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The Regional Municipality of Durham Report

To: Committee of the Whole
From: Commissioner of Finance and Commissioner of Planning and Economic Development
Report: #2024-COW-31
Date: June 12, 2024

Subject:

Request for Funding from the Central Lake Ontario Conservation Authority for the Acquisition of Land adjacent to the Long Sault Conservation Area in the Municipality of Clarington (PIN 267430090)

Recommendation:

That the Committee of the Whole recommends 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 \$94,212, representing 40 per cent of the estimated eligible acquisition costs for approximately 16.57 hectares (40.94 acres) of land located adjacent to the Long Sault Conservation Area in the Municipality of Clarington (PIN 267430090), be approved and financed from the Region's Land Conservation and Protection Reserve Fund subject to the Central Lake Ontario Conservation Authority's Board of Directors' approval of the land purchase at their meeting on June 18, 2024; 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 16.57 hectares (40.94 acres) of land adjacent to the Long Sault Conservation Area in the Municipality of Clarington.

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 Conservation and Protection 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 \$94,212 in funding from the Region, representing 40 per cent of the total estimated eligible acquisition costs of \$235,530 as outlined in Table One. Central Lake Ontario Conservation Authority has been awarded funding from Environment and Climate Change Canada in the amount of \$117,765 towards the acquisition of this property. The Central Lake Ontario Conservation Authority has committed funding of \$23,553 for the balance of the acquisition costs.

Table One

Description	Total Estimated Cost \$	Recommended Estimated Regional Portion (40 per cent) \$
Purchase Price	220,000	88,000
Survey, Legal Fees, Appraisal Cost, Land Transfer Tax, Environmental Site Assessment Costs	15,530	6,212
Total	235,530	94,212

- 3.2 Central Lake Ontario Conservation Authority has negotiated an agreement of purchase and sale for the acquisition of a 16.57 hectare (40.94 acre) parcel, known as Part Lot 10, Concession 9, Darlington in the Municipality of Clarington (PIN 267430090), adjacent to the Long Sault Conservation Area. Portions of this property are identified as a Key Natural Heritage Feature in the current Regional

Official Plan. It is located within the Greenbelt Plan Area – Oak Ridges Moraine in the current Regional Official Plan.¹

- 3.3 Central Lake Ontario Conservation Authority’s Board of Directors is reviewing the proposed acquisition of this property at their June 18, 2024 Board meeting and as such the Region’s financial contribution towards the acquisition of this property is contingent on the approval of the land purchase by the Central Lake Ontario Conservation Authority’s Board of Directors.

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 \$94,212 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 \$94,212 for Central Lake Ontario Conservation Authority’s land acquisition.

¹ 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 \$94,212 in funding for the acquisition of approximately 16.57 hectares (40.94 acres) of land adjacent to the Long Sault 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 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.

May 27, 2024

CLOCA IMS: AFNB49

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

Please accept this letter as a request for funding in the amount of \$94,212 under the Durham Region Land Acquisition Funding Policy for Conservation Authorities (LAFP) for the purchase of approximately 17 hectares (41 acres) of land entirely surrounded by the Long Sault Conservation Area. The total cost is \$235,530 outlined as follows:

Purchase price	\$220,000
survey, legal fees, land transfer tax, appraisal, env site ass, fencing	\$15,530 (estimated)
Total cost	\$235,530

In accordance with the Regions LAFP, we are requesting 40% of the total acquisition costs. We have been awarded funding from Environment Climate Change Canada for the acquisition of this property. The funding breakdown is as follows:

ECCC - \$117,765

Durham Region - \$94,212

CLOCA - \$23,553

Total - \$235,530

A letter of opinion for the subject property was completed and the purchase price is within the opined value.

The subject property is designed natural core area and natural linkage area in the Oak Ridges Moraine Conservation Plan. The Durham Regional Official Plan designates the property Oak Ridges Moraine within the Greenlands System.

The subject property meets CLOCAs Land Securement Strategy as it is located on the Oak Ridges Moraine and is surrounded by the Long Sault Conservation Area. This is a logical acquisition to fill a gap within the Long Sault Conservation Area and will ensure protection of important natural features and functions found on the property and in the long-term provide for public passive recreational uses through trails.

The request meets the primary planning criteria for LAFP eligibility. Specifically, the acquisition of this property meets the objectives of the Durham Regional Official Plan as this property:

- is being purchased for conservation purposes;
- is located within and 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.

The long-term intended use of the subject property will be environmental protection and passive recreation. As such, the projected net operating and capital costs required to support the stewardship plans for the subject property is negligible. There will be no short-term operational stewardship expenses and any long-term stewardship expenses is expected to be minor.

We will be seeking our Boards endorsement for the acquisition of this property at their June 18th meeting.

Sincerely,



Chris Darling, MCIP, RPP
Chief Administrative Officer

CD/lv

Attach: location map

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

W

DS
LT

DS
MT

16.57 HA
40.94 AC



Long Sault Conservation Area



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Map Compiled by the Central Lake Ontario Conservation Authority, 100 Whiting Ave., Cobleskill, Ontario, L1M 3T3

This map is for information purposes only and the 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

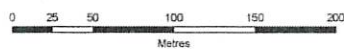
Ortho Photo: First Base Solutions, April 2022

Projection: NORTH AMERICAN DATUM 1983 UNIVERSAL TRANSVERSE MERCATOR (6 DEGREES) PROJECTION, ZONE 17, CENTRAL MERIDIAN (81 DEGREES WEST)

Date Printed: April 23, 2024



Tomlin Property Long Sault Conservation Area CON 9 PT LOT 10 Municipality of Clarington



Legend

-  Tomlin Property
-  Assessment Parcel
-  Long Sault Conservation Area
-  Durham East Cross Conservation Area