

The carrying of motion **SRD 415/25** represents the formal Board-level receipt of a definitive staff report outlining the **legal and administrative framework** for the Strathcona Regional District (SRD) to partner with non-profit housing societies. By processing this report, the Board has moved to codify how the **Regional Housing Service** (Bylaw No. 512) will function as a "service umbrella" to support affordable, workforce, and seniors' housing across the district.

1. Technical Context: Avenues for Collaboration

The report received in this motion defines the specific professional tools the SRD can utilize to accelerate non-profit projects, particularly in rural areas like Electoral Area D and the Discovery Islands:

- **Land and Property Strategies:** The SRD can engage in **land banking**, secure parcels through Official Community Plan (OCP) planning, or enter into **long-term leasing agreements** where the district retains land ownership but leases it to a society at nominal rates..
- **Administrative Support:** This includes **expediting approvals** for non-profit led developments to bypass "administrative red tape" and providing **fee waivers** or in-kind infrastructure improvements.
- **Financial Facilitation:** The framework allows for **capacity-building funding** and helps non-profits bridge connections with developers, financial institutions, and senior government grant programs like the **Housing Accelerator Fund (HAF)**.

2. Legal Constraints: The "Intermediary Prohibition"

A critical technical component of the report addresses **Canada Revenue Agency (CRA)** regulations regarding land donations :

- **Qualified Donee Status:** While the SRD can issue tax receipts for donated land, it is **strictly prohibited from acting as a conduit** to pass tax benefits to a third-party society.
- **The "True Gift" Requirement:** For a donation to be valid, it must be given voluntarily for the SRD's own use, and the Board must maintain complete control over the property's subsequent transfer or development to protect its legal standing.

3. Governance Dynamics: The Rural Block Lead

The procedural handling of this motion highlights the "rural block" taking the lead on local housing delivery Query:

- **Unified Movers:** The motion was moved by **Director Robyn Mawhinney** (Area C) and seconded by **Director Gerald Whalley** (Area A). This follows their previous successful advocacy to lobby the Province for a dedicated **"rural housing stream"** tailored to the unique constraints of coastal communities.
- **Collaborative Context:** This alignment demonstrates that despite a term defined by "targeted administrative friction," the Board can unify around the **"Accountability"** principle of the **Bylaw No. 513 Code of Conduct** when following professional staff guidance on housing policy.

In summary, carrying motion **SRD 415/25** transitions the Regional Housing Service from a legislative concept into a **operational reality**. It documents the Board's commitment to

building **Building Tomorrow Together** through professional, team-oriented partnerships that address the acute housing needs of rural and island residents.