

## Village of Haines Junction

### Bylaw No. 418-24

#### **A Bylaw to provide for grants to young residents to construct new dwelling units within the Village of Haines Junction.**

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- 1 **Whereas**, Section 245 of the Yukon Municipal Act provides that a Council, may by bylaw provide grants, gifts, or loans of money or municipal property or a guarantee of any borrowing within borrowing limits, including grants of property taxes or municipal service charges, as council considers expedient, to any person, institution, association, group, government, or body of any kind.
- 2 **Now Therefore**, the Council of the Municipality of the Village of Haines Junction in Open Meeting Assembled, hereby Enacts as Follows:
- 3 **Short Title**
  - 3.1 This bylaw may be cited as **Bylaw # 418-24 New Dwelling Construction Grant for Young Residents**
- 4 **Definitions**
  - 4.1 *Dwelling Construction Grant* means financial assistance provided by the Village of Haines Junction to support young residents in the construction of new single family dwelling units.
  - 4.2 *Dwelling Unit* means one or more rooms for the use of one household as a residence containing cooking, living, sleeping and sanitary facilities.
  - 4.3 *Primary Residence* means the dwelling in which a person resides for at least 184 days of the calendar year.
- 5 **Grant Eligibility**
  - 5.1 The property must be located within the municipal boundary of the Village of Haines Junction.
  - 5.2 Applicants must be no older than 35 years of age by the time the Housing Accelerator Fund effective date of January 11, 2024
  - 5.3 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
  - 5.4 Applicants must be in good standing with the Village of Haines Junction.
  - 5.5 Property taxes for the property must be paid in full and the property must have no other

outstanding financial claims upon it by the Village of Haines Junction.

- 5.6 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
- 5.7 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.

**6 Grant Value**

- 6.1 The maximum eligible Dwelling Construction Grant per applicant to construct a new dwelling unit will be \$25,000 per dwelling.

**7 Administration**

- 7.1 The administration of this Village of Haines Junction Bylaw will be done pursuant to this Bylaw and Village of Haines Junction Policy as amended from time to time.

**8 Enactment**

- 8.1 This Bylaw shall come into force and effect on the adoption thereof

**9 Readings**

Read a First time this 28<sup>th</sup> day of August, 2024.

Read a Second time this 28<sup>th</sup> day of August, 2024.

Read a Third time and adopted this 11<sup>th</sup> day of September, 2024.



Bruce Tomlin, Mayor



David Fairbank, C.A.O.

