

The Saskatchewan Housing Corporation Act

being

Chapter S-24 of *The Revised Statutes of Saskatchewan, 1978*
(effective February 26, 1979).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

Table of Contents

	SHORT TITLE	
1	Short title	27
	INTERPRETATION	
2	Interpretation	28
	ORGANIZATION	
3	Corporation continued	29
4	Corporate body, powers of	30
5	Board of directors to conduct affairs of corporation, constitution, etc., of board	31
6	General manager of corporation	32
7	Appointment, duties and remuneration of employees	33
8	Delegation of powers by board	34
9	Superannuation of officers and employees	35
10	Security by employees	
11	Saskatchewan Housing Advisory Committee	FINANCE AND ACCOUNTING
12	Head office	36
	OBJECTS OF THE CORPORATION	37
13	Objects	38
	POWERS OF THE CORPORATION	39
14	Corporations may enter into agreements	40
15	General powers	41
16	General housing assistance	42
17	Public housing agreements	43
18	Incorporation of housing authorities	
19	Student housing	GENERAL
20	Co-operative housing	44
21	Repair and rehabilitation of housing	45
22	Land assembly agreements	46
23	Neighbourhood improvements	47
24	Urban renewal	48
25	Powers of corporation for research, etc.	49
	POWERS OF MUNICIPALITIES	50
26	Power of municipality to enter into agreements	51
		Insurance
		REGULATIONS
		52
		ANNUAL REPORT
		53

CHAPTER S-24

An Act respecting Saskatchewan Housing Corporation.

SHORT TITLE

Short title

1 This Act may be cited as *The Saskatchewan Housing Corporation Act*.

R.S.S. 1978, c.S-24, s.1.

INTERPRETATION

Interpretation

2(1) In this Act:

“board”

(a) “**board**” means the board of directors of the corporation;

“bylaw”

(b) “**bylaw**” means a bylaw of a municipality or an order of the Minister of Municipal Affairs in respect of a local improvement district or an order of the member of the Executive Council to whom for the time being is assigned the administration of *The Northern Administration Act* in respect of the Northern Saskatchewan Administration District;

“co-operative association”

(c) “**co-operative association**” means a co-operative association incorporated under *The Co-operative Associations Act*;

“corporation”

(d) “**corporation**” means Saskatchewan Housing Corporation constituted by section 3;

“federal Act”

(e) “**federal Act**” means the *National Housing Act* (Canada) as amended from time to time;

“federal corporation”

(f) “**federal corporation**” means the Central Mortgage and Housing Corporation established by the *Central Mortgage and Housing Corporation Act* (Canada);

“general manager”

(g) “**general manager**” means the chief executive officer of the corporation who has supervision over and directs the work of the staff of the corporation;

“house”

(h) “**house**” means a building, together with the land upon which it is situated, intended for human habitation and comprising not more than two housing units;

“housing” or “housing project”

(i) “**housing**” or “**housing project**” means a project, together with the land upon which it is situated, consisting of one or more houses, or one or more multiple-family dwellings, housing accommodation of the hostel or dormitory type, or a combination thereof, together with any public space, recreational facilities, commercial space and other buildings appropriate to the project;

“land”

(j) “**land**” means lands, tenements and hereditaments and any estate or interest therein and includes buildings and parts of buildings affixed to land;

“low income”

(k) “**low income**” means an income that, in the opinion of the corporation, is insufficient to allow an individual or family with that income to obtain adequate housing;

“low income housing”

(l) “**low income housing**” means housing for individuals or families of low income;

“minister”

(m) “**minister**” means the member of the Executive Council to whom for the time being is assigned the administration of this Act;

“municipality”

(n) “**municipality**” means a city, town, village, rural municipality or local improvement district or the Northern Saskatchewan Administration District or The Municipal Corporation of Uranium City and District and with respect to a local improvement district or the Northern Saskatchewan Administration District includes, where the context so requires, the Minister of Municipal Affairs or the member of the Executive Council to whom for the time being is assigned the administration of *The Northern Administration Act*;

“neighbourhood improvement area”

(o) “**neighbourhood improvement area**” means an area of a municipality for which the corporation has approved the implementation of a program to improve the quality of neighbourhood amenities and the housing and living conditions of persons of the area;

“student housing”

(p) “**student housing**” means a housing project for students and their families;

“urban renewal study”

(q) “**urban renewal study**” means a study of land utilization, community planning or housing conditions and housing accommodation in a municipality, or part thereof, for the purpose of determining the need for an urban renewal scheme.

(2) In this Act the expression “limited-divided housing company”, “public housing project”, “urban renewal area” and “urban renewal scheme” have the same meanings as in the federal Act.

1973, c.93, s.2; R.S.S. 1978, c.S-24, s.2.

ORGANIZATION

Corporation continued

3 The Saskatchewan Housing Corporation consisting of the members of the board appointed under section 5 is hereby continued as a corporation.

1973, c.93, s.3; R.S.S. 1978, c.S-24, s.3.

Corporate body, powers of

4(1) The corporation shall have perpetual succession and a common seal with capacity to contract and to sue and be sued in its corporate name in respect of any right or obligation acquired or incurred by it on behalf of Her Majesty as if the right or obligation had been acquired or incurred on its own behalf, and also in respect of any liabilities in tort to the extent to which the Crown is so subject by reason of *The Proceedings against the Crown Act*.

(2) The corporation is for all its purposes an agent of the Crown in right of Saskatchewan and its powers under this Act may be exercised only as an Agent of Her Majesty.

(3) The corporation may, on behalf of the Crown, contract in its corporate name without specific reference to the Crown or Her Majesty.

(4) All property, whether real or personal, and all money acquired, administered, possessed or received by the corporation is the property of Her Majesty in right of Saskatchewan and shall for all purposes including taxation of whatever nature and description, be deemed to be the property of Her Majesty.

(5) The administration and control of all property whether real or personal acquired by Her Majesty in right of Saskatchewan under *The Housing and Urban Renewal Act, 1966*, together with any rights or liabilities conferred or imposed on Her Majesty in right of Saskatchewan pursuant to any agreement entered into under that Act are hereby transferred to the corporation, and the corporation may deal with the property and exercise the rights in the same manner as if the property and rights were acquired by it and shall discharge the liabilities so acquired to the same extent as if the liabilities had been imposed on the corporation.

1973, c.93, s.4; R.S.S. 1978, c.S-24, s.4.

Board of directors to conduct affairs of corporation, constitution, etc., of board

5(1) The affairs and business of the corporation shall be conducted by a board of directors consisting of not less than three persons appointed by the Lieutenant Governor in Council.

(2) The Lieutenant Governor in Council shall designate one of the members of the board as chairman of the board and one other member as vice-chairman of the board.

(3) The chairman may call meetings of the board at such times and places and upon such notice as he considers desirable and shall preside at all meetings of the board, and, in his absence or if he is unable to act or if the office of chairman is vacant, the vice-chairman may exercise all the powers and shall perform all the duties of the chairman.

(4) A majority of the directors constitutes a quorum and the affirmative votes of the majority of the directors present at any meeting of the board at which a quorum is present are sufficient to pass a resolution.

(5) A vacancy in the membership of the board does not impair the right of the remaining members to act so long as a quorum of the members remain in office.

(6) The board shall be responsible to the minister in the performance of the duties and the exercise of the powers imposed or conferred upon it or the corporation by or pursuant to this Act.

(7) The corporation may pay members of the board who are not employees in the public service of Saskatchewan such remuneration for their services and allowances for travelling and other expenses as may be determined by the Lieutenant Governor in Council.

(8) The board may by resolution regulate its proceedings and provide generally for the conduct and management of the affairs of the corporation.

1973, c.93, s.5; R.S.S. 1978, c.S-24, s.5.

General manager of corporation

6 The Lieutenant Governor in Council shall appoint a person to be the general manager of the corporation who shall be the chief executive officer of the corporation and have supervision over and direction of the work of the staff of the corporation.

1973, c.93, s.6; R.S.S. 1978, c.S-24, s.6.

Appointment, duties and remuneration of employees

7(1) The corporation may, notwithstanding *The Public Service Act* or any other Act or law, employ such officers and other employees as it considers necessary for the conduct of its operations and may determine the conditions of their employment and their remuneration, which shall be paid by the corporation.

(2) All officers and employees shall be under the control and supervision of the corporation.

1973, c.93, s.7; R.S.S. 1978, c.S-24, s.7.

Delegation of powers by board

8 The board may by resolution delegate to any officer, agent or employee of the corporation power to act in the conduct of the affairs of the corporation in all matters that are not by this Act specifically required to be done by the board.

1973, c.93, s.8; R.S.S. 1978, c.S-24, s.8.

Superannuation of officers and employees

9 *The Public Service Superannuation Act* applies to the officers and other employees of the corporation.

1973, c.93, s.9; R.S.S. 1978, c.S-24, s.9.

Security by employees

10 All persons employed by the corporation who in the course of their employment receive or disburse cash, and such other officers or employees as the corporation may designate, shall be required to furnish fidelity bonds, in such sums as the corporation may fix, for the due accounting for moneys or goods that come into their hands or under their control.

1973, c.93, s.10; R.S.S. 1978, c.S-24, s.10.

Saskatchewan Housing Advisory Committee

11(1) The minister may appoint a committee to be called the Saskatchewan Housing Advisory Committee consisting of two or more persons to advise the corporation on housing and development or any other related matter.

(2) The corporation may make payment to members of the committee for reasonable expenses incurred by them in connection with attendance at meetings of the committee.

1973, c.93, s.11; R.S.S. 1978, c.S-24, s.11.

Head office

12 The head office of the corporation shall be in the city of Regina, but the Lieutenant Governor in Council may change the location of the head office.

1973, c.93, s.12; R.S.S. 1978, c.S-24, s.12.

OBJECTS OF THE CORPORATION

Objects

13 The objects of the corporation are:

- (a) to promote and carry out the construction and provision of more adequate and improved housing:
 - (i) for low income families and individuals;
 - (ii) for students;
 - (iii) for such elderly persons or class or classes of elderly persons as may be designated by the corporation;
 - (iv) for families and individuals receiving social allowances or social assistance; and
 - (v) generally, for persons or groups which in the opinion of the corporation require assistance;
- (b) to improve the quality of housing; and
- (c) to improve the quality of amenities related to housing.

1973, c.93, s.13; R.S.S. 1978, c.S-24, s.13.

POWERS OF THE CORPORATION

Corporations may enter into agreements

14 For the purposes of this Act, except as otherwise provided herein, the corporation may, subject to any regulations that may be made by the Lieutenant Governor in Council, enter into agreements with:

- (a) the Government of Saskatchewan or any department, board, commission or agent thereof;
- (b) the Government of Canada;
- (c) the federal corporation;
- (d) a municipality;
- (e) a public housing authority established under section 18;
- (f) other agencies, associations, organizations or persons;
- (g) all or any one or more of them;

with respect to any of the matters referred to in section 15.

1973, c.93, s.14; R.S.S. 1978, c.S-24, s.14.

General powers

15 The corporation may, subject to any regulations made by the Lieutenant Governor in Council:

- (a) acquire, develop and service land for housing or related purposes;
- (b) construct housing projects for sale or lease;
- (c) acquire, improve and rehabilitate existing buildings;
- (d) mortgage or take other security for the repayment of loans and advances made by it;
- (e) sell, lease or otherwise dispose of property;
- (f) administer, manage and maintain property;
- (g) make contributions toward capital costs, provide loans, make grants and pay subsidies for the purposes of this Act, and prescribe the conditions upon which such funds may be provided;
- (h) prescribe the terms and conditions pursuant to which loans and advances shall be repaid;
- (i) prescribe the portion of any loan or class of loans made by the corporation that may be forgiven and prescribing the conditions pursuant to which any such portion of any loan or class of loans shall be forgiven;
- (j) conduct research respecting housing, development and related matters;
- (k) undertake preliminary work and investigation necessary to determine the need for, and advisability of, carrying out any undertaking under this Act; and
- (i) do such other things as may be required to be done and exercise any other power required to be exercised for the purposes of carrying out the provisions of this Act.

1973, c.93, s.15; R.S.S. 1978, c.S-24, s.15.

General housing assistance

16(1) The corporation may, subject to any regulations that may be made by the Lieutenant Governor in Council, make or arrange for loans, make grants and pay subsidies to assist families and individuals, who, in the opinion of the corporation, require assistance to obtain adequate housing.

(2) Without limiting the generality of subsection (1), the corporation may make loans and advances where, in the opinion of the corporation, sufficient money is not being made available by lending institutions or the federal corporation for housing purposes.

(3) For the purposes of this section, the corporation may:

- (a) exercise any of the powers referred to in section 15;
- (b) establish an insurance fund or such other fund as it considers necessary to protect the corporation against losses; and
- (c) establish rental levels, sales prices and repayment terms and other conditions under which loans and advances may be made under this section, which are consistent with the intention of this Act and any regulations made by the Lieutenant Governor in Council.

(4) The Lieutenant Governor in Council may provide for the administration of the program of assistance under *The House Building Assistance Act*, *The Senior Citizens Home Repair Assistance Act* or such other Acts as may be determined by the Lieutenant Governor in Council to be assumed by the corporation and for the advance to the corporation of the unused portion of any sums appropriated by the Legislature for the purpose of those programs.

1973, c.93, s.16; R.S.S. 1978, c.S-24, s.16.

Public housing agreements

17(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to provide suitable or more adequate housing accommodation for people of low income at rentals or charges that may be less than required to provide for the operation, and complete amortization of the cost of providing, the accommodation.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) provide for the sharing of the capital costs, and operating profits or losses, of housing accommodation provided under subsection (1);
- (b) establish the rentals or charges to be made in respect of the accommodation provided; and
- (c) specify the responsibilities of the parties to the agreements respecting the provision, management, operation and administration of housing projects.

1973, c.93, s.17; R.S.S. 1978, c.S-24, s.17.

Incorporation of housing authorities

18(1) For the purpose of carrying out agreements entered into pursuant to section 17 or 26, the minister may, by order:

- (a) incorporate bodies with no share capital as public housing authorities, consisting of such number of persons as he determines;
- (b) vest in a public housing authority any powers, functions and duties he considers necessary or advisable to carry out any agreement and, without limiting the generality of the foregoing, including the power to acquire, operate and maintain public housing projects and housing accommodation.

(2) The minister shall:

- (a) appoint the members of each public housing authority incorporated under clause (a) of subsection (1);
- (b) fix the term of office of members of each such public housing authority;
- (c) for each public housing authority, designate one of its members to be the chairman of the authority and one other member to be the vice-chairman of the authority.

(3) The minister may fix the amount of remuneration and travelling and other expenses to be paid to the members of public housing authorities.

(4) The amounts paid under subsection (3) in respect of the members of a public housing authority shall be chargeable to the housing projects of that public housing authority.

(5) A housing authority shall make such reports and returns as may be prescribed by the corporation.

1976, c.53, s.2; R.S.S. 1978, c.S-24, s.18.

Student housing

19(1) The corporation may encourage the construction of student housing or the acquisition of existing buildings and their conversion to student housing in areas where a need can be established for the purpose of providing adequate housing for students.

(2) In addition to the powers conferred upon the corporation by section 15, the corporation may:

- (a) approve the making of an application for a loan from the federal corporation by a municipality, or an agency thereof, a hospital, The University of Saskatchewan, a school board or other educational institution, a co-operative association or a charitable corporation; and
- (b) review the plans and specifications for student housing projects for which approval of a loan application under clause (a) is requested.

1973, c.93, s.19; R.S.S. 1978, c.S-24, s.19.

Co-operative housing

20(1) The corporation may, in such circumstances as are prescribed by the regulations made in respect thereof, encourage, promote and assist the formation, organization and development of co-operative associations to provide housing to be sold or leased to families or individuals.

(2) In addition to the powers conferred upon the corporation by section 15, the corporation may establish standards concerning the incomes of members of co-operative associations, the cost and type of construction, and any other matters that the corporation considers important, that must be conformed with in order to receive assistance from the corporation.

(3) The co-operative associations referred to in this section shall be subject to the provisions of this Act and related regulations.

1973, c.93, s.20; R.S.S. 1978, c.S-24, s.20.

Repair and rehabilitation of housing

21(1) The corporation may, in such circumstances as are prescribed by the regulations made in respect thereof, encourage the improvement of existing housing by providing loans and grants to assist in the repair and rehabilitation of such housing.

(2) In addition to the powers conferred upon the corporation by section 15, the corporation may:

- (a) establish minimum standards which must be met in order to qualify for assistance under this section;
- (b) establish rental levels respecting rental units which have been repaired or rehabilitated under this section; and
- (c) do such other things as the corporation considers necessary to ensure that applicants and their residences conform to such regulations as may be made by the Lieutenant Governor in Council.

1973, c.93, s.21; R.S.S. 1978, c.S-24, s.21.

Land assembly agreements

22(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to provide an adequate supply of land for housing and related purposes at prices that are reasonable with respect to the cost of acquiring and developing the land.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) provide for the sharing of the capital costs and operating profits or losses respecting land assembly projects developed under this section;
- (b) provide for the planning and design of sub-divisions;
- (c) establish the prices and the loan terms for residential lots or other land sold or leased; and
- (d) specify the responsibilities of the parties to the agreements respecting the provision, management, operation and administration of the projects.

1973, c.93, s.22; R.S.S. 1978, c.S-24, s.22.

Neighbourhood improvements

23(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to prepare and carry out neighbourhood improvement programs to improve the amenities of neighbourhood improvement areas and the housing and living conditions of the residents of those areas.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) set out criteria for selecting neighbourhood improvement areas and prescribe the manner in which the selection of such areas shall be made;
- (b) provide for obtaining the participation of the residents of the neighbourhood improvement area in planning and carrying out the neighbourhood improvement program; and
- (c) provide for the sharing of the capital costs, and profits or losses of preparing and carrying out of such neighbourhood improvement programs.

(3) A neighbourhood improvement program shall state therein the date on which the program shall be completed, and, subject to this subsection, the neighbourhood improvement program shall be terminated and the neighbourhood improvement area shall cease to be a neighbourhood improvement area on that date unless the corporation extends the date of completion, which extension may be given either before or after the date stated in the program for the completion of the program.

1973, c.93, s.23; R.S.S. 1978, c.S-24, s.23.

Urban renewal

24(1) The corporation may, with the approval of the Lieutenant Governor in Council:

- (a) enter into agreements with any municipality to renew a blighted or substandard area of the municipality;
- (b) carry out urban renewal studies; and
- (c) pay up to twenty-five per cent of the cost of:
 - (i) carrying out an urban renewal study;
 - (ii) preparing an urban renewal scheme; and
 - (iii) carrying out an urban renewal scheme.

(2) Every agreement entered into between the corporation and a municipality under subsection (1) shall provide that the municipality shall pay to the corporation the same percentage, paid by the corporation as authorized under clause (c) of subsection (1), of:

- (a) any moneys received by the municipality from the sale, lease or other disposition of land in the urban renewal area; and
- (b) the value, as determined in the manner provided in the agreement, of land in the urban renewal area retained by the municipality for public purposes.

(3) An urban renewal scheme shall state therein the date on which the scheme shall be completed and, subject to this subsection, the urban renewal scheme shall be terminated and the urban renewal area shall cease to be an urban renewal area on that date unless the corporation extends the date of completion, which extension may be given either before or after the date stated in the scheme for the completion of the scheme.

1973, c.93, s.24; R.S.S. 1978, c.S-24, s.24.

Powers of corporation for research, etc.

25 The corporation may:

- (a) study, report on and advise upon housing conditions in Saskatchewan or in any part of Saskatchewan and into measures that may be taken for the improvement thereof;
- (b) study, report on and advise upon investigations into housing conditions made elsewhere than in Saskatchewan and into measures, plans or proposals taken or adopted or proposed elsewhere than in Saskatchewan for the improvement thereof;
- (c) study, report on and advise upon the factors affecting the cost of housing and measures that may be taken to secure economy and increased efficiency in the provision of housing;
- (d) prepare and publish statistics, reports, records, bulletins, pamphlets and circulars, and use other means of disseminating information and advice in relation to housing;
- (e) study, report on and advise upon land utilization and the planning of subdivisions, housing and related amenities;

(f) make provision for promoting training in the construction or designing of houses, in land planning or in the management or operation of housing projects; and

(g) generally take such steps as it may consider necessary or advisable to promote the construction of housing that in its opinion is sound and economical and to encourage the development of better housing and related amenities.

1973, c.93, s.25; R.S.S. 1978, c.S-24, s.25.

POWERS OF MUNICIPALITIES

Power of municipality to enter into agreements

26 Notwithstanding anything in any other Act, a municipality may enter into agreements with:

- (a) the corporation;
- (b) the Government of Saskatchewan or any department, board, commission or agent thereof;
- (c) the Government of Canada;
- (d) the federal corporation;
- (e) a housing authority established under section 18;
- (f) a non-profit corporation;
- (g) a limited-dividend housing company;
- (h) an association;
- (i) another municipality;

or any one or more of them for the purpose of undertaking any project contemplated by this Act or the federal Act.

1973, c.93, s.26; R.S.S. 1978, c.S-24, s.26.

Additional powers of municipality

27 In addition to the powers a municipality has under the appropriate municipal Act, a municipality may, either alone or in conjunction with another municipality:

- (a) acquire and develop land for housing purposes;
- (b) construct public housing projects for sale or lease;
- (c) acquire, improve and convert existing buildings for public housing projects;
- (d) acquire existing housing projects;
- (e) equip, maintain and operate public housing projects;
- (f) sell, lease or otherwise dispose of public housing projects constructed or acquired by it;
- (g) make grants on such terms, if any, as it considers just to owners of substandard dwellings to assist in paying the cost of demolishing or removing the substandard dwellings; but no such grant shall exceed \$500 in respect of any one substandard dwelling or any one owner; and

(h) do such other things as may be required to be done and exercise any other power required to be exercised for the purpose of carrying out the provisions of this section.

1973, c.93, s.27; R.S.S. 1978, c.S-24, s.27.

Residential lots

28(1) Where a municipality, pursuant to an agreement entered into under this Act for the purpose of acquiring land to be developed into lots for residential purposes with services provided to or in respect of the lots, has received loans or advances from the Government of Saskatchewan and the Government of Canada or the federal corporation to cover the cost of installing a sewage system, water supply, street lights, roads, sidewalks, curbs or other services or improvements and any part of those loans or advances has not been included in the price at which the lots are offered for sale, the municipality shall recover from the purchaser of each lot on the basis of a uniform amount per foot of the frontage of the lot the amount of such loans or advances over a period of twenty-five years from the date of the sale of the lot or over such other period specified in the agreement entered into by the municipality under this Act for the purpose of acquiring such land.

(2) The amount recoverable from the purchaser of a lot under subsection (1) shall be payable to the municipality in equal annual instalments and any instalment remaining unpaid after the thirty-first day of December in the year in which it became due shall be added to and form part of the taxes on the lot notwithstanding that the owner of the lot did not purchase the lot directly from the municipality.

1973, c.93, s.28; R.S.S. 1978, c.S-24, s.28.

Interest

29 In fixing the amount of the annual instalments mentioned in subsection (2) of section 28 interest shall be added at the rate provided in the agreement mentioned in subsection (1) of section 28; and where a municipality has made any payment in respect of any unsold lot, a sum sufficient to recover interest on such payment shall also be added, at the same rate, from the date of completion of the project to the date of sale of the lot.

1973, c.93, s.29; R.S.S. 1978, c.S-24, s.29.

Power of municipality to pass bylaws

30(1) A municipality may by bylaw do any act or thing necessary for the municipality to carry out this Act and, without limiting the generality of the foregoing the municipality may, by bylaw:

- (a) prescribe standards for the maintenance and occupancy of property and for prohibiting the use of property that does not meet the standards;
- (b) require property that does not meet the standards prescribed in the bylaw to be repaired and maintained so as to meet the standards, or require property that does not meet those standards to be cleared of all buildings or structures and left in a graded and levelled condition.

(2) Two copies of any bylaw passed under subsection (1), and any amendment or revision thereof, certified correct by the clerk or secretary treasurer of the municipality, shall be transmitted to the minister for his approval, and the bylaw, amendment or revision, as the case may be, shall have no effect until approved by the minister.

(3) A bylaw passed under subsection (1) is not enforceable with respect to property until notice has been sent by registered mail, postage prepaid, to, or served personally on, the owner and all persons shown by the records of the land titles office to have an interest in the property and on the occupant of the property, if any, stating:

- (a) that the property does not meet the standards prescribed in the bylaw and that repairs are required to be made to the property, giving reasonable particulars of the repairs required to be made, or that the property must be cleared and left in a graded and levelled condition;
- (b) that the repairs are to be made or the clearing is to be done prior to a date stated therefor in the notice, which date shall not be less than six months after the date of the notice; and
- (c) that, if the repair or clearance is not done prior to the date stated therefor in the notice, the municipality may carry out the repair or clearance required and the cost of doing so may be levied against the property as a debt due to the municipality or charged against the land concerned as taxes due and owing in respect of that land, and recover the cost as such.

(4) A person to whom a notice under subsection (3) is to be sent or upon whom it is to be served may, within ten days of the receipt of the notice, appeal in writing to the Provincial Planning Appeals Board and the board shall hear and determine the appeal at such time and place as it may designate, and with respect to the appellant's property the Provincial Planning Appeals Board may confirm, reverse, vary or delay the effect of the bylaw.

(5) No appeal shall lie from a decision of the Provincial Planning Appeals Board under this Act and no action shall lie against any municipality, the council of the municipality or any member thereof, or any municipal official, agent or servant in respect of any matter or thing done by the municipality or the council or any such person under this Act.

(6) Subject to subsection (4), where a repair or clearance of property is not carried out in accordance with a notice requiring such repair or clearance sent or served under subsection (3), the municipality may carry out the repair or clearance and the cost of doing so may be levied against the property as a debt due to the municipality or charged against the land concerned as taxes due and owing in respect of that land, and recover the cost as such.

1973, c.93, s.30; R.S.S. 1978, c.S-24, s.30.

Power to borrow, etc.

31(1) Subject to section 241 of *The Urban Municipality Act*, but otherwise notwithstanding the provisions of the relevant municipal Act, a municipality may, subject to the approval of The Local Government Board:

- (a) contract debts not payable within the current year;
- (b) borrow moneys; and
- (c) issue debentures;

for any purpose authorized by this Act.

(2) The assent of the burgesses shall not be required to any debt contracted, money borrowed or debentures issued under subsection (1) unless required by The Local Government Board, in which case the relevant municipal Act applies for the purpose of obtaining the assent of the burgesses.

1973, c.93, s.31; R.S.S. 1978, c.S-24, s.31.

Application of *Municipal Expropriation Act*

32 *The Municipal Expropriation Act* applies in respect of land required by a municipality for any purpose authorized by this Act.

1973, c.93, s.32; R.S.S. 1978, c.S-24, s.32.

Power of municipality to subscribe to capital stock of housing company

33(1) Notwithstanding anything in any other Act but subject to the approval of The Local Government Board, a municipality may subscribe to the capital stock of a housing company incorporated under *The Companies Act* or any former *Companies Act* and whose powers, objects and limitations are such as will render the company eligible to apply for and to receive, as limited-dividend or institutional housing companies or otherwise, loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege, under this Act, the federal Act or any other Act of the Parliament of Canada, or from any other source, in aid of low-rental or any other housing projects.

(2) A municipality that subscribes to the capital stock of a housing company may, with the approval of The Local Government Board, enter into an agreement with the company containing such terms and provisions respecting the capital stock so subscribed, and the rights and privileges incidental thereto, as will not render the company ineligible to apply for and to receive the loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege mentioned in subsection (1).

1973, c.93, s.33; R.S.S. 1978, c.S-24, s.33.

Urban renewal and neighbourhood improvement activities

34(1) Subject to the approval of the minister, a municipality may:

- (a) carry out urban renewal studies or neighbourhood improvement studies;
- (b) prepare urban renewal schemes or neighbourhood improvement programs;
- (c) carry out urban renewal schemes or neighbourhood improvement programs.

(2) For the purpose of carrying out an urban renewal scheme or a neighbourhood improvement program, a municipality may, subject to the approval of the minister and without limiting the powers it has under its appropriate municipal Act, pass bylaws for all or any of the following purposes:

- (a) declaring the whole or any part of the municipality to be an urban renewal area or a neighbourhood improvement area;
- (b) preventing construction, alterations or renovations of any kind of buildings or other improvements in the urban renewal area or neighbourhood improvement area;
- (c) demolishing, removing, renovating, repairing or maintaining buildings or other improvements owned or acquired by the municipality in the urban renewal area or neighbourhood improvement area;
- (d) selling, leasing or otherwise disposing of property in the urban renewal area or neighbourhood improvement area;

- (e) making grants or loans to owners of property in the urban renewal area or neighbourhood improvement area to assist them to renovate or repair their property on such terms as to security or repayment as the municipality considers just; and
 - (f) making grants to assist the relocation of persons dispossessed of housing accommodation by the implementation of an urban renewal scheme or neighbourhood improvement program.
- (3) A municipality may, subject to the approval of the minister, dispose of land in an urban renewal area or a neighbourhood improvement area by sale, lease or otherwise and:
- (a) the provisions of paragraph 3 of section 191 of *The Urban Municipality Act*, and the similar provisions of the other municipal Acts shall not apply;
 - (b) the provisions of section 31 of *The Tax Enforcement Act* respecting the manner of the sale of land and the sale price therefor shall not apply.

1973, c.93, s.34; R.S.S. 1978, c.S-24, s.34.

Powers under municipal Acts may be exercised

35 For the purpose of carrying out the provisions of this Act or of any bylaw or scheme thereunder, every municipality shall possess and may exercise all the powers conferred upon it by the appropriate municipal Act.

1973, c.93, s.35; R.S.S. 1978, c.S-24, s.35.

FINANCE AND ACCOUNTING

Appropriations

36(1) The Minister of Finance shall, at the request of the corporation, pay to the corporation out of the consolidated fund such amounts as are appropriated by the Legislature for the operation of the corporation in such amounts, at such times and upon such terms as may be determined by the Lieutenant Governor in Council.

(2) The Minister of Finance shall, subject to the approval of the Lieutenant Governor in Council, pay to the corporation such moneys as may be appropriated by the Legislature for the purposes of compensating the corporation in respect of loans made by it and the repayment of which have been forgiven by the corporation, or the making of grants or the paying of subsidies by the corporation.

(3) The Minister of Finance shall, subject to the approval of the Lieutenant Governor in Council and at the request of the corporation, advance to the corporation out of the consolidated fund such additional unappropriated sums of money as are required for compensating the corporation in respect of loans made by it and the repayment of which have been forgiven by the corporation and for operational costs, grants, subsidies and losses of the corporation.

1973, c.93, s.36; R.S.S. 1978, c.S-24, s.36.

Borrowing by Minister of Finance

37(1) In order to provide the funds required for the purposes of this Act, the Lieutenant Governor in Council may authorize the Minister of Finance to raise, by way of loan upon the credit of the province, such sums of money within the borrowing limitation prescribed by section 41 as may be required, and for that purpose to issue bonds, debentures or such other securities of the province as the Lieutenant Governor in Council considers advisable.

(2) The said sum or sums of money shall be raised in accordance with *The Saskatchewan Loans Act* and may be borrowed for any term or terms not exceeding fifty years and at such rate of interest as the Lieutenant Governor in Council may determine.

(3) Moneys raised under this section shall be paid into the consolidated fund and the balance, after deduction and payment of discount and commission applicable to the loan, shall be advanced by the Minister of Finance to the corporation for the purposes of this Act by way of advances in such amounts, at such times and upon such terms as may be determined by the Lieutenant Governor in Council.

(4) The corporation shall reimburse the Minister of Finance for all charges and expenses incurred in raising money under this section.

1973, c.93, s.37; R.S.S. 1978, c.S-24, s.37.

Investments

38 The corporation may from time to time invest such moneys of the corporation not presently required for any of its purposes in any class of securities mentioned in section 36 of *The Department of Finance Act*.

1973, c.93, s.38; R.S.S. 1978, c.S-24, s.38.

Borrowing powers

39(1) Subject to the approval of the Lieutenant Governor in Council the corporation may, for the purposes of the corporation, borrow from time to time such sums of money within the borrowing limitation prescribed by section 41 as the corporation may consider requisite, and may issue notes, bonds, debentures and other securities bearing interest at such rate or rates, if any, and payable as to principal and interest in the currency or currencies of such country or countries and at such place or places and at such time or times and in such manner as the corporation may determine. Such notes, bonds, debentures and other securities of the corporation may be made redeemable in whole or in part in advance of maturity at such time or times and on such terms and at such price or prices, either with or without a premium, as the corporation may determine at the time of the issue thereof.

(2) The purposes of the corporation shall, without limiting the generality thereof, include for the purpose of subsection (1):

- (a) repayment of advances by the province to the corporation;
- (b) payment, refunding or renewal from time to time of the whole or any part of any loan raised or of any temporary borrowing or securities issued by the corporation under this Act; and
- (c) payment of any other liability or indebtedness of the corporation.

- (3) The corporation may borrow money and issue notes, bonds, debentures and other securities as aforesaid in such amounts as will realize the net sum required by the corporation for such purposes, and a recital or declaration in the resolution or minutes of the corporation authorizing the issue of securities to the effect that the amount of the securities so authorized is necessary to realize the net sum required for the purposes of the corporation is conclusive evidence of the fact.
- (4) Subject to the approval of the Lieutenant Governor in Council, and on such terms and conditions as are considered advisable, the corporation may sell or otherwise dispose of any such notes, bonds, debentures and other securities either at the par value or at less or more than the par value thereof and charge, pledge, hypothecate, deposit or otherwise deal with any such securities as collateral security or do any of those things.
- (5) Such notes, bonds, debentures and other securities, and the coupons, if any, attached thereto shall be in such form and shall be executed in such manner as may be determined by the corporation.
- (6) The corporation may provide that the seal of the corporation may be engraved, lithographed, printed or otherwise mechanically reproduced on any notes, bonds, debentures or other securities, and upon the coupons, if any, attached thereto and that any signature upon any notes, bonds, debentures or other securities and upon the coupons, if any, attached thereto, may be engraved, lithographed or printed or otherwise mechanically reproduced thereon; and the seal of the corporation when so mechanically reproduced has the same force and effect as if manually affixed, and any such mechanically reproduced signature is for all purposes valid and binding upon the corporation as if manually affixed notwithstanding that the person whose signature is so reproduced has ceased to hold office before the date of the security or before the issue thereof.
- (7) Subject to the approval of the Lieutenant Governor in Council, the corporation may also from time to time for its purposes borrow by way of temporary loans from any chartered bank or from any person or body corporate such sums and upon such terms as the corporation may determine, and either by way of bank overdraft or line of credit, or by the pledging as security for such temporary loans of notes, bonds, debentures or other securities of the corporation pending the sale thereof or in lieu of the sale thereof, or in such other manner as the corporation may determine; and cheques, promissory notes or other instruments that may be necessary or desirable in connection with the borrowing of money and the obtaining of advances by way of temporary loan may be executed in such manner as the corporation may determine.
- (8) The corporation, with the approval of the Lieutenant Governor in Council, may provide for the creation, management and application of sinking funds or other means of securing the repayment of any loan raised or securities issued by the corporation, including the redemption by call of any securities issued subject to redemption in advance of maturity.

1973, c.93, s.39; R.S.S. 1978, c.S-24, s.39.

Guarantee by province

- 40(1)** The Minister of Finance may, with the approval of the Lieutenant Governor in Council, guarantee the payment of the principal, interest and premium, if any, of any notes, bonds, debentures and other securities issued by the corporation and of any temporary loans raised by the corporation.

(2) The form and manner of any such guarantee shall be such as the Lieutenant Governor in Council may approve.

(3) A guarantee made under subsection (1) shall be signed by the Minister of Finance or the Deputy Minister of Finance or by such other officer or officers as may be designated by the Lieutenant Governor in Council, and upon being so signed the Province of Saskatchewan shall be liable for the payment of the principal, interest and premium, if any, of the notes, bonds, debentures, securities and loans guaranteed, according to the tenor thereof; and a guarantee so signed is conclusive evidence of compliance with the terms of this section.

(4) The Minister of Finance may, with the approval of the Lieutenant Governor in Council, make such arrangements as may be necessary for supplying the money required to implement any such guarantee and to advance the amount necessary for that purpose out of the consolidated fund.

(5) The signature of the Minister of Finance or the Deputy Minister of Finance or any such other officer or officers for which provision is made in subsection (3) may be engraved, lithographed, printed or otherwise mechanically reproduced, and the mechanically reproduced signature of any such person shall be deemed for all purposes to be the signature of that person and is binding upon the Province of Saskatchewan notwithstanding that the person whose signature is so reproduced may not have held office at the date of the notes, bonds, debentures or other securities or at the date of the delivery thereof and notwithstanding that the person who holds any such office at the time when any such signature is affixed is not the person who holds that office at the date of the notes, bonds, debentures or other securities or at the date of the delivery thereof.

1973, c.93, s.40; R.S.S. 1978, c.S-24, s.40.

Borrowing limitation

41(1) The corporation shall not borrow any sum of money if by doing so the aggregate principal amount of the outstanding notes, bonds, debentures and other securities issued by the corporation, of temporary borrowings of the corporation and of outstanding advances to the corporation from the Province of Saskatchewan would exceed \$200,000,000.

(2) For the purposes of this section one dollar in lawful money of the United States of America may be deemed to be the equivalent of one dollar in lawful money of Canada.

(3) This section does not apply with respect to moneys borrowed for the purposes mentioned in clauses (a) and (b) of subsection (2) of section 39.

1973, c.93, s.41; 1976, c.53, s.3; R.S.S. 1978, c.S-24, s.41.

Fiscal year

42 The calendar year shall be the fiscal year of the corporation.

1973, c.93, s.42; R.S.S. 1978, c.S-24, s.42.

Annual report

43 The Provincial Auditor or his nominee shall audit the books and accounts of the corporation at least once every year.

1973, c.93, s.43; R.S.S. 1978, c.S-24, s.43.

GENERAL

Crown corporation continued

44 Saskatchewan Housing Corporation as at present constituted under *The Crown Corporations Act* is hereby continued as the corporation referred to in section 3, subject to such changes in personnel as may be made under section 5.

1973, c.93, s.44; R.S.S. 1978, c.S-24, s.44.

Approval of agreements

45 Subject to the approval of the Lieutenant Governor in Council, any agreement that may be entered into by the province under this Act may be entered into by the minister on behalf of Her Majesty in right of Saskatchewan.

1973, c.93, s.45; R.S.S. 1978, c.S-24, s.45.

Non-application of certain Acts

46 Where a loan is made under this Act or the *National Housing Act* (Canada) or was made under the *National Housing Act, 1954* (Canada) and secured by a mortgage on land in Saskatchewan, *The Limitation of Civil Rights Act*, *The Land Contracts (Actions) Act* and *The Farm Security Act* shall have no application to the mortgage or to the rights and remedies of the mortgagee thereunder.

1973, c.93, s.46; R.S.S. 1978, c.S-24, s.46.

Rights of mortgagee to charge and collect costs, etc.

47 Notwithstanding anything in any Act, the mortgagee under a mortgage to which section 46 applies shall be entitled to charge and collect from the mortgagor:

- (a) the costs and expenses of and incidental to the making of the loan and the taking of security therefor or any renewal, extension of discharge thereof;
- (b) any costs, fees and expenses prescribed or approved by or pursuant to this Act or the federal Act, or any amendment thereto or any regulation made thereunder.

1973, c.93, s.47; R.S.S. 1978, c.S-24, s.47.

Power to give a limited retroactive effect to Act

48 The Lieutenant Governor in Council may, by order, direct that any agreement that has been entered into prior to the coming into force of this Act which, if this Act had been in force would be within the provisions of this Act, shall be deemed to be within the provisions of this Act notwithstanding that such agreement was authorized by the provisions of any other Act.

1973, c.93, s.48; R.S.S. 1978, c.S-24, s.48.

Acquisition of land

49 Land may be acquired by the minister or the corporation for any of the purposes authorized by this Act by purchase, expropriation or otherwise, and in the case of expropriation of land *The Expropriation Procedure Act* applies.

1973, c.93, s.49; R.S.S. 1978, c.S-24, s.49.

Grant in lieu of taxes

50 The corporation may each year pay grants in lieu of taxes to any municipality within which any of its real property is situated.

1973, c.93, s.50; R.S.S. 1978, c.S-24, s.50.

Insurance

51(1) The corporation may cause the property acquired by it under this Act to be insured against loss by fire or from any other cause in such organizations, duly organized to do business in Saskatchewan, as may be designated by the corporation.

(2) The corporation may enter into a contract of insurance with any organization duly authorized to do business in Saskatchewan, insuring the corporation against loss or damage to the person or property of others, in such amount as it may consider expedient.

(3) For the purposes of any such contract, the corporation shall, to an extent not exceeding the amounts stated therein, be deemed to be subject to liability in respect of the matters insured against, notwithstanding anything in the common law or in any Act.

1973, c.93, s.51; R.S.S. 1978, c.S-24, s.51.

REGULATIONS

Power to make

52 For the purpose of carrying out the provisions of this Act according to their intent and of supplying any deficiency therein, the Lieutenant Governor in Council may make regulations as are ancillary thereto and are not inconsistent therewith; and every regulation made under, and in accordance with the authority granted by, this section has the force of law.

1973, c.93, s.52; R.S.S. 1978, c.S-24, s.52.

ANNUAL REPORT

Annual report

53(1) In each fiscal year, there shall, in accordance with *The Tabling of Documents Act*, be submitted to the Lieutenant Governor in Council:

(a) a report of the corporation upon its business for its immediately preceding fiscal year;

(b) a financial statement showing the business of the corporation for such fiscal year, in such form as may be required by the Treasury Board.

(2) The report and statement required by subsection (1) shall, in accordance with *The Tabling of Documents Act*, be laid before the Legislative Assembly.

1973, c.93, s.53; R.S.S. 1978, c.S-24, s.53.