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Staff Report

Infrastructure & Public Works

Report To: Council
Meeting Date: September 7, 2016
Report Number: CSPW.16.126
Subject: Offer to Purchase Land – Plan 16R-10677
Prepared by: Jeffery Fletcher, Manager of Solid Waste and Environmental Initiatives

A. Recommendations

THAT Council receive Staff Report CSPW.16.126, Offer to Purchase Land – Plan 16R-10677;

AND THAT the Mayor and Clerk be authorized to execute necessary documents including an agreement of purchase and sale with the land owner to transfer the property at Part 1 of South Part Lot 26, Concession 9 (Plan 16R-10677) into the Town's ownership, upon recommendation of the Director of Infrastructure and Public Works and the Town Solicitor.

B. Overview

Council directed staff to negotiate the purchase of land to the southeast of the Disposal Site as described in Attachment 1 – Plan 16R-10677. The vendor of that land has agreed verbally to the offer of \$20,000.

C. Background

The Town is required, by regulation and the Ministry of the Environment and Climate Change (MOECC) reasonable use procedure, to extend the contaminant attenuation zone (CAZ) at the Solid Waste Disposal Site. Contaminants have been detected in the Site boundary well in the southeast area. This contaminant impact can be attributed to the historical and continued landfilling of municipal waste in the unlined areas of the Site.

Purchasing this portion of land will satisfy in part the MOECC reasonable use criteria. Placing the contaminant attenuation designation on the title and installing monitoring well(s) on the land will be the next steps to ensure Site boundary compliance.

D. Analysis

The land area to purchase is 1.815 Hectares in size and the purchase price is reasonable considering the opinion of the land appraiser and the price paid for similar land by the Town.

E. The Blue Mountains Strategic Plan

Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

Establishing a contaminate attenuation zone to the southeast of the Site is required to remain in compliance with the Site's approvals. Having this new zone will allow the Town to extend the water monitoring network.

G. Financial Impact

A capital budget was created in the 2016 Budget to support the establishment of contaminate attenuation zones (6-460-1000). The existing Budget for 2016 includes \$67,000 for land acquisition, to be funded from the rollover reserve. In addition to the cost of the land, this purchase will also incur legal fees related to the purchase and registration of the attenuation zone on title. The table below outlines the expenses to date and proposed costs.

Item	Cost
Survey (complete)	\$3,900
Appraisal (complete)	\$1,675
Legal fees for purchase	\$3,000
Purchase price	\$20,000
Legal fees for CAZ title registration	\$1,500
Total	\$30,075

During the 2017 Town Budget process Town Staff will propose that the remaining \$36,925 in the Land Acquisition budget item be used for new monitoring well installation and related engineering.

H. In consultation with

Ruth Prince, Director of Finance and IT Service/Treasurer

Corrina Giles, Town Clerk

I. Attached

Attachment 1. Plan 16R-10677

Respectfully submitted,

Jeffery Fletcher

Jeffery Fletcher
Manager of Solid Waste and Environmental Initiatives

Reg Russwurm

Reg Russwurm
Director of Infrastructure and Public Works

For more information, please contact:

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519-599-3131 extension 238

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 16R-10677

RECEIVED AND, DEPOSITED

DATE January 19, 2016

G. NOVAE
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

PART	LOT	CONC	PIN
1	Pf. Lt. 26	9	Pf. P.N 37143-0232(LT)

NOTE: PART 1 ON THIS PLAN COMPRISES PART OF PIN 37143-0232(LT)

PLAN OF SURVEY OF
PART OF LOT 26
CONCESSION 9
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY
SCALE 1:1250

NOTES:

DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997).

FOR BEARING COMPARISONS, A ROTATION OF 0°15'40" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN 16R-9952 TO CONVERT TO UTM BEARINGS.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999587.

♦ DENOTES SET
 ♦ S.I.B. DENOTES STANDARD IRON BAR
 ♦ I.B. DENOTES IRON BAR
 ♦ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
 ♦ C.C. DENOTES CUT CROSS
 ♦ C.P. DENOTES CONCRETE PIN
 ♦ W. DENOTES WITNESS
 M. DENOTES MEASURE
 R.P. DENOTES REGISTERED PLAN
 N.S.E.W. DENOTES NORTH, SOUTH, EAST, WEST

RECEIVED
JAN 28 2016
INFRASTRUCTURE & PUBLIC WORKS
TOWN OF THE BLUE MOUNTAINS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

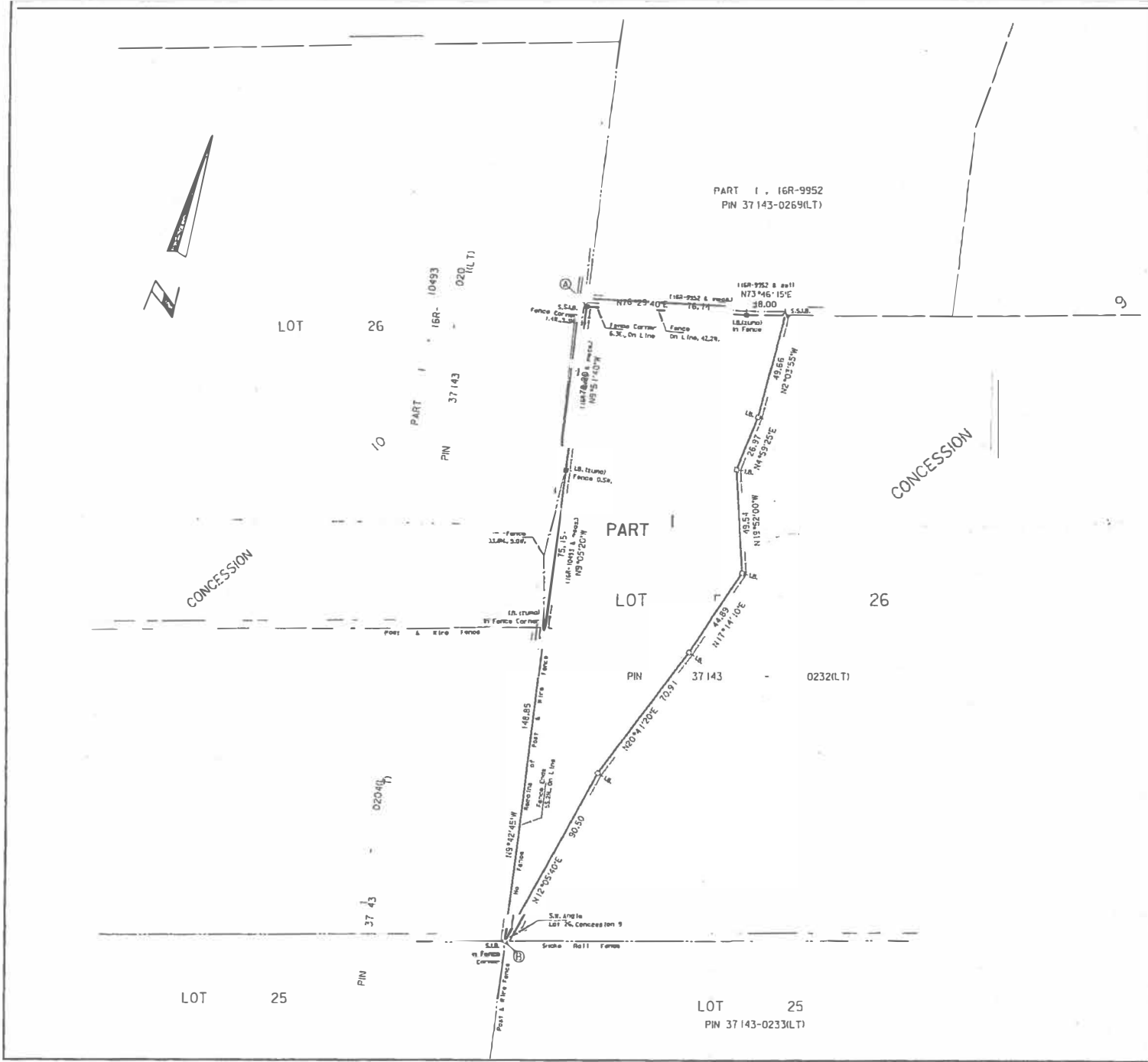
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF NOVEMBER 2015

DECEMBER 31, 2015

PAUL R. THOMSEN S.S.
ONTARIO LAND SURVEYOR
COLLINGWOOD

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997)		
POINT ID	NORTHING	EASTING
B	4930132.91	543938.35
	4929835.10	543988.68
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		
ZUBCK, EMO PATTEN & THOMSEN LIMITED		
ONTARIO LAND SURVEYORS 200 MOUNTAIN ROAD UNIT 4 COLLINGWOOD, ONTARIO L9Y 4V5 PHONE: (705) 445-4910		
JOB NO. 72-130-10 SURVEY FOR: THE TOWN OF THE BLUE MOUNTAINS DNR FILE # 243994 2016-05-27 22:15:40 P22		



PART 1, 16R-9952
PIN 37143-0269(LT)

PART 1
LOT 26
PIN 37143
0232(LT)

LOT 25
PIN 37143
0204(LT)

LOT 25
PIN 37143-0233(LT)