

## Village of Haines Junction

### Bylaw No. 438-26

#### **A Bylaw to provide for grants for homeowners and developers to construct new housing 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 # 438-26 Dwelling Construction Grant**
- 4 **Definitions**
  - 4.1 *Dwelling Construction Grant* means financial assistance provided by the Village of Haines Junction to support construction of new 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.
  - 4.4 *Yukon Resident* means a person who makes Yukon their permanent and principal home for at least 90 days prior to the application submission deadline.
  - 4.5 *Good Standing* means a person who is in compliance with all Village of Haines Junction bylaws and policies and who does not have any outstanding amounts owing to the Village of Haines Junction in unpaid fines, fees, charges or taxes

## **5 Grant Eligibility**

- 5.1 The property must be located within the municipal boundary of the Village of Haines Junction.
- 5.2 Applicants must own the property on which the housing development is to be constructed.
- 5.3 If the applicant is in an Agreement for Sale with the Yukon Government for a vacant lot, they may also be eligible for the grant.
- 5.4 The property and proposed development must comply with the Village's Official Community Plan, Zoning Bylaw and the National Building Code.
- 5.5 An approved development permit must be issued for the proposed dwelling unit.
- 5.6 Applicants must be in good standing with the Village of Haines Junction.
- 5.7 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.
- 5.8 Applicants must provide proof of financing or a declaration that the applicant has the funds necessary to complete the project.
- 5.9 Even where permitted by bylaw, the new dwelling unit may not be used as a short-term rental accommodation for at least 2 years once completed.
- 5.10 Homeowner stream
  - 5.10.1 The new dwelling unit must be the primary residence of the applicant for at least 2 years once completed.
  - 5.10.2 This opportunity is restricted to Yukon residents.
- 5.11 Affordable Rental stream
  - 5.11.1 Applicants must make the dwelling unit available at an affordable rental rate for a period of ten (10) years from the date of occupancy. Applicants must accept any reasonable rental request from a prospective tenant.
  - 5.11.2 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).
- 5.12 Developer stream
  - 5.12.1 This opportunity is restricted to local developers. Applicants must reside within the Municipality of Haines Junction or within the regional catchment / surrounding communities (e.g. Pine Lake Subdivision, Nygren Subdivision, the Agriculture Subdivision at Pine Lake, or on the Haines Road).

## **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 11<sup>th</sup> day of February, 2026.

Read a Second time this 11<sup>th</sup> day of March, 2026.

Read a Third time and adopted this 11<sup>th</sup> day of March, 2026.

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Diane Strand, Mayor

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David Fairbank, C.A.O.