



Corporate

NO: R095

Report

COUNCIL DATE: April 30, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	April 24, 2001
FROM:	General Manager, Engineering	FILE:	0541-201
SUBJECT:	City Property at 13372 Colebrook Road		

RECOMMENDATION

That Council approve the sale of City-owned land located at 13372 Colebrook Road, deemed to be surplus property.

BACKGROUND

1. Property Description

The City property located at 13372 Colebrook Road contains an area of ±26.89 hectares (±66.445 acres) which is located within the Agricultural Land Reserve. This parcel of land was one of 19 legal parcels totalling an area of ±436 acres, now referred to as Colebrook Park. The City acquired these lands in 1998 for park development. The property (13372 Colebrook Road) is currently leased by the City to a local farmer for one growing season. This active use of the property should enhance the land's value from the tenant undertaking cultivation works, at his cost, to enhance the soil condition and control weeds so that the land is agriculturally productive.

2. Plan Designations, Zoning and Land Uses

The subject property is zoned Agricultural (A-1), and designated Agricultural in the Official Community Plan.

DISCUSSION

In 2000 the Parks, Recreation and Culture Department held public meetings and consulted with the Agricultural Advisory Committee and other agencies in the preparation of a master plan for the Colebrook Park. Through the consultation process, it became evident that a portion of the City parklands, specifically the ±66.445 acres located at 13372 Colebrook Road, was best suited for agricultural usage. For this reason, it was highly recommended by various stakeholders that this land be returned to private ownership where it will be kept within the pool of active and

available agricultural land in Surrey. Staff intend to tidy up the legal title to the property through road dedications and boundary definitions prior to disposing of the property. Staff will also report back to Council with details of all offers received as a result of tendering the sale of the property, which staff expect to be in excess of the vacant property's assessed land value of \$948,000 or \$14,267 per acre.

CONCLUSION

The Parks, Recreation and Culture Department has determined that the City land located at 13372 Colebrook Road is surplus to its needs, and recommends the disposition of the property for agricultural use. It is recommended that Council approve that the City property located at 13372 Colebrook Road be deemed to be surplus land and then be offered to the public for sale.

Jorgen Johansen, P.Eng.
General Manager, Engineering

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Appendices

- I. Location Map
- II. Site Plan
- III. Aerial Photograph of Site