

# Town of Riverview COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Presented by: Colin Smith

Date: January 12, 2023

Subject: Land Acquisition Proposal

## **Background**

At the April 26, 2022, Committee of the Whole meeting, a sub committee of the Friends of Mill Creek made a presentation on the future of the parks development and advocated that Council needed to acquire more land to expand the park to the east. While Council did not commit to acquiring the lands identified by the committee, it did ask staff to explore what would the potential cost be for acquiring more land for the park outside the Town's boundary.

The motion approved by Council was as follows:

- **That the Committee of the Whole recommend to Riverview Town Council that staff investigate the feasibility of negotiating with the landowners to acquire the parcels of land needed to expand the Mill Creek Nature park as put forth by the Friends of Mill Creek presentation (on April 26, 2021).**

The owner of the two properties to the east of the Town's existing land near Mill Creek is **Albert County Forester Limited**. Albert County Forester Limited is owned by a large European forestry company and purchased these properties as well as a number of other properties in Albert County in 2022. They spent over \$8 million and acquired well over 1,500 acres of land in the region at this time.

As part of Park's land acquisition planning, Council directed staff to determine options to acquire these properties, under the condition that the updated Mill Creek Nature Park Master Plan would support the position that the Town needed to acquire these properties for future park development and or protection. Council received updates on the Master Plan's development in the fall of 2022 and in those discussions, it was clear that the acquisition of these properties would be beneficial for the long-term plans for the park. The updated plan does only identify that some of this land is need for future park development, however to execute this sales transaction the seller is only prepared to sell the entire PIDs. In the future the Town can determine what it may want to do with the land that has not been identified as needed for the park.

Town staff were successful in negotiating a purchase price for PIDs 05041710 and 05026612 within the parameters established by Council. Therefore, staff is seeking Councils approval of the below resolution

to allow us to execute on the terms of the purchase and sale agreement before the end of January 30, 2023. Funds were included in the 2023 capital budget plan for this purchase.

### **CONSIDERATIONS**

Legal: purchase and sale agreement

Financial: close to \$300,000 cost for the Town

Policy: Strategic Land Management

Stakeholders: Land developers; residents; Friends Mill Creek

Strategic Plan:

- Building a Sustainable community
- Active and Engaged Community

Interdepartmental Consultation: Parks and Recreation; Urban Planning and Engineering + Public Works

Communication Plan: n/a

### **RECOMMENDATION FROM STAFF**

The Town Council approve the purchase price of \$275,000 (plus HST) for PIDs 05041710 and 05026612 from Albert County Forestry Limited and give staff direction to finalize the details to close this land transaction.