

PART V: DEVELOPMENT PERMIT GUIDELINES



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

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