cost charge reduction or waiver for an “eligible development” shall be granted in accordance with the following procedure:
 - a) in order to be eligible for a development cost charge reduction, an applicant must submit a complete application form to the Regional District prior to the issuance of a *building permit*.
 - b) the application will be assessed by Regional District staff and an administrative report will be forwarded to the Board for a decision;
 - c) if the Board grants the request, the Regional District shall refund to the applicant the amount of the reduced or waived development cost charge for the “eligible development”; and
 - d) for clarity, if a development is determined to not constitute an “eligible development”, the application shall be cancelled and payment of development cost charges will be required.

iv) adding a new sub-section 7.0 (Payment of Development Cost Charges by Instalments) to read as follows and renumbering all subsequent section accordingly:

PAYMENT OF DEVELOPMENT COST CHARGES BY INSTALMENTS

7.1 Where a development cost charge in an amount of \$50,000 or more is payable, the developer may elect to pay the charge by instalments in accordance with the *Development Cost Charge (Instalments) Regulation, B.C. Reg. 166/84*.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2026.

ADOPTED this ____ day of _____, 2026.

Board Chair

Corporate Officer