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The Regional Municipality of Durham Report

To: The Committee of the Whole
From: Commissioner of Finance and Commissioner of Planning and Economic Development
Report: #2023-COW-1
Date: January 18, 2023

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

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 \$309,135, representing 40 per cent of the estimated eligible acquisition costs for approximately 29.2 hectares (72.14 acres) of land located adjacent to the Long Sault Conservation Area in the Municipality of Clarington, 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 January 17, 2023; 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 29.2 hectares (72.14 acres) of land adjacent to the Long Sault 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. Central Lake Ontario Conservation Authority’s Request for Funding

- 3.1 Central Lake Ontario Conservation Authority is requesting approval for \$309,135 in funding from the Region, representing 40 per cent of the total estimated eligible acquisition costs of \$772,838 as outlined in Table One. Central Lake Ontario Conservation Authority has been awarded \$415,400 in funding from Canada Nature Fund towards the acquisition of this property.

Table One

Description	Total Estimated Cost \$	Recommended Estimated Regional Portion (40 per cent) \$
Purchase Price	745,000	298,000
Survey, Legal Fees, Appraisal Cost, Land Transfer Tax, Environmental Site Assessment costs	27,838	11,135
Total	772,838	309,135

- 3.2 Central Lake Ontario Conservation Authority has negotiated an agreement of purchase and sale for the acquisition of a 29.2 hectare (72.14 acre) parcel, known as Part Lot 7, Concession 9 in the Municipality of Clarington (former Darlington Township - PIN No: 26743-0081), adjacent to the Long Sault Conservation Area. Portions of this property are identified as a Key Natural Heritage Feature and Key Hydrologic Feature in the Regional Official Plan. It is located within the Greenbelt Natural Heritage System and is designated as Oak Ridges Moraine (Natural Core and Natural Linkage) in the Regional Official Plan.

3.3 Central Lake Ontario Conservation Authority's Board of Directors is reviewing the proposed acquisition of this property at their January 17, 2023 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 Durham Regional Official Plan as this property:

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

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 \$309,135 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 \$309,135 for Central Lake Ontario Conservation Authority's land acquisition.

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 \$309,135 in funding for the acquisition of approximately 29.2 hectares (72.14 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: Map from Central Lake Ontario Conservation Authority identifying 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

29.2 HA
72.14 AC



Long Sault Conservation Area



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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.

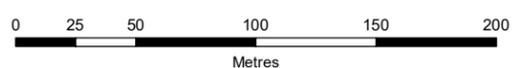
Source: CLOCA, 2022; Regional Municipality of Durham, 2022; Ortho Photo: First Base Solutions, April 2021

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

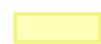
Date Printed: December 8, 2022



Craig Property
Long Sault Conservation Area
2830 Regional Road 20, PT LOT 7 CON 9
Municipality of Clarington



Legend

-  Craig Property
-  Assessment Parcel
-  Long Sault Conservation Area