

CITY OF ABBOTSFORD

OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

Bylaw No. 2721-2018

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The Council of the City of Abbotsford, in open meeting assembled, ENACTS AS FOLLOWS:

1. CITATION

Bylaw No. 2721-2018 may be cited as "Official Community Plan Bylaw, 2016, Amendment Bylaw No. 1".

2. CHANGES DESIGNATION

(a) Official Community Plan Bylaw, 2016, Map 1, Urban Land Use, and Map 2, Rural Land Use, are amended by changing the designation of:

P.I.D.: N/A

Section 20 Township 16 New Westminster District Plan BCP 1215 Dedicated Park

Located at 2788 Emerson Street

From: City Centre

To: Open Space, per the attached Appendix "A";

P.I.D.: 012-223-484

Lot 4 Except: The East 25 Feet; Block 3 Section 22 Township 16 New Westminster District Plan 1498

Located at 33737 George Ferguson Way

AND

P.I.D.: 012-223-492

Lot 5, Except: the East 25 Feet; Block 3, Section 22 Township 16 New Westminster District Plan 1498

Located at 33737 George Ferguson Way

AND

P.I.D.: 012-223-506

Lot 6 Except: the East 25 Feet; Block 3 Section 22 Township 16 New Westminster District Plan 1498

Located at 33737 George Ferguson Way

From: Urban Centre

To: Institutional, per the attached Appendix "B";

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P.I.D.: 001-969-064

Lot 12 Except: Part Dedicated Road on Plan LMP33420 Block 3 Section 21 Township 16 New Westminster District Plan 9916

Located at 2413 McCallum Road

AND

P.I.D.: 001-969-072

Lot 13 Except: Firstly; Part Dedicated Road on Plan LMP973 Secondly; Part Dedicated Road on Plan LMP33420 Block 3 Section 21 Township 16 New Westminster District Plan 9916

Located at 2413 McCallum Road

AND

P.I.D.: 002-605-686

LOT 19 Section 15 Township 16 New Westminster District Plan 8377

Located at 33668 McDougall Avenue

From: Urban 1 – Midrise

To: Institutional, per the attached Appendix “C”;

P.I.D.: 004-294-556

Lot "B" Except: Parcel F (Statutory Right of Way Plan 74715); District Lot 48 Group 2 New Westminster District Plan 10881

Located at 2769 Fuller Street

AND

P.I.D.: 002-180-791

Parcel "A" (H124051E) Lot 1 Except: Parcel D (Statutory Right of Way Plan 74715); District Lot 48 Group 2 New Westminster District Plan 9011

Located at 332652 George Ferguson Way

AND

P.I.D.: 006-982-867

Lot "A" Except: Parcel E (Statutory Right of Way Plan 74715); District Lot 48 Group 2 New Westminster District Plan 10881

Located at 33262 George Ferguson Way

From: Urban 1 – Midrise

To: Open Space, per the attached Appendix “D”;

P.I.D.: 029-989-574

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Lot 2 Section 20 Township 13 New Westminster District Plan EPP55430

Located at 2969 Bergman Street

From: Partially Urban 2 – Ground Oriented

To: Urban 4 – Detached, per the attached Appendix “E”;

P.I.D.: 028-287-711

Lot 1 Section 15 Township 16 New Westminster District Plan BCP45570

Located at 2267 McKenzie Road

From: Urban 3 – Infill

To: Urban 2 – Ground Oriented, per the attached Appendix “F”;

P.I.D.: 012-870-412

Parcel "C" (Reference Plan 68) District Lot 47 Group 2 Except: Part on Bylaw Plan 56025 New Westminster District

Located at 3071 Babich Street

AND

P.I.D.: 002-357-232

Lot 229 Section 20 Township 16 New Westminster District Plan 46262

Located at 2464 Parkview Street

From: Urban 3 – Infill

To: Institutional, per the attached Appendix “G”;

P.I.D.: N/A

Section 19 Township 16 New Westminster District Plan 44994 Parcel 2 PCLS, Part SW 1/4.

Located at 2680 Moorland Street (south portion out of 2 hooked parcels)

AND

P.I.D.: N/A

Lot 47 New Westminster District Plan 52481 Dedicated Park

Located at 3134 Babich Street

AND

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P.I.D.: N/A

Section 15 Township 16 New Westminster District Plan BCP07475 Dedicated Park

Located at 34138 Amblewood Place

AND

P.I.D.: N/A

Lot 48 Group 2 New Westminster District Plan 50007 Dedicated Park

Located at 2802 Silvertree Court

AND

P.I.D.: N/A

Section 16 Township 16 New Westminster District Plan 35962 Dedicated Park

Located at 33220 Keats Court

From: Urban 3 – Infill

To: Open Space, per the attached Appendix “H”;

AND

P.I.D.: 005-006-058

Lot 395 Section 14 Township 16 New Westminster District Plan 52134

Located at 2010 Guildford Drive

From: Urban 4 – Detached

To: Institutional, per the attached Appendix “I”;

P.I.D.: 027-536-611

Lot 174 Section 15 Township 13 New Westminster District Plan BCP36423

Located at 1910 Merlot Boulevard

AND

P.I.D.: 029-636-698

Lot 57 Section 25 Township 13 New Westminster District Plan EPP48830

Located at 31116 Firhill Drive

AND

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P.I.D.: 025-640-186

Parcel A (Statutory Right of Way Plan BCP5170) Lot 3 Section 20 Township 13
New Westminster District Plan BCP2241

Located at Junction Avenue

AND

P.I.D.: N/A

Lot 1 Section 23 Township 16 New Westminster District Plan LMP27239
Dedicated Park

Located at 2420 Orchard Place

AND

Lot 1 Section 30 Township 16 New Westminster District Plan LMP34556
Dedicated Park

Located at 31603 Homestead Crescent

AND

P.I.D.: 007-021-461

Lot 274 Section 26 Township 16 New Westminster District Plan 43585

Located at 34624 Ascott Avenue

AND

P.I.D.: 007-021-470

Lot 275 Section 26 Township 16 New Westminster District Plan 43585

Located at 34626 Ascott Avenue

AND

P.I.D.: N/A

SECTION 31 Township 19 New Westminster District Plan LMP41263 Dedicated
Park

Located at 36251 Atwood Crescent (southeast portion out of 3 hooked parcels)

AND

P.I.D.: N/A

Lot 206 Group 2 New Westminster District Plan 52724 Dedicated Park

Located at 3456 Juniper Crescent

AND

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P.I.D.: 005-719-305

Lot 142 Section 28 Township 16 New Westminster District Plan 59141

Located at 3750 Balsam Crescent

From: Urban 4 – Detached

To: Open Space, per the attached Appendix “J”;

P.I.D.: 029-939-135

Lot 1 Section 20 Township 13 New Westminster District Plan EPP61622

Located at 2960 Bergman Street

From: Partially Suburban

To: Urban 4 – Detached, per the attached Appendix “K”;

P.I.D.: 029-933-633

Lot A Section 26 Township 13 New Westminster District Plan EPP63327

Located at Automall Drive

From: Secondary Commercial, General Industrial

To: Open Space, per the attached Appendix “L”;

P.I.D.: 029-702-101

Lot 1 Section 3 Township 16 New Westminster District Plan EPP50782

Located at 34247 Farmer Road

From: High Impact Industrial

To: Agriculture, per the attached Appendix “M”;

P.I.D.: 029-774-268

Lot 4 Section 19 Township 19 and District Lot 474 Group 2 New Westminster District Plan EPP53582

Located at Lower Sumas Mountain Road

From: Partially Open Space

To: Urban 4 – Detached, per the attached Appendix “N”;

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P.I.D.: 007-618-816

Lot 1 Except: Part Subdivided by Plan Lmp45441; Section 10 Township 16 New Westminster District Plan 20838

Located at Riverside Road (southeast panhandle)

From: Open Space

To: High Impact Industrial, per the attached Appendix "O";

P.I.D.: 013-067-419

Part Of Sumas Indian Reserve No. 6 Township 19 Being a Strip of Land Varying Widths as More Particularly Described in Crown Grant with Fee Deposited 73953E Except: First: Part Subdivided by Plan 4248 Secondly: Parcel "C" (Reference Plan 10036) Thirdly: Part Subdivided by Plan 59684, New Westminster District Fourthly: Parcel B (Bylaw Plan LMP27660) Fifthly: Part Subdivided by Plan Lmp27661

Located at 3065 Sumas Mountain Road

AND

P.I.D.: 006-127-886

Lot 1 Sumas Indian Reserve Number 6 Township 19 New Westminster District Plan 59684

Located at 3087 Sumas Mountain Road

AND

P.I.D.: 023-468-068

Lot 1 Sumas Indian Reserve Number 6 Township 19 New Westminster District Plan LMP28994

Located at 37143 Kilgard Road

AND

P.I.D.: 011-183-535

LOT 1 Sumas Indian Reserve Number 6 Township 19 New Westminster District Plan 5984

Located at 37187 Kilgard Road

AND

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P.I.D.: 023-377-101

Lot 1 Sumas Indian Reserve Number 6 Township 19 New Westminster District
Plan LMP27661

Located at Sumas Mountain Road
AND

P.I.D.: 023-377-186

Lot 2 Sumas Indian Reserve Number 6 Township 19 New Westminster District
Plan LMP27661

Located at Kilgard Road

AND

P.I.D.: 016-404-181

LOT "A" Sumas Indian Reserve Number 6 Township 19 New Westminster
District Plan 86593

Located at Kilgard Road

From: None

To: General Industrial, per the attached Appendix "P"; and

P.I.D.: 008-976-597

Lot "A" Upper Sumas Indian Reserve Number 6 Township 19 New Westminster
District Plan 76258

Located at 37191 Kilgard Road

AND

P.I.D.: 011-109-581

Parcel "One" (Reference Plan 8156) Lot "A" Sumas Indian Reserve No. 6
Township 19 New Westminster District Plan 5000

Located at 37215 Kilgard Road

AND

P.I.D.: 011-109-637

Lot "A" Except: Parcel "One" (Reference Plan 8156); Sumas Indian Reserve
Number 6 Township 19 New Westminster District Plan 5000

Located at 37245 Kilgard Road

From: None

To: Rural, per the attached Appendix "Q".

3. CHANGES URBAN DEVELOPMENT BOUNDARY

Official Community Plan Bylaw, 2016, Map 1, Urban Land Use, and Map 2, Rural Land Use, is amended by changing the urban development boundary, as shown in the attached Appendix "R".

4. CHANGES URBAN STRUCTURE DIAGRAM

Official Community Plan Bylaw, 2016, Figure II.1 Urban Structure, is amended by replacing it with an updated figure, as shown in the attached Appendix "S".

5. AMENDS SECTIONS

Bylaw No. 2600-2016, cited as "Official Community Plan Bylaw, 2016", is amended by deleting and replacing:

- (a) Part II, Land Use, Chapter 2, Land Use Plan, as set out in the attached Appendix "T";
- (b) Part III, Policies, Chapter 5, Improve Natural + Built Systems, as set out in the attached Appendix "U";
- (c) Part V, Development Permit Guidelines, Development Permit Areas and Guidelines, as set out in the attached Appendix "V";
- (d) Part V, Development Permit Guidelines, Chapter 1, Mixed Use Centres Development Permit Guidelines, as set out in the attached Appendix "W";
- (e) Part V, Development Permit Guidelines, Chapter 2, Multifamily Development Permit Guidelines, as set out in the attached Appendix "X";
- (f) Part V, Development Permit Guidelines, Chapter 3, Commercial Development Permit Guidelines, as set out in the attached Appendix "Y";
- (g) Part V, Development Permit Guidelines, Chapter 4, Industrial Development Permit Guidelines, as set out in the attached Appendix "Z";
- (h) Part V, Development Permit Guidelines, Chapter 5, Protection of Agriculture Development Permit Guidelines, as set out in the attached Appendix "AA";
- (i) Part V, Development Permit Guidelines, Chapter 6, Natural Environment Development Permit Guidelines, as set out in the attached Appendix "BB";
- (j) Part V, Development Permit Guidelines, Chapter 7, Steep Slope Development Permit Guidelines, as set out in the attached Appendix "CC";

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- (k) Map 13, Natural Environment Development Permit Areas, as set out in the attached Appendix "DD"; and
- (l) Map 14, Steep Slope Development Permit Areas, as set out in the attached Appendix "EE".

READ A FIRST TIME this	22 nd day of	January, 2018
READ A SECOND TIME this	22 nd day of	January, 2018
PUBLIC HEARING HELD this	5 th day of	March, 2018
READ A THIRD TIME this	19 th day of	March, 2018
ADOPTED this	19 th day of	March, 2018

I hereby certify this to be
a true copy of the original
bylaw


Henry Braun
Mayor

Katie Karn
Deputy City Clerk



William Flitton
Corporate Officer

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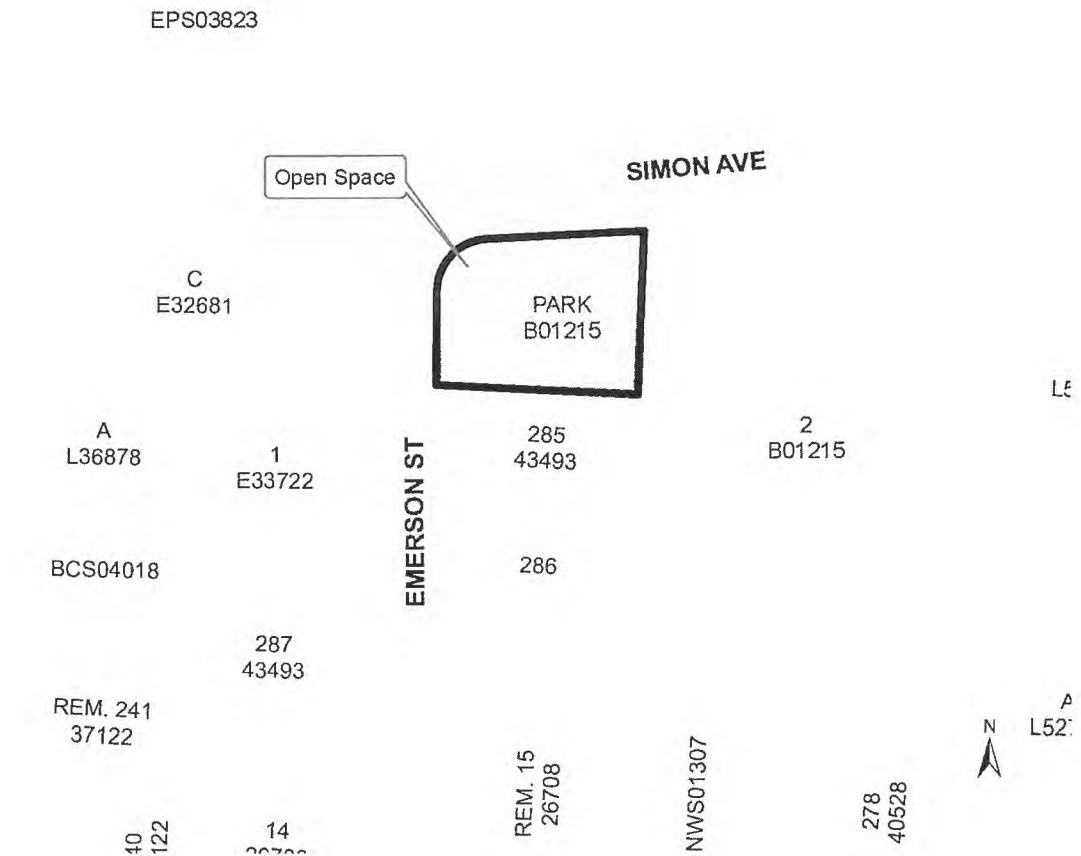
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Appendix "A"

APPENDIX "A"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: City Centre
TO: Open Space

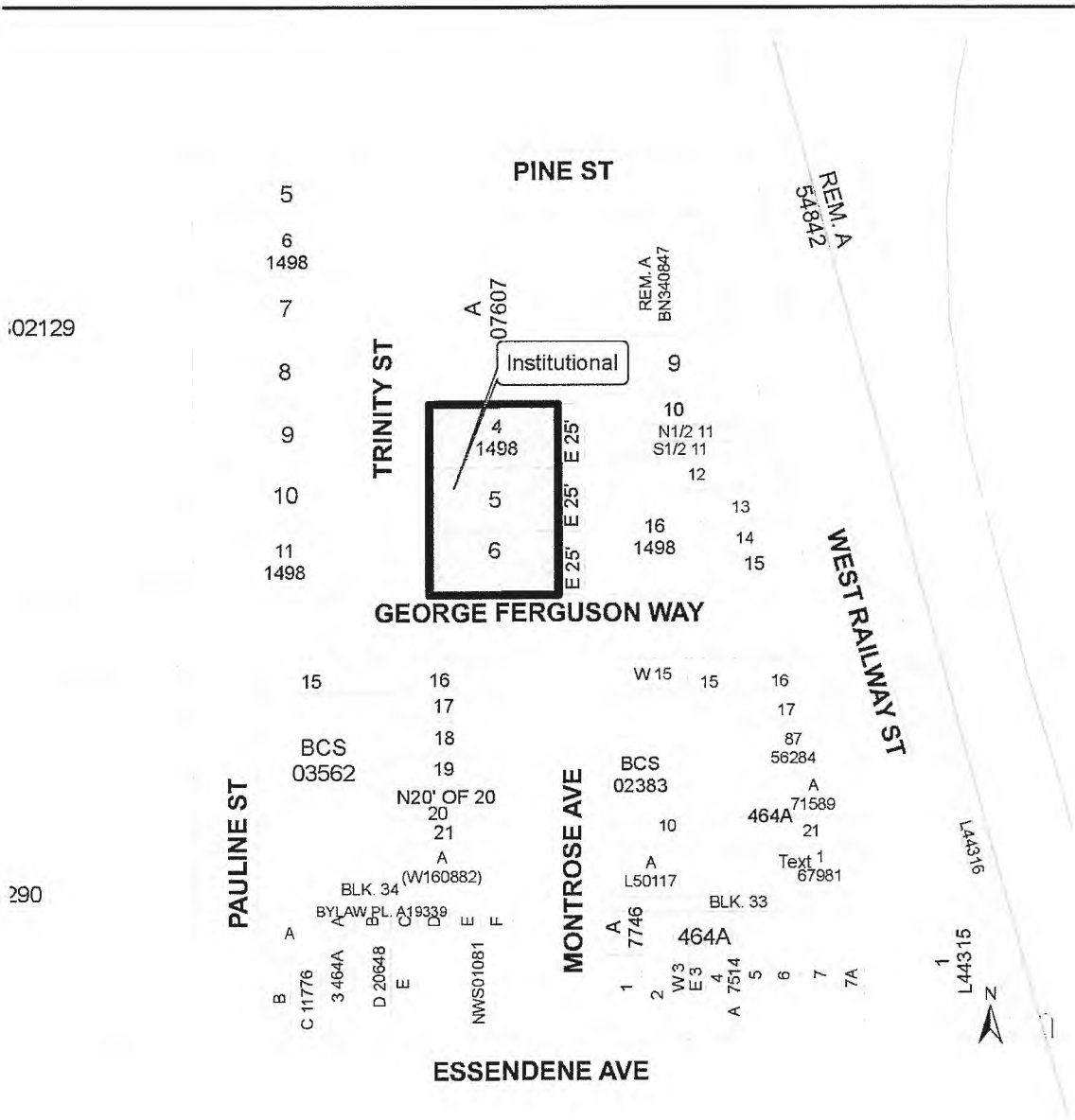
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Appendix "B"

APPENDIX "B"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **Urban Centre**
TO: **Institutional**



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OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

Bylaw No. 2721-2018

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Appendix "C"

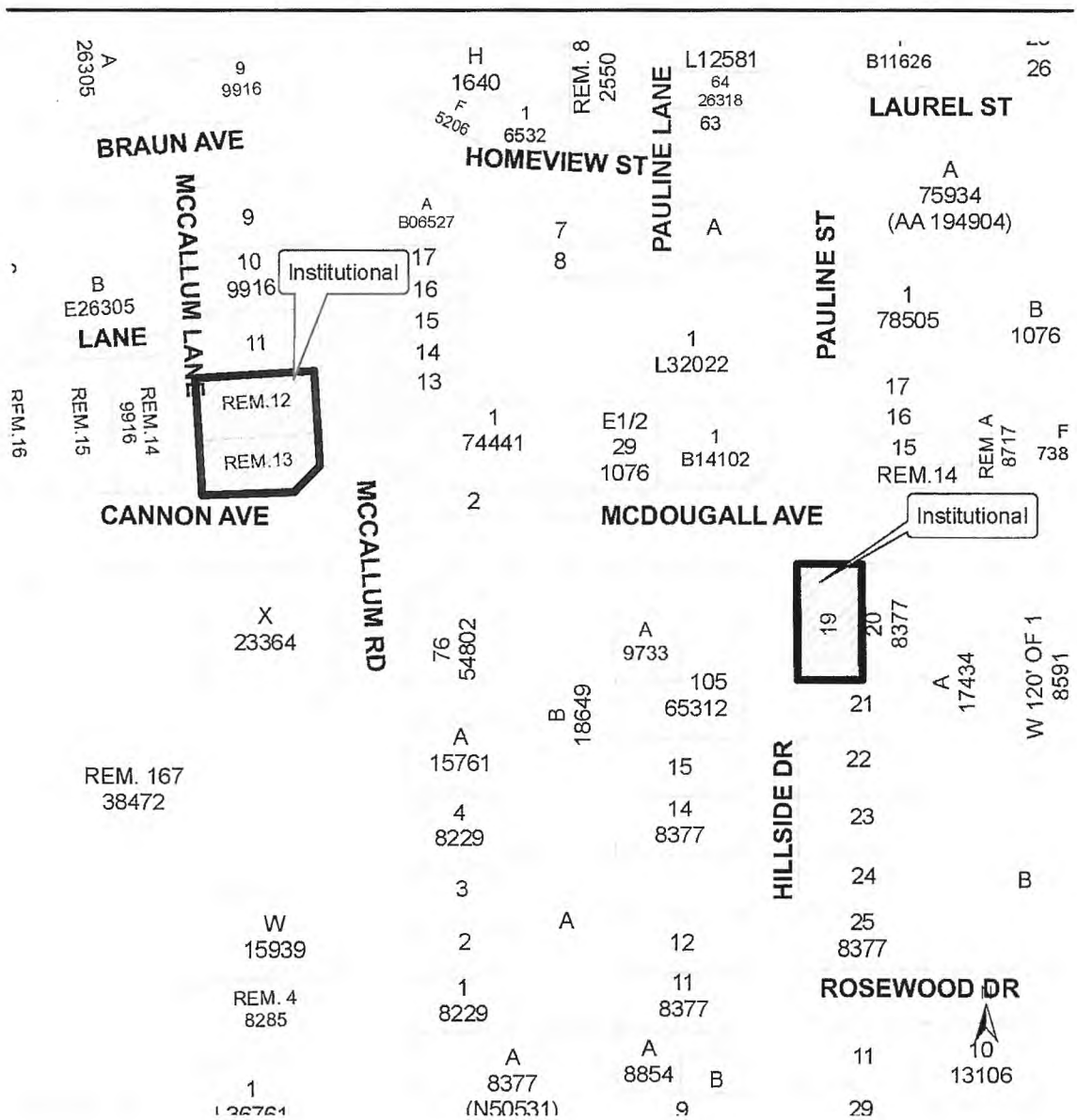
APPENDIX "C"

SCHEDULE BYLAW NO. 2721-2018

BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1

FROM: **Urban 1 - Midrise**

TO: **Institutional**



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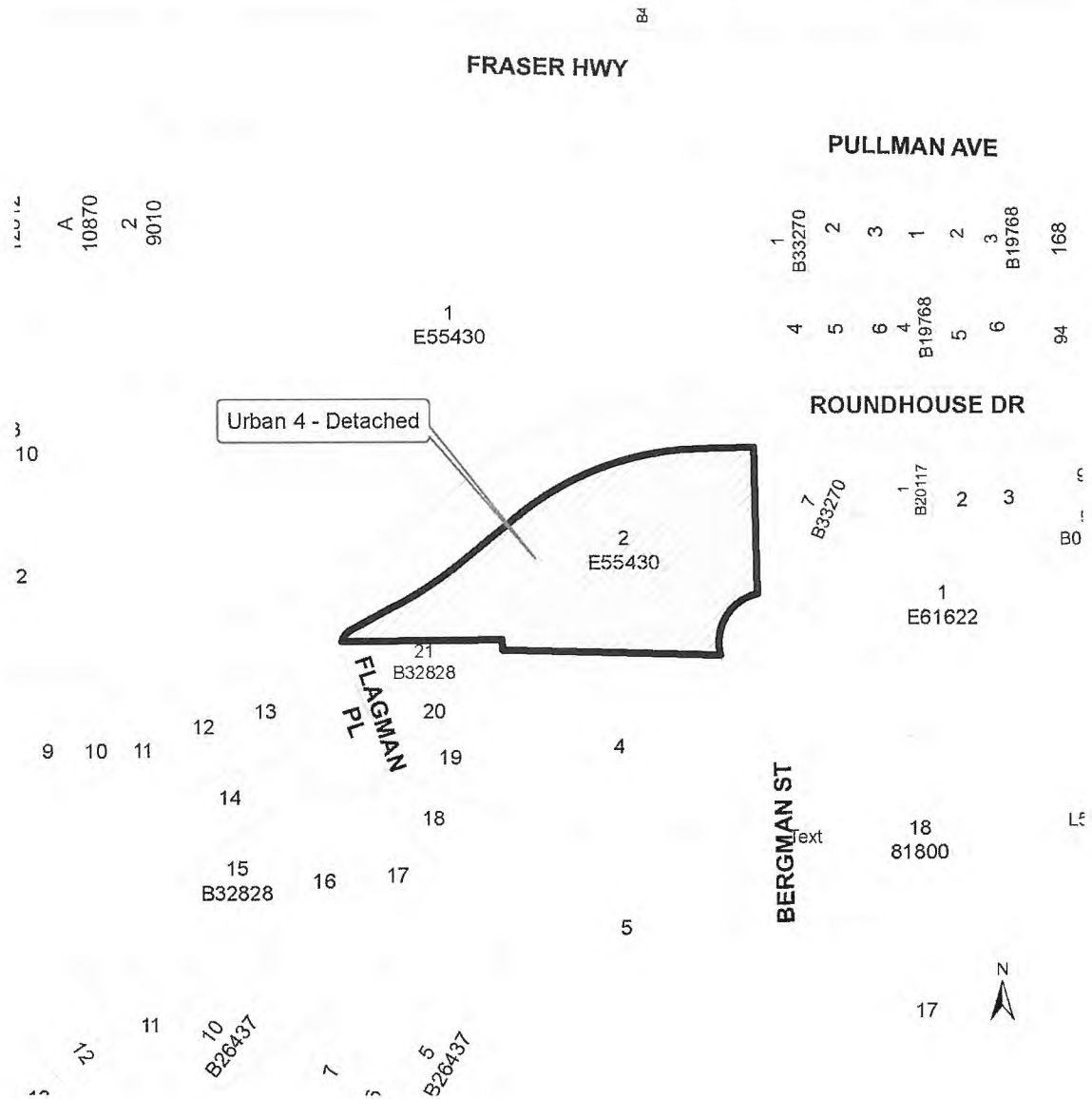
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "E"

APPENDIX "E"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Partially Urban 2 - Ground Oriented
TO: Urban 4 - Detached



Appendix "F"

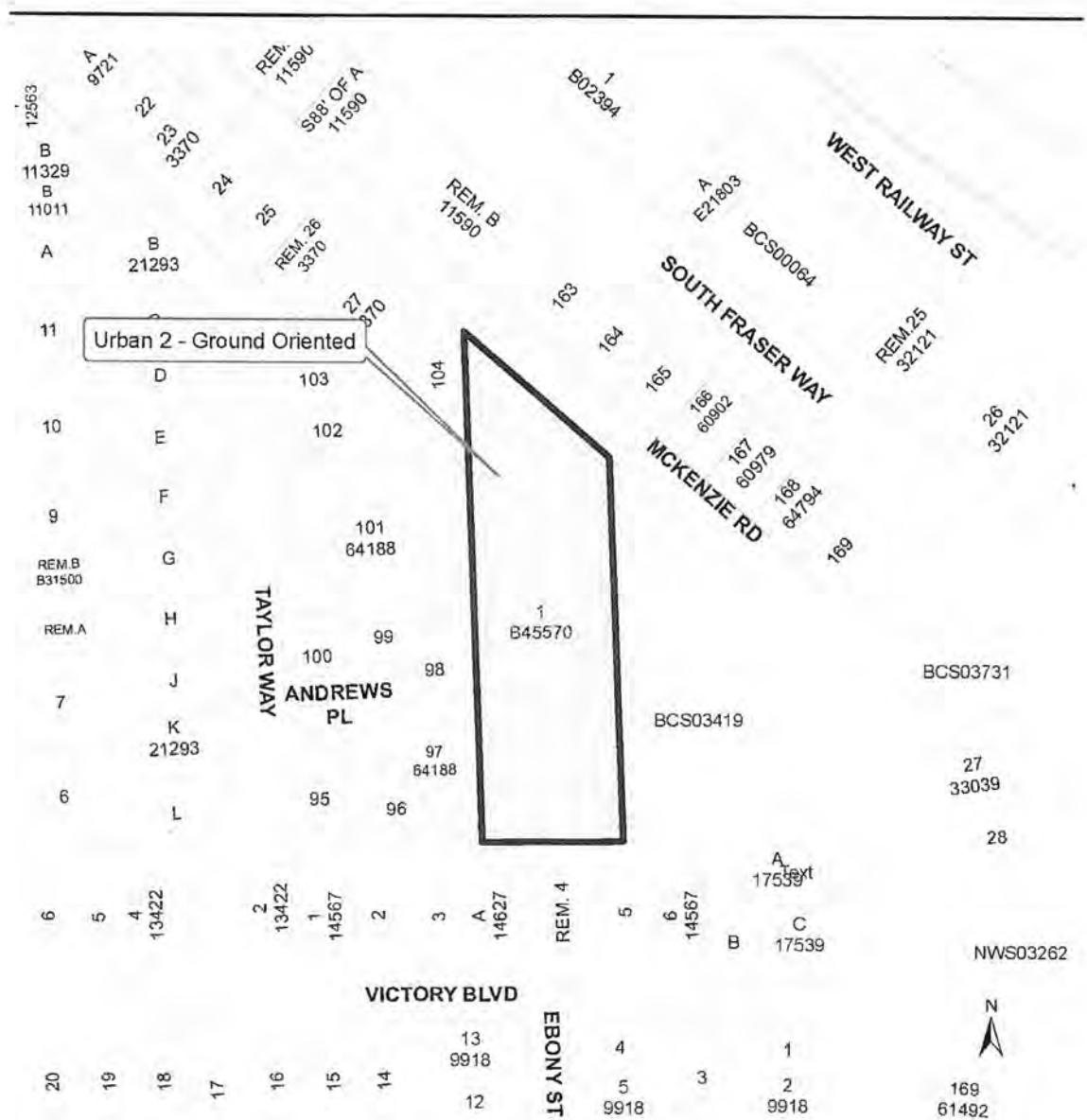
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SCHEDULE BYLAW NO. 2721-2018

BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1

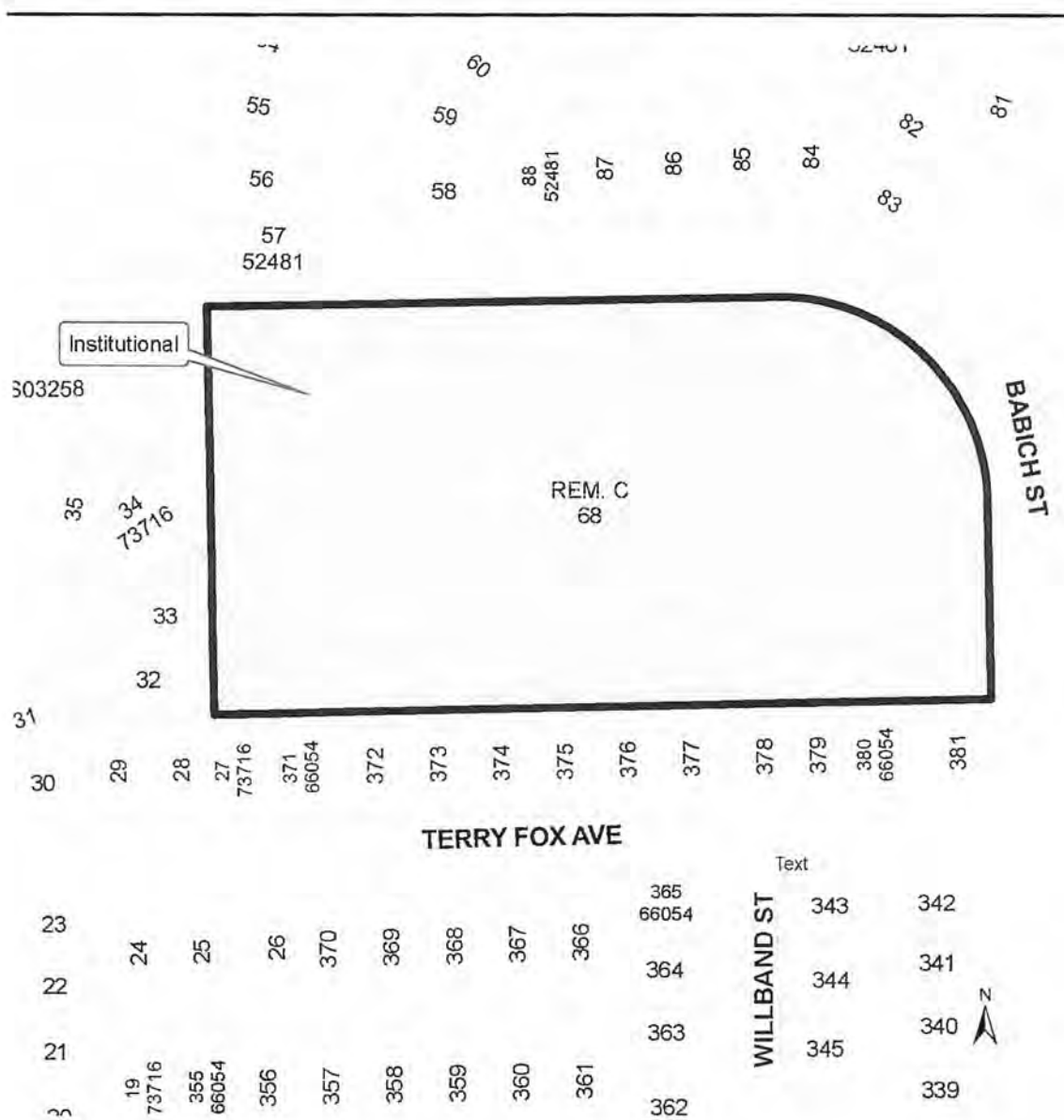
FROM: Urban 3 - Infill

TO: Urban 2 - Ground Oriented



Appendix "G"

APPENDIX "G"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **Urban 3 - Infill**
TO: **Institutional**



CITY OF ABBOTSFORD

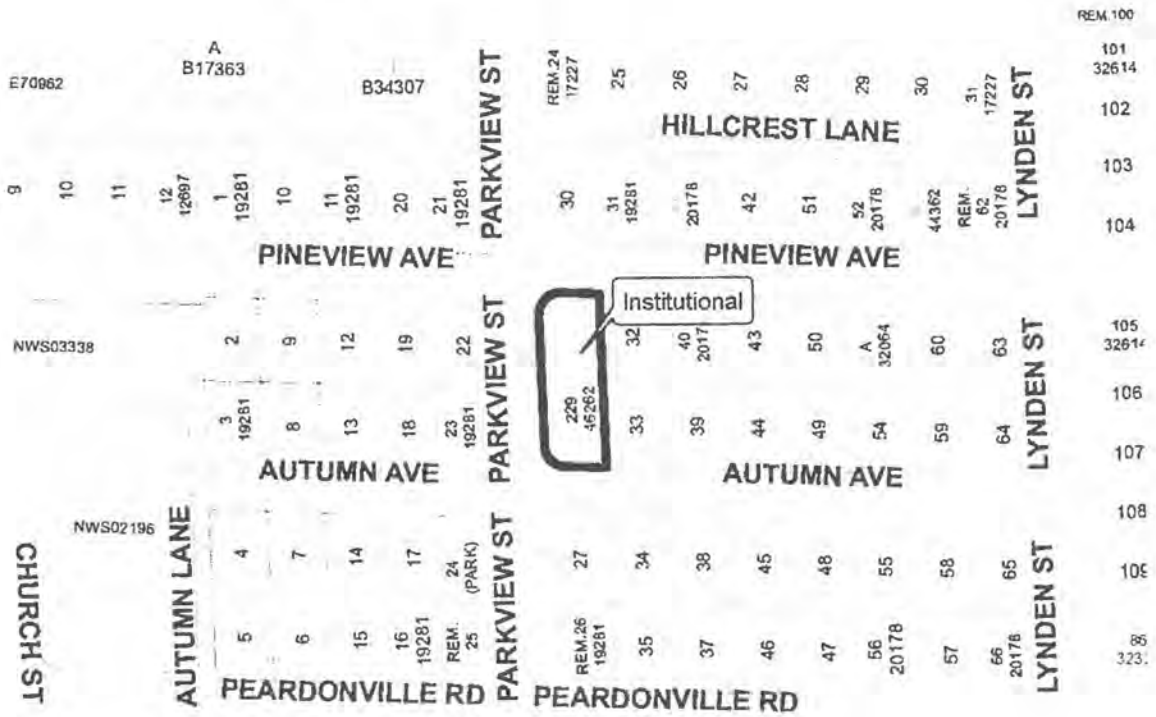
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

Bylaw No. 2721-2018

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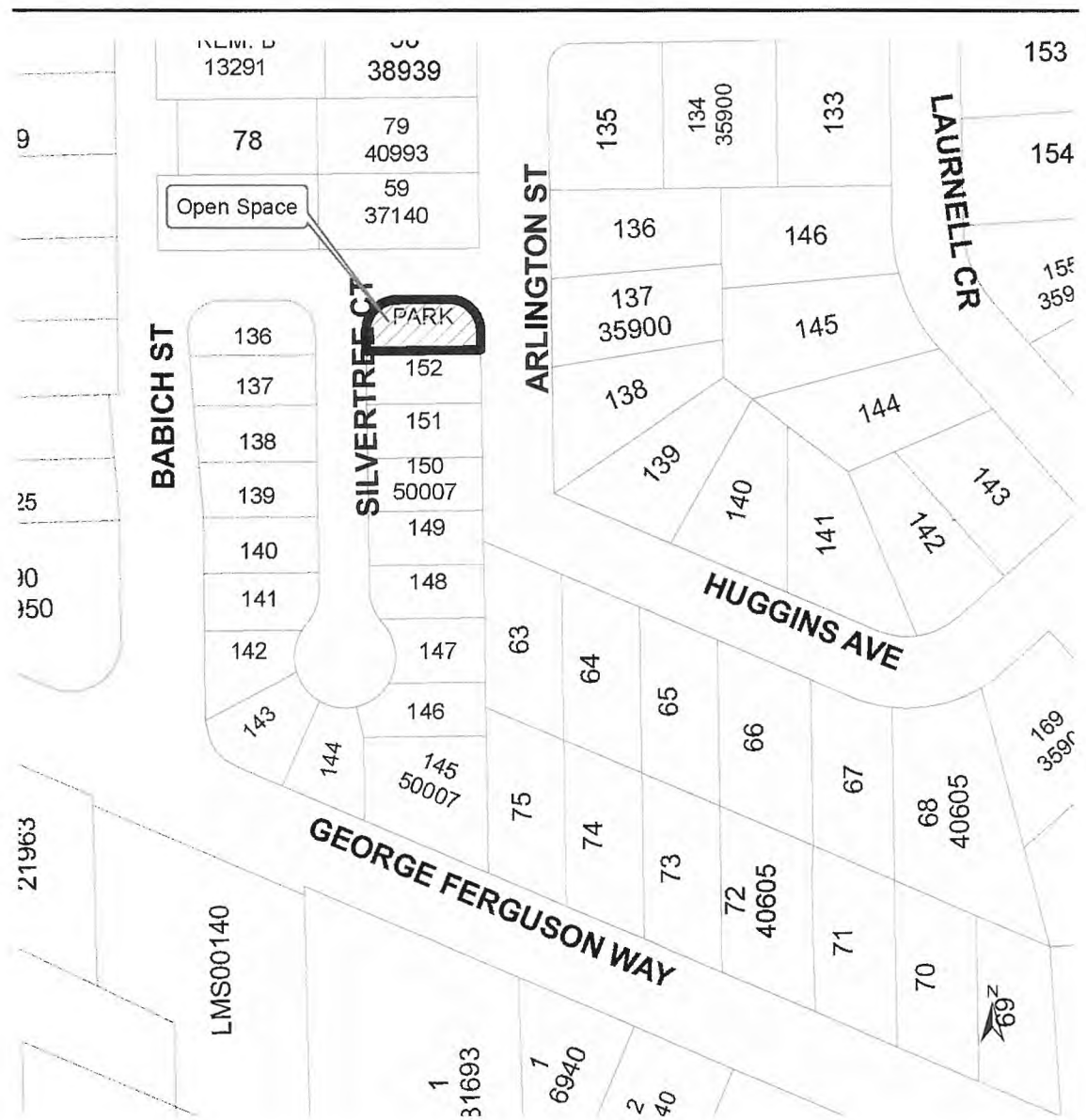
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APPENDIX "G"
 SCHEDULE BYLAW NO. 2721-2018
 BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
 AMENDMENT BYLAW NO. 1
 FROM: Urban 3 - Infill
 TO: Institutional



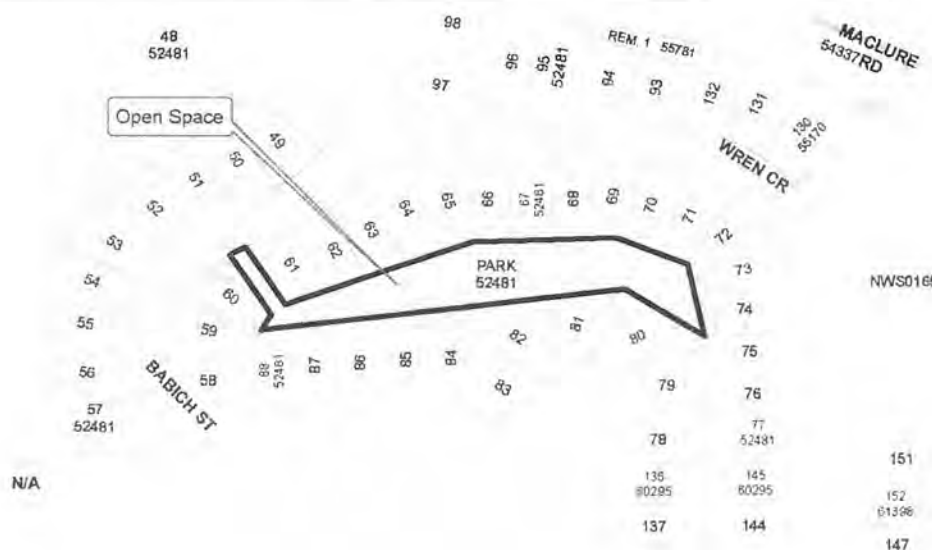
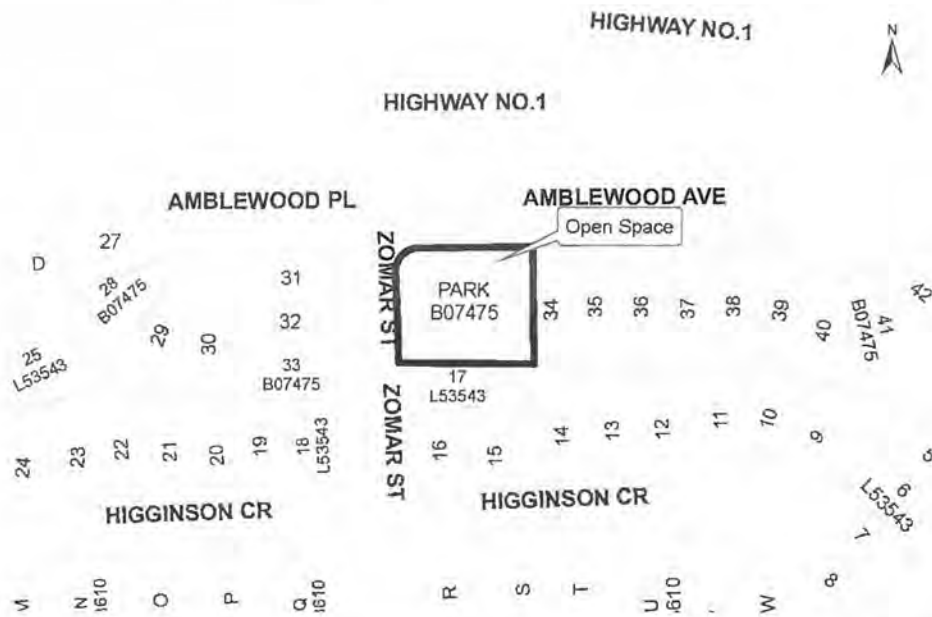
Appendix "H"

APPENDIX "H"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **Urban 3 - Infill**
TO: **Open Space**



Appendix "H" (cont'd)

APPENDIX "H"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Urban 3 - Infill
TO: Open Space



Appendix "I"

APPENDIX "I"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Urban 4 - Detached
TO: Institutional



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OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

Bylaw No. 2721-2018

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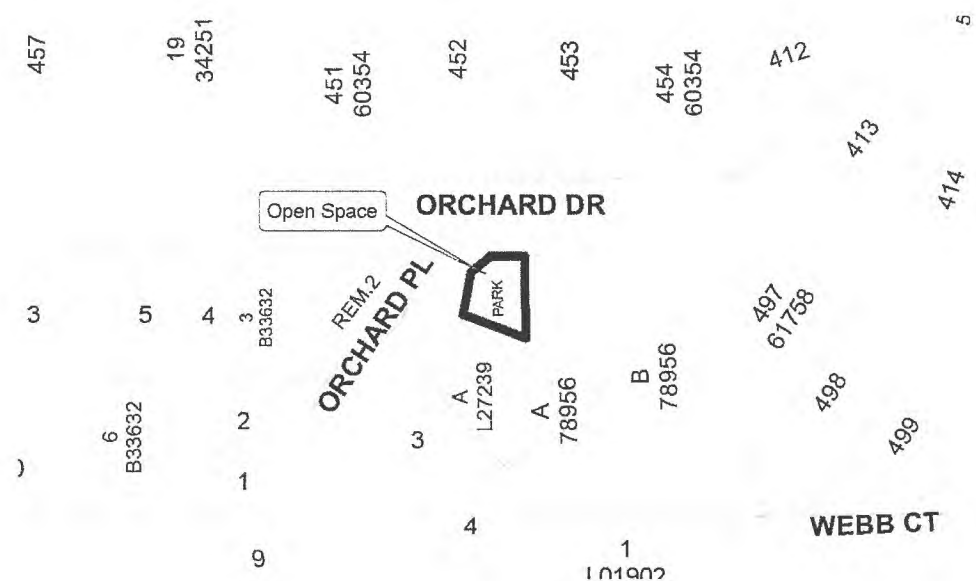
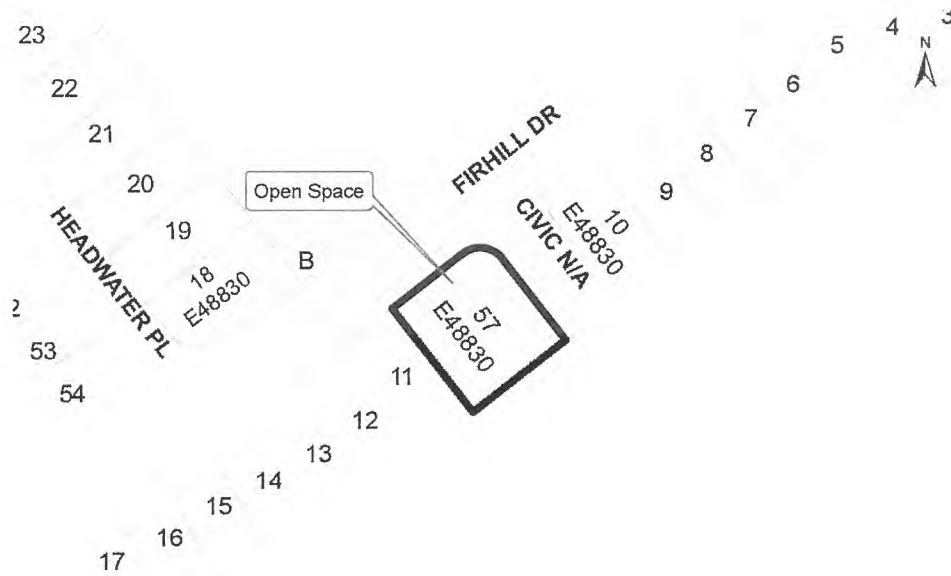
Appendix "J"

APPENDIX "J"
SCHEDULE BYLAW NO. **2721-2018**
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **Urban 4 - Detached**
TO: **Open Space**



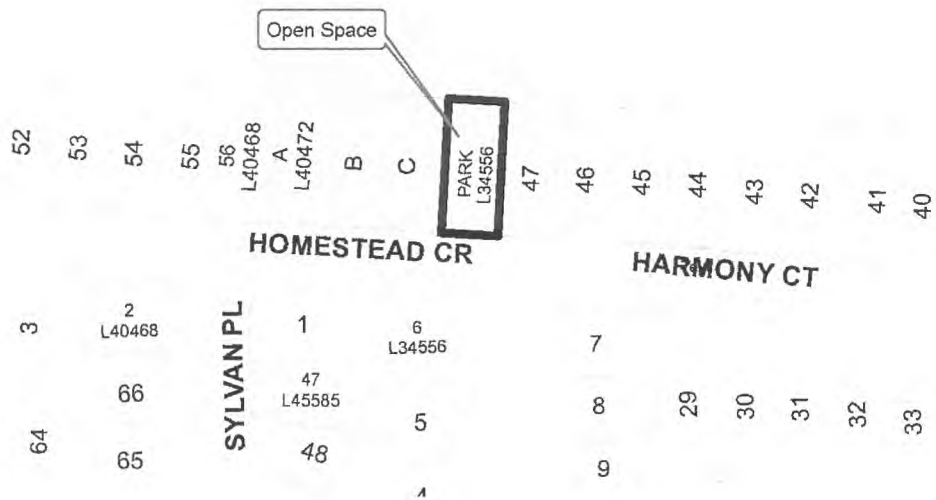
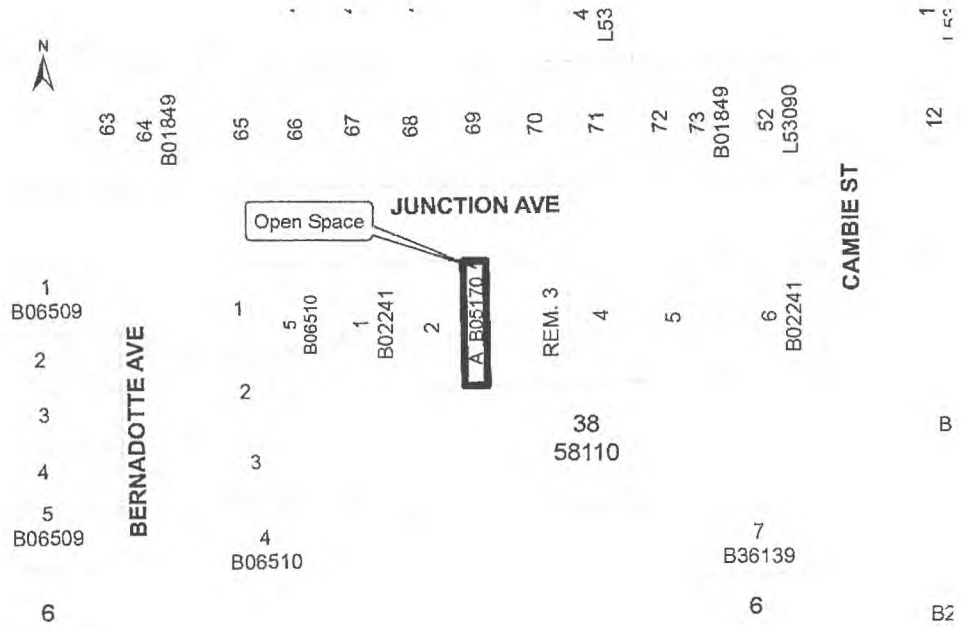
Appendix "J" (cont'd)

APPENDIX "J"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Urban 4 - Detached
TO: Open Space



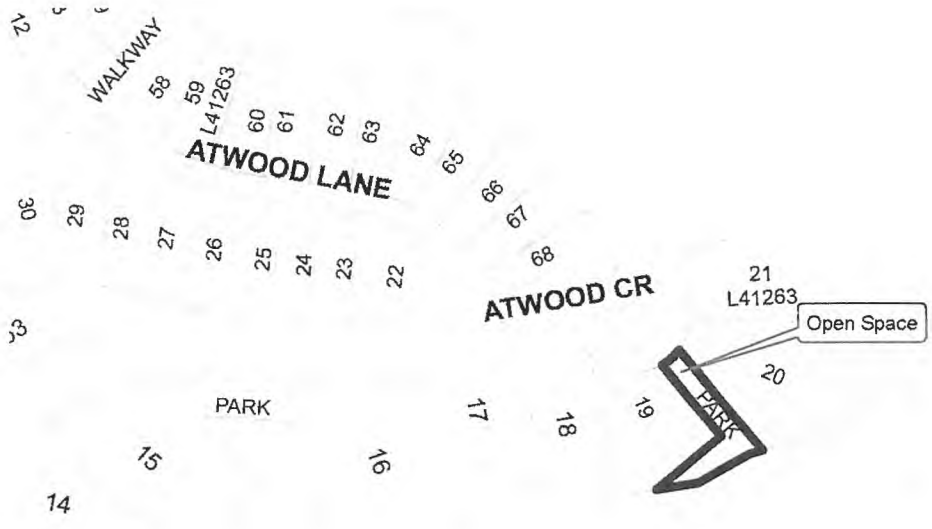
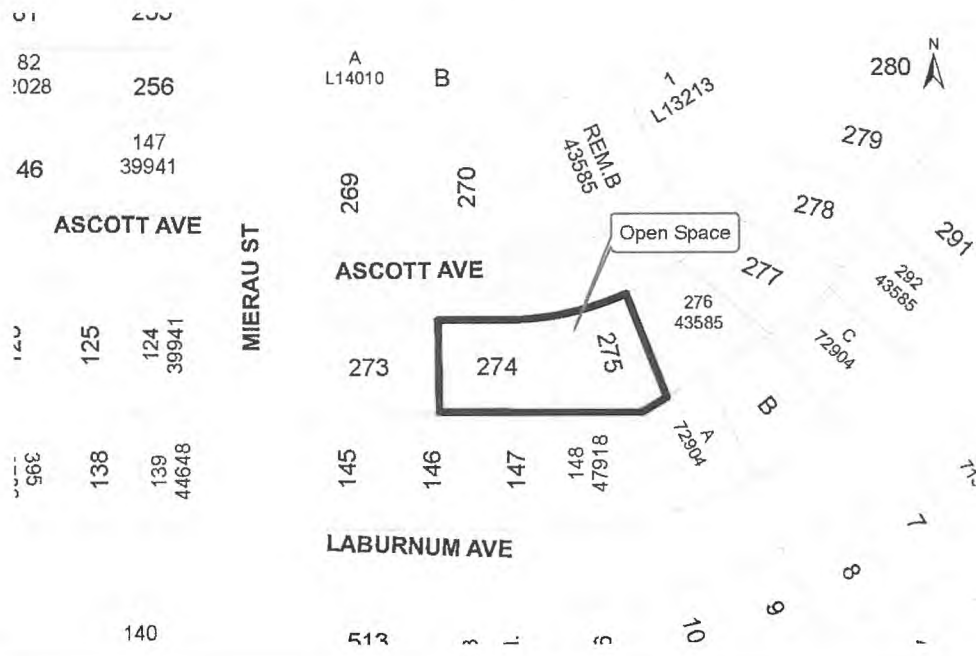
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APPENDIX "J"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Urban 4 - Detached
TO: Open Space



Appendix "J" (cont'd)

APPENDIX "J"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: Urban 4 - Detached
TO: Open Space



CITY OF ABBOTSFORD

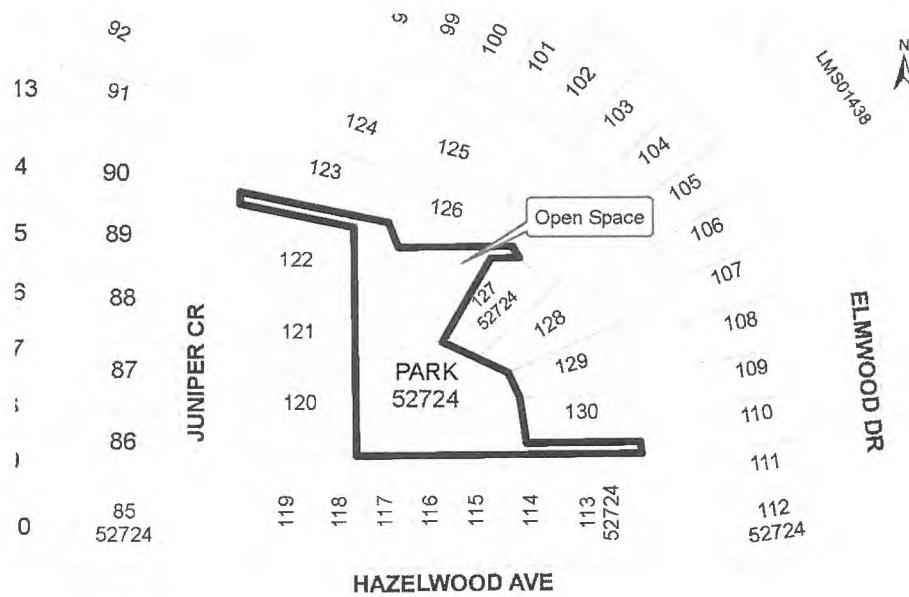
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Appendix "J" (cont'd)

APPENDIX "J"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **Urban 4 - Detached**
TO: **Open Space**



Appendix "K"

APPENDIX "K"
 SCHEDULE BYLAW NO. 2721-2018
 BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
 AMENDMENT BYLAW NO. 1
 FROM: Partially Suburban
 TO: Urban 4 - Detached



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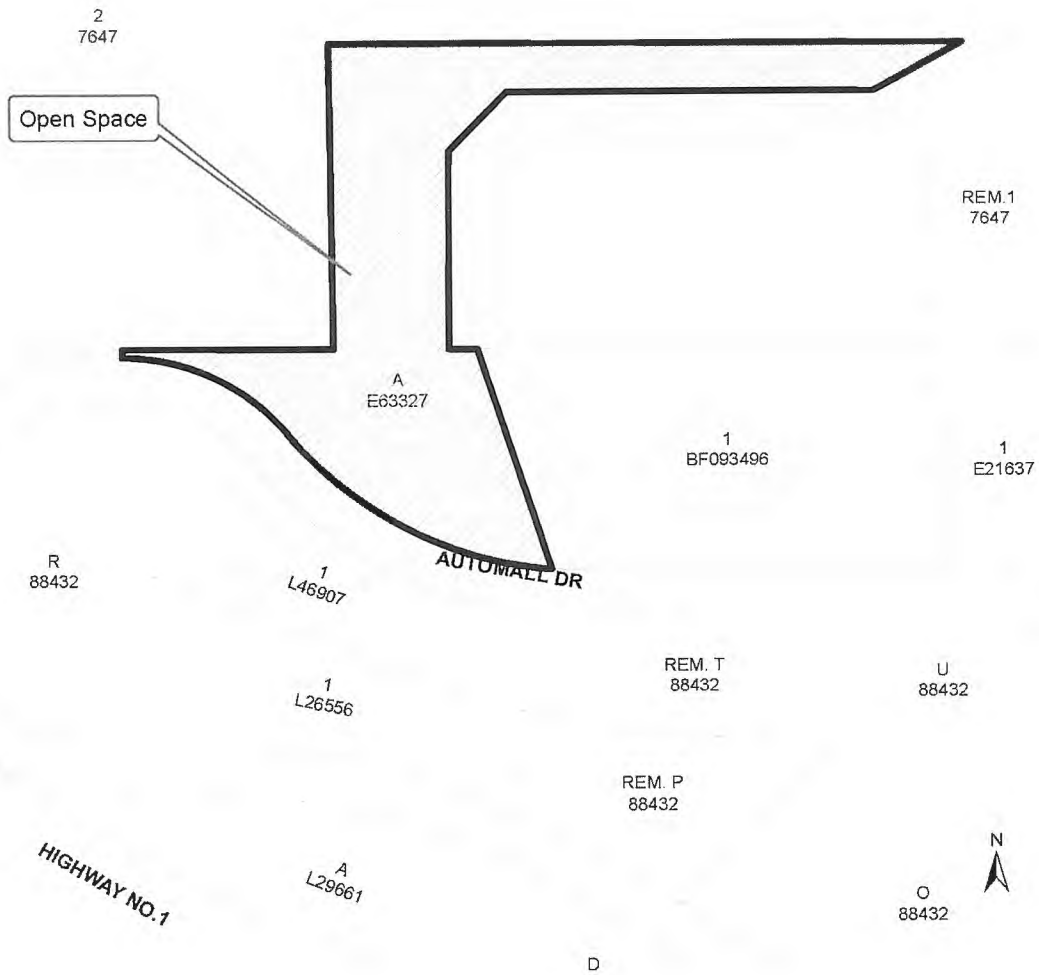
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "L"

APPENDIX "L"
SCHEDULE BYLAW NO. **2721-2018**
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
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FROM: **Secondary Commercial, General Industrial**
TO: **Open Space**



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Appendix "M"

APPENDIX "M"
SCHEDULE BYLAW NO. **2721-2018**
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **High Impact Industrial**
TO: **Agriculture**

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26652

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Agriculture



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CITY OF ABBOTSFORD

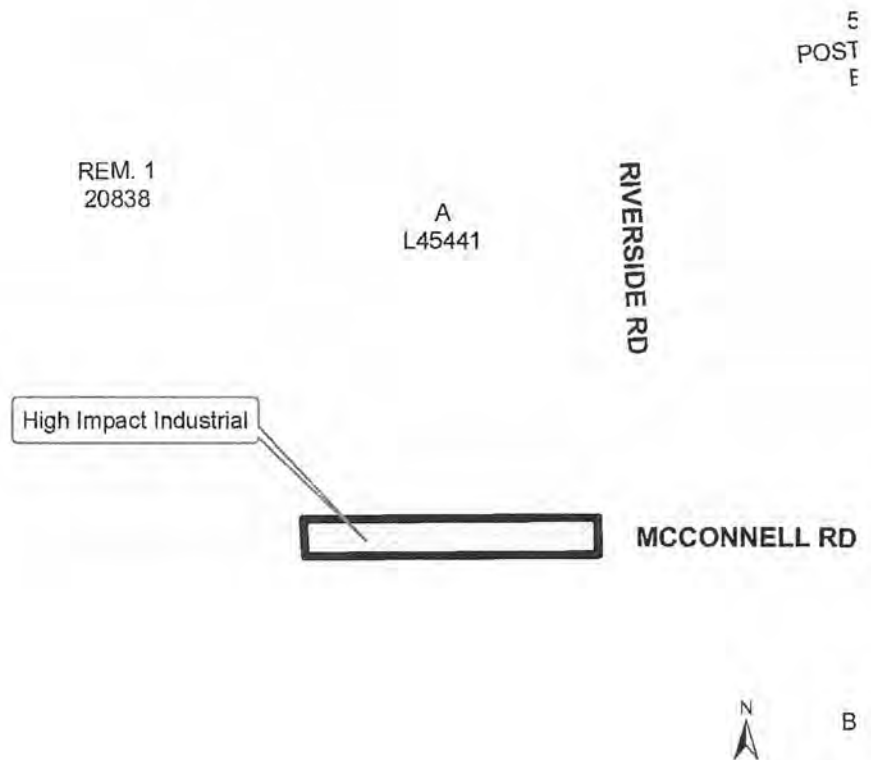
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "O"

APPENDIX "O"
SCHEDULE BYLAW NO. **2721-2018**
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. **1**
FROM: **Open Space**
TO: **High Impact Industrial**



CITY OF ABBOTSFORD

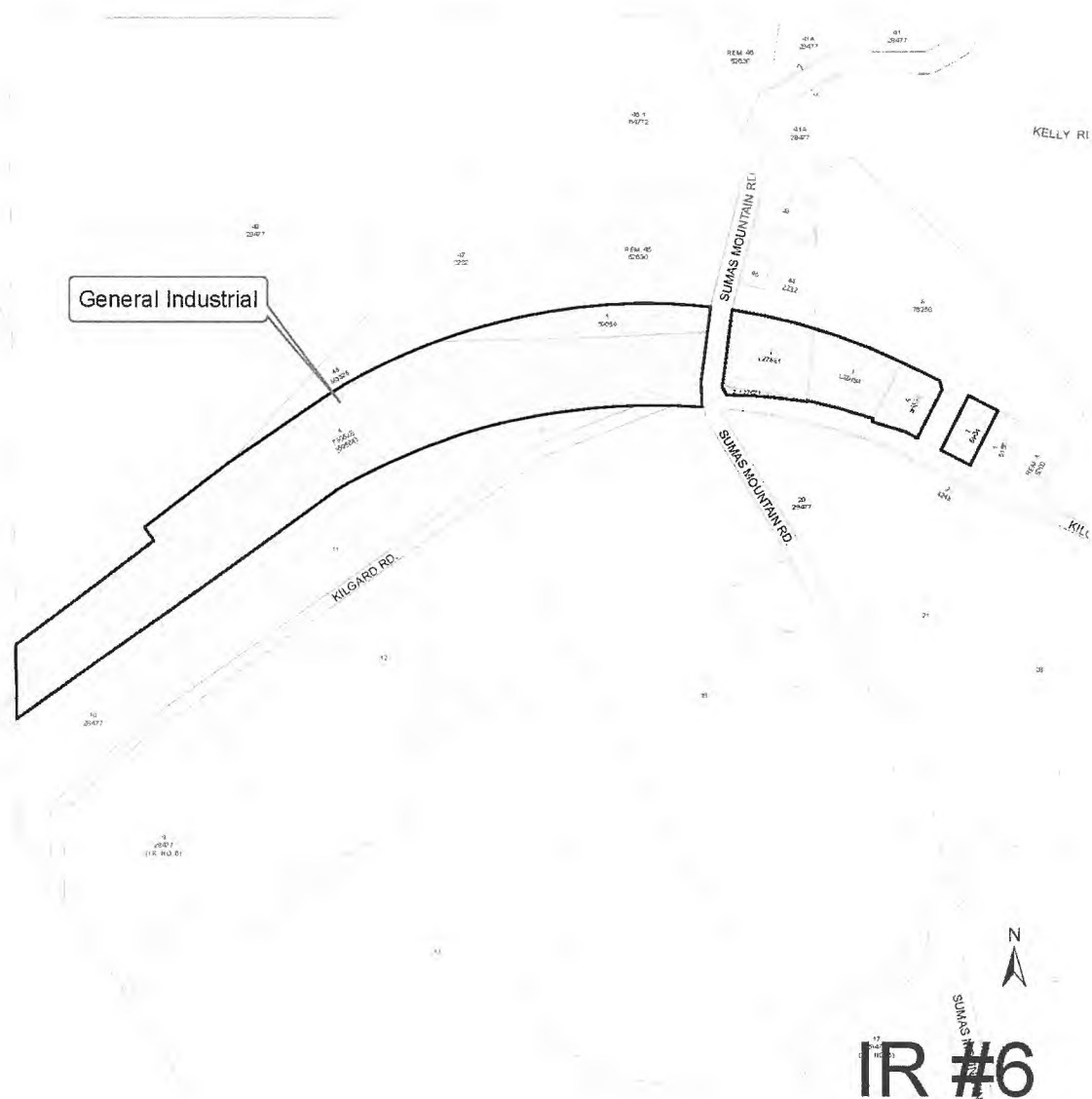
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "P"

APPENDIX "P"
SCHEDULE BYLAW NO. **2721-2018**
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: **None**
TO: **General Industrial**



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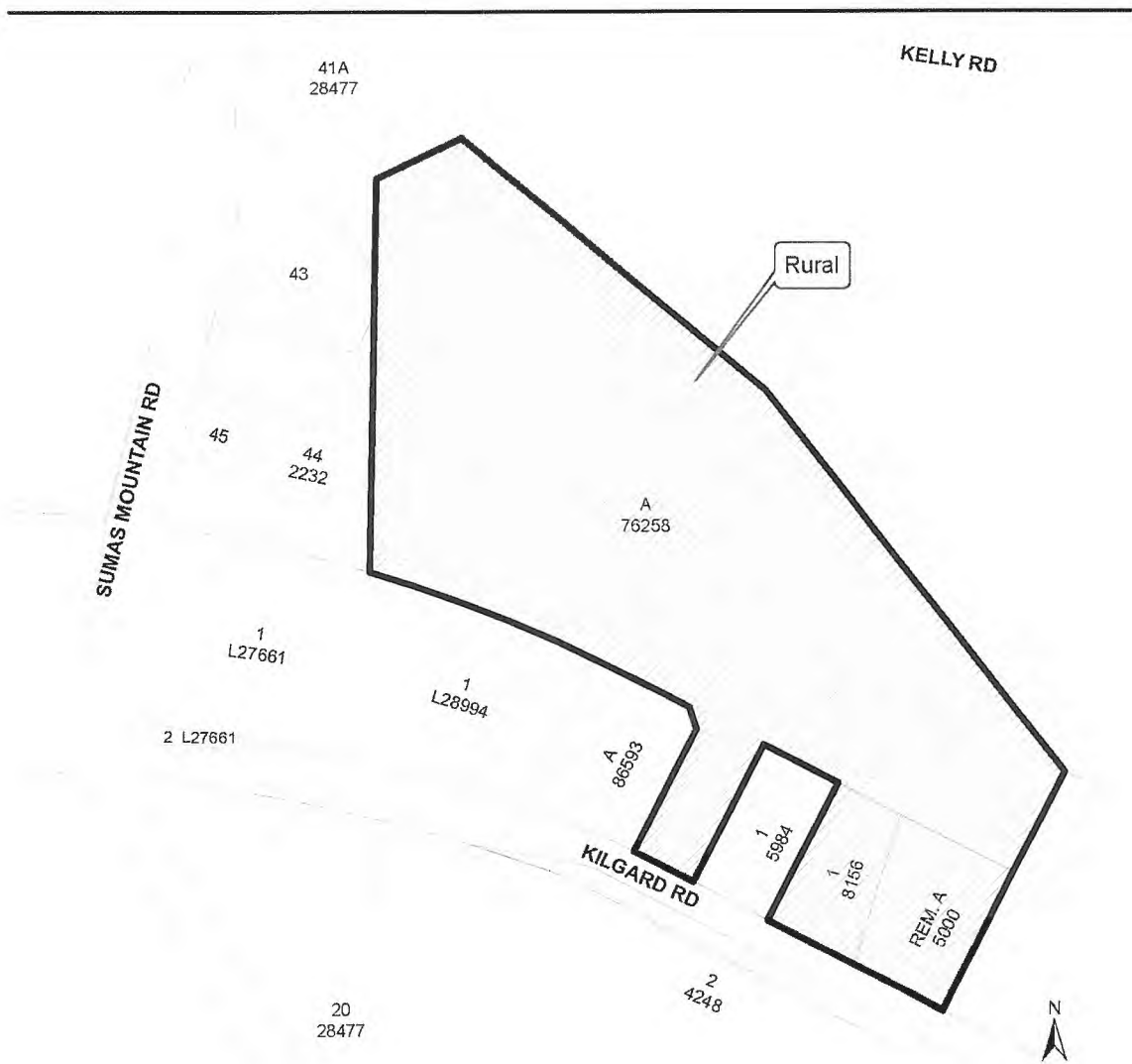
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

Bylaw No. 2721-2018

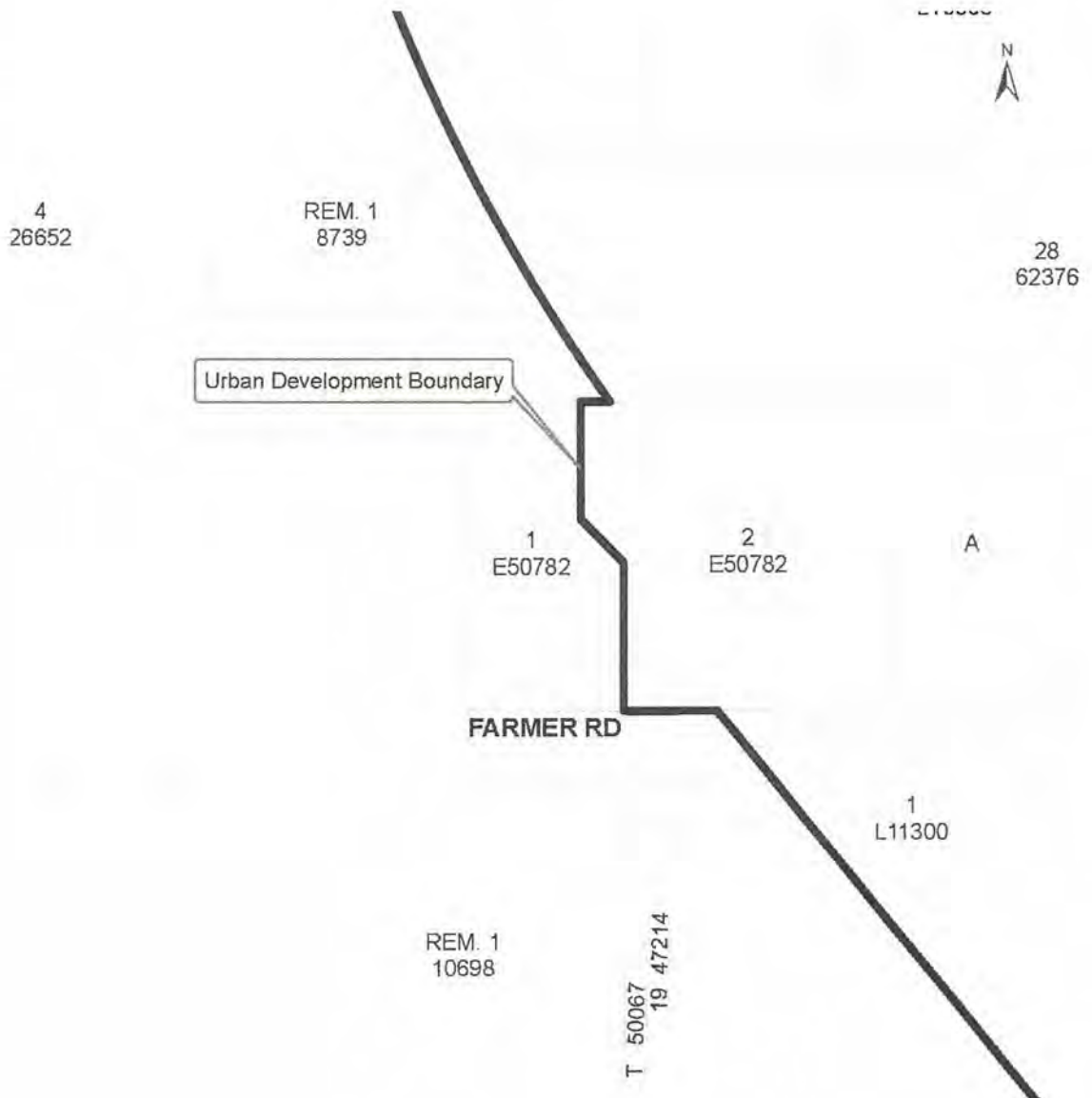
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Appendix "Q"

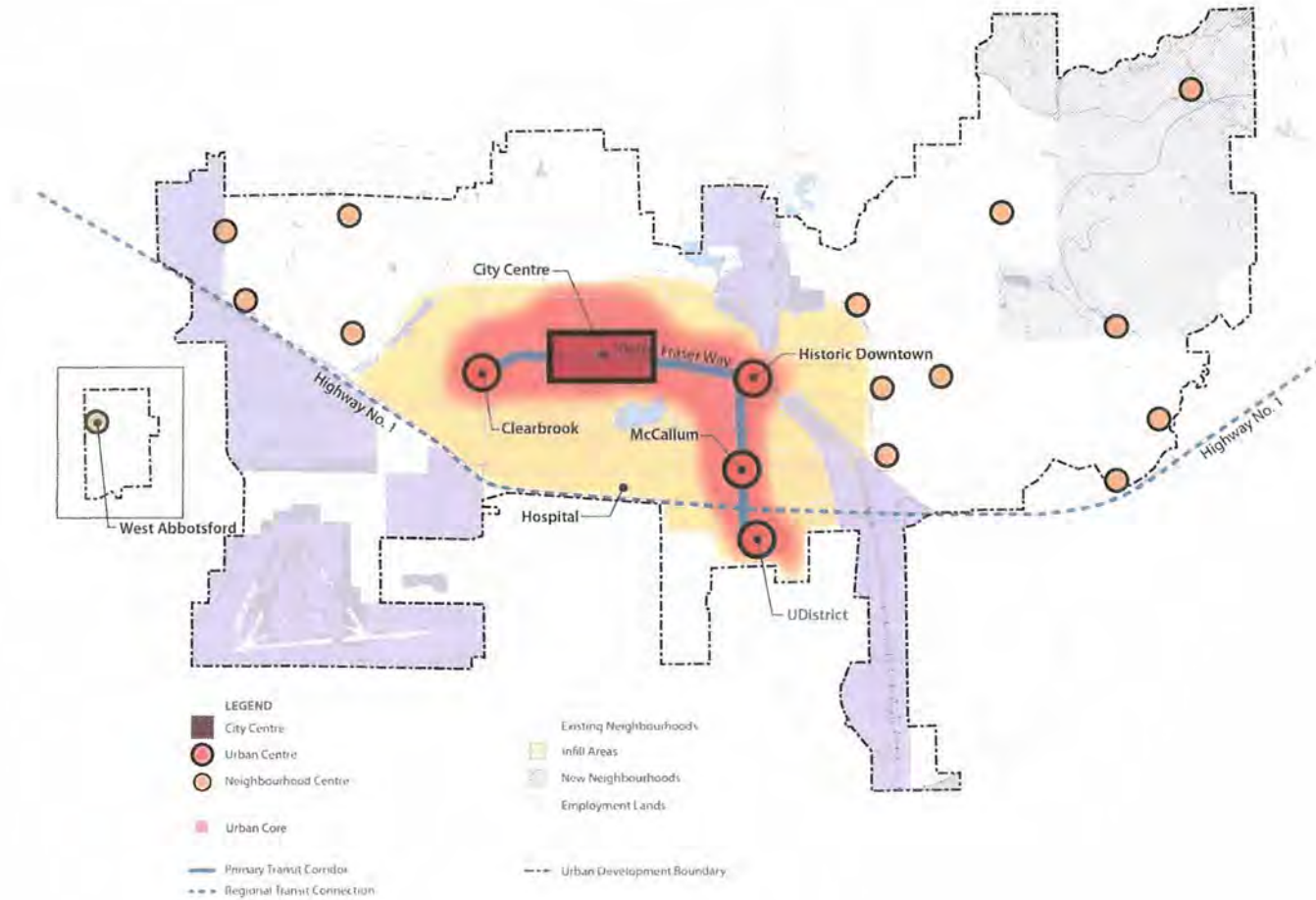
APPENDIX "Q"
SCHEDULE BYLAW NO. 2721-2018
BEING ABBOTSFORD OFFICIAL COMMUNITY PLAN BYLAW, 2016,
AMENDMENT BYLAW NO. 1
FROM: None
TO: Rural



Appendix "R"



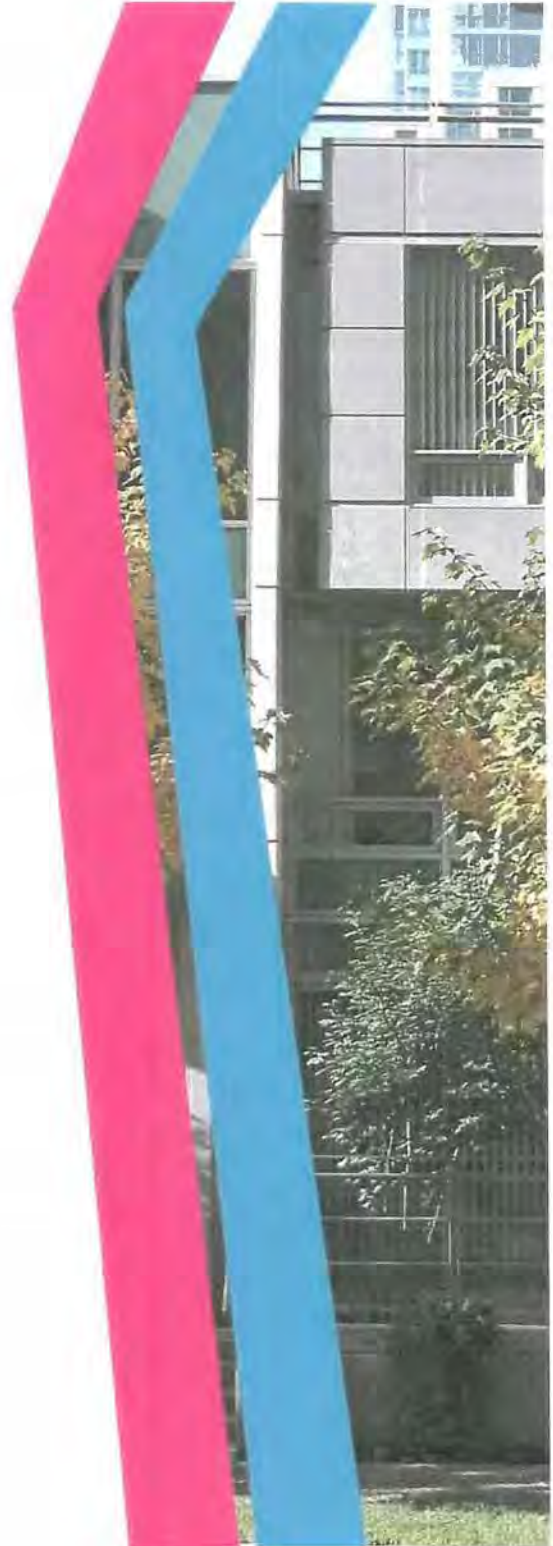
Appendix "S"



Appendix "T"

2

Land Use Plan



Appendix "T" (cont'd)

Land Use Designations

Land use policies are outlined in *Table 1.1* and are organized by the following designation groups:

Mixed Use Centres

These include the City Centre, Urban Centres, and Neighbourhood Centres, and are comprised of a mix of land uses and higher residential densities, and include the concentration of commercial retail and offices in the city.

Residential Neighbourhoods

These are predominantly residential neighbourhoods, with a mix of midrise and ground oriented multifamily buildings; single detached dwellings on a range of lot sizes; and accessory units such as secondary suites and detached suites.

Employment Lands

These are important employment lands that fall outside of Mixed Use Centres, including commercial and industrial uses, as well as Airport, Hospital, and Agriculture lands.

Supporting Lands

These are Institutional lands, open spaces, and other rural uses.




Land uses are illustrated on Maps 1 (Urban) and 2 (Rural). Building types are characterized by the following heights: lowrise buildings are 4 storeys or lower; midrise buildings are between 5 and 6 storeys; and highrise buildings are greater than 6 storeys.

Appendix "T" (cont'd)

CITY OF ABBOTSFORD - OFFICIAL COMMUNITY PLAN





Table II.1: Land Use Designations

MIXED USE CENTRES

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
 <p>City Centre</p>	<ul style="list-style-type: none"> Enable a mix of multifamily and commercial uses to strengthen the core of the city The primary hub of the city's employment areas and tourist accommodations Serve a city wide area Buildings typically include a mix of retail and/or office space on lower floors and residential units on upper floors 	<p>Multi storey buildings including low, mid, and high rises. Heights are variable. (building heights will be clarified through a neighbourhood plan).</p>	<p>Mixed use (residential and commercial)</p> <p>Multi unit residential</p> <p>Commercial</p>	<p>1.0 to 2.5 floor space ratio (FSR)</p>
 <p>Urban Centre</p>	<ul style="list-style-type: none"> Enable a mix of multifamily and commercial uses to strengthen existing hubs that serve a city wide function Serve a city wide or neighbourhood area Buildings typically include a mix of retail and/or office space on lower floors and residential units on upper floors 	<p>Multi storey buildings including low and mid rises. Heights are initially limited to 6 storeys (taller and varied building heights may be possible through a neighbourhood plan).</p>	<p>Mixed use (residential and commercial)</p> <p>Multi unit residential</p> <p>Commercial</p>	<p>1.0 to 2.0 FSR</p>
 <p>Neighbourhood Centre</p>	<ul style="list-style-type: none"> Enable a mix of multifamily and commercial uses that function as neighbourhood gathering places and destinations including shops, restaurants, cafes, and services Serve a neighbourhood area 	<p>Single or multi storey buildings including low rises. Heights are initially limited to 4 storeys (taller and varied building heights may be possible through a neighbourhood plan).</p>	<p>Mixed use (residential and commercial)</p> <p>Commercial</p>	<p>0.5 to 1.5 FSR; 4,000 m² commercial retail unit maximum</p>

Appendix "T" (cont'd)

RESIDENTIAL NEIGHBOURHOODS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
 <p>Urban 1 – Midrise</p> <p>Bylaw No. 2721-2018</p>	<ul style="list-style-type: none"> Enable multifamily housing to strengthen and support the Mixed Use Centres, and Primary Transit Corridor 	<p>Multi storey buildings including low and mid rises, and integrated ground oriented units. Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan).</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings</p>	<p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p>	<p>1.0 to 2.0 FSR (up to 2.5 FSR on existing or consolidated properties that are 2,500m² or less)</p>
 <p>Urban 2 – Ground Oriented</p>	<ul style="list-style-type: none"> Enable multifamily housing to support Mixed Use Centres and/or to serve as transition areas near single detached neighbourhoods 	<p>Ground oriented multiplex, duplex, row or townhouses. Heights are limited to 3 storeys.</p> <p>Large sites (1 ha or greater) may incorporate multi storey buildings up to 4 storeys</p>	<p>Multi unit residential</p> <p>Accessory commercial (associated with a residential care facility)</p> <p>Home occupation, live/work</p>	<p>0.5 to 1.5 FSR</p>
 <p>Urban 3 – Infill</p>	<ul style="list-style-type: none"> Enable infill residential with density increases near City and Urban Centres and the Primary Transit Corridor in Figure II.1 	<p>Single detached dwellings, with some ground oriented duplexes</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys</p>	<p>Residential with accessory units</p> <p>Home occupation, live/work</p>	<p>refer to "infill guidelines" following this table</p>
 <p>Urban 4 – Detached</p>	<ul style="list-style-type: none"> Enable low density single detached housing in neighbourhoods 	<p>Single detached dwellings, with some ground oriented duplexes</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings up to 3 storeys</p>	<p>Residential with accessory secondary suite</p> <p>Home occupation, live/work</p>	<p>max 25 units per hectare (uph)</p>

CITY OF ABBOTSFORD



OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "T" (cont'd)

CITY OF ABBOTSFORD - OFFICIAL COMMUNITY PLAN

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>Urban large lot</p> 	<ul style="list-style-type: none"> Enable single detached housing in a large lot format that may include modified municipal service standards such as water, sanitary, or roads 	<p>Single detached dwellings</p>	<p>Residential with accessory unit Home occupation, live/work</p>	<p>max 6.5 uph (gross density)</p>
<p>Suburban</p> 	<ul style="list-style-type: none"> Enable single detached housing with suburban character in limited areas that may include modified municipal service standards such as water, sanitary, or roads 	<p>Single detached dwellings</p>	<p>Residential with accessory unit Home occupation, live/work</p>	<p>max 2.5 uph (gross density)</p>

Appendix "T" (cont'd)

EMPLOYMENT LANDS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>Secondary Commercial</p>  <p>Bylaw No. 2721-2018</p>	<ul style="list-style-type: none"> • Serve a neighbourhood or city wide area • Commercial strip malls with off street surface parking • Indoor industrial uses 	Small and medium format retail centres, generally 1 to 2 storeys. Heights up to 4 storeys permitted for tourist accommodations.	<p>Commercial</p> <p>Indoor Industrial</p> <p>One accessory dwelling unit</p>	up to 0.5 FSR (up to 1.0 FSR on existing or consolidated properties that are 1,000m ² or less)
<p>Regional Commercial</p> 	<ul style="list-style-type: none"> • Serve a city wide or regional area • Large format commercial malls with off street surface parking • Indoor industrial uses 	Large format retail centres, generally 1 storey. Heights up to 4 storeys permitted for tourist accommodations.	<p>Commercial</p> <p>Indoor Industrial</p> <p>One accessory dwelling unit</p>	up to 0.5 FSR; 4,000m ² commercial retail unit minimum (50% of total floor space may be below minimum)
<p>General Industrial</p> 	<ul style="list-style-type: none"> • Large lots and large buildings oriented around primarily on site circulation, surface parking, and storage 	Industrial buildings and structures, generally 1 to 2 storeys.	<p>Industrial</p> <p>Accessory commercial</p> <p>One accessory dwelling unit</p>	Variable
<p>High Impact Industrial</p> 	<ul style="list-style-type: none"> • Large lots and large buildings oriented around primarily on site circulation, surface parking, and storage 	Industrial buildings and structures, generally 1 storey.	<p>Industrial and High Impact industrial</p> <p>Accessory commercial</p> <p>One accessory dwelling unit</p>	Variable
<p>Health Campus</p>  <p>Bylaw No. 2721-2018</p>	<ul style="list-style-type: none"> • Enable hospital and supporting medical, and health, and residential care uses • Serve a city wide or neighbourhood area • Buildings typically include a mix of uses, are street fronting, and use surface, underground, and structured parking 	Single or multi storey buildings including low or mid rises. Heights are limited to 6 storeys.	<p>Medical, health, and residential care</p> <p>Commercial</p>	0.5 to 2.0 FSR

CITY OF ABBOTSFORD

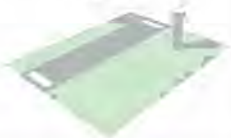
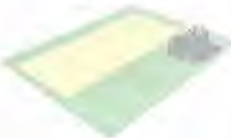
OFFICIAL COMMUNITY PLAN BYLAW, 2016, AMENDMENT BYLAW NO. 1

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Appendix "T" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p style="text-align: center;">Airport</p> 	<ul style="list-style-type: none"> Provide airport and aerospace uses and limited related commercial services 	Aerospace buildings and structures, generally 1 storey with some multi storey	Aerospace Accessory commercial Agriculture	Variable
<p style="text-align: center;">Agriculture</p> 	<ul style="list-style-type: none"> Large lots with rural character and active agricultural activity 	Farming with rural residential	Agriculture Residential with accessory units	Variable

Appendix "T" (cont'd)

SUPPORTING LANDS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Institutional Complex 	<ul style="list-style-type: none"> Enable a mixed use civic hub with major institutions, assembly, and related office, commercial and residential uses Serve a city wide area 	Multi storey buildings including low and mid rises. Heights are initially limited to 6 storeys (taller and varied building heights may be possible through a neighbourhood plan).	Institutional Mixed Use (residential and commercial) Multi unit residential Commercial	1.0 to 2.0 FSR
Institutional 	<ul style="list-style-type: none"> Buildings with institutional uses and open spaces 	Heights are limited to 3 storeys	Institutional Places of Worship One accessory dwelling unit	up to 0.7 FSR
Open Space 	<ul style="list-style-type: none"> Active and passive parks, trails, fields, recreation facilities Preserved natural areas, steep slopes, sensitive habitat, streams (by land trust, covenant, or zoning) 	Recreation facilities and out buildings.	Recreation areas Protected areas One accessory dwelling unit in parks	Variable
Country 	<ul style="list-style-type: none"> Enable housing in a rural setting with 'acreage' or hobby farm character This includes modified municipal service standards such as water, sanitary, or roads 	Detached dwellings	Residential with accessory unit Home occupation, live/work Agriculture	max 0.5 uph (gross density, generally 2ha lots)
Rural 	<ul style="list-style-type: none"> Preserve rural landscapes for the life of this plan This includes modified municipal service standards such as water, sanitary, or roads 	Detached dwellings	Residential with accessory unit Home occupation, live/work Agriculture	max 0.13 uph (gross density, generally 8 ha lots)
Rural Centre	<ul style="list-style-type: none"> Preserve existing services to rural agricultural areas 	Varied depending on the use	Mix of existing residential, commercial, industrial, and institutional	Variable

Appendix "T" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

Density and Development Calculations

The following policies apply when calculating density for development.

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Decimals when determining residential units per hectare will be ignored: 1.1 is rounded down to 1; 1.9 is also rounded down to 1. Decimals when determining floor space ratios are rounded to one decimal place: 0.15 and greater is rounded up to 0.2; 0.149 and lower is rounded down to 0.1.

Net or Gross

Unless otherwise stated in a neighbourhood plan, density within the Urban Development Boundary is determined based on net land area, except for the following land use designations:

- Urban Large Lot
- Suburban

Density outside the Urban Development Boundary is determined based on gross land area.

Net Land Area

The following land is removed to determine net land area when calculating density:

- Land with slopes 30% and greater, based on conditions shown in Map 14
- Streams (centre line of stream to top-of-bank, or high water mark when there is not a top-of-bank)
- Utility right-of-way's such as power lines and pipe lines

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2721-2018

Except when land is removed as described above, the following land is included in the net land area when calculating density:

- Public road dedications
- Park land dedications
- Tree stands not included in the land areas removed above

For further clarity, on land that is included in the net land area but is provided as public road, park land, or tree stands as described above, density credit is calculated as follows:

- Using the minimum density provided in the land use designation
- When no minimum density is provided, using the maximum density

For example, a public road dedicated in the 'Urban 4 – Detached' land use designation would receive a 25 uph credit, while a public road dedicated in the 'Urban 1 – Midrise' or 'Urban Centre' land use designations would receive a 1.0 FSR credit.

Appendix "T" (cont'd)

Calculating Slope

Slope is calculated based on a 15m grid using conditions from the City's 2013 contour data, and is shown on Map 14 with the following intervals:

- 20-29%
- 30% and greater

Development applications may provide an alternate slope analysis, to the satisfaction of the City.

Accessory Units

Accessory units, including secondary suites and detached suites, are not considered units when calculating density.

New Neighbourhoods

In the New Neighbourhoods area shown on Maps 1 and 2, development will be phased in a manner to ensure details relating to infrastructure, environment, and land uses can be coordinated and implemented in a cost efficient manner. Development may occur in accordance with existing zoning.

Rezoning proposals that are consistent with the building type and density of an existing zone may be supported. New rezoning proposals that are not consistent with the building type and density of an existing zone will only be considered following the adoption of a neighbourhood plan.

Neighbourhood plans for these areas will be developed following the Neighbourhood Planning Framework described in Part IV.

Within this same area on Maps 1 and 2, approximate developable area is shown for illustration purposes. Detailed stream, steep slope, and environmental area mapping will be completed through the neighbourhood plan, thereby determining specific net developable areas.

Accessory Units

Accessory secondary suites are supported in all single detached dwellings subject to the following criteria:

- Not be on a cul-de-sac bulb
- Not be in a bare land strata (except where road infrastructure meets City bylaw standards)
- Have a minimum frontage of 12m
- Have a minimum lot size of 400m²
- Be located on a Collector or Local road, as shown on Maps 4 and 5

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In the 'Urban 4 – Detached' land use designation where a lot has lane access, the accessory unit may be detached instead of secondary, subject to the following criteria:

- Have a minimum frontage of 9m
- Have a minimum lot size of 300m²

Appendix "T" (cont'd)

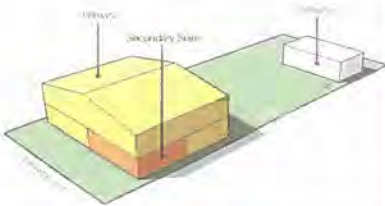
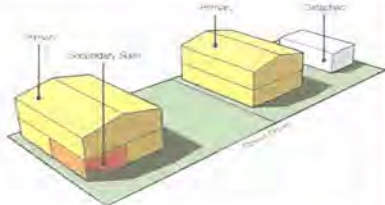
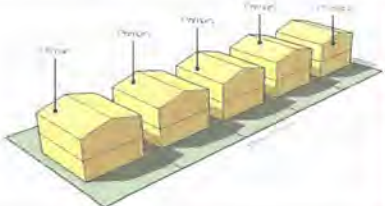
Infill Guidelines

Bylaw No. 2721-2018 Within the 'Urban 3 - Infill' land use designation, infill redevelopment is supported based on the following minimum lot areas. The same criteria provided above for accessory units also apply in the 'Urban 3 - Infill' designation, including the addition of duplex dwellings (with 12m frontage per accessory unit).

Table II.2: Urban 3 - Infill density

SINGLE DETACHED

Bylaw No. 2721-2018

Illustration	Minimum lot area	Accessory unit	FSR guide
	600m ² or greater	2 additional units: secondary suite (1 or 2) AND/OR detached suite (1 only, 55m ² maximum)	0.45 (not including the detached unit)
	400m ² - 599m ² (down to 300m ² with 9m minimum frontage when lane access)	1 additional unit: secondary suite OR detached unit (55m ² maximum)	0.55 (not including the detached unit)
	200m ² - 399m ²	no	0.65

Appendix "T" (cont'd)

DUPLEXBylaw No.
2721-2018

Type	Minimum lot area	Accessory unit	FSR guide
2 attached units on 1 lot	800m ² or greater	1 additional unit per attached unit; secondary suite	0.45
2 attached units on 1 lot	400m ² - 799m ²	no	0.55
2 attached units on 2 lots	200m ² - 399m ²	no	0.65

Corner Stores

Within the 'Urban 3 – Infill' and 'Urban 4 – Detached' land use designations, small scale accessory commercial uses are permitted, based on the following criteria:

- Must be a minimum of 400m from the nearest Neighbourhood Centre as shown on Map 1
- Must be a minimum of 400m from other Corner Store uses
- Must be on a corner when located on a Local road, as shown on Map 4
- Limited to 400m² total commercial floor area (200m² when on a Local road only)

Bylaw No.
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Notwithstanding the "Building Height and Type" description of "Urban 3 – Infill" and "Urban 4 – Detached" in *Table II.1 Land Use Designations*, where a Corner Store is enabled the residential units may be located above the commercial space.

Appendix "T" (cont'd)

Institutional Uses and Places of Worship

The following criteria apply when Institutional uses change to other uses, or new places of worship are developed.

Institutional Change of Use

Land shown as Institutional on Maps 1 and 2 is eligible for using any land use designation that abuts the existing Institutional land use (not including land use designations separated by a public road right of way). Such a change in land use requires an OCP amendment application and be reviewed by the City to determine the best fit for the area and the objectives in this Plan.

New Places of Worship

The following criteria will be used when considering the location of new places of worship:

- Must be within the Urban Development Boundary
- Must be within the following land use designations as described in *Table II.1*:
 - City Centre
 - Urban Centre
 - Neighbourhood Centre
 - Urban 1 – Midrise
 - Urban 2 – Ground Oriented
 - Urban 3 – Infill
 - Urban 4 – Detached
 - Secondary Commercial
- Must not be in the Agriculture land use designation as shown on Maps 1 and 2
- Must be along an Arterial or Collector road, as shown on Map 4
- Have enough land to meet off-street parking requirements in the Zoning Bylaw
- Have sufficient water supply and sanitary capacity to meet City bylaw requirements
- Be compatible with adjacent properties in terms of size and scale of activity

Special Study Areas

As outlined in Part I of this Plan, Abbotsford can grow to a population of 200,000 people while maintaining the Urban Development Boundary. Therefore, this Plan does not support expansion of the Urban Development Boundary for residential growth. While this approach enables smart and responsible growth of the city, building a complete and diverse community is equally important. Accordingly, a number of Special Study Areas are highlighted for further planning and analysis for industrial and park uses.

The following describes the intent of the Special Study Areas shown on Maps 1 and 2.

Areas A & B

In 2004, the City of Abbotsford completed a detailed study of the industrial land inventory and explored opportunities to add additional industrial land to ensure a long term supply. This resulted in approximately 180 hectares (445 acres) of industrial designated land added to the 2005 Official Community Plan. Much of that industrial land is now used for industrial purposes and will be fully absorbed within the life of this Plan. Special Study Areas A and B are highlighted for future industrial growth because of proximity and access to:

Appendix "T" (cont'd)

- Highway No. 1
- Abbotsford International Airport – YXX
- Rail
- Other industrial uses

While these areas have been highlighted for future industrial growth, they reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will only be considered for industrial uses through a comprehensive planning process led by the City, taking into account existing industrial land inventory and technical aspects such as servicing, traffic and buffering. Until this planning process is completed and approved, all properties must comply with existing zoning.

Areas C & D

The City of Abbotsford strives to provide an adequate and diverse supply of parks and open space for residents. As Abbotsford grows to a population of 200,000 people, acquiring and maintaining parks and open space will be a key component to the quality of life in the community.

New neighbourhood parks and trails will be established where growth is occurring in existing neighbourhoods, like the City Centre, and in New Neighbourhoods located on Sumas Mountain. However, there is a need for large, city wide active park space to serve the broader community. This requires sites with a significant amount of land and specific conditions to work, which are not available and cannot be accommodated within existing or New Neighbourhoods.

Special Study Areas C and D are highlighted for future large format, city wide active park space because of their lot configurations, ideal topography, and proximity to:

- Existing neighbourhoods
- Growth areas
- Existing parks
- University of the Fraser Valley (UFV)

In addition to future active park space, these two areas are conducive to agricultural related uses that are more accessible to the public, community groups and students; and for agricultural exhibition, research and development, and education. In particular, these areas would support further expansion and growth of UFV's agricultural programs in conjunction with community agricultural programs.

The special study areas reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will be considered for development through a comprehensive planning process led by the City, taking into account existing park inventory and future needs. Until this planning process is completed and approved, all properties must comply with existing zoning.

Appendix "T" (cont'd)

Temporary Use Permits

Authority

In accordance with the *Local Government Act*, an Official Community Plan may designate areas where temporary uses may occur, and may specify general conditions regarding the issuance of Temporary Use Permits in those areas.

Area

The entire City is designated as an area where a Temporary Use Permit may be considered. The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites.

Conditions

The following conditions apply to Temporary Use Permits:

- A Temporary Use Permit may specify the conditions under which the temporary use be carried on.
- All Temporary Use Permits should address other policy directions in this OCP, including the compatibility with the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering may be included as conditions of the permit to protect adjacent land uses.
- All sites on which a Temporary Use Permit is issued must generally be able to service the requested temporary uses within existing servicing capacity, and not require significant upgrades.
- The applicant or owner may be required to remove buildings, and restore property to a specific condition when the use ends.
- Upon expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Abbotsford Zoning Bylaw No. 2400, as amended.

Appendix "U"

5

Improve Natural + Built Systems



Appendix "U" (cont'd)

Vision

Abbotsford will become both more "city" and more "country", where the city becomes more urban and the integrity of the country becomes stronger. In the country, Abbotsford's cherished natural areas will be enhanced. Habitat will provide space for wildlife to thrive, recreational areas will provide residents access to nature close to home, and ecosystems will provide Abbotsford with clean land, air, and water.

Nature will also find its way into the city and will be "close to home" for everyone, with a growing tree canopy, creative landscaping, green infrastructure and architecture, and other green and naturalized open spaces. Abbotsford will plan with long term perspective emphasizing a sustainable approach to planning and managing municipal infrastructure, and to meaningfully address challenges associated with climate change and other global and local ecological issues.

Big Picture

Natural and Built Areas in the City and Country

Bylaw No. 2721-2018	Protect and maintain ecosystems, habitat and habitat corridors, and environmental quality within the city and enhance it by increasing the urban tree canopy, embracing integrated stormwater and invasive species management practices, and creating new greenways throughout the city.
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Views

Views to natural features such as Mt. Baker are protected and highlighted.

Resource Conservation and Responsibility

Reduce consumption and conserve water and energy resources for current and future generations. Plan with a long term perspective to address the challenges associated with climate change, and minimize Abbotsford's contributions to climate change.

Sustainable Infrastructure

Emphasize a sustainable approach to managing municipal infrastructure by maximizing the efficiency and performance of the existing infrastructure, and planning for infrastructure to support long term growth.

Appendix "U" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

Policies

The policies in this Chapter apply across the city, and Neighbourhood Plans and updated Master Plans will consider many of them in more detail.

NATURE IN NEIGHBOURHOODS

- 5.1 Ecological Greenways**
Enhance and restore ecological links between existing natural areas and public open spaces, increasing connections between isolated habitats.
- 5.2 Urban Forest and Tree Canopy**
Expand and strengthen a healthy and diverse tree canopy to improve air quality, capture carbon dioxide, reduce heat island effects, support public health and quality of life, and create beauty in the city through a number of approaches:
- Establish a tree canopy coverage target.
 - Increase the urban forest to a determined target in public spaces;
 - Require tree conservation strategies, and street tree plantings and landscaping in all development and infrastructure projects. Ensure street planting are at close intervals and with suitable growing conditions to allow a mature "kissing canopy" on all streets over time.
- 5.3 Retention of Natural Landforms**
Retain natural landforms, such as escarpments (including Townline Hill and McKee Peak), ravines, rock promontories, hilltops, and glacial erratics.
- 5.4 Riparian Habitat**
Maintain the City's *Streamside Protection Bylaw, 2005*, that defines setback widths depending on existing stream and riparian conditions. Streams and riparian areas should be restored to improve the quality of urban streams in particular, including the potential for day-lighting some streams.
- 5.5 Terrestrial Habitat**
Protect terrestrial habitat, particularly areas with species at risk, and mitigate areas of habitat loss.
- 5.6 Viewscapes and Vistas**
Protect viewscapes to natural features such as Mt. Baker, north shore, and Fraser Valley mountains, and minimize the visual impact of development on the hillside from the lowlands.

CONSERVATION AND RESILIENCE

- 5.7 Flooding Hazards**
Identify floodplain hazards and impacts to infrastructure systems, such as transportation, agriculture, water, and economic. In particular, align habitable space in the floodplain with the provincial flood construction levels.
- 5.8 Aquifer Protection**
Protect the Abbotsford-Sumas aquifer using tools within the City's regulatory mandate and communicate the importance of aquifer protection. Consider using an aquifer protection plan.

Appendix "U" (cont'd)

- 5.9 **Climate Change and Disaster Resilience**
Conduct an assessment of municipal infrastructure to determine the level of risk and impact from more frequent and larger storms, droughts, or other natural disasters such as earthquakes, and ensure future development is informed by this assessment.
- 5.10 **Green Buildings**
Develop a strategy to create regulations, incentives, and remove regulatory barriers to reduce energy consumption in buildings. This could be considered, among other places, as part of a broad strategy of incentives offered through a coordinated density bonusing program. Incentives should be used only for significant green design achievement, and should not be used where regulations and other techniques are reasonably available.
- 5.11 **Water Quality**
Improve local water quality through reduction of point and non point source pollution, and through watershed planning in partnership with neighbouring and regional jurisdictions.
- 5.12 **Air Quality**
Promote strategies that reduce local air pollution, including measures to protect the Fraser Valley airshed from additional point pollution sources such as energy plants.

SUSTAINABLE INFRASTRUCTURE

- 5.13 **Drinking Water**
Continue to work with Abbotsford Mission Water and Sewer Commission to ensure drinking water supply and distribution is managed and expanded to safeguard public health, protect the environment, and provide adequate supply for a growing population:
- Monitor demand and implement conservation strategies including awareness and education.
 - Implement system efficiencies to ensure infrastructure use is maximized.
 - Plan for short, medium and long term water supply sources.
 - Replace infrastructure reaching the end of its useful life cycle, and coordinate replacing with other road and utility replacement programs.

- 5.14 **Stormwater**
Support an integrated stormwater management approach for the comprehensive management of surface water, stormwater, and ground water resources that promotes healthy aquatic ecosystems, resilience to climate change and the maintenance of hydrologic systems.
- Continue using Integrated Stormwater Management Plans for watersheds and designing stormwater features to form part of the broader open space network.
- Continue to implement and manage the drainage systems in the floodplains to support agriculture production in these areas.

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Appendix "U" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

5.15 Wastewater

Continue to work with Abbotsford Mission Water and Sewer Commission to meet or exceed provincial and federal wastewater treatment regulations to safeguard public health and protect the environment.

- Monitor flow and effectiveness of treatment measures.
- Implement system efficiencies to ensure infrastructure use is maximized.
- Plan for short, medium and long term treatment systems.
- Replace infrastructure reaching the end of its useful life cycle, and coordinate replacing with other road and utility replacement programs.

5.16 Solid Waste

Support ongoing initiatives that will provide for effective and responsible solid waste management of recyclables, compostables, and garbage through programs, education, services, policies, guidelines and alignment with the Fraser Valley Regional District's Solid Waste Management Plan:

- Waste diversion of 65% by 2018
- Waste diversion of 80% by 2020
- Waste diversion of 90% by 2025
- Practice the six R's of waste management: Rethink, Reduce, Reuse, Recycle, Recover, and Residual Management
- Consider material recovery as a component for achieving the waste diversion targets

5.17 Flood Protection

Work with senior levels of government to assess projected impacts on dykes and stormwater infrastructure and respond to changing conditions through management strategies. Particular attention should be given to the Fraser River, Vedder Canal and Sumas River for protection of the Sumas and Matsqui Prairies.

5.18 Franchise Utilities

Ensure the coordination of land use planning with the provision of essential utility infrastructure to facilitate project efficiencies, minimize costs and reduce disruption to the public.

Update the Underground Wiring Policy to prioritize the Mixed Use Centres.

5.19 Gravel Extraction

Gravel extraction and mining activities fall under the jurisdiction of the Provincial government leaving local government limited authority to manage it. As such, it is important to liaise with Provincial agencies responsible for gravel to ensure the City's interests are recognized. Gravel extraction eligible areas are identified in Map 15 and provide clear direction regarding long term gravel resources in Abbotsford.

5.20 Land Reclamation and Restoration

Continue and enhance reclamation and restoration of land used for temporary uses such as soil removal or aggregate extraction, returning the land to original and improved conditions.

Appendix "V"

**PART V:
DEVELOPMENT
PERMIT
GUIDELINES**





Appendix "V" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

Bylaw No.
2721-2018**Development Permit Areas and Guidelines**

Development Permits are one of many tools to help achieve the policy objectives and vision set out in this Plan. With significant land constraints it is becoming increasingly important to guide the way development looks and feels in established neighbourhoods and the way it interfaces with agriculture and the natural environment. As the city grows to 200,000 residents, these Development Permit Guidelines can continue to help transform Abbotsford's urban area into an attractive, vibrant and safe environment that respects the varied landscapes that surround and compose it. This work depends on ensuring the following guidelines are welcomed, understood and adhered to.

The *Local Government Act* authorizes municipalities to designate Development Permit Areas in the Official Community Plan for several purposes including: the establishment of objectives for the form and character of commercial, industrial or multifamily residential development; the protection of farming; the protection of the natural environment, its ecosystems and biological diversity, and; the protection of development from hazardous conditions. Where an area is designated, land development and construction only takes place after a development permit has been issued.

To establish objectives for the form and character of commercial, industrial or multifamily residential development, the City designates lands subject to Form and Character Development Permits:

1. Mixed Use Centres Development Permit Area
2. Multifamily Residential Development Permit Area
3. Commercial Development Permit Area
4. Industrial Development Permit Area

To protect farming, the City designates lands subject to Protection of Agriculture Development Permits:

5. Protection of Agriculture Development Permit Area

To protect the natural environment, its ecosystems and biological diversity, the City designates lands subject to Natural Environment Development Permits:

6. Natural Environment Development Permit Area

To protect development from hazardous conditions, the City designates lands subject to Steep Slope Development Permits:

7. Steep Slope Development Permit Area

Appendix "W"

1

Mixed Use Centres Development Permit Guidelines



Appendix "W" (cont'd)

Area

Commercial or Mixed Use development occurring in City Centre, Urban Centre, Neighbourhood Centre, or Institutional Complex land use designations is subject to these Form and Character Development Permit Guidelines.

Justification

As the city grows, new Commercial and Mixed Use development will be encouraged to cluster in centres that act as the focal point of neighbourhoods across the city. It will be important for this development to be compatible with the neighbourhoods they will serve, and to contribute to the livability and vibrancy of streets and public spaces.

Objectives

Bylaw No.
2721-2018

The following guidelines are intended to encourage the construction of attractive, livable and animated shopping streets. New Commercial and Mixed Use development in these areas should seek to enhance the public realm and provide ample opportunities for residents and visitors alike to gather and socialize. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required. The figure below illustrates how individual guidelines work together to create vibrant streets that are desired in Mixed Use Centres.



Appendix "W" (cont'd)

Exemptions

Bylaw No.
2721-2018

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Minor landscaping improvements that do not reduce or remove amenity space
6. Building additions to a maximum of 50m² not abutting a street
7. Emergency circumstances to remove any immediate danger
8. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
9. Unless otherwise stated in a Neighbourhood Plan

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

SITE CONTEXT

To guide the design of development sites that fit within the broader context of neighbourhoods and are compatible with adjacent properties.

MU1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle and vehicle connections in the area.

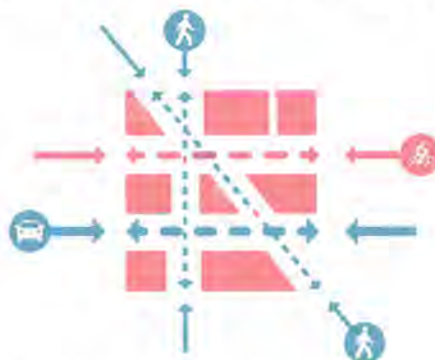


Figure MU.1 - Neighbourhood Connectivity

MU2 Neighbourhood Compatibility

Design commercial development to be compatible, in terms of scale and design, with adjacent development and future land uses.

Appendix "W" (cont'd)

MU3 Streetwall Continuity
 Design commercial areas with distinct, pedestrian friendly streetwalls by aligning architectural features and establishing patterns with neighbouring buildings.

MU4 Landscape Integration
 Site and design development to integrate with existing significant natural features, topography and vegetation.

MU5 Climate and Comfort
 Maximize the benefits of sun exposure to public open spaces, nearby buildings and dwelling units.



Figure MU3: Streetwall Continuity

SITE PLANNING

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

MU6 Passive Solar Design
 Lay out development sites to optimize solar gain for each building.

MU7 Defined Streetscape
 Site buildings so they front and frame public streets. For corner sites, site buildings to front both streets.

MU8 Hierarchy of Spaces
 Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, etc.

MU9 Walking Connections
 Connect main entrances and unit entrances to public sidewalks, trails, parking areas and adjacent residential and commercial sites (existing and future) with a minimum 2.0 metre pathway.

MU10 Access to Transit
 Design buildings to provide direct access and clear sightlines to bus stops.

MU11 Public and Private Amenity Spaces
 Integrate usable, public and private open spaces, including squares, parks and roof-top gardens. Locate these adjacent to active uses (cafes, shops, small businesses, etc.). Provide benches, shelters and other amenities near main entrances.

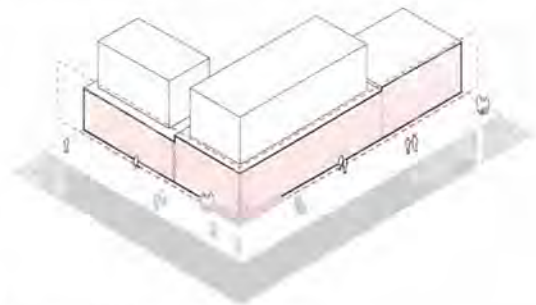


Figure MU7: Defined Streetscape

Appendix "W" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

MU12 Site Grading

Avoid the use of retaining walls. Step buildings along the length of a sloping street. When retaining walls are required, limit them to a height of 1.2 metres and, terrace and landscape them. Lock block style retaining walls are not permitted.

MU13 Long Term Bike Parking

Provide secured and weather protected bike parking in the form of a cage or locked room where bicycles can be fastened to a rack.

MU14 Short Term Bike Parking

Provide bike racks near a building entrance, in a highly visible location. Use inverted U or circular hoop racks that allow users to lock both a bike's frame and wheel.

MU15 Parking Location and Design

Locate parking underneath, behind or beside buildings. Limit the length of a parking lot to 25 metres along public streets (including the vehicle access point), except on primary commercial streets where surface parking must be underneath or behind buildings, and not beside buildings. Visually deemphasize and screen parking lots with landscaping. Break up large parking lots into smaller clustered ones.

MU16 Shared Parking and Access

Reduce the amount of curb cuts with shared parking facilities and shared access points.

MU17 Underground Parking

Avoid designing underground parking that exceeds grade level height. Where underground parking must be partially above grade, ensure it does not exceed 1.0 metres from the ground. Use attractive, high quality materials on the exposed structure and/or screen with landscaping.

MU18 Parking Structures

Locate parking structures behind buildings and away from areas fronting public streets. Where parking structures must be placed next to public streets, design them to be compatible, in terms of scale, form, and materials, with neighbouring properties and ensure streetwall continuity (as described in guidelines MU2 and MU3). Use landscaping and public art to screen blank walls. Ensure vehicular entrances are architecturally integrated into the structure and that pedestrian entrances and stairwells are prominent, glazed and highly visible from sidewalks. Use wayfinding signage to help orient users throughout the parking structure.

MU19 Drive Thru Facilities

Avoid the use of drive thru facilities. If necessary, locate them internally and not between building faces and public streets. Limit these to a single lane width.

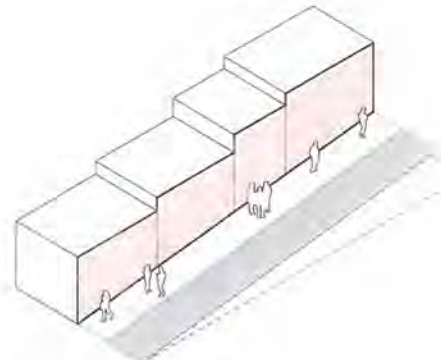


Figure MU12: Site Grading

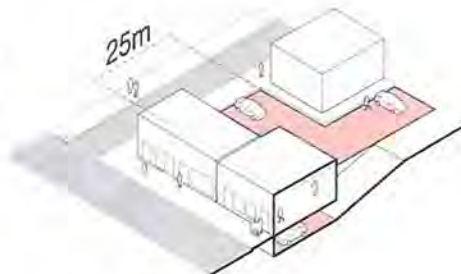


Figure MU15: Parking Location and Design

Appendix "W" (cont'd)

MU20 Storage, Garbage and Recycling

Locate storage, garbage, composting and recycling areas behind buildings and not between any building and abutting streets. Permanently screen these areas with attractive, high quality materials and architectural treatments that are complementary with the associated building(s).

MU21 Loading Areas

Make loading areas and facilities accessible to service vehicles without interfering with pedestrian circulation and screen them with landscaping and fencing.

BUILDING DESIGN

To guide the design of buildings that are people focused, attractive and functional with the streets on which they will front.

MU22 Building Entrances

Locate main entrances adjacent to the public street on which a building is facing. Design entrances to be easily identifiable and architecturally distinct.

MU23 Corner Buildings

Design a building at the corner of two streets to front both streets. Strongly mass the building at its corner to exhibit a visually prominent, landmark architecture. Design corner buildings with corner entries.

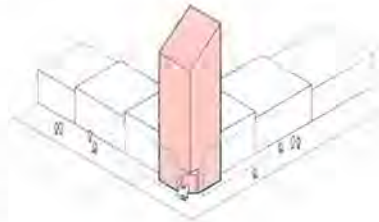


Figure MU23 - Corner Building

MU24 Active Ground Floors and Storefronts

Design commercial and mixed use buildings with active ground floors that incorporate narrow, individual storefronts a maximum of 10 metres in width.



Figure MU24 - Active Ground Floors and Storefronts

MU25 Transparent Fronts

Design ground level storefronts and lobbies to promote visibility with large amounts of transparent glazing. Do not obscure ground level façades with reflective glazing or excessive window signage.

MU26 Self Contained Uses

For mixed use buildings, separate and distinctly design entrances for upper storey uses from the entrances to ground floor commercial uses. Design buildings to ensure each different use is self contained with a focus on security for residential uses.

Appendix "W" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

MU27 Height Expression

In the City Centre, design a building to exhibit a minimum three storey expression, either in terms of height in metres or actual storeys. In Urban and Neighbourhood Centres, design buildings with a minimum two storey expression.

MU28 Building Length

Design mixed use buildings not to exceed 90 metres in length.

MU29 Architectural Interest

Vary building materials, colours, rooflines and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building. Large expanses of singular materials, such as vinyl siding and stucco, and blank walls are not permitted.

MU30 Scale Transition

Incorporate complementary building forms and transitional heights to harmonize with the height and scale of adjacent buildings, especially when next to lower density residential land use designations.

MU31 Grade Transition

On sloping sites, step ground floor slabs to ensure a level transition between the sidewalk and the building/storefront entrances. Similarly, design the roofline to follow the slope of the site.

MU32 Accessibility

Design buildings to address the functional needs of persons with disabilities including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.

MU33 Weather Protection

Include weather protection along the entire street frontage of a building with a minimum of 2.0 metres in depth.

MU34 Integrated Signage

Directly integrate signage into building façades. Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs are not permitted and backlit box signs are not permitted.

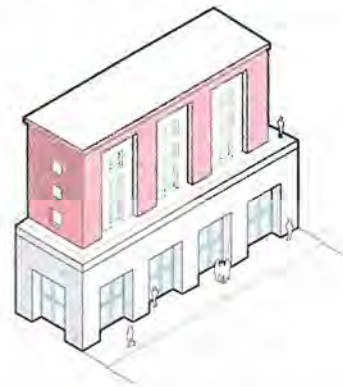


Figure MU29: Architectural Interest

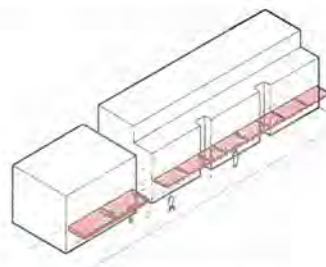


Figure MU33: Weather Protection

Appendix "W" (cont'd)

MIDRISE AND HIGHRISE BUILDINGS

To guide the particular design requirements for attractive midrise and highrise development.

MU35 Tower and Podium Configuration

Design highrise buildings in a tower and podium configuration. Determine the height of the podium by reflecting adjacent buildings to create a coherent streetwall. Highrise towers located away from public street frontages can be developed without podium buildings.

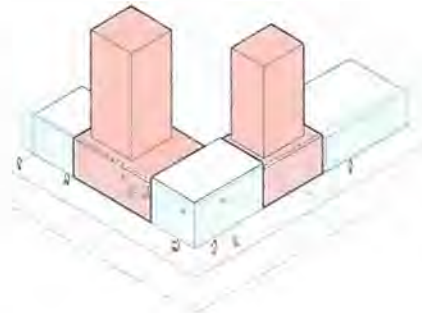


Figure MU35: Tower and Podium Configuration
Figure MU37: Views and Shadows

MU36 Architectural Interest

Minimize the bulk of midrise and highrise buildings with articulation, terracing, and modulation of floor plans and façades. Connect architectural elements across the vertical length of the building from top to bottom.

MU37 Views and Shadows

Design highrise buildings as slim, elegant point towers, and stagger them to minimize view blockage and shadowing effects at street level. Place towers that have a long side in a north-south orientation to reduce impacts of shading. Vary height, rooflines, and massing to reduce shade on neighbouring buildings and optimize sun exposure for heat gain and daylight.

MU38 Passive Solar Design

Orient buildings toward the south, with the long axis running east-west to encourage passive solar design. A southern building orientation is ideally achieved on south-facing lots with minimal obstructions that can block solar access, as determined through a sun/shade analysis.

MU39 Rooftop Design and Accessibility

Landscape rooftops and make them accessible to tenants/residents as usable common/private outdoor space. Screen or enclose mechanical equipment and appurtenances on midrise and highrise roof tops.

LANDSCAPE

To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.

MU40 Visual Interest

Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.

MU41 Public Realm

Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features.

Appendix "W" (cont'd)

MU42 Climate and Comfort

Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.

MU43 Tree Retention

Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

MU44 Tree Canopies

Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.

MU45 Tall Hedges

Avoid using tall, visually concealing hedges along public sidewalks and streets.

MU46 Native Species

Where appropriate, use native and drought tolerant plant and tree species.

MU47 Fence Height and Design

Keep fences below 1.5 metres along public streets. Use wrought iron or other similar high quality materials which provide adequate visibility. Chainlink fences are not permitted along public streets.

MU48 Stormwater Infiltration

Incorporate bioswales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.

LIGHTING

To guide the design of lighting for the protection of neighbourhoods from light pollution and for a development's security.

MU49 Light Pollution

Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (nonprotruding) lens.

MU50 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6.0 metres from the ground.

MU51 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be lit at 90 degrees from the pole.

MU52 Uplighting

Use uplighting sparingly and only for accenting architectural elements or landscape features.

MU53 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

Appendix "W" (cont'd)

MU54 Even Wash

Create an even wash of light across surfaces desired to be lit that are not adjacent to rural and residential uses.

MU55 Nighttime Use

Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

Appendix "X"

2

Multifamily Residential Development Permit Guidelines



Appendix "X" (cont'd)

Area

Multifamily Residential development within the Urban Development Boundary is subject to these Form and Character Development Permit Guidelines.

Justification

The urban area of the city is becoming more densely developed and multifamily development is becoming increasingly prevalent. It is important that the form and character of this new development enhance the livability of neighbourhoods and includes sensitive consideration for streets, public spaces and adjacent properties.

Objectives

Bylaw No.
2721-2018

The following guidelines are intended to encourage the construction of well designed, attractive and livable residential streets. New Multifamily Residential development should seek to enhance the public realm and contribute to neighbourhoods where residents of all ages feel safe. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required.

Exemptions

Bylaw No.
2721-2018

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Minor landscaping improvements that do not reduce or remove amenity space
6. Building additions to a maximum of 50m²
7. Emergency circumstances to remove any immediate danger
8. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
9. Unless otherwise stated in a Neighbourhood Plan

Appendix "X" (cont'd)

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

SITE CONTEXT

To guide the design of development sites that fit within the broader context of neighbourhoods and are compatible with adjacent properties.

MF1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle and vehicle connections in the area.



Figure MF1: Neighbourhood Connectivity

MF2 Neighbourhood Compatibility

Design multifamily residential development to be compatible, in terms of scale and design, with adjacent development and future land uses.

MF3 Landscape Integration

Site and design development to integrate with existing significant natural features, topography and vegetation.

MF4 Climate and Comfort

Maximize the benefits of sun exposure to private and public open spaces, nearby buildings and dwelling units.

SITE PLANNING

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

MF5 Passive Solar Design

Lay out subdivisions and development sites to optimize solar gain for each building.

Appendix "X" (cont'd)

MF6 Defined Streetscape
 Site buildings so they front and frame public streets, with a minimum setback of 1.5 metres and a maximum setback of 5.0 metres. For corner sites, site buildings to front both streets.

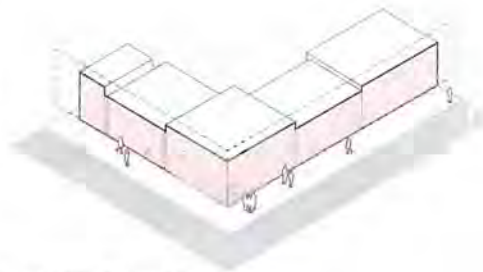


Figure MF6: Defined Streetscape

MF7 Hierarchy of Spaces
 Define the spaces that are public from those that are private with landscape elements (e.g. grade change, short fences, low lying shrubs, etc.).

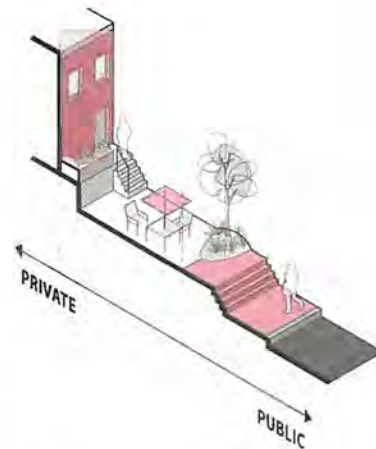


Figure MF7: Hierarchy of Spaces

MF8 Public Overlook
 Ensure housing units overlook public spaces and connections such as trails, park land, or strata roads to ensure they have views over activity areas.

Bylaw No.
2721-2018

MF9 Walking Connections
 Connect main entrances and unit entrances to public sidewalks, trails, parking areas and adjacent residential and commercial sites (existing and future) with pathway a minimum of 2.0 metres in width.

MF10 Access to Transit Stops
 Design buildings to provide direct access and clear sightlines to bus stops.

MF11 Public and Private Amenity Spaces

Bylaw No.
2721-2018

Integrate usable, public and private open spaces, including squares, parks and roof-top gardens. Locate them in highly visible areas, overlooked by housing units.

MF12 Site Grading
 Work with existing topography and step buildings along the length of a sloping street. When retaining walls are required, limit them to a height of 1.2 metres and, terrace and landscape them.

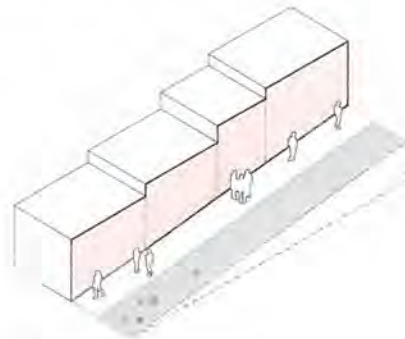


Figure MF12: Site Grading

Appendix "X" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

MF13 Parking Location and Design

Locate parking underneath, behind or beside buildings. Limit the length of a parking lot to 25 metres along public streets (including the vehicle access point), except on primary streets where surface parking must be underneath or behind buildings, and not beside buildings. Visually de-emphasize and screen parking lots with landscaping. Break up large parking lots into smaller clustered ones.

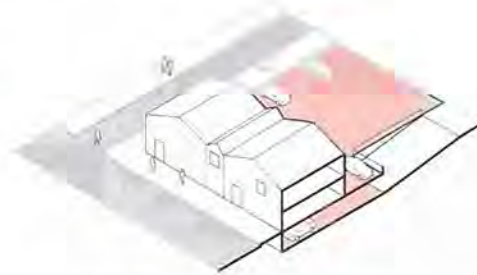


Figure MF13: Parking Location and Design

MF14 Shared Parking and Access

Reduce the amount of curb-cuts with shared parking facilities and shared access points.

MF15 Underground Parking

Avoid designing underground parking that exceeds grade level height. Where underground parking structures must be partially above grade, ensure they do not exceed 1.0 metres from the ground. Use attractive, high quality materials on the exposed structure and/or screen with landscaping.

MF16 Storage, Garbage and Recycling

Locate storage, garbage, composting and recycling areas behind buildings and not between any building and abutting streets. Permanently screen these areas with attractive, high quality materials and architectural treatments that complement the building(s).

BUILDING DESIGN

To guide the design of buildings that are people focused, attractive and functional with the streets on which they front.

MF17 Building Entrances

Locate main entrances adjacent to the public street on which a building is facing. Design entrances to be easily identifiable and architecturally distinct.

MF18 Corner Sites

Design a building at the corner of two streets to front both streets. Strongly mass the building at its corner to exhibit a visually prominent, landmark architecture.

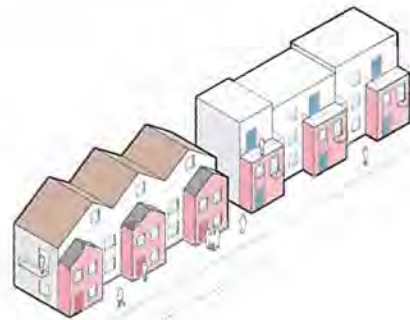


Figure MF19: Architectural Interest

MF19 Architectural Interest

Vary building materials, colours, rooflines and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building. Large expanses of singular materials, such as vinyl siding and stucco, and blank walls are not permitted.

Appendix "X" (cont'd)

MF20 Ground Oriented Units

Incorporate ground oriented units into residential buildings located along public streets. Design each unit with an individual front door accessible from the street and elevated at least 0.5 metres from the public right-of-way grade for privacy where existing grades permit.

MF21 Scale Transition

Incorporate complementary building forms and transitional heights to harmonize with the height and scale of adjacent buildings, especially when next to lower density residential land use designations.

MF22 Grade Transition

On sloping sites, step ground floor slabs to ensure the building and roofline follow the slope of the site.

MF23 Accessibility

Design buildings to address the functional needs of persons with disabilities including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.

MF24 Weather Protection

Include weather protection at main entrances.

MF25 Visual Privacy

Offset window placement between buildings facing each other to maintain privacy in residential units.

MF26 Noise Attenuation

When located adjacent to highways, railways, truck routes or other major noise sources, use noise attenuation measures to comply with the Sound Transmission Classification (STC) recommendations outlined by the Canada Mortgage and Housing Corporation (CMHC).

MF27 Integrated Signage

Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs and backlit box signs are not permitted.

TOWNHOUSES

To guide the particular design requirements for attractive townhouse development.

MF28 Building Length

Design townhouse buildings not to exceed 40 metres in length.

MF29 Wrapped Street Corner

On corner lots, wrap townhouses around the corner to face both streets.

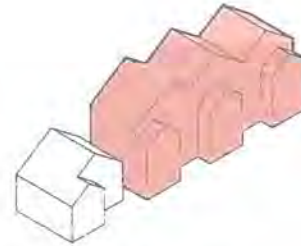
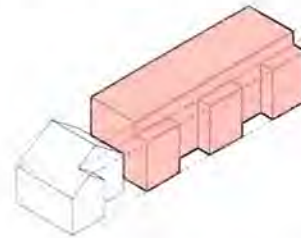


Figure MF21: Scale Transition

Appendix "X" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

MF30 Visitor Parking

For townhouse developments that aren't facing public streets, locate visitor parking in small clusters throughout, with one cluster sited near community mailboxes. For townhouse developments facing public streets, site visitor parking on-street and/or behind townhouse buildings.

MF31 Individualization

Repeat and vary design elements, alternating them for adjacent units within a building cluster.

MF32 Deemphasized Garages

Recess garages into the building to deemphasize their prominence.

MF33 Community Mailboxes

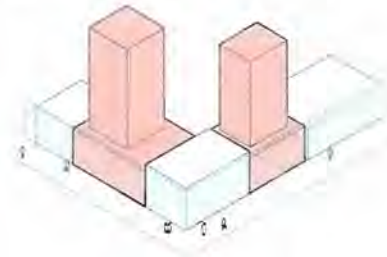
Locate community mailboxes in an accessible central location within a townhouse development and integrate them with the development's design.

APARTMENTS

To guide the particular design requirements for attractive multistorey apartment development.

MF34 Tower and Podium Configuration

Design highrise buildings in a tower and podium configuration. Determine the height of the podium by reflecting adjacent buildings to create a coherent streetwall. Midrise and highrise towers that are not adjacent to a public street can be developed without podium buildings.

**MF35 Building Length**

Design apartment buildings not to exceed 90 metres in length.

MF36 Architectural Interest

Minimize the bulk of midrise and highrise buildings with articulation, terracing, and variation of floor plans and façades. Connect architectural elements across the vertical length of the building from top to bottom, including the podium.

Figure MF34: Tower and Podium Configuration
Figure MF37: Views and Shadows

MF37 Views and Shadows

Design highrise buildings as slim, elegant point towers, and separate them to minimize view blockage and shadowing effects at street level. Vary height, rooflines, and massing to reduce shade on neighbouring buildings and optimize sun exposure for heat gain and daylight.

MF38 Passive Solar Design

Orient buildings toward the south, with the long axis running east/west to encourage passive solar design. A southern building orientation is ideally achieved on south facing lots with minimal obstructions that can block solar access, as determined through a sun/shade analysis.

Appendix "X" (cont'd)

<u>MF39</u>	Short Term Bike Parking	Provide bike racks near a building entrance, in a highly visible location.
<u>Bylaw No. 2721-2018</u>		
MF40	Long Term Bike Parking	Provide secured and weather protected bike parking in the form of a cage or locked room where bicycles can be fastened to a rack.
MF41	Rooftop Design and Accessibility	In a highrise and podium configuration, landscape podium rooftops and make them accessible to tenants/residents as usable common/private outdoor space. Screen or enclose mechanical equipment and appurtenances on midrise and highrise roof tops.
LANDSCAPE		
		To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.
MF42	Visual Interest	Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.
MF43	Public Realm	Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features.
MF44	Climate and Comfort	Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.
MF45	Tree Retention	Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.
MF46	Tree Canopies	Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.
MF47	Tall Hedges	Avoid using tall, visually concealing hedges along public sidewalks and streets.
MF48	Native Species	Where appropriate, use native and drought tolerant plant and tree species.
<u>MF49</u>	Fence Height and Design	Keep fences below 1.5 metres along public streets and public pedestrian walkways. Use wrought iron or other similar high quality materials, which provide adequate visibility. Chainlink fences are not permitted along public streets.
<u>Bylaw No. 2721-2018</u>		

Appendix "X" (cont'd)

MF50 Stormwater Infiltration

Incorporate bio-swales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.

LIGHTING

To guide the design of lighting for the protection of neighbourhoods from light pollution and for a development's security.

MF51 Light Pollution

Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (nonprotruding) lens.

MF52 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6.0 metres from the ground.

MF53 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be directed at a 90 degree angle from the pole.

MF54 Uplighting

Use uplighting sparingly and only for accenting architectural elements or landscape features.

MF55 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

MF56 Even Wash

Create an even wash of light across surfaces desired to be lit only when they are not adjacent to rural and residential uses.

MF57 Nighttime Use

Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

Appendix "Y"

3

Commercial Development Permit Guidelines



Appendix "Y" (cont'd)

Area

Commercial development within the Urban Development Boundary and not within a Mixed Use Centre, is subject to these Form and Character Development Permit Guidelines.

Justification

As the hub of the Fraser Valley, the city is increasingly attracting Commercial development that strives to serve a broader, more regional population. It will be important for these developments to be compatible with adjacent neighbourhoods and be safe environments for residents and visitors alike while accommodating the particular needs of these more car oriented commercial areas.

Objectives

Bylaw No
2721-2018

The following guidelines are intended to encourage the construction of walkable, safe and convenient Commercial development. New Commercial development should seek to provide a welcoming environment for people walking, biking and taking transit. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required.

Exemptions

Bylaw No
2721-2018

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Minor landscaping improvements that do not reduce or remove amenity space
6. Building additions to a maximum of 50m² not abutting a street
7. Airside development in the Airport land use designation (groundside development is not exempt)
8. Emergency circumstances to remove any immediate danger
9. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
10. Unless otherwise stated in a Neighbourhood Plan

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

Appendix "Y" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

SITE CONTEXT

To guide the design of development sites that fit within the broader context of neighbourhoods and are compatible with adjacent properties.

- CO1 Neighbourhood Connectivity**
Enhance the pedestrian, bicycle and vehicle connections in the area.
- CO2 Climate and Comfort**
Maximize the benefits of sun exposure to shops, workspaces, and indoor and outdoor amenity areas.

SITE PLANNING

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

- CO3 Passive Solar Design**
Lay out development sites to optimize solar gain for each building.
- CO4 Defined Streetscape**
Orient buildings so they are facing public streets.
- CO5 Façade Continuity**
Align buildings in large format outlet developments along a continuous streetlike façade.
- CO6 Hierarchy of Spaces**
Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, etc.
- CO7 Walking Connections**
Connect main entrances and unit entrances to public sidewalks, trails, parking areas and adjacent residential and commercial sites (existing and future).
- CO8 Pathway Design**
Ensure a minimum width of 2.0 metres for pathways throughout a site. Include raised crosswalks, distinct paving treatments and curb bulges to prioritize the mobility of those walking. Line pathways with bollards or curb stops to help impede vehicles from encroaching into this space.
- CO9 Access to Transit**
Design buildings to provide direct access and clear sightlines to bus stops.
- CO10 Bike Parking**
Provide bike racks near a building entrance, in a highly visible location. Use inverted U or circular hoop racks that allow users to lock both a bike's frame and wheel. For larger commercial developments consider secured, weather protected bike parking.

Appendix "Y" (cont'd)

CO11 Site Furnishings

Provide benches, weather protection and other amenities near main entrances and in public amenity spaces.

CO12 Site Grading

Avoid the use of retaining walls. Step buildings along the length of a sloping street. When retaining walls are required, limit them to a height of 1.2 metres and, terrace and landscape them. Lock block style retaining walls are not permitted.

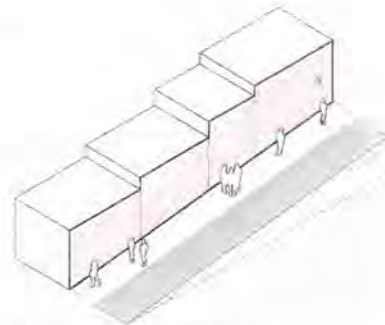


Figure CO12: Site Grading

CO13 Parking Design

Visually deemphasize parking areas with screening elements such as buildings, landscaping, trellises or other appropriate means.

CO14 Shared Parking and Access

Reduce the amount of curb-cuts with shared parking facilities and shared access points.

CO15 Drive Thru Facilities

Locate drive thru facilities internally and not between building faces and public streets.

CO16 Storage, Garbage and Recycling

Locate storage, garbage, composting and recycling areas behind buildings and not between any building and abutting streets. Permanently screen these areas with attractive, high quality materials and architectural treatments that are complementary with the associated building(s).

CO17 Loading Areas

Make loading areas and facilities accessible to service vehicles without interfering with pedestrian circulation and screen them with landscaping and fencing.

BUILDING DESIGN

To guide the design of buildings that are people focused, attractive and functional with the streets on which they will front.

CO18 Building Entrances and Location

Locate building entrances at grade and along building faces that front streets. Ensure entrances are easily identifiable and architecturally distinct.

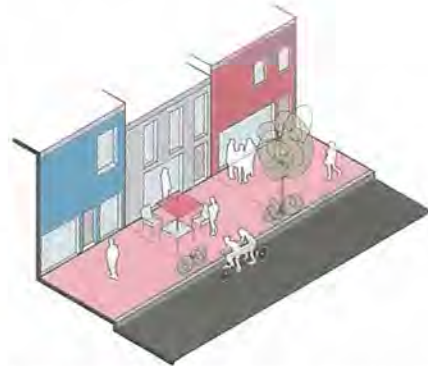


Figure CO19: Active Ground Floors and Storefronts

CO19 Active Ground Floors and Storefronts

Design commercial buildings with active ground floors that incorporate narrow, individual storefronts. When facing a street, wrap large format outlets with smaller outlets that incorporate their own entries and identity.

Appendix "Y" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

Vary building materials, colours, rooflines and other architectural elements. Establish a rhythm to the streetscape by integrating vertical elements and breaks in the façade of a building. Large expanses of singular materials, such as vinyl siding and stucco, and blank walls are not permitted.

CO22 Grade Transition

On sloping sites, step ground floor slabs to ensure a level transition between the sidewalk and the building/storefront entrances. Similarly, design the roofline to follow the slope of the site.

CO23 Accessibility

Design buildings to address the functional needs of persons with disabilities including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.

CO24 Integrated Signage

Bylaw No.
2721-2018

Directly integrate signage into building façades. Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs are discouraged and backlit box signs are not permitted.

LANDSCAPE

To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.

CO25 Visual Interest

Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.

CO26 Public Realm

Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features.

CO27 Climate and Comfort

Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.

CO28 Tree Retention

Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

CO29 Tree Canopies

Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.

CO30 Tall Hedges

Avoid using tall, visually concealing hedges along public sidewalks and streets.

CO31 Native Species

Where appropriate, use native and drought tolerant plant and tree species.

CO32 Fence Height and Design

Keep fences below 1.5 metres along public streets. Use wrought iron or other similar high quality materials which provide adequate visibility. Chainlink fences are not permitted along public streets.

Appendix "Y" (cont'd)

CO31 Native Species

Where appropriate, use native and drought tolerant plant and tree species.

CO32 Fence Height and Design

Keep fences below 1.5 metres along public streets. Use wrought iron or other similar high quality materials which provide adequate visibility. Chainlink fences are not permitted along public streets.

CO33 Stormwater Infiltration

Incorporate bio-swales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.

LIGHTING

To guide the design of lighting for the protection of neighbourhoods from light pollution and for a development's security.

CO34 Light Pollution

Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (nonprotruding) lens.

CO35 Pole Mounted Lighting Height

Place lighting fixtures no higher than 6.0 metres from the ground.

CO36 Pole Mounted Lighting Orientation

Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be lit at 90 degrees from the pole.

CO37 Uplighting

Use uplighting sparingly and only for accenting architectural elements or landscape features.

CO38 Sensor Activated Lighting

Use sensor activated lighting for security lighting.

CO39 Even Wash

Create an even wash of light across surfaces desired to be lit that are not adjacent to rural and residential uses.

CO40 Nighttime Use

Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

Appendix "Z"

4

Industrial Development Permit Guidelines



Appendix "Z" (cont'd)

Area

Industrial development within the Urban Development Boundary is subject to these Form and Character Development Permit Guidelines.

Justification

Contemporary industrial developments can include a wide variety of uses, take shape in a large range of forms and can often be visually prominent. For industrial neighbourhoods that are attractive to employers and accommodate the needs of employees, it is important they be designed to operate effectively. Additionally, high quality design of industrial development is important because many industrial areas are positioned as gateways into the city providing a first impression to visitors.

Objectives

Bylaw No.
2721-2018

The following guidelines are intended to encourage the construction of attractive, safe and high quality employment lands with a particular focus on the function and economic viability of industrial development. Crime Prevention Through Environmental Design (CPTED) principles have been incorporated directly into many of these guidelines, but does not preclude additional specific CPTED analysis as required.

Exemptions

Bylaw No.
2721-2018

1. Subdivision
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Signage copy change
5. Building additions and accessory buildings to a maximum of 100m² when adjacent to other industrial uses
6. Minor site alterations no greater than approximately 1.2 metres in height
7. Airside development in the Airport land use designation (groundside development is not exempt)
8. Emergency circumstances to remove any immediate danger
9. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
10. Unless otherwise stated in a Neighbourhood Plan

Guidelines

The following guidelines may be applied when setting Development Permit conditions.

Appendix "Z" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

SITE CONTEXT

To guide the design of development sites that fit within the broader context of neighbourhoods and are compatible with adjacent properties.

IN1 Neighbourhood Connectivity

Design the site to enhance the pedestrian, bicycle and vehicle connections in the area.

IN2 Climate and Comfort

Maximize the benefits of sun exposure to staff lunchrooms and indoor and outdoor amenity areas.

SITE PLANNING

To guide the design of development sites with efficient circulation, safety and positive interfaces with public streets.

IN3 Defined Streetscape

Orient buildings so they are facing public streets.

IN4 Open Storage

Locate open storage areas behind or beside buildings and visually deemphasize these areas with screening elements such as landscaping, trellises or other appropriate means.

IN5 Site Grading

Avoid the use of retaining walls. When required, limit their height to 2.0 metres. When visible from or adjacent to the street, terrace and landscape retaining walls.

IN6 Walking Connections

Provide well defined pedestrian connections from the street, bus stops and parking areas to main building entrances.

IN7 Bike Parking

Provide bike racks near a building entrance, in a highly visible location. For larger industrial developments consider secured, weather protected bike parking.

IN8 Buffering

Incorporate buffers between industrial and residential uses sharing a common property line with a minimum 5.0 metres of landscaping.

IN9 Wayfinding

Include wayfinding signage for large multitenant sites.

IN10 Loading Bays and Storage Areas

Locate loading bays, outdoor storage and garbage enclosure areas behind buildings and separated from visitor parking lots. At grade overhead doors are permitted along street facing elevations, but should be visually de-emphasized and recessed from the front of the building.

Appendix "Z" (cont'd)

BUILDING DESIGN

To guide the design of buildings that are peoplefocused, attractive and functional with the streets on which they will front.

IN11 Building Entrances and Location

Locate offices, reception and other public uses at grade and along building faces that front streets. Ensure entrances are easily identifiable and architecturally distinct.

IN12 Corner Buildings

Front corner buildings to both street edges and strongly define the corner by massing the building with visually prominent architecture.

IN13 Architectural Interest

Vary building materials, colours, rooflines, glazing and other architectural elements. Blank walls are not permitted along public streets.

IN14 Weather Protection

Provide weather protection to the main entrance to a building.

IN15 Accessibility

Design buildings to address the functional needs of persons with disabilities including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity.

IN16 Integrated Signage

Directly integrate signage into building façades. Design signage to be architecturally consistent with associated buildings. Single or double pole mounted signs are discouraged.

Bylaw No.
2721-2018

LANDSCAPE

To guide the design of landscaping for a development's natural beauty, legibility, and ecological sustainability.

IN17 Visual Interest

Define pedestrian areas and screen unsightly areas such as parking lots, blank walls, loading bays and storage areas with the use of landscaping elements.

IN18 Public Realm

Design the spaces between buildings and street curbs as safe, convenient and interesting people places. Enliven the public realm with attractive amenities such as seating, plantings, transit shelters, public art and water features.

IN19 Climate and Comfort

Strategically plant trees, shrubs and other vegetation to protect from high winds and excessive heat.

IN20 Tree Retention

Preserve mature trees and significant specimens and integrate them with new landscaping and buildings.

Appendix "Z" (cont'd)

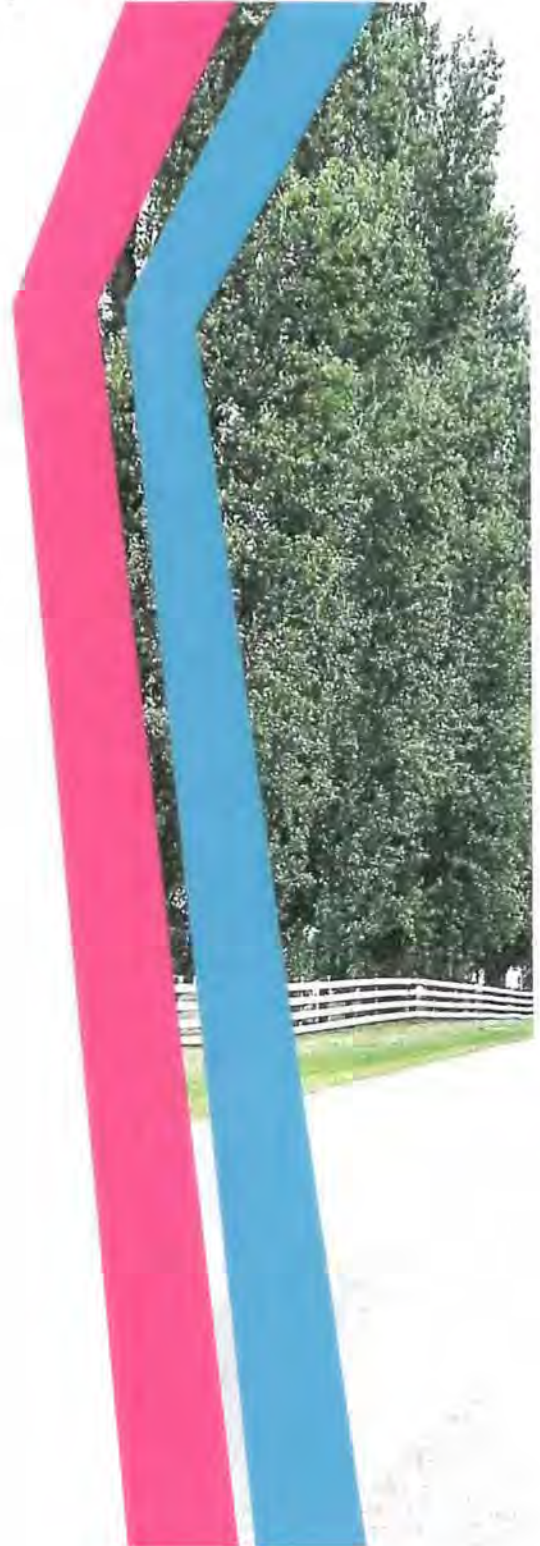
CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

- IN21 Tree Canopies**
Where sightlines are required, use trees that allow for a canopy at least 2.0 metres in height.
- IN22 Native Species**
Where appropriate, use native and drought tolerant plant and tree species.
- IN23 Fence Height and Design**
Keep fences below 1.5 metres along public streets. Use wrought iron or other similar high quality materials which provide adequate visibility.
- IN24 Stormwater Infiltration**
Incorporate bio-swales and rain gardens into landscaped areas. Consider the use of permeable pavement for parking lots and other paved surfaces.
- LIGHTING**
- To guide the design of lighting for the protection of neighbourhoods from light pollution and for a development's security.
- IN25 Light Pollution**
Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (nonprotruding) lens.
- IN26 Pole Mounted Lighting Height**
Place lighting fixtures no higher than 6.0 metres from the ground.
- IN27 Pole Mounted Lighting Orientation**
Direct lighting fixtures on the perimeter of a site 45 degrees downwards away from adjacent rural or residential properties with a side-to-side horizontal aiming tolerance of no more than 22.5 degrees. Lighting fixtures located inside the perimeter may be lit at 90 degrees from the pole.
- IN28 Uplighting**
Use uplighting sparingly and only for accenting architectural elements or landscape features.
- IN29 Sensor Activated Lighting**
Use sensor activated lighting for security lighting.
- IN30 Even Wash**
Create an even wash of light across surfaces desired to be lit that are not adjacent to rural and residential uses.
- IN31 Nighttime Use**
Do not light areas not intended for nighttime use. Focus lighting on popular pathways that provide key connections between destinations that people desire to use at night.

Appendix "AA"

5

Protection of Agriculture Development Permit Guidelines



Appendix "AA" (cont'd)

Area

All lands wholly or partly within the Urban Development Boundary that are adjacent to lands in the Agricultural Land Reserve (ALR) are subject to these Protection of Agriculture Development Permit Guidelines. Lands that are separated from the ALR by a public right of way are deemed to be adjacent to lands in the ALR for the purposes of this designation.

Justification

The urban-ALR interface is the site of potential land use conflict. Issues of trespass and vandalism to farm crops and operations, nuisance complaints related to odor, noise and dust, parking and traffic issues and urban impacts, such as increased light and noise, can strain the relationship between urban and agricultural uses. Although the urban-ALR interface is mostly "built out", there are areas along this interface that are either developing or redeveloping. As these areas transition to higher intensity urban uses, it is important to ensure the urban-ALR interface is designed in a manner that minimizes conflicts between urban and agricultural land uses, and helps to protect the viability of agricultural operations.

Objectives

The following guidelines are intended to protect farmland from impacts associated with urban development, reduce conflicts between farm operations and urban land uses, define a stable and clearly understood boundary between urban areas and the ALR, and encourage urban development along the urban-ALR interface that supports the viability of agriculture.

Exemptions

Bylaw No.
2721-2018

1. For urban developments that abut the Agricultural Land Reserve and require a Form and Character, Natural Environment or Steep Slope Development Permit, provided the Protection of Agriculture Development Permit requirements are illustrated and fulfilled in the Development Permit submission, to the satisfaction of the General Manager of Planning and Development Services
2. Interior Renovations
3. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
4. Emergency circumstances to remove any immediate danger
5. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*

Guidelines

The following guidelines may be applied when setting Development Permit conditions:

Appendix "AA" (cont'd)

SITE PLANNING

To guide the design of development sites with suitable urban-ALR interfaces.

AG1 Orientation of High Intensity Uses

Orient buildings, structures, streets, vehicle accessways and outdoor amenity areas in a manner that directs high intensity uses, characterized by high levels of vehicle and pedestrian traffic and noise generators, away from adjacent agricultural lands.

AG2 Orientation of Low Intensity Uses

Orient low intensity uses, such as low activity service areas, residential rear yards and passive open space, in a manner that forms a buffer between higher intensity uses and adjacent agricultural lands.

AG3 Dead End Streets and Accessways

Streets and vehicle accessways that 'dead end' adjacent to the ALR are strongly discouraged, except as may be necessary for access by farm vehicles into ALR properties.

AG4 Lighting Impacts

Design development sites, buildings and signage in a manner that minimizes lighting impacts on residential dwellings located on adjacent agricultural lands.

AG5 Rainwater Management

Design development sites to manage rainwater runoff onsite, as required by the Development Bylaw and the Natural Environment and Steep Slope Development Permit Guidelines. Along or near property lines adjacent to agricultural lands, landscape areas with the capacity to infiltrate or detain rainwater, such as rain gardens, planting beds, grassed areas and water features. Wherever possible, these features should be incorporated into the design of landscape buffers.

AG6 Mature Trees

Wherever possible, preserve mature trees in areas along or near property lines adjacent to agricultural lands and incorporate them into landscape buffers.

AG7 Existing Fences

Wherever possible, utilize existing fencing (located along property lines between urban and ALR lands) and incorporate into landscape buffers, provided it is in good condition and meets landscape buffer fencing requirement.

LANDSCAPE BUFFERS

To guide the design of landscape buffers that are adapted to specific urban-ALR interface conditions.

AG8 Landscape Buffering Requirements

Include landscape buffers along urban-ALR interfaces that meet the following requirements:

- Landscape buffers shall be located entirely on the urban side of the Urban Development Boundary.
- Landscape buffers shall be designed to include setbacks, fencing and landscaping features that aim to minimize conflicts between urban and agricultural uses.

Appendix "AA" (cont'd)

- Buildings, structures, streets, vehicle accessways, parking areas and paved areas are prohibited within landscape buffer areas.
- Vegetation within landscape buffer areas should be designed for a mature height of 6.0 metres, minimum crown density of 60% and minimum 60% conifers, with the exception of street trees within Street Edge buffers, which should reflect City street tree standards. Whenever possible, trees and shrubs should be native to the region.
- Walking and/or bike trails and associated passive open spaces may be incorporated into landscape buffers, provided they do not reduce buffer effectiveness, do not compromise pedestrian/cyclist safety and are located at the urban edge of the landscape buffer. Trails are strongly discouraged within environmental setback areas, and trail width is limited to a maximum of 1/3 of total landscape buffer width.
- A restrictive covenant to maintain the buffer, according to the approved landscape plan, must be registered on title.
- Required landscape buffer widths do not supersede setbacks prescribed by environmental legislation.

AG9 Minimal Buffer

Where there is minimal risk of conflict between urban and agricultural land uses:

- 3.0 to 6.0 metre wide buffer as space permits
- single row of trees (deciduous or coniferous)
- trespass-inhibiting shrubs
- page wire or chain link fencing, minimum 1.0 metre high, along property line

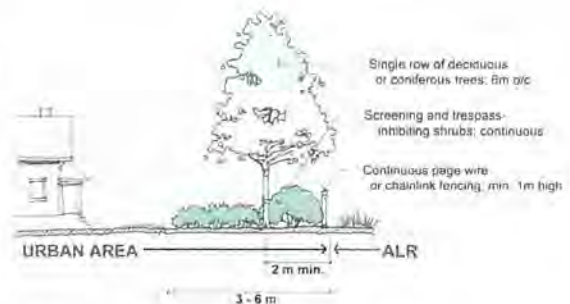


Figure AG9. Minimal Buffer

AG10 Street Edge Buffer

Where the urban-ALR interface is defined by a public road:

- 3.0 to 6.0 metre wide buffer as space in right-of-way permits
- single row of street trees, with trespass-inhibiting shrubs, or ditch, drainage swale (including rain gardens)
- page wire fencing, minimum 1.0 metre high, along property line



Figure AG10. Street Edge Buffer

Appendix "AA" (cont'd)

AG11 Natural Edge Buffer

Where there is an existing or proposed natural edge (stream, topographical break) between urban and agricultural land uses:

- 15 to 30 metre wide buffer, as required by environmental setbacks
- trails may be developed at urban edge of buffer; trails are strongly discouraged within environmental setback areas
- native vegetation retained and/or augmented as required and appropriate
- page wire or chain link fencing, minimum 1.0 metre high, along property line

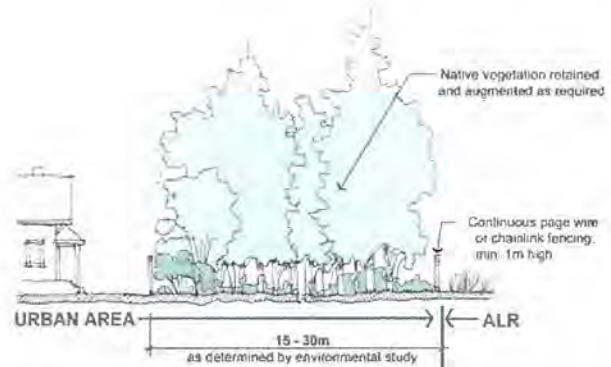


Figure AG11: Natural Edge Buffer

AG12 Moderate Buffer

Where there is a moderate risk of conflict, typically where industrial, commercial and residential land uses abut the ALR:

- 7.5 to 15 metre wide buffer, as space permits
- trails may be developed at urban edge of buffer
- double row of trees (deciduous or coniferous)
- trespass-inhibiting shrubs
- page wire or chain link fencing, minimum 1.0 metre high, along property line

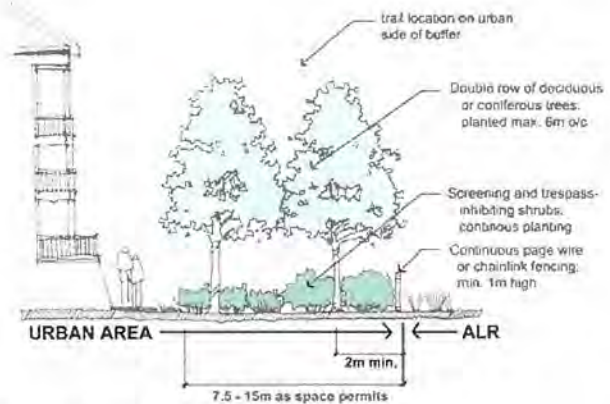


Figure AG12: Moderate Buffer

Appendix "AA" (cont'd)

AG13 Maximum Buffer

Where there is a high risk of conflict between urban and agricultural land uses. This includes interfaces where there is a high risk of trespass from urban sites into agricultural areas, and a high risk of exposing urban land uses to impacts associated with intensive agricultural operations:

- minimum 15 metre wide buffer
- trails may be developed at urban edge of buffer
- use berms or detention ponds to create continuous barrier
- minimum three rows of trees (deciduous and coniferous required)
- trespass-inhibiting shrubs
- solid or chain link fencing, minimum 2.0 metres high, along property line

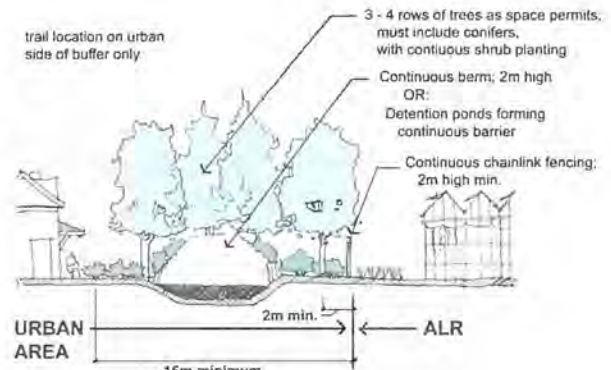


Figure AG13, Maximum Buffer

Appendix "BB"

6

Natural Environment Development Permit Guidelines



Appendix "BB" (cont'd)

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services); and construction of, addition to, or alteration of a building or structure that occur in areas shown on Map 13 are subject to these Natural Environment Development Permit Guidelines. The areas shown on Map 13 show natural environment areas and include:

- land within 50m of streams
- land classified as sensitive ecosystems (through Metro Vancouver's Sensitive Ecosystem Inventory)

Justification

Abbotsford's natural setting is characterized by a wide diversity and beauty of landscapes and natural features, including steep escarpments, forested slopes, sandstone rock faces, second growth and old growth forest, dry bluffs, streams, and riparian areas. These ecosystems provide many functions necessary for our health and well-being. Protection and enhancement of green spaces will improve water quality, increase recreational opportunities, mitigate flooding, decrease greenhouse gas emissions, reduce watercourse maintenance and dredging costs, improve air quality, provide habitat, sustain food production, and many other tangible and intangible benefits.

Exemptions

Bylaw No.
2721-2018

1. Lands within both the Agricultural Land Reserve and designated for Agriculture
2. A subdivision for lot consolidation or road widening
3. Construction, addition or alteration not exceeding 10m² (100ft²) where no variance(s) is (are) required
4. Notwithstanding exemption 3, all interior/exterior building alterations that do not expand the existing building foundation
5. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's *Zoning Bylaw, 2014*
6. Emergency circumstances to remove any immediate danger
7. Municipal works, services and maintenance activities carried out by, or on behalf of, the City generally in accordance with these guidelines
8. A restrictive covenant that effectively protects the entire natural environment area is already registered on the subject property, all the conditions in the covenant are met, and the proposed activity will not affect any portion of the natural environment area
9. Where the proponent provides satisfactory information to the City that clearly demonstrates that the proposed activity will not be in conflict with the Development Permit Guidelines. The determination may need to be by a qualified environmental professional, which concludes that the portion of land being developed is not environmentally sensitive and the natural feature(s) is (are) no longer present due to previously approved development

Appendix "BB" (cont'd)

Objectives

Bylaw No.
2721-2018

The following guidelines are intended to allow land to be used for its intended purposes, while also protecting, enhancing and/or restoring the City's natural environment areas; prevent the introduction and spread of invasive species; and protect water quality and quantity. New development should use the mitigation hierarchy to protect and improve the integrity, ecological health and biodiversity of Abbotsford's natural features and ecosystems.

Guidelines

The following guidelines may be applied when setting Development Permit conditions

RIPARIAN HABITAT

To identify streamside habitat that requires protection and mitigation, and conditions for loss of habitat when unavoidable.

NE1 Streamside Protection and Enhancement Area

Establish setbacks in accordance with the Streamside Protection Bylaw, as amended.

NE2 No Net Loss

Ensure development results in no net loss of habitat area.

NE3 Habitat Replacement and Restoration

Where loss of habitat is unavoidable, replace the value of lost habitat at a ratio of 2:1

TERRESTRIAL HABITAT

To identify terrestrial habitat that requires protection and mitigation, and conditions for loss of habitat when unavoidable.

NE4 Species at Risk

Protect habitat where observations of species at risk have been identified by a qualified environmental professional.

NE5 Habitat Replacement and Restoration

Where loss of habitat is unavoidable, provide mitigation to offset the loss.

MITIGATION, RESTORATION AND INTERFACE

To guide the mitigation, restoration and interface of a development with the natural environment.

NE6 Site Design

Design a project to fit the site rather than altering the site to fit the project.

Bylaw No.
2721-2018

Appendix "BB" (cont'd)

- NE7 Environmental Assessment Reports**
An Environmental Assessment Report, arborist report, or any other report as appropriate may be required and reviewed to the satisfaction of the City.
- NE8 Environmental Protection**
Protect natural environment areas identified for preservation in an Environmental Assessment Report through measures such as dedication to the City, establishing a restrictive covenant, or rezoning.
- NE9 Effective Protection Plans**
Where critical habitat for species at risk is identified by senior government and an Environmental Assessment Report determines that the site has the potential to support the species at risk, an Effective Protection Plan will be prepared and submitted to senior government.
- NE10 Flows, Drainage and Channel Geometry**
Ensure that development and associated activities do not impact a stream's base flows, natural drainage patterns, and the natural stream channel geometry.
- NE11 Water Quality**
Protect water quality within the City's watercourses and drainage system by adhering to the Erosion and Sediment Control (ESC) Bylaw and the Sewer Rates and Regulations Bylaw, as amended.
- NE12 Tree Canopy**
Conserve specimen trees and trees in stands (groups of trees along with their associated understory) to preserve long term health and stability of trees.
- NE13 Wildlife Trees**
Create safe wildlife trees by using existing hazardous trees where they can be retained without impacting the proposed activity.
- NE14 Root Systems**
Conserve trees by protecting their root systems from disturbance.
- NE15 Drip Line**
Do not undertake construction activities, including excavation, soil compaction, placement of fill, equipment storage, cutting, or understory vegetation removal within the drip line of any tree.
- NE16 Native Species**
Within natural environment areas, only plant species native to the Coastal Western Hemlock Biogeoclimatic Zone.
- NE17 Invasive Plants**
Remove invasive plants and take measures to prevent their spread in accordance with best management practices or the recommendation of a qualified environmental professional.

Appendix "BB" (cont'd)

NE18 Crossings through Natural Environment Areas

Avoid locating trails, roads and utility corridors across protected natural environment areas. If such crossings are unavoidable then design crossings that:

- are perpendicular to the protected natural environment areas, as narrow as practically possible, and elevated where possible;
- are sited so as to minimize impacts on the vegetation, and where applicable, the stream channel;
- are sited so as to conform to the natural topography as much as possible; and,
- are constructed and maintained so as to prevent erosion and allow the natural movement of surface water and groundwater.

NE19 Fencing

When adjacent to development and activity is anticipated, protect riparian areas with fencing.

NE20 Maintenance and Monitoring

Maintain and monitor restoration or compensation sites to ensure that the works are completed in accordance with the Development Permit.

Appendix "CC"



Steep Slope Development Permit Guidelines



Appendix "CC" (cont'd)

Area

Subdivision or alteration of land (including grading, tree clearing, and installation of services); and construction of, addition to, or alteration of a building or structure that occur in areas shown on Map 14 are subject to these Steep Slope Development Permit Guidelines. The areas shown on Map 14 include:

- land with slopes of 20% or greater
- land within 20m of slopes that are 20% or greater

Justification

As Abbotsford continues to grow, development may occur in areas with steep slopes where the potential risk of natural hazards such as landslides, erosion, debris flows, etc. present a danger to people and their property.

Steepness of slopes does not necessarily correlate with stability of slopes, which depends on factors such as geological material, soils, moisture content and vegetation cover. However, precautions are needed to ensure development activity or resulting retaining structures do not create hazardous conditions.

Objectives

The following guidelines are intended to allow land to be used for its intended purposes, while also protecting residents and property from the potential risk of natural hazards. In some cases, development on or near steep slopes is unavoidable and requires measures during site and building design, construction, and long term maintenance to minimize the associated risks.

Exemptions

Bylaw No.
2721-2018

Notwithstanding the following exemptions, the Community Charter enables a building inspector to require a geotechnical report.

1. Lands within both the Agricultural Land Reserve and designated for Agriculture
2. A subdivision for lot consolidation or road widening
3. Construction, addition or alteration not exceeding 10m² (100ft²) where no variance(s) is (are) required
4. Notwithstanding exemption 3, all interior/exterior building alterations that do not expand the existing building foundation
5. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the Zoning Bylaw
6. Emergency circumstances to remove any immediate danger
7. Municipal works, services and maintenance activities carried out by, or on behalf of, the City generally in accordance with these guidelines
8. A restrictive covenant which effectively protects the property from the hazardous condition(s) is (are) already registered on the subject property, all the conditions in the covenant are met, and the proposed activity will not affect any portion of the hazardous conditions

Appendix "CC" (cont'd)

CITY OF ABBOTSFORD - OFFICIAL COMMUNITY PLAN

9. Where the proponent provides satisfactory information to the City that clearly demonstrates that the proposed activity will not be in conflict with the Development Permit Guidelines. The determination may need to be by a qualified professional, which concludes that the portion of land being developed is not subject to hazardous conditions

Guidelines

The following guidelines may be applied when setting Development Permit conditions:

HAZARDOUS CONDITIONS

To identify parts of a parcel that require special consideration.

SS1 Slope

Avoid developing on land with slopes over 30%. Development may be considered on slopes greater than 30% where it can be demonstrated that the proposed development will not create environmental or visual impacts, can be sensitively integrated with terrain, and presents no hazards to persons or property.

SS2 Unique Hazards

Identify unique hazards such as abandoned mine shafts and implement mitigation measures to deal with the hazardous conditions.

CONDITIONS FOR DEVELOPMENT

To establish general conditions and expectations of development in areas with steep slopes.

SS3 Geotechnical Assessment Report

A Geotechnical Assessment Report is required for a parcel subject to a Steep Slope Development Permit to determine any risks from natural hazards and any required mitigation measures to the satisfaction of the City. All steep slopes on the subject site should be assessed as part of a Geotechnical Assessment Report, regardless of whether development or site alteration activity will occur on the particular steep slope(s). A third party peer review of a Geotechnical Assessment Report may be required at the expense of the applicant.

SS4 Slope Protection

Protect slopes identified as unsuitable for development by a Geotechnical Assessment Report through measures such as dedication to the City, establishing a restrictive covenant, or rezoning.

SS5 Mitigation and Conditions

Do not develop in areas with a potential for natural hazard, unless a qualified geotechnical professional provides recommendations for:

- mitigation measures to reduce risk of natural hazards for both the subject site and any adjacent and/or other potentially affected areas to an acceptable level during all stages of development;
- conditions (i.e. conditions relating to the permitted uses, density or scale of building) necessary to reduce risk of potential natural hazards to acceptable levels.

Appendix "CC" (cont'd)

SS6 Minimum Setback from Steep Slopes

Ensure all development, in addition to septic fields, swimming pools, hot tubs, ponds, or other uses at or near the top or base of steep slopes is set back a minimum of 10 metres from the top or base of any steep slope except as otherwise recommended by a qualified professional. Where development is near steep slopes greater than 30%, increase setback to a minimum of 15 metres except as otherwise recommended by a qualified professional.

ALTERATION OF SLOPES

To guide the alteration of slopes to reduce the risk of potential natural hazards to the property and its surroundings.

SS7 Site Design

Design a project to fit the site rather than altering the site to fit the project.

SS8 Cluster Development

Cluster development as a means to minimize slope disturbance.

SS9 Lot Configuration

Use variation in lot sizes and subdivision layout to reflect the natural site contours, minimize cut and fill, and maximize developable areas. Do not create large flat terraces on hillsides to expand developable area.

SS10 Road Alignment

Align roads to follow natural site contours, conforming to existing topographic conditions rather than cutting across contours.

SS11 Grading

Provide site grading that is smooth and stable. Finished slopes of all cuts and fills should not exceed a three-to-one (3:1) grade unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately.

SS12 Undercutting

Avoid undercutting the base of steep slopes for building, landscaping or other purposes except in accordance with the recommendations of a qualified professional.

SS13 Location of Fill

Ensure fill is not located within 10 metres of the top of a steep slope.

SS14 Retaining Wall Height

When designing retaining walls, respect the natural characteristics of the site and terrace walls to avoid overpowering the site with a large uniform wall face. As a general guide, retaining walls should not exceed 3.0 metres in height adjacent to roads and services and 1.2 metres in height between individual properties.

SS15 Retaining Wall Terraces

Terrace retaining walls with sufficient width to allow plantings and maintenance. The height and depth of the retaining wall steps should be consistent with the natural terrain or with the slope above and below the walls. Lock block style retaining walls are not permitted.

Appendix "CC" (cont'd)

CITY OF ABBOTSFORD – OFFICIAL COMMUNITY PLAN

SS16 Building Forms and Massing

Step and articulate building forms to integrate and reflect the natural site contours and slope conditions. Avoid large unbroken building masses unsuitable for sloped conditions.

LANDSCAPE

To guide the design of landscaping for the mitigation of hazardous conditions on a property with a steep slope.

SS17 Site Drainage

Design and maintain property, roof drainage and landscaping to shed water away from slopes. Avoid ponding near slopes.

SS18 Vegetation Maintenance and Reinstallation

Maintain and/or reinstall vegetation on the slopes and within any required setback above the slopes in order to absorb water and minimize erosion.

SS19 Slope Reinforcement

Reinforce and revegetate disturbed slopes, especially where gullied or where bare soil is exposed, as soon as possible. Plant in accordance with the recommendations of a qualified professional. Ensure monitoring and maintenance of restored areas by qualified professionals until such time as the vegetation is established.

SS20 Native Species

When revegetating steep slopes, plant species native to the Coastal Western Hemlock Biogeoclimatic Zone.

SS21 Tree Removal

Avoid tree removal on steep slopes and retain trees as much as possible elsewhere.

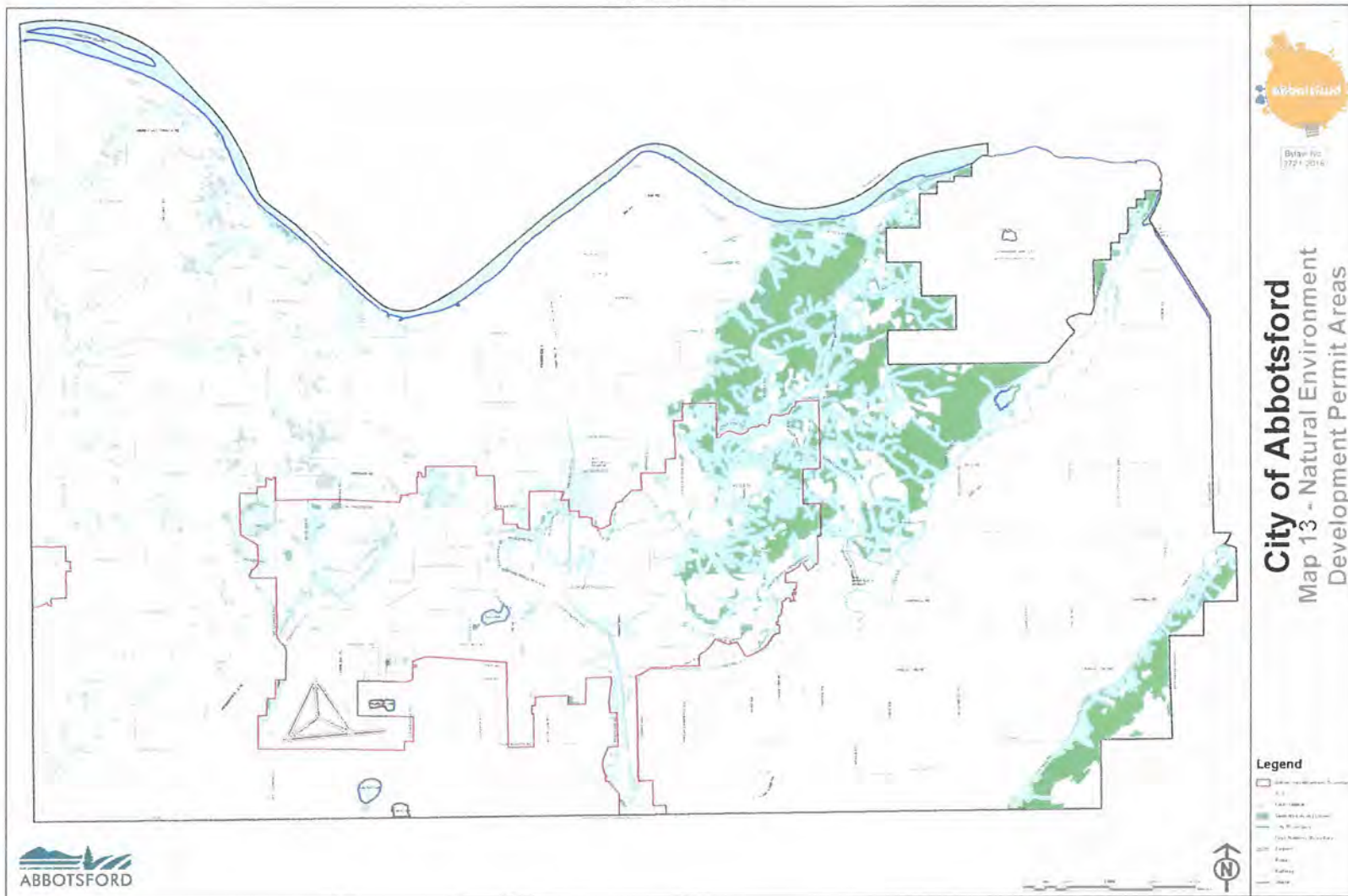
SS22 Erosion and Sediment Control

Where appropriate, follow erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

SS23 Maintenance and Monitoring

Maintain and monitor mitigation measures to ensure that the works are completed in accordance with the Development Permit.

Appendix "DD"



Appendix "EE"

