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Corporate Report

NO: 217

COUNCIL DATE: October 3,

2005

REGULAR COUNCIL

TO: Mayor & Council DATE: September 12, 2005

FROM: General Manager, Engineering FILE: 0870-20/340B

SUBJECT: Park Acquisition for Protection of Environmentally

Sensitive Areas per the Highway 99 Study Area

(1267 - 168 Street)

RECOMMENDATION

That Council authorize the acquisition of PID No. 010-049-568 (1267 - 168 Street) for Park Acquisition for Protection of Environmentally Sensitive Areas per Highway 99 Study Area.

DISCUSSION

1. Property Location

The subject property has a total area of $\pm 435,630$ ft.² (± 10 acres) and is improved with an older basement dwelling in very poor condition. The subject property is located on the west side of 168 Street, north of 12 Avenue.

2. Zoning, Plan Designations, and Land Uses

The subject property is zoned A-1 (Agricultural One Zone). Approximately 8 acres of the subject property is designated Habitat Preservation in the Land Use Concept Plan for the Highway 99 Corridor Plan Area, with the remaining 2 acres designated Business Park. The Highest and Best Use of the property is as a large residential estate property in conjunction with future development of the Business Park component of the property.

3. Purpose of Acquisition

The Highway 99 Corridor Land Use Concept Plan has identified the subject property as having high habitat value within the environmentally sensitive Fergus Creek watershed. This purchase is part of the need to preserve, enhance, and protect this large natural reserve. The Highway 99 Corridor Plan is the first land use plan in Surrey in which Development Cost Charges will be collected and put aside specifically for the purchase of lands necessary for environmental and biodiversity preservation.

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 4, 2005. Completion is to take place upon registration on or before October 31, 2005.

5. Conclusion

This acquisition is required to provide protection of environmentally sensitive lands as per the Highway 99 Study Area.

The terms of this agreement are considered reasonable. There are six properties identified for park acquisition for the protection of environmentally sensitive areas per the Highway 99 Study Area. This is the first of the six acquisitions.

The Finance Department has confirmed that the funds for this acquisition have been identified in the Parks Acquisition DCC Reserve.

Paul Ham, P. Eng. General Manager, Engineering

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c.c. General Manager, Finance

Appendices

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