

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

REPORT
RAPPORT

Our File/N/Réf. 12 09-96-60101-016
Your File/V/Réf.

DATE 9 September 1997

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LAND ACQUISITION - NATURAL ENVIRONMENT AREA
(MARLBOROUGH FOREST)
OWNER: JAMES LEWIS SMITH**

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 300 acres, described as being the north part of Lot 17, Concession 7, and all of Lot 16, Concession 8, former Township of Marlborough, now Township of Rideau from James Lewis Smith as an addition to the Marlborough Forest for a consideration of \$86,500.00;**
- 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 the north part of Lot 17, Concession 7, and all of Lot 16, Concession 8, former Township of Marlborough now Township of Rideau and comprises of approximately 300 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 87% “General Forestry”, 12% “Modified Forest” and 1% “Classified Wetland” as designated by the Ministry of Natural Resources. The property fronts onto an untravelled road allowance and has limited access. There are no improvements on the property. The acquisition represents all of the vendor’s holding at this location.

The estimated market value of the property is \$85,500.00. This represents a unit price of \$285 per acre which is consistent with comparable land acquisitions in the forest. An agreement has been reached in the amount of \$86,500.00. This figure includes an amount of \$1,000.00 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 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	\$ 7,125,924
Balance Available	\$ 2,400,076
THIS REQUEST	(86,500)
Balance Remaining	\$ 2,313,576

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. Approximately one percent is within Natural Environment Area

(B), as defined in the 1997 Official Plan, which is awaiting Ontario Municipal Board approval. In acquiring lands within Natural Environment Area (B), consideration is to be given to the nature and location of the property, the uses to which it could be put, the funds available and the the feasibility of the lands being managed and maintained. The subject one percent would be landlocked if not acquired create undue hardship on the owner.

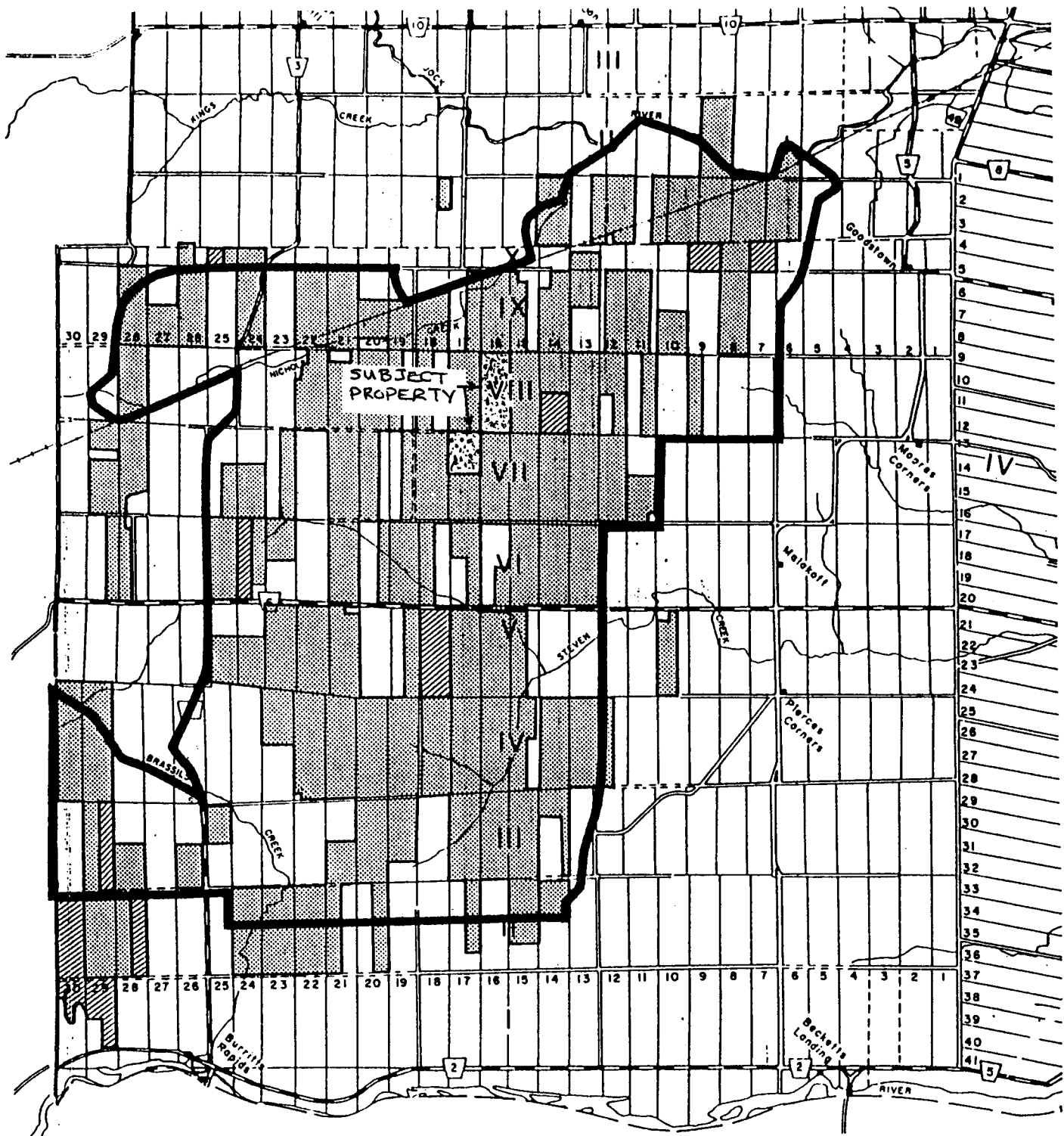
Negotiations with the owner have resulted in an agreement being reached in the amount of \$86,500.00 and the acquisition is hereby recommended for this amount.

*Approved by
N. Tunnacliffe, MCIP, RPP*

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

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

LJN/
Attach.



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

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

SCALE : 1 : 100,000