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# The Regional Municipality of Durham Report

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To: Regional Council  
From: Commissioner of Finance and Commissioner of Planning and Economic Development  
Report: #2024-COW-9  
Date: February 28, 2024

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**Subject:**

Request for Funding from the Central Lake Ontario Conservation Authority for the Acquisition of Land adjacent to the Mount Carmel Tract parcel in the Township of Scugog (PIN 267640008)

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**Recommendation:**

That it be recommended to Regional Council:

- A) That in response to the request for funding from the Central Lake Ontario Conservation Authority, that funding in the amount of \$155,453, representing 40 per cent of the estimated eligible acquisition costs for approximately 26.25 hectares (64.86 acres) of land located adjacent to the Mount Carmel Tract parcel in the Township of Scugog (PIN 267640008), be approved and financed from the Region's Land Conservation and Protection Reserve; and
  - B) That the Commissioner of Finance be authorized to adjust the total payment amount to Central Lake Ontario Conservation Authority pending a review of the eligibility of final costs incurred pursuant to the Region's Land Acquisition Funding Policy.
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**Report:**

**1. Purpose**

- 1.1 The purpose of the report is to advise Council of, and seek approval for, Central Lake Ontario Conservation Authority's request for funding under the Durham Region Land Acquisition Funding Policy for Conservation Authorities for the purchase of approximately 26.25 hectares (64.86 acres) of land adjacent to the Mount Carmel Tract parcel in the Township of Scugog.

## 2. Previous Reports and Decisions

- 2.1 In October 2007, Regional Council adopted the recommendations of Report 2007-J-36 entitled “Durham Region Land Acquisition Funding Policy for Conservation Authorities”. This report identified a process and eligibility requirements by which the Region’s five Conservation Authorities could apply for funding from the Region’s Land Acquisition Reserve Fund to finance the acquisition of properties for conservation purposes.
- 2.2 A goal of this policy is to ensure that land acquisition efforts of Regional Council in partnership with Conservation Authorities in Durham Region, will contribute to the protection, enhancement and restoration of the natural environment in Durham Region.

## 3. Central Lake Ontario Conservation Authority’s Request for Funding

- 3.1 Central Lake Ontario Conservation Authority is requesting approval for \$155,453 in funding from the Region, representing 40 per cent of the total estimated eligible acquisition costs of \$388,633 as outlined in Table One. Central Lake Ontario Conservation Authority has been awarded \$233,180 in funding from the Federal Nature Smart Solutions Ecosystem Protection Fund towards the acquisition of this property.

**Table One**

Description	Total Estimated Cost \$	Recommended Estimated Regional Portion (40 per cent) \$
Purchase Price	325,000	130,000
Survey, Legal Fees, Appraisal Cost, Land Transfer Tax, Environmental Site Assessment costs	63,633	25,453
<b>Total</b>	<b>388,633</b>	<b>155,453</b>

- 3.2 Central Lake Ontario Conservation Authority has negotiated an agreement of purchase and sale for the acquisition of a 26.25 hectare (64.86 acre) parcel, known as Part Lot 3, Concession 1, Cartwright as in N37005 in the Township of Scugog (PIN 267640008), adjacent to the Mount Carmel Tract parcel. The property, in its entirety, is identified as a Key Natural Heritage Feature and Key Hydrologic Feature in the current Regional Official Plan. It is located within the Greenbelt Natural

Heritage System and is designated as Oak Ridges Moraine (Natural Linkage) in the current Regional Official Plan.<sup>1</sup>

- 3.3 Central Lake Ontario Conservation Authority's Board of Directors approved this property acquisition and the request for \$155,453 in funding from the Region of Durham at their January 16, 2024 Board Meeting.

#### **4. Advancing Regional Planning Objectives**

- 4.1 In accordance with the Land Acquisition Funding Policy for Conservation Authorities, Regional Planning staff have reviewed Central Lake Ontario Conservation Authority's request and concluded that the request meets the primary planning criteria for eligibility.
- 4.2 Specifically, the acquisition of this property meets the objectives of the current Durham Regional Official Plan as this property:
- is being purchased for conservation purposes;
  - is located within or contributes to the enhancement of the current Regional Official Plan Greenlands System outside of urban areas;
  - contains key natural heritage and/or key hydrological features; and
  - supports the long-term planning and growth management of the Region.

#### **5. Financial Considerations**

- 5.1 The Region of Durham has established the Land Conservation and Protection Reserve Fund to, in part, make funding available to the Region's five Conservation Authorities for the purpose of acquiring environmentally sensitive lands.
- 5.2 The request from Central Lake Ontario Conservation Authority for \$155,453 in funding towards the eligible acquisition costs meets the maximum amount allowed within the Council approved Conservation Land Acquisition Funding Policy that limits the Region's maximum contribution for land purchases for conservation properties to 40 per cent of the total eligible costs.
- 5.3 There are sufficient uncommitted funds available in the Land Conservation and Protection Reserve Fund to finance the recommended funding of \$155,453 for Central Lake Ontario Conservation Authority's land acquisition.

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<sup>1</sup> The terminology in this report reflects the current Regional Official Plan. A new Regional Official Plan was adopted by Regional Council in May 2023 and is currently with the Province for approval.

## **6. Relationship to Strategic Plan**

6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- Goal 1.3 Environmental Sustainability – to protect, preserve and restore the natural environment, including greenspaces, waterways, parks, trails, and farmlands; and
- Goal 5.1 Service Excellence – to provide exceptional value to Durham taxpayers through responsive, effective and financially sustainable service delivery.

## **7. Conclusion**

7.1 The request from Central Lake Ontario Conservation Authority for \$155,453 in funding for the acquisition of approximately 26.25 hectares (64.86 acres) of land adjacent to the Mount Carmel Tract parcel is recommended for approval as it meets the requirements of the Durham Region Land Acquisition Policy for Conservation Authorities.

## **8. Attachments**

Attachment #1: Letter and Map from Central Lake Ontario Conservation Authority requesting funding for the acquisition of the subject property

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance

Original Signed By

Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and Economic  
Development

Recommended for Presentation to Committee

Original Signed By

Elaine C. Baxter-Trahair  
Chief Administrative Officer



Healthy watersheds for  
today and tomorrow.

January 24, 2024  
AFNB49

CLOCA IMS:

Mrs. Nancy Taylor  
Commissioner of Finance and Treasurer  
The Regional Municipality of Durham  
605 Rossland Road East, PO Box 623  
Whitby, ON L1N 6A3

Dear Mrs. Taylor:

Subject: Request for funding under the Durham Region Land Acquisition Funding Policy

At their January 16, 2024 meeting, the Central Lake Ontario Conservation Authority Board of Directors approved the following motion:

Res. #18      Moved by B. Chapman

                  Seconded by R. Kerr

***THAT the CLOCA Board of Directors approve the acquisition of the Byers Road property, being Part lot 3, Concession 1, Township of Scugog;***

***THAT the CLOCA Board of Directors authorize CLOCA staff to offer not more than \$325,000 for the +/- 26.3 ha of land; and,***

***THAT the Region of Durham be requested to provide funding for the acquisition of the subject property in the estimated maximum amount of \$164,053 from the Durham Region Land Conservation and Protection Reserve Fund.***

**CARRIED**

Please accept this letter as a request for funding in the amount of \$155,453 (40% of the total cost) under the Durham Region Land Acquisition Funding Policy for Conservation Authorities (LAFP) for the purchase of approximately 26 hectares of land adjacent to CLOCA's Mount Carmel Tract parcel. The acquisition budget has since been refined since the January 16<sup>th</sup> motion above to reflect actual costs where available and the removal of some services no longer required for this acquisition. The following budget reflects estimated totals as of the writing of this letter:

Total Estimated Cost:   \$388,633 (Purchase cost \$325,000 and \$63,633 estimated for legal, taxes, etc.)

Funding Sources:       Federal Grant – \$233,180

                                  Durham Region - \$155,453

We have been awarded funding from the Canada Nature Fund for the acquisition of this property. The property is located along the southern boundary of Township of Scugog in the heart of the Oak Ridges Moraine, includes mature deciduous forest and is surrounded by an even more extensive forest area composed of a mixture of deciduous forest, plantation, and meadow. This area is considered a regionally important core wildlife area because of the diversity and size of the habitats that it contains, and the fact that it represents the last remaining large intact forest block between Long Sault Forest to the east and the Chalk Lake forest area to the west. The Mount Carmel forest area is also the only large forest block in the Oshawa Creek headwaters.

The subject parcel lies on the south side of the unopened Byers Road allowance. The property is fully forested by native hardwoods that contribute directly to the surrounding Mount Carmel forest, which is considered to be a unique “large forest” area as a result of its large contiguous forest cover. Continued protection of these areas is important, particularly as the Region continues to urbanize. These natural areas help to regulate groundwater and surface water resources, moderate ground surface temperatures, offer carbon sequestration, support biodiversity and pollinators and help to reduce downstream erosion and flooding.

This property lies within the Oak Ridges Moraine Corridor Connection Acquisition Target Area as identified in CLOCA’s Board approved Land Acquisition Strategy and is strategically located adjacent to the Mount Carmel Tract parcel. The acquisition of this parcel provides a unique opportunity to protect a significant environmental area and will create more realistic opportunities for public access to this area in the future.

The acquisition of this property meets the objectives of the Durham Regional Official Plan as this property:

- is being purchased for conservation purposes
- contributes to the enhancement of the Regional Official Plan Greenlands System outside of urban areas
- contains key natural heritage and/or key hydrological features; and
- supports the long-term planning and growth management of the Region

Forecasted ongoing maintenance costs for this parcel is anticipated to be minimal and limited to fencing which can be funded through the existing Conservation Authority Land Management Levy. Please note that the Federal funding is conditional upon closing the purchase prior to March 29, 2024.

Sincerely,



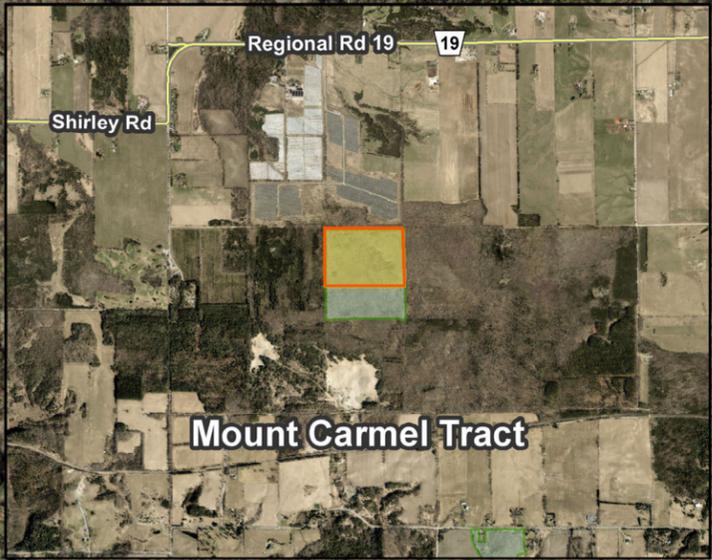
Chris Darling, MCIP, RPP  
Chief Administrative Officer

CD/lv

c: Nicole Pincombe, Region of Durham  
Elizabeth Roy, Chair, Central Lake Ontario Conservation Authority

Byers Rd

26.25 HA  
64.86 AC



(c) Copyright. Central Lake Ontario Conservation Authority, 2024.

Map Compiled by the Central Lake Ontario Conservation Authority, 100 Whiting Ave., Oshawa, Ontario, L1H 3T3

This map is for information purposes only and the Central Lake Ontario Conservation Authority takes no responsibility for, nor guarantees, the accuracy of all the information contained within the map.

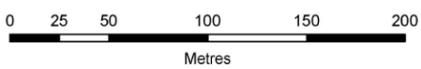
Source: CLOCA, 2024; Regional Municipality of Durham, 2024; Ortho Photo: First Base Solutions, April 2022

Projection: NORTH AMERICAN DATUM 1983 UNIVERSAL TRANSVERSE MERCATOR (8 DEGREES) PROJECTION, ZONE 17, CENTRAL MERIDIAN (81 DEGREES WEST)

Date Printed: January 9, 2024



# "Byers Road" Property - Con 1 N PT Lot 3 Mount Carmel Tract CON 1 N PT LOT 3 Township of Scugog



### Legend

- Byers Road Property
- Assessment Parcel
- Mount Carmel Tract