

2

Land Use Plan



Land Use Designations

Land use policies are outlined in *Table II.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

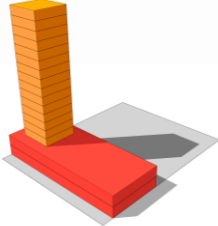
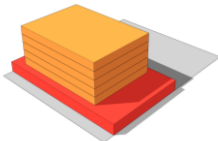
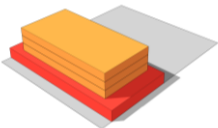
These are Institutional lands, open spaces, and other rural uses.

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.

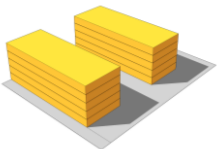
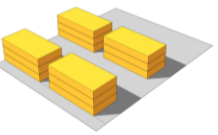
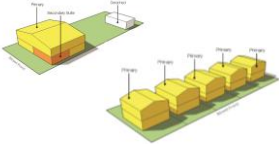
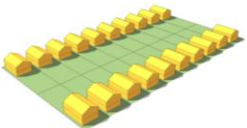


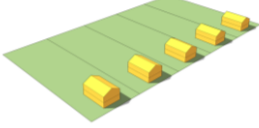
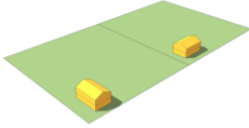
Table II.1: Land Use Designations

MIXED USE CENTRES

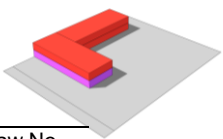
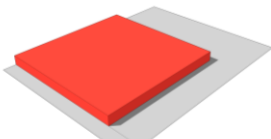
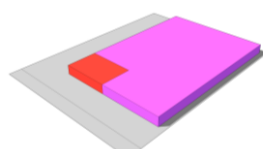
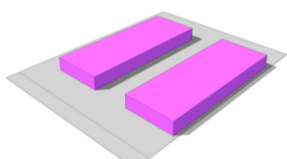
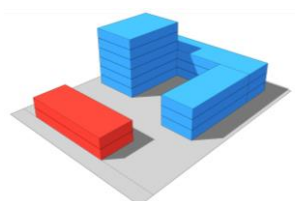
Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
City Centre 	<ul style="list-style-type: none"> Enable a mix of multifamily and commercial uses to strengthen the core of the city The primary hub of the city's employment areas and tourist accommodations Serve a city wide area Buildings typically include a mix of retail and/or office space on lower floors and residential units on upper floors 	Multi storey buildings including low, mid, and high rises. Heights are variable. (building heights will be clarified through a neighbourhood plan).	Mixed use (residential and commercial) Multi unit residential Commercial	1.0 to 2.5 floor space ratio (FSR)
Urban Centre 	<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 	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).	Mixed use (residential and commercial) Multi unit residential Commercial	1.0 to 2.0 FSR
Neighbourhood Centre 	<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 	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).	Mixed use (residential and commercial) Commercial	0.5 to 1.5 FSR; 4,000 m ² commercial retail unit maximum

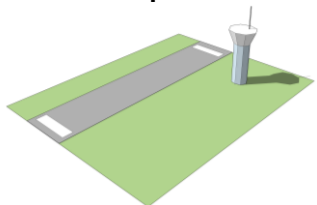
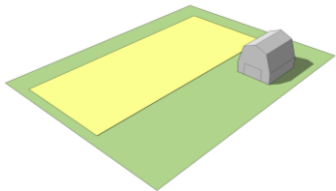
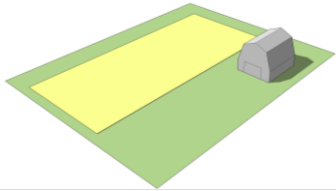
RESIDENTIAL NEIGHBOURHOODS

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Urban 1 – Midrise  <hr/> Bylaw No. 2721-2018	<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>
Urban 2 – Ground Oriented  	<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>
Urban 3 – Infill  <hr/> Bylaw No. 2923-2019	<ul style="list-style-type: none"> Enable infill residential with density increases near City and Urban Centres and the Primary Transit Corridor in <i>Figure II.1</i> 	<p>Single detached dwellings, with some ground oriented duplexes</p>	<p>Residential with accessory units</p> <p>Home occupation, live/work</p>	<p>refer to “infill guidelines” following this table</p>
Urban 4 – Detached  	<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>

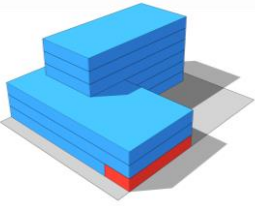
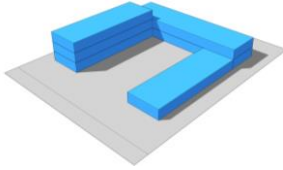
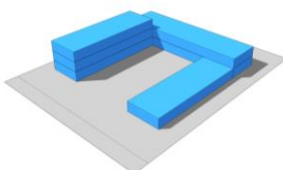
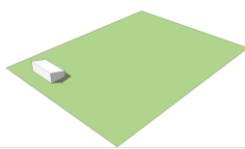
Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Urban large lot 	<ul style="list-style-type: none"> Enable single detached housing in a large lot format that may include modified municipal service standards such as water, sanitary, or roads 	Single detached dwellings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

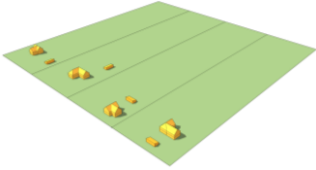
EMPLOYMENT LANDS


Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Secondary Commercial  Bylaw No. 2721-2018	<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.	Commercial Indoor Industrial One accessory dwelling unit	up to 0.5 FSR (up to 1.0 FSR on existing or consolidated properties that are 1,000m ² or less)
Regional Commercial  Bylaw No. 3195-2021	<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.	Commercial Indoor Industrial One accessory dwelling unit	up to 0.5 FSR; 4,000 m ² commercial retail unit minimum (40% of total floor space may be below minimum).
General Industrial 	<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.	Industrial Accessory commercial One accessory dwelling unit	Variable
High Impact Industrial 	<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.	Industrial and High Impact industrial Accessory commercial One accessory dwelling unit	Variable
Health Campus  Bylaw No. 2721-2018	<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.	Medical, health, and residential care Commercial	0.5 to 2.0 FSR

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Airport 	<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
Agriculture 1 - Uplands  Bylaw No. 3247-2022	<ul style="list-style-type: none"> Large lots with rural character and active agricultural activity. In unique and limited circumstances, consider uses that support and enhance the agriculture industry and/or agricultural innovation. 	Farming with rural residential	Agriculture Residential with accessory units Non-farm uses approved by the Agricultural Land Commission	8 ha minimum subdivision, except where a smaller lot size is supported in this Plan.
Agriculture 2 - Lowlands  Bylaw No. 3247-2022	<ul style="list-style-type: none"> Large lots with rural character and active agricultural activity. In unique and limited circumstances, consider uses that support and enhance the agriculture industry and/or agricultural innovation. 	Farming with rural residential	Agriculture Residential with accessory units Non-farm uses approved by the Agricultural Land Commission	16 ha minimum subdivision, except where a smaller lot size is supported in this Plan.

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
Institutional (B/L 3645-2025) 	<ul style="list-style-type: none"> Enable residential uses in the form of Non-Market Housing on parcels with a place of worship use within the Urban Development Boundary *Non-market housing may include a portion of market housing, depending on specific funding models. 	Height may be increased to a maximum of 6 storeys where Non-Market Housing is provided	Residential, Non-Market Housing on sites with an Assembly use Accessory and supporting uses associated with Non-Market Housing	Up to 1.8 FSR of additional density to a maximum of 2.5 FSR
Open Space  <div>Bylaw No. 2860-2018</div>	<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) Supporting civic facilities (with associated office and commercial services) for properties outside of the Agricultural Land Reserve 	Recreation facilities and out buildings.	Recreation areas Protected areas Institutional One accessory dwelling unit in parks	Variable

<p>Country</p> 	<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	<p>Detached dwellings</p>	<p>Residential with accessory unit</p> <p>Home occupation, live/work</p> <p>Agriculture</p>	<p>max 0.5 uph (gross density, generally 2ha lots)</p>
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Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
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 <div> Bylaw No. 3247-2022 </div>	<ul style="list-style-type: none"> • Preserve and enhance existing services in rural agricultural areas • Provide opportunities for civic and institutional uses to support the agricultural community 	Varies depending on the use	Mix of residential, commercial, industrial, and institutional	Variable

Density and Development Calculations

The following policies apply when calculating density for development.

Bylaw No.
2721-2018

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

Bylaw No.
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.

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.

Repealed

Bylaw No.
3400-2023

Accessory Units

Bylaw No.
2923-2019

Secondary Suites

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 front lot line length of 12 m
- Have a minimum lot size of 400 m²
- Be located on a Collector or Local road, as shown on Maps 4 and 5

Garden Suites

In the 'Urban 3 – Infill' land use designation, the accessory unit may be a detached garden suite instead of a secondary suite, subject to the secondary suite criteria above and the following additional criteria. Where the criteria below conflict with the secondary suite criteria, the criteria below will prevail.

- Have a minimum lot size of 540 m²
- Have a maximum height of one storey

Coach Houses

In the 'Urban 3 – Infill' and 'Urban 4-Detached' land use designations where a lot has municipal lane access, the accessory unit may be a detached coach house instead of a secondary suite, subject to the following criteria:

- Have a minimum front lot line length of 9 m
- Have a minimum lot size of 300 m²

Infill Guidelines

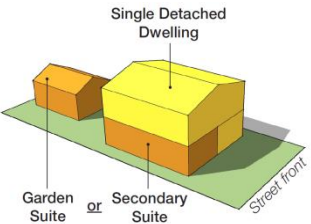
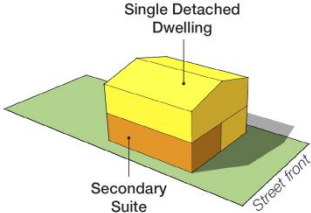
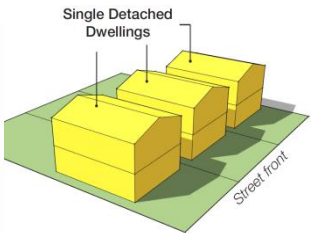
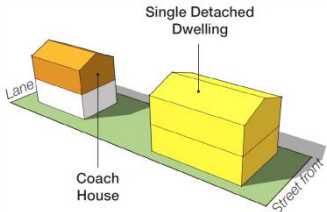
Bylaw No.
2923-2019

Within the 'Urban 3 – Infill' land use designation, infill redevelopment is supported based on the following guidelines in Table II.2. The same criteria provided above for accessory units also apply in the 'Urban 3 – Infill' designation.

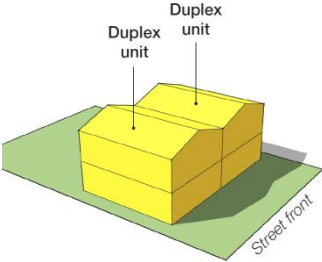
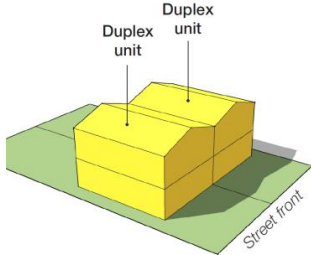


Table II.2: Urban 3 – Infill Guidelines

Single Detached

Use	Front lot line length (min)	Accessory unit (subject to Accessory Units criteria)	Density	
			Lot size (min)	FSR guide
 <p>a. Single detached dwelling with garden suite or secondary suite</p>	12 m	1 unit: Garden Suite (55 m ² max) or Secondary Suite (90 m ² max)	540 m ²	0.5 (not incl. Garden Suite)
 <p>b. Single detached dwelling with secondary suite</p>	12 m	*1 unit: Secondary Suite (90 m ² max) *only on lots 400 m ² or greater	300 m ²	0.5
 <p>c. Single detached dwelling</p>	10 m-11.99 m	Not permitted	300 m ²	0.5
 <p>d. Single detached dwelling with coach house</p>	9 m	1 unit: Coach House (55 m ² max)	300 m ²	0.5 (not incl. Coach House)
Municipal lane access required				

Duplex

Use	Front lot line length (min)	Accessory unit	Density	
			Lot size (min)	FSR guide
 <p>a. Two attached duplex units on one lot</p>	18 m	Not permitted	540 m ²	0.5
 <p>b. Two attached duplex units on two lots</p>	9 m per lot (18 m total)	Not permitted	270 m ² per lot (540 m ² total)	0.5

Subdivision

In the case of subdivision within the 'Urban 3 - Infill' land use designation, conventional subdivision is preferred given that the built form of the area is predominantly street-facing. Panhandle and strata subdivisions are generally incompatible with 'Urban 3 – Infill' neighbourhoods, and therefore may only be supported in unique circumstances, to be assessed and considered on a case-by-case basis where the neighbourhood character is maintained.

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.
2721-2018

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.

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

Agriculture

Bylaw No.
3247-2022

Agricultural Enhancement Endowment Fund - Net Lot Area

When determining Agricultural Enhancement Endowment Fund contributions, the calculation of net lot area excludes environmental features requiring protection and the associated setbacks (e.g., watercourse setbacks).

For clarity, the following land is included in the net lot area when determining Agricultural Enhancement Endowment Fund contributions:

- Public road dedications
- Utility rights-of-way, such as powerlines/pipelines, not included in the area removed above

Lot Size in Agricultural Areas

Rezoning and site specific Zoning Bylaw amendments within the Agricultural 1 - Uplands and Agricultural 2 - Lowlands land use designations to permit a lot size below the thresholds of Table II.1 may be considered in the following circumstances:

- Provision of transportation or utility infrastructure serving public interests
- Subdividing off the portion of a split-designated lot that is not designated for Agriculture
- New public civic and public institutional uses in Rural Centres
- Properties with existing Agricultural Land Commission subdivision approvals
- A remnant agricultural parcel created through the above scenarios

Home Site Severances

Minimize the size of a home site severance parcel to maximize the agricultural potential of the remaining farm operation parcel.

Rural Centres: ALR Properties

New Civic and Institutional Uses

For properties generally identified within a Rural Centre on Map 2, proposals for public civic and public institutional uses necessary to support the surrounding agricultural community (e.g., parks, public schools, post offices, fire halls, etc.) will be considered on a case-by-case basis.

Subdivision below the Agricultural 1 - Uplands and Agricultural 2 - Lowlands land use designation minimums will be considered where required to minimize the impact on agricultural land.

Proposals for new public civic and public institutional uses will be considered in the context of, but not limited to, the following:

- Compliance with the *ALC Act*, policies, and regulations, or ALC approval;
- Transportation infrastructure can adequately support the traffic generated by the use, and/or proposed improvements will adequately mitigate issues;
- Water supply and wastewater can be adequately addressed; and
- Buildings and structures are generally compatible with the local scale and character.

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:

- 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.

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.