



# THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE REPORT

**Subject:** Municipal Surplus Land Inventory  
**Director:** Chief Administrative Officer  
**Manager:** Manager.  
**Report Number:** -2023-21  
**Meeting Date:** Monday, May 15, 2023

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## **Recommendation:**

THAT staff be directed to work with Bruce County staff to review the lands identified by Municipality of Kincardine staff as potential lands for development to support affordable and attainable housing goals and bring back a report on consideration for next steps.

**Date to be considered by Council:** Monday, May 15, 2023

## **Report Summary:**

This report is in response to Council direction for information on an inventory of municipally owned lands that have the potential to support the creation of attainable and affordable housing. Staff have prepared GIS mapping that is currently publicly available online for Council's review and consideration of lands that have potential for either future development for affordable and attainable housing, or lands that the Council may wish to dispose of and reserve such funds to support municipal priorities.

**Origin:** Council Resolution:

**Resolution #03/13/23 - 06**

**Moved by:** Mike Hinchberger

**Seconded by:** Rory Cavanagh

WHEREAS in Ontario, finding a place to live is a struggle for many due to low vacancy rates, limited supply, and an insufficient mix of housing options; and

WHEREAS the costs of ownership and rental rates are rising much faster than incomes; and

WHEREAS municipalities have a role to play in solving this problem; and

WHEREAS the cost of land represents a significant portion of the cost of housing; and

THAT Council direct Staff to prepare a report that outlines an inventory of lands owned by the Municipality of Kincardine and assesses the potential of those lands (or parts thereof) to support the creation of Attainable and Affordable Housing.

Carried.

**Existing Policy:** Municipality of Kincardine Housing Action Plan, September 2022 - <https://www.kincardine.ca/en/build-invest-grow/resources/Housing-Action-Plan---approved89.pdf>

Action 2.3: Conduct a review of all municipal, provincial, and federally owned lands and assets in the Municipality that may be deemed surplus or underutilized and could potentially site future affordable housing projects.

Related Policy: Bruce County Housing and Homelessness Plan  
[https://www.brucecounty.on.ca/sites/default/files/housing\\_homelessness\\_update\\_web.pdf](https://www.brucecounty.on.ca/sites/default/files/housing_homelessness_update_web.pdf)

### **Background/Analysis:**

Surplus municipal lands have the potential to support municipal priorities associated with ensuring the community has affordable and attainable housing stock. Developing an inventory is the first step in assessing parcels of land owned by the municipality which are under-utilized, or which may be surplus to our needs and could be used to support housing in our community. In response to the direction from Council, staff have established a temporary GIS mapping tool which categorizes municipally owned lands into two streams. The first category includes lands which may present opportunity for affordable and/or attainable housing development, and the second category includes land that Council may wish to divest itself of and potentially use funds to support affordable housing priorities. Other mapping layers can also be turned on for information related to zoning, elevations, etc. The GIS map can be accessed through the website address included under Attachments. Through a preliminary review, the category of Affordable Housing Potential includes property within a built-up area, with proximity to municipal servicing, and which have the potential for future

development. Parcels in the Surplus Land category include lots which may support residential development, and parcels which may support commercial growth. Part of the Bruce County Housing and Homelessness Plan includes prioritizing surplus public land for affordable housing, as well as supporting a coordinated system and strong partnerships. The County of Bruce planning staff has offered to assist in developing tools/methodologies to support a consistent approach to preparing an inventory and completing an assessment of suitability across the county. Staff recommend working with Bruce County staff to help develop a coordinated approach related to assessing lands for future development and ensuring that municipal lands sold to private and not-for-profit builders are used to develop affordable housing, and that it remains affordable. As well, staff recommend working together to develop tools to help with the analysis of the cost benefit approach of selling land at market value and using potential gains from such value sales to support affordable housing projects. Bruce County serves as the Consolidate Municipal Service Manager to establish, administer, and fund housing and homeless programs and services, and they provide planning and economic development services, which includes high level planning policy at the county level and local planning services. The collaborative approach may also assist other municipalities in the county looking to undertake similar assessments of municipally owned lands.

#### **Integrated Strategy 2020 – 2025 Planning for a Sustainable Future**

**Financial Implications:** Land title searches should be considered prior to further consideration of particular parcels of land that may be considered surplus and disposed of by the municipality.

As noted, Council may wish to consider the potential to use revenue from certain lands sold at market value to support affordable housing projects.

#### **Attachments:**

<https://experience.arcgis.com/experience/9eb23c4d04734f169ba0e6d889870a3b>

**Prepared by: Jillene Bellchamber-Glazier**

**Submitted by: Jillene Bellchamber-Glazier**