

## Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Executive Committee  
Meeting #1/19, Friday, February 08, 2019

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **GREENLANDS ACQUISITION PROJECT FOR 2016-2020**  
Flood Plain and Conservation Component, Humber River Watershed Country  
Wide Homes (Caledon) Inc. (formerly Villas Caledon Corporation) (CFN 60531).

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### KEY ISSUE

Acquisition of property located east of Innis Lake Road and north of Old Church Road, in the Town of Caledon, Regional Municipality of Peel, under the “Greenlands Acquisition Project for 2016-2020,” Flood Plain and Conservation Component, Humber River watershed.

### RECOMMENDATION

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 3.05 hectares (7.53 acres), more or less, of vacant land, located east of Innis Lake Road and north of Old Church Road, said land being Part of West Half Lot 21, Concession 2, designated as Block 167 on draft M-Plan, in the Town of Caledon, Regional Municipality of Peel, be purchased from Country Wide Homes (Caledon) Inc. (formerly Villas Caledon Corporation);**

**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 firm Gowling WLG, be instructed to complete the transaction 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 #A161/15 at Authority Meeting #8/15, held on September 25, 2015, approved the Greenlands Acquisition Project for 2016-2020.

Negotiations have been conducted with, Mr. Alexander Giuliana, Land Development Administrator, acting as agent for the owners.

Access to the subject lands will be achieved through Block 168 (open space) and Block 169 (walkway).

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

## Item 8.3

### **RATIONALE**

The subject lands fall within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2016-2020. Through the review of the Official Plan Amendment Application POPA 12-05, Zoning By-law Amendment Application RZ 12-17, and Draft Plan of Subdivision [21T-12004C] for residential development, TRCA staff established the limits of the open space land.

### **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, it would appear that the subject property should be eligible for a tax exemption. 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.

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**Date: January 2, 2019**

**Attachments: 1**

**Attachment 1: Location of the subject lands**