

PRECIS

Proposal: to purchase the Clay Farm and, in order to finance the transaction, to sever from Camp Woolsey property and sell a residential building lot.

Authority Requested:

- 1) to enter into negotiations with D'Angelo Construction or Mrs. Clay for the purchase of the Clay Farm;
- 2) to make application to the Province of Ontario for a grant under their Community Recreational Capital Program;
- 3) to sever and sell a 2-acre lot on the waterfront, adjacent to Dunrobin Road; and
- 4) to submit this proposal to Provincial Headquarters for their approval to proceed.

Source of Funds: using an example of \$200,000 for purchase of farm and \$200,000 for sale of lot:-

Ontario Grant - $\frac{1}{2}$ of purchase price	100,000
From sale of lot	<u>100,000</u>
	200,000

Surplus from sale of lot - 100,000

Particulars:

- Clay Farm:
- a) the farm consists of 68 acres. It is adjacent to and runs west beyond the south boundary of Camp Woolsey, and has a 350' frontage on Dunrobin Road. Buildings are of minimal value.
 - b) The topography and land cover is similar to Woolsey: open areas (previously cultivated) 8-10% marshy, 2 or 3 large creeks leading toward the river, and heavily treed in some areas, mostly deciduous variety.
 - c) the farm was offered for sale in 1989 at 199,000. It was sold to a developer in August for closing on 1 November 1990 for 180,000.
 - d) the developer has a subdivision plan, not yet approved by any of the required authorities, for 26 building lots.

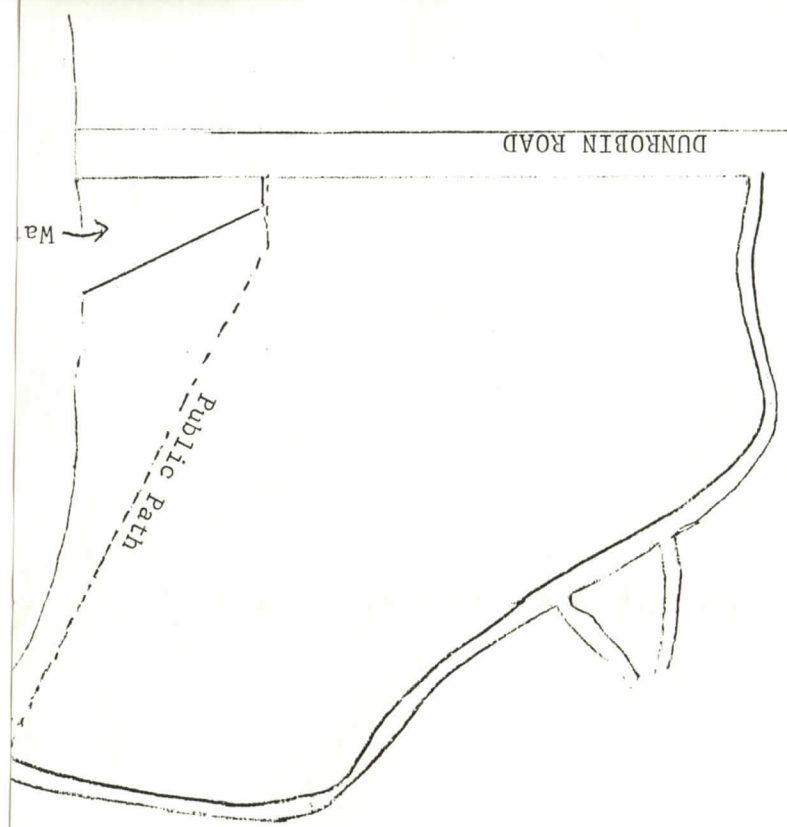
- Sale of Lot: the building lot suggested for severance and sale consists of 2 acres situated at the end of Dunrobin Road between the Public Path and the Ottawa River. A creek bed supplies a natural dividing line for a triangular shaped lot approximately 350' along the waterfront and 400' along Dunrobin Road.
- b) a local real estate agent estimates the value of the lot at 225,000.
 - c) the area has never been used by the Girl Guides; very few Guiders have ever seen it or set foot on it.

Benefits & Costs:

- Benefits
- permits and encourages program expansion
 - room for growth in Guide movement
 - space for large scale community recreation
 - investment for future generations
 - potential for increased revenues
 - proceeds from sale of lot surplus available for other capital projects
 - buffer effect of residence on waterfront.

- Costs:
- outlays for start-up
 - increased maintenance, operations and capital cost
 - expanded duties for Camp Director and Property Superintendent
 - wedge effect of selling waterfront lot

R.L. Gibbs 9/10/90



DUNROBIN ROAD

M. PAPPAS

CLAY FARM

CAMP WOOLSEY



BENEFITS

- 1) Expanded Guide programs - wilderness camping
 - environmental study
 - recreation
 - province level camps
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- 2) Space for - increased enrolment in Guide movement
 - expanded Ottawa Area
 - program diversification
 - special interest group activities and facilities
- 3) Space for - general recreation use in future
 - possible community use
 - perhaps jointly with township, school board, etc.
- 4) An investment for future
 - land close to, or adjacent to, Ottawa River will always retain its market value.
- 5) More income to offset added costs

COSTS

- 1) Expanded duties and responsibilities for Art and Carol.
- 2) Increased costs for:
 - A.Maintenance - more grass, weeds, trees to control
 - more roads and trails to maintain
 - extension to communications system
 - B.Operations
 - i) people - garbage, hydro, parking & snow removal.
 - ii) distance - vehicle use
 - iii) sites - small tools, camping equipment.
 - C.Capital (over time) - fencing
 - well
 - shelter, storage building
 - main access road, including lighting.
 - ditching and trenching
- 3) Start up - appraisal fees
 - legal fees
 - survey fee
 - severance fee
- 4) Funds - minimum \$100,100 provided Provincial Grant is approved

R.L. Gibbs,

10, September, 1990