

NO: **R093**

COUNCIL DATE: **May 27, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 22, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/190**

SUBJECT: **Closure of Road Allowance Adjacent to 10790 Timberland Road**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law to close and remove the dedication as highway of a 304.6 m<sup>2</sup> (3,279 ft.<sup>2</sup>) area of road allowance located adjacent to the property at 10790 Timberland Road as generally illustrated in Appendix I attached to this report.

## BACKGROUND

### 1. Property Description

The road allowance area proposed for closure has an area of 304.6 m<sup>2</sup> (3,279 ft.<sup>2</sup>) and is a portion of the unopened Parton Road adjacent to the lot located at 10790 Timberland Road. The lot at 10790 Timberland Road is vacant and has an area of 1,222 m<sup>2</sup> (13,151 ft.<sup>2</sup>). The owner of the lot at 10790 Timberland Road has applied to acquire the closure area and consolidate it with the lot at 10790 Timberland Road.

### 2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the property at 10790 Timberland Road are zoned Business Park (IB) Zone, and are designated as “Industrial” in the Official Community Plan and “Business Park” on the South Westminster Neighbourhood Concept Plan (NCP).

## DISCUSSION

### 1. Purpose of Road Closure

The area of road proposed for closure is considered to be surplus to the City needs and will be consolidated with the adjacent property at 10790 Timberland Road to increase the lot size of that property.

The proposed closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the proposed road closure have been consulted and none has expressed any objections.

## **2. Land Value**

The applicant has agreed to provide compensation to the City equivalent to the market value of the closed road allowance as determined by a staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the road allowance area proposed for closure is not required for road purposes and is to be consolidated and developed with the adjacent vacant private property in support of planned and orderly development in South Westminster.

## **CONCLUSION**

The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance area in preparation for its sale and consolidation as generally described in this report.

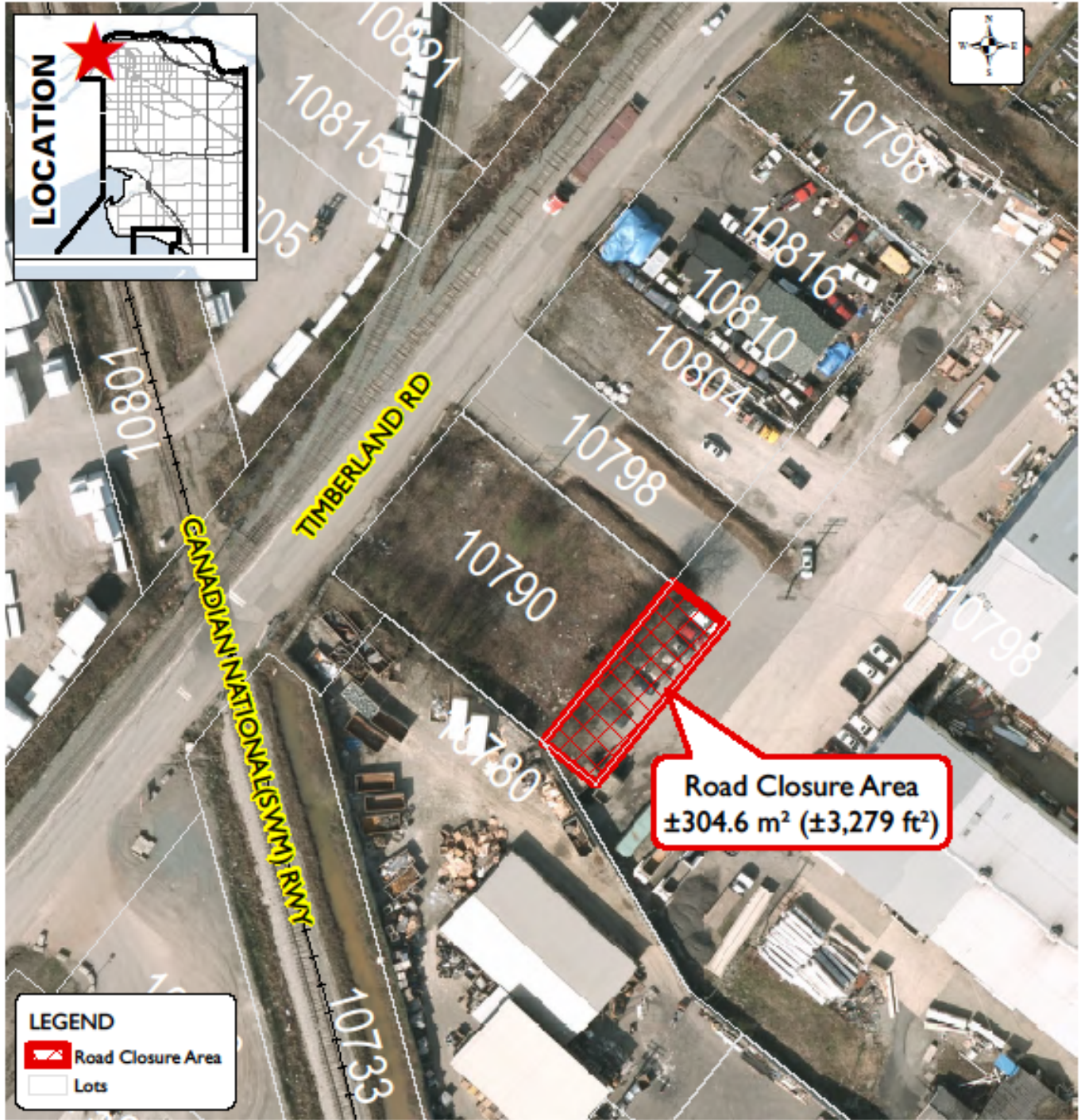
Vincent Lalonde, P.Eng.  
General Manager, Engineering

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Appendix I: Aerial Photograph of Road Closure Area

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May-13-13, C6S

Date of Aerial Photography: April 2012



**ROAD CLOSURE:  
10790 Timberland Rd  
FILE: 0910-30/190**

**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 lines, legal descriptions and encumbrances must be confirmed at the Land Title Office. Source: G:\MAPPING\GIS\Mapal\Corporate\reports\files\CS-10790\TimberlandRd-RC\_AppI-AP.mxd