Assessment Review Program
- Background & Next Steps -

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Outline

• Program overview
• Analytical approach
• Early analysis
• SWOT Analysis
• Work done to date
• Next steps
Program Overview

Screen for properties containing the following criteria:

1. **MPAC assessment attributes on parcel**
   - Vacant Land assessment
   - No structures identified by MPAC

2. **Building Footprint polygon**
   - Large enough to live in (600 sq.ft.)

**County GIS proposes to:**
- Identify properties that meet criteria
- Notify appropriate agents in a staggered, systematic approach so investigations may be conducted on manageable lists
Auto-generated Building Footprints

• Aerial imagery captured on 5-yr cycle
  – Spring 2013 used; Spring 2018 to arrive Aug 2019
• Building footprints were captured in fall 2015
Why ID Structures on Vacant Land?

Image: www.timetoelectrify.ca

STRUCTURAL SAFETY

FOR SALE

Image: www.timetoelectrify.ca
Early Analysis Results

Several notable categories:

1) Construction on addressed properties
   a) Tear-downs (rare; quickly & easily corrected)
   b) Other

2) Construction on un-addressed properties

3) Tourist trailers on vacant land
1 a) Addressed - Tear Downs

• Rarest category
• Quickest and easiest to correct
• Typically small waterfront cottage demolished, assessed as Vacant Land (VL), never reassessed when occupancy granted.
• 3 examples were part of 2019 pilot lists
2019 Reassessment – Tear Downs

Change to CVA = +$1,759,000
1 b) Addressed - Other

- Addresses historically assigned only to built properties
- Some addressed properties coded VL without assessed structures, buildings may be visible
- Potential building code violations & lost assessment
2) Unaddressed

• Unaddressed properties suggest vacancy
  – No 9-1-1 address for response
• StreetView imagery suggests vacant
  – Structure(s) not typically visible from road
  – Chain/gate & “No Trespass” signs common
• Buildings visible in aerial imagery
3) Tourist Trailers

• Many municipalities have a Zoning By-Law which restricts the use of mobile homes & “tourist trailers” for temporary human habitation to a maximum period of time (e.g., 6 mo.) from the date a building permit has been issued.

• Trailer features returned with permanent building footprint data unexpectedly.
## Quick Stats

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Addressed Parcels Assessed as Vacant with Structure(s) &gt;600sq.ft.</th>
<th>Unaddressed Parcels Assessed as Vacant with Structure(s) &gt;600sq.ft.</th>
<th>ALL Parcels Assessed as Vacant with Structure(s) &gt;600sq.ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphodel-Norwood</td>
<td>16</td>
<td>6</td>
<td>22</td>
</tr>
<tr>
<td>Cavan Monaghan</td>
<td>28</td>
<td>11</td>
<td>39</td>
</tr>
<tr>
<td>Douro-Dummer</td>
<td>27</td>
<td>46</td>
<td>73</td>
</tr>
<tr>
<td>Havelock-Belmont-Methuen</td>
<td>50</td>
<td>117</td>
<td>167</td>
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<tr>
<td>North Kawartha</td>
<td>38</td>
<td>92</td>
<td>130</td>
</tr>
<tr>
<td>Otonabee-South Monaghan</td>
<td>31</td>
<td>16</td>
<td>47</td>
</tr>
<tr>
<td>Selwyn</td>
<td>43</td>
<td>29</td>
<td>72</td>
</tr>
<tr>
<td>Trent Lakes</td>
<td>39</td>
<td>108</td>
<td>147</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>272</strong></td>
<td><strong>425</strong></td>
<td><strong>697</strong></td>
</tr>
</tbody>
</table>
SWOT Analysis

**STRENGTHS**
- Powers of CBO
- Technical ability
- Admin support
- Self-funded staff
- Appeal defense

**WEAKNESSES**
- Limited staffing
- Building Code time constraints
- Initial legal costs
- HBM Prop Stds
- Policy/procedures

**OPPORTUNITIES**
- Muni Precedents
- Fairness/equity
- ↑ Assessment
- ↑ civic addressing
- Health & safety
- Muni digital DBs

**THREATS**
- Workload mgmt
- Privacy rights
- Public image
- Inspector safety
- MPAC reassess w/out permits

Work Done to Date

- Research on related programs – very few
- Presentation to Clerks & Treasurers
- Discussion with Twp CAOs, CBOs & Treasurers
- Legal review by Aird & Berlis LLP
- Communications Planning
Next Steps

- Meeting with Twp staff in September
- Policy / Procedural Development
- Public education
Thank You!

Questions?

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