

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 12 09-96-60101-010
Your File/V/Réf.

DATE 16 December 1997

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

FROM/EXP. Commissioner,
 Planning and Development Approvals Department

SUBJECT/OBJET **LAND ACQUISITION - NATURAL ENVIRONMENT AREA
(MARLBOROUGH FOREST)
OWNER: ESTATE OF CHARLES WALLACE**

DEPARTMENTAL RECOMMENDATIONS

That the Planning and Environment Committee approve the following action:

- 1. Recommend to the Corporate Services and Economic Development Committee the acquisition of 90 acres, described as being part of the East Half of Lot 15, Concession 5, former Township of Marlborough, now Township of Rideau from the Estate of Charles Wallace as an addition to the Marlborough Forest for a consideration of \$27,656.79;**
- 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 East Half of Lot 15, Concession 5, former Township of Marlborough now Township of Rideau and consists of approximately 90 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 50% "Forest Reserve" and 50% "Classified Wetland" as designated by the Ministry of Natural Resources. The property fronts onto Roger Stevens Drive. There are no improvements on the property. The vendors are retaining 10 acres at this location. A legal survey of the property was undertaken and in addition to the Forest land the Region is to receive lands for future road widening along Roger Stevens Drive.

The estimated market value of the property is \$24,050.00. This represents a unit price of \$267 per acre which is consistent with comparable land acquisitions in the forest. An agreement has been reached in the amount of \$27,656.79. This figure includes an amount of \$400.00 for legal fees and \$3,206.79 for a third of the survey costs as was agreed to by the vendors and the Region.

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 have 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 land owner wished to sell. It further determined that in the event that an agreement could not be reached for the acquisition, the land owner 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 land owner 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	\$ 9,526,000
Total Paid & Committed	<u>(\$ 7,295,491)</u>
Balance Available	\$ 2,230,509
THIS REQUEST	<u>(27,657)</u>
Balance Remaining	<u>\$ 2,202,852</u>

Funds were provided in the 1997 Capital Budget Account No. 912-62901, Environmental Resources Areas, Acquisition Program (pages 46-47).

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 \$27,656.79 and the acquisition is hereby recommended for this amount.

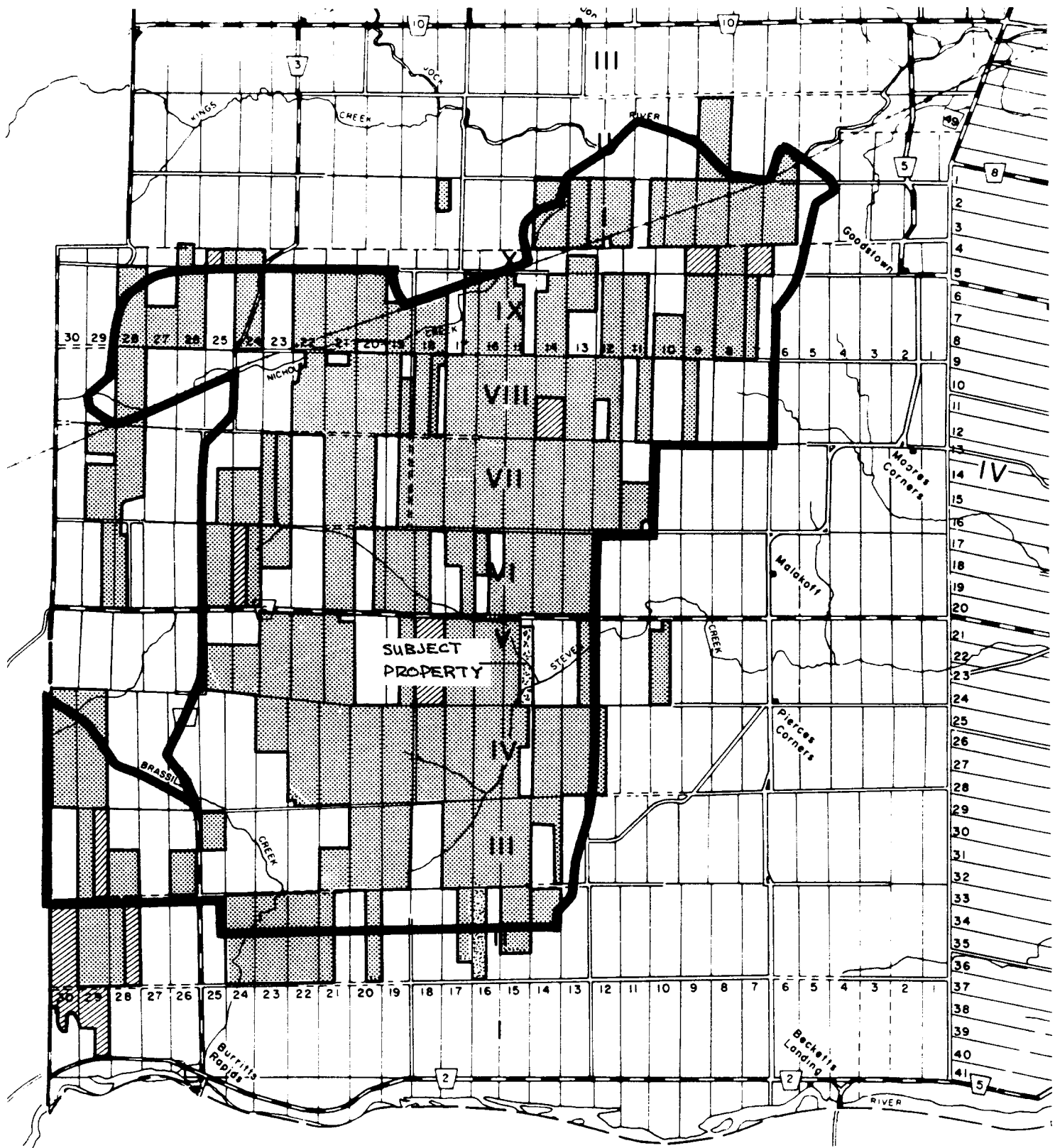
Approved by
N. Tunnacliffe, MCIP, RPP

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Approved by T. Fedec
on behalf of the Finance Commissioner

LJN/

Attach. (1)



OTTAWA-CARLETON
MARLBOROUGH FOREST
 RIDEAU TWP. (MARLBOROUGH WARD)

- ACQUISITION AREA
-  PROPOSED ACQUISITION
-  LANDS ACQUIRED BY RMOC
-  PROVINCIALY OWNED LANDS