

PROPOSED APPLICATIONS FOR:

AGRICULTURAL LAND RESERVE EXCLUSION AT
34252 KING ROAD, ABBOTSFORD

AGRICULTURAL LAND RESERVE INCLUSION AT
2146 LEFEUVRE ROAD & 1010 LEFEUVRE ROAD,
ABBOTSFORD

PREPARED FOR:
THE CITY OF ABBOTSFORD

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STATEMENT OF LIMITATIONS

This document has been prepared by Pacific Land Resource Group Inc. ("PLG") and is intended for the exclusive use of the City of Abbotsford ("the Client") and the representatives of the Client to support the applications for exclusion in the Agricultural Land Reserve. No other party is entitled to rely on any conclusions, data, opinions, or other information contained in this document.

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EXECUTIVE SUMMARY

Pacific Land Group ("PLG"), on behalf of the City of Abbotsford, is applying to the Agricultural Land Commission under s. 29(1)(a) of the *Agricultural Land Commission Act* to exclude the northern 46 acres (18.6 hectares) of 34252 King Road, Abbotsford from the Agricultural Land Reserve to establish a recreation and sports park. The exclusion application is accompanied by a separate inclusion application under s.17(3) of the *Agricultural Land Commission Act* to designate two parcels at 2146 Lefevre Road and 1010 Lefevre Road totalling approximately 49 acres (20 hectares) as lands within the ALR.

At the core of the exclusion application is the need for expanded active parks and recreation services to accommodate projected population growth in the City of Abbotsford. The development of the 2016 Official Community Plan (OCP) forecasted a future population of 200,000 by 2040 in the City of Abbotsford. This population growth is intended to be accommodated through densification within the existing urban boundary. To serve the growing population, the OCP designates the 34252 King Road within Special Study Area C, an area identified for large format, city wide active park space. The King Road Property is an ideal location for an active park use given its central location within the community and proximity to nearby residential and institutional uses. Furthermore, park uses offer an effective and compatible buffer between intensive urban residential uses and agricultural activity within the ALR.

After an extensive search for suitable properties to site the sport and recreation park and completion of technical studies for 34252 King Road, the proposed exclusion is considered the most appropriate and supportable from a land use perspective as the proposal provides more benefits to agriculture than are lost in the process of removing agriculturally designated land.

The southern 40-acre (16.2-hectare) half of the 34252 King Road, also within Special Study Area C, is under application to allow a 15-acre non-farm use area to support relocation of the Provincial Plant and Animal Health Centre (PAHC). The Provincial PAHC proposal is consistent with the OCP concept for Special Study Area C, which also envisions agriculture-related uses, including innovation, research and development, and education.

The combination of the sports and recreation park use within the northern 46 acres (18.6 hectares), the Provincial PAHC, and the immediate proximity to the UFV are compatible land uses which create an institutional hub with long term public benefits. The sports and recreation park use also acts as a transitional use from urban land uses to the north to the PAHC and ALR lands to the south.

To ensure a net benefit to agriculture can be achieved as part of the exclusion of 46 acres (18.6 hectares) of lands from the ALR, the proposal includes a supporting inclusion application for two parcels at 2146 Lefevre Road and 1010 Lefevre Road in the City of Abbotsford totalling 49 acres (20 hectares). A further consolidation with an abutting lot within the ALR at 1274 Lefevre Road will create a 59-acre (24-hectare) parcel, further benefitting agriculture in the long term. Agricultural assessments conducted for 34252 King

Road and the lands on Lefevre Road proposed for inclusion and consolidation were completed by McTavish Resource and Management Consultants. The results of the agricultural assessments concluded that the 34252 King Road and the Lefevre Road properties considered for inclusion and consolidation exhibit very similar improved agricultural capabilities and comparable crop suitability, as the range of crops supported by Class 2 and 3 soils are similar.

Based on the results of the agricultural assessments, the area identified for inclusion and consolidation represents more than a 1:1 exclusion to inclusion replacement ratio with comparable agricultural capability and benefitting suitability characteristics. The inclusion proposal resolves a historic patchwork configuration in the ALR boundary, which if it were left as is, would provide the potential for future non-agricultural uses to establish in the area, weakening the agricultural integrity of the adjacent lands. The ALC's purpose prescribed in s.6 of the ALC Act is directly supported through the inclusion of fragmented non-ALR parcels to improve the size and continuity of the ALR land base.

34252 King Road and the proposed 46-acre (18.6-hectare) exclusion area is appropriately located at the edge of the ALR, abutting urban uses to the north, east and west. The proposed sports and recreation park use acts as a transitional use from ALR lands to the south to the urban residential uses to the north. Consideration of the Ministry of Agriculture and Food's Guide to Edge Planning and the City of Abbotsford's Protection of Agriculture Development Permit guidelines have been integrated into this proposal. A 10-metre-wide landscape buffer is proposed along the proposed subdivision line of 34252 to screen the sports and recreation park use from the proposed PAHC and agricultural uses to the south.

1.0 INTRODUCTION

Pacific Land Group ("PLG"), on behalf of the City of Abbotsford, has prepared a planning report to support an exclusion application to the Agricultural Land Commission ("ALC") pursuant to s. 29(1)(a) of the *Agricultural Land Commission Act* ("ALC Act"). The proposal is to exclude the northern 46 acres (18.6 hectares) of 34252 King Road, Abbotsford ("King Road Site/King Road Property") from the Agricultural Land Reserve ("ALR") to establish a sports and recreation park. Associated with the exclusion application is a separate inclusion application under s.17(3) of the ALC Act to designate two parcels at 2146 and 1010 Lefeuvre Road, totalling 49 acres (20 hectares) within the boundaries of the ALR. The inclusion application also includes a consolidation of two parcels at 1274 and 1010 Lefeuvre Road to form a 59-acre (24-hectare) lot.

Over the last decade, the City of Abbotsford has actively been looking to acquire land to support a large format active park use. The City of Abbotsford initially considered City-owned lands at 2146 and 1010 Lefeuvre Road for the sports and recreation park but determined these lands were not ideally situated given their distance from the urban area and potential for land use conflict with adjacent farming activities and along key routes to and from the site. Through the development of the 2016 Official Community Plan and the subsequent Parks, Recreation, and Culture Master Plan in 2018, it was determined that the King Road Site is best suited to accommodate a sports and recreation park due to its location and proximity to the University of the Fraser Valley, Abbotsford Centre, UDistrict neighbourhood, existing urban area, and public transit access.

A separate application under City of Abbotsford project PRJ25-012 pertains to the King Road Property. PRJ25-012 proposes to subdivide the parent 85.69-acre (36.68-hectare) parcel into two newly created lots. The southern lot totalling 40 acres (16.2 hectares) includes a proposed 15-acre (6.07-hectare) non-farm use area proposed by the Province of British Columbia for a Provincial Plant and Animal Health Centre ("PAHC"), creating a compatible transition from proposed park to the north and farmland to the south. The northern lot totalling 46 acres (18.6 hectares) ("Exclusion Area"), as outlined in this report, is proposed to be excluded from the ALR, to accommodate a future sports and recreation park.

1.1 Purposes of the Commission

The ALC is an administrative tribunal with its purpose clearly defined in s. 6 of the ALC Act, which states,

Purposes of the Commission

6 (1) The following are the purposes of the commission:

1. to preserve agricultural land;
2. to encourage farming on agricultural land in collaboration with other communities of interest;

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- the size, integrity and continuity of the land base of the agricultural land reserve;
- the use of the agricultural land reserve for farm use.

The intent of this report and its supporting documents and figures is to demonstrate that the proposed exclusion application to establish a sports and recreation park, together with the inclusion proposal, can support the ALC in its s.6 mandate while providing a necessary public benefit to Abbotsford residents.

1.2 Required Applications

To locate the proposed sports and recreation park use on the King Road Site, the following applications are anticipated:

- Exclusion Application
- Inclusion Application

At this stage, applications for exclusion and inclusion will be submitted for consideration by the City of Abbotsford and the ALC. Associated with the inclusion application is a subdivision application (City application only) to consolidate 1010 Lefeuvre Road and 1274 Lefeuvre Road. A future non-farm use application may be submitted for 2146 Lefeuvre Road following the exclusion and inclusion decisions to formalize two shed structures used by the City's public works for sand and salt storage.

A description of the proposed exclusion and inclusion applications are below.

Exclusion Application

The King Road Property is approximately 86 acres (36 hectares) in size. Under project PRJ25-012, a subdivision is proposed to divide the parent parcel into two newly created lots. The southern lot under project PRJ25-012, totalling approximately 40 acres, includes a proposed 15-acre non-farm use area proposed by the Province of British Columbia. The northern lot, totalling approximately 46 acres (18.6 hectares), is the proposed Exclusion Area in the subject application to accommodate a future sports and recreation park.

Inclusion Application

To ensure a benefit to agriculture can be achieved with the proposed exclusion, the City of Abbotsford proposes to include two (2) other properties into the ALR. These properties are currently owned by the City of Abbotsford and are located on the east side of Lefeuvre

Road. The properties proposed for inclusion in the ALR are listed below. In total, approximately 49 acres (20 hectares) are proposed to be included in the ALR, which constitutes more than a 1:1 exclusion to inclusion ratio.

- 2146 Lefeuvre Road (9.96 acres); and
- 1010 Lefeuvre Road (39.18 acres).

Additionally, the City is proposing to consolidate 1010 Lefeuvre Road with 1274 Lefeuvre Road (which is already within the ALR), to create a larger, 59-acre (24-hectare) parcel. This opportunity supports farming viability in the long term and further strengthens the ALR boundary and continuity, as currently all parcels surrounding 1010 and 2146 Lefeuvre Road are located within the ALR.

2.0 PROPERTY LOCATIONS AND SITE DESCRIPTIONS

2.1 34252 King Road (Exclusion Application)

The King Road Property, proposed for partial exclusion, is a rectangular parcel located in the South Poplar community in the City of Abbotsford and measures approximately 86 acres (37 hectares) in size. The King Road Site is bounded by King Road and residential homes to the north, McKenzie Road and University of the Fraser Valley ("UFV") to the west, an aggregate facility to the south, and a City-owned open space and industrial lands to the east. The King Road Property is entirely located within the ALR, as are the parcels to the south.

The 46-acre (18.6-hectare) Exclusion Area forms the northern portion of the King Road Property, which is proposed as part of a two-lot subdivision and non-farm use application in City of Abbotsford file PRJ25-012. The non-farm use application comprises of a 15-acre area to locate a new Provincial Plant and Animal Health Centre ("PAHC"). Figure 1 (and attached in Appendix A) shows the proposed Exclusion Area in context of the ALR boundary and the non-farm use and subdivision application in PRJ25-012. Figure 2 provides an aerial view of the sports and recreation park use in context with the PAHC, UFV, and urban uses.

A review of historical aerial imagery indicated that the King Road Site was farmed and previously mined for aggregate in 1986. In 2024, the King Road Property was being leased to a pumpkin farmer.

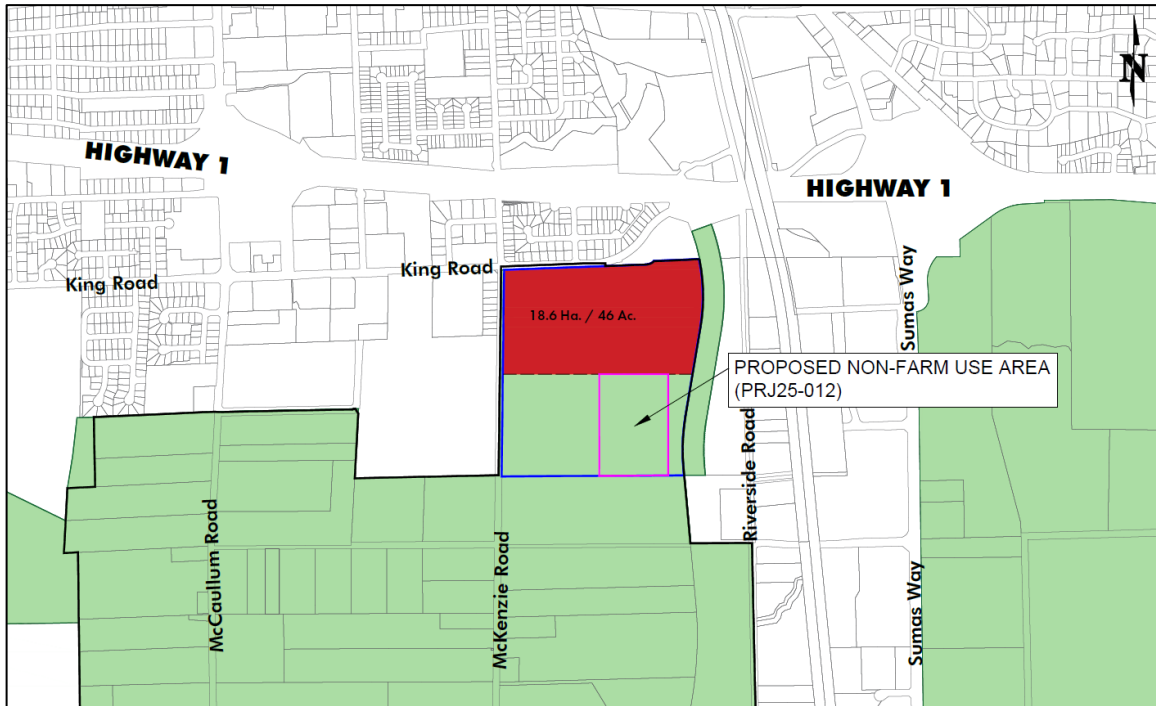


Figure 1 – King Road Property within ALR Boundary(see Appendix A)



Figure 2 - Proposed Sports and Recreation Park and Context Area (Attached in Appendix A)

The topography of the King Road Property consists of undulating hills with elevations ranging from 62 m to 50 m geodetic. The City-owned open space to the east of the site is a steep, treed escarpment area with grades greater than 30 percent.

The King Road Property is described by the following property details:

Civic Address:	34252 King Road, Abbotsford, BC V2S 7N2
PID:	013-380-508
Legal Description:	PARCEL "A" (REFERENCE PLAN 5411) NORTH EAST QUARTER SECTION 10 TOWNSHIP 16 EXCEPT: PART DEDICATED ROAD ON PLAN 44724, NEW WESTMINSTER DISTRICT
Existing Zoning:	Rural Residential Zone (RR)
OCP Designation:	Agricultural 1 – Uplands Special Study Area C

2.1.1 Agricultural Capability (King Road Exclusion Area)

McTavish Resource and Management Consultants ("McTavish") conducted an agricultural assessment of the Exclusion Area to document the existing conditions and determine the agricultural capability. Six soil pits were installed and analyzed. McTavish's agricultural assessment is included in the submission package as a separate report.

The results of the soil testing and additional assessments indicated that the actual soil quality onsite was not consistent with published soil mapping; therefore, McTavish has revised the agricultural capability of the Exclusion Area. The inconsistencies were largely due to the historical gravel mining on the property which has altered local topography, soil chemical and physical properties.

The existing unimproved soils on the King Road Property range from Class 3 to Class 6 and are limited due to aridity issues, coarse fragment content, root restricting layers, wetness and topography. McTavish identifies several management practices that would improve agricultural capability including installing irrigation, rock picking, deep ripping and land leveling.

Within the 18.6-hectare Exclusion Area, the soils have an agricultural capability of 4AP (with an improvable agricultural capability of 2AP), 5AD (with an improvable agricultural capability of 3DP), and 6TP along the eastern boundary, as shown in Figure 3. Based on the improved agricultural capability, suitable crops for the Exclusion Area include annual legumes, blueberries, cereals, corn, cole crops, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and some tree fruits.

T = topography limitation
A = soil moisture deficiency
P = stoniness
D = undesirable soil structure / low permeability



Figure 3 – Unimproved and Improved Agricultural Capability for Exclusion Area, prepared by McTavish

2.2 2146 Lefeuvre Road, 1010 Lefeuvre Road, and 1274 Lefeuvre Road
(Inclusion and Consolidation Application)

Three properties are associated with the inclusion and consolidation application. 2146 Lefeuvre Road and 1010 Lefeuvre Road are proposed for inclusion in the ALR (“Inclusion Properties”); and 1274 Lefeuvre Road, which is currently in the ALR, is proposed for consolidation with 1010 Lefeuvre Road. Together, the three properties are referred to as the “Lefeuvre properties” and are illustrated on Figures, 4, 5, and 6 below. The Lefeuvre properties are owned by the City of Abbotsford and located in an established agricultural area within the Aberdeen community.

The property details for the Lefeuvre properties are detailed in Table 1 and further described below:

Table 1 - Property Descriptions of Lefeuvre properties

	2146 Lefeuvre	1010 Lefeuvre	1274 Lefeuvre
Land Area (ha)	4.03	15.85	8.1
PID	010-029-940	007-356-081	002-270-111
Legal Description	LOT 2 SECTION 16 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 15031	LOT 1 SECTION 9 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 36538	SOUTH 12.5 CHAINS OF THE NORTH WEST QUARTER SECTION 9 TOWNSHIP 13 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 20600 SECONDLY: PART SUBDIVIDED BY PLAN

		67442 NEW WESTMINSTER DISTRICT
Zoning	Agricultural and Resource Processing Zone (A3)	Recreation and Campground Zone (CRC)
OCP Designation	Agriculture 1 – Uplands	

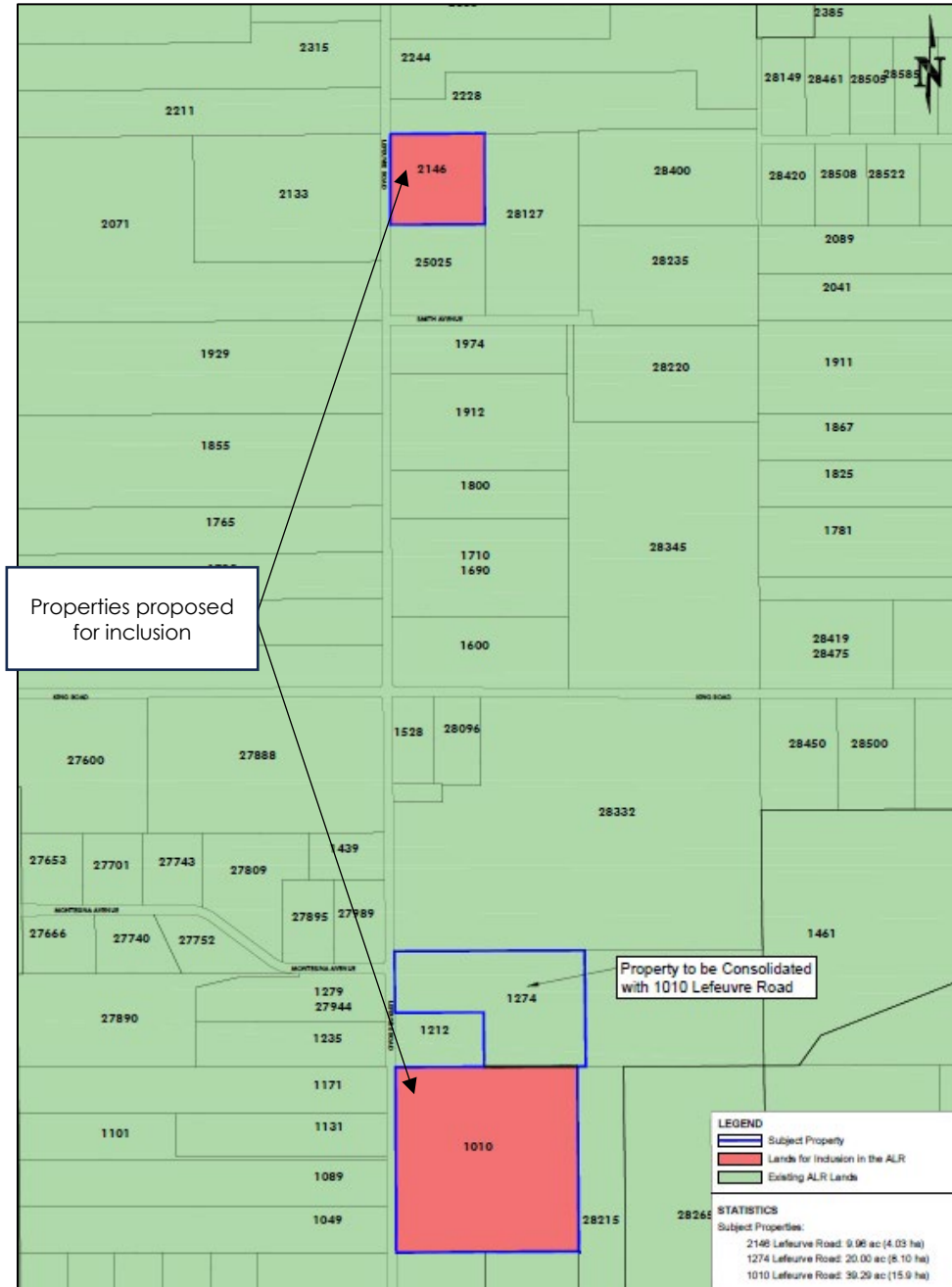


Figure 4 – Lefevre Properties Context Map (see Appendix A)

- 2146 Lefevre Road

2146 Lefevre Road is a square shaped parcel and measures 9.96 acres (4.03 hectares) in size. The parcel is bounded by Lefevre Road and agricultural lands to the west, residential and farm uses to the north, and an aggregate facility to the east and south. The property is surrounded by ALR lands on all sides.

A review of historical aerial imagery indicates that this property was used for aggregate mining from 1973 until approximately 2004. It is assumed that this property was not included within the ALR boundary when the ALC was established in 1973 given its historical aggregate mining land use. The initial decision to omit this parcel from being included in the ALR resulted in a fragmented ALR boundary along Lefevre Road.

The parcel is partially used by the City's Public Works department for the storage of sand and gravel for snow management to service agricultural areas. A future non-farm use application to legally formalize the use of the existing shed structures in ALR will be submitted following ALC's consideration of the exclusion and inclusion applications.



Figure 5 - 2146 Lefevre Road, Aerial Context (see Appendix A)

- *1010 Lefevre Road*

1010 Lefevre Road is a square shaped parcel and measures 39.18 acres (15.85 hectares) in size. The parcel is bounded by Lefevre Road to the west, and agricultural uses to the north, east and south. Directly south and southwest from the property are mushroom farming facilities. The property is surrounded by ALR lands on all sides. The property is currently zoned and is designated "Agriculture 1 – Uplands" in the OCP.

This property is currently farmed for grass forage. A review of historical aerial imagery indicated that this property was mined for aggregate between approximately 1963 to 2009. It is assumed that the property was not included within the ALR boundary when it was established in 1973 given its historical aggregate mining land use. The initial decision to exclude this parcel from the ALR has resulted in a patchwork and fragmented ALR boundary.

- *1274 Lefevre Road*

1274 Lefevre Road is an L-shaped parcel and measures approximately 20.03 acres (8.10 hectares) in size. This property is entirely located within the ALR, and is proposed to be consolidated with 1010 Lefevre Road to create a larger, more uniform parcel to preserve long term agricultural uses.

This property is currently farmed for grass forage together with 1010 Lefevre Road. A review of historical aerial imagery indicated that this property was mined for aggregate between approximately 1963 to 2004.



Figure 6 – 1274 and 1010 Lefevre Road, Aerial Context (see Appendix A)

2.2.1 Agricultural Capability (Lefevre Properties)

McTavish conducted an agricultural assessment for each of the Lefevre Properties to inform the existing conditions and determine the agricultural capability for each site. Six soil pits were installed and analyzed. Three soil pits were installed at each site and analyzed. McTavish's agricultural assessments are included in the submission package as separate reports.

The results of the soil testing and additional assessments indicated that the actual soil quality onsite was not consistent with published soil mapping; therefore, McTavish has revised the agricultural capability of the Lefevre properties. A table providing a high-level summary of McTavish's results is below.

Table 2 - Agricultural Capability for Lefeuvre Properties

Property	Existing Unimproved Capability	Improved Capability	Crop Suitability
2146 Lefeuvre Road (inclusion)	3AP, 7P	3P, 7P	Annual legumes, blueberries, cereals, corn, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and some tree fruits
1010 Lefeuvre Road (inclusion)	4A, 4D, 3APD	3AP, 3PD, 2 APD	Same as above
1274 Lefeuvre Road (for consolidation)	3TAP	3T	Same as above

T = topography limitation
A = soil moisture deficiency
P = stoniness
D = undesirable soil structure / low permeability

3.0 BACKGROUND AND LAND USE

3.1 City of Abbotsford Official Community Plan

The Official Community Plan ("OCP") is Abbotsford's roadmap for the future, providing guidance for growth, change, and development, based on the values, priorities, and aspirations of the community. Adopted in 2016, the OCP is the culmination of almost two years of creative visioning and engagement, involving thousands of residents of all ages and backgrounds. The OCP paints a powerful picture of what Abbotsford will be like and how it will grow to accommodate 200,000 residents.

The OCP establishes the fundamental urban structure of Abbotsford, providing a framework for sustainable growth and development. The urban structure is defined by a hierarchy of mixed-use centres, residential neighbourhoods, and employment lands, contained within the Urban Development Boundary. The urban core is the heart of this structure, composed of the City Centre, four Urban Centres (Clearbrook, Historic Downtown, McCallum, and UDistrict), and supporting neighbourhoods, connected by the Primary Transit Corridor (see Figure 7). Since 2016, under the direction of the OCP, the vast majority of development has occurred within the compact, mixed-use urban core, reflecting and contributing to the sustainable growth of Abbotsford. The OCP does not support expansion of the Urban Development Boundary for residential development.

The King Road Property is designated as "Agriculture 1 – Uplands" in the Official Community Plan (the "OCP") (Figure 8 and attached in Appendix A) because of its location within the ALR.

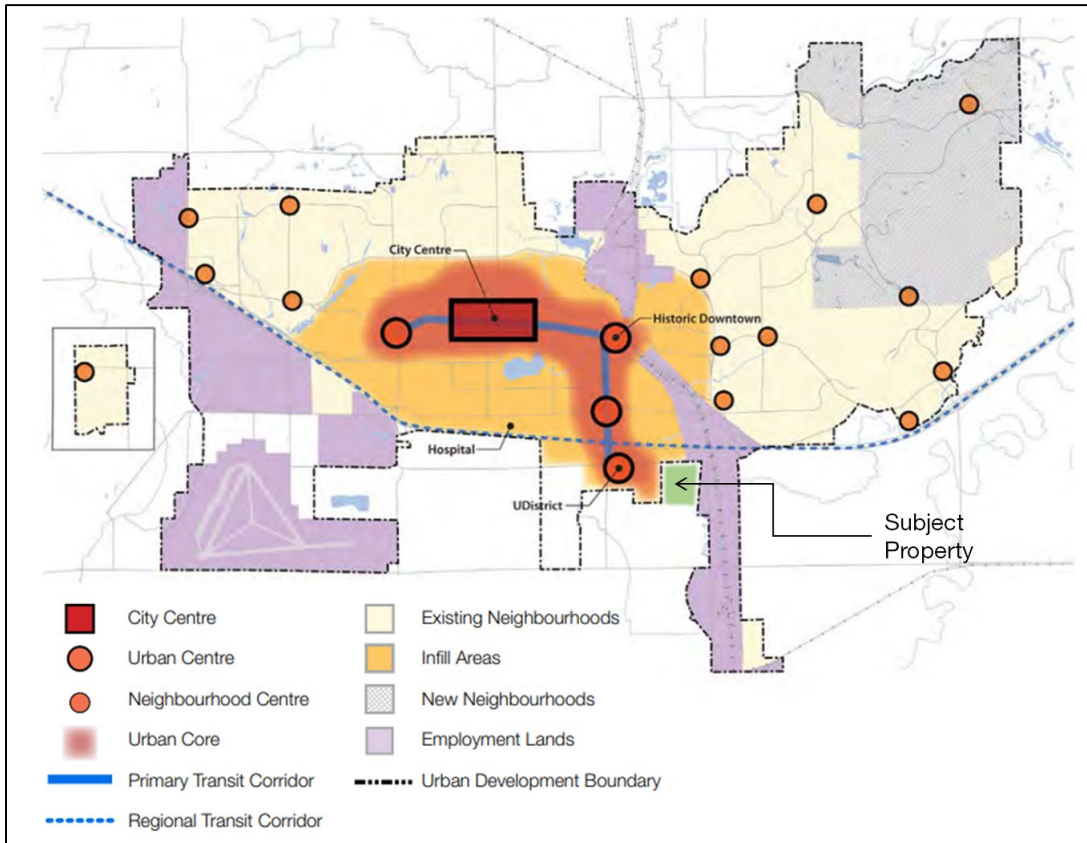


Figure 7 - Urban Hierarchy in OCP in relation to King Road Property

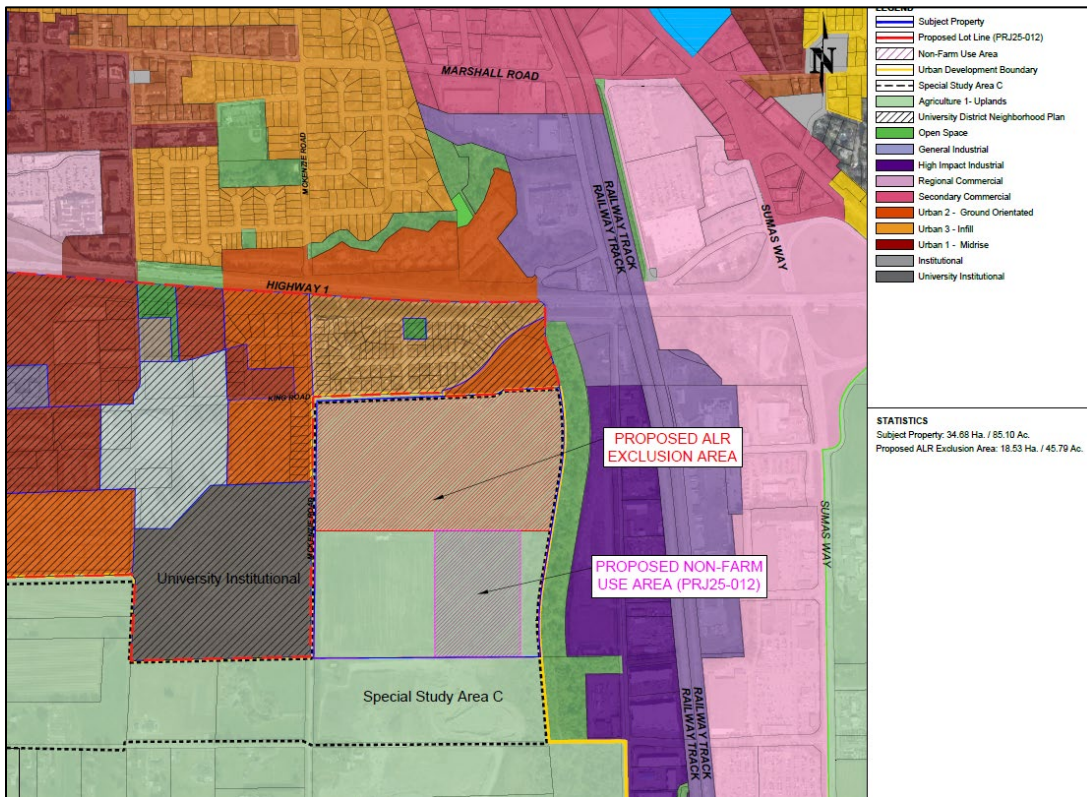


Figure 8 - OCP designation for King Road Property (see Appendix A)

3.1.1 Special Study Area C

The OCP identifies four Special Study Areas, each of which require further analysis based on their unique context and relationship to the urban structure. Two of the Special Study Areas (C and D) are highlighted for future park space, due to their lot configurations, ideal topography, and proximity to existing neighbourhoods, growth areas, parks, and institutions.

The King Road Property is located within the unique context of Special Study Area C (outlined in dashed black line in Figure 8), informing the proposed vision for the property. Special Study Area C is considered for large format, city wide active park space, based on its proximity to growth areas of the urban structure, including the Urban Core, UDistrict Urban Centre, and Primary Transit Corridor, established neighbourhoods, and employment lands. In addition to future park space, Special Study Area C is highlighted for its potential to include agricultural exhibition, research, and education activities, given its adjacency to UFV. The vision for the King Road Property is based on the urban structure and policy guidance for Special Study Area C established by the OCP, accommodating and contributing to the efficient, livable, sustainable growth and development of Abbotsford.

3.2 Parks, Recreation, and Culture Master Plan

Following the adoption of the OCP in 2016, the Parks, Recreation and Culture Master Plan ("Master Plan") was completed in June 2018, concluding approximately two years of consultation and engagement, including both residents and community organizations providing services in the realms of recreation, sport and culture.

In alignment with the OCP and UDistrict Neighbourhood Plan, the Master Plan identifies the acquisition of land for an outdoor sport tournament site as a Medium Term (2024 – 2028) Priority. The King Road Site is highlighted in the Master Plan as an opportunity for land acquisition for a multi-sport City-wide park space. The rationale for this location is consistent with Special Study Area C of the OCP and the UDistrict Neighbourhood Plan, including alignment with transportation infrastructure to support efficient access by residents and proximity to the UFV and the urban area. The Master Plan also identified the subsequent development of this sports and recreation park as a Long Term (2029 – 2043) Priority.

In Abbotsford, sport opportunities are primarily delivered through a community development model and in alignment with the national Long-Term Athlete Development Model. Community sports organizations are supported by the City, primarily through the provision of sport venues, in delivering sport for life to residents. To plan for the sustainment of this delivery approach, the City has undertaken the development of a number of sport service and facility strategies to identify sport venue provision focused on maintaining service levels for the same time horizon identified in the OCP. These strategies include an Arena Services and Facilities Strategy, an Aquatic Services and Facilities Strategy, and a Sport Field and Sport Court Strategy.

Current work and research in developing the Strategies indicate that Abbotsford's outdoor sport inventory in 2024 is lower-than-average on a per capita basis compared to

municipalities in Metro Vancouver and the Fraser Valley. The proposed sports and recreation park considered in the subject exclusion application is intended to continue the development of parks and recreation services for Abbotsford residents and support projected growth.

3.3 Development Permit Areas

The City's Protection of Agriculture Development Permit Guidelines will apply to the proposal to establish a compatible interface between the proposed sports and recreation park use and the adjacent southern portion of the King Road Property in the ALR. This will include landscape buffering along the subdivision boundary. Section 5.3 of this Report further details the proposed landscape buffering suitable for the park use interface to ALR lands to the south.

3.4 Zoning Considerations

The King Road Property is currently zoned Rural Residential (RR). The RR Zone is intended to accommodate single detached dwellings and agricultural uses on large lots in a rural setting. As the proposed sports and recreation park is a use permitted in all zones, per Section 140.1 of the Zoning Bylaw, a rezoning is not required; however, the Exclusion Area would likely be rezoned to Civic Institutional Zone (P1) to reflect the intended use.

2146 Lefevre Road is zoned Agricultural and Resource Processing Zone (A3). 1010 Lefevre Road and 1274 Lefevre Road are zoned Recreation and Campground Zone (CRC). To allow for better consistency with the Agriculture 1 - Uplands designation in the OCP, the City may undertake City-initiated zoning bylaw amendments to rezone the Lefevre properties to the Agriculture One (A1) Zone.

3.5 Prior ALC Applications

Prior applications to the ALC that included the King Road Property date back to 1989 and as recently as 2005.

The most recent 2005 decision stemmed from the City of Abbotsford's 2004 City in the Country Plan (CICP) strategy to address the shortage of industrial and business park lands in Abbotsford. A number of potential sites for industrial growth were identified in the CICP strategy and included the King Road Property and 1240 McKenzie Road. The King Road Property was identified for potential knowledge-based industries and business park uses associated with the UFV. The ALC refused the application and noted that the area is not in proximity to other employment lands and is physically separated from industrial and commercial areas to the east by an escarpment. However, the ALC acknowledged in the resolution opportunities in the future beyond farming.

4.0 PROPOSAL

4.1 Sports And Recreation Park Use

At the core of the exclusion application is the need for expanded parks and recreational services to accommodate projected 200,000 residents in the City of Abbotsford by 2040, as established in the OCP and the Parks, Recreation, and Culture Master Plan. The Exclusion Area is planned to provide recreational, sports, and park amenities to Abbotsford residents. A preliminary concept sketch has been prepared for the recreational and sports park use to illustrate some of the potential uses and format envisioned for the space, as shown in Figure 9.

The detailed design of the recreational and sports park is expected to take place following the ALC's consideration of the exclusion application.



Figure 9 - Active Park Concept Sketch

5.0 EXCLUSION RATIONALE

The exclusion proposal to establish a sports and recreation park is supported through municipal policy and is based on a carefully considered concept aimed at providing a net benefit to agriculture while meeting the needs of a rapidly growing community. Given the importance of agriculture and the ALC's responsibilities under s. 6 of the *ALC Act*, the proposal coordinates the proposed exclusion with an application to add lands to the ALR to protect and enhance the size, integrity, and continuity of the ALR land base.

The following provides a discussion on avenues for increasing the benefits to agriculture, while highlighting the need for a large format active park use established through planning and parks strategy policy development at the City of Abbotsford.

5.1 Other Lands Assessed For Sports And Recreation Park Use

Over the last decade, the City of Abbotsford has been looking to acquire land to support a large format active park use. Securing a location for the envisioned sports and recreation park has been challenging due to existing land constraints in Abbotsford. Abbotsford is the largest municipality in BC by geographic area (389 km²), with approximately 72% of the land base located in the ALR. The remaining lands are either fully developed within the Urban Development Boundary or situated on the steep, environmentally constrained hillside terrain of McKee Peak, Sumas Mountain and Vedder Mountain. After an extensive and exhaustive search, the City identified the King Road Site as the preferred option.

The City of Abbotsford initially considered City-owned lands including two parcels at 1010 Lefeuvre Road and 2146 Lefeuvre Road. 1010 Lefeuvre Road presented a great opportunity to accommodate the park use, as the parcel is not within the ALR and sized appropriately for a park. The property is zoned Recreation and Campground Zone (CRC) in the Zoning Bylaw, which permits outdoor sport uses in addition to campground and resort accommodation.

2146 Lefeuvre was also assessed as a potential site, as it is not within the ALR and shares similar site characteristics to 1010 Lefeuvre Road. The site is partially used as an off-site public works storage for sand and salt used to service rural roads during winter weather events. Upon further review, the Lefeuvre properties, located within an established agricultural area of the City, are located at least 3.5 kilometres from the nearest residential area and at least 7 kilometres from the nearest Urban Centre (see Figure 10 and attached in Appendix A). Siting a sports and recreation park use in an active agricultural area may cause potential conflicts amongst users, including:

- Nuisance complaints, including odour and noise from agricultural uses and agricultural machinery/vehicles;
- Potential Traffic conflicts on Lefeuvre Road. A sports and recreation park use is a traffic-generating use. Lefeuvre Road provides a primary route for agricultural vehicles in this area and could lead to potential conflicts between regular vehicles and farm vehicles.

As such, these lands were determined to be not ideally situated, as both sites are distant from the urban area and surrounded by ALR lands, presenting land use compatibility concerns.



Figure 10 - Lefeuvre Sites - Distances to urban areas (see Appendix A)

Locating the park in the urban area is preferred, as it would provide the best location for access to Abbotsford residents. However, the urban area is mostly built out and subdivided into smaller parcels, making it challenging and infeasible to assemble sufficient land for the envisioned large-format park.

One area within the Urban Development Boundary that has not been built out is the McKee Neighbourhood. Through the recent McKee Neighbourhood Plan process (2021 to 2023), the City explored opportunities to obtain and assemble land for large-format park space. However, these efforts were unsuccessful due to the steep terrain and environmental limitations of the hillside environment, and smaller parks tailored to the local community were identified instead.

The City also considered lands outside of the Urban Development Boundary and not in the ALR, which are primarily located on the mountainous terrain of Sumas Mountain and Vedder Mountain. For reasons similar to McKee, the steep terrain and environmental constraints are not conducive to a large-format park space. Figure 11 below shows the areas considered by the City to locate the proposed sports and recreation park.

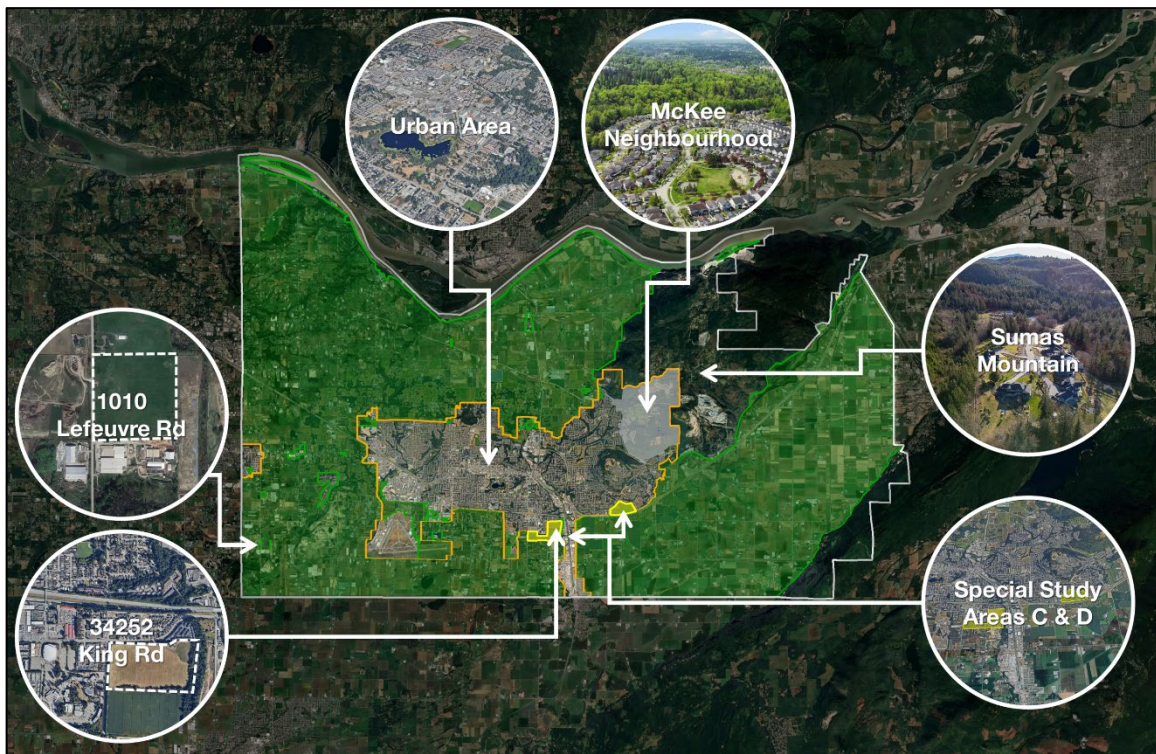


Figure 11 - Areas Considered for Sports and Recreation Park (attached in Appendix A)

Developing a city-wide park surrounded by ALR lands would pose additional land use compatibility issues, including potential disruption to broader area farming operations. Through the OCP update in 2016, Special Study Areas C and D were identified as potential park sites due to their proximity to the urban area and majority of residents, minimal agricultural edge conditions, access to transit, and, in the case of Special Study Area C, adjacency to UFV. Special Study Area D was not pursued for siting a sports and recreation park at this time as the site exhibits higher soil classification (Class 1 improved agricultural capability), is located within the floodplain, and is actively farmed by a dairy farmer.

With these factors considered, the northern 46-acre (18.6-hectare) portion of the King Road Property has become the preferred location for large-format, city-wide park space due to its ideal size, topography, and location adjacent to the urban area, proximity to transit and UFV, and minimal edge conditions with the ALR (see Figure 12 and attached in Appendix A).

If the subject ALR Inclusion and Exclusion proposal is unsuccessful, the City may further study 1010 and 2146 Lefeuvre Road to determine the highest and best use for the properties in response to various urban land pressures.



Figure 12 - Exclusion Area and Proximity to Urban Centres (see Appendix A)

5.2 Special Study Area C

As noted in Section 3.1.1, the King Road Property is located within Special Study Area C, which is considered for large format, city wide active park space, based on its proximity to growth areas of the urban structure, including the urban core, UDistrict urban centre, and Primary Transit Corridor, established neighbourhoods, UFV and employment lands. In addition to future park space, Special Study Area C is highlighted for its potential to include agricultural exhibition, research, and education activities, given its adjacency to UFV.

Special Study Area C was established through the planning process for the 2016 OCP, which forecasted a population of 200,000 for the City of Abbotsford by 2040. The King Road Property was included within Special Study Area C with the understanding that the anticipated population growth in the City will require access to additional public amenities, including the provision of large format public parks. Parcels within Special Study Area C are considered suitable for park and institutional uses due to their lot configurations, ideal topography, and proximity to neighborhoods, growth areas, parks and the UFV. Lands to the west and north are within the UDistrict Neighbourhood Plan, identified as one of four Urban Centres in the City of Abbotsford. The proposed sports and recreation park will serve not only serve residents within the UDistrict Neighbourhood Plan but will provide large format sports and recreation space easily accessible to all Abbotsford residents.

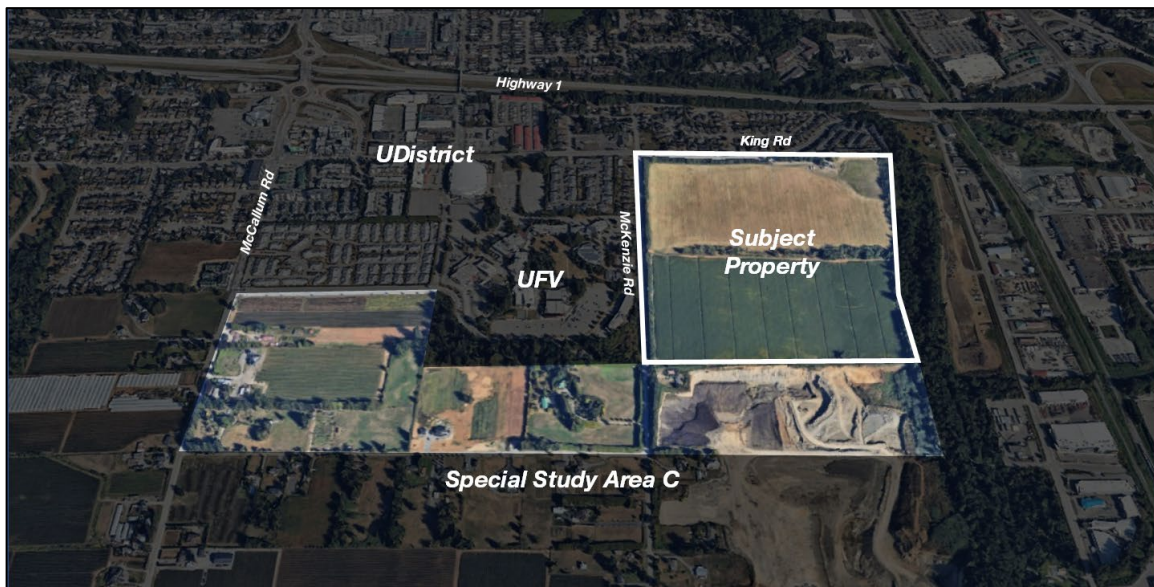


Figure 13 – King Road Property and Context of Special Study Area C

The southern 40-acre (16.2-hectare) half of the King Road Property, also within Special Study Area C, is under application to allow a 15-acre non-farm use area to support the relocation of the Provincial Plant and Animal Health Centre (PAHC). The Provincial PAHC proposal is consistent with the OCP concept for Special Study Area C, which also envisions agriculture-related uses, including innovation, research and development, and education.

The combination of the sports and recreation park use within the Exclusion Area, the Provincial PAHC, and the adjacent UFV campus would establish compatible and complementary land uses that create an institutional hub with long term public benefits and integrate an effective urban to ALR transition.

5.3 Strengthening the Edge of the ALR

To safeguard agricultural uses from urban land uses, a suitable buffer is needed to preserve a firm edge, according to the Ministry of Agriculture's Guide to Edge Planning. With a set boundary in place, speculation in the ALR will be reduced by creating a visual and physical boundary for where growth should terminate. In turn, this helps create certainty for agricultural lands by limiting further encroachment into agricultural lands and change the land use.

Section 3.2 of the Guide to Edge Planning considers different types of urban development and their compatibility near the edge of agricultural lands. Compatibility of urban uses to adjacent agricultural lands is ranked from low, medium, high compatibility, and considers factors such as intensity of use, number of people, and siting of buildings for proposed urban uses. Recreational uses (e.g., playing fields, nature trails, golf courses) are considered moderately to highly compatible land uses to agricultural lands.

As the proposed sports and recreation park abuts lands to remain in the ALR along its southern property line, edge planning guidelines have been reviewed. For the King Road Property, ALR lands to the south, including interface with the proposed PAHC facility, will be buffered from the Exclusion Area along the south border through retention of existing trees (where possible) and installation of an interior lot line interface buffer (minimum 10 metres wide) set out in the Protection of Agriculture Development Permit Guidelines in the OCP. The City-owned open space (which is a titled parcel) to the east is a steep escarpment also within the ALR and will be buffered from the park use through retention of existing trees along the eastern boundary of the Exclusion Area. The landscape buffering concepts are proposed in consideration of policy AG9 (Interior Lot Line Interface Buffer) per the City of Abbotsford's Protection of Agriculture Development Permit Guidelines. Figure 14 shows the proposed buffering concept for the Exclusion Area and Figure 15 shows the Protection of Agriculture DP AG9 Interior Lot Line Buffering Conditions.



Figure 14 - Proposed Landscape Buffer For Exclusion Area (see Appendix A)



Figure 15 - Protection of Agriculture DP Guidelines - AG9 Interior Lot Line Interface Buffer

The proposed Exclusion Area is appropriately located at the edge of the ALR, abutting urban uses to the north, east and west, and ALR lands to the south. The sports and recreation park use will not create any visual fragmentation within ALR lands; instead serving as a transition from the Provincial PAHC non-farm use proposal to the south, urban residential uses to the north. Furthermore, the King Road Property is a compatible use to UFV to the west.

Figures 16 and 17 below show a north-south and east-west schematic cross sections. The north-south cross section shows the transition from agricultural lands to the proposed non-farm use, to the subject Exclusion Area, and to existing urban uses north of King Road. The east-west cross section demonstrates the compatibility of the sports and recreation park use to UFV on the west edge, and the escarpment and industrial uses to the east.

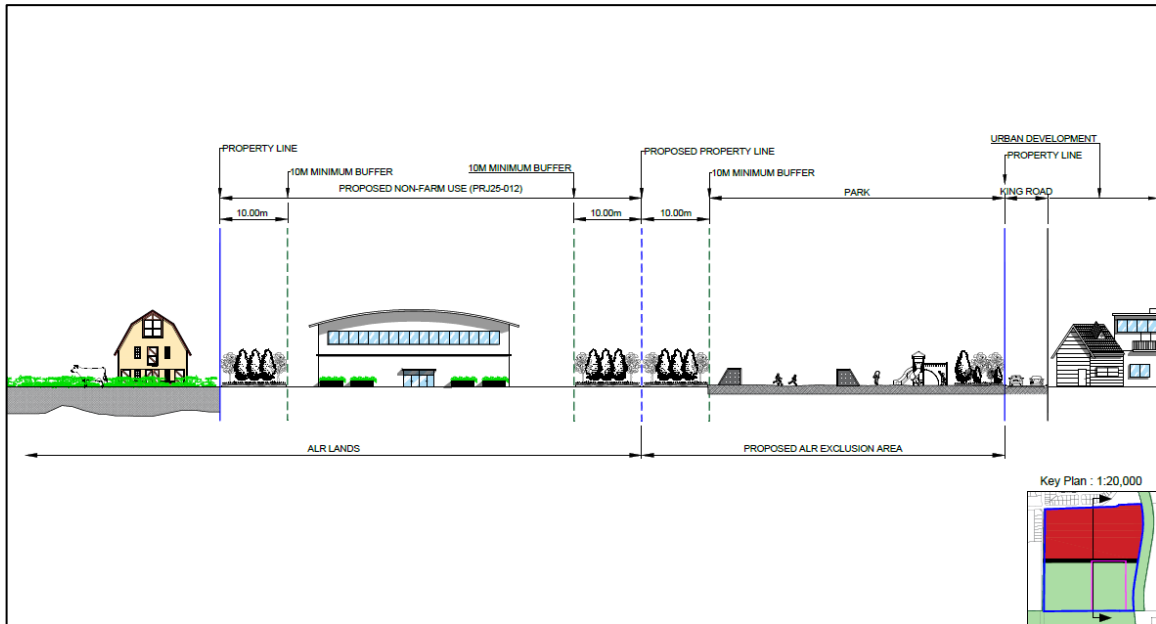


Figure 16 - Schematic North-South Cross Section Of Land Use Transition (see Appendix A)

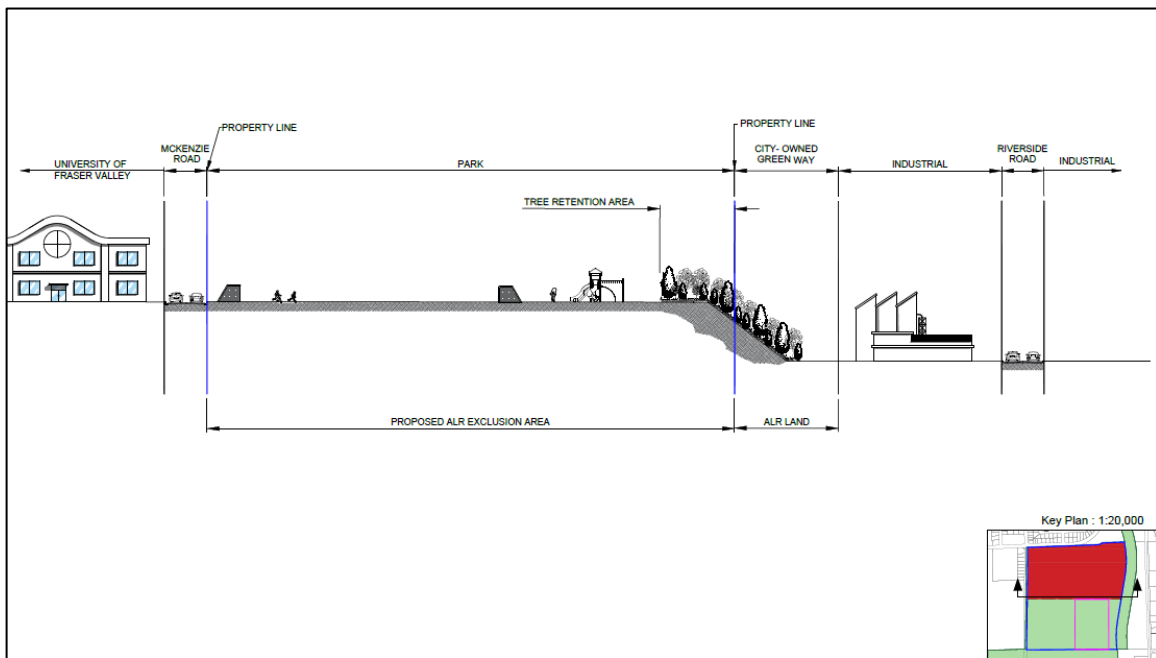


Figure 17 – Schematic East-West Cross Section of Land Use Transition (see Appendix A)

5.4 Inclusion in the ALR and Net Benefit to Agriculture

To ensure the ALC can meet its purpose and mandate prescribed in s. 6 of the ALC Act, a separate application to include lands in the ALC is proposed under s.17(3) of the ALC Act to protect and enhance the size, integrity, and continuity of the ALR land base.

As described in Section 2.2 of this report, the inclusion application proposes to add the properties at 2146 Lefeuvre Road and 1010 Lefeuvre Road to the ALR). The combined sizes

of the properties proposed for inclusion total approximately 49 acres (20 hectares), which amounts to a greater than 1:1 inclusion to exclusion ratio. In addition, the application proposes consolidation of 1010 Lefeuvre Road with the adjacent 1274 Lefeuvre Road property to the north (see Figure 18) to form a 59-acre (24 hectare) parcel. This consolidation further supports the ALC's s.6 mandate of protecting and enhancing the size, integrity, and continuity of the ALR land base.

These isolated non-ALR lands have never formed part of the ALR, and without the protection of the ALC Act may be susceptible to incompatible uses that could erode the integrity of the ALR and negatively impact adjacent farmlands. Figure 19 below (attached in Appendix A) provides a visual of the existing patchwork in the ALR boundary with the omission of 2146 and 1010 Lefeuvre Road from the ALR boundary.

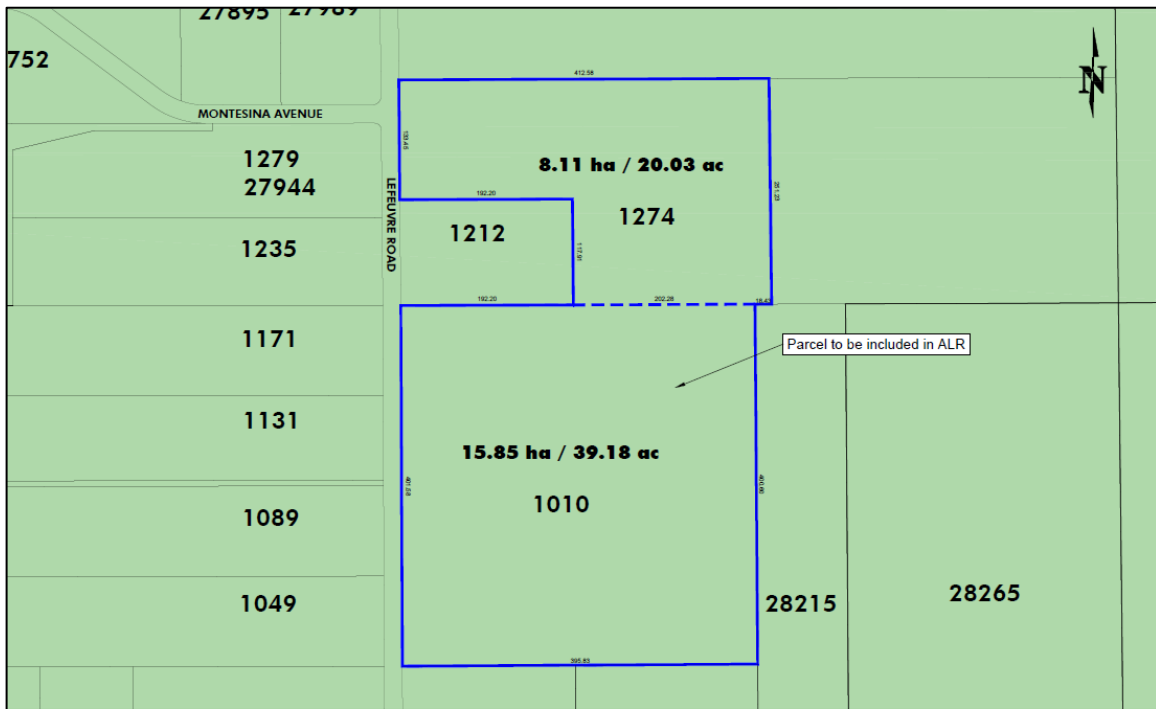


Figure 18 - Proposed Subdivision (Consolidation) Configuration (see Appendix A)

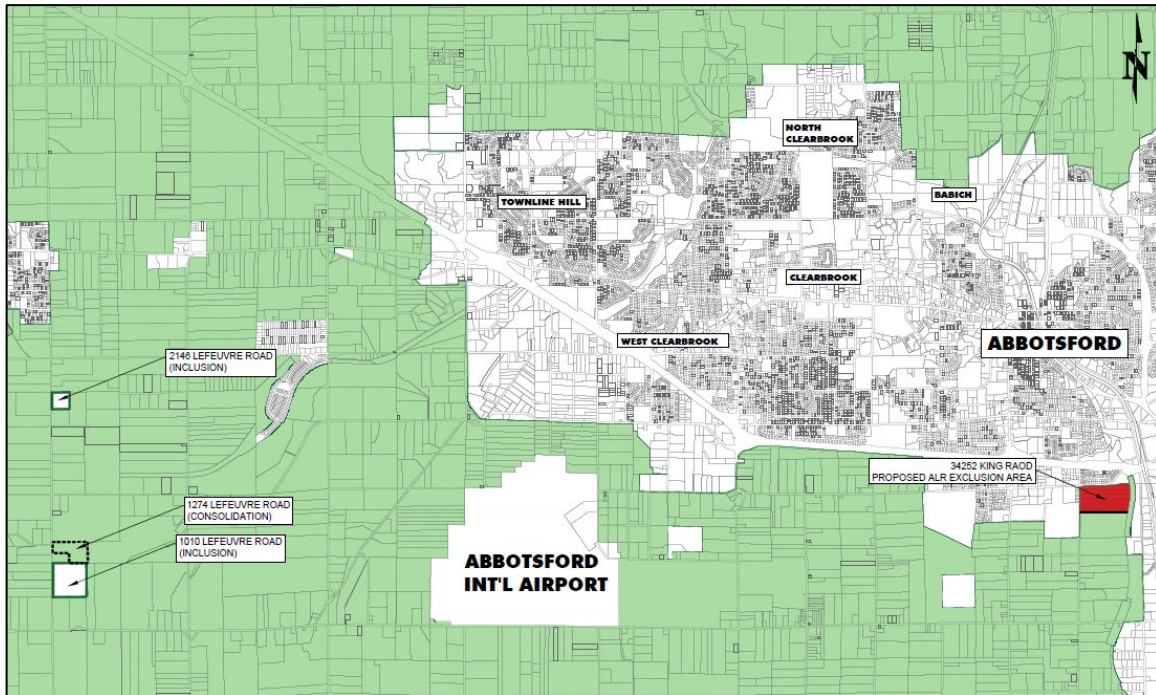


Figure 19 - Inclusion and Exclusion Parcels in the ALR Context (see Appendix A)

5.4.1 Net Benefit to Agriculture

In recognition of the ALC's purpose prescribed by s.6 of the ALC Act, the inclusion proposal ensures that the size, integrity and continuity of the ALR land base can be preserved and protected. In addition, it was essential that the proposed inclusion lands provided similar agricultural capability and a net benefit to agriculture in return for lands proposed for exclusion. Based on McTavish's agricultural assessments of the inclusion/consolidation and exclusion properties, the lands identified for inclusion and consolidation have very similar improved agricultural capabilities and comparable crop suitability as the Exclusion Area, detailed in Table 2 below. The range of crops supported by Class 2 and 3 soils are similar. With management inputs, suitable crops listed in Table 3 are as productive in Class 3 soils as Class 2 soils.

The inclusion/consolidation properties on Lefeuvre Road are located in an area with a range of active agricultural uses, including berry farms, nursery stock / Christmas tree farms, greenhouses (pepper production), soil amendment operations, and a mushroom growing facility. These established agricultural uses exemplify the range of agricultural options for the Lefeuvre properties.

By including 1010 Lefeuvre Road and 2146 Lefeuvre Road, and consolidating 1274 Lefeuvre Road with 1010 Lefeuvre Road, the ALR boundary as a whole is strengthened and further protected. The proposal resolves a historical patchwork configuration, which left as is provides the potential for future non-agricultural uses to establish in the area, weakening the agricultural integrity of the adjacent lands.

Table 3- Agricultural Capability and Suitability of Inclusion / Consolidation Lands and Exclusion Area

Property	Area	ALR	Improved Capability*	Suitable Crops
2146 Lefeuve Road (proposed for inclusion)	9.96 ac / 4.03 ha	No	Class 3	Annual legumes, blueberries, cereals, corn, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and some tree fruits
1010 Lefeuve Road (proposed for inclusion)	39.2 ac / 15.9 ha	No	Class 2 Class 3	Annual legumes, blueberries, cereals, corn, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and some tree fruits
1274 Lefeuve Road (proposed to be consolidated with 1010 Lefeuve Road)	20 ac / 8.1 ha	Yes	Class 2 Class 3	Annual legumes, blueberries, cereals, corn, nursery and Christmas trees, perennial forage crops, raspberries, strawberries, and some tree fruits
ALR Inclusion and Consolidation Total	49.16 ac / 19.93 ha (inclusion) + 20 ac / 8.1 ha (consolidation) = 69.16 ac / 28.03 ha			
34252 King Road (Exclusion)	46 ac / 18.6 ha	Yes	Class 2 Class 3	Annual legumes, blueberries, cereals, cole crops, corn, nursery and Christmas trees, perennial forage crops, root crops, shallow rooted annual vegetables, strawberries, and tree fruits

*see McTavish Agricultural Assessment for detailed Soil Class information

5.4.2 Additional Agricultural Benefits

The proposed sports and recreation park development in the Exclusion Area could potentially provide additional land improvements to the southern portion of the King Road Property outside of the non-farm use proposal area. McTavish's Agricultural Assessment notes that topsoil salvaged from the Exclusion Area during park development could be relocated to the southern portion of the King Road Property to raise lower areas and improve the topographic limitations of the field. Screening or rock picking of salvaged topsoil is also recommended to limit the volume of course fragments in the relocated topsoil.

5.5 Advancing Agricultural Practices in the City of Abbotsford

Agriculture plays a central role in Abbotsford's economy, culture, and identity, as approximately 72% of the City's land base is located in the ALR. The City of Abbotsford's commitment to supporting agriculture and advancing agricultural practices within the municipality is evidentially demonstrated by the proposal to include more comparable land than in the ALR than the amount being proposed for exclusion.

The City of Abbotsford has developed a strong regulatory framework to support agricultural uses. In August 2022, the City completed AgRefresh, a three stage planning process to review and update agricultural policies, bylaws, and regulations, and to establish a framework for improving bylaw compliance for lands within the ALR. The AgRefresh project delivered updated OCP policy and Zoning Bylaw regulation and prepared a bylaw compliance approach for farming areas.

The City of Abbotsford has created a unique funding approach to allow continued support of agricultural uses. An Agricultural Enhancement Endowment Fund ("Fund") is funded by a \$20,000 per acre contribution for rezoned lands in the City in the Country Plan. The Fund is distributed via the Agricultural Enhancement Grants Program administered by the Abbotsford Community Foundation to:

- Encourage agricultural innovation
- Increase agricultural productivity
- Build capacity in the agriculture sector
- Promote sustainable agricultural practices

6.0 CONCLUSION

The proposed ALR exclusion of the northern 46 acres (18.6 hectares) represents a significant opportunity for the City of Abbotsford to provide much needed sports and recreation park space while benefiting agriculture in the long term within the same community. The City of Abbotsford's policies, including the OCP, Parks, Recreation, and Culture Master Plan, and the UDistrict Neighbourhood Plan are aligned in identifying the King Road Property for sports and recreation park use to maintain and enhance recreational needs of a growing population. Since 2016, under the direction of the OCP, the vast majority of development has occurred within the compact, mixed-use urban core and ALR exclusions to support residential uses are not supported by policy.

To ensure that the exclusion application does not result in a loss of agriculturally-capable lands, the inclusion of approximately 49 acres (20 hectares) of land into the ALR is proposed at 2146 and 1010 Lefeuvre Road. An additional consolidation of 1274 and 1010 Lefeuvre Road will create a larger, 59-acre (24-hectare) parcel to support and protect agricultural uses in the long term. The lands earmarked for inclusion and consolidation are confirmed by detailed agricultural capability assessments to be equivalent in capability and suitability as the Exclusion Area and are provided as a net benefit to agriculture in return for lands proposed for exclusion. As a result, the proposed inclusion and land consolidation represents more than a 1:1 exclusion to inclusion replacement ratio and preserves a continuous fabric of ALR lands for long term agricultural production pursuant to s. 6 of the ALC Act to improve the size and continuity of the ALR land base.

The exclusion of the 46 acres (18.6 hectares) from the ALR will not impact the continuity and integrity of the ALR, as the lands being excluded are bounded on three sides by non-ALR uses. By including 1010 Lefeuvre Road and 2146 Lefeuvre Road, and consolidating 1274 Lefeuvre Road with 1010 Lefeuvre Road, the ALR boundary as a whole

is strengthened and further protected. The proposal resolves a historical patchwork configuration, which left as is provides the potential for future non-agricultural uses to establish in the area, weakening the agricultural integrity of the adjacent lands.

We trust that the provided information clearly addresses the merits of this exclusion and inclusion proposal. We look forward to working with City of Abbotsford staff to advance the application for Council's endorsement to refer the exclusion and inclusion applications for the ALC's consideration.

Sincere regards,

Pacific Land Resource Group Inc.

A handwritten signature in black ink, appearing to read 'Laura Jones', followed by a period.

Laura Jones, MCIP, RPP
Managing Partner

Appendix A

Appendix A – Figures 1, 2, 4, 5, 6, 8, 10, 11, 12, 14, 16, 17, 18, and 19 of the report

Figure 1 – King Road Property within ALR Designated Lands

PROJECT:
34252 King Road, Abbotsford

DRAWING TITLE:
ALR Context Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
City of Abbotsford

SCALE:
1:10,000

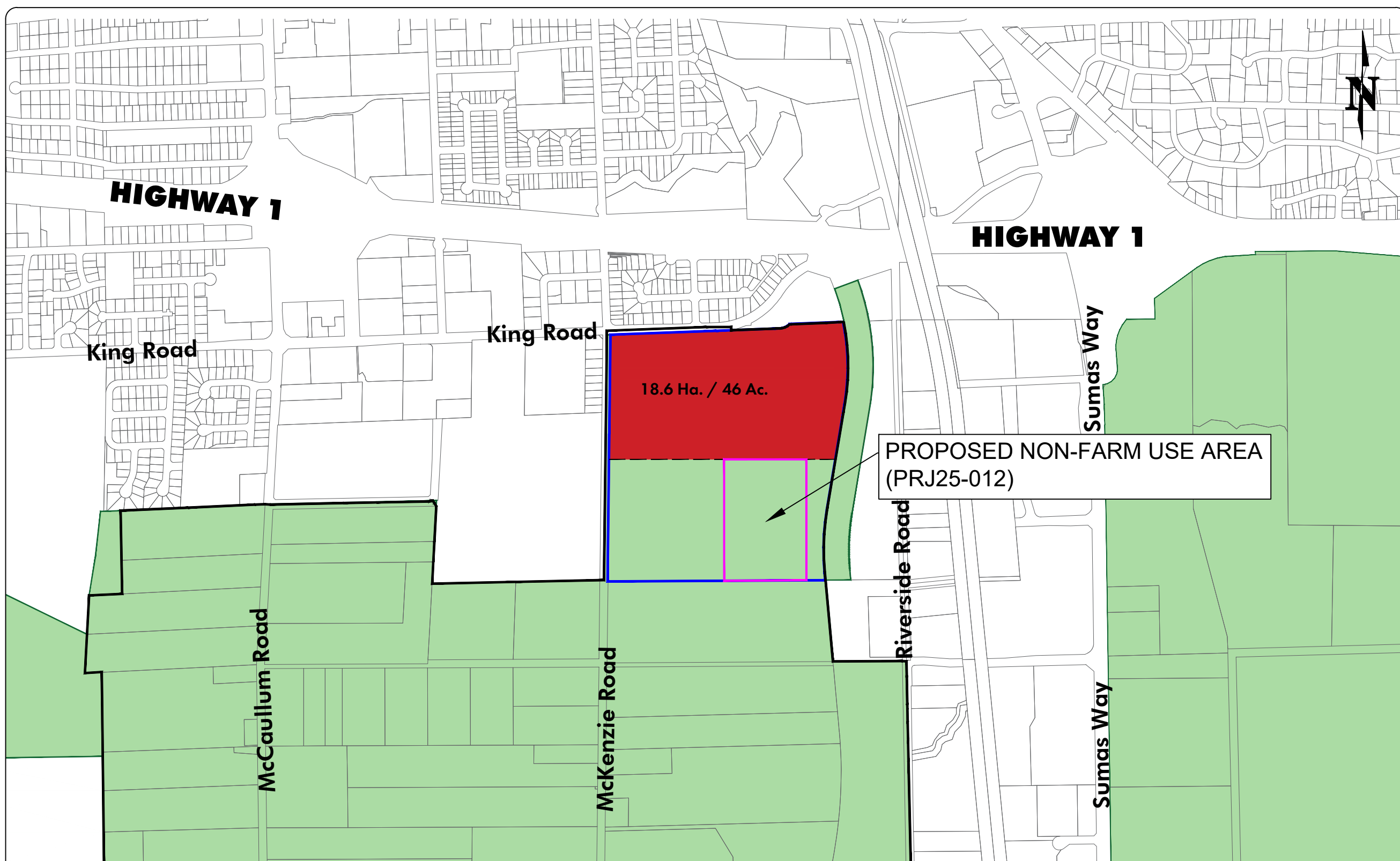
DATE:
March 21, 2025

PROJECT No:
24-2811

DRAWING No:
01

DESIGNED BY:
JS

CHECKED BY:
RS



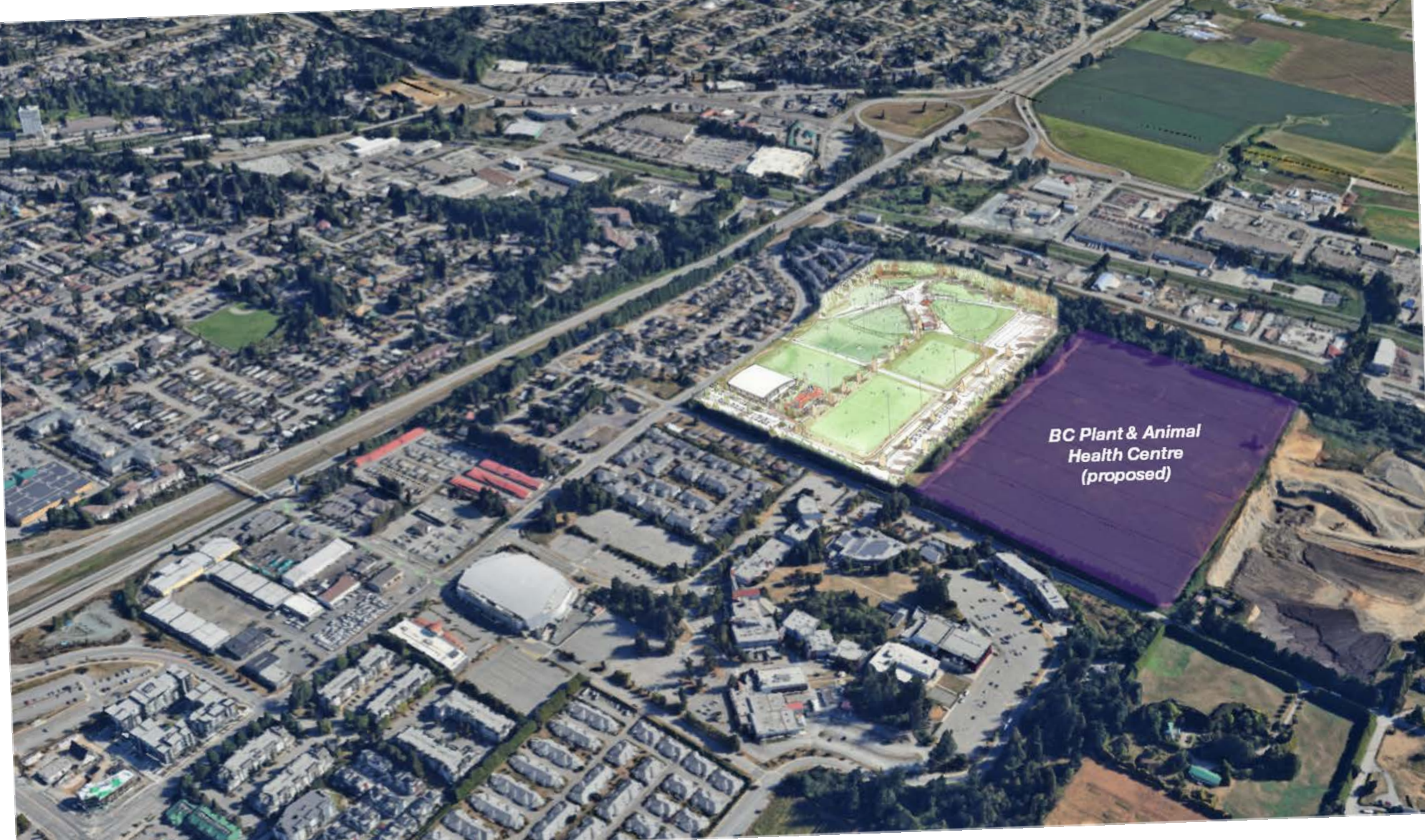
LEGEND

	Subject Property
	Proposed Lot Line (PRJ25-012)
	City of Abbotsford Urban Development Boundary
	Proposed Non-Farm Use Area (PRJ25-012)
	Proposed ALR Exclusion Area
	ALR Lands

STATISTICS

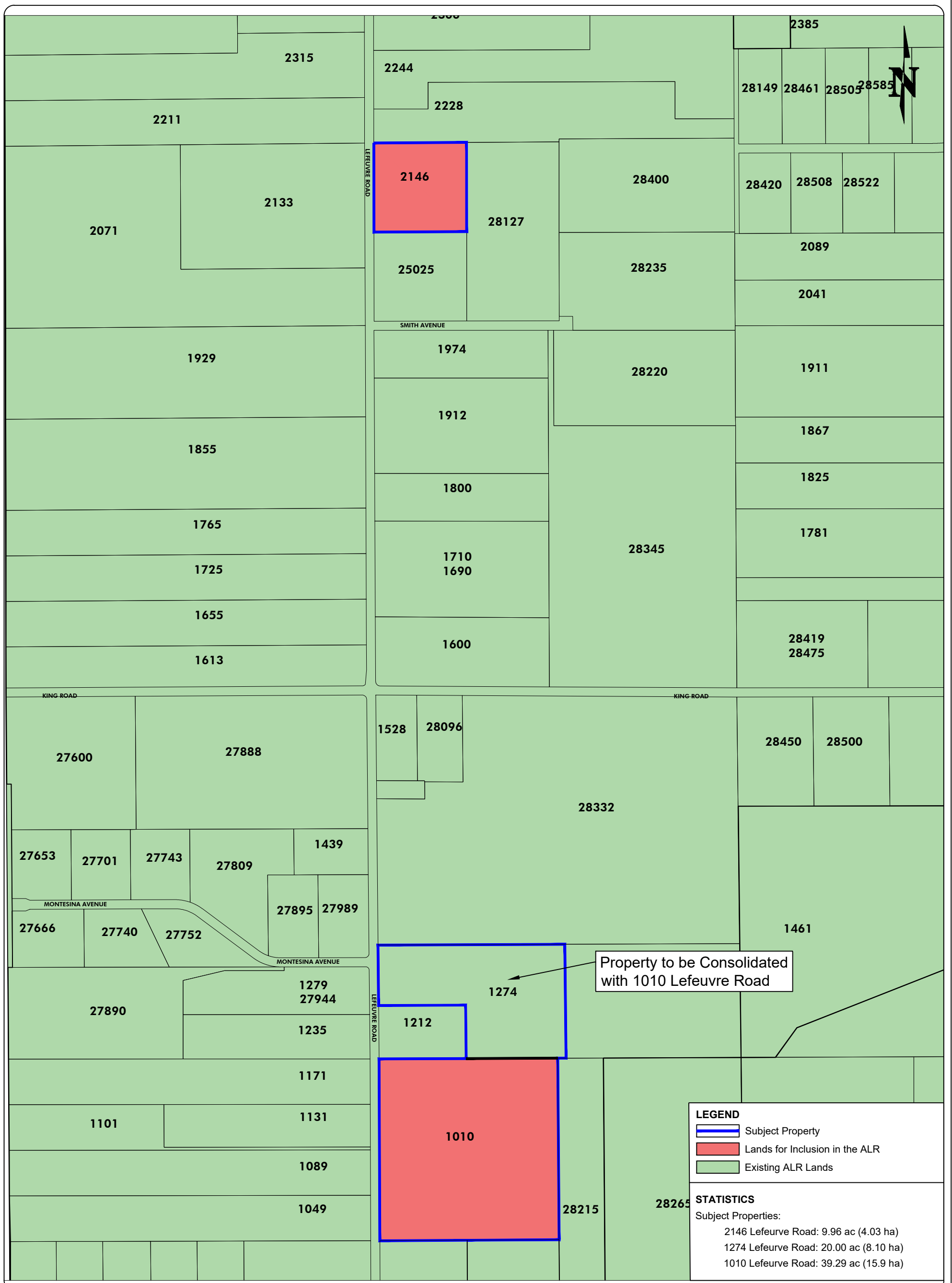
Subject Property: 34.68 Ha. / 85.70 Ac.
Proposed ALR Exclusion Area: 18.6 Ha. / 46 Ac.

Figure 2 - Proposed Sports and Recreation Park and Context Area



**BC Plant & Animal
Health Centre
(proposed)**

Figure 4 – Lefeuvre Properties Context Map



LEGEND

- Subject Property
- Lands for Inclusion in the ALR
- Existing ALR Lands

STATISTICS

Subject Properties:

- 2146 Lefeuvre Road: 9.96 ac (4.03 ha)
- 1274 Lefeuvre Road: 20.00 ac (8.10 ha)
- 1010 Lefeuvre Road: 39.29 ac (15.9 ha)

PROJECT: 2146, 1247, 1010 Lefeuvre Road, Abbotsford			
TITLE: ALR Inclusion Plan			
CLIENT: City of Abbotsford			
PROJECT No: 24-2811	DATE: April 17, 2025	DRAWING No: 01	SCALE: 1:8,000
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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Figure 5 – 2146 Lefeuvre Road, Aerial Context



Lefeuve Rd

2146 Lefeuve Rd
10 ac (4 ha)
Improved Soil Class 2



Figure 6 – 1274 and 1010 Lefeuvre Road, Aerial Context

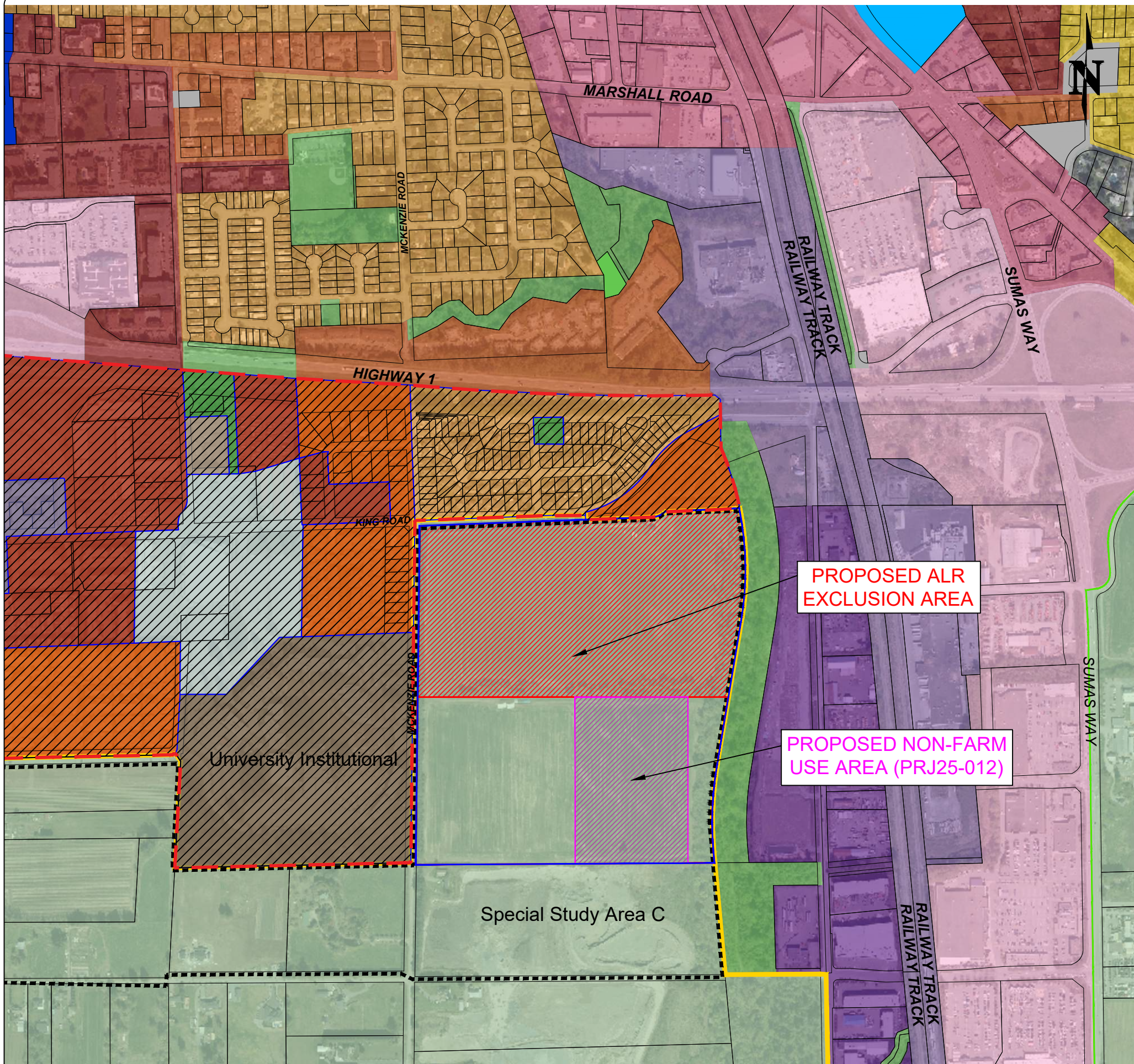
1274 Lefeuve Rd
20 ac (8.1 ha)
Improved Soil Class 2-3

1010 Lefeuve Rd
39.2 ac (15.8 ha)
Improved Soil Class 2-3

Lefeuve Rd



Figure 8 – OCP Designation for King Road Property



- LEGEND**
- Subject Property
 - Proposed Lot Line (PRJ25-012)
 - Non-Farm Use Area
 - Urban Development Boundary
 - Special Study Area C
 - Agriculture 1- Uplands
 - University District Neighborhood Plan
 - Open Space
 - General Industrial
 - High Impact Industrial
 - Regional Commercial
 - Secondary Commercial
 - Urban 2 - Ground Orientated
 - Urban 3 - Infill
 - Urban 1 - Midrise
 - Institutional
 - University Institutional

STATISTICS
 Subject Property: 34.68 Ha. / 85.10 Ac.
 Proposed ALR Exclusion Area: 18.6 Ha. / 46 Ac.

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PROJECT:
34252 King Road, Abbotsford

DRAWING TITLE:
OCP Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
City of Abbotsford

SCALE:
1:7,500

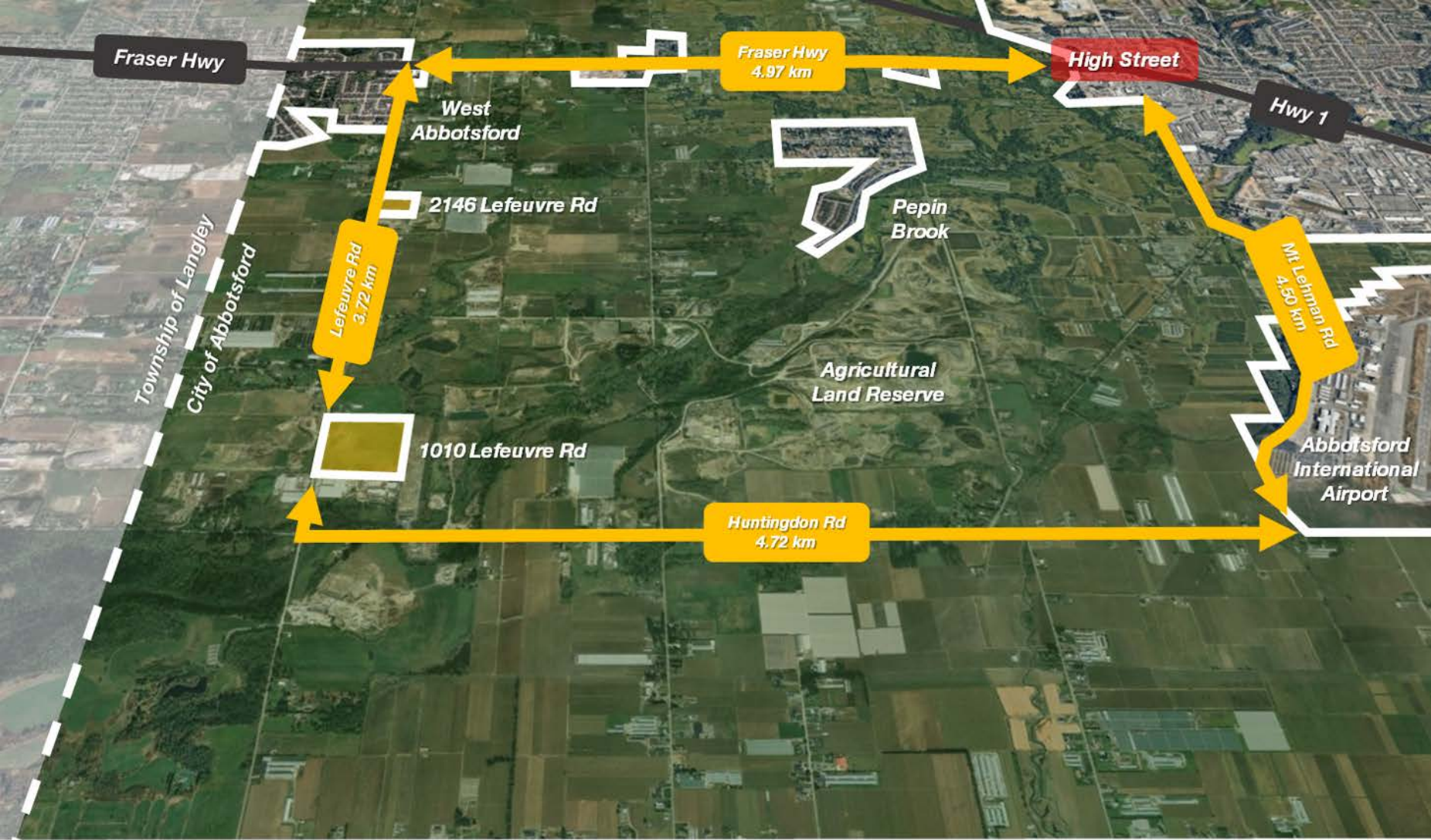
DATE:
April 04, 2025

PROJECT No:
24-2811

DRAWING No:
06

DESIGNED BY: JS	CHECKED BY: RS
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Figure 10 – Lefevre Properties, Distances to Urban Areas



Fraser Hwy

Fraser Hwy
4.97 km

High Street

Hwy 1

West
Abbotsford

2146 Lefeuvre Rd

Pepin
Brook

Agricultural
Land Reserve

Lefeuvre Rd
3.72 km

Mt Lehman Rd
4.50 km

Abbotsford
International
Airport

1010 Lefeuvre Rd

Huntingdon Rd
4.72 km

Township of Langley
City of Abbotsford

United States of America

Figure 11 – Areas Considered for Sports and Recreation Park

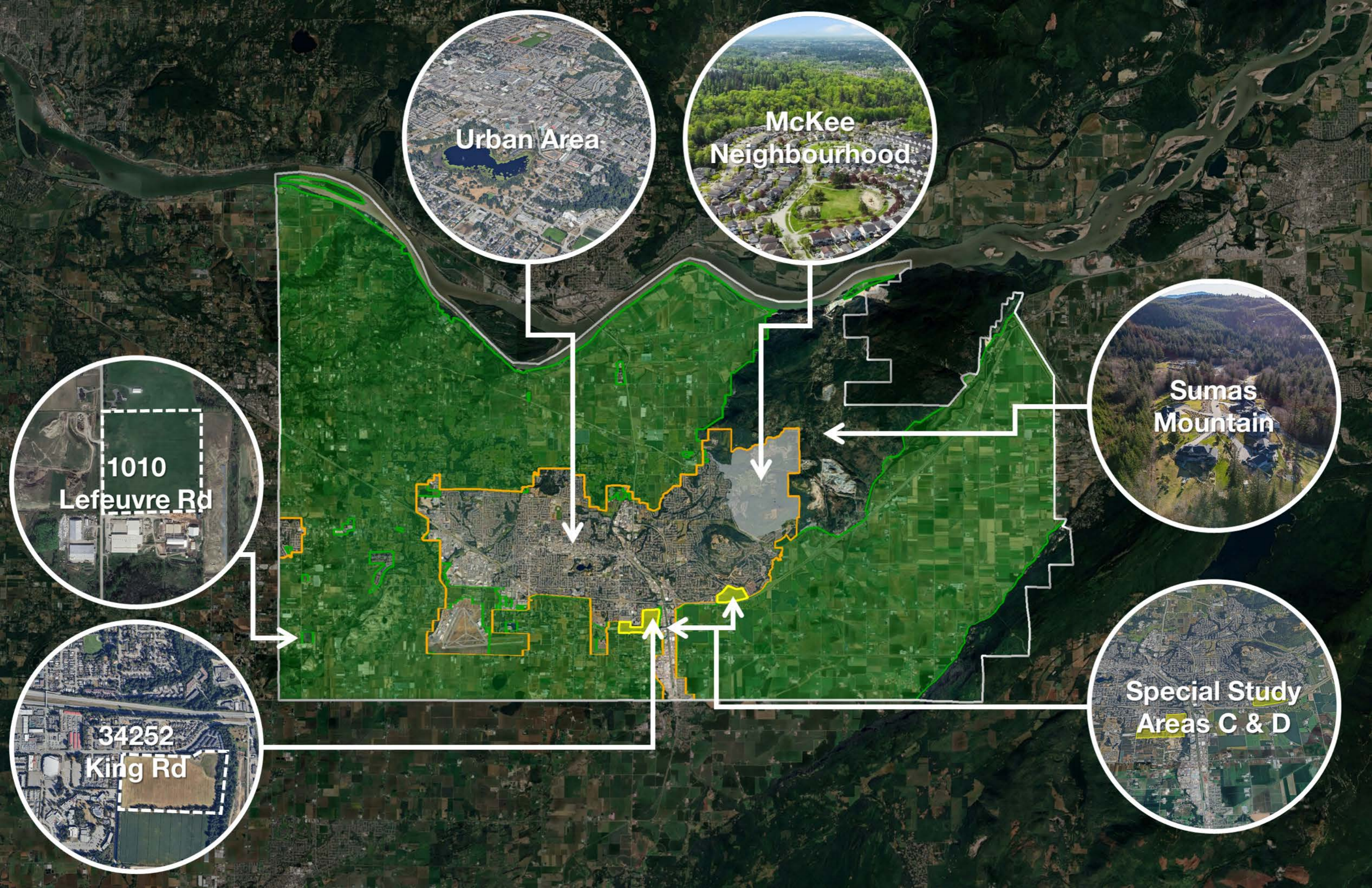


Figure 12 – Exclusion Area and Proximity to Urban Centres



City Centre

Historic Downtown

Mill Lake Park

McCallum

Marshall Rd

Highway 1

Pedestrian Bridge

Park & Ride

Bus Route

King Rd

UDistrict

Subject Site

University of the Fraser Valley

BC Plant & Animal Health Centre (proposed)

McCallum Rd

Abbotsford Centre

McKenzie Rd

Highway 11

Figure 14 – Proposed Landscape Buffer for Exclusion Area



LEGEND

- Subject Property
- Proposed Lot Lines (PRJ25-012)
- Proposed Non-Farm Use Area (PRJ25-012)
- 10m Buffer
- City mapped Watercourses
- Tree Preservation Area
- University of Fraser Valley
- Urban
- Industrial Area
- Existing Trees to be Preserved (Not Surveyed)

STATISTICS

Subject Property: 34.68 Ha. / 85.10 Ac.
 Proposed ALR Exclusion Area: 18.6 Ha. / 46 Ac.



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PROJECT:
34252 King Road, Abbotsford

DRAWING TITLE:
Buffer Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
City of Abbotsford

SCALE:
1:5,000

DATE:
April 17, 2025

PROJECT No:
24-2811

DRAWING No:
04

DESIGNED BY: JS	CHECKED BY: RS
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Figure 16 – Schematic North-South Cross Section Of Land Use Transition

PROJECT:

34252 King Road, Abbotsford

DRAWING TITLE:

**Schematic
Cross-Section**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

City of Abbotsford

SCALE:

N.T.S U.N.O

DATE:

April 11, 2025

PROJECT No:

24-2811

DRAWING No:

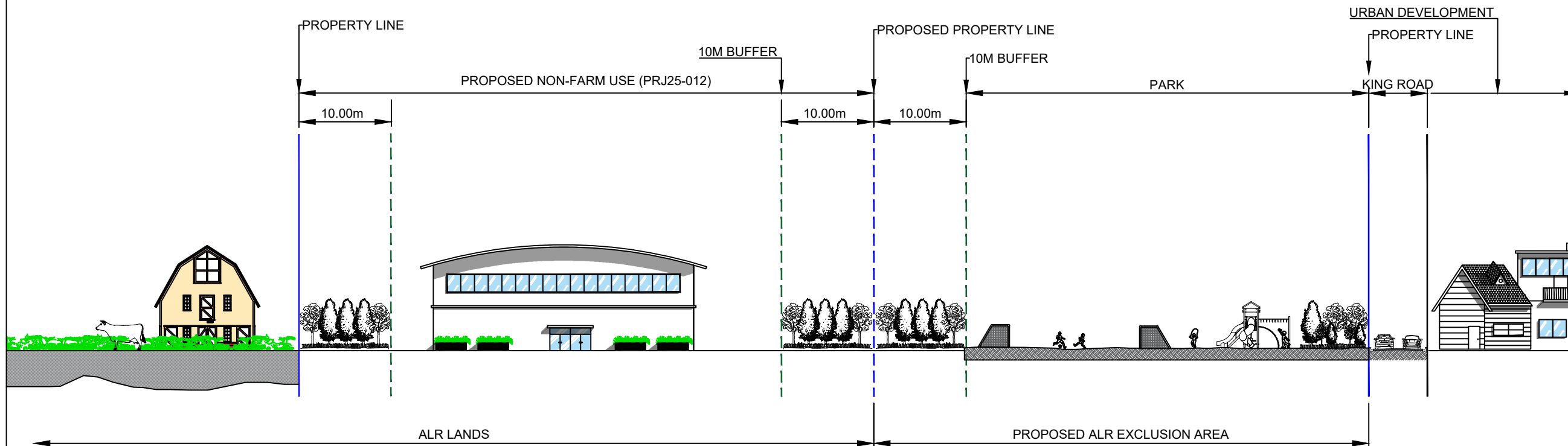
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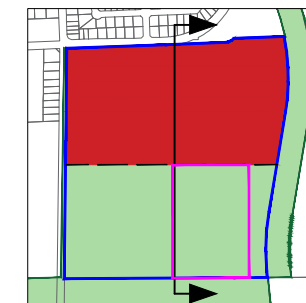
JS

CHECKED BY:

RS



Key Plan : 1:20,000



LEGEND



-  Subject Property
-  10m Buffer

Figure 17 – Schematic East-West Cross Section of Land Use Transition

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PROJECT:

34252 King Road, Abbotsford

DRAWING TITLE:

**Schematic
Cross-Section**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

City of Abbotsford

SCALE:

N.T.S U.N.O

DATE:

April 23, 2025

PROJECT No:

24-2811

DRAWING No:

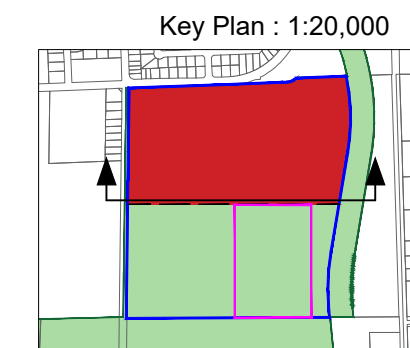
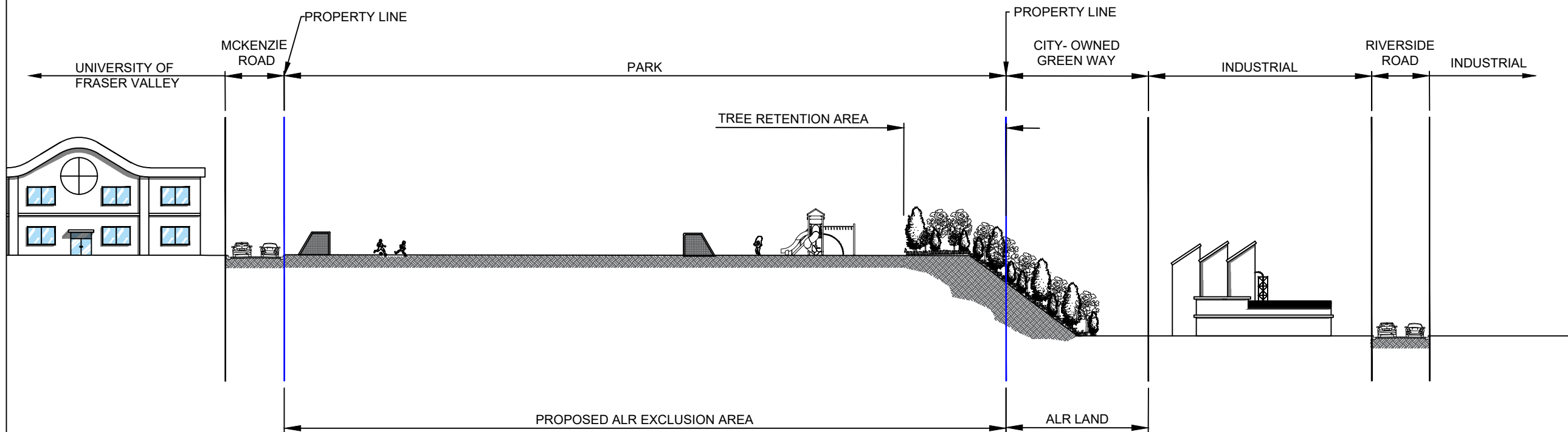
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DESIGNED BY:

JS

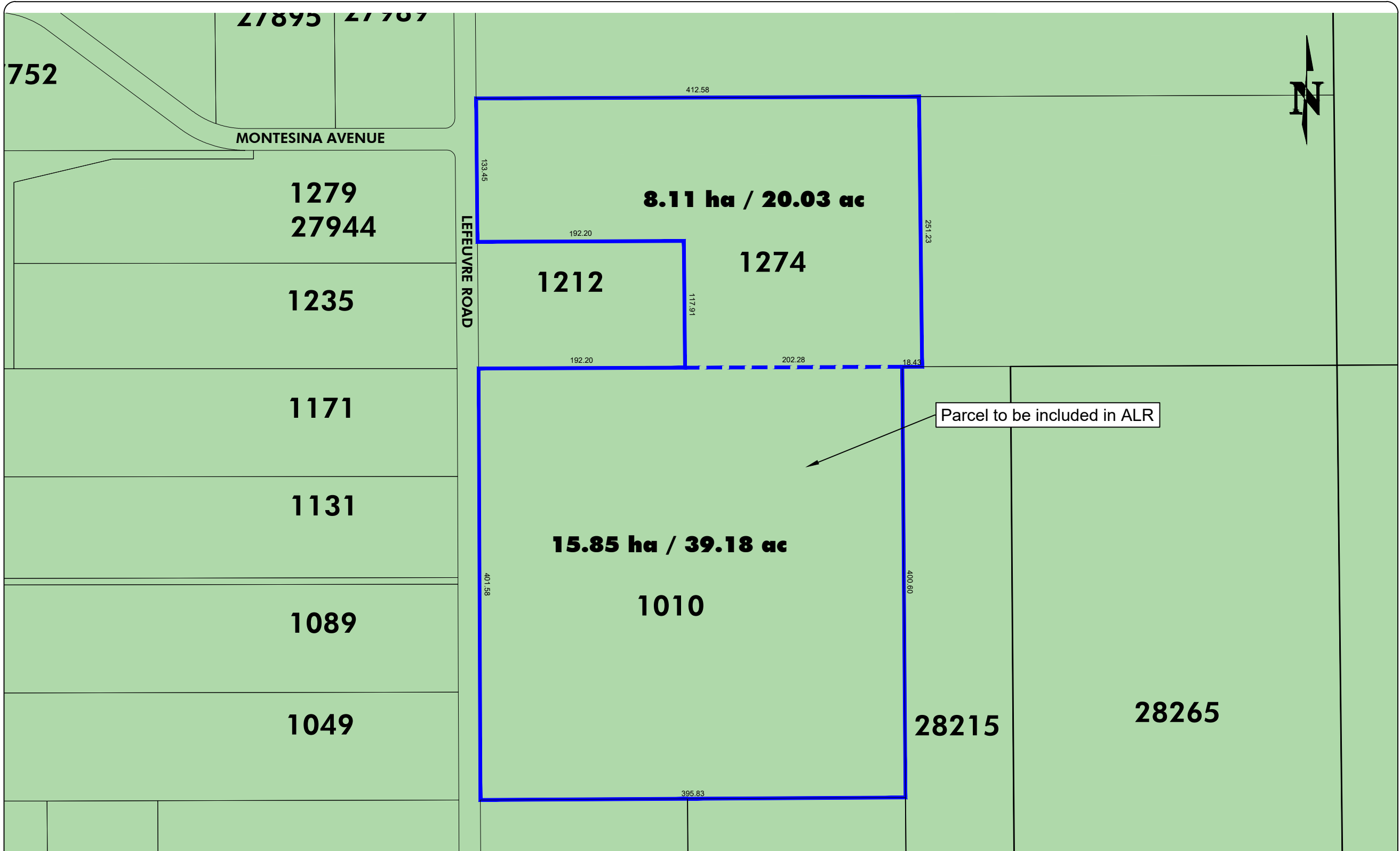
CHECKED BY:

RS



LEGEND
Subject Property

Figure 18 – Proposed Subdivision (Consolidation) Configuration



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PROJECT:

**1274, 1010 Lefeuve Road,
 Abbotsford**

DRAWING TITLE:

**Subdivision (Consolidation)
 Plan**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

City of Abbotsford

SCALE:

1:15,000

DATE:

April 17, 2025

PROJECT No:

24-2811

DRAWING No:

03

DESIGNED BY: JS	CHECKED BY: RS
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LEGEND

Subject Property

Proposed Lot Lines to be Consolidated

Existing ALR Lands

STATISTICS

Subject Properties:

1274: 8.11 ha / 20.03 ac

1010: 15.85 ha / 39.18 ac

Proposed Consolidated Property: 23.96 ha / 59.21 ac

Figure 19 - Inclusion and Exclusion Parcels in the ALR Context

PROJECT:

2146, 1274, 1010 Lefeuvre Road; 34252 King Road, Abbotsford

DRAWING TITLE:

ALR Context Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

City of Abbotsford

SCALE:

1:40,000

DATE:

April 23, 2025

PROJECT No:

24-2811

DRAWING No:

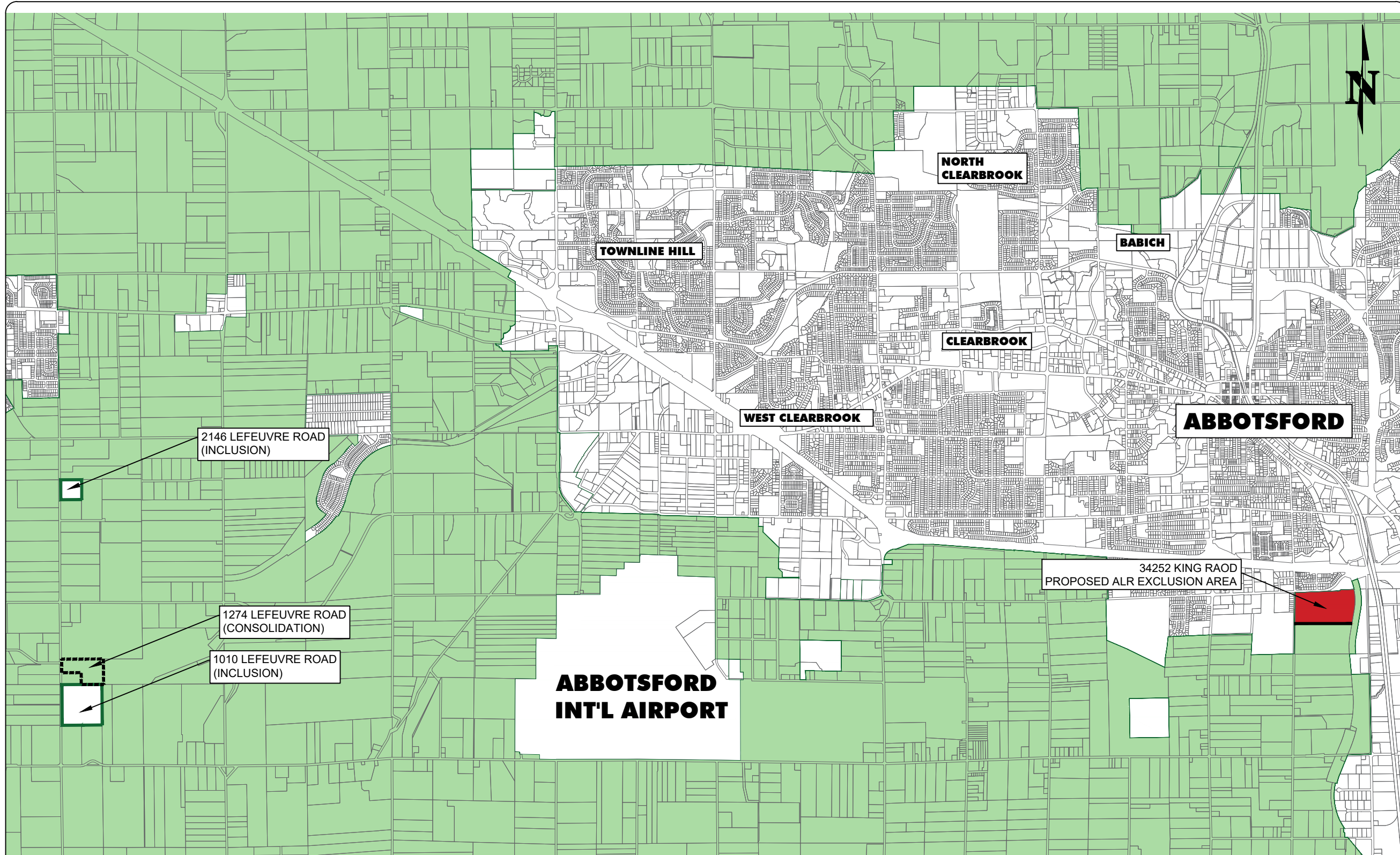
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




DESIGNED BY:

JS

CHECKED BY:

RS



- LEGEND**
-  Proposed Lot Line (PRJ25-012)
 -  Proposed ALR Exclusion Area
 -  Proposed Consolidation
 -  Proposed ALR Inclusion
 -  City Mapped ALR

STATISTICS

Subject Property: 34.68 Ha. / 85.70 Ac.
 Proposed ALR Exclusion Area: 18.6 Ha. / 46 Ac.
 Proposed Total ALR Inclusion Area / Agriculture Improvement Area: 28.04 Ha. / 69.26 Ac.
 2146 Lefeuvre Road: 4.08 Ha. / 10.07 Ac.
 1274 Lefeuvre Road: 8.11 Ha. / 20.03 Ac.
 1010 Lefeuvre Road: 15.85 Ha. / 39.16 Ac.