



Corporate Policy Manual

Section: Land Administration		8
Sub-Section:	Development	3300-2
Title:	Strata Rental Protection Policy	
Created on: April 15, 2013. Reviewed on:		Revised on: [Date last revised]

Policy

All rezoning applications providing 5 or more strata-titled multi-family residential dwelling units should provide unrestricted opportunity for any owner to offer their unit(s) for rent at any time in the future.

Reason for Policy

To preserve rental opportunities in strata-titled multi-family development.

Authority to Act

Section 905, Local Government Act and Strata Property Act.

Implementation

1. In order to implement this policy, rezonings to permit any development that includes 5 or more strata-titled residential dwelling units should be made conditional upon:
 - (a) Council, in its discretion, passing a bylaw pursuant to section 905 of the *Local Government Act* to authorize a housing agreement (the "Housing Agreement") containing provisions preventing rental restrictions and stipulating that the owner/developer will:
 - file with the Superintendent of Real Estate before the first unit is offered for sale to a purchaser, or conveyed to a purchaser without being offered for sale, a Rental Disclosure Statement in the prescribed form designating all of the units constructed on the lands as rental strata lots and imposing a 99 year rental period in relation to all of the units pursuant to the provisions of the *Strata Property Act*; and
 - give a copy of the *Rental Disclosure Statement Form J* to each prospective purchaser before the prospective purchaser enters into an agreement to purchase; and
 - (b) the owner/developer entering into the Housing Agreement and registering it against title to the subject land as a section 219 covenant in favour of the District, and filing a notice of Housing Agreement at the Land Title Office in prescribed form.

Approval Date:	April 15, 2013	Approved by:	Regular Council
1. Amendment Date:		Approved by:	