

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 1996, AMENDMENT BYLAW NO. 533

Bylaw No. 1710-2007

R07-029

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

1. CITATION

Bylaw No. 1710-2007 may be cited as "Abbotsford Zoning Bylaw, 1996, Amendment Bylaw No. 533".

2. ADDS DEFINITIONS

Abbotsford Zoning Bylaw, 1996, as amended, is further amended by adding the following definitions in Section 120 in alphabetical order:

"ACCESSORY CHILD CARE CENTRE means a facility for children; includes group daycare, pre-school, out of school care, child minding, specialized day care and emergency child care as regulated under all applicable enactments."

and

"OFFICE, INDUSTRY SUPPORT means a *building* or portion thereof in which technical or professional consulting services are performed to serve industrial manufacturing, assembly, processing or repair establishments, and includes the *offices* of architects, land surveyors and engineers, but excludes *health care offices*, personal services, real estate, advertising, insurance offices, professional services, accountants, lawyers and notary publics."

and

"RESEARCH AND DEVELOPMENT USE means the *use of premises*, or portions thereof, for the provision of analytical, research or testing services, but not providing services directly to the public."

3. CREATES IB1 ZONE

Abbotsford Zoning Bylaw, 1996, as amended, is further amended by inserting the IB1 Zone as Schedule "A" attached after Section 780.04.

4. AMENDS TABLE OF CONTENTS

Abbotsford Zoning Bylaw, 1996, as amended, is further amended by adding the following to the Table of Contents in numerical sequence:

"790 Industrial-Business Zone (IB1)..... 790-1"

ABBOTSFORD ZONING BYLAW, 1996, AMENDMENT BYLAW NO. 533

Bylaw No. 1710-2007

5. AMENDS ZONING MAPS

The Zoning Maps of the City of Abbotsford, attached as Schedule A to Abbotsford Zoning Bylaw, 1996, are hereby amended as follows:

By changing the zoning of:

P.I.D.: 009-437-614

Parcel J (reference Plan 12873) Except: Part Dedicated Road on Plan LMP44597
Lot 3 Section 13 Township 13 New Westminster District Plan 10930

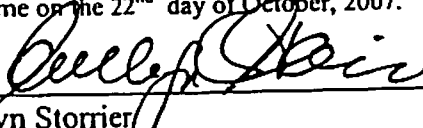
Located at: 30776 Simpson Road

From: Agricultural One Zone (A1)

To: Industrial-Business Zone (IB1), as per the attached Schedule B.


READ A FIRST TIME this	22 nd day of	October, 2007
PUBLIC HEARING HELD this	day of	, 2007
READ A SECOND TIME this	day of	, 2007
READ A THIRD TIME this	day of	, 2007
ADOPTED this	day of	, 2007

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1710-2007 "Abbotsford Zoning Bylaw, 1996, Amendment Bylaw No. 533" as read a first time on the 22nd day of October, 2007.


Evelyn Storrier
Deputy City Clerk

Mayor

William Flitton
City Clerk

Approved pursuant to section 52(3)(a) of the Transportation Act
 this 7th day of November, 20 07

 for Minister of Transportation



IB1 (700)

790 - Industrial-Business Zone

Business Park 3-D concept



SCHEDULE BYLAW NO. 1710-2007
Being Abbotsford Zoning Bylaw, 1996
Amendment Bylaw No. 533
(R07-029)
SCHEDULE "A"

Intent

The IB1 zone provides for attractively designed and efficiently used areas for business and light industrial employment opportunities that do not create adverse impacts on the environment, surrounding uses or the downtown core.

Note: 3-D concept and Intent are provided for illustrative/explanatory purposes only. Refer to IB1 zone (790 - Industrial-Business Zone), Abbotsford Zoning Bylaw, 1996 and City of Abbotsford Official Community Plan, 2005 for specific details.

Permitted Uses

790.02 The following uses and no others shall be permitted in the IB1 zone:

Accessory Child Care Centre Use which is located on the same lot as the principal industrial use

Civic Use

Commercial Use, limited to:

mobile food vending cart;

printing, photocopying, duplicating, lithographing, blueprinting, and similar reproduction services;

publishing, where printing or binding is part of the business and conducted on the same lot;

radio, television and recording studios;

retail sale, rental and repair of:

advertising signs and display equipment;

beverage supplies and equipment, and goods manufactured on the lot.

trade schools.

Industrial Use, excluding:

animal stockyards;

asphalt and concrete batching plants;

bulk storage, collection or processing of highly flammable or explosive substances or of "dangerous goods" as defined from time to time by applicable enactments;

bulk storage, collection or processing of "special waste" as defined from time to time by applicable enactments;

burning of wood waste products;

collection, storage or composting of animal or vegetable waste;

collection, storage, wrecking, repair or crushing of wrecked vehicles or vehicle parts;

collection or storage of salvaged equipment, materials and goods;

food processing;

incineration or distilling of animal or vegetable products;

manufacture of fertilizer, rubber, matches or paper;

slaughterhouses; and

truck terminals.

Information Technology Use

Office Use, limited to:

offices of building trade contractors;

offices which are accessory to and located on the same lot as the principal industrial use; and

Industry Support.

Research and Development Use

Accessory One Unit Residential Use, limited to a dwelling unit accessory to an industrial use

Restaurant Use, excluding drive-in or drive-through and limited to a maximum floor area of 175 m².

Conditions of Use

790.03 All uses including storage and excluding restaurants shall take place entirely within a wholly enclosed building.

790.04 Areas for the retail sale, rental or display of goods manufactured on the lot shall be:

1. fully contained within the same building as the principal industrial use manufacturing the products on the lot;
2. limited to an area not exceeding 20% of the gross floor area of the business manufacturing the products on the lot and the remaining floor area not being open to the public.

790.05 Accessory child care centres shall be located on the lot such that these centres have direct access to open space and play area within the lot.

Height of a Building or Structure

710.06 The maximum height of any building or structure shall be 15 m.

Setbacks

710.07 Buildings and structures shall be sited in accordance with the following minimum setbacks:

Buildings and Structures for	Exterior Lot Line	Interior Lot Line
All Uses	3.0 m, except 6.0 m where adjacent to an R or RM zone	0.0 m, except 3.0 m where abutting an R or RM zone

Minimum Subdivision Requirements

710.08 All newly created lots shall have a minimum lot area of 2,000 m².