



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: March 23, 2022
Subject: By-law 2022-023 Authorize transfer land in the Long Sault East Industrial Park to the Raisin Region Conservation Authority

Recommendation:

That By-law No. 2022-023, being a by-law to authorize the transfer of land to the Raisin Region Conservation Authority in the Long Sault Industrial Park, be read, and passed in open Council, signed and sealed this 23rd day of March 2022.

Executive Summary:

This report recommends transferring lands located in the Long Sault East Industrial Park to the Raisin Region Conservation Authority, for lands described as Plan 265, Part of Lot 6 being; Part 6 on Reference Plan 52R-8478; Part of PIN 60221-0327 (.69 acres) and Parts 1,3,7,8,9,10 and 12 on 52R-8505 and 0100 to the Township of South Stormont.

Background:

In 2018, Council authorized the development of an expansion plan for the Long Sault East Industrial Park, due to the lack of available lots with road frontage. A development concept was completed with the potential for approximately 30-40 lots at a cost of \$11.8 million at full build out.

In January 2021, Council authorized staff to proceed with the design and tendering of the Long Sault East Industrial Park first (1st) phase expansion from Warner Drive to the former rail spur line and directed staff to include an expenditure for the project in the 2021 budget.

The new industrial road was completed September 28, 2021. Ensuing the completion of the Road, IBW Surveyors proceeded with surveying the lands and have recently prepared a reference plan for the first (1st) phase (refer to the attachment 52R-8478), the plan was deposited and approved by Land Registry Office on November 24, 2021.

We currently have a purchase and sale agreement with the Conservation Authority that includes a land swap for a property fronting the Township Office (2.85 Acres) being Part Lots 36 and 37 Concession 1 being; PIN 602220326

and donation of 127.82 acres +/- of land for a future conservation area, this includes a .69 acre parcel for conservation area parking.

The Township retained the services of K. Adams Surveying Ltd. to proceed with preparing a reference plan for the donation lands. Considering the magnitude of the subject lands and challenging topography, the surveying work and registration of the of the reference plan was completed early March 2022.

The Township and Conservation Authority have reviewed the document and both parties are satisfied with the document, we have an accurate legal descriptor and are prepared to proceed with passing the necessary by-laws to conclude the land transaction.

The Raisin Region Conservation Authority will be transferred 127.82 acres +/- acres of land and will introduce a dedicated parking lot for the future conservation area that will be developed in the future.

In the coming months, both the Township and the RRCA will engage with neighbouring landowners and the general public to consider any potential future plans for the property, including giving the site an official name.

The RRCA acquires land to enhance local forest cover, conserve sensitive ecological habitat, and provide recreational opportunities to the public. It currently conserves, manages, and protects 1,644 acres of environmentally significant land within its watershed jurisdiction in Eastern Ontario.

Alignment with Community Strategic Plan:

Goal 4: Pride of Place

Objective 4.3: Natural Areas

Risk and Asset Management Considerations:

There is no Risk as the RRCA will proceed with the development of the parcel.

Options:

1. That Council authorize the transfer of lands between the Township of South Stormont and the Raisin Region Conservation Authority.
2. That the Township defer the by-law.
3. Other

Financial Impact:

The .69-acre parcel being; Part 6 on Reference Plan 52R-8478, Parts 1,3,7,8,9,10 and 12 on 52R-8505 is being transferred as part of land swap and donation between the Township of South Stormont and the RRCA. The Buyer will be responsible for the surveying costs for the donation lands and our reasonable legal fees associated with the transaction.

Others Consulted:

Township Clerk and Township Legal Counsel

