



Corporate Report

NO: R112

COUNCIL DATE: June 12, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: May 31, 2006
FROM: General Manager, Engineering FILE: 0870-20/340/C
SUBJECT: Park Acquisition for Protection of Environmentally
Sensitive Areas per the Highway 99 Study Area
(1227 - 168 Street)

RECOMMENDATION

That Council authorize the acquisition of PID No. 008-042-730 (1227 - 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 $\pm 87,126$ ft.² (± 2 acres) and is improved with an older dwelling in above average 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 RA (One Acre Residential Zone). The subject property is designated Habitat Preservation in the Land Use Concept Plan for the Highway 99 Corridor Plan Area. The Highest and Best Use of the property is the existing single family residential use in conjunction with future development in the area.

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 June 13, 2006. Completion is to take place upon registration on or before July 14, 2006.

5. Conclusion

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

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. Aerial Photograph of Site