



**Joint Report of the Commissioner of Corporate Services and Commissioner of Public Works
Greening Strategy – Environmental Land Protection and Preservation
Acquisition of Land, 9025 Old Shiloh Road, Town of Georgina**

1. Recommendations

1. Council approve the acquisition of land at 9025 Shiloh Road in the Town of Georgina, as described in Appendix A.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.
3. Council approve the 2023 gross capital expenditure and Capital Spending Authority for Forestry capital program 72610 York Greening Initiative Land Securement and associated funding sources, as described in Private Attachment 1.

2. Purpose

This report seeks Council approval to acquire 80 hectares of land at 9025 Old Shiloh Road in Georgina through the Region's Greening Strategy. The property location is identified on the map in Appendix A.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act, 2001*, as it relates to the acquisition of land by the Region.

Key Points:

- York Regional Forest is composed of 24 properties totalling over 2,500 hectares of publicly accessible greenspace
- Since adoption of the Greening Strategy in 2001, over 1,500 hectares of land have been protected through land securement by the Region and its partners
- Evaluated against Council approved securement criteria, this property was deemed a high priority for acquisition when considering natural heritage significance, reforestation potential, cost and contribution to passive recreation opportunities
- 29% of the site will be reforested and the other 71% is already forested
- The purchase of this property will be funded through Infrastructure Canada's Disaster Mitigation and Adaption fund (30%) and existing Land Securement Reserve funds (70%)

3. Background

The Greening Strategy is the Region's blueprint for on-the-ground environmental stewardship and investment

The [Greening Strategy](#) supports Regional Council's Vision area of focus for a sustainable natural environment. Funds are allocated annually (\$2.4 million) to enable delivery of programs, including environmental land protection and preservation.

The Environmental Land Protection and Preservation Program is an important means to protect the natural environment and build sustainable communities. Over 1,500 hectares of environmentally significant lands have been protected since adoption of the Greening Strategy in 2001. Lands have been protected either directly by the Region or by providing financial support to conservation partners.

York Region was successful in obtaining Infrastructure Canada funding for natural infrastructure through the Disaster Mitigation and Adaptation Fund

In May 2019, Infrastructure Canada approved the Region's application for a natural infrastructure project. Valued at \$25 million, this project seeks to mitigate the impacts of extreme heat and flooding through planting over 400,000 trees in urban and rural areas, including the acquisition and reforestation of 100 hectares of land. Through the [Federal Disaster Mitigation and Adaption Fund](#) (DMAF) Infrastructure Canada will provide \$10.1 million in funding over eight years to the project. This will be the second property acquisition in support of meeting DMAF deliverables.

4. Analysis

The Region plans to acquire 80 hectares of land to expand the York Regional Forest

The subject property was listed for sale on the Toronto and Regional Real Estate Board's Multiple Listing Service. The property consists of an 80-hectare parcel and is primarily forested, with approximately 23 hectares of open space suitable for restoration. Purchase of this property will contribute to the Region's DMAF project deliverable to acquire and reforest 100 hectares. Combined with the Region's previous purchases of land suitable for planting (approximately 70 hectares), this acquisition nearly completes the Region's deliverable of 100 hectares to be reforested.

This acquisition supports the Region's Strategic Plan performance measure to increase the area of environmental lands secured for protection and contributes towards the Greening Strategy goal to expand the York Regional Forest for public use. Acquiring this land also supports [Official Plan](#) targets to increase woodland cover to 25% by 2051 by creating new woodland cover and protecting existing woodland cover.

Over 70% of the land is forested, readily increasing public access to greenspace

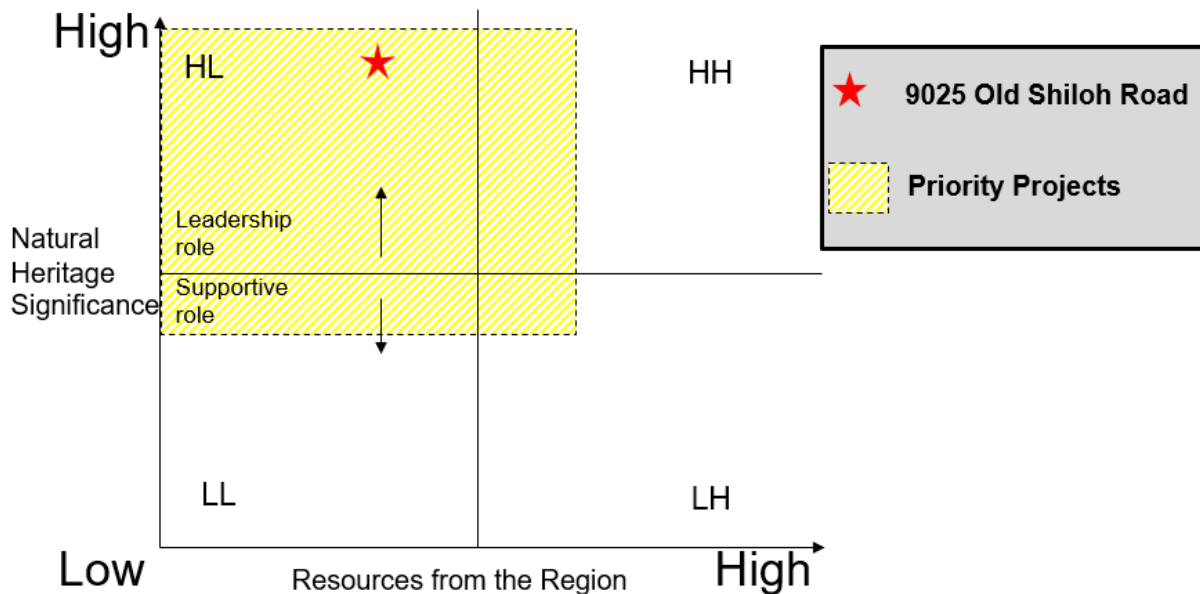
The 80-hectare property is located within the Natural Heritage System of the Greenbelt Plan, designated as Protected Countryside and is part of the Regional Greenlands System.

The 23-hectare portion of the property is located within the prime agricultural area and the 57 hectares natural area is designated as rural area in the Regional Official Plan. Current agricultural use will be phased out as lands are restored. The acquisition of this property will allow York Region to increase public access to green space, expand existing trail systems, and enhance the opportunity for residents to connect with nature. Acquiring and reforesting this property helps fulfill the Region's commitments under the federal Disaster Mitigation and Adaptation funding agreement.

The Land Securement Internal Evaluation Team recommends the Region acquire the subject property

The Region's Internal Evaluation Team reviews and evaluates conservation property opportunities. The team consists of senior staff from Planning, Legal, Finance, Property Services and Public Works. The team reviewed and evaluated the subject property against the Regional Securement Criteria and deemed it a high priority for acquisition (Figure 1).

Figure 1
Priority Matrix for Environmental Land Securement Opportunities



Key characteristics of the property that make it ideal for securement include

- Approximately 57 hectares of significant woodlands, existing habitat and hydrogeologically sensitive lands to be protected in public ownership
- Opportunity to create 23 hectares of new protected woodland
- Suitable for passive recreation (i.e. trails) and environmental education, increasing accessible public greenspace

Greening Strategy land acquisition supports Sustainable Environment Area of Focus in the Vision

This acquisition will contribute to protecting and sustaining the natural environment by conserving existing woodlands and wetlands and establishing woodland cover. The Vision community indicator, measuring the number of hectares of greenspace per 100,000 population, will be increased as a result of new greening space being used for public passive recreation, as part of the York Regional Forest.

This acquisition will support the objective in the Regional Official Plan to identify, protect, restore and enhance the Regional Greenlands System and its features and functions to ensure a healthy system rich in biodiversity.

Negotiations have been successfully completed

Staff successfully negotiated the purchase price with the owner. In accordance with the Region's Corporate Land Acquisition Policy, two appraisals are required for property valued at more than \$1 million. Two appraisals were completed to support the offer of compensation. The owner accepted the Region's offer based on the appraised value.

Environmental due diligence is underway

Environmental due diligence is currently underway and remains to be completed. Results of the environmental due diligence conducted for the lands will be reviewed by staff, including consultation with Legal Services. Staff will take the necessary steps to minimize the Region's exposure to environmental risk and liability and may report to Council with recommendations depending on the nature and extent of the impacts.

5. Financial Considerations

Acquisition of this property is part of the DMAF natural infrastructure project which will fund 30% towards purchasing costs and the remaining 70% will be funded through existing Land Securement Reserve, which was established in 2001 as part of the Greening Strategy to fund programs including land conservation.

Planting costs are eligible through the DMAF project and Infrastructure Canada will fund 40% of this expense. Funding for planting and other capital improvements will be requested through the budget approval process. Costs associated with operation of the property will be funded through existing Forestry operating budgets.

6. Local Impact

Local municipalities are important partners for implementing the Greening Strategy, including environmental land securement. Town of Georgina staff were consulted on this acquisition and support the Region in acquiring this property as part of the York Regional Forest. This purchase will grow the York Regional Forest, protect environmentally sensitive land and provide additional passive recreation opportunities for residents.

7. Conclusion

The subject property was listed on the open market for sale, and staff determined that the property is well suited to meet Disaster Mitigation and Adaptation Fund (DMAF) requirements, with portions of the land currently forested, with an additional 23 hectares that can be reforested.

This purchase combined with other recent acquisitions constitutes the majority of the land securement commitments required for the DMAF natural infrastructure project. Protecting existing natural areas help the Region mitigate and adapt to the impacts of climate change including reducing the risk of flooding and protecting source water. Public Works has reviewed and approved the acquisition.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684 or Lindsay Milne, Acting Director, Waste Management & Forestry Operations at 1-877-464-9675 ext. 74714. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso
Commissioner of Corporate Services



Erin Mahoney, M. Eng.
Commissioner of Public Works



Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

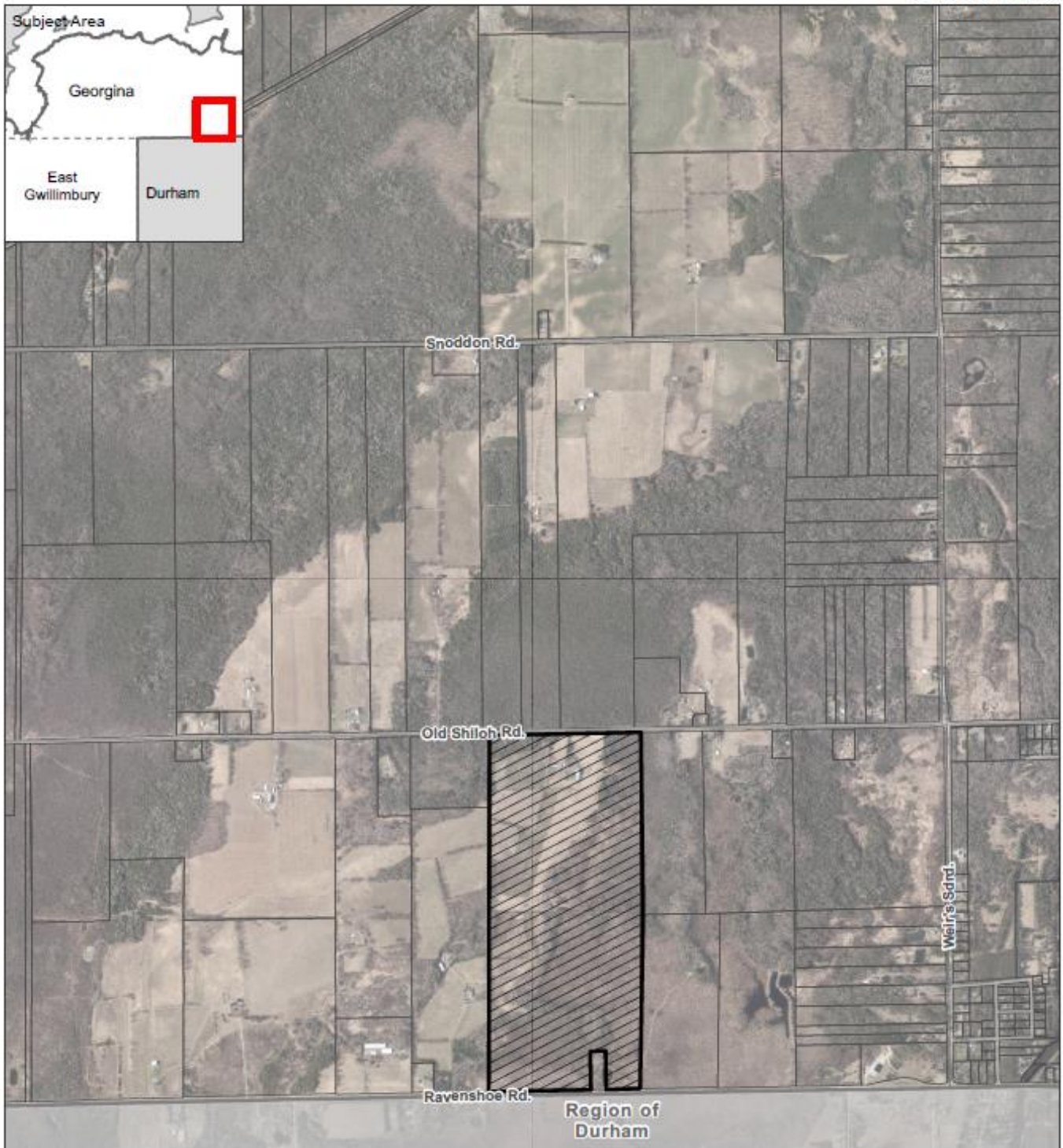
September 5, 2023
#15402998

Appendix A – Property Schedule and Location Map
Private Attachment 1 - Proposed Compensation (#15418297)

Property Schedule
Greening Strategy – Environmental Land Protection and Preservation
Acquisition of Land, 9025 Old Shiloh Road
Town of Georgina

| No. | Owner | Municipal Address | Legal Description | Interest Required |
|------------|---------------------------------|----------------------------------|--|----------------------------|
| 1. | Louis Dresar and Pauline Dresar | 9025 Old Shiloh Road Georgina | North 1/2 & Part of South 1/2 of Lot 16, Concession 1 Georgina as in R156483; save and except Parts 1 & 2, Plan 65R-27760, Town of Georgina, Regional Municipality of York | Fee Simple (80.188 ha.) |

LOCATION MAP



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|  <p>Produced by: The Regional Municipality of York Property Services, Corporate Services August 2023</p> <p>Data: King's Printer for Ontario 2003-2023</p> <p>Imagery: © First Base Solutions Inc. 2021 See York.ca for disclaimer information.</p> | <p>Location Plan Greening Strategy - Environmental Land Protection Acquisition of Land 9025 Old Shiloh Road Town of Georgina September 14, 2023</p> | <ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road  Railway |
|--|--|--|

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