

RECOMMENDATION

That Council authorize the acquisition of a ± 2.764 acre road widening acquisition from PID No. 013-230-999 (17916 Fraser Highway) for the upgrading of Fraser Highway.

DISCUSSION

1. Property Location

The subject property has a total area of ± 37.89 acres and is vacant. The subject site is located at the southeast corner of Fraser Highway and 176 Street (Highway 15).

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned A-1 (General Agricultural Zone) and is located within the Agricultural Land Reserve. Highest and Best Use of the property is as an agricultural use in combination with a possible future produce store or outlet.

3. Purpose of Acquisitions

As part of the Fraser Highway upgrading, there is a requirement for a partial acquisition for road widening purposes, and to facilitate preloading and ditch relocation works. In this particular subsection of the project, between 17076 and 17916 Fraser Highway, there are 10 acquisitions. This is the ninth of the 10 acquisitions. The last remaining acquisition within this subsection is forthcoming, pending resolution of some environmental issues. Within the whole project scope (16800 block to 19600 block) there are approximately 80 acquisitions.

4. Contract of Purchase and Sale

Based on the results of an independent, accredited appraisal, staff have negotiated a settlement with the owner subject to Council approval by October 18, 2005. Completion is to take place upon registration on or before December 15, 2005.

5. Conclusion

The terms of this agreement are considered reasonable. This partial acquisition will facilitate the ultimate road widening for the south side of Fraser Highway, as well as to facilitate the installation of preloading and ditch relocation works at this location. The Engineering Department is supportive of this settlement, and the Finance

R213: Partial Acquisition for Fraser Highway Widening (17916 Fraser Highway)

Department has confirmed that the funds are available from Road Construction Package No. R01/05.

Paul Ham, P.Eng. General Manager, Engineering

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cc - General Manager, Finance

Appendices

- I. Site Map
- II. Aerial Photograph of Site