



# Corporate *NO: R019*

# Report *COUNCIL DATE: February 4, 2002*

|                        |  |                  |                         |
|------------------------|--|------------------|-------------------------|
| <b>REGULAR COUNCIL</b> |  |                  |                         |
| <b>TO:</b>             | <b>Mayor &amp; Council</b>                             | <b>DATE:</b>     | <b>January 28, 2002</b> |
| <b>FROM:</b>           | <b>General Manager, Engineering</b>                    | <b>FILE:</b>     | <b>0541-201</b>         |
|                        |  | <b>NEW FILE:</b> | <b>0930-30</b>          |
| <b>SUBJECT:</b>        | <b>City Property at 13372 Colebrook Road (Page 81)</b> |                  |                         |

## RECOMMENDATION

That Council approve the leasing of the City-owned farm property located at 13372 Colebrook Road for a five year term commencing on February 15, 2002.

## BACKGROUND

### 1. Property Description

The City property located at 13372 Colebrook Road is a ±26.4 hectare (±65.23 acre) parcel located within the Agricultural Land Reserve. This parcel of land was one of several legal parcels, now referred to as Colebrook Park, that the City acquired in 1998 for park development. The subject property was deemed best suited for agricultural use as a result of public meetings and consultation process that the City undertook during 2000 in the preparation of a master plan for Colebrook Park.

### 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 2001, the City leased the subject ±26.4 hectare farmland to a neighbouring farmer for one growing season ending February 14, 2002. The tenant has recently requested that the City grant him a lease for a five year term commencing on February 15, 2002. He has offered to lease the land at the existing lease rate for the first year of the term, with

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and escalating rental increases in each of the remaining four years of the term. Staff appraisers have confirmed that the proposed lease rates reflect current market rates for similar quality agricultural lands. In addition to the base rent, the tenant will be responsible for all taxes and utility costs arising from the tenant's occupation and use of the land. The land improvement proposed by the Lease holder of levelling, draining, and soil conditioning together with good farming practice over the next few years will improve the value of this farm land which will be reflected in the price should it be eventually sold.

The proposed lease will contain provisions for the City, at it's sole discretion, to terminate the lease at any time by giving six months notice.

The Parks, Recreation and Culture Department supports the continued leasing of this land for active farming.

## **CONCLUSION**

The City property located at 13372 Colebrook Road is held in the Parks, Recreation and Culture Department's park inventory. The Parks, Recreation and Culture Department has determined that the subject property is surplus to its needs and has no objections to the leasing of the property for continued agricultural use. It is recommended that Council approve a new lease of this ±26.4 hectare farm located at 13372 Colebrook Road for a five year term commencing on February 15, 2002.

Paul Ham, P.Eng.  
General Manager, Engineering

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## Appendices

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