



# REGIONAL DISTRICT of Fraser-Fort George

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## DIRECTOR'S REPORT

TO: Chair and Directors

File No.: NCM 1.0

FROM: Danielle Alan, Director

DATE: March 10, 2026

SUBJECT Proposed Resolution for Submission to the North Central Local Government Association

SUMMARY: Purpose: To Consider Draft Resolution for Submission

Attachments: Proposed Resolution titled Expansion of Speculation and Vacancy Tax

Previous Reports: None

### RECOMMENDATION(S):

1. THAT the report dated March 10, 2026 regarding "Proposed Resolution for Submission to the North Central Local Government Association" be received for information.
2. THAT the Board approves the resolution titled "Expansion of Speculation and Vacancy Tax", as attached to the report dated March 10, 2026, to be submitted to the North Central Local Government Association for consideration at the 2026 Convention and Annual General Meeting.

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

### ISSUE(S):

At its regular meeting on February 26, 2026, the Regional Board resolved to provide the Electoral Area H (Robson Valley-Canoe) Director with support to work collaboratively with Administration to develop a resolution for submission to the North Central Local Government Association (NCLGA) for consideration at their 2026 Convention and Annual General Meeting, and to also submit the resolution to the Union of BC Municipalities (UBCM).

The attached proposed resolution, titled "Expansion of Speculation and Vacancy Tax", responds to ongoing housing challenges within the Regional District of Fraser-Fort George and across British Columbia.

These challenges include:

- a limited supply of long-term rental housing;
- increasing concerns around housing affordability;
- the prevalence of seasonal, part-time, or investor-held residential properties; and
- economic and social pressures associated with homes left vacant or held for speculative purposes.

The Province of British Columbia introduced the Speculation and Vacancy Tax (SVT) to reduce property speculation, return vacant units to the housing market, and ensure that foreign owners and those with primarily foreign income contribute fairly to the provincial tax system. The SVT has demonstrated effectiveness in achieving these objectives, and as a result, the Province has progressively expanded the number of participating municipalities.

Despite this, many communities—particularly rural, northern, and smaller local governments—continue to experience housing pressures similar to those in designated SVT communities but are not included in the program, nor provided the option to participate. This uneven application can displace speculative pressures into non-SVT areas, exacerbating local housing challenges.

The proposed resolution seeks NCLGA and UBCM endorsement to support advocacy efforts requesting that the Province expand the SVT program to apply province-wide, including all municipalities and regional district electoral

areas. Provincial implementation of a consistent, comprehensive SVT framework would ensure all communities have equal access to the policy tools needed to address local housing conditions.

### RELEVANT POLICIES:

N/A

### STRATEGIC PRIORITIES ALIGNMENT:

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement                      | <input checked="" type="checkbox"/> Statutory or Routine Business |   |   |

### SERVICE RELEVANCE:

The proposed resolution supports broader community planning and housing objectives within the Regional District but does not directly affect the delivery of specific RDFFG services.

### FINANCIAL CONSIDERATION(S):

N/A

### OTHER CONSIDERATION(S):

Endorsement from NCLGA and UBCM would strengthen advocacy efforts by adding a unified regional voice in support of a consistent, province-wide Speculation and Vacancy Tax framework.

### DECISION OPTIONS:

1. Approve recommendations.
  - the proposed resolution has been submitted to the North Central Local Government Association (NCLGA) for consideration at the 2026 Convention and Annual General Meeting (AGM) in order to meet the required deadline of March 13, 2026. If approved, confirmation of the Board's decision will be provided to the Association.

#### Other Options:

1. Provide direction to amend the resolution.
  - Any amendments approved by the Board after March 19 will be forwarded to the NCLGA as supplemental information. Resolutions received after the submission deadline (March 13, 2026) may not be printed in the Annual Report and Resolutions Book and may only be admitted for debate by special motion during the AGM & Convention.
2. Decline to endorse the resolution.
  - Administration will contact the NCLGA to request the resolution be withdrawn, as the Board's endorsement is a requirement of the submission.
3. Postpone discussion and/or request further information.
  - Deferring consideration would require submission through the Late Resolution process and may limit the Board's ability to provide timely direction ahead of the 2026 NCLGA Convention and AGM.

**COMMENTS:**

Housing affordability and availability continue to be major concerns throughout the Regional District. A province-wide Speculation and Vacancy Tax would create a consistent approach to addressing speculative ownership and vacant homes, helping communities of all sizes access the same tools to support local housing needs. The proposed resolution advocates for a more equitable and comprehensive provincial framework.

Respectfully submitted,

Danielle Alan  
Electoral Area 'H' Director, Robson Valley-Canoe

DA/as