



KALER GROUP

REAL ESTATE MARKETING SERVICES
HAARDEEP KALER PREC.

2015 Townline Rd.

*Property lines are approximate

INDUSTRIAL LAND OPPORTUNITY 2015 TOWNLINE RD ABBOTSFORD

GENERAL PROPERTY INFORMATION

Folio Number	PID	Civic Address (Apt/House/Street/PC)
10300-1840-6	007-724-209	2015 TOWNLINE RD Abbotsford BC V2T 6E4

Please review disclaimer information at the bottom of this page

City Map Grid:	C5
Fixed Legal Description:	Lot: A Sec: 13 Twn: 13 Plan: NWP31658
Freeform Legal Description:	SECTION 13 TOWNSHIP 13 PLAN NWP09103 NWD PARCEL A, SUBSIDY LOT 5, PART NE 1/4, EXCEPT PLAN BCPI8900, (EXPLANATORY PLAN NWP31658).
Property Type:	Standard
Lot Size (reported by BC Assessment):	1.05 Acres
Agricultural Land Reserve Property (ALR):	N
Development/Variance Permit No(s):	
Heritage Alteration Permit Areas:	N
Zoning / Land Use Contract:	A1 (view bylaw) - A1 - Agricultural One Zone
OCP Land Use:	https://municipal.qp.gov.bc.ca/civix/document/id/coa/coabylaws/ocp22

Note: The development of a property is controlled by Abbotsford Zoning Bylaw, 2014, Sumas Mountain Electoral Area "H" Rural Land Use By-law 500, 1992 or a Land Use Contract. Confirmation that a Restrictive Covenant regarding Land Uses or Land Use Contract is registered against a property must be made through the Land Titles Office.

If more than one zone applies to a lot, please contact the Planning Services Division at 604-864-5510 or e-mail planning-info@abbotsford.ca.

For Planning Services internal use:

Date: _____ Contact: _____

Comments: _____

Disclaimer:

1. A "form and character" development permit is required for certain areas and certain types of land uses. The Official Community Plan should be checked in this regard
2. Our records regarding Development Permits and Development Variance Permits for the former District of Abbotsford are incomplete.
3. Other conditions may apply. Please see: Planning Services (2nd floor) regarding roads and servicing requirements; Building Permits and Licences (1st Floor) for property specific and business licensing requirements or restrictions; The Land Titles Office (88-6th Street, New Westminster, 604-660-2595 or www.ltsa.ca for restrictive covenants, etc.
4. An accessory secondary suite residential use may be restricted/prohibited as the result of a covenant registered against the title of a property
5. The City of Abbotsford assumes no responsibility for the accuracy of the information portrayed

620 – General Industrial Zone (I2)

Intent: To accommodate a mix of light industrial Uses

620.1 Permitted Uses (B/L 2454-2015, 3113-2020; 3249-2022)

Permitted Uses Table for I2 Zone

Principal Uses

- | | |
|---|--|
| 1. Animal Shelter | 18. Data Centre |
| 2. Auction | 19. Farm and Industrial Equipment Sales/Leasing/Repair |
| 3. Automobile Body Shop | 20. Freight Handling Facility |
| 4. Automobile Recycling and Salvage Yard | 21. Indoor Recreation Facility |
| 5. Automobile Repair | 22. Landscape Supply |
| 6. Automobile Storage Yard | 23. Manufacturing |
| 7. Brewery | 24. Microbrewery |
| 8. Brewing and Vinting Outlet | 25. Self Storage (B/L 3249-2022) |
| 9. Building Supply | 26. Mobile Food Vendor |
| 10. Bus Depot | 27. Printing Services |
| 11. Commercial Vehicle Parking | 28. Recreational Vehicle Sales/Leasing/Repair/Rental |
| 12. Commercial Vehicle Repair | 29. Recycling Depot |
| 13. Commercial Vehicle Sales/Leasing | 30. Research and Development |
| 14. Commercial Vehicle Stop | 31. Restaurant |
| 15. Courier and Delivery | 32. Trade School |
| 16. Crematorium | 33. Warehousing |
| 17. Dangerous Goods Manufacturing/Warehousing | |

Accessory Uses

- 34. Accessory Residential Use
- 35. Pawn Shop

620.2 Site Specific Permitted Uses (B/L 3159-2021)

1. Gaming Facility shall be a permitted Use on the following Lots:

a. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910

Editorial Note

Known civically as: 30835 Peardonville Road

b. PID: 023-889-985

Legal Description:

Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641

Editorial Note

Known civically as: 30835 Peardonville Road

2. Office shall be a permitted Use on the following Lots:

a. Lot 2 Section 11 Township 16 NWD Plan BCP22632

b. Lot 1 Section 15 Township 16 NWD Plan BCP34059

620 – General Industrial Zone (I2)

4 Minimum Setbacks between Buildings	a. 1.5 m
5 Height (maximum)	a. 12.2 m
6 Lot Coverage (maximum)	a. 60%

620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
1 Lot Size (minimum)	a. 1,850 m ²
2 Lot Width (minimum)	n/a
3 Lot Depth (minimum)	n/a

620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

620.6 Conditions of Use (B/L 3113-2020)

1. Multi-modal containers shall be excluded from the maximum Height permitted in 620.3.5.

2. Unenclosed storage shall be permitted subject to the following regulations:

- a. not be located within 3.0 m of an Exterior Lot Line;
- b. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
- c. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
- d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne

3. Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:

- a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
- b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public. (B/L 3113-2020)

4. A Restaurant shall be limited to a total Floor Area of 175 m²

5. A Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bath room stall for every 50 Parking Spaces.

6. An Accessory Residential Use shall not exceed a maximum area of 90 m² and shall be contained within the Principal Building.

620 – General Industrial Zone (I2)

7. All Automobile Recycling and Salvage Yard Uses shall: (B/L 2454-2015)

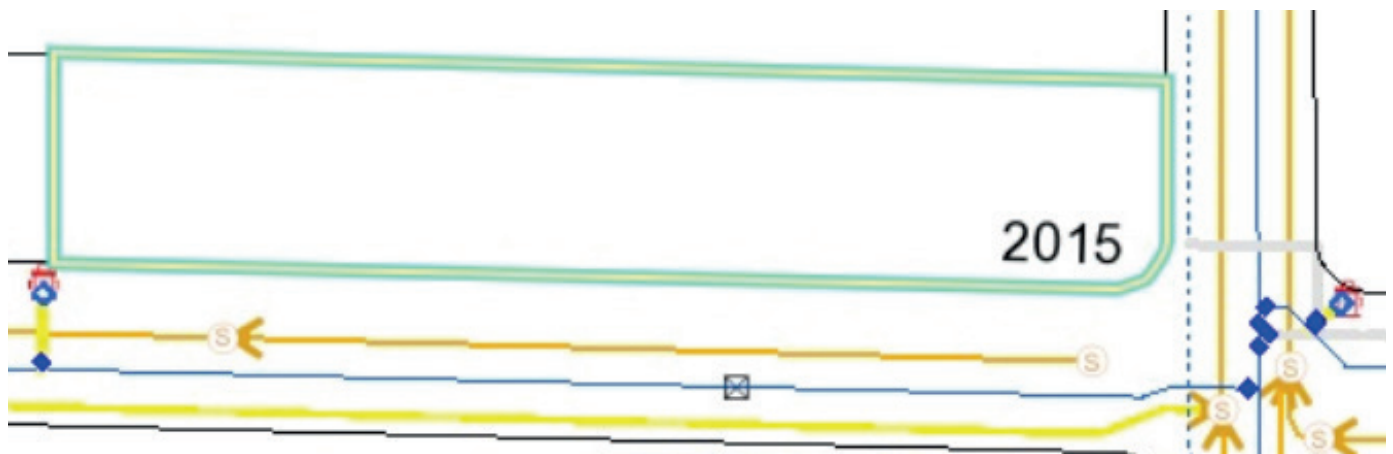
- a. be fully contained within a Building;
- b. be limited to the disassembly, repair and sale of Automobile parts; and
- c. not be shredded or crushed onsite.

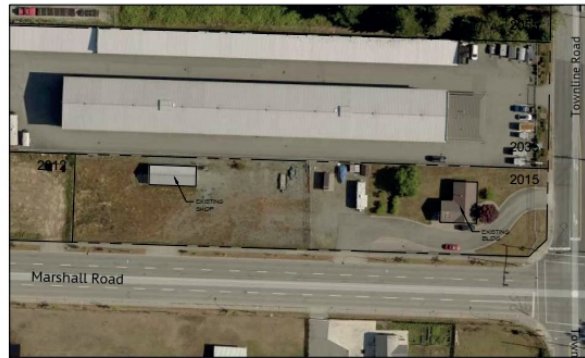
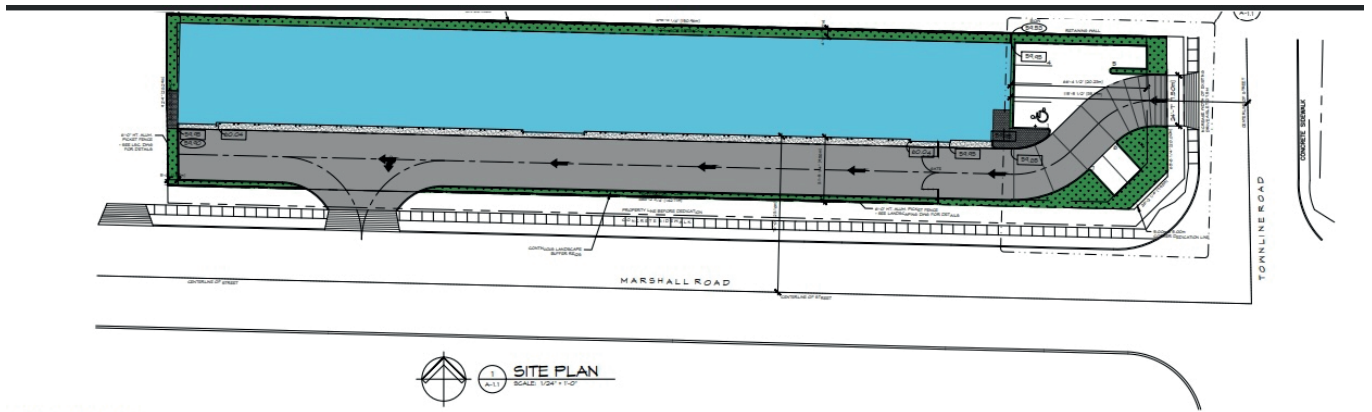
8. Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use (B/L 2454-2015)

9. A Dangerous Goods Manufacturing/Warehousing Use shall be: (B/L 2454-2015, B/L 3055-2020)

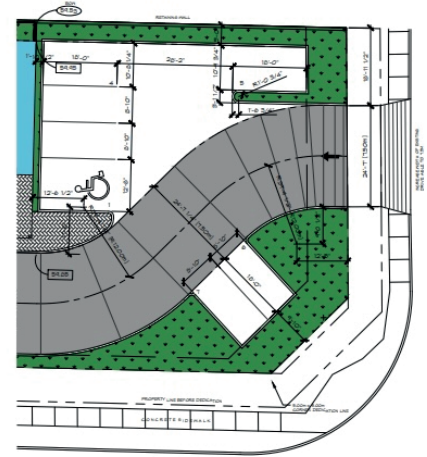
- a. fully contained within a Building;
- b. authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
- c. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.

10. An Indoor Recreation Facility shall be limited to a total Floor Area, Gross of 700 m² and to one such Use per Lot. For certainty, in the context of a Building strata, only one such Use is permitted for the entire complex of Building(s), not one per strata Lot. (B/L 3113-2020)





2 AERIAL IMAGE
SCALE: N.T.S.



3 ENLARGED PARTIAL SITE PLAN
SCALE: 1/2" = 1'-0"

SITE PLAN & STREET VIEW



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2