

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.	12 09-00-60104-002
Your File/V/Réf.	
DATE	20 September 2000
TO/DEST.	Co-ordinator, Planning and Environment Committee Co-ordinator, Corporate Services and Economic Development Committee
FROM/EXP.	Commissioner, Planning and Development Approvals Department
SUBJECT/OBJET	<b>LAND ACQUISITION -NATURAL ENVIRONMENT AREA – CARP HILLS - WEST CARLETON</b>

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### DEPARTMENTAL RECOMMENDATIONS

**That the Planning and Environment Committee recommend the following:**

**That the Corporate Services and Economic Development Committee approve the acquisition of approximately 95 acres located in the Carp Hills Natural Environment Area, described as being part of Lot 25, Concession 1, former Township of Huntley, now Township of West Carleton from the Estate of Arthur S. Warren for a consideration of \$41,350.**

### BACKGROUND

Regional Council in its approval of the RMOC (1997) Official Plan, authorized the acquisition of certain properties designated as Natural Environment Areas.

The subject property is described as being part of Lot 25, Concession 1, former Township of Huntley, now Township of West Carleton, and is located within an area designated as the Carp Hills Natural Environment Area (B). It consists of approximately 95 acres and together with other lands acquired to date by the Region, is shown on the attached sketch.

The property is zoned RU-8 Rural Zone. It is classified as marginal preservation area with wetland and rock outcropping. Exposed rock constitutes 25% or more of the area, with significant areas of marshland. There are no buildings on the property and it does not have street frontage.

The estimated market value of the property is \$40,850, which is consistent with comparable land acquisitions for Natural Environmental Lands in this area. An agreement has been reached in the amount of \$41,350. This figure includes an amount of \$500.00 for legal fees.

### CONSULTATION

In the 1960's, governments recognized certain areas 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.

### NEW CITY IMPACT

The acquisition of this property will not have any impact on the New City, as funds are budgeted on a yearly basis for the acquisition of lands to protect Natural Environment Areas.

### OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/200 - Financial Guidelines #1, Section 5(3)(b) Transition Board approval is not required.

### EXPENDITURE JUSTIFICATION

The RMOC, in adopting its Official Plan in 1997, indicated that it would consider acquiring lands within this designated Natural Environment Area, having regard to the nature and location of the property and the uses to which it could be put. The Region presently owns the property immediately adjacent to the subject and the addition of the property would create a contiguous holding.

### FINANCIAL STATEMENT

Funds were provided in the 2000 Capital Budget Account No. 900138, Environmental Resources Areas.

Only property that is included in the acquisition area, as defined by the RMOC 1997 Official Plan, has been included in this recommendation.

CONCLUSION

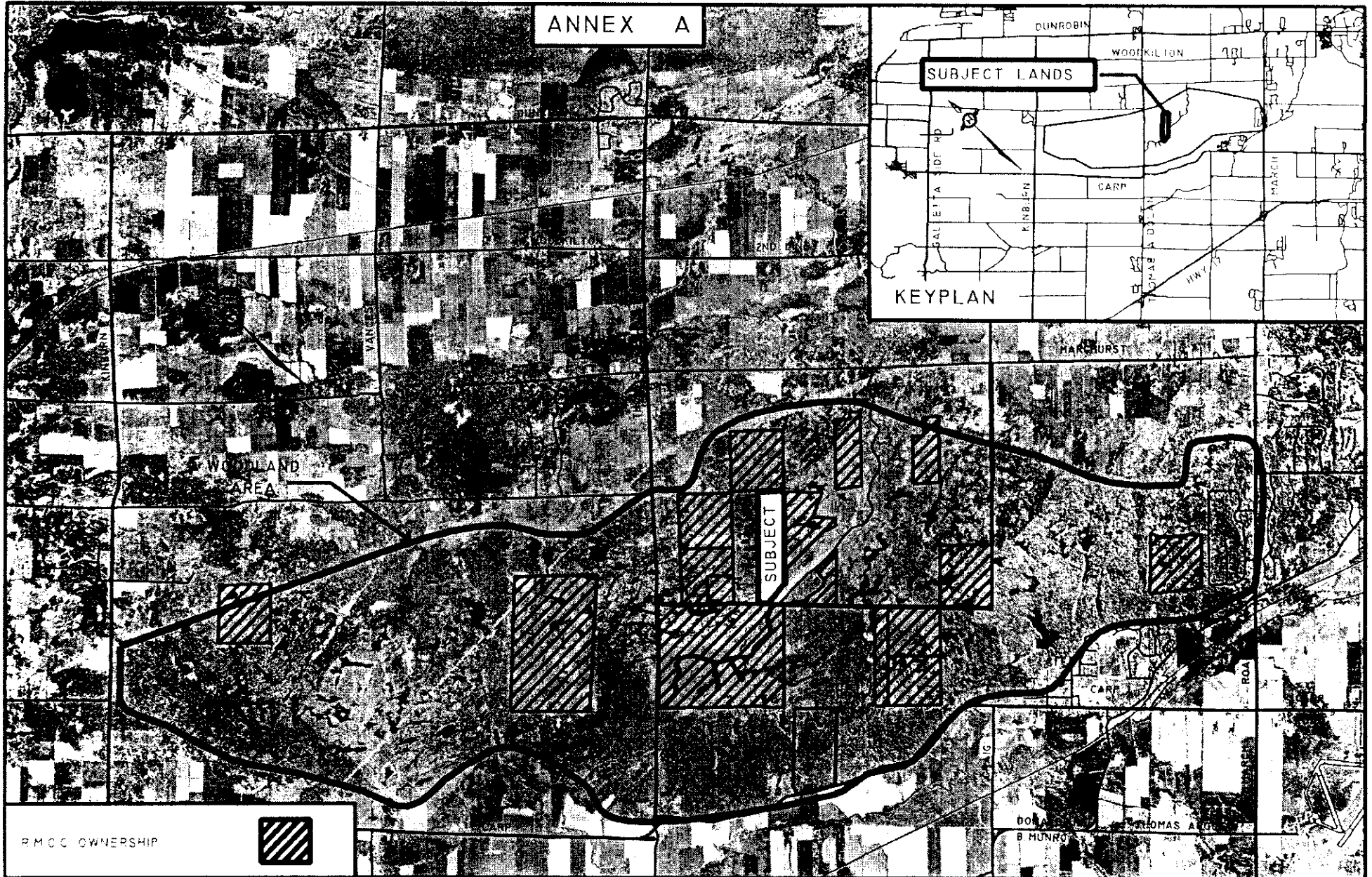
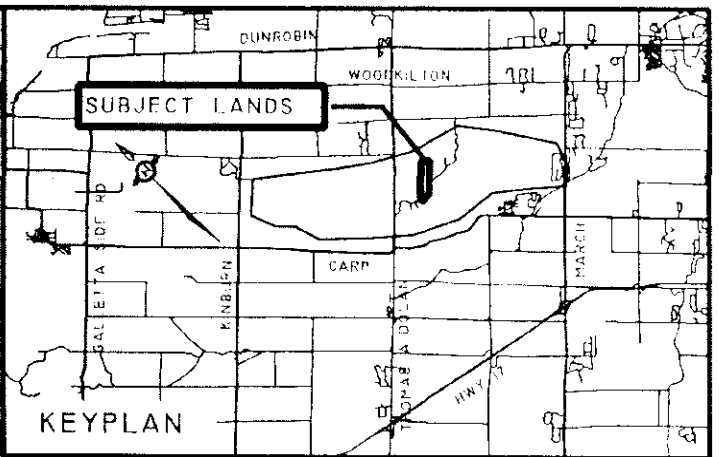
Negotiations with the owner have resulted in an agreement being reached in the amount of \$41,350 and the acquisition is hereby recommended for this amount.

*Approved by  
Pamela Sweet for  
N. Tunnacliffe, MCIP RPP*

LJN/

Attach. (1)

ANNEX A



RMCC OWNERSHIP

CARP HILLS WOODLAND  
SOUTHEAST HALF OF LOT 25 CONCESSION 1

OWNER: A WARREN      AREA: 368 HECTARES

SCALE: 6000 METRES      DATE: SEPT 2000      FILE:

REGION OF OTTAWA-CARLETON  
INFORMATION TECHNOLOGY OFFICE

BRANCH: SURVEYS & MAPPING      4273 DGN      PEN: TABLE      PHOTOPLOT PEN