

REPORT TO: Mayor and Members of Council

PREPARED BY: Carolyn Tripp, Chief Administrative Officer

DEPARTMENT: Administration & Finance

DIVISION: Administration

MEETING DATE: July 16, 2025

SUBJECT: An Amendment to the Municipal Land Sale Policy to support a provision for affordable housing

PROPOSED MOTION

That Council pass a by-law to repeal and replace By-law 65 of 2017, being the Sale of Land Policy, to include a provision supporting affordable and attainable housing.

STAFF RECOMMENDATION

That Council pass a by-law to repeal and replace By-law 65 of 2017, being the Sale of Land Policy, to include a provision supporting affordable and attainable housing.

EXECUTIVE SUMMARY

This report recommends a formal amendment to the Municipality's Land Sale Policy (By-law 56 of 2017) to include a new provision that allows Council to consider affordable and attainable housing opportunities when disposing of surplus municipal lands.

LINK TO STRATEGIC PRIORITIES

Quality of Life, Recreation, Parks, and Culture By creating and maintaining high-quality public spaces and promote aging in place in the community

BACKGROUND

The municipality was a successful applicant for funding under the Housing Accelerator Fund (HAF 2). As a condition of funding the municipality must complete several initiatives to receive the funding. These initiatives are aligned to address housing needs, including:

- The severe shortage of homes
- The need for available and affordable housing
- Accelerate the pace and certainty in the approvals and building process.

The current Land Sale Policy does not provide explicit guidance regarding the promotion of affordable or attainable housing when surplus lands are sold. Amending the by-law to reflect this goal will align North Middlesex with evolving best practices and demonstrate Council's commitment to community sustainability which will align with the HAF 2 initiative.

DISCUSSION

The proposed amended by-law introduces Section 12A, enabling Council to include conditions, covenants, or incentives in land sale agreements that promote residential development for low- to moderate-income households. This change will add flexibility in land disposition while supporting long-term housing goals. The amendment does not restrict Council's discretion but offers a policy tool to encourage inclusive growth.

FINANCIAL

There are no direct financial implications to adopting this amendment. Any financial considerations arising from the application of this provision would be assessed on a case-by-case basis at the time of land disposition.

ATTACHMENT

- Draft By-law

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