



CITY OF ABBOTSFORD

[Date]

Program and Project Support
Lands and Economic Development Directorate
British Columbia Region
Indigenous Services Canada
600 – 1138 Melville Street
Vancouver, BC, V6E 4S3

Dear Ammar Jamil,

Thank you for your letter regarding the request from Semá:th First Nation to have certain lands within the City of Abbotsford to be set apart as the Fooks-North Parallel Road Reserve (proposed Reserve Creation). The identified properties proposed for removal from the City of Abbotsford's boundary are described as follows:

- PID: 024-391-689 [proposed Reserve Creation, Fooks-North Parallel Road Reserve]
- PID: 024-391-719 [proposed Reserve Creation, Fooks-North Parallel Road Reserve]

The City of Abbotsford recognizes Semá:th First Nation's request to expand their land base. To thoughtfully address the complex details that accompany the Reserve Creation process, the City is committed to working collaboratively to navigate the harmonization between both jurisdictions. The City looks forward to engaging in meaningful dialogue, with Semá:th First Nation playing a key role in initiating discussions, focused on shared goals, long-term success and sustainable growth. Areas for discussion may include, but are not limited to, servicing, infrastructure, bylaw alignment, taxation, and land use planning.

Enclosed with this letter is a summary of the technical details of the subject properties as well as a staff report that outlines some key considerations from the municipality's perspective to support a constructive path forward. Please be aware that the information enclosed with this letter is based on current information available to City of Abbotsford and is subject to change as the City is in the process of updating the Official Community Plan.


Sincerely,

[signature]

Mayor Ross Siemens
City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7

Encl: Attachment 1: 2450 Fooks Road & 36767 North Parallel Road Technical Details
Attachment 2: Staff Report
Attachment 3: Council Resolution

ATTACHMENT 1: TECHNICAL INFORMATION FOR PID 024-391-689 & PID 024-391-719

LAND USE ASSESSMENT	PID 024-391-689 APPLICABLE CURRENT BYLAWS	PID 024-391-719 APPLICABLE CURRENT BYLAWS
Known Address	2450 Fooks Road	36737 North Parallel Rd
Legal Description	In the Province of British Columbia, In New Westminster District, Part 1 – Lot A, District Lot 229, Group 2, New Westminster District, Plan LMP40986	In the Province of British Columbia, In New Westminster District, Part 2 – Lot B, District Lot 229, Group 2, New Westminster District, Plan LMP40986
Location Map		
Size (Approximate)	28.3 Acres	24.6 Acres
Official Community Plan (2016) Land Use Designation	Agriculture 2 - Lowlands	Agriculture 2 - Lowlands
Within Neighbourhood Plan, of the Official Community Plan	No	No
Within Development Permit Area(s)	No	No
Relation to Urban Development Boundary (UDB)	Outside UDB	Outside UDB
Zone as per Zoning Bylaw No. 2400-2014	A2 – Agricultural Two Zone	A2 – Agricultural Two Zone
Airport Zoning/NAVCAN	No	No

<p>Adjacent Uses</p>	<p>The properties adjacent to the subject property are zoned A2 – Agricultural Two. Below are the permitted uses in the A2 Zone.</p> <p><u>Permitted Principal Uses in A2 Zone</u></p> <ul style="list-style-type: none"> a. Agricultural Use b. Boarding House c. Single Detached Dwelling d. Residential Care. <p><u>Accessory to an Agricultural Use in A2 Zone</u></p> <ul style="list-style-type: none"> a. Accessory Cannabis Processing - Level 1 b. Agri-Tourism c. Farm Alcohol Production Facility d. Farm Product Processing - Level 1 e. Farm Retail Sales f. Full-Time Farm Worker Residence g. Gathering For An Event h. Office i. Temporary Farm Worker Housing 	
<p>Within Agricultural Land Reserve</p>	<p>Yes</p>	<p>Yes</p>
<p>Heritage Status</p>	<p>None</p>	<p>None</p>
<p>Within Floodplain Area</p>	<p>Yes</p>	<p>Yes</p>
<p>Slopes >30%</p>	<p>No</p>	<p>No</p>
<p>Subject to Tree Protection Bylaw No. 1831-2009</p>	<p>Yes, should there be any tree cutting activities</p>	<p>Yes, should there be any tree cutting activities</p>
<p>Subject to Erosion and Sediment Control Bylaw No. 1989-2010</p>	<p>Yes, dependent on intended use</p>	<p>Yes, dependent on intended use</p>
<p>Within Streamside Protection and Enhancement Area (SPEA)</p>	<p>No</p>	<p>No</p>
<p>Subject to the <i>Agricultural Land Reserve Soil and Fill Use Application Policy (A003-09)</i></p>	<p>Yes, dependent on intend use</p>	<p>Yes, dependent on intend use</p>
<p>Within City Water Boundary</p>	<p>Yes</p>	<p>Yes</p>
<p>Within Sanitary Sewer Service Area</p>	<p>No</p>	<p>No</p>

Note: The information provided is believed to be accurate as of the date it was provided. However, all information is subject to change.

Drainage and Stormwater Management Requirements	Subject to Development Bylaw No. 3260-2022	Subject to Development Bylaw No. 3260-2022
Current Driveway Access	From Fooks Road <i>Driveway access will need to meet Development Bylaw No. 3260-2022 standards should density and/or use change</i>	From North Parallel Road <i>Driveway access will need to meet Development Bylaw No. 3260-2022 standards should density and/or use change</i>
Road Classification	Fooks Road – Rural Local	North Parallel Road - Urban Arterial
Truck Route	Fooks Road -No	North Parallel Road - No
Known Mineral Titles	None	None
Easements	BC Hydro Line and Buffer	BC Hydro Line and Buffer
Emergency Services	Abbotsford Fire Rescue Department Abbotsford Police Department	Abbotsford Fire Rescue Department Abbotsford Police Department



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600 – 1138 Melville Street
Vancouver, BC, V6E 4S3

Dear Ammar Jamil,

Thank you for your letter regarding the request from Semá:th First Nation to have lands within the City of Abbotsford to be an addition to Upper Sumas IR No. 6. The identified property proposed for removal from the City of Abbotsford's boundary is described as follows:

- PID: 012-453-528 [proposed addition to Upper Sumas IR No. 6.]

The City does not currently have any active development applications on file for the subject property. However, in 2018 there was a Development Information Meeting. The applicant's proposal was to build single detached houses and townhouses to accommodate roughly 1,200 people, as well as provide a cemetery. The City provided a response noting OCP policies and other bylaws did not support this proposal and major infrastructure improvements would be required. The City understands that the 2018 applicant is an entity that is independent of Semá:th First Nation, and this entity retains a 50% ownership interest in the subject property.

The City of Abbotsford recognizes Semá:th First Nation's request to expand their land base. To thoughtfully address the complex details that accompany the Addition to Reserve process, the City is committed to working collaboratively to navigate the harmonization between both jurisdictions. The City looks forward to engaging in meaningful dialogue, with Semá:th First Nation playing a key role in initiating discussions, focused on shared goals, long-term success and sustainable growth. Areas for discussion may include, but are not limited to, servicing, infrastructure, bylaw alignment, taxation, and land use planning.

Enclosed with this letter is a summary of the technical details of the subject property as well as a staff report that outlines some key considerations from the municipality's perspective to support a constructive path forward. Please be aware that the information enclosed with this letter is based on current information available to City of Abbotsford and is subject to change as the City is in the process of updating the Official Community Plan.

Sincerely,

[signature]




CITY OF ABBOTSFORD

Mayor Ross Siemens
City of Abbotsford
32315 South Fraser Way
Abbotsford, BC V2T 1W7

Encl: Attachment 1: 37351 Atkinson Road Technical Details
Attachment 2: Staff Report
Attachment 3: Council Resolution

ATTACHMENT 2: TECHNICAL INFORMATION FOR PID: 012-453-528

LAND USE ASSESSMENT	PID 012-453-528 APPLICABLE CURRENT BYLAWS
Known Address	37351 Atkinson Road
Legal Description	In the Province of British Columbia, In New Westminster District, South East Quarter, Section 29, Township 19, except: Firstly: Parcel "A" (Reference Plan with Fee Deposited 8515F) Secondly: Part Subdivided by Plan NWP6378 Thirdly: Part on Bylaw Plan NWP56471 Fourthly: Part Subdivided by Plan LMP17050, New Westminster District
Location Map	
Size (Approximate)	76.3 Acres
Official Community Plan (2016) Land Use Designation	Rural
Within Neighbourhood Plan, of the Official Community Plan	No
Within Development Permit Area(s)	Natural Environment Development Permit Area & Steep Slope Development Permit Area
Relation to Urban Development Boundary (UAB)	Outside of UAB
Zone as per Zoning Bylaw No. 2400-2014	RR – Rural Residential Zone
Airport Zoning/NAVCAN	No

Adjacent Uses	<p>The properties adjacent the subject property is zoned RR – Rural Residential Zone. Below are the permitted uses in the RR Zone.</p> <p><u>Permitted Principal Uses in RR Zone</u></p> <p>.1 Agricultural Use .2 Residential Care .3 Resource Processing* .4 Single Detached Dwelling .5 Supported Housing</p> <p><u>Permitted Accessory to an Agricultural Use in RR Zone</u></p> <p>.6 Farm Retail Sales</p> <p><u>Permitted Accessory to a Single Detached Dwelling in RR Zone</u></p> <p>.7 Bed and Breakfast .8 Boarding .9 Coach House .10 Home Occupation - Level 3, on a Lot outside the</p> <p>*Note there is an active sand and gravel quarry on the adjacent northern properties.</p>
Within Agricultural Land Reserve	No
Heritage Status	None
Within Floodplain Area	No
Slopes >30%	Yes
Subject to Tree Protection Bylaw No. 1831-2009	Yes, should there be any tree cutting activities
Subject to Erosion and Sediment Control Bylaw No. 1989-2010	Yes, dependent on intended use
Within Streamside Protection and Enhancement Area (SPEA)	Yes
Subject to the Agricultural Land Reserve Soil and Fill Use Application Policy (A003-09)	No
Within City Water Boundary	No



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Within Sanitary Sewer Service Area	No
Subject to Drainage and Stormwater Management Requirements	Yes, dependent on Intend Use
Current Driveway Access	From Atkinson Road <i>Driveway access will need to meet Development Bylaw No. 3260-2022 standards should density and/or use change</i>
Road Classification	Atkinson Road – Rural Local Sumas Mountain Road – Urban Arterial
Truck Route	Atkinson Road – No Sumas Mountain Road – Yes
Known Mineral Titles	1117079 & 517155
Easements	Trans Mountain Oil & Gas Line and Buffers
Emergency Services	Abbotsford Fire Rescue Department Abbotsford Police Department

Note: The information provided is believed to be accurate as of the date it was provided. However, all information is subject to change.