



Committee of the Whole Report

Report Number RS2020-016

Meeting Date: September 1, 2020

Title: Proposed Amendments to Real Property Acquisition Policy

Description: Proposed Amendments to Council Policy 205 CAO 044, being the Corporation of the City of Kawartha Lakes' Real Property Acquisition Policy

Author and Title: Sharri Dyer, Manager – Realty Services

Recommendations:

That Report RS2020-016, **Proposed Amendments to Real Property Acquisition Policy**, be received;

That Policy 205 CAO 044 be amended in accordance with Appendix A; and

That these recommendations be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The existing policy is outdated and some requirements are unnecessarily restrictive, specifically those regarding Environmental Assessments and appraisals.

The purpose of this Report is to update the existing policy to amend/remove unnecessary restrictions to acquiring property at the best value to the City.

Rationale:

Currently, Policy 205 CAO 044 requires that all real property acquisitions be supported by a current market value appraisal completed by a member in good standing with the Appraisal Institute of Canada.

The cost of an appraisal can range from \$1,500.00 - \$5,000.00 +/- . This cost is unnecessary when the City is acquiring land for no consideration and the landowner has not requested a tax receipt.

The proposed amendments, specifically set out in Appendix A, will require an appraisal only when the City is intending to provide consideration for the land, or if the landowner requests a tax receipt.

A housekeeping amendment is also included at section 7 of the policy. Currently, section 5.3 of the policy states that the City can obtain property by donation. Section 7 currently states that the City shall acquire property based on fair market value. The amendment clarifies that section 7 applies unless the property is acquired by donation.

Other Alternatives Considered:

None

Alignment to Strategic Priorities

The recommendations set out in this Report aligns with the following strategic priority:

- Good Government
 - Asset management
 - Effective management of the municipal building and land portfolio

Financial Impacts:

There will be costs savings to the City if the proposed amendments are approved, as the City will no longer be required to obtain appraisals or environmental assessments unless specific criteria are met. However, the total costs savings are unquantifiable at this time.

Consultations:

Land Management Committee

Attachments:

Appendix A – Policy 205 CAO 044, inclusive of proposed amendments in tracked change format



Appendix A -
Proposed Amendme

Appendix B – Policy 205 CAO 044, inclusive of proposed amendments in clean format



Appendix B -
Proposed Amendme

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Department Head: Robyn Carlson