

NO: **R107**

COUNCIL DATE: **June 17, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 10, 2013**

FROM: **General Manager, Engineering**

FILE: **0910-30/194**

SUBJECT: **Closure of Road Allowance Adjacent to 10798 and 10804 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 785 m<sup>2</sup> (8,450 ft.<sup>2</sup>) area of road allowance located adjacent to the properties at 10798 and 10804 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 785 m<sup>2</sup> (8,450 ft.<sup>2</sup>) and is a portion of the unopened Parton Road adjacent to the lots located at 10798 and 10804 Timberland Road. Each of the lots at 10798 and 10804 Timberland Road, respectively, is improved with warehouse and manufacturing buildings. The lots have an area of 12,411 m<sup>2</sup> (133,593 ft.<sup>2</sup>) and 1,831 m<sup>2</sup> (19,713 ft.<sup>2</sup>), respectively, and are owned by a common owner. The lot at 10798 Timberland Road is a hooked lot of three parcels that has frontage onto Timberland Road as well as the unopened Parton Road along the frontage of the area being proposed for closure. The owner of the lots at 10798 and 10804 Timberland Road has applied to acquire the closure area and consolidate it with the two lots to form one large parcel.

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

The properties at 10798 and 10804 Timberland Road are zoned Business Park (IB) Zone and Light Impact Industrial 1 (IL-1) Zone, respectively. The area of road closure is split zoned, being zoned IB and IL-1. Both of the lots and the area of Parton Road proposed for closure are designated "Industrial" in the Official Community Plan and "Business Park" in 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 City needs and is intended to be consolidated with the adjacent properties at 10798 and 10804 Timberland Road to increase the area of these properties.

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

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 Surrey Sustainability Charter goal of using the City's land base efficiently. The road allowance area proposed for closure is not required for road purposes and is to be consolidated and developed with the adjacent 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 sale agreement related to the disposition of the closed road allowance 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.

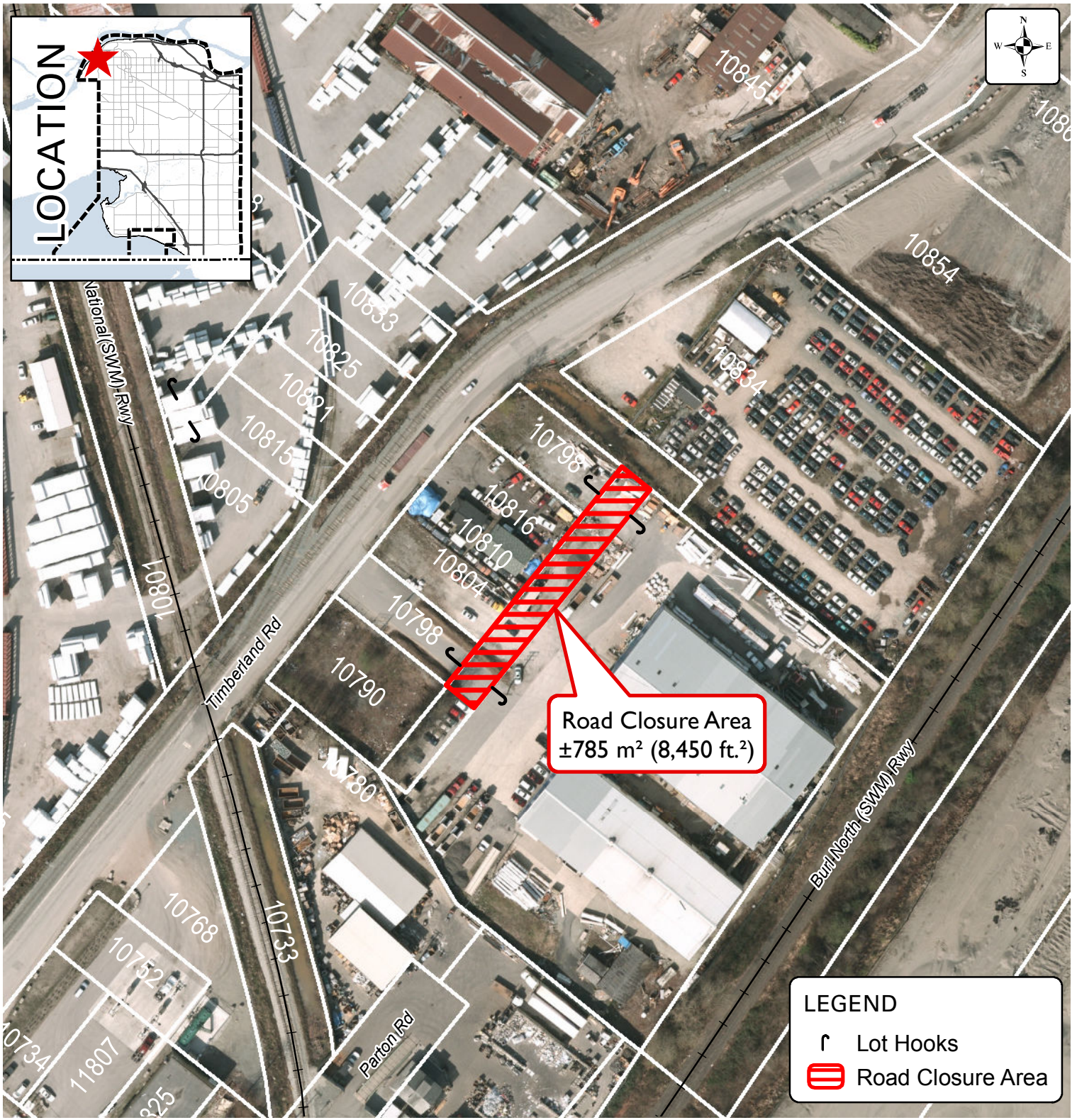
Vincent Lalonde, P.Eng.  
General Manager, Engineering

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Appendix I: Aerial Photograph of Road Closure Area

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: May-30-13, aw8

Date of Aerial Photography: April 2012



**CLOSURE OF ROAD ADJACENT  
10798 & 10804 TIMBERLAND ROAD**

**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.