

Section I – Items for Board of Directors Action

TO: Chair and Members of the Executive Committee
Friday, September 9, 2022 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **DONATION OF LAND 5318 OLD BROCK ROAD, CITY OF PICKERING**
Greenspace Acquisition Project 2021-2030
Flood Plain and Conservation Component, Duffins Creek Watershed
(CFN 67512)

KEY ISSUE

Donation of a parcel of land located west of Old Brock Road and southwest of Uxbridge Pickering Townline Road, municipally known as 5318 Old Brock Road, in the City of Pickering, Regional Municipality of Durham, under the “Greenspace Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Duffin Creek Watershed (CFN 67512).

RECOMMENDATION:

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) accept title to the lands to be donated by the landowner, containing 1.3958 hectares (3.4491 acres), more or less located to the west of Old Brock Road and southwest of Uxbridge Pickering Townline Road, 5318 Old Brock Road, said land being Part of Lot 18, Concession 9 Pickering all of PIN 263910018, in the City of Pickering, Regional Municipality of Durham;

THAT the donation be approved on the follow basis:

- a) The purchase price be \$2.00;
- b) An income tax receipt to be made available to the owner for the final appraisal value, in accordance with the guidelines set out by the Canada Revenue Agency;
- c) TRCA be responsible for appraisal, Environmental audit and vendor’s reasonable legal fees associated with completion of the transaction;

THAT TRCA extend its appreciation and thanks to the donor for their generous donation;

THAT TRCA receive conveyance of the land free from encumbrance, subject to any existing servicing easements;

THAT the transaction be completed at the earliest possible date;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.

BACKGROUND

At Board of Directors Meeting, held on April 24, 2020, Resolution #3/20 approved the Greenspace Acquisition Project for 2021-2030.

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The landowner of 5318 Old Brock Road approached TRCA regarding the donation of 1.3958 hectares (3.4491 acres), the site is entirely within TRCA Regulated Area of the Duffin's Creek watershed. The site is regulated with respect to the Duffins Creek tributary which runs through the middle of the site and includes: a Regulatory Storm floodplain, meander belt, contiguous vegetation, and a top of bank associated with this ravine corridor.

The site is also within the Rural Settlement designation of the Oak Ridges Moraine Conservation Plan which would preserve the natural heritage features.

Access to the subject land will be achieved through its frontage onto Old Brock Road.

Attachment 1 is a sketch illustrating the location of the subject lands. Attachment 2 is an orthophoto illustrating the location of the subject lands.

RATIONALE

The property is part of Glen Major Wetland Complex Provincially Significant Wetland (PSW). Glen Major Wetland Complex is made up of primarily coniferous swamp. Duffin's Creek runs through the PSW and has been screened and determined to be contributing to Red Side Dace habitat in this area along with the PSW. This reach of Duffin's Creek is also a cold-water system that has a rich fish species composition which include but are not limited to Blacknose Dace, Brassy Minnow, Brook Trout, Brown Bullhead, Common Shiner, Creek Chub, Fathead Minnow, Longnose Dace, Northern Redbelly Dace, Pumpkinseed, Rainbow Darter, Slimy Sculpin, Smallmouth Bass, White Sucker etc.

The acquisition of 5318 Old Brock Road in the City of Pickering will not only expand TRCA holdings in the area but allow protection and preservation of the existing ecological structure and functions of the property.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategies set forth in the TRCA 2013-2022 Strategic Plan:

Strategy 2 – Manage our regional water resources for current and future generations

Strategy 4 – Create complete communities that integrate nature and the built environment

TAXES AND MAINTENANCE

The subject property estimated annual property tax is \$794 and the land should be eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program. It is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs in the area.

FINANCIAL DETAILS

Funds for the costs related to this acquisition including land appraisal, environmental audit and the vendor's reasonable legal fees associated with completion of the transaction are available in the TRCA land acquisition capital account.

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Date: July 19, 2022

Attachments: 2

Attachment 1: Site Plan – 5318 Old Brock Road, City of Pickering

Attachment 2: Orthophoto - 5318 Old Brock Road, City of Pickering