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# The Regional Municipality of Durham Report

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To:	The Committee of the Whole
From:	Commissioner of Finance and Commissioner of Planning and Economic Development
Report:	#2024-COW-16
Date:	April 10, 2024

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## **Subject:**

Request for Funding from Kawartha Conservation Authority for the Acquisition of Land in the Township of Scugog (PT LT 19 Con 14, Reach; parts 2, 3 and 5, Plan 40R32476)

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## **Recommendation:**

That the Committee of the Whole recommends to Regional Council:

- A) That in response to the request for funding from Kawartha Conservation Authority, that funding in the amount of \$3,971, representing 40 per cent of the estimated eligible acquisition costs for approximately 4.92 hectares (12.16 acres) of land located in the Township of Scugog (PT LT 19 Con 14, Reach; parts 2, 3 and 5, Plan 40R32476), 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 Kawartha 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, Kawartha Conservation Authority's request for funding under the Durham Region Land Acquisition Funding Policy for Conservation Authorities for the purchase of approximately 4.92 hectares (12.16 acres) of land in the Township of Scugog (PT LT 19 Con 14, Reach; parts 2, 3 and 5 Plan 40R32476) for the creation of a new passive recreation area referred to as the Tuck'd Away Trail Conservation Area.

## 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. Kawartha Conservation Authority’s Request for Funding

- 3.1 Kawartha Conservation Authority is requesting approval for \$3,971 in funding from the Region, representing 40 per cent of the total estimated eligible acquisition costs of \$9,928 as outlined in Table One. The subject property was donated by the landowner to Kawartha Conservation Authority as part of the Ecological Gift Program through Environment and Climate Change Canada.

**Table One**

Description	Total Estimated Cost \$	Recommended Estimated Regional Portion (40 per cent) \$
Purchase Price (donated)	0	0
Survey, Legal Fees, and Appraisal Cost	3,971	9,928
<b>Total</b>	<b>3,971</b>	<b>9,928</b>

- 3.2 Kawartha Conservation Authority has advised that there will be some initial investment in fencing and signage in 2024, it is anticipated that the average annual budget for general maintenance and upkeep of this property will be approximately \$5,000.
- 3.3 Kawartha Conservation Authority received the donation of a 4.92 hectare (12.16 acre) parcel, known as Pt Lt 19 Con 14, Reach; parts 2, 3, and 5, Plan 40R32476 in the Township of Scugog. Portions of this property are 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 Major Open Space Areas in the current Regional Official Plan.<sup>1</sup>

- 3.4 Kawartha Conservation Authority's Board of Directors authorized staff to negotiate the donation of the property at their July 28, 2022 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 Kawartha 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 acquired 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 Kawartha Conservation Authority for \$3,971 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 \$3,971 for Kawartha 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 Kawartha Conservation Authority for \$3,971 in funding for the acquisition of approximately 4.92 hectares (12.16 acres) of land in the Township of Scugog for the creation of the Tuck'd Away Trail Conservation Area 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 Kawartha Conservation Authority requesting funding for the acquisition of the subject property

Respectfully submitted,

Original Signed By

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Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance

Original Signed By

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

Recommended for Presentation to Committee

Original Signed By

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Elaine C. Baxter-Trahair  
Chief Administrative Officer



March 13, 2024

Nicole Pincombe  
Regional Municipality of Durham, Finance Department  
605 Rossland Road East  
Whitby, ON, L1N 6A3  
Nicole.pincombe@durham.ca

**RE: Land acquisition request for funding**

Dear: Ms. Pincombe;

On February 20, 2024, Kawartha Conservation received the donation of a 12-acre parcel of land in the Township of Scugog. We respectfully submit this request for funding support through the Land Acquisition Funding program for Conservation Authorities, established by the Region of Durham. Further to our communications in late 2023, this letter and attachments will provide the detailed information required for the submission.

**SITE DETAILS**

Size: 4.8ha  
Location: Sunderland Ontario. Legal description of the donated parcel is: Pt Lt 19 Con 14, Reach; parts 2, 3, and 5, Plan 40R32476; Township of Scugog. (see map attached)  
Intended Use: Passive recreation as the newly established 'Tuck'd Away Trail Conservation Area'.  
Rationale: The donated property was part of the Ecological Gift Program and has been certified as Ecologically Sensitive through Environment and Climate Change Canada (see report attached). The property includes a portion of the Provincially Significant Wetland, Layton River Wetland Complex. As part of Kawartha's Naturally Connected natural heritage mapping project, this property is identified as Connected Natural Heritage Feature, Corridor, and Terrestrial Core Area, and is part of the Greenbelt's Protected Countryside. Tuck'd Away Trail is roughly 10 minutes from Port Perry along the western side of our watershed. This property will provide access to greenspace in an underserved portion of our watershed.

**KAWARTHA CONSERVATION**  
277 Kenrei Road, Lindsay, ON K9V 4R1  
705.328.2271 Fax 705.328.2286  
**KawarthaConservation.com**

**Our Watershed Partners:**

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan



## **COSTS**

Since the property was donated by the landowner, the only costs incurred are for the ancillary costs associated with land acquisition:

Legal Fees:	2,583.00
Appraisal Fee:	2,260.00
Survey Fee:	<u>5,085.00</u>
Total Cost:	9,928.00
<b>Total Request:</b>	<b>\$3,971.00</b>

## **STEWARDSHIP COSTS:**

This property will be managed as a Conservation Area. While there will be some initial investment in fencing and signage in 2024, it is anticipated that the average annual budget for general maintenance and upkeep will be roughly \$5,000 per year.

## **SUPPORTING DOCUMENTS:**

Please find attached the following documents to support our application:

- a) Location map of the property
- b) Appraisal Document
- c) Ecological Sensitivity Report
- d) Certificate of Ecological Sensitivity
- e) Board minutes of approval
- f) Land Registry

## **SCHEDULE A CRITERIA:**

Primary Considerations:

1. The property is being acquired for conservation purposes and managed as the Tuck'd Away Trail Conservation Area.
2. This property contributes to the Greenlands System outside of urban area.
3. The property contains key natural heritage and/or key hydrological features:
  - a. Layton River
  - b. Layton River wetland complex (PSW)
  - c. Habitat for Midland painted turtle (SC), Redheaded Woodpecker (SC/END)
  - d. Significant Groundwater Recharge Area (Trent Conservation Coalition Source Protection Region)
  - e. At least 22 fish species including longnose dace and the Iowa darter.
4. The acquisition of this property will not preclude or compromise future planned growth.

Secondary Considerations:

1. his property is NOT consolidating or enlarging another conservation area.
2. There is a Provincially Significant Wetland and Significant woodland located on the property.
3. The property is 99% natural cover, with a small area for parking which is maintained as mowed grass.
4. This property will provide access to greenspace and maintained trails in an underserved area of our watershed.

The above information is provided for your review. Please do not hesitate to contact me should you have any questions regarding the information provided, or if any information is missing.

Sincerely,

*Kristie Virgoe  
Director, Stewardship and Conservation Lands*

*Enclosures:    Ecogift Appraisal  
                     Ecological Sensitivity Report  
                     ON933 Certificate Letter  
                     Property Map  
                     Parcel Register  
                     Board Resolution*

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