


D E V E L O P M E N T S E R V I C E S

Comments:	<p>Lots 4, 5, 6 and 7 borders directly onto Crown land that is under the City of Mission’s Tree Farm Licence 26 (TFL26) along their western boundaries, managed by the Forestry Department.</p> <ol style="list-style-type: none"> 1. It is clear from current ortho-imagery that extensive land clearing has already taken place. As such, an arborist report that confirms that all tree root systems of the adjacent trees within TFL26 have not been compromised by any land clearing, soil disturbance and excavation or that no landforms have been created that have and improper angle of repose or slopes that could lead to the raveling of soils, vegetation or undermining trees within TFL26. 2. A legal survey confirmation should be provided to the forestry department that shows zero trespass onto TFL26, prior to any permits approved. 3. Any watercourse originating within the development application area and flow onto TFL26 or from TFL26 onto the development application area must not be altered in any way that causes the natural flow to be restricted or reduced. Any alteration of watercourses should not cause any changes the existing forest, soil or ecosystem conditions (flooding, undermining, compromising forest health) within TFL26, 4. Permanent structures such as houses or outbuildings should not be constructed within striking distance of trees originating within TFL26, in order to protect those structures from potential windfall or forest fires – as per the Community Wildfire Protection Plan (2020) recommendations: <ul style="list-style-type: none"> • <i>Minimum setbacks of 10 m have been established for those homes and businesses immediately adjacent to the forest edge to limit direct contact of trees and vegetation with homes and in some cases an additional 30 m is recommended to account for windthrow (Recommendation 4).</i> • <i>The DM has implemented into OCP Bylaw 5670-2017 the Fire Interface Development Permit Area to address Recommendation 5: For areas identified as high risk, consideration should be given to the creation of a Wildfire Hazard bylaw that mandates fire resistant building materials, provides good access for emergency response, and specifies fuel management on both public and private property.</i> • <i>The DM has implemented into OCP Bylaw 5670-2017 the Fire Interface Development Permit Area to address a portion of Recommendation 6: New subdivisions should require roofing materials that are fire retardant with a Class A or B rating as part of the development permit.</i> <p>although a windthrow risk would still remain.</p> <ol style="list-style-type: none"> 5. Be advised that TFL26 carries out forest management activities on an intermittent but ongoing basis (as-needed), including harvesting, road construction, blasting, reforestation, manual brushing of dense shrubs, tree spacing, and tree pruning and this will occur adjacent to all of the proposed lots 4, 5, 6 and 7. There are no required buffers or setbacks for forest management activities on TFL26. It is the responsibility of a property owner to provide any treed buffers within their own property if there are visual or other concerns. Real Estate advertisements for sale or development of these lands must not refer to TFL26 or the Municipal forest as ‘parkland’ or preserved forest land. This land forms part of our active forest licence and forestry activities will occur at any time. 6. Advice from the Ministry of Forest, Lands and Natural Resource Operations (Jan 2021) recommends that all development adjacent to crown land be referred to the Province (Att: Chilliwack Natural Resource District – via Front Counter BC).
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	7. Current property owner and all prospective owners of newly created lots (by means of real estate advertising or verbal notification) must be made aware that there is absolutely no trespass, and/or creation of, walking paths or trails, ATV/Quad trails or any other motorized vehicle access to TFL26 forests or roads to occur from any of the adjacent proposed lots. Trail creation are ATV or other motorized vehicle access onto TFL26 land is considered trespass and subject to penalties under the <i>Forest and Range Practices Act</i> .
Signature	
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Department or Organization:	Forestry Department
Date:	June 20, 2022