

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 12 09-98-60101-022
Your File/V/Réf.

DATE 22 January 1999

TO/DEST. Co-ordinator,
 Planning and Environment Committee

FROM/EXP. Commissioner,
 Planning and Development Approvals Department

SUBJECT/OBJET **LAND ACQUISITION - MARLBOROUGH FOREST, RIDEAU**

DEPARTMENTAL RECOMMENDATIONS

That Planning and Environment Committee approve the following action:

- 1. Recommend to the Corporate Services and Economic Development Committee the acquisition of 200 acres, described as being the south part of Lots 24 & 25, Concession 3, former Township of Marlborough, now Township of Rideau from Martha Marie Marleau and the Estate of Edley Burton as an addition to the Marlborough Forest for a consideration of \$60,245;**
- 2. Planning and Development Approvals Department make application to the Ministry of Natural Resources to approve the addition of these lands to the Marlborough Forest Management Agreement;**
- 3. Upon receipt of approval of the Ministry of Natural Resources, the Marlborough Forest addition be brought to Council for confirmation and a by-law adding the land to the Management Agreement be submitted for adoption.**

BACKGROUND

Regional Council in its approval of the RMOC (1988) Official Plan, authorized the acquisition of certain properties designated as Natural Environment Area.

The subject property is described as being part of the south part of Lots 24 and 25, Concession 3, former Township of Marlborough now Township of Rideau and consists of approximately 200 acres,

as shown on the attached sketch. The sketch includes other lands that the Region has previously acquired in this area.

The property is zoned A2-General/Rural. The land consists of 25% "Modified Forest", 55% "General Forest" and about 20 % "Pond" as designated by the Ministry of Natural Resources. The parcel fronts onto Regional Road No. 3 (Dwyer Hill Road) and an unopened road allowance (Mullholland Drive), providing it with excellent access. There is a small hunting cabin at the south limit of the property.

Ducks Unlimited has been granted the right to develop, maintain and improve the south half of Lot 24 as a habitat for wildlife and waterfowl till the year 2005. This agreement is in keeping with the Region's mandate for Environment land and it is not contemplated that a notice of termination will be required.

The estimated market value of the property is \$59,500. This represents an average unit price of \$298 per acre, which is consistent with comparable land acquisitions in the forest. An agreement has been reached in the amount of \$60,245. This figure includes an amount of \$745 for legal fees.

CONSULTATION

In the 1960's, governments recognized that Marlborough Township was an area where forestry and recreation were major land uses. A program was launched to acquire lands to preserve them for recreation and conservation purposes. The Region inherited a Forest Management Agreement from the County of Carleton and through the years has drafted various long-range plans, with a broad range of public input, to meet the objectives and resolve any conflicts between different user groups. Through amendments to the Official Plan process, the public has been consulted by holding open public forums as well as having regular meetings with special interest groups.

EXPENDITURE JUSTIFICATION

The RMOC, in adopting its Official Plan, indicated that it was prepared to acquire land in a designated Natural Environment Area, if the landowner wished to sell. It further determined that in the event that an agreement could not be reached for the acquisition, the landowner could request that the property be acquired by expropriation in accordance with the provisions of the Ontario Expropriations Act.

Should Council not agree to proceed with the acquisition of this property at this time, the landowner could apply to the Ontario Municipal Board for adjudication. It is anticipated that the cost to proceed on that basis would far exceed the negotiated settlement.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 10,426,000
Total Paid & Committed	<u>(\$ 8,229,443)</u>
Balance Available	\$ 2,196,557
THIS REQUEST	<u>(60,245)</u>
Balance Remaining	<u>\$ 2,136,312</u>

Funds were provided in the 1998 Capital Budget Account No. 912-62901, Environmental Resources Areas, Acquisition Program (pages 70 & 71).

Only property that is included in the acquisition area, as defined by the RMOC 1988 Official Plan, has been included in this recommendation.

Negotiations with the owner have resulted in an agreement being reached in the amount of \$60,245 and the acquisition is hereby recommended for this amount.

*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner,*

Date: February 10, 1999

FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

*Approved by T. Fedec
on behalf of the Finance Commissioner*

LJN/

Attach. (1)