

Clause 5 in Report No. 2 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 15, 2018.

5

Greening Strategy - Environmental Land Protection and
Preservation, Partnership Acquisition, Clark Property,
Township of King

Committee of the Whole recommends:

1. Receipt of the deputation by Susan Walmer, Oak Ridges Moraine Land Trust.
2. Adoption of the following recommendations contained in the report dated January 17, 2018 from the Commissioner of Environmental Services:
 1. Council authorize a contribution of one third of the total cost of acquisition, to a maximum of \$741,615 including costs and disbursements, to the Oak Ridges Moraine Land Trust, towards purchasing the 32.3 hectare Clark property (legally described as part of lot 29 and the West half of lot 30, Concession 7, Township of King).
 2. The Region's funding is conditional on the Oak Ridges Moraine Land Trust agreeing to reimburse the Region its proportionate share at the prevailing market value if the property is disposed of and that the Region's interest be secured by registration of the agreement on title.
 3. The Regional Clerk forward a copy of this report to the Executive Director of the Oak Ridges Moraine Land Trust.

Report dated January 17, 2018 from the Commissioner of Transportation Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize a contribution of one third of the total cost of acquisition, to a maximum of \$741,615 including costs and disbursements, to the Oak Ridges Moraine Land Trust, towards purchasing the 32.3 hectare Clark

Greening Strategy - Environmental Land Protection and Preservation,
Partnership Acquisition, Clark Property, Township of King

property (legally described as part of lot 29 and the West half of lot 30,
Concession 7, Township of King).

2. The Region's funding is conditional on the Oak Ridges Moraine Land Trust agreeing to reimburse the Region its proportionate share at the prevailing market value if the property is disposed of and that the Region's interest be secured by registration of the agreement on title.
3. The Regional Clerk forward a copy of this report to the Executive Director of the Oak Ridges Moraine Land Trust.

2. Purpose

This report seeks Council authorization to contribute a maximum of \$741,615 or one third of the total acquisition costs, to the Oak Ridges Moraine Land Trust (Land Trust) to purchase 32.3 hectares of lands as shown in Attachment 1 and 2. Property acquisition protects greenspace and increases the amount of environmental lands secured through the Regional Greening Strategy.

3. Background and Previous Council Direction

The Greening Strategy is a key instrument for environmental stewardship and investment in green infrastructure

The Region continues to demonstrate environmental leadership through the implementation of the Greening Strategy and our investment in green infrastructure. \$1.7 million is allocated annually towards delivery of Greening Strategy programs (tree planting, environmental education, stewardship etc.) including protecting environmental lands.

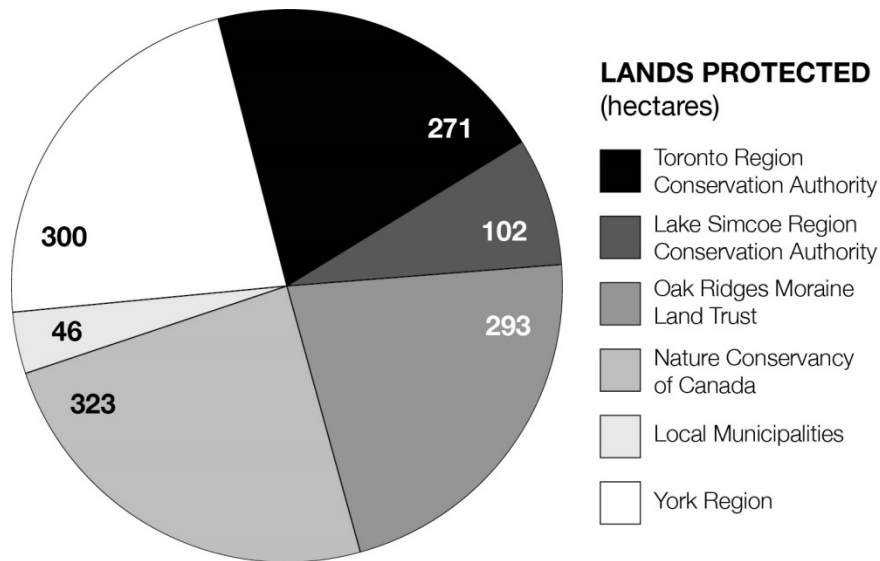
Since 2001 the Greening Strategy has contributed to the protection of 1,335 hectares of environmental lands

Properties can be secured through tools ranging from stewardship agreements, donations, conservation easements, to fee simple acquisition by the Region or a partner. The focus is primarily in support of partners active in protecting conservation lands.

A total of 1,335 hectares of environmental lands have been protected since adoption of the Greening Strategy in 2001. Lands have been protected either directly by the Region or by providing support to conservation partners leading projects as shown in Figure 1. Criteria endorsed by Council in [January 2004](#) provide direction for the protection of lands, prioritizing lands with opportunities to

increase woodland cover. These are consistent with Corporate Strategic Plan objectives and the Regional Official Plan 2010 woodland cover target of 25 per cent by 2031.

Figure 1
Partner Contributions to Land Securement 2001-2017



4. Analysis and Implications

Property is in the Regional Greenlands System, contains significant ecological habitat, and is part of a linkage between core natural areas

This 32.3 hectare property is located north of the Oak Ridges Moraine, within the Holland River watershed and is designated Protected Countryside in the Greenbelt Plan. Characteristics of this property are a good fit with the Council endorsed criteria of the environmental land protection program.

The property includes species at risk in Ontario (such as Barn Swallow and Northern Map Turtle as shown in Attachment 3) and their habitat, two headwater tributaries and a portion of the provincially significant Pottageville Wetland Complex. This land also provides a natural north south linkage between the provincially designated Happy Valley Forest Area of Natural and Scientific Interest, and the Pottageville Wetland Complex. Linkages within the Regional Greenlands System are of high importance in protecting a healthy and sustainable natural ecosystem.

Conservation partners have planned and implemented ecological restoration projects on site

Multiple conservation partners have engaged in ecological restoration of the site. This includes the Regional Greening Strategy's Grow Your Legacy incentive program, which subsidised a 5 hectare tree planting in 2011 and 2012. Tree planting was completed through a partnership agreement with the Lake Simcoe Region Conservation Authority. In addition, a one hectare wetland project was implemented by Ducks Unlimited and a Forest Management Plan has been completed.

Oak Ridges Moraine Land Trust has contributed to the protection of more than 400 hectares in York Region since 2002

In August 2002, the Region entered into the first land securement agreement with the Land Trust. Most recently in April 2016, Council renewed this agreement for a three year term. This agreement provides base funding to advance negotiations with land owners on securement of individual properties, with a focus on Conservation Easements, bequests and donations. When strategic property purchases are negotiated, opportunities for acquisition are brought to Council for consideration of a funding contribution from the Greening Strategy land securement reserve. In many instances the Land Trust leads the negotiations and other partners, such as Conservation Authorities, own and manage the protected lands.

Through this successful partnership the Land Trust has contributed to the protection of more than 400 hectares of conservation land over the past 15 years. This includes land contributions to expand the York Regional Forest through acquisition of 25 hectares within the Township of King in 2010 (Happy Valley Tract) and 24 hectares within the Town of Whitchurch-Stouffville in 2004 (addition to Hall Tract).

Oak Ridges Moraine Land Trust has demonstrated experience and expertise in land management

This project represents a partnership acquisition, with the Land Trust retaining ownership and management of the land for conservation purposes. The Land Trust owns and manages 80 hectares of environmental properties along the Oak Ridges Moraine including 15 hectares on two sites in York Region. Lands in ownership by the Land Trust are designated as nature reserves, and each site has a unique property management plan to protect the environmental features and manage public access.

As an Environment Canada approved Ecological Gift recipient, the Land Trust maintains registered charity status and has demonstrated to the Ministry that they have an environmental conservation mandate. The Land Trust successfully

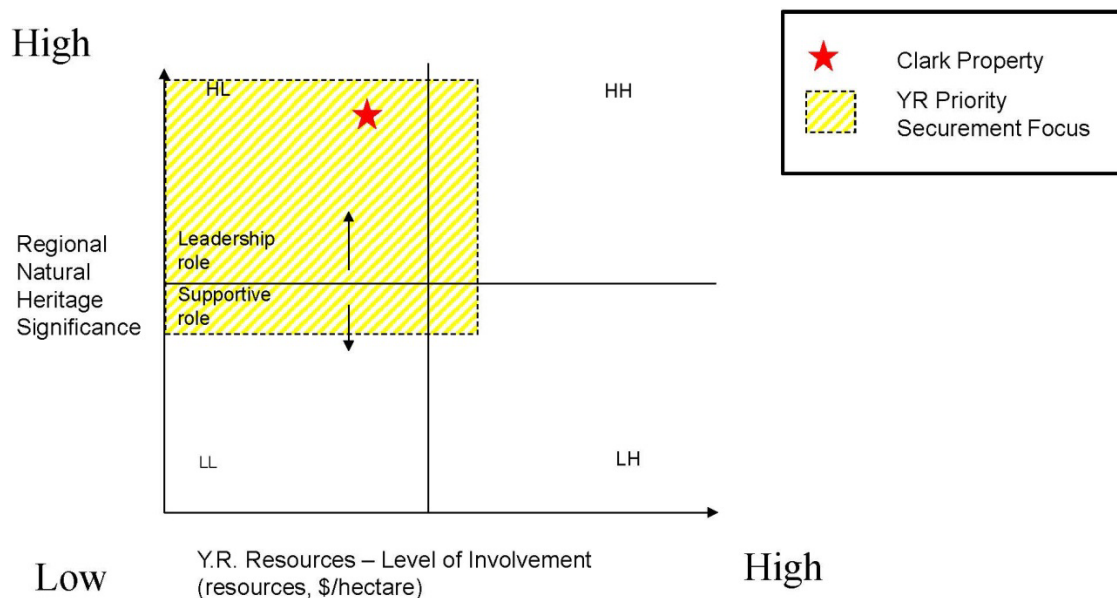
fulfills their recipient responsibilities to monitor and ensure that over 375 hectares of Ecogifts are maintained in accordance with the restrictive covenants.

Property was evaluated against Council approved land securement criteria and is recommended for acquisition

Staff evaluated this property against the Council approved Regional Securement Criteria and deem it a high priority for acquisition. When considering a project, the natural heritage significance is assessed along with the financial cost in a priority matrix. The Clark property falls within the priority project area of the matrix as shown in Figure 2.

As requested by the Land Trust, staff recommend the purchase of this property be supported for up to one third of the professional appraised value of the property (\$691,667). In order to protect the Region’s financial investment, this contribution would be subject to the Land Trust agreeing to reimburse the Region for its proportionate share at the then current market value if the property is disposed of in the future. This would be further secured by registration of the Region’s interest on title.

Figure 2
Clark Property Priority Matrix Results



Environmental land acquisition supports Strategic Plan performance measures and Regional Official Plan objectives

Environmental land protected through the Regional Greening Strategy supports the Regional Official Plan 2010 objective to protect and enhance the Greenlands

System and work towards the 25 per cent woodland cover policy target. The Greening Strategy is recognized as an influential document for Vision 2051.

Supporting this property acquisition will protect greenspace and contribute to the 2015-2019 Strategic Plan performance measure - to increase the number of hectares of environmental lands secured through the Regional Greening Strategy programs.

5. Financial Considerations

Since 2001, a total of 60 environmental properties (1,335 hectares) have been secured through partnerships under the Greening Strategy through donation or purchase of land rights (ownership or conservation easement), with a total Regional investment of \$18M. The value of secured properties exceeds \$99M.

Acquisition of this property represents good value with sufficient funds available in the Greenlands Property Securement Reserve

The appraised value for the 32.3 hectare (79.8 acres) property is \$2,075,000. Realty Services staff have reviewed the property appraisal and believe it to be fair. The appraised value per hectare is \$64,241 (\$26,003 per acre). This value is comparable with other properties secured in previous years through the Greening Strategy, and represents good value for money given current market conditions (Table 1). Due to the significant private donation the York Region contribution per hectare is considerably lower than properties previously secured.

Table 1
Appraised Value* of Recently Secured Properties (2010 to Present)

Property (year acquired)	Property size (ha)	Appraised value	Appraised value per hectare	York contribution per hectare*	York Contribution*
Clark (pending)	32.3	\$2,075,000	\$64,241	\$21,413	\$ 691,667
Dalton (2015)	44.2	\$2,760,000	\$62,443	\$31,222	\$1,380,000
Drysdale (2013)	55.1	\$1,850,640	\$33,587	\$33,587	\$1,850,640
Salmon (2010)	27.0	\$1,385,000	\$51,296	\$27,886	\$752,390

* Does not include project costs, fees and land transfer costs.

The Land Trust has requested a \$741,615 contribution from the Region towards the property purchase price and associated acquisition costs (i.e. land transfer costs). This is one third (\$691,667) of the total purchase price (\$2,075,000) plus one third (\$49,948) of the associated acquisition costs (\$149,845). Sufficient

York Region funds are available through the Greenlands Property Securement Reserve to support this acquisition.

This property acquisition is expected to close in 2018. Partnership contributions towards the total project cost of \$2,224,845 are outlined in Table 2. Through an anonymous financial donation the Land Trust will contribute \$1,233,230 towards the acquisition. An additional funding request has been submitted to the federal Environment and Climate Change Natural Areas Conservation Program for \$250,000 towards the purchase and purchase costs. If federal funding is not approved the private donation amount for this project would increase accordingly.

Table 2
Proposed Total Project Funding

Partner	Contribution	Status
York Region	\$ 741,615	Pending
Land Trust through Private Donation	\$1,233,230	Confirmed
Natural Areas Conservation Program	\$ 250,000	Pending
TOTAL	\$2,224,845	

6. Local Municipal Impact

Local municipalities are important partners in implementing the Greening Strategy. Township of King staff have been consulted as negotiations with the landowner progressed and support this acquisition. As Greenlands are protected, local municipalities benefit from the multiple enhancements to both their communities and the natural environment. Securement of the Clark property will further protect and enhance the Regional Greenlands System and its ecological functions and services. Protection of these lands provides more green space and environmental education opportunities for residents.

7. Conclusion

Securement of this property provides many environmental and public benefits to the Region and its residents. This property is considered to be a strategic acquisition, which protects a linkage between ecologically significant areas within the Regional Greenlands System.

It is recommended that the request for funding for the Land Trust acquisition of the Clark property be supported, conditional upon the Land Trust agreeing to reimburse the Region at the then current market value if the property is disposed of in the future.

Greening Strategy - Environmental Land Protection and Preservation,
Partnership Acquisition, Clark Property, Township of King

For more information on this report, please contact Laura McDowell, Director of
Environmental Promotion and Protection at ext. 75077 or Ian Buchanan,
Manager of Natural Heritage and Forestry at ext. 75204.

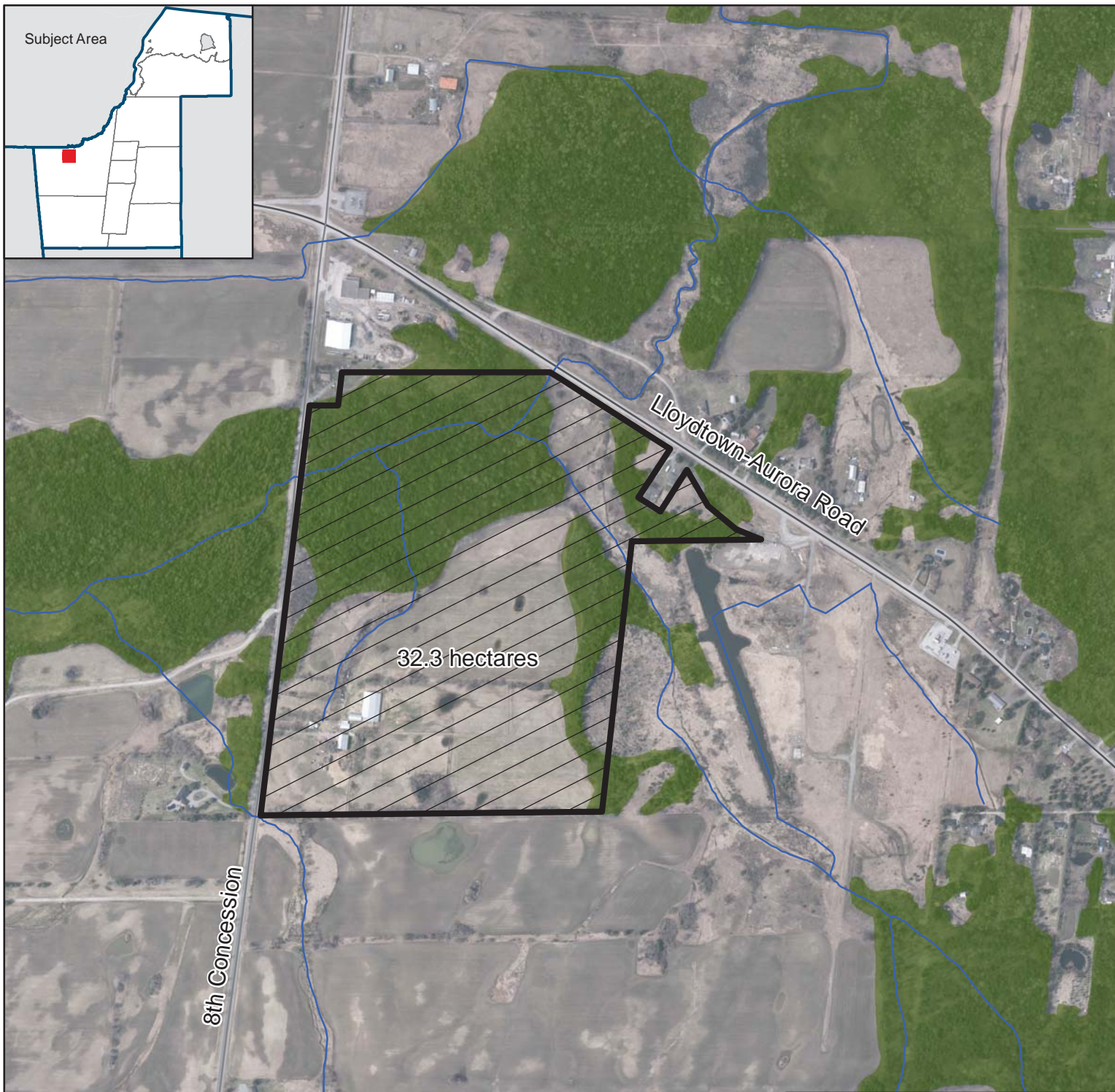
The Senior Management Group has reviewed this report.

January 17, 2018

Attachments (3)

#8135712

Accessible formats or communication supports are available upon request



32.3 hectares

Lloydtown-Aurora Road

8th Concession



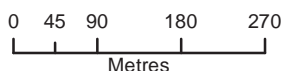
Proposed Acquisition - Clark Property
 Greening Strategy
 Environmental Land Protection & Preservation,
 Partnership Acquisition - Clark Property,
 Township of King February 1, 2018







Produced by: Barbara Davies
 The Regional Municipality of York
 Environmental Promotion & Protection, Environmental Services
 December 7, 2017

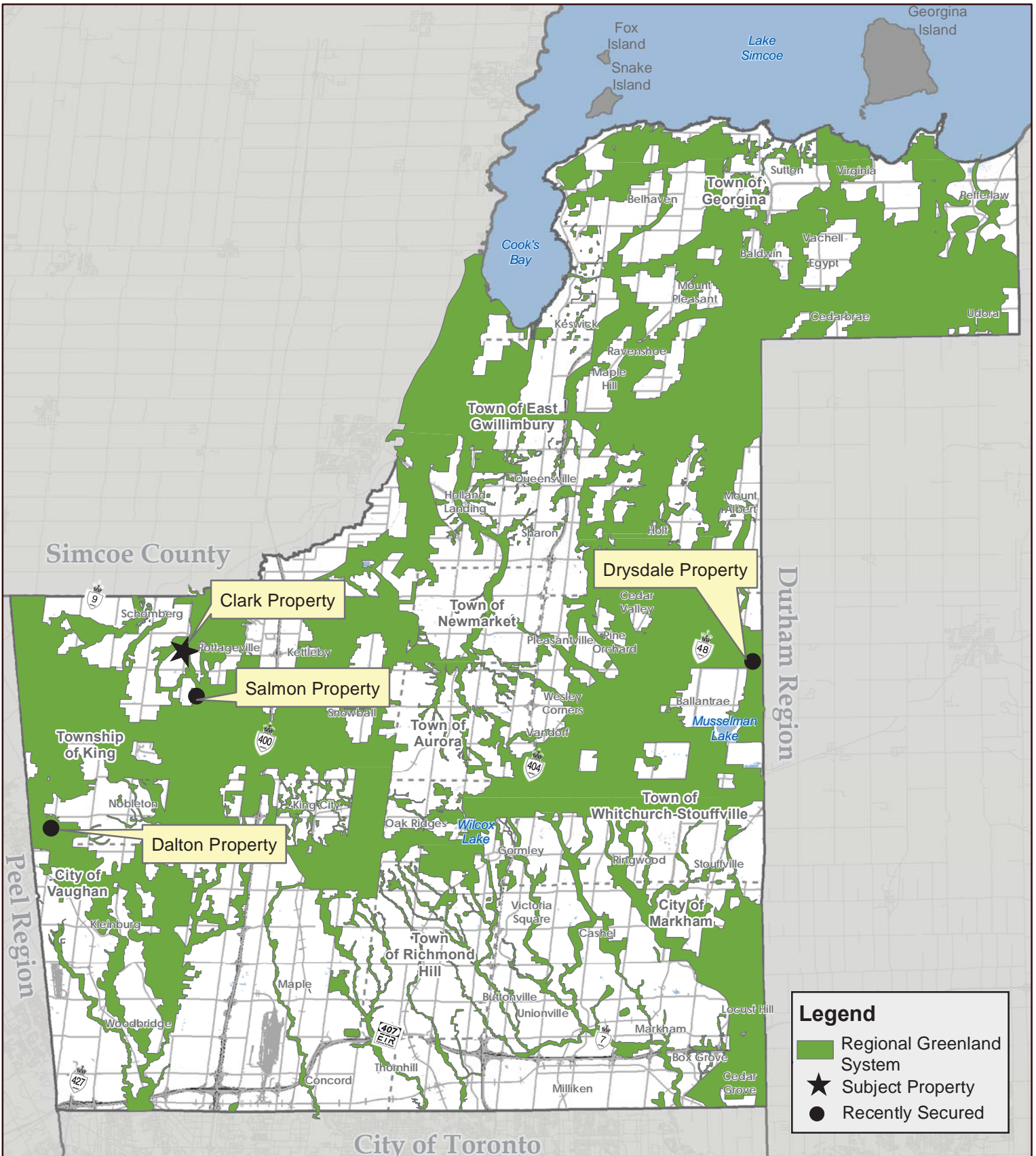
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Legend

-  Clark Property
-  Forest
-  Municipal Boundary
-  Regional Boundary



Legend

- Regional Greenland System
- ★ Subject Property
- Recently Secured

Proposed Acquisition Regional Context

Greening Strategy Environmental Land Protection & Preservation, Partnership Acquisition
 Clark Property, KingTownship February 1, 2018



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 The Regional Municipality of York
 EPR, Environmental Services
 January 2018
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Yellow Breasted Chat (*Icteria virens*) (endangered)

The Yellow-breasted chat is a medium-sized songbird, about 18 centimetres long, with a long tail.

It has a bright yellow chest and throat, olive-green back, white circles around its eyes, white belly and undertail.

The Yellow-breasted chat lives in thickets and scrub, especially locations where clearings have become overgrown.

This bird eats insects gathered from the foliage of low, dense shrubs, or from the ground.



Barn Swallow (*Hirundo rustica*) (threatened)

Barn Swallows often live in close association with humans, building their cup-shaped mud nests almost exclusively on human-made structures such as open barns, under bridges and in culverts.

The species is attracted to open structures that include ledges where they can build their nests, which are often re-used from year to year.

They prefer unpainted, rough-cut wood, since the mud does not adhere as well to smooth surfaces.



Cerulean Warbler (*Setophaga cerulean*) (threatened)

The adult male is deep blue on top, with white under parts and a distinctive blue-black band across the throat.

The adult female is blue-green on top, with whitish under parts that often appear to have a yellowish tint, and yellow-white eyebrows. Both males and females have two prominent white wing bars and white tail spots.

Cerulean Warblers spend their summers (breeding seasons) in mature, deciduous forests with large, tall trees and an open under storey.



Eastern Meadowlark (*Sturnella magna*) (threatened)

The Eastern Meadowlark is a medium-sized, migratory songbird (about 22 to 28 centimetres long) with a bright yellow throat and belly, a black "V" on its breast and white flanks with black streaks. Their backs are mainly brown with black streaks.

They have pinkish legs, a long, pointed bill and a light brown and black striped head. The Eastern Meadowlark's song is composed of a series of two to eight clear, flutelike whistles, often slurred together and descending in pitch.

Eastern Meadowlarks breed primarily in moderately tall grasslands, such as pastures and hayfields, but are also found in alfalfa fields, weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Small trees, shrubs or fence posts are used as elevated song perches.



Northern Map Turtle (*Graptemys geographica*) (special concern)

The Northern Map Turtle gets its name from the lines on the upper shell that resembles contour lines on a map. The lines on the upper shell are shades of yellow, tan, or orange and are surrounded by dark borders. The rest of the shell is olive green or greyish brown. The lower shell is light yellow to cream. There is a yellow spot behind the eyes, and both the head and legs have an intricate pattern of bright yellow lines.

The Northern Map Turtle inhabits rivers and lakeshores where it basks on emergent rocks and fallen trees throughout the spring and summer. In winter, the turtles hibernate on the bottom of deep, slow-moving sections of river. They require high-quality water that supports the female's prey.

Their habitat must contain suitable basking sites, such as rocks and deadheads, with an unobstructed view from which a turtle can drop immediately into the water if startled.

#8055308

Deputation / Request for Information Form
(Please complete all applicable sections in full.)

Committee: Committee of the Whole

Date: Feb 1, 2018

Agenda Item No.: _____

Title: Greening Strategy - Environmental Land protection and preservation, Partnership Acquisition

1. Individual Making The Deputation

Name: Susan Walmer

Address: 18462 Bathurst St

City/Town: Newmarket Postal Code: 1

Home Phone No.: _____ Business Phone No. 905-853-3171x32

Email Address: swalmer@oakridgesmoraine.org

2. Name of Group or Person(s) Being Represented (if applicable):

Oak Ridges Moraine Land Trust

3. Purpose of Deputation / Brief Statement of Issue:

Update on land Securement and Stewardship activities of the Oak Ridges Moraine Land Trust and information on Request for Support from the Greenland Program.

I do not wish to make a deputation, however, I would like to be informed of Council's decision and receive any further information.

Personal Information on this form is collected under the legal authority of the Municipal Act, as amended and the Planning Act, as amended. The deputant's information is collected and maintained for the purpose of creating a record that is available to the general public, pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. As such, information collected here may form part of the public record. Questions about this collection should be directed to the Regional Clerk's Office, York Region, 17250 Yonge Street, Newmarket, Ontario, L3Y 6Z1, phone # 1-877-464-9675 ext. 71320.