

DISTRICT OF SEHELDT

Oracle Properties Housing Agreement Bylaw No. 560, 2017

A bylaw to enter into a housing agreement under Section 483 of the Local Government Act

WHEREAS

- A. The owner of the lands wishes to develop lands in the District of Sechelt and in connection with that development has agreed to contributions for affordable housing, on a portion of the lands that are legally described as the following:

PID: 029-644-038 Lot A, District Lot 4301,
Group 1 New Westminster District, Plan EPP54951

- B. The District wishes to enter into a housing agreement with the developer in order to secure two (2) affordable housing residential units constructed in a duplex form on two (2) strata lots on a portion of the lands.
- C. The District has agreed that with the reduction of the number of housing units on the lands made by Zoning Amendment Bylaw No. 25-261, 2014 that the previous Housing Agreement Bylaw (Oracle Properties Housing Agreement Bylaw No. 471, 2008) may be repealed and the registered Housing Agreement BB909658, may be removed.

NOW THEREFORE the Council of the District of Sechelt, in open meeting assembled, enacts as follows:

1. TITLE

This Bylaw may be cited for all purposes as “Oracle Properties Housing Agreement Bylaw No. 560, 2017”.

2. PROVISIONS

- a. By this Bylaw, Council authorizes the District to enter into a housing agreement with Oracle Properties Inc. (Inc. No. 0730436) in respect to the lands illustrated on Schedule “A” and described as a portion of the lands legally known as:

PID: 029-644-038 Lot A, District Lot 4301, Group 1 New Westminster District,
Plan EPP54951

in the form of the Section 219 Covenant and Housing Agreement attached as Schedule “B” to this Bylaw.

- b. The Mayor and the Corporate Officer of the District are authorized to:
 - i. execute the Housing Agreement, attached as Schedule B, and,
 - ii. deregister/remove the existing housing agreement from property title.

- c. Council repeals District of Sechelt Oracle Properties Housing Agreement Bylaw No. 471, 2008.

READ A FIRST TIME THIS 2nd DAY OF August, 2017


READ A SECOND TIME THIS 2nd DAY OF August, 2017

READ A THIRD TIME THIS 2nd DAY OF August, 2017

ADOPTED THIS 6th DAY OF September, 2017



Mayor



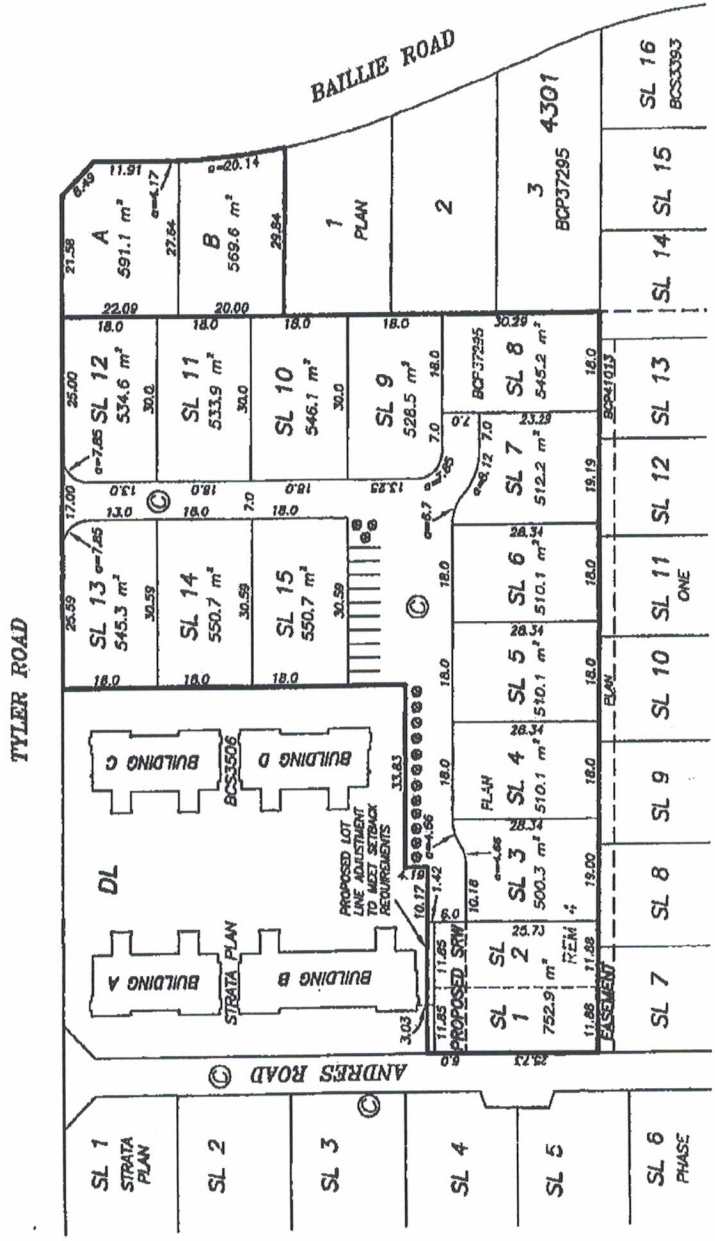
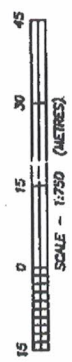
Corporate Officer

SCHEDULE A



REVISED: JULY 21, 2014
 REVISED: JANUARY 20, 2014
 REVISED: FEBRUARY 20, 2014
 REVISED: JULY 20, 2012
 REVISED: JUNE 29, 2012
 REVISED: NOVEMBER 15, 2011
 REVISED: SEPTEMBER 2, 2011
 REVISED: JUNE 24, 2011
 DATE:

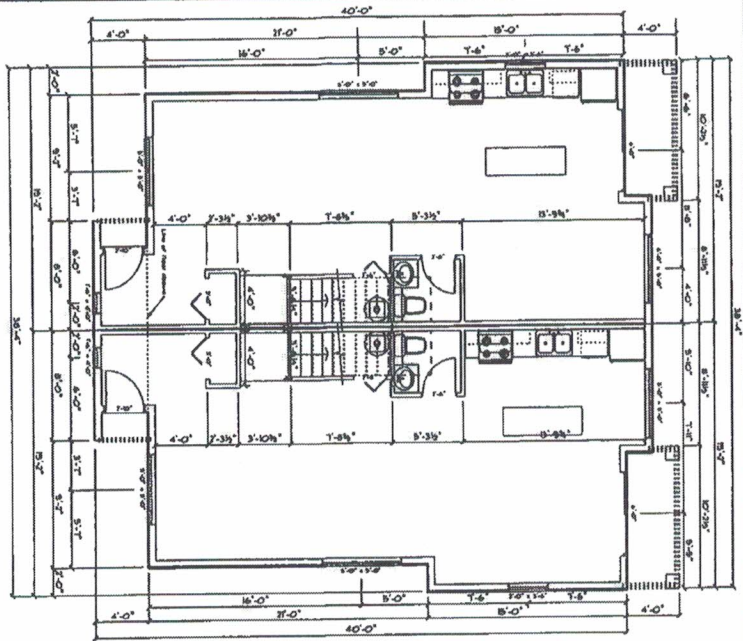
STRAIT LAND SURVEYING INC.
 5605 50th Ave. S.W.
 Box 300 (near 49th St)
 Surrey, BC V4N 3A0
 T: 604-685-3237
 F: 604-685-3237



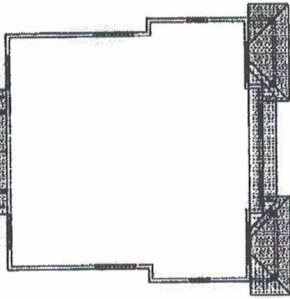
127-11/1007

SCHEDULE 'B'

MAIN FLOOR
SCALE: 1/8" = 1'-0"

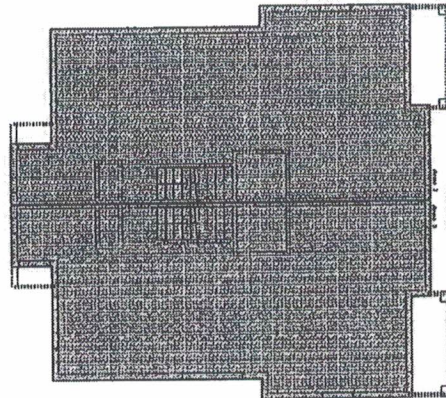


MAIN FLOOR - ROOF
SCALE: 1/8" = 1'-0"



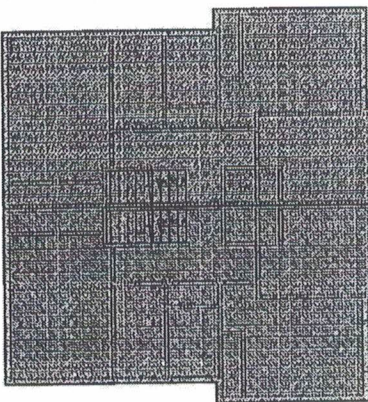
MAIN FLOOR - Area
SCALE: 3/8" = 1'-0"

NAME	Area	COLOR	AREA
Unit 1 Area 2	671.5	671.5	sq ft
Unit 2 Area 3	671.5	671.5	sq ft

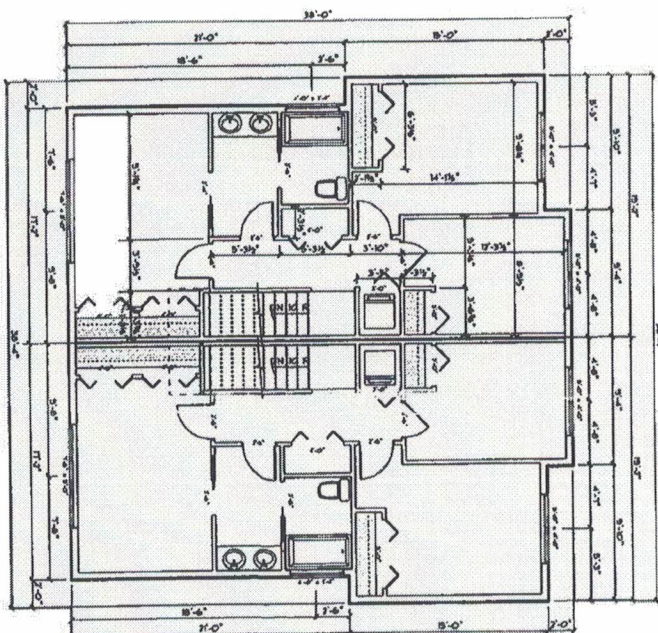


NAME	Area	COLOR	AREA
Unit 1 Area 2	695.6	695.6	sq ft
Unit 2 Area 3	695.6	695.6	sq ft

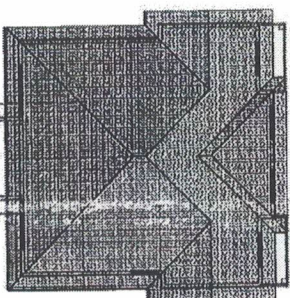
UPPER FLOOR
SCALE: 1/8" = 1'-0"



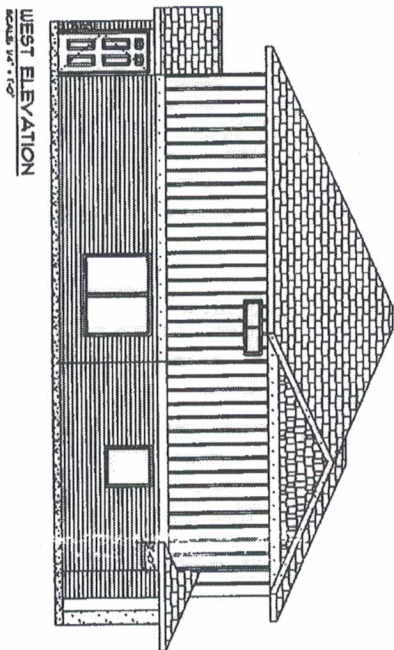
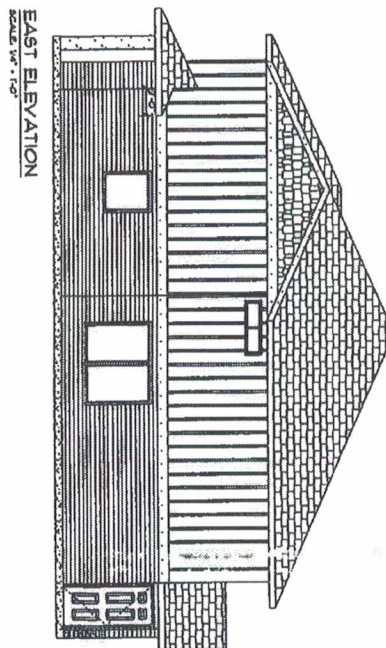
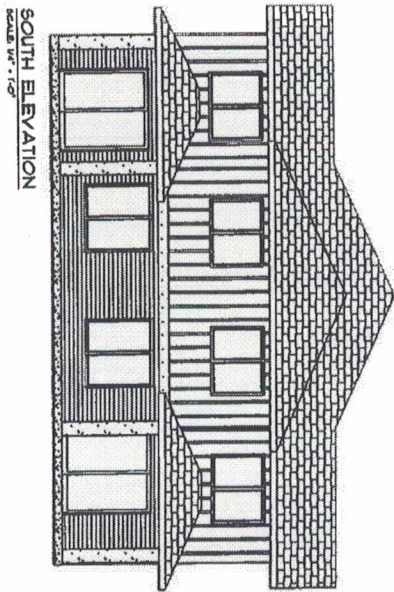
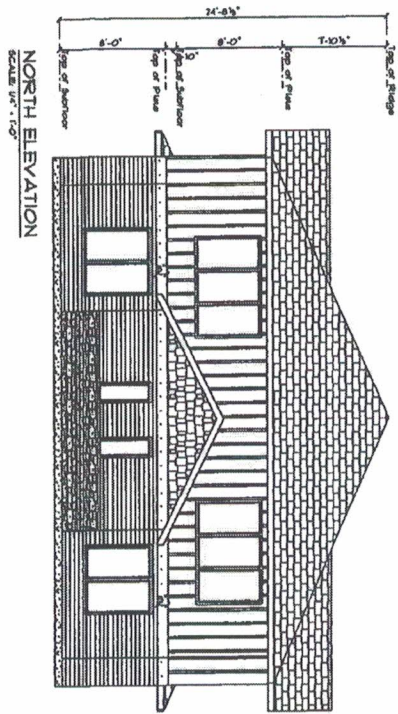
UPPER FLOOR
SCALE: 1/8" = 1'-0"



UPPER FLOOR - ROOF
SCALE: 1/8" = 1'-0"



SCHEDULE C



Tyler Heights Duplex

Andrews Road
 South
 Erion C.A. Units
 PHONE: 804-685-5992
 FAX: info@burndobbers.ca
 info@burndobbers.ca



Burndobbers Enterprises Ltd

PO Box 1040
 Okanosa
 BC
 V0K 1V6
 PHONE: 804-685-5992
 FAX: info@burndobbers.ca

SCALE: 1/4" = 1'-0"

DRAWN BY:

DATE: FPC by May 20, 2016



APPROVED:

CHECKED BY:

PAGE:

2/2

A2



SCHEDULE D

Affordable Housing Criteria Scoring

	Criterion	Scoring	Applicant's score
A	Gross Household Income	Up to \$ 20,000/yr. – 20 points \$ 20,001 - \$ 30,000/yr. – 15 points \$ 30,001 - \$ 40,000/yr. – 10 points \$ 40,001 - \$ 50,000/yr. – 5 points	/20
B	Sunshine Coast residency / workforce	10 points for applicants currently residing on the Sunshine Coast 10 points for applicants currently working on the Sunshine Coast	/20
C	Limitations in current living quarters	Children 5 or over must share a bedroom – 5 points More than 2 in 1 bedroom – 5 points More than 3 in 1 bedroom – 10 points Two households are living together in a single family accommodation - 10 points	/30
D	Household members with special needs	20 points assigned for each family member who needs support services as a result of homelessness, mental illness, addictions, developmental disabilities, physical disabilities, youth leaving foster care (applicable for supportive housing units)	/20
E	Senior household members with support needs	20 points assigned for each family member 65 of age or older who needs limited support to maintain independent living (applicable for supportive housing units)	/20
F	First time home owner	20 points assigned for households that have not owned housing before.	/20
G	Number of children	5 points for each child to a maximum of 20 points	/20

Schedule E

Statutory Declaration

CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE DISTRICT OF SECHELT ("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Qualified Occupants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current address appear below:

Name, addresses and phone numbers of Qualified Occupants:
4. If, under 3 above, I am not shown as an occupant of the Affordable Housing Unit, the rent charged each month for the Affordable Housing Unit is as follows:
 - a. the monthly rent on the date 365 days before this date of this statutory declaration: \$ _____ per month;
 - b. the rent on the date of this statutory declaration: \$ _____; and
 - c. the proposed or actual rent that shall be payable on the date that is 90 days after the date of this statutory declaration: \$ _____.
5. I confirm that the I have complied with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.
6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the _____)
 British Columbia, this ____ day of _____)
 _____)
 _____)
 A Commissioner for taking Affidavits for British Columbia)