

NO: R230

COUNCIL DATE: November 1, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 26, 2010**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation and Culture**

FILE: **0910-40-173**

SUBJECT: **Sale of Property at 13372 Colebrook Road**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the sale of the City-owned farmland located at 13372 Colebrook Road (PID No. 025-352-628) as generally described in this report.

## BACKGROUND

The City property at 13372 Colebrook Road is a 26.4 ha (65.2 acre) parcel of farmland located on the south side of Colebrook Road about a mile and a half west of King George Boulevard and is within the Agricultural Land Reserve. It is zoned General Agriculture (A-1) and is designated "Agricultural" in the Surrey Official Community Plan.

The City purchased the property in 1998 for park purposes in conjunction with the purchase of several properties located along the north side of Colebrook Road. The properties purchased that time to the north of Colebrook Road are now known as Colebrook Park.

In 2001, City Council adopted the Park Master Plan for Colebrook Park, which recommended that the land on the south side of Colebrook Road (13372 Colebrook Road) not be incorporated in the Park but rather be retained for agricultural uses with the City either leasing or selling the property. The land has been leased out by the City for agricultural use since it was acquired.

City staff has during the last few years undertaken consultation work pertaining to a proposed vegetation management area and habitat corridor adjacent to Peacock Creek, which is located toward the easterly boundary of the site. A statutory right-of-way has been registered on title over the 15 metre setback area of Peacock Creek for public right of passage, drainage and dyking purposes.

## DISCUSSION

With the exception of the area along Peacock Creek that has been protected by a statutory right-of-way, the site is not considered necessary for public recreational use and, as such, staff is recommending the site be sold for continued agricultural use. The proceeds of the sale will be returned to the Parkland Acquisition Reserve Fund for use in funding other parkland purchases in the City.

Advertisements related to the availability of the subject property for sale were placed in a local newspaper during July and August 2010. Several offers were received prior to the close of this offering. Staff has reviewed the offers and is recommending that the sale be approved to the proponent that has offered the highest price for the land and who operates a local farm business.

## SUSTAINABILITY CONSIDERATIONS

The sale of the subject property supports the Sustainability Charter's Economic Sustainability Goal No. 1, which is to *"Protect the integrity of the City's agricultural land reserve and industrial land base for food production, employment and agri-business services that support the local economy."*

## CONCLUSION

It is recommended that Council approve the sale of the farmland at 13372 Colebrook Road to the proponent that has submitted the highest offer with the sale proceeds to be placed in the Parkland Acquisition Fund for use in the future in purchasing other needed parkland.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Vincent Lalonde, P. Eng.  
General Manager, Engineering

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## Appendices

I. Aerial Photograph

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: september 7, 2010, JJR

Date of Aerial Photography: April 2009



**SUBJECT PROPERTY**  
**13372 COLEBROOK RD**  
**FILE: 0930-40/173**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

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