

FOR SALE

Valley Rd Abbotsford, BC



Hardeep Kaler PREC

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Homelife Advantage Realty (Central Valley) Ltd.

630 – High Impact Industrial Zone (I3)

I3

Intent: To accommodate high impact industrial Uses, as well as a limited number of light industrial uses that are compatible with high impact Uses

630.1 Permitted Uses (B/L 3470-2023)

Permitted Uses Table for I3 Zone	
Principal Uses	
.1 Animal Stockyard	.10 Feedlot
.2 Automobile Body Shop	.11 Freight Handling Facility
.3 Batching Plant	.12 Manufacturing
.4 Brewing and Vinting Outlet	.13 Mobile Food Vendor
.5 Commercial Composting Facility(B/L 3470-2023)	.14 Motor Vehicle Recycling and Salvage Yard (B/L 3470-2023)
.6 Commercial Vehicle Parking	.15 Recreational Vehicle Sales/Leasing/Repair/Rental
.7 Commercial Vehicle Repair	.16 Recycling Depot
.8 Commercial Vehicle Sales/Leasing	.17 Slaughterhouse
.9 Dangerous Goods Manufacturing/Warehousing	.18 Warehousing
	.19 Waste Transfer Station (B/L 3470-2023)
Accessory Uses	
.20 Accessory Residential Use	

630.2 Site Specific Permitted Uses

n/a

630.3 Development Regulations

Development Regulations Table for I3 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 7.5 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 60%

630.4 Subdivision Regulations

Subdivision Regulations Table for I3 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

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Heavy Industrial Parcels





Opportunity

Presenting a rare opportunity to acquire three strategic parcels totaling 16.41 acres in Abbotsford's rapidly transitioning industrial corridors. With High Impact Industrial OCP designation and prime positioning along Sumas/Mission Highway and Highway #1, these lands offer excellent connectivity to Abbotsford International Airport, the USA border, and Metro Vancouver.

The properties represent ideal candidates for future industrial redevelopment and assembly opportunities.

Property Details

Property	Size	Zoning	OCP	ALR Status
33780 Valley Road	6.25 acres	A2 – Agricultural	High Impact Industrial (I3)	Not in ALR
33848 Valley Road	8.28 acres	A2 – Agricultural	High Impact Industrial (I3)	In ALR
McCallum Road	1.88 acres	A2 – Agricultural	High Impact Industrial (I3)	Not in ALR

For Further Information

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