

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

REPORT
RAPPORT

Our File/N/Réf. 12 09-95-03203-003
Your File/V/Réf.

DATE 23 September 1997

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - HUNT CLUB EXTENSION - PHASE II
OWNER : ONTARIO HYDRO**

DEPARTMENTAL RECOMMENDATION

That the Corporate Services and Economic Development Committee recommend Council approve the acquisition of 5.96 hectares, shown as Parts 19, 21, 22, 23, 26, 27, 28, 32 and 33, Plan 4R-8477, from Ontario Hydro for the Hunt Club Extension Project for a consideration of \$725,000.00 plus GST.

BACKGROUND

Regional Council at its meeting of August 13th, 1980 authorized the acquisition of properties required for the Hunt Club Extension between Merivale Road and Hwy. 416. The construction of the Hunt Club Extension has been completed and the road is fully operational.

The subject parcels are part of the twin 500kV Ontario Hydro transmission line corridor between Woodroffe Avenue and Greenbank Road. The lands are described as being part of Lot 29, Concession 2, Rideau Front, former Township of Nepean, now City of Nepean, and shown as Parts 19, 21, 22, 23, 26, 27, 28, 32 and 33, Plan 4R-8477 totalling 5.96 hectares. The land required to accommodate the Region's need for Hunt Club Road, storm water retention pond and berming, contains approximately 3.5 hectares but is highly irregular in shape. As a consequence, Ontario Hydro insists that the Region acquire their entire holding subject to their right to continue the operation of their existing transmission lines.

As part of the Region's construction of Hunt Club Road, Ontario Hydro lands beyond our road storm water retention and berming requirements have been improved with recreational pathways. A substantial portion of the surplus land at this location will be the subject for discussions between RMOC and the City of Nepean and will be the subject of a future report to Regional Council.

In order to allow construction of this project to proceed in an expeditious manner, Ontario Hydro consented to the Region's early entry onto the property in June of 1994. While Ontario Hydro would typically expect to receive 10% of the market value in exchange for that privilege, they have agreed, in this case, to 6% in accordance with the lower range of interest payable under the *Expropriations Act*.

The initial claims for compensation from Ontario Hydro were originally almost double the final settlement resulting in rather protracted negotiations and increased interest costs.

Based on appraisals undertaken by both Ontario Hydro and the Region, negotiations resulted in an agreement in the amount of \$725,000 broken down as follows:

Market Value (5.96 ha)	\$ 582,500
Interest (3.5 yrs @ 6% per annum)	122,500
Appraisal/Consultant Fees	<u>20,000</u>
TOTAL	\$725,000

PUBLIC CONSULTATION

Public information sessions were held in the 3 years prior to construction in compliance with the Environmental Assessment requirements associated with this project. The Region's Environmental Study Report considered the concerns expressed at those meetings. Several federal agencies were also involved in the discussions and recommendations were implemented to mitigate any potential impacts.

EXPENDITURE JUSTIFICATION

The existing Transportation facilities south of Baseline Road were experiencing increasing congestion which was to be relieved by the extension of Hunt Club west of Merivale Road. The Hunt Club Extension between Merivale and Highway 416 has been completed and is operational. This expenditure will enable us to finalize this transaction, for the acquisition of land upon which construction has been completed.

FINANCIAL STATEMENT

Approved Budget to Date	\$ 40,900,000
Total Paid & Committed	<u>(32,576,536)</u>
Balance Available	8,323,464
THIS REQUEST	<u>(725,000)</u>
Balance Remaining	\$ <u>7,598,464</u>

Funds have been provided in the 1997 Capital Budget, Account No. 912-30610, Hunt Club Road Extension (Merivale to Hwy 416) (reference page 374).

CONCLUSIONS

Negotiations with Ontario Hydro have resulted in an agreement being reached in the amount of \$725,000 plus GST. This settlement is in accordance with Corporate Acquisitions policies and as such, approval is recommended as outlined above.

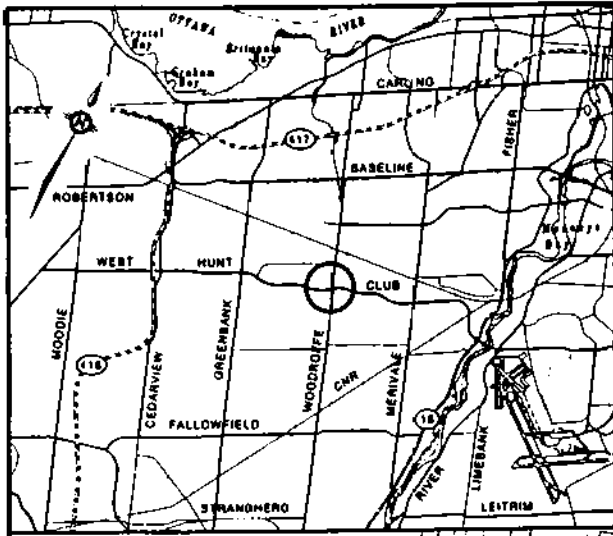
*Approved by Nick Tunnacliffe, MCIP, RPP
Commissioner*

LJN/

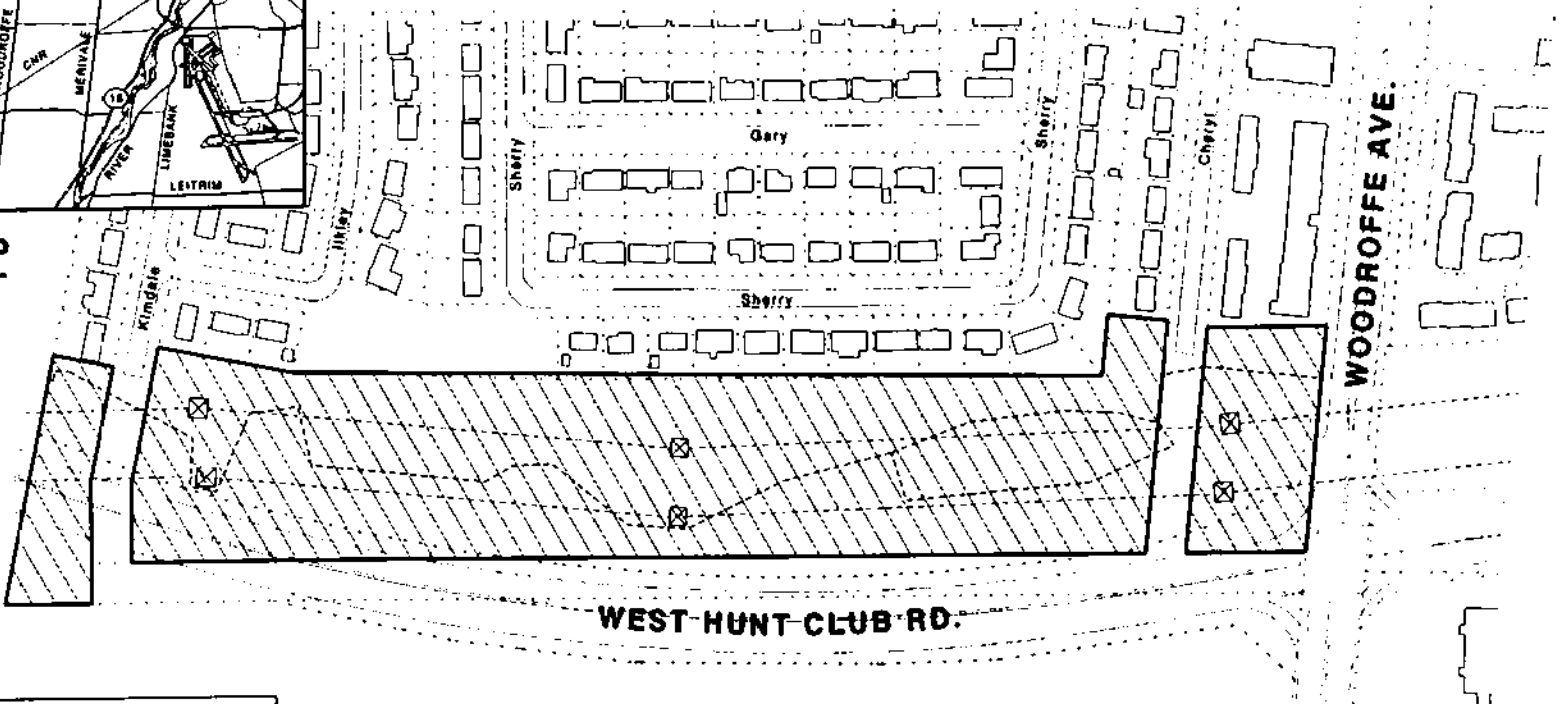
FINANCE DEPARTMENT COMMENT

Funds are available as indicated.

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



KEY MAP



WEST HUNT CLUB RD.

LEGEND

 Land to be Acquired
(5.96 ha.)

AGRICULTURAL CANADA LANDS
(Experimental Farm)

**Hunt Club Extension-Phase 2
Ontario Hydro Property**



SCALE	DRAWN BY	CHECKED BY
N.T.S.		L.J.N.
03203-003	DATE	APPROVED BY
	SEPT. '97	L.J.N.

REAL ESTATE SERVICES
Planning & Development Approvals