

**Section I – Items for Board of Directors Action**

**TO:** Chair and Members of the Executive Committee  
Friday, June 13, 2025 Meeting

**FROM:** Alexander Schuler, Associate Director, Property and Asset Management  
  
On Behalf of John MacKenzie, Chief Executive Officer

**RE: DISPOSITION TO REGIONAL MUNICIPALITY OF PEEL (CFN 71361)**  
Request from the Regional Municipality of Peel for a Conveyance of Toronto and Region Conservation Authority-owned Lands required for McVean Sanitary Pumping Station upgrades, City of Brampton, Regional Municipality of Peel, Humber River Watershed (CFN 71361)

---

**KEY ISSUE**

Receipt of a request from the Regional Municipality of Peel, for a conveyance of Toronto and Region Conservation Authority (TRCA) owned lands located north of Ebenezer Road and west of McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for McVean Sanitary Pumping Station upgrades, Humber River watershed (CFN 71361).

**RECOMMENDATION:**

**IT IS RECOMMENDED THAT WHEREAS** the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from The Regional Municipality of Peel for the conveyance of TRCA-owned lands located north of Ebenezer Road and west McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for the McVean Sanitary Pumping Station upgrade, Humber River watershed;

**AND WHEREAS** it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with Regional Municipality of Peel in this instance;

**THEREFORE LET IT BE RESOLVED THAT** a parcel of TRCA-owned land containing 2.90 hectares (7.17 acres), more or less, of vacant land, required for the McVean Sanitary Pumping Station upgrade, said land being Part of lot 6, Concession 8, Northern Division designated

## **Item 9.3**

**as Part 2, 3, 4 and 5 on Plan 43R-41763 be conveyed to the Regional Municipality of Peel;**

**THAT a Temporary Access Easement over Part 1 on Plan 43R-41763, also be granted in favour of the Regional Municipality of Peel ;**

**THAT the Regional Municipality of Peel be requested to enter into an Agreement of Purchase and Sale that includes the following terms and conditions:**

- (a) The Regional Municipality of Peel pay consideration of Eight Million Five Hundred Twenty Thousand Seven Hundred Sixty-Eight Dollars and Fifteen Cents (\$8,520,768.15) (Refer to table 1) to be paid to TRCA for the conveyance;**
- (b) The Regional Municipality of Peel agrees that the subject land future use is solely for the upgrade of the McVean Sanitary Pumping Station;**
- (c) The Regional Municipality of Peel represents and warrants that on or before the closing date, a declaration from an officer will have been made confirming the matters contemplated in Section 50(3) of the Planning Act of Ontario and the execution by the Region's solicitors of the statements contemplated in Section 50(22) of the Planning Act of Ontario shall conclusively confirm that such declaration has been made;**
- (d) Land Transfer Taxes, HST, legal, registration fees and other reasonable costs incurred associated with the conveyance including appraisal, surveys and reference plans associated with the conveyance are to be paid by the Regional Municipality of Peel;**
- (e) The Regional Municipality of Peel is to take the lands "as is" without any representation or warranty regarding the lands;**
- (f) Any additional conditions as deemed appropriate by TRCA solicitor.**

**THAT TRCA receive a commitment from the Region Municipality of Peel to tie into any existing or proposed services on the site or any other planned future servicing in the vicinity of the property that may eventually become available;**

**THAT the Regional Municipality of Peel is to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from this**

## Item 9.3

**conveyance or the carrying out of construction;**

**THAT Minister of Natural Resources and Forestry be notified in accordance with Section 21(2) of the Conservation Authorities Act;**

**THAT a permit pursuant to Ontario Regulation 41/24, as amended, be obtained by Regional Municipality of Peel prior to the commencement of construction;**

**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**

The subject TRCA-owned lands were acquired from Roy Robert Hickman and Alice Isobel Hickman on April 30, 1971 (HR729), 75 Holdings Limited on March 14, 1977 (HR731) and James Henry Robinson on October 8, 1963 (HR732) under the Authority's Master Plan for Flood Plain and Valley Land Acquisition project at that time.

The Regional Municipality of Peel has requested the conveyance of TRCA-owned lands, located north of Ebenezer Road and west of McVean Drive, in the City of Brampton, Regional Municipality of Peel, required for the McVean Sanitary Pumping Station upgrade, Humber River watershed.

The existing McVean Sanitary Pumping Station is owned and operated by the Region of Peel at 3900 Ebenezer Road and TRCA has granted Easement to Regional Municipality of Peel over Part 3 and 4 on Registered Plan 43R-41763 for an emergency overflow lagoon. The sewage pumping station is designed to receive and ultimately pump sewage (wastewater) that is supplied via underground gravity pipelines to an underground structure. From the underground structure, these stations convey sewage from one location to another, and ultimately to a treatment facility, to manage the sewage capacity from its users. The expansion and upgrade of the station is required to accommodate future growth in the Region of Peel.

As per TRCA's policy, a Stage 1-2 and Stage 3 archaeological assessment was conducted in accordance with Ministry of Heritage, Sport, Tourism and Culture Industries Standards on the subject lands. This investigation resulted in no further archaeological concern or potential with the associated lands.

## Item 9.3

**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 proposed expansion of the McVean Sanitary Pumping Station will extend into TRCA-owned lands and TRCA-regulated floodplain of the West Humber River. TRCA Planning and Technical staff have reviewed the project to ensure the detailed design and construction are in accordance with TRCA regulatory permitting responsibilities under Section 28.1 of the Conservation Authorities Act.

Negotiations have been conducted with the Regional Municipality of Peel staff, and an agreement has been reached with officials based on the market value and in accordance with the appraised value from an independent evaluation obtained by TRCA. Table 1 below outlines the market rates that were applied to the developable and undevelopable portions of the property.

MCVEAN PUMPING STATION UPGRADE BREAKDOWN – Table 1							
	PART 1 Easement	PART 2 Disposition	PART 3 Disposition	PART 4 Disposition	PART 5 Disposition	Total Acreage	Value
Developable @2,350,000.00 / acres	0.3758	3.4808	0.002	0.0897		3.9483	\$8,446,590.90
Undevelopable @35,000.00 / acres		0.8818	1.9217	0.2852	0.1341	3.2228	\$74,177.25
Total Acres per parcel	0.3758	4.3626	1.9237	0.3749	0.1341	7.1711	
Value	\$158,963.40	\$8,210,743.00	\$35,979.75	\$110,388.50	\$4,693.50		\$8,520,768.15

\* The value associated with the temporary easement is based on the developable land rate, and a 6% annual rate of return to use these lands.

### Relationship to TRCA's 2023-2034 Strategic Plan

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

#### Pillar 4 Service Excellence:

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

### **FINANCIAL DETAILS**

The Regional Municipality of Peel has agreed to assume all legal, survey and other costs involved in completing this transaction.

**Report prepared by: Stella Ku, Property Agent**

**Email: [stella.ku@trca.ca](mailto:stella.ku@trca.ca)**

**For Information contact: Stella Ku, (437) 880-1956; Alexander Schuler, (437) 880-1950**

**Email: [stella.ku@trca.ca](mailto:stella.ku@trca.ca); [alexander.schuler@trca.ca](mailto:alexander.schuler@trca.ca)**

**Date: May 15, 2025**

**Attachments: 2**

Attachment 1: Site Plan – north of Ebenezer Road and west of McVean Drive, City of Brampton

Attachment 2: Orthophoto – north of Ebenezer Road and west of McVean Drive, City of Brampton