



TO: GENERAL COMMITTEE

SUBJECT: DEDICATION OF ENVIRONMENTALLY PROTECTED LAND TO THE CITY OF BARRIE BY AUDREY GREEN (WARD 6)

PREPARED BY AND KEY CONTACT: EVAN EMBACHER, REAL ESTATE SERVICES OFFICER EXT. 4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES 

GENERAL MANAGER APPROVAL: E. ARCHER, CMA, GENERAL MANAGER OF CORPORATE SERVICES 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: CARLA LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the City of Barrie accept a dedication of environmentally protected land legally described as Lot P,Q & Part of Lot O on Plan 845, Except Part 27 on 51R-26176, City of Barrie, for nominal consideration from Audrey Green and the City Clerk be authorized to execute any required documents requisite to the transfer of ownership. As a condition of final conveyance, a Phase 1 Environmental Assessment is to be performed with results satisfactory to the General Manager of Infrastructure, Development and Culture Division at a cost to the City not to exceed \$6000.

PURPOSE & BACKGROUND

Report Overview

2. A Barrie resident has requested the City to accept a dedication of environmentally protected land in the vicinity of Tiffin Street and Ferndale Drive. This report describes the background of the subject property and the motivation and benefits related to the dedication of the land.

Background

3. Audrey Green (owner) had initially contacted city staff expressing interest to sell a 19.53 Ac property located on the south side of Tiffin Street, west of Ferndale Drive as indicated in "Appendix A" (the property), to the City for an amount equal to Local Improvement charges she incurred in 1999.
4. Staff were circulated with the request and responses back indicated that there was no potential use of the property for parkland purposes, therefore purchase of the property was of no benefit to the City.
5. The owner subsequently responded back offering to dedicate the subject property to the City without reimbursement.

ANALYSIS

6. The subject property is 19.53 Acres and is identified as part of the Bear Creek Wetlands and situated within a City of Barrie wellhead protection area.
7. The present zoning and official plan designation of the subject property is EP (Environmental Protection)
8. The property is a mix of wetlands and level forested area that abuts a rail line to the south and Tiffin Street to the north. The Ministry of Natural Resources (MNR) has identified the property as being Provincially Significant wetlands.
9. An application was put forward by the owner to rezone the subject property from EP to EM4 (General Industrial) in 1994. The rezoning application was subsequently withdrawn by the owner due to a satisfactory resolution not being reached with the Nottawasaga Valley Conservation Authority as to the extent of developable acreage which could be rezoned for industrial purposes.
10. At the time of the application withdrawal, the property was defined by the MNR as being in a "transitional stage", in that there is a slow transition from a wetland to a non-wetland regime.
11. The owner has indicated that she wishes to dedicate the property to the City as it has little value personally, an ongoing expense to own, and wishes to relieve any future disposition burden upon her heirs.
12. Loss in taxation revenue from the subject property would be minimal as the 2012 tax bill is \$331.23.
13. Although no current plans are forecast for adding additional ground source water well sites, the subject property is located within an active ground water aquifer area, and thus could be a potential site for a future municipal ground source drinking water well.
14. Should the subject property be appropriate for a future municipal drinking water well, the acquisition would be in-line with a proposed Official Plan amendment which states: "In cases where a new municipal well is proposed, the City shall endeavor to acquire land or easements over land within 100m radius and/or have control over the activities in the area of any new municipal well."

ENVIRONMENTAL MATTERS

15. Environmental due diligence is necessary whenever accepting a dedication of land. A Phase 1 environmental site assessment (ESA) is recommended due to the property's relative proximity to industrial uses. A Phase 1 ESA identifies any potential or existing environmental contamination liabilities.
16. The subject property is part of the Bear Creek Wetlands and is deemed a "Provincially Significant Wetland". By having the property under City ownership, the City will have ultimate control over any future development or use of the subject property.

ALTERNATIVES

17. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could decide not to authorize the dedication of the subject property to the City.

This alternative is not recommended as procuring ownership of environmentally significant land allows for increased control over the land and controls future development and activities in an area of drinking water wells, which is in-line with a proposed official plan amendment.

FINANCIAL

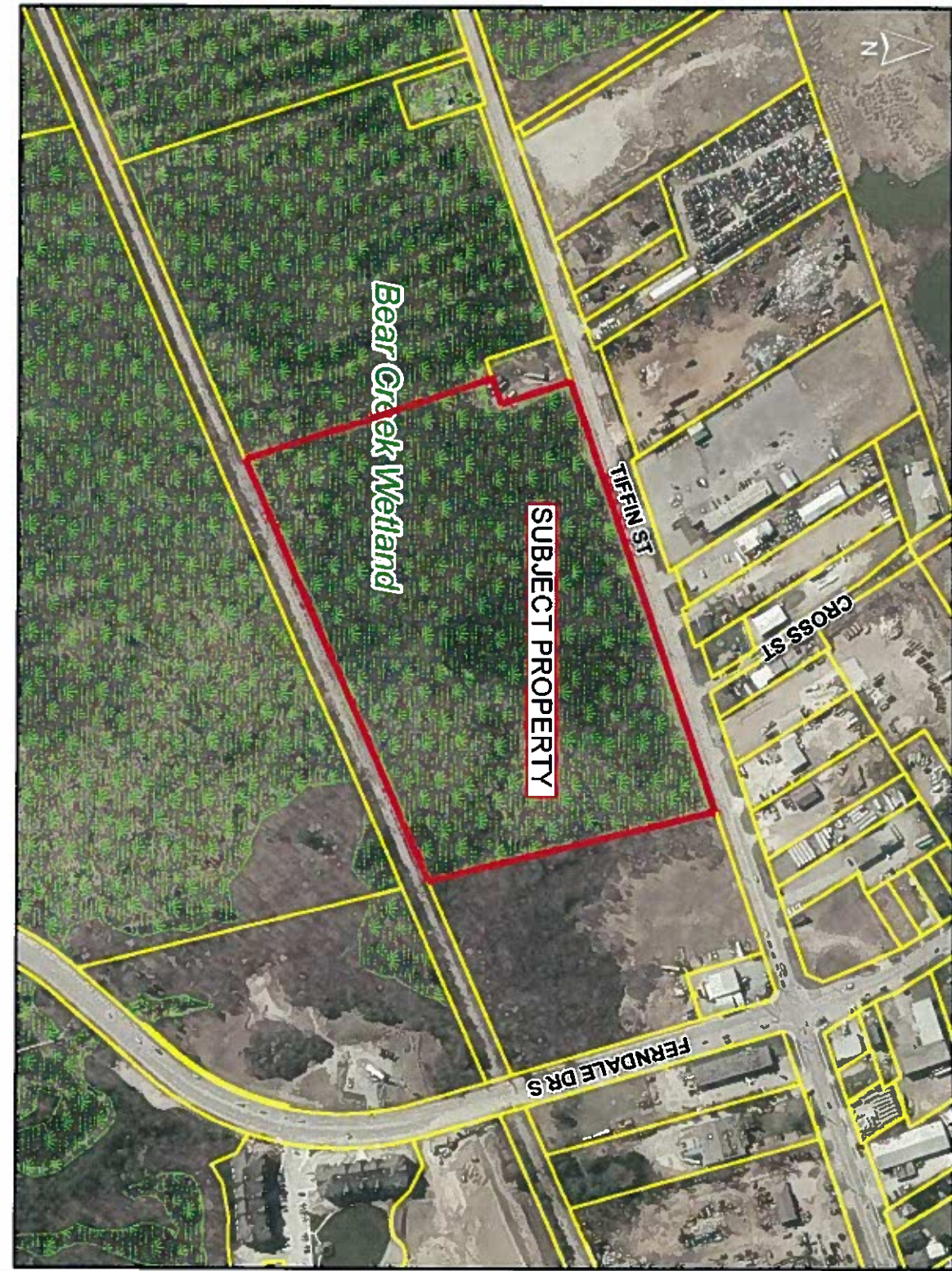
18. Legal costs to complete the conveyance will be minimal as it will be completed in house. Costs for performing a Phase 1 ESA can be accommodated within account 01-08-1146-0000-3560.
19. The Phase 1 environmental site assessment cost is approximately \$6000
20. Taxation revenue from the subject property is assessed at \$331.23 for 2012.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

21. The recommendation(s) included in the Staff Report are not specifically related to the goals identified in the 2010-2012 City Council Strategic Plan.

APPENDIX "A"

Subject Property Location



APPENDIX "B"

Registered Plan of Subject Property (Plan 845, Lots P, Q and Part of Lot O)

