

The Housing and Special-care Homes Act

being

Chapter H-13 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.

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CHAPTER H-13

An Act respecting Housing and Special-care Homes and Related Matters in Saskatchewan

Short title

1 This Act may be cited as *The Housing and Special-care Homes Act*.

R.S.S. 1978, c.H-13, s.1.

Interpretation

2(1) In this Act:

“minister”

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

“municipality”

(b) “**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 Minister of Northern Saskatchewan acting on behalf of the district or administration district;

“*National House Act (Canada)*”

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

“special-care home”

(d) “**special-care home**” means a nursing home, supervisory-care home, sheltered-care home or other facility used, whether for profit or not, for the purpose of providing supervisory care, personal care and nursing care, or any of them, for persons who:

(i) are not related by blood or marriage to the person conducting or operating the home or other facility; and

(ii) in the case of a corporation, are not members of the management of the home or other facility;

and by reason of need, age, infirmity or blindness are unable to fully care for themselves.

(2) Unless the context of this Act otherwise requires, any expression used herein and defined in the *National Housing Act (Canada)* shall have the meaning attached thereto by that Act.

R.S.S. 1965, c.275, s.2; 1973-74, c.46, s.2; R.S.S.
1978, c.H-13, s.2.

PART I

Housing Projects in General**Powers of province under the *National Housing Act* (Canada)**

3(1) Subject to the approval of the Lieutenant Governor in Council, the minister or such other member of the Executive Council as the Lieutenant Governor in Council may designate, representing Her Majesty in right of Saskatchewan, may enter into any agreement with the Government of Canada to undertake such projects for the acquisition and development of land for housing purposes and for the construction of houses or housing units, or houses and housing units, for sale or for rent as are contemplated in section 40 of the *National Housing Act* (Canada).

(2) Subject to the approval of the Lieutenant Governor in Council, the minister or such other member of the Executive Council as the Lieutenant Governor in Council may designate, representing Her Majesty in right of Saskatchewan, may enter into any agreement with:

- (a) a municipality; or
- (b) Central Mortgage and Housing Corporation established by the *Central Mortgage and Housing Corporation Act* (Canada); or
- (c) a corporation constituted under subsection (4); or
- (d) any combination of the authorities mentioned in clauses (a), (b) and (c);

for the purpose of undertaking any project agreed upon with the Government of Canada under subsection (1).

(3) An agreement entered into under subsection (1) or (2) shall contain such other provisions as are deemed necessary or advisable to give effect to the purposes thereof, including provisions with respect to the furnishing of utilities and services in connection with any project agreed upon.

(4) The Lieutenant Governor in Council may constitute bodies corporate and politic with such powers and duties as may be deemed expedient to carry out any of the terms of any agreement made under subsection (1), including power to plan, construct and manage any joint housing project undertaken under any such agreement and including power to acquire and dispose of land in their own names.

R.S.S. 1965, c.275, s.3; R.S.S. 1978, c.H-13, s.3.

Power of municipalities to enter into agreements

4 Notwithstanding anything in any other Act a municipality may, subject to the approval of The Local Government Board, enter into any agreement or agreements contemplated by subsection (2) of section 3 and any agreement so entered into may provide for payment by the municipality of five per cent of the capital cost of the project and of a like percentage of any loss incurred in any year arising out of the operation and carrying out of the project.

R.S.S. 1965, c.275, s.4; R.S.S. 1978, c.H-13, s.4.

PART II

**Housing Companies Under National Housing Act
(Canada)****Incorporation of companies for certain purposes and subscription to stock thereof**

5(1) The Lieutenant Governor in Council may incorporate companies, and may subscribe to the capital stock of companies, whose powers, objects and limitations are such as will render the companies eligible to apply for and to receive, as limited-dividend or institutional housing corporations or otherwise, loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege, under Part II of the *National Housing Act* (Canada) or under any other Act of the Parliament of Canada, or from any other source, in aid of low-rental or any other housing projects, and may also exempt such companies from all or any of the provisions of *The Companies Act* or any other Act.

(2) Where the Lieutenant Governor in Council has pursuant to subsection (1) subscribed to the capital stock of a company, the minister or such other member of the Executive Council as the Lieutenant Governor in Council may designate, representing Her Majesty in right of Saskatchewan, may, with the approval of the Lieutenant Governor in Council, 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).

R.S.S. 1965, c.275, s.5; R.S.S. 1978, c.H-13, s.5.

Power of municipality to subscribe to capital stock of housing company

6(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 corporations or otherwise, loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege, under Part II of the *National Housing Act* (Canada) 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).

R.S.S. 1965, c.275, s.6; R.S.S. 1978, c.H-13, s.6.

Power of province to make loan to municipality

7 The Lieutenant Governor in Council may enter into an agreement with a municipality providing for a loan to the municipality upon such terms and conditions as may be deemed advisable, for the purpose of assisting the municipality to subscribe to the capital stock of a housing company under section 6, but no such loan shall exceed sixty per cent of the amount of capital subscribed by the municipality to the company.

R.S.S. 1965, c.275, s.7; R.S.S. 1978, c.H-13, s.7.

Provincial and municipal guarantees

8(1) Upon the application of a housing company, to the capital stock of which a municipality or municipalities have subscribed under subsection (1) of section 6 or to the capital stock of which a corporation or any other organization has subscribed, the Lieutenant Governor in Council may, upon such terms and conditions as he may deem advisable, guarantee the repayment of moneys borrowed or to be borrowed by the housing company from Central Mortgage and Housing Corporation, or from any other lending agency approved by the minister, for the purpose of erecting hostel-type dwellings for surviving consorts or single aged person, or other similar dwelling units with common eating and sitting rooms, together with interest thereon, and may, upon such terms and conditions as he may deem advisable, guarantee the cost of operating any such hostel-type dwellings or other dwelling units.

(2) The Lieutenant Governor in Council may require a municipality that has subscribed to the capital stock of such housing company to guarantee, and the municipality is hereby empowered to guarantee, upon such terms and conditions as may be deemed advisable, repayment to the Minister of Finance of any moneys that he may be required to pay pursuant to a guarantee given under subsection (1),

R.S.S. 1965, c.275, s.8; R.S.S. 1978, c.H-13, s.8.

PART III

**Housing Companies Other Than Housing Companies
Under National Housing Act (Canada)**

Incorporation of housing companies and subscription to capital stocks thereof

9 The Lieutenant Governor in Council may incorporate companies having as their object the development or construction of low-rental or any other housing projects and may subscribe to the capital stock of such companies or of companies incorporated under *The Companies Act* or any former *Companies Act* and having as their object the development or construction of low-rental or any other housing projects, and may also exempt such companies from all or any of the provisions of *The Companies Act* or any other Act.

R.S.S. 1965, c.275, s.9; R.S.S. 1978, c.H-13, s.9.

Power of municipality to subscribe to capital stock of housing company

10 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 any company incorporated under section 9, or incorporated under *The Companies Act* or any former *Companies Act* and having as its object the development or construction of low-rental or any other housing projects.

R.S.S. 1965, c.275, s.10; R.S.S. 1978, c.H-13, s.10.

Power of province to make loan to municipality

11 The Lieutenant Governor in Council may enter into an agreement with a municipality providing for a loan to the municipality upon such terms and conditions as may be deemed advisable, for the purpose of assisting the municipality to subscribe to the capital stock of a housing company under section 10, but no such loan shall exceed sixty per cent of the amount of capital subscribed by the municipality to the company.

R.S.S. 1965, c.275, s.11; R.S.S. 1978, c.H-13, s.11.

PART IV

**Additional Provisions Respecting Housing and Special-care
Homes for Needy, Aged, Infirm and Blind Persons**

Powers of minister

12 Subject to the approval of the Lieutenant Governor in Council, the minister may:

- (a) plan, develop, supervise or operate any special-care home or housing project for the benefit of needy, aged, infirm or blind persons;
- (b) enter into an agreement or arrangement with the Government of Canada or of any province of Canada, or a municipality or any two or more of them, for the purpose of providing a low-rental or any other housing project for needy, aged, infirm or blind persons;
- (c) make grants to any corporation, organization or other body for the purpose of assisting in the construction or maintenance of any special-care home or housing project;
- (d) provide for such other assistance by way of grants or otherwise to persons, organizations or other bodies, or for such other matters, as the minister considers advisable for the welfare of aged, infirm, blind or other persons.

R.S.S. 1965, c.275, s.12; 1973-74, c.46, s.3; R.S.S. 1978, c.H-13, s.12.

Powers of municipalities

13 Notwithstanding anything in any other Act but subject to the approval of The Local Government Board, a municipality may enter into an agreement or arrangement mentioned in clause (b) of section 12 and may do all acts and things necessary for the purpose of carrying out such agreement or arrangement or incidental thereto.

R.S.S. 1965, c.275, s.13; R.S.S. 1978, c.H-13, s.13.

Constitution of bodies corporate to carry out agreement under section 12(b)

14 The Lieutenant Governor in Council may constitute bodies corporate and politic with such powers and duties as may be deemed expedient to carry out any of the terms of any agreement made under clause (b) of section 12, including power to plan, construct and manage any joint housing project undertaken under any such agreement and including power to acquire and dispose of land in their own names.

R.S.S. 1965, c.275, s.14; R.S.S. 1978, c.H-13, s.14.

Legislative appropriations

15 All sums required for the purpose of this Part may be paid from moneys appropriated by the Legislature for the purpose.

R.S.S. 1965, c.275, s.15; R.S.S. 1978, c.H-13, s.15.

Power of municipality to operate home for needy, aged, infirm or blind persons

16 Subject to the other provisions of this Act but notwithstanding anything in any other Act, a municipality may, subject to the approval of The Local Government Board, either alone or in conjunction with other municipalities, acquire, or construct, and operate and maintain a special-care home.

R.S.S. 1965, c.275, s.16; R.S.S. 1978, c.H-13, s.16.

Power to establish board to manage home for needy, aged, infirm or blind persons

17 A municipality may or, where two or more municipalities are participating, those municipalities may:

- (a) establish a board to exercise the power of control, supervision and management of any special-care home acquired or constructed under section 16;
- (b) prescribe the number of members that shall constitute the board and the qualifications of members and provide that members shall hold office for such terms as may be specified in their appointments;
- (c) provide for the appointment of members from time to time or, where two or more municipalities are participating, provide for the appointment from time to time by each of the participating municipalities of a specified number of members;
- (d) provide for the remuneration of the members;
- (e) delegate to the board the power to select a member to be chairman of the board and to appoint such officers as the board may consider necessary;

(f) delegate to the board the power to prescribe forms to be used and procedures to be followed in the carrying out of its functions, subject to the condition that no forms or procedures prescribed under such power shall be used or followed until they are approved by the municipality or the participating municipalities;

(g) provide for regulating the conduct of guests of any such special-care home and prescribe the conditions of their admission, discharge or removal.

R.S.S. 1965, c.275, s.17; R.S.S. 1978, c.H-13, s.17.

Operation of certain homes without licence prohibited

18(1) No person shall, unless he holds a subsisting licence issued under section 22, conduct or operate or hold himself out as conducting or operating a special-care home for the care and accommodation of four or more persons who, by reason of need, age, infirmity or blindness, are unable to fully care for themselves.

(2) For the purpose of determining whether a person is conducting or operating, or holding himself out as conducting or operating, a special-care home for the care and accommodation of four or more persons, persons who are related by blood or marriage to that person and, in the case of a corporation, persons who are members of the management of the home in respect of which the determination is to be made, shall not be taken into account.

R.S.S. 1965, c.275, s.18; R.S.S. 1978, c.H-13, s.18.

Same

19(1) No person shall, unless he holds a subsisting licence issued under section 22, conduct or operate or hold himself out as conducting or operating a special-care home for the care and accommodation of less than four persons who, by reason of need, age, infirmity, or blindness, are unable to fully care of themselves, if that person, for remuneration, provides meals or sleeping accommodation, or both, for more than three persons in addition to caring for persons who are unable to fully care for themselves.

(2) For the purpose of determining whether a person is conducting or operating, or holding himself out as conducting or operating, a special-care home or other facility for the care and accommodation of less than four persons, persons who are related by blood or marriage to that person and, in the case of a corporation, persons who are members of the management of the home in respect of which the determination is to be made, shall not be taken into account.

R.S.S. 1965, c.275, s.19; R.S.S. 1978, c.H-13, s.19.

Presumption respecting certain charges by operators of boarding houses, etc.

20 A person conducting or operating a boarding house, special-care home or other facility who charges any guest, patient, inmate, hoarder or roomer or boarder and roomer, not being related by blood or marriage to that person and, in the case of a corporation, not being a member of the management of the boarding house, home or other facility, at a rate in excess of the applicable rate prescribed by the regulations for the purpose of this section shall be presumed for the purposes of sections 18 and 19 to be caring for the guest, patient, inmate, boarder or roomer or boarder and roomer.

R.S.S. 1965, c.275, s.20; R.S.S. 1978, c.H-13, s.20.

Application for licence

21 Every application for a licence shall be made to the minister on a form to be obtained from him.

R.S.S. 1965, c.275, s.21; R.S.S. 1978, c.H-13, s.21.

Issue of licence

22(1) Upon receipt of an application for a licence the minister may, if he is satisfied that there is a need for the operation of a special-care home such as that mentioned in the application and that such a home will be of benefit to persons who may be cared for therein and that the operation of such a home will be in the public interest, issue the licence applied for.

(2) Every licence shall be in the form prescribed by the regulations.

R.S.S. 1965, c.275, s.22; R.S.S. 1978, c.H-13, s.22.

Expiration of licence

23 Every licence shall expire at midnight on the thirty-first day of December in the year in which it is issued.

R.S.S. 1965, c.275, s.23; R.S.S. 1978, c.H-13, s.23.

Display of licence

24 Every licensee shall display his licence, and keep it continuously displayed, in a conspicuous place, satisfactory to the minister, on the premises in respect of which it is issued.

R.S.S. 1965, c.275, s.24; R.S.S. 1978, c.H-13, s.24.

Revocation or suspension of licence

25 The minister may revoke or suspend a licence if the licensee, or an employee or agent of the licensee, violates any provision of this Act or the regulations, or if the licensee or an employee or agent of the licensee is, in the opinion of the minister, guilty of improper or careless conduct with respect to the care of needy, aged, infirm or blind persons, or if, in the opinion of the minister, the premises in respect of which the licence is issued have become unsuitable for use as a special-care home.

R.S.S. 1965, c.275, s.25; R.S.S. 1978, c.H-13, s.25.

Visitation and inspection of homes, etc.

26 Every special-care home in respect of which a licence is issued under section 22 shall be open at all reasonable times to visitation and inspection by any person authorized in writing by the minister, and such person may examine any part of the premises and may call for and examine all records relating to the operation of the home, whether they are of a financial or any other nature, and may make such inquiries with respect to any matter pertaining to the home as he considers necessary or advisable.

R.S.S. 1965, c.275, s.26; R.S.S. 1978, c.H-13, s.26.

Request for production of licence and furnishing of information in certain cases

27 If the minister has reason to believe that a special-care home required to be licensed under this Part is being operated without a licence in any building or in any enclosure he may authorize any person to inspect the premises or any part thereof, and may request any person in charge or apparently in charge of the operation of the premises to produce a licence issued under this Part and to furnish full information respecting the purpose of the premises and of the conduct and operation thereof.

R.S.S. 1965, c.275, s.27; R.S.S. 1978, c.H-13, s.27.

Obstruction and refusal to furnish information, etc., prohibited

28 No person shall prevent or obstruct or attempt to prevent or obstruct entry and inspection by any authorized person under this Part, and no person shall refuse to furnish information or furnish any false information respecting the purpose for which any premises are used.

R.S.S. 1965, c.275, s.28; R.S.S. 1978, c.H-13, s.28.

Prohibition respecting entry of indigents into Saskatchewan

29 No person operating a special-care home or having an interest in the operation of a special-care home, shall, without the consent of the minister, bring an indigent person, or cause an indigent person to be brought, into Saskatchewan, or encourage, by advertisement or otherwise, the entry of any such person into Saskatchewan.

R.S.S. 1965, c.275, s.29; R.S.S. 1978, c.H-13, s.29.

Penalty

30 A person who violates any provision of this Part is guilty of an offence and liable on summary conviction to a fine of not less than \$25 nor more than \$200 and in default of payment to imprisonment for a term not exceeding sixty days.

R.S.S. 1965, c.275, s.30; R.S.S. 1978, c.H-13, s.30.

Exemption from operation of Act and regulations

31 The minister may, where he considers it to be in the public interest to do so, exempt any special-care home or part thereof from the operation of any or all of the provisions of this Act and the regulations.

R.S.S. 1965, c.275, s.31; R.S.S. 1978, c.H-13, s.31.

Restraint of violation of section 18 or 19

32 Where the minister is of opinion that a person is acting or is likely to act in violation of section 18 or 19 the violation may, in addition to any other remedy or penalty under the law, be restrained by action in the Court of Queen's Bench at the instance of the minister, and in any such action the court has power to grant an injunction, interim injunction or such other relief as it deems just.

R.S.S. 1965, c.275, s.32; R.S.S. 1978, c.H-13, s.32.

PART V

Geriatric Centres**Provincial geriatric centres**

33(1) The minister may supervise, operate and continue to develop provincial geriatric centres heretofore established by the Province of Saskatchewan to provide geriatric hospital care for the benefit of persons suffering from long-term illness.

(2) The minister may plan, develop, supervise or operate such additional provincial geriatric centres as may be considered necessary from time to time to provide geriatric care for the benefit of persons suffering from long-term illness.

R.S.S. 1965, c.275, s.34; R.S.S. 1978, c.H-13, s.33.

Regulations

34 The Lieutenant Governor in Council may make such regulations as he deems necessary or advisable for the purpose of exercising any of the powers conferred by section 33 or for the purpose of supplying any deficiency in that section.

R.S.S. 1965, c.275, s.35; R.S.S. 1978, c.H-13, s.34.

Expenditures

35 Sums required for the purposes of this Part may be paid out of moneys appropriated by the Legislature for the purpose.

R.S.S. 1965, c.275, s.36; R.S.S. 1978, c.H-13, s.35.

 PART VI
Miscellaneous**Additional powers of province**

36 Subject to the approval of the Lieutenant Governor in Council, the minister, or such other member of the Executive Council as the Lieutenant Governor in Council may designate, representing Her Majesty in right of Saskatchewan, may enter into any agreement with the Government of Canada or a municipality, corporation or other organization, and may do any act or thing that is deemed necessary to carry out effectively a special-care home project or a housing project or that is required or contemplated by this Act or the *National Housing Act* (Canada) or any other Act of the Parliament of Canada, or the regulations thereunder, relating to special-care home projects or housing projects and for which no other provision is made in this Act.

R.S.S. 1965, c.275, s.37; R.S.S. 1978, c.H-13, s.36.

Additional powers of municipalities

37 Notwithstanding anything in any other Act but subject to the consent of The Local Government Board, any municipality may enter into any agreement with the Government of Saskatchewan or a corporation or other organization and may do any act or thing that is deemed necessary to carry out effectively a special-care home project or a housing project or that is required or contemplated by this Act or the *National Housing Act* (Canada) or any other Act of the Parliament of Canada, or the regulations thereunder, relating to special-care home projects or housing projects and for which no other provision is made in this Act.

R.S.S. 1965, c.275, s.38; R.S.S. 1978, c.H-13, s.37.

Consent of Local Government Board

38(1) Except as otherwise provided in this Act, if a bylaw provides for the creation of a debt repayable beyond the current year the provisions of the relevant municipal Act respecting debenture debts shall apply or, if the bylaw provides that the council may in any year include in the estimates of expenditure a sum to be expended in implementing the *National Housing Act* (Canada) or any other Act of the Parliament of Canada relating to housing projects, or the regulations thereunder, the consent of The Local Government Board to such proposed expenditure shall first be secured.

(2) A bylaw relating to the issue of debentures need not be submitted to a vote of the burgesses unless required by The Local Government Board.

R.S.S. 1965, c.275, s.39; 1966, c.33, s.1; R.S.S. 1978, c.H-13, s.38.

Non-application of certain Acts

39 Where a loan is made under the *National Housing Act* (Canada) or any former *National Housing Act* (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.

R.S.S. 1965, c.275, s.40; R.S.S. 1978, c.H-13, s.39.

Right of mortgagee to charge and collect costs, etc.

40 Notwithstanding anything in any Act, the mortgagee under a mortgage to which section 39 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 or discharge thereof;
- (b) any costs, fees and expenses prescribed or approved by or pursuant to the *National Housing Act* (Canada) or any amendment thereto or any regulation made thereunder.

R.S.S. 1965, c.275, s.41; R.S.S. 1978, c.H-13, s.40.

Authority to raise funds

41(1) In order to provide funds for:

- (a) capital expenditures for the purpose of implementing agreements entered into under section 3; or

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- (b) subscribing to the capital stock of a company under subsection (1) of section 5; or
- (c) making a loan pursuant to an agreement entered into under section 7; or
- (d) subscribing to the capital stock of a company under section 9; or
- (e) a loan to a municipality for the purpose of assisting the municipality to subscribe to the capital stock of a company under section 10;

the Lieutenant Governor in Council may authorize the Minister of Finance to raise by way of loan upon the credit of the province such sum or sums of money as the Lieutenant Governor in Council may from time to time deem expedient, and for that purpose to issue bonds, debentures, treasury bills or other securities of the province as the Lieutenant Governor in Council deems advisable, provided that the principal amount of bonds, debentures, treasury bills or other securities of the province issued under this Act shall not exceed in the aggregate the sum of \$2,000,000.

(2) The sum or sums of money mentioned in subsection (1) shall be raised as provided by *The Saskatchewan Loans Act*, and the bonds, debentures, treasury bills and other securities therefor may be made payable in such manner and at such times and places, and in such currency or currencies and may bear such rate or rates of interest, as the Lieutenant Governor in Council may determine and the sum or sums shall be raised upon the credit of the consolidated fund and shall be chargeable thereon.

(3) The funds so raised may be disbursed for any of the purposes mentioned in subsection (1), without further appropriation by the the Legislature.

(4) Any further sums required to be furnished by the province for any of the purposes mentioned in subsection (1) may be paid from moneys appropriated by the Legislature for that purpose.

R.S.S. 1965, c.275, s.42; R.S.S. 1978, c.H-13, s.41.

Exercise of powers of municipalities

42(1) Any of the powers conferred on a municipality, other than a local improvement district, the Northern Saskatchewan Administration District and The Municipal Corporation of Uranium City and District, by sections 4, 6, 10 and 13, may be exercised by the council of the municipality pursuant to a bylaw passed by the council, and may also be exercised by the council holding office in the year or second year succeeding the year in which the bylaw is passed.

(2) An agreement entered into under section 4, 6, 11 or 13 by a municipality, other than a local improvement district, the Northern Saskatchewan Administration District, or The Municipal Corporation of Uranium City and District, shall be executed by the mayor and clerk, the overseer and secretary treasurer or the reeve and secretary of the municipality or by such other persons as may be designated in the bylaw authorizing the agreement.

(3) The council entering into any such agreement, and succeeding councils, shall have all such powers as may be necessary to carry out the provisions thereof.

(4) An agreement entered into under section 4, 6, 11 or 13 shall be executed:

- (a) in the case of a local improvement district, by the Minister of Municipal Affairs on behalf of the district;

(b) in the case of the Northern Saskatchewan Administration District, by the Minister of Northern Saskatchewan on behalf of the district;

(c) in the case of The Municipal Corporation of Uranium City and District, by the mayor of the corporation and by the manager or such other officer of the corporation as may be designated by the Minister of Municipal Affairs.

(5) In order to provide funds for capital expenditure for the purpose of implementing an agreement entered into under section 4, 6, 11 or 13 or to provide funds required for a subscription to the capital stock of a company under section 6 or 10, the municipality may, subject to the approval of The Local Government Board, borrow from time to time upon the credit of the municipality such sum or sums of money as may be deemed expedient and for that purpose may, subject to *The Local Government Board Act*, issue bonds, debentures or other securities of the municipality and, in the case of a municipality other than a local improvement district or The Municipal Corporation of Uranium City and District, the council may pass the necessary bylaw or bylaws to provide for the bonds, debentures or other securities.

R.S.S. 1965, c.275, s.43; R.S.S. 1978, c.H-13, s.42.

Lien on certain taxes and moneys

43 All taxes imposed by a municipality for general municipal purposes on projects undertaken under this Act and all moneys derived from the rentals or sale thereof shall be and are hereby specially charged with the repayment of any sums borrowed for the purposes of those projects, and of any debentures that may be issued therefor, and the holders of such securities shall have a preferential lien and charge on the said taxes and moneys for securing repayment of such sums and debentures and interest thereon, irrespective of the order in which they are issued.

R.S.S. 1965, c.275, s.44; R.S.S. 1978, c.H-13, s.43.

Exemption from taxation

44 The real property and the-buildings thereon used as housing accommodation or as a home for the care of needy, aged, infirm or blind persons shall, while so used and if the housing accommodation or home is duly licensed under this Act and is operated by municipal, church or charitable organization or body or by a corporation that has not among its objects the making of a profit for its shareholders, be exempt from all taxation but not from local improvement taxes and special charges.

R.S.S. 1965, c.275, s.45; R.S.S. 1978, c.H-13, s.44.

Power to exempt housing companies from *Companies Act*

45 The Lieutenant Governor in Council may exempt a housing company mentioned in this Act from all or any of the provisions of *The Companies Act* or any other Act.

R.S.S. 1965, c.275, s.46; R.S.S. 1978, c.H-13, s.45.

Regulations

46 The Lieutenant Governor in Council may make such regulations not inconsistent with this Act as are deemed advisable for the purpose of carrying out the provisions thereof and for the proper administration thereof and for regulating the expenditures thereunder, and without limiting the generality of the foregoing may make regulations:

- (a) governing the conditions under which a grant may be made to a person, organization or other body and the amount thereof and the manner of making application therefor;
- (b) governing the construction, operation and maintenance of special-care homes;
- (c) governing the licensing and inspection of special-care homes and the standards and rules of admittance to them;
- (d) prescribing the form and contents of applications for licences;
- (e) prescribing the fees payable for licences;
- (f) prescribing the standards with respect to:
 - (i) buildings to be used as special-care homes;
 - (ii) the safeguarding of the health of guests in special-care homes; and
 - (iii) the general standards for care of guests in special-care homes which must be complied with by applicants for licences;
- (g) prescribing the conditions to be complied with by a person seeking admission to a special-care home;
- (h) prescribing the books and records to be kept and the reports to be submitted by licencees;
- (i) prescribing the type of land that may be acquired for special-care homes and for housing purposes and the maximum purchase price that may be paid for such land;
- (j) prescribing the type, maximum costs and rentals of housing units that may be constructed;
- (k) prescribing the number of housing units for which commitments may be given;
- (l) prescribing the rates of interest and amortization that may be charged against the capital cost of a project undertaken under this Act;
- (m) prescribing the conditions under which housing units may be sold or leased;
- (n) defining any word or expression used in the Act;
- (o) providing for such other matters and things as are deemed advisable for the better carrying out of this Act according to its intent.

Same

47 The minister may make regulations:

- (a) defining the various types of care that shall be available to guests in a special-care home and prescribing the maximum number of guests that may be accommodated or cared for in each type of care or any one or more of them;
- (b) regulating charges to be made by any person for accommodation or care provided to aged, inform, blind or other persons.

1973-74, c.46, s.5; R.S.S. 1978, c.H-13, s.47.

