

Section I – Items for Board of Directors Action

TO: Chair and Members of the Board of Directors
Friday, March 24, 2023 Meeting

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **ACQUISITION FROM HILLVIEW ESTATES LTD., TOWN OF CALEDON**
Greenspace Acquisition Project 2021 – 2030. Flood Plain and
Conservation Component, Humber River Watershed
Hillview Estates Ltd. (CFN 67431)

KEY ISSUE

Acquisition of property located east of Highway 50 and north of Hillview Place, legally known as Part Lot 23, Concession 7, in the Town of Caledon, Regional Municipality of Peel, under the “Greenlands Acquisition Project for 2021-2030,” Flood Plain and Conservation Component, Humber River watershed (CFN 67431).

RECOMMENDATION:

IT IS RECOMMENDED THAT 11.84 hectares (29.26 acres), more or less, of vacant land, located east of Highway 50 and north of Hillview Place, said land being Part of Lot 23, Concession 7, designated as Block 19 on Registered Plan 43M-2117 in the Town of Caledon, Regional Municipality of Peel, be purchased from Hillview Estates Ltd., as shown on Attachment 1;

THAT the purchase price be \$2.00;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the transaction completed at the earliest possible date and all reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid by TRCA;

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

Resolution #A28/20 at Board of Directors Meeting #3/20, held on April 24, 2020, approved the Greenspace Acquisition Project for 2021-2030.

Negotiations have been conducted with Robert Fernicola of Carringwood Homes acting as agent for the owners.

Access to the subject lands will be achieved through its frontage off Hillview Place. An access easement off Country Lane Drive will be granted in favour of TRCA to provide an additional access point (as shown on Attachment 1 the access easement will be granted for the portion of Block 19 adjacent to Country Lane Drive).

Item 8.2

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 subject lands fall within TRCA's plan for acquisition as outlined in the approved Greenspace Acquisition Project for 2021-2030. Through the review of the Zoning By-law Amendment Application (RZ 08-01) and Draft Plan of Subdivision (21T-81003C) for residential development, TRCA staff established the limits of the open space land.

Relationship to TRCA's 2022-2034 Strategic Plan

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

Pillar 1 Environmental Protection and Hazard Management:

1.2 Leadership in greenspace conservation

Pillar 3 Community Prosperity:

3.1 Connect communities to nature and greenspace

TAXES AND MAINTENANCE

Based on TRCA's preliminary review of the environmental criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, the subject property should be eligible for a tax exemption.

The lands will be managed and maintained by TRCA for wetland monitoring and restoration purposes. While it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs at this location, an assessment of the aggregate acquisitions in the area will be undertaken and the results will be integrated into TRCA's land management program and associated budgets.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: Dan Nguyen

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Date: November 30, 2022

Attachments: 2

Attachment 1: Site Plan - East of Highway 50 and North of Hillview Place, Caledon

Attachment 2: Orthophoto - East of Highway 50 and North of Hillview Place, Caledon