



## Addendum to the Works Committee Agenda

Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

**Wednesday, December 4, 2019**

**9:30 AM**

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### 7. Works

#### 7.2 Reports

- N) Acquisition of Property Required for the Expansion of Sanitary Sewerage Services in the Township of Brock (Cannington) ([2019-W-100](#))

Pages 2 - 6

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



# The Regional Municipality of Durham Report

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To: Works Committee  
From: Commissioner of Works  
Report: [#2019-W-100](#)  
Date: December 4, 2019

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**Subject:**

Acquisition of Property Required for the Expansion of Sanitary Sewerage Services in the Township of Brock (Cannington)

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**Recommendation:**

That the Works Committee recommends to Regional Council:

- A) That the purchase agreement for the expansion of sanitary sewerage services in the Township of Brock (Cannington) be approved:

2382109 Ontario Inc.	12 Laidlaw Street North	\$895,000
	Part of Lot 21, Concession 12	
	Brock	

- B) That financing for the acquisition be provided at the discretion of the Commissioner of Finance; and
- C) That the Regional Chair and Clerk be authorized to execute all documents associated with the agreement.

**Report:****1. Purpose**

- 1.1 The purpose of this report is to obtain approval for the acquisition of land from 12 Laidlaw Street North, in the Township of Brock (Brock), being property identified as a requirement the expansion of sanitary sewerage services in the community of Cannington (Attachment #1).

**2. Background**

- 2.1 The Region is currently undertaking a Class Environmental Assessment (EA) to plan for additional sanitary sewage capacity for the community of Cannington. The Region is considering many options as part of the EA including a new water pollution control plant on a new site. The existing lagoon property is landlocked and is not expandable. The Region will need additional lands to provide the additional capacity required to service the Cannington urban boundary.
- 2.2 Land acquisition will be necessary in Cannington for the ultimate solution to provide additional capacity for sanitary sewage services regardless of the alternative selected in the EA.

**3. Property Acquisition**

- 3.1 The 24.725 hectare (61.096 acre) parcel is located immediately west of the current sanitary sewage lagoons located in Cannington. The parcel was previously listed for sale on the market with an asking price of \$1,799,900. The asking price has been reduced to \$895,000 and the property is now under a power of sale.
- 3.2 This location could provide land for a new site should the EA support this and has the existing sanitary forcemain running directly through it. With this land currently for sale, it reduces or eliminates the need to acquire property in the future and avoids the potential for expropriation should an amicable agreement not be reached.
- 3.3 Regional staff are currently in negotiations to acquire the parcel at the current asking price, which has been reviewed by internal appraisal staff and deemed to be fair market value.

- 3.4 There are other offers being considered for this property at this time. The Region's offer must waive all conditions on the property by the end of December and close the transaction by the end of January for it to be considered by the owner. Council approval is a condition of all Regional agreements related to the purchase of land which would need to be cleared to complete this transaction. As a final agreement has not been reached at this time, staff are requesting approval to complete the agreement based on the value noted in this report should negotiations be successful. Geotechnical and environmental studies will be required as part of the EA process.
- 3.5 As portions of this site are designated as residential use under the Region's Official Plan, there is a potential to utilize any remaining lands for other Regional initiatives or sever and remarket any portions of the site should they not be required. As an interim use, the land can be rented for farming purposes to partially offset any holding costs until the expansion project commences.

#### **4. Financial Implications**

- 4.1 Financing for the land acquisition will be provided at the discretion of the Commissioner of Finance.

**5. Conclusion**

- 5.1 The acquisition of land detailed in this report is required for the future expansion of sanitary sewerage treatment in Brock Township.
- 5.2 The Commissioner of Finance has reviewed this report and concurs with the financial recommendation.
- 5.3 For additional information, please contact Jenni Demanuele, Director of Business Services, at 905-668-4113, extensions 3456.

**6. Attachments**

Attachment #1: Location Map – 12 Laidlaw Street, Township of Brock

Respectfully submitted,

**Original signed by**

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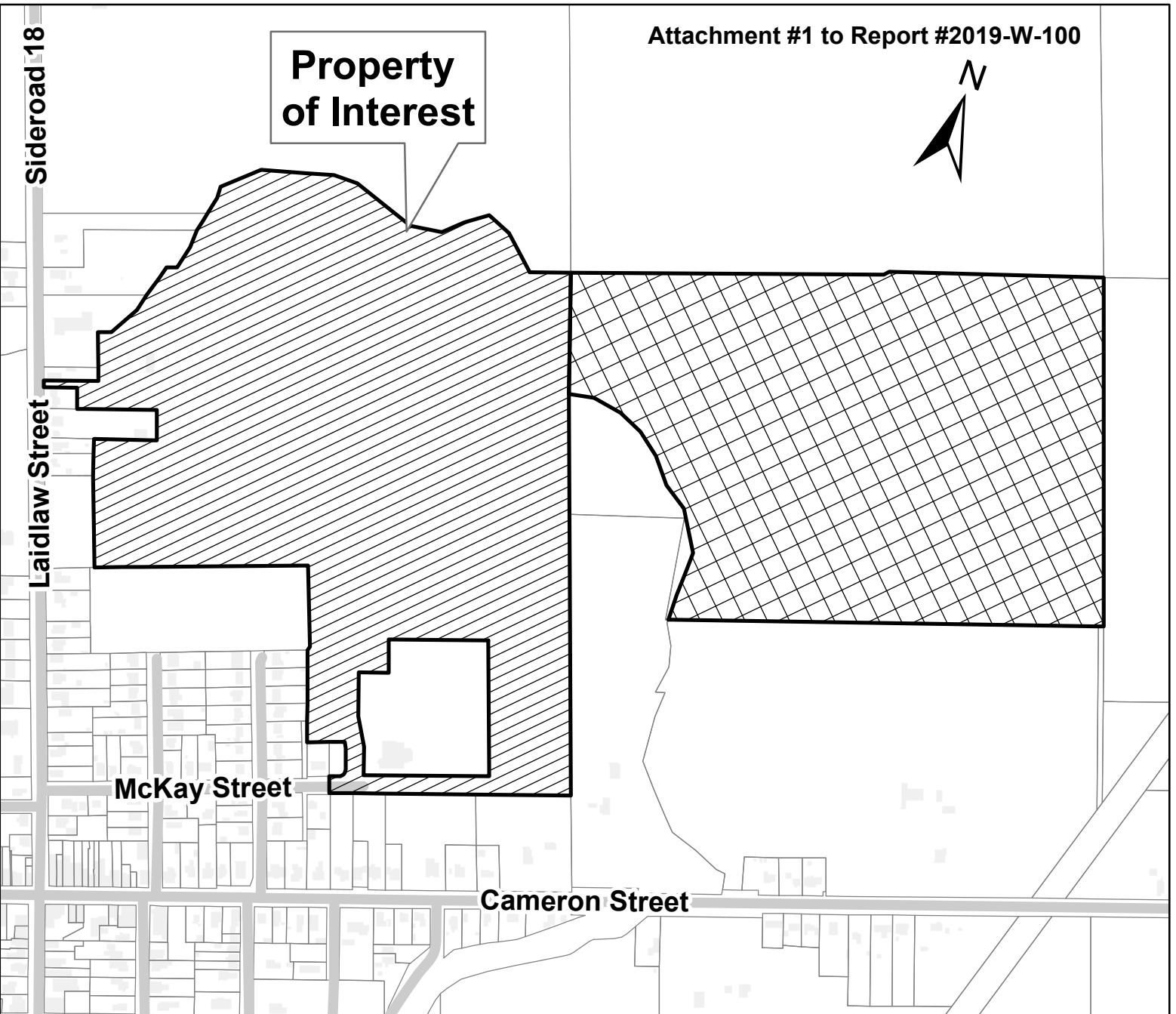
Susan Siopis, P.Eng.  
Commissioner of Works

Recommended for Presentation to Committee

**Original signed by**

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Elaine C. Baxter-Trahair  
Chief Administrative Officer

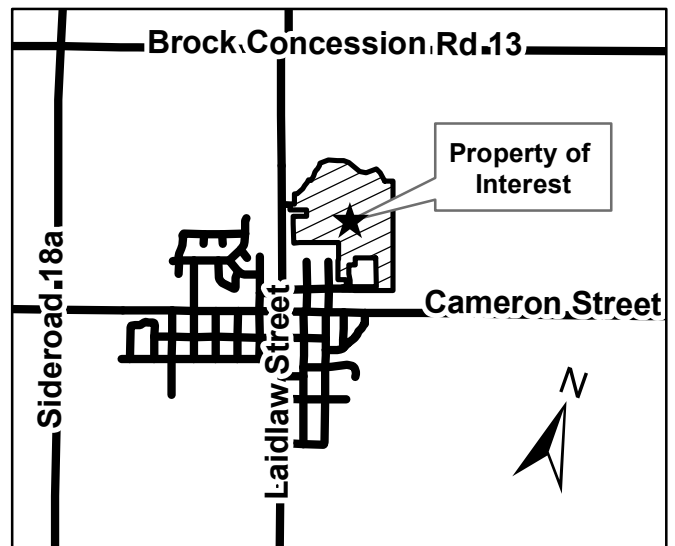


**Attachment #1: Location Map**

**Property of Interest  
12 Laidlaw Street North, Cannington  
in the Township of Brock**



-  Existing Lagoon Property
-  Property of Interest-12 Laidlaw Street North



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