

Council Policy

penticton.ca

Approval date:

June 19, 2018

Resolution No.: 284/2018

Subject:

Land Acquisition Policy

Goal

The Land Acquisition Policy outlines the broad principles guiding land acquisition decisions by the City.

Principles:

The City will:

- Strive to strategically acquire lands in a way that ensures maximum benefit to the community.
- Use the land sale acquisition reserve to receive land inventory sales proceeds as per section 188 (e) of the Community Charter. These increases will be used to offset the decrease in the reserve as a result of strategic acquisitions and development of properties.
- When opportunities arise, actively pursue opportunities for Public-Private Partnerships as a means to achieve maximum benefit from City lands.

Scope

This policy applies to all potential land parcels that the City is considering acquiring.

Exclusions

This policy does not apply to expropriation, road dedication, easements or rights of way.

Policy

The purpose of the Land Acquisition Policy is to identify the City's priorities for land acquisition, the assessment criteria for potential land acquisition parcels and to describe the potential methods for acquiring land. It is intended as a tool to evaluate land acquisition opportunities.

Roles and Responsibilities

When a land acquisition opportunity arises, staff will present it to Council in a report evaluating it in accordance with the Land Acquisition Policy and identifying how the acquisition is proposed to be funded if recommended for purchase by staff.

Each acquisition shall be considered on its own merits by Council.

Procedures and Guidelines

The City shall prioritize land with the following features for acquisition:

- Shoreline or waterfront access
- Environmentally significant areas
- Natural features
- Provision of new parkland and trails in deficient areas
- Connections or additions to existing parks and trails
- Cultural heritage and historic sites
- Suitability for future civic buildings/City infrastructure needs
- Potential for future affordable housing

The City shall use the following land assessment criteria to evaluate acquisition proposals:

- Ecological significance and habitat values
- Public benefit
- Financial feasibility
- Connectivity to other parks and trails
- City infrastructure needs and operational efficiencies
- Short and long term operations costs associated with the lands
- Location and size
- Risk of environmental liability costs

'Equivalent' land may be acquired where a future need is identified within a particular area of the City and a similar parcel of land becomes available in that area for purchase. The goal would be to hold the property until such time that the City is prepared to develop park/infrastructure, etc., at which time the equivalent land would be sold at current market value to provide the funds required to purchase the actual land required by the City. The goal would be to ensure any increases in land acquisition cost based on increasing property values in that area will be protected by having an equivalent parcel held in reserve.

The City may use the following funding sources to acquire land:

- Parkland Acquisition Reserve Fund
- Land Acquisition Reserve Fund
- Municipal borrowing
- Park land development cost charges
- Property tax levy to build a land acquisition fund
- Donations for tax incentives
- Estate gifts through wills
- Through partnerships with other levels of government, including First Nations or other agencies

Determining Land Value for Acquisition

- When a property is being considered for acquisition the City will obtain a third-party independent appraisal which will be based to determine the current market value under existing zoning
- The City will only pay in excess of the appraised value under exceptional circumstances.

Land acquisition priorities, assessment criteria and methods of acquisition identified in this strategy may be amended from time to time as new information or opportunities arise.

Previous revisions

Certified Correct

Dana Schmidt, Corporate Officer

to the Control of the

And de propries es estables de sidementes en qui describe de la propries de set de seguiro, de especiales en appressable de combine de la Constancia de come come a paresta de la constancia de constance, san final

e a d'argentina, ence des, abecame e ricera au tient and authoris deucaniste differentifiere e tris anarege ma Lucrera d'auta l'esta me e come de la maine de capacitation de la marca de la marca.

modeliano acciosa mili