



Corporate

NO: R070

Report

COUNCIL DATE: April 15, 2002_

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	April 11, 2002
FROM:	General Manager, Engineering	FILE:	6091-0511
		NEW:	0870-30
SUBJECT:	Road Exchange at 113 Avenue and 154A Street (Farrell Estates Ltd.) (Page 4)		

RECOMMENDATION

That Council authorize:

1. a road exchange to close a $\pm 1,957 \text{ m}^2$ ($\pm 21,066 \text{ ft.}^2$) unopened portion of 113 Avenue at 154A Street and a $\pm 5 \text{ m}^2$ ($\pm 54 \text{ ft}^2$) unopened portion of 112A Avenue at 154A Street in exchange for a $\pm 3,212 \text{ m}^2$ ($\pm 34,575 \text{ ft}^2$) portion of PID No. 000-536-482 (11261 - 156 Street) and a $\pm 111 \text{ m}^2$ ($\pm 1,195 \text{ ft.}^2$) portion of PID No. 000-536-491 (11317 - 156 Street); and

2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

BACKGROUND

A. Property Location

The road allowance proposed for road exchange is located in the North Surrey area at 112A Avenue and 113 Avenue between 154A Street and 156 Street, and is not subject to a Neighbourhood Concept Plan. The immediate area is primarily residential.

B. Plan Designations, Zoning, and Land Uses

The properties located at 11261 - 156 Street and 11317 - 156 Street are currently zoned RS (Suburban Residential) and are vacant properties.

The Official Community Plan designation for this area is Suburban.

C. Purpose of Road Exchange

The developer is proposing a 36 lot residential subdivision with the addition of the closed road. In exchange the developer will dedicate portions of land as road to service their subdivision.

D. Process

Upon approval by Council, a reference plan prepared at the applicant's expense is submitted to the Legislative Services Department requesting Introduction and Adoption of a Road Exchange By-law. In conformance with Section 525(4) of the Local Government Act, notice of the exchange will be advertised for two consecutive weeks in a local newspaper following the Introduction and First Reading at the Regular Council meeting. The advertisement provides information to the public at large on the details of the exchange and indicates that all pertinent data can be obtained from the Realty Services Division. All concerns from the public will be addressed prior to completion of the exchange. The City will execute transfer documents to transfer the road on behalf of the Crown. These documents, along with a consolidation plan provided by the developer, will effect the transfer and consolidation of road upon registration at the Land Title Office.

E. Conclusion

The road exchange allows the developers to complete their proposed subdivision. The portion of road to be closed and consolidated is not needed for road purposes and does not affect the surrounding area.

It is recommended that Council approve the road exchange as outlined in this report.

Paul Ham, P Eng.

General Manager, Engineering

GT/mpr

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Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph of Site
- IV. Proposed Subdivision Layout