

**To:** Warden and Members of County Council

**From:** Director of Corporate Services

## Disposal of Land Policy Amendments

### RECOMMENDATION

1. That amendments to the Disposal of Land Policy No. 6.15, as attached to Report No. CS 2022-31, be approved and updated in the County's General Policy Manual, effective October 12, 2022.

### REPORT HIGHLIGHTS

- Amendments to the Disposal of Land Policy No. 6.15 will streamline and expedite the development of County and Area Municipal owned lands deemed to be surplus to their needs for the purpose of advancing the community's affordable housing targets

### Implementation Points

The policy amendments as set out in this report will take effect upon Council's adoption of the recommendations contained in this report.







### Financial Impact

There are no financial implications associated with the recommendations contained in this report beyond what has been approved in the current year's budget.

### Communications

The policy as amended will be updated in the County's General Policy Manual and staff will be appropriately informed.

### Strategic Plan (2020-2022)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS &amp; ENGAGES</b>	<b>PERFORMS &amp; DELIVERS</b>	<b>POSITIVE IMPACT</b>
1.ii.		3.iii.		5.ii.	

## **DISCUSSION**

---

### **Background**

At their regular meeting held September 9, 2015, County Council approved Housing First Policy No. 9.07 to demonstrate the County's commitment to address housing needs within our community and its willingness to partner with our Area Municipal partners, non-profit agencies, and private sector developers to achieve affordable housing targets.

At the time of passing the Housing First Policy, the Disposal of Land Policy was reviewed, resulting in amendments designed to employ a collaborative, fulsome process for identifying County-owned lands suitable for residential development and making recommendation to Council to declare such lands as surplus and an appropriate allocation for the sale proceeds.

Over the course of the past seven years, the need for affordable housing to support the housing continuum has progressively increased, preventing progress in meeting the Housing First targets. Considering the acuity of housing needs in our community, particularly affordable housing, it has been determined that the County's Disposal of Land Policy requires amendment to expedite the process to avail County and Area Municipal-owned lands deemed surplus to our needs and suitable for residential development, readily transferrable to address the housing crisis.

### **Comments**

As part of the review of the Disposal of Land Policy, the Housing First Policy was concurrently reviewed without amendment. Staff are of the opinion that the proposed amendments to the Disposal of Land Policy are complementary to, and remain aligned with, the Housing First Policy, while maintaining the integrity and transparency of the municipal-owned land disposal process.

The proposed amendments to the policy are summarized by section as follows:

#### **Definitions**

- "Affordable housing" has been added and aligns with the definition contained in the County's Development Charge by-laws for the purpose of granting exemption from payment of development charges; and, includes properties that meet the requirements of any program with a purpose to primarily support persons of low and moderate income, administered by all levels of government including the Area Municipalities.
- "Appraisal" definition has been expanded to include consideration of a public benefit in the case of land transfers or exchanges.

#### **Policy**

- Conditions for the disposal of property allows for conveyance of lands by the County.
- Appraisals where estimated value of the property will now require two independent appraisals from certified appraisers, to ensure land disposal values are reasonable.

- Notice of Proposed Disposal now includes the option of email notification for anyone who requests that service by registering on the County's website – although notice provisions will not apply to lands that meet the Affordable Housing definition and are subject to a capital facilities agreement with the County.
- Exemption from the provisions of the Disposal of Land Policy has been expanded to include disposal of property that will be subject to a capital facilities agreement with the County.

#### Other

- All other proposed amendments are considered to be housekeeping matters that do not have an impact on policy provisions.

The proposed amendments to the Disposal of Land Policy are clearly marked on the attachment to this report - Attachment 1.

#### Conclusions

The proposed amendments to the Disposal of Land Policy will assist in achieving affordable housing targets in collaboration with our community partners through effective use of surplus municipal owned property in accordance with the County's Housing First Policy.

### SIGNATURES

---

#### Departmental Approval:

Original signed by

---

Lynn S. Buchner, CPA, CGA  
Director of Corporate Services

#### Approved for submission:

Original signed by

---

Benjamin R. Addley  
Interim Chief Administrative Officer

### ATTACHMENT

---

Attachment 1 – Disposal of Land Policy as amended