

AMENDMENTS

<u>No.</u>	<u>Date Adopted</u>	<u>Description</u>
2721-2018	2018 03 19	Text and map amendments to complete several housekeeping updates to land use designations, density provisions, and development permit guidelines.
2812-2018	2018 05 28	Text amendment to create a new Part IV, Chapter 3, Neighbourhood Plan; deletes and replaces Map 1, Urban Land Use and Map 2, Rural Land Use; deletes, replaces and renames Map 3, Neighbourhood Plan Areas to Map 3, Neighbourhood Plans; and corresponding updates to the Table of Contents and Photo credits.
2806-2018	2018 07 23	Text amendment to add a new Policy 6.9, Legal Non-Conforming Uses in the Agricultural Land Use Designation, to Part III, Policies, Chapter 6, Enhance Agricultural Integrity.
2860-2018	2018 08 27	Text amendment to Part 2: Land Use, Chapter 2, Land Use Plans, Table II.1: Land Use Designations, Open Space by deleting and replacing the "Open Space" row.
2909-2019	2018 03 25	Text amendment to Schedule "B", UDistrict Neighbourhood Plan, Part 2.2, Land Use Designations, Residential; Part 2.2, Land Use Designations, Supporting Lands; and map amendment to Figure 15 – Land Use Map
2913-2019	2019 04 15	Text amendment to Part IV, Make The Plan Work, Chapter 3, Neighbourhood Plans, deletes and replaces Map 2, Rural Land Use, deletes and replaces Map 3, Neighbourhood Plan Areas, and deletes and replaces Part III, Policies, Chapter 1, Create a City Centre

CITY OF ABBOTSFORD

CONSOLIDATED OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 2

2920-2019	2019 04 15	Text amendment to Part IV, Make The Plan Work, Chapter 3, Neighbourhood Plans, deletes and replaces Map 2, Rural Land Use, deletes and replaces Map 3, Neighbourhood Plan Areas, and deletes Part III, Policies, Chapter 2, Establish Distinct and Complete Neighbourhoods, Historic Downtown
2923-2019	2019 07 22	Text amendment to delete “primarily ground oriented single detached and duplex buildings” in Urban Structure: Infill Areas” in Part II, Land Use, Chapter 1, Urban Structure + Growth Plan and substituting “ground oriented single detached and duplex buildings.” Deleting and replacing sections from Part II Land Use Plan, Chapter 2.
3195-2021	2021 12 20	Text amendment to Part II, Land Use, Chapter 2, Land Use Plan, Table II.1 Land Use Designations, Regional Commercial, Density (min and max).
3126-2021	2022 03 07	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating a portion of lands.
3247-2022	2022 08 29	Various amendments related to AgRefresh, to Parts II, III, V, and VII.
3264-2022	2022 12 05	Amendment to Schedule C, City Centre Neighbourhood Plan, Map 3, Parcel Map, and Map 4, Commercial Street Map, by re-designating a portion of lands.
3177-2021	2023 03 06	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating a portion of lands.
3282-2022	2023 06 12	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating a portion of lands.
3301-2022	2023 06 26	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3400-2023	2023 06 26	Text amendment to add a new Schedule E, McKee Neighbourhood Plan, and various related amendments to Parts II, IV, and VII.

CITY OF ABBOTSFORD

CONSOLIDATED OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 3

3424-2023	2023 09 11	Text amendments to Schedule C, "City Centre Neighbourhood Plan" to repeal and replace various rows in the Land Use Designations Table in Part 2; to add a new section, "Bonus Density", after the "Density and Development Calculations" section in Part 2; and to repeal Policy 3.3, "Bonus Density / Community Amenity in Part 3.
3414-2023	2024 04 09	Amendment to Part VII, Maps, Map 15, Soil Removal Eligible Areas, by re-designating 5 properties.
3232-2022	2024 06 18	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3518-2024	2025 04 08	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3540-2024	2025 07 15	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3645-2025	2025 07 22	Text amendment to Part II, Land Use, Chapter 2, Land Use Plan, Table 8, adding a line to Institutional Use.
3528-2024	2025 07 29	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating a portion of lands.
3512-2024	2025 12 09	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3514-2024	2025 12 09	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3550-2024	2025 12 09	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3606-2025	2025 12 09	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3608-2025	2025 12 09	Amendment to Part VII, Maps, Map 1, Urban Land Use, by re-designating lands.
3690-2025	2025 12 16	Various amendments related to AgRefresh, to Schedules A, B, C, D and E.

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 4

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

1. CITATION

Bylaw No. 2600-2016 may be cited as “Official Community Plan Bylaw, 2016”.

2. ADOPTION OF OFFICIAL COMMUNITY PLAN

The schedule attached to and forming part of this Bylaw (Schedule “A”), including explanatory text and maps, is adopted as the City of Abbotsford Official Community Plan.

3. INTERPRETATION

- (a) Except as otherwise defined in this Bylaw, words or phrases herein will be construed in accordance with their meanings under the *Community Charter, Local Government Act, and Interpretation Act*, as the context and circumstances may require.
- (b) A reference to a statute refers to a statute of the Province of British Columbia, and a reference to any statute, regulation or bylaw refers to that enactment, as amended or replaced from time to time.
- (c) Words in the singular include the plural and gender specific terms include both genders and corporations.
- (d) Headings in this Bylaw are for convenience only and must not be construed as defining, or in any way limiting the scope or intent of this Bylaw.
- (e) If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder continues to be valid.

4. EFFECTIVE DATE:

This Bylaw comes into force:

- (a) with respect to the lands described below, on the date that is 12 months following the date of adoption of the bylaw:

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 5

File No. R10-007
P.I.D.: 013-355-287
North West Quarter Section 24 Township 16 New Westminster District

Located at 35220 Cassiar Avenue

And

File No. R10-007
P.I.D.: 013-355-171
North East Quarter Section 24 Township 16 New Westminster District
Except: Part Dedicated Road on Plan BCP43892

Located at 3001 Whatcom Road

And

File No. R10-007
P.I.D.: 013-426-265
Parcel C (Explanatory Plan 16597) West Half Section 19 Township 19
Except: Firstly: Part Subdivided by Plan LMP17887 and Secondly: Part
Subdivided by Plan LMP20126, New Westminster District

Located at 36218 Sandringham Drive

And

File No. R10-015
P.I.D.: 001-172-301
Legal Subdivision 15 Section 13 Township 16 Except: Part Subdivided by
Plan 63290; New Westminster District

Located at 35683 Marshall Road

And

File No. R10-015
P.I.D.: 015-930-467
Lot 1 Except: Part Subdivided by Plan BCP11024 Section 13 Township
16 New Westminster District Plan 85057

Located at 35600 block of Marshall Road

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 6

And

File No. R10-015
P.I.D.: 025-666-134
Lot A Except: Part Subdivided by Plan BCP11024 Section 13 Township 16
NWD Plan BCP55448

Located at 35600 block of Canterbury Avenue

And

File No. R10-025
P.I.D.: 011-387-785
Lot 2 Section 23 Township 13 New Westminster District Plan 9356
Except Plan BCP41737

Located at 2847 Mt. Lehman Road

And

File No. R10-025
P.I.D.: 000-614-131
Lot C Section 23 Township 13 New Westminster District Plan 68031
Except Plan BCP41737

Located at 30310 Old Yale Road

And

File No. R11-015
P.I.D.: 009-203-567
Lot 1 Section 20 Township 13 NWD Plan 76436

Located at 2999 Lefevre Road

And

File No. R11-020
P.I.D.: 011-676-515
Lot A Section 16 Township 16 New Westminster District Plan 78475

Located at 1919 Jackson Street (Lot A)

And

File No. R11-020
P.I.D.: 011-676-531
Lot B Section 16 Township 16 New Westminster District Plan 78475

Located at 1919 Jackson Street (Lot B)

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 7

And

File No. R11-021
P.I.D.: 000-952-737
Lot 13 Section 2 Township 16 New Westminster District Plan 32668

Located at 34588 3rd Avenue

And

File No. R11-021
P.I.D.: 004-040-864
Lot 14 Section 2 Township 16 New Westminster District Plan 32668

Located at 129 Sumas Way

And

File No. R11-021
P.I.D.: 011-835-621
Lot 10 Block 22 Section 2 Township 16 New Westminster District Plan 526

Located at 34587 2nd Avenue

And

File No. R11-021
P.I.D.: 002-422-531
Lot 8 Block 22 Section 2 Township 16 New Westminster District Plan 526

Located at 34595 2nd Avenue

And

File No. R11-021
P.I.D.: 011-835-613
Lot 7 Except Part in Plan LMP6283, Block 22 Section 2 Township 16 New Westminster District Plan 526

Located at 34595 2nd Avenue

And

File No. R11-021
P.I.D.: 011-835-630
Lot 11 Block 22 Section 2 Township 16 New Westminster District Plan 526

Located at 34583 2nd Avenue

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 8

And

File No. R11-021
P.I.D.: 011-835-648
Lot 12 Except: Part on Explanatory Plan 91, Block 22 Section 2 Township
16 New Westminster District Plan 526

Located at 34583 2nd Avenue

And

File No. R11-030
P.I.D.: 017-011-141
Lot B Except Part in Plan BCP20117 Section 20 Township 13 New
Westminster District Plan 87858

Located at 2960 Bergman Street

And

File No. R11-072
P.I.D.: 006-226-124
Lot 22 Section 25 Township 13 New Westminster District Plan 41534

Located at 3714 Mt. Lehman Road

And

File No. R11-073
P.I.D.: 009-639-900
Parcel A (Explanatory Plan 17402) Lot 3 Section 25 Township 16 New
Westminster District Plan 11997

Located at 35810 McKee Road

And

File No. R11-073
P.I.D.: 006-315-321
Lot 27 Section 25 Township 16 New Westminster District Plan 48845
Except Plan BCP52011

Located at the 35800 block of McKee Road

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 9

And

File No. R12-004
P.I.D.: 007-691-025
Lot 9 Section 20 Township 16 New Westminster District Plan 13573

Located at 2562 Auburn Street

And

File No. R12-004
P.I.D.: 009-834-630
Lot 10 Section 20 Township 16 New Westminster District Plan 13573

Located at 2550 Auburn Street

And

File No. R12-006
P.I.D.: 010-530-967
Parcel "C" (Explanatory Plan 10457) Lot 1 North East Quarter Section 23
Township 13 New Westminster District Plan 4301

Located at 30268 Old Yale Road

And

File No. R12-022
P.I.D.: 028-830-326
Lot A Section 21 Township 16 New Westminster District Plan EPP20099

Located at 2582 Bourquin Crescent E.

And

File No. R12-026
P.I.D.: 026-441-098
Parcel 1 Section 20 Township 16 New Westminster District Plan
BCP19998

Located at 2564 James Street

And

File No. R12-026
P.I.D.: 001-723-260
Lot 96 Section 20 Township 16 New Westminster District Plan 32614

Located at 2574 James Street

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 10

And

File No. R12-028
P.I.D.: 001-747-461
Lot 2 Section 21 Township 13 New Westminster District Plan 15374

Located at 2978 Lefevre Road

And

File No. R12-028
P.I.D.: 006-551-661
Lot 34 Section 21 Township 13 New Westminster District Plan 42900

Located at 28060 Fraser Highway

And

File No. R12-029
P.I.D.: 009-907-726
Lot A Section 20 Township 13 New Westminster District Plan 13947

Located at 27676 Fraser Highway

And

File No. R12-029
P.I.D.: 009-907-742
Lot B Section 20 Township 13 New Westminster District Plan 13947

Located at 27726 Fraser Highway

And

File No. R12-029
P.I.D.: 014-535-254
Lot 2 Section 20 Township 13 New Westminster District Plan 81800

Located at 27722 Fraser Highway

And

File No. R12-029
P.I.D.: 014-535-246
Lot 1 Section 20 Township 13 New Westminster District Plan 81800

Located at Lot 1 Fraser Highway

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 11

And

File No. R12-032
P.I.D.: 000-965-171
Lot 8 Section 20 Township 16 New Westminster District Plan 19764

Located at 2633 James Street

And

File No. R12-032
P.I.D.: 005-290-511
Lot 7 Section 20 Township 16 New Westminster District Plan 19764

Located at 2639 James Street

And

File No. R12-032
P.I.D.: 010-580-344
Lot 6 Section 20 Township 16 New Westminster District Plan 19764

Located at 2647 James Street

And

File No. R12-032
P.I.D.: 010-580-310
Lot 5 Section 20 Township 16 New Westminster District Plan 19764

Located at 2653 James Street

And

File No. R12-034
P.I.D.: 004-552-954
Lot 1 Section 26 Township 13 New Westminster District Plan 7647

Located at 3311 Mt. Lehman Road

And

File No. R13-003
P.I.D.: 014-535-262
Lot 3 Section 20 Township 13 New Westminster District Plan 81800

Located at 2969 Bergman Street

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 12

And

File No. R13-018
P.I.D.: 000-878-677
Lot 19, Except, Firstly: Part Road on Plan 68733, Secondly: Part on Plan
BCP15522 Section 34 Township 13 New Westminster District Plan 41857

Located at 2860 Livingstone Avenue

And

File No. R13-019
P.I.D.: 026-575-736
Lot 2 Section 20 Township 16 New Westminster District Plan BCP22098

Located at 32074 Hillcrest Avenue

And

File No. R13-019
P.I.D.: 026-575-744
Lot 3 Section 20 Township 16 New Westminster District Plan BCP22098

Located at 32084 Hillcrest Avenue

And

File No. R13-019
P.I.D.: 026-575-752
Lot 4 Section 20 Township 16 New Westminster District Plan BCP22098

Located at 32094 Hillcrest Avenue

And

File No. R13-029
P.I.D.: 011-439-301
Lot 2 Except: Firstly; Parcel A (Reference Plan LMP15894) Secondly;
Part Dedicated Road on Plan LMP26976 Section 15 Township 16 New
Westminster District Plan 9929

Located at 1925 Riverside Road

And

File No. R13-030
P.I.D.: 023-657-511
Lot B Section 20 Township 16 New Westminster District Plan LMP31504

Located at 32137 Mt. Waddington Avenue

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 13

And

File No. R13-030
P.I.D.: 006-589-596
Lot 85 Section 20 Township 16 New Westminster District Plan 31311

Located at 32147 Mt. Waddington Avenue

And

File No. R13-030
P.I.D.: 006-600-824
Lot 79 Section 20 Township 16 New Westminster District Plan 31170

Located at 32157 Mt. Waddington Avenue

And

File No. R14-002
P.I.D.: 013-333-046
Parcel "D" (Explanatory Plan 14462) North West Quarter Section 13
Township 13 Except the East 60 Feet (Explanatory Plan 1463)

Located at 2160 Mt. Lehman Road

And

File No. R14-002
P.I.D.: 002-382-563
Parcel "E" (Explanatory Plan 14464) of the North West Quarter Section 13
Township 13 Except: Part Subdivided by Plan 47261

Located at 2280 Mt. Lehman Road

And

File No. R14-018
P.I.D.: 001-658-557
Lot 3 Section 19 Township 16 NWD Plan 17779

Located at 2693 Braeside Street

And

File No. R14-020
P.I.D.: 026-089-912
Lot 25 Section 30 Township 16 NWD Plan BCP14174

Located at 3496 Thurston Place

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 14

And

File No. R15-002
P.I.D.: 026-999-552
Lot A Section 16 Township 16 New Westminster District Plan BCP28883

Located at 33553 Marshall Road

And

File No. R15-004
P.I.D.: 001-815-911
Lot 128 Section 17 Township 16 New Westminster District Plan 32820

Located at 2376 Beaver Street

And

File No. R15-007
P.I.D.: 009-196-340
Lot 33 District Lot 355 Group 2 New Westminster District Plan 29975

Located at 34740 Hamon Drive

And

File No. R15-008
P.I.D.: 028-709-551
Lot A Section 13, Township 13 New Westminster District Plan BCP49449
Except Plan EPP38553

Located at No Civic Address

And

File No. R15-008
P.I.D.: 003-984-788
Parcel "C" (Reference Plan 10823) Lot 6 Section 13 Township 13 New
Westminster District Plan 7508 Except Plan BCP46823

Located at No Civic Address

And

File No. R15-011
P.I.D.: 018-247-881
Lot 16 Section 23 Township 16 New Westminster District Plan LMP10418
Located at 2783 St. Moritz Way

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 15

And

File No. R15-016
P.I.D.: 024-136-999
Lot A Section 13 Township 13 New Westminster District Plan LMP37877

Located at 30630 Simpson Road

And

File No. R15-017
P.I.D.: 004-963-474
Lot 362 Section 17 Township 16 New Westminster District Plan 52225

Located at 32405 Marshall Road

And

File No. R15-019
P.I.D.: 007-107-862
Lot 267 Section 17 Township 16 New Westminster District Plan 35017

Located at 32344 Peardonville Road

And

File No. R15-028
P.I.D.: 004-676-998
Lot 67 Section 18 Township 16 New Westminster District Plan 27905

Located at 31861 Beech Avenue

And

File No. R15-032
P.I.D.: 002-403-757
Lot 75 Section 17 Township 16 New Westminster District Plan 60228

Located at 32392 Marshall Road

And

File No. R15-033
P.I.D.: 003-335-755
Lot 198 District Lot 48 Group 2 New Westminster District Plan 63583

Located at 33119 South Fraser Way

CITY OF ABBOTSFORD
OFFICIAL COMMUNITY PLAN BYLAW, 2016

Bylaw No. 2600-2016

Page 16

And

File No. ZB-013
P.I.D.: 011-337-401
Lot "B" Section 24 Township 13 New Westminster District Plan 8538

Located at 30941 Peardonville Road; and

(b) with respect to the other land in the City, on the date of adoption.

5. REPEAL

Bylaw Nos. 1483-2005, "Official Community Plan Bylaw, 2005"; and 0584, 2003, "Fraser Valley Regional District Official Community Plan for Electoral Area "H", Sumas Mountain Bylaw No. 0584, 2003" and any and all amendments, are hereby repealed.

READ A FIRST TIME this	9 th day of	May, 2016
READ A SECOND TIME this	9 th day of	May, 2016
PUBLIC HEARING HELD this	20 th day of	June, 2016
READ A THIRD TIME this	27 th day of	June, 2016
ADOPTED this	27 th day of	June, 2016