



<b>Report Presented To:</b>	Township of Southgate Council Meeting
<b>Meeting Date:</b>	2024-09-18
<b>Report Number</b>	CL2024-035
<b>Title:</b>	CL2024-035 – Holstein Pit Expansion – Land Acquisition Approval
<b>Open/Closed Session:</b>	Open Session
<b>Prepared By:</b>	Lindsey Green Clerk
<b>Reviewed By:</b>	Jim Ellis Public Works Manager
<b>Approved By:</b>	Dina Lundy Chief Administrative Officer

**Executive Summary:**

This report is being presented to Council to obtain approval to enter into a purchase and sale agreement with Anson and Catherine Lewis to purchase lands to be used for the expansion of the Holstein Pit.

**Recommendation:**

**Be it resolved that** Staff report CL2024-035 be received for information; and **That** Council consider approval of By-law 2024-114 being a by-law to enter into a purchase and sale agreement with Anson and Catherine Lewis to purchase lands to be used for the expansion of the Holstein Pit.

**Background:**

Staff have worked with landowners Anson and Catherine Lewis to negotiate the purchase of their property, adjacent to the Township owned Holstein Pit. The parcel of land is approximately 12.5 acres, known as Concession 2, Part of Lot 35, Geographic Township of Egremont. Holstein Pit outlined in **blue**, property to be acquired outlined in **red** below:



Staff Report CL2024-035 – Holstein Pit Expansion – Land Acquisition Approval

DATE: September 18, 2024

## **Analysis**

Council previously directed staff to negotiate the purchase of the adjacent property from Anson and Catherine Lewis for the future expansion of the Holstein Pit to meet the Township's future gravel requirements sourced from the west side of the Township.

Staff have conducted test pit excavations quantifying the gravel resource on the lands and with calculations from the Township's aggregate consultant, the estimated volume is in the range of 302,000 to 376,000 tonnes for extraction of "A" & "B" gravels, dependant on setback requirements.

An aggregate license has not been issued for these lands to date. If the acquisition of land is completed, staff will initiate the required studies, reports, and public consultations for a new pit expansion license.

### **Internal Policy and Legislated Requirements:**

Staff obtained a market evaluation of the lands and are conducting the acquisition of the lands in accordance with the *Municipal Act* and internal processes.

### **Financial and Resource Implications:**

The 2024 Capital Budget included \$300,000.00 for the purchase of the lands.

An estimated cost of \$145,000.00 will be presented in the 2025 capital budget to complete the required studies and reports to obtain a new pit expansion license.

Future budget implications include an annual payment of \$32,500.00 to Anson and Catherine Lewis for a term of 4 years, following an aggregate license being issued.

The Lewis's will also retain the lands for 4 years for cropping at no rental charges dependant on the pit licencing processes.

### **Strategic Priorities:**

Priority: Operational Excellence

Goal: Goal 12: Ensure Diligent Maitnenace and Long-Term Sustainability of Township Assets and Infrastructure

### **Attachments:**

None.