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**STATUTORY DECLARATION**

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DATE: \_\_\_\_\_

CANADA, YUKON

**IN THE MATTER OF THE PURCHASE  
OF A CONDOMINIUM UNIT FROM  
NORTHERN COMMUNITY LAND TRUST SOCIETY**

**WHEREAS:**

A. \_\_\_\_\_ and if 2<sup>nd</sup> purchaser \_\_\_\_\_  
(the "Applicant") wish to purchase a Project 1096 condominium unit (the "Unit")  
from Northern Community Land Trust Society ("NCLTS").

B. It is a requirement of the sale of the Unit by NCLTS that the Applicant:

- a. have been a Yukon resident for at least one year;
- b. if applicable with other members of their household, not have income or assets that would likely enable the Applicant or another household member to purchase a home on the commercial market; and
- c. will occupy the Unit, if applicable with other members of their household, as their primary residence.

A. Because NCLTS's income and assets criteria are applicable to all household members, **each adult Household Member must make this Statutory Declaration, even if the second adult will not be a purchaser.**

**NOW THEREFORE:**

I, \_\_\_\_\_ (name), address \_\_\_\_\_  
\_\_\_\_\_ Whitehorse, Yukon,

and if applicable (if there is more than one adult household member, whether or not both are the Applicant),

I, \_\_\_\_\_ (name), address \_\_\_\_\_  
\_\_\_\_\_ Whitehorse, Yukon,

**DO SOLEMNLY DECLARE THAT:**

\_\_\_\_\_

1. My name and address is correctly stated above and I have provided the Notary Public before whom I make this Declaration with identification to verify both my name and my address.
2. One or both of us have applied to purchase a condominium unit (the "Unit") from Northern Community Land Trust Society ("NCLTS").

**Residency**

3. On April 12, 2024 the Applicant had been a Yukon resident continuously for a period of at least one year.
4. If able to purchase the Unit, I will occupy the Unit, if applicable with members of my household, as my primary residence.

**Household**

5. My/our Household Members (all of the adults and children who will live in the Unit at least 50% of the time) including myself are:

Adults including Applicant(s) who will live in the Unit at least 50% of the time:

\_\_\_\_\_  
\_\_\_\_\_;

Children (under age 19) who will live in the Unit at least 50% of the time:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

6. My/Our Household Size is \_\_\_\_\_ (e.g. 1, 2, 3).

**Income**

7. The size of Unit that the Applicant has applied to purchase is:

- One bedroom economy
- One bedroom
- Two bedroom
- Three bedroom.

8. My Household is headed by a single parent.  
Yes \_\_\_\_\_ No \_\_\_\_\_.
9. The Household Income Limit associated with the size of Unit the Applicant has applied to purchase is \$ \_\_\_\_\_ (see Appendix A, Household Income Limits).
10. My Household Income (the sum of Income(s) for all adult Household Members) does not exceed the Household Income Limit associated with the size of Unit the Applicant has applied to purchase (dollar figure in paragraph 9).
11. I have not taken any steps for the purpose of reducing my declared income.

**Assets**

12. The Household Asset Limit associated with the size of Unit that the Applicant has applied to purchase is \$ \_\_\_\_\_ (see Appendix A, Household Asset Limits).
13. As of this date I/we do not own Assets (see Appendix A definition of Assets) the total value of which exceeds the Household Asset Limit associated with the size of unit that the Applicant has applied to purchase.
14. As of this date I do not own a Residential Property (see Appendix A definition of Residential Property) in Canada.
15. I have not taken any steps, e.g. transferring assets to another person for less than fair market value, for the purpose of reducing the declared value of my Assets.

**Need for barrier free unit**

16. I or another member of my Household has a significant mobility challenge that requires me or them to live in a barrier-free living environment.  
Yes \_\_\_\_\_ No \_\_\_\_\_.

**Information Verification**

17. I acknowledge that NCLTS has the right to verify the information provided in this Statutory Declaration. Verification may be made through a combination of information supplied by the Applicant that is found to be sufficient by NCLTS, and with information from other sources. Information documents may include but are not limited to:
- i. identification;

- ii. income tax returns;
- iii. CRA Notices of Assessment;
- iv. employment verification;
- v. social assistance, EI or other income source verification;
- vi. other documents reasonably requested by NCLTS.

18. I know acknowledge that:

- i. it is a Criminal Code offence to make a false Statutory Declaration;
- ii. NCLTS is relying on the information provided in this Statutory Declaration;
- iii. if NCLTS finds that any of the information provided in this Statutory Declaration was false at the time the Declaration was made, NCLTS may reject the Applicant’s application to purchase a Unit.

19. I confirm that all adult Household Members are making this Statutory Declaration.

20. I have read this Statutory Declaration and understand the meaning and significance of its contents.

I MAKE THIS SOLEMN DECLARATION conscientiously believing every part of the facts listed above to be true and knowing that the Declaration is of the same force and effect as if made under oath.

SOLEMNLY DECLARED BEFORE ME	)	
at the City of Whitehorse, in the	)	
Yukon, this _____, 2024	)	_____
	)	Print name:
	)	
_____	)	_____
Print name:	)	Print name:
A Notary Public in and for Yukon	)	

## Appendix A to Statutory Declaration

### Definitions

In this Statutory Declaration:

“Applicant” means the person(s) named in Recital A on page 1, who wish(es) to purchase a condominium unit from Northern Community Land Trust Society.

“Assets” include but are not limited to any of the following owned by the Applicant or any other member of the Applicant’s Household:

- (a) Cash;
- (b) Money in a bank account;
- (c) Investments such as GIC’s, mutual funds, stocks, bonds, term deposits;
- (d) RRSP’s, RRIF’s or TFSA’s;
- (e) Monies owed to the Applicant;
- (f) Vehicles;
- (g) Business assets;
- (h) A mobile home;
- (i) commercial or residential real estate, including in a foreign country and including a cabin or cottage,

but does not include:

- (j) equipment, tools or vehicles used in a business you operate, to a maximum exclusion of \$50,000;
- (k) a Registered Education Savings Plan (RESP); or
- (l) a pension from employment of which you are not the administrator.

“Household” means all of the people who will live in the Unit at least 50% of the time.

“Household Income” means the sum of Income(s) for all adult Household Members.

“Household Member” (paragraph 5) means each of the adults and children who will live in the Unit at least 50% of the time.

“Household Size” (paragraph 6) means the number of Household Members.

“Income” means the dollar amount shown on Line 15000 of a person’s 2023 Notice of Assessment issued by Canada Revenue Agency.

“NCLTS” means the Northern Community Land Trust Society.

“Project 1096” means a 32 unit residential condominium project to be constructed on land legally described as Lot 1096, Whistle Bend Subdivision, Whitehorse, YT, Plan 100043008 and with a street address of 84 Rampart Avenue Whitehorse, Yukon.

“Residential Property” means a residential unit suitable for year-round occupancy, including a mobile home, whether occupied by a Household Member or otherwise.

“Unit” means a condominium unit in Project 1096.

**Household Income Limits**

The maximum household income for each size of unit, regular or Single Parent Preference (“SPF”) are as follows:

<u>Unit size</u>	<u>Max. Total Income (regular)</u>	<u>Max. Total Income (SPP)</u>
One bedroom economy	\$54,000	
One bedroom	\$78,000	
Two bedroom	\$128,000	\$97,000
Three bedroom	\$161,000	\$104,000

**Household Asset limits**

The maximum total Assets that adult Household Members may own to be eligible to purchase a Unit from NCLTS are as follows:

<u>Unit size</u>	<u>Total Assets</u>
One bedroom economy	\$100,000
One bedroom	\$125,000
Two bedroom	\$150,000
Three bedroom	\$200,000