

seeking approval to develop nine (9) agriculture parcels from the consolidated site, as illustrated in Appendix II attached to this report.

The proposed road closures have been circulated to all potentially concerned City Departments for review and all are supportive of the closures.

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

2. Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure areas 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 closures and sale support the Surrey Sustainability Charter goal of using the City's land base efficiently. The road allowance areas proposed for closure are not required for road purposes upon development of the adjacent private properties at 442 – 188 Street and 435 – 192 Street and are to be consolidated and developed with these properties, which supports of planned and orderly development in South Surrey.

CONCLUSION

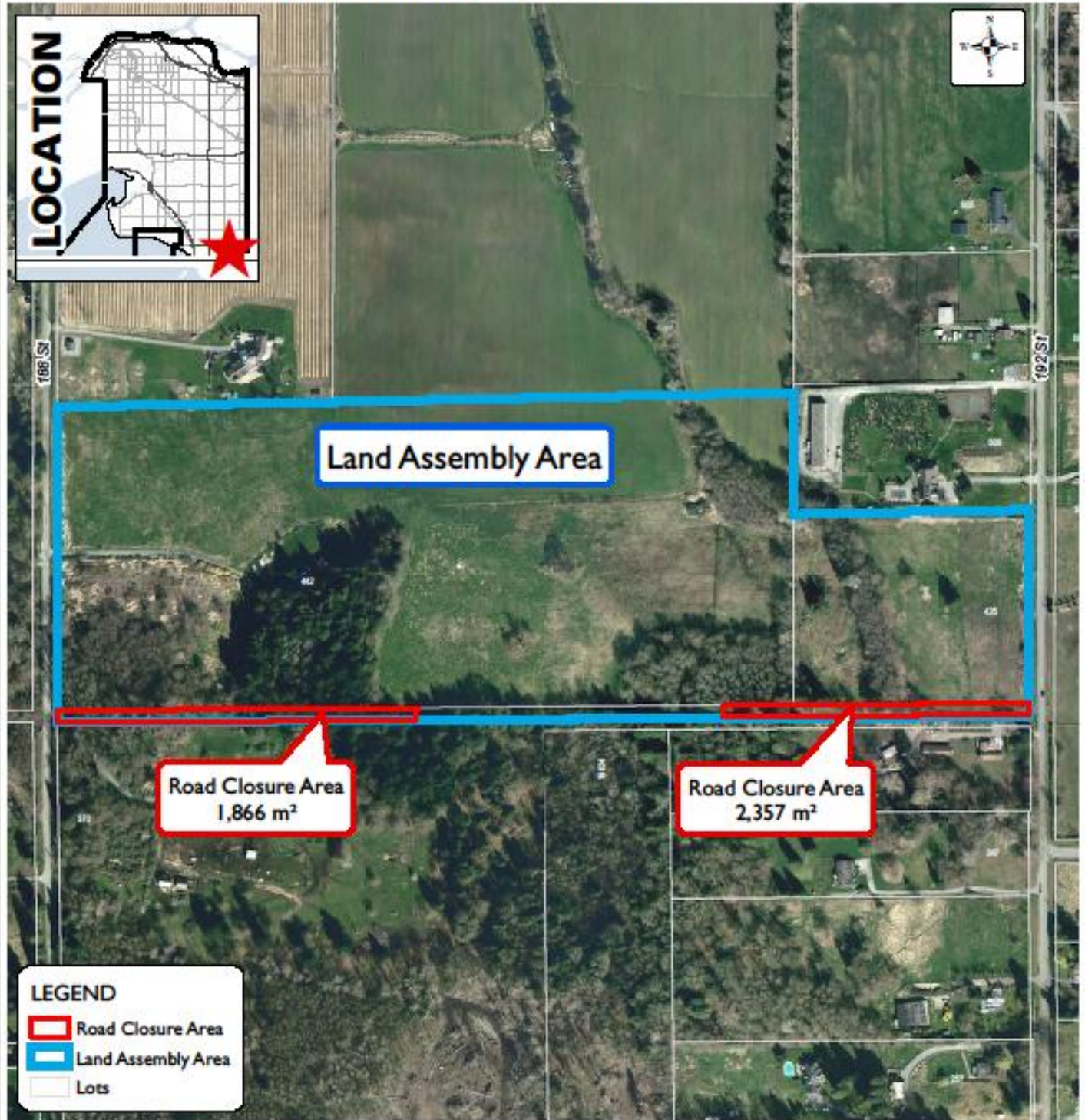
The areas of road allowance proposed for closure are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road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

Vincent Lalonde, P. Eng.
General Manager, Engineering

Appendix I: Aerial Photograph of Site
Appendix II: Development Site Layout

BO/ce

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 28-Aug-2013, C6S

Date of Aerial Photography: March 30, 2013



CLOSURE OF ROAD ALLOWANCE:

Adjacent to
442 - 188 St & 435 - 192 St
FILE: 7910-0256

**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.

Source: G:\MAPPING\GIS\Map\Corporate\Info\Files by CS-4\Area_188St_192St-RC-AP.mxd

APPENDIX II DEVELOPMENT SITE LAYOUT

Amendment to PLA

Surrey File: 7910-0256-00

October 15, 2012

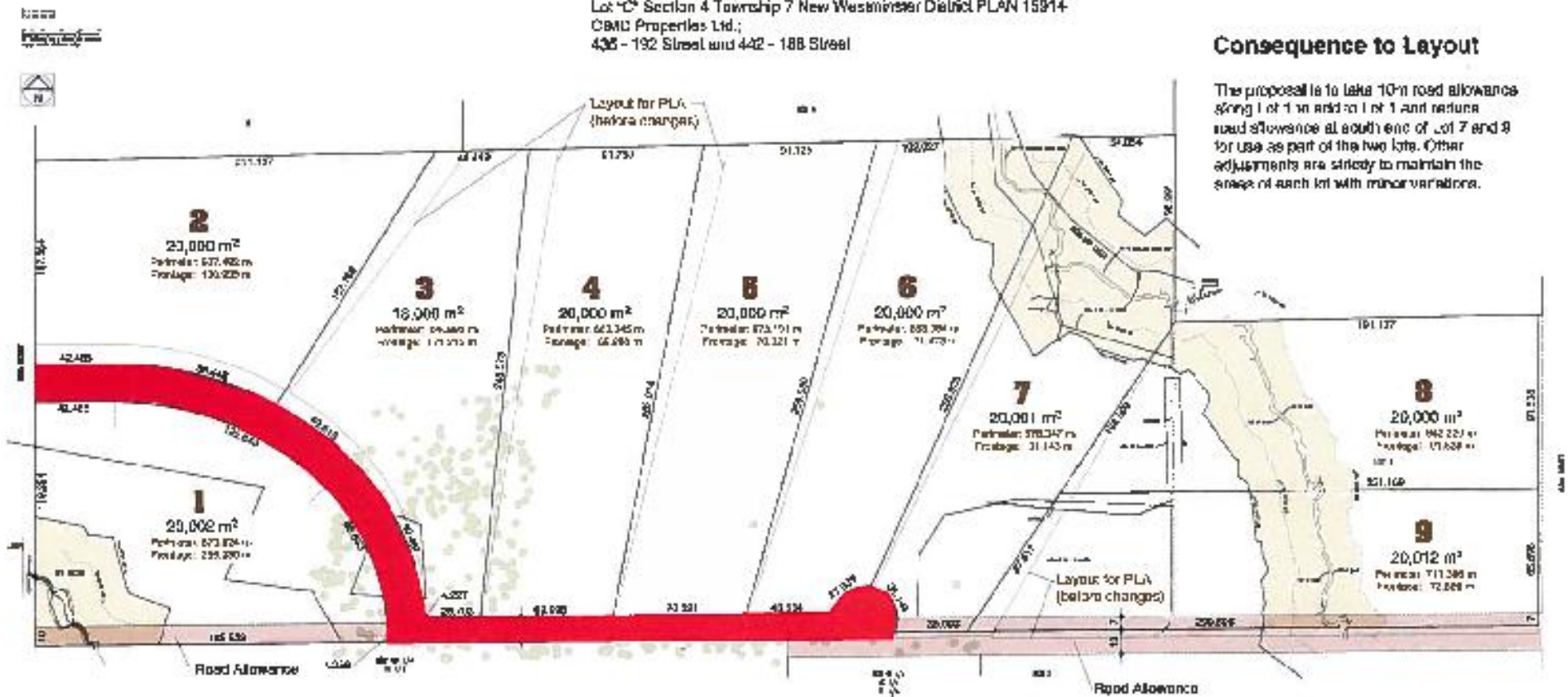
Parcel identifier: 011-429-282
 Lot 4 Section 4 Township 7 New Westminster District Plan 6224
 Parcel identifier: D10-148-681
 Lot 10¹ Section 4 Township 7 New Westminster District PLAN 15914
 CIMC Properties Ltd.,
 435 - 192 Street and 442 - 188 Street

Reason for Amendment

Move 4th Avenue "Half-Road" three meters north, into CIMC property.

Consequence to Layout

The proposal is to take 10-m road allowance strip 1 of 1 in addition to 1 and reduce road allowance at south end of Lot 7 and 9 for use as part of the two lots. Other adjustments are strictly to maintain the shape of each lot with minor variations.



Dimensions and area figures are subject to verification by a BC Land Surveyor

Mottif Architect Inc., 79 West 20th Avenue, Vancouver, B.C. V5Y 2C2 604-876-8701 mottifarchitects@shaw.ca