

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

REPORT
RAPPORT

Our File/N/Réf. 09-95-61701-003
Your File/V/Réf.

DATE 9 June 1997

TO/DEST. Co-ordinator
 Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION / SALE OF SURPLUS LAND
PART OF LOT 1, CONCESSION 11,
TOWNSHIP OF CUMBERLAND
OWNER: TAILLEFER ESTATES INC.**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee and Council:

- 1. Declare as surplus to Regional needs 0.8 acres of land being a portion of the former well and pump house site located south of Innes Road, on the west side of 10th Line Road, being part of Lot 1, Concession 11, Township of Cumberland;**
- 2. Approve the acquisition, from Taillefer Estates Inc., of approximately 20.4 acres of land located on the west side of 10th Line Road, south of Innes Road, being part of Lot 1, Concession 11, Township of Cumberland, for the consideration of \$210,000 plus the surplus lands described in Recommendation 1.**

BACKGROUND

Taillefer Estates Inc., owns a 47.3 acre property being Part of Lot 1, Concession 11, Township of Cumberland. The site is located south of Innes Road with frontage on Mer Bleue Road and 10th Line Road. The area affected by the future Regional requirements is the vacant portion of the owner's property situated between the half lot line and the 10th Line Road frontage containing 23.2 acres. This parcel is subject to an Ontario Hydro transmission line easement which runs diagonally through the centre of the site. The future Cumberland Transitway is located adjacent to the south limit of the Ontario Hydro easement. In addition to the transitway, the owner's property will be impacted by a 6 metre wide permanent easement required for the East Urban Community Feedermain.

DISCUSSION

The Region owns a former well and pump house site located on the westerly side of the 10th Line Road and bounded on three sides by the Taillefer property. This site contains approximately 0.9 acres and is no longer required for well and pumphouse purposes. The site has limited marketability on its own. It will however add value to the adjacent lands to the south which are to be retained by Taillefer Estates Inc. It is proposed that the Region sell the 0.8 acres of surplus land to Taillefer Estates Inc., as part of this agreement. The Region will retain approximately 0.1 acres of the site for the future Cumberland Transitway and widenings required for the 10th Line Road.

The Region will ultimately require a portion of the east half of the Taillefer property for the proposed 40 metre wide Cumberland Transitway. The transitway will be located south of the Ontario Hydro easement requiring approximately 3.5 acres of the owner's property. The Region also proposes to construct the East Urban Community Feedermain across the Taillefer property to provide municipal water for the development area east of the 10th Line Road. A 6.0 metre wide permanent easement is required across the east half of the Taillefer lands to accommodate this watermain. As a result of the pending Regional requirements, the owner has experienced difficulty in marketing and/or developing the site.

The 6.5 acre portion of the subject property located north of the Hydro easement is surplus to Regional requirements. Discussions with the Township of Cumberland have indicated that this parcel could be included as part of the Township's Bilberry Creek Business Park which is located immediately north of the parcel.

Staff have negotiated an agreement to purchase 20.4 acres of the 23.2 acres site. The 20.4 acres extends from the southerly limit of the proposed Cumberland Transitway corridor to the northerly limit of the Taillefer Estate property. The agreement provides for the sale of the 0.8 acres of Regional surplus land to Taillefer Estates Inc. The agreement is for the total consideration of \$210,000 plus the surplus lands. The surplus parcel will be added to the 2.8 acres to be retained by the owner. The retained parcel is located south of the proposed Cumberland Transitway Corridor. The agreement provides that the owner grant a widening to the Region to meet the designated right of way width for the 10th Line Road. The various parcels of land are shown on Annex "A", attached.

CONSULTATION

Public consultation was undertaken in the Region's Official Plan review which dealt with future Transitway Corridors and in the Class EA for the proposed East Urban Community Feedermain.

EXPENDITURES JUSTIFICATION

Significant portions of the owner's lands will be required for the Cumberland Transitway, and the East Urban Community Feedermain. The portion of the site located north of the Ontario Hydro easement will be incorporated into the Bilberry Creek Business Park ultimately providing

an economic development opportunity for the Region. Acquiring these lands and interests at this time will ensure that both the Transitway corridor and requirements for the East Urban Community Feedermain are protected and available when the projects are ready to proceed. Purchasing the parcel at this time will relieve the hardship the owner is currently experiencing, minimize Regional costs through acquiring the site prior to the area being developed and ensure that the property rights can be obtained in a timely manner.

FINANCIAL STATEMENT

| | |
|--------------------------------|------------------|
| | \$ |
| Approved Budget to Date | 400,000 |
| Total Paid & Committed to Date | (10,000) |
| Balance Available | 390,000 |
| THIS REQUEST (including GST) | <u>(224,700)</u> |
| Balance Remaining | <u>165,300</u> |

Funds have been provided in the 1997 Capital Budget, Account No. 942-30632, Transitway-Corridor Protection (Reference Page # 180).

*Approved by
Nick Tunnacliffe, MCIP, RPP*

FINANCE DEPARTMENT COMMENT

Funds are available as indicated

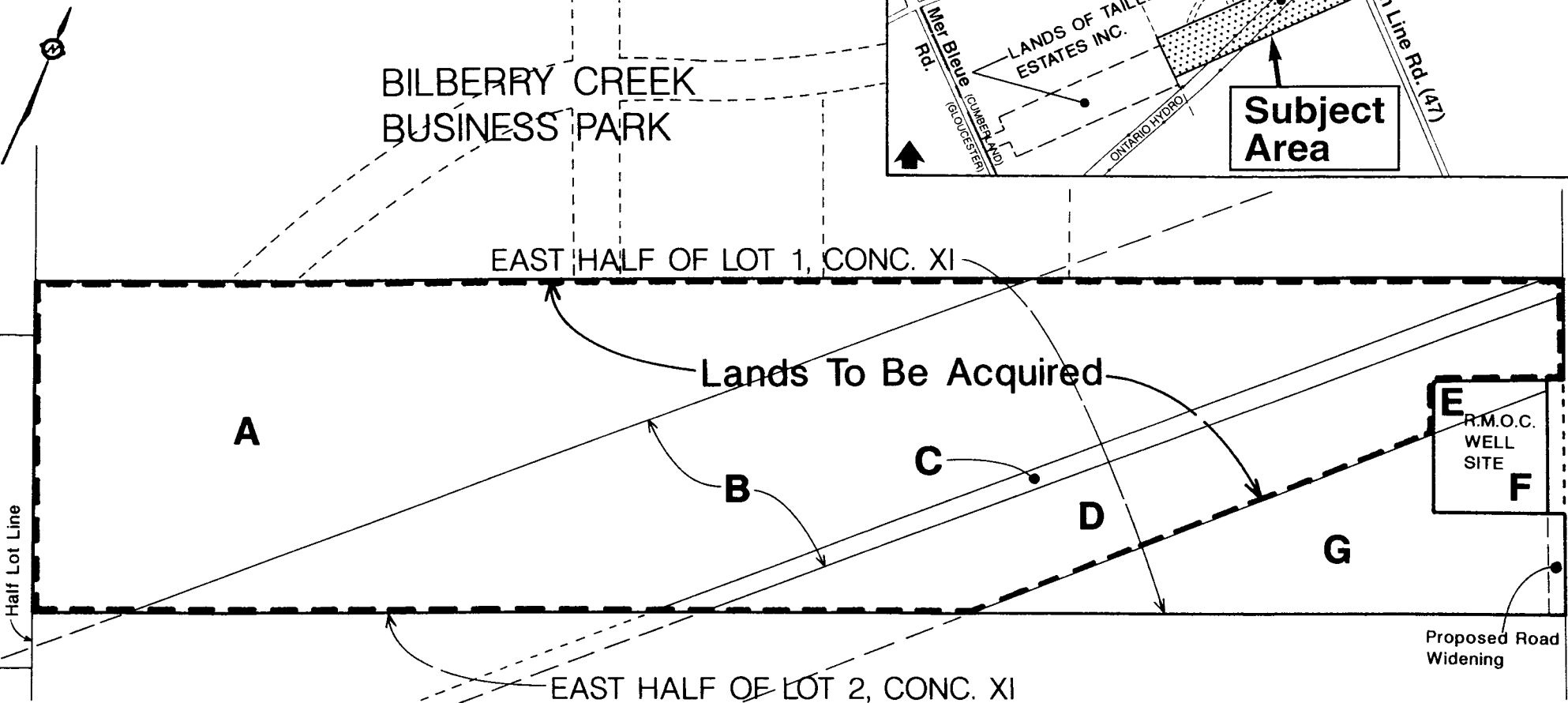
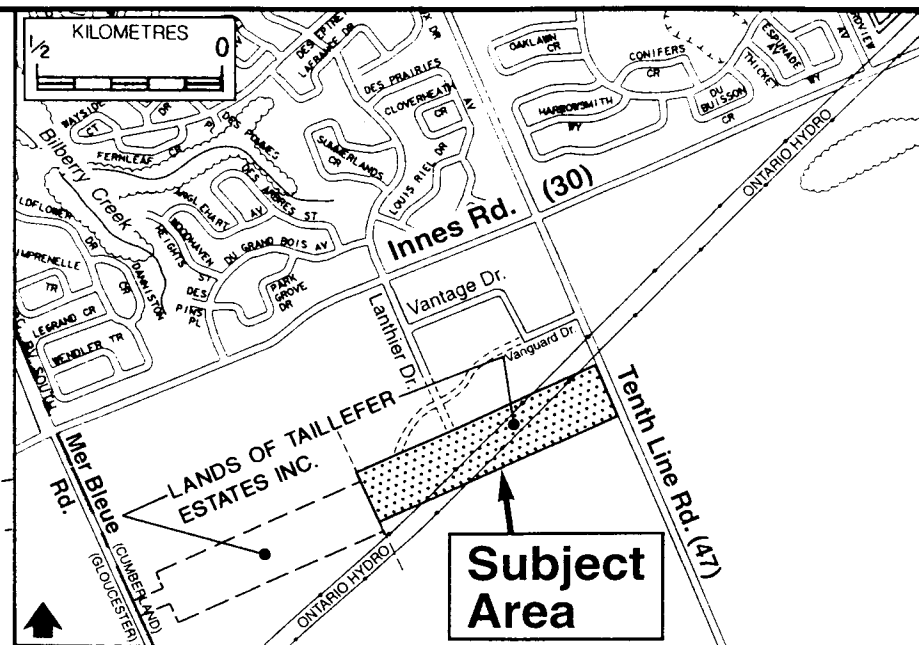
*Approved by T. Fedec
on behalf of the Finance Commissioner*

Attach. (1)

LEGEND

- A Lands located north of the Hydro Easement adjacent to the Bilberry Creek Business Park
- B Ontario Hydro Easement
- C Proposed 6 metre wide easement -- for the East Urban Community Feedermain
- D Proposed 40 metre wide Cumberland Transitway Corridor
- E Portion of RMOC site -- to be retained for the Cumberland Transitway
- F Portion of RMOC site -- to be conveyed to Taillefer Estates Inc.
- G Lands to be retained by Taillefer Estates Inc.

ANNEX "A"



TAILLEFER ESTATES INC.
 PART OF LOT 1, CONCESSION XI
 TOWNSHIP OF CUMBERLAND

OTTAWA-CARLETON

PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT

SCALE N.T.S. FILE 09-95-61701-003

PROJECT DATE JUNE, 1997

BRANCH ACQUISITION SERVICES