

January 27, 2022

## Notice of Waived Public Hearings

At the Regular Council meeting of January 24, 2022, Council adopted a motion waiving the requirement to hold a Public Hearing for the following matters, pursuant to Section 464 (2) of the *Local Government Act*.

Abbotsford Council will consider third reading of these bylaws at the Regular Council meeting on February 7, 2022, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C. Video of this meeting will be streamed live, as well as archived, on the City's website at [www.abbotsford.ca/watchcouncilonline](http://www.abbotsford.ca/watchcouncilonline). The foyer of the Matsqui Centennial Auditorium will be open to the public to attend to hear, or watch and hear, the live stream of this meeting.

Those who believe their interest in property is affected by the proposed bylaws are encouraged to submit feedback electronically to the City Clerk at [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca), by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5th floor at the above address. In order for feedback to be considered by Council, it should be received by 12 noon on February 7, 2022.

If you would like to inquire about speaking remotely during the Regular Council meeting, please contact the City Clerk's Office, by 12 noon on February 7, 2022, at 604-864-5506, or [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca). Alternatively, you can attend the Council meeting in person (subject to applicable *Public Health Act* orders at that time). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

The following is a synopsis of the bylaws amending the Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Reception area (1st floor, City Hall, 32315 South Fraser Way) between 8:30am and 4:30pm, Monday to Friday (excluding statutory holidays), from January 25, 2022 to February 7, 2022 or the full planning report for each of the respective bylaws can be viewed on our website. Report URLs are noted within each of the following Bylaw descriptions.

If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3204-2021



**SUBJECT LAND:** 2520 Sunnyside Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3204-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS008-2022](http://www.abbotsford.ca/PDS008-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3158-2021



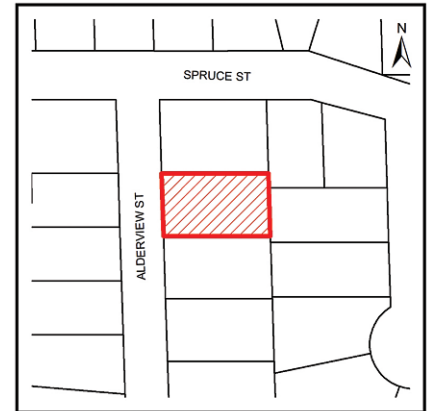
**SUBJECT LAND:** 2886 Victoria Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3158-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS009-2022](http://www.abbotsford.ca/PDS009-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3205-2021



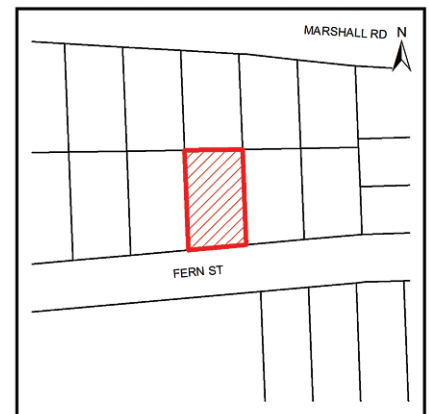
**SUBJECT LAND:** 33156 Westbury Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Comprehensive Development One Hundred and Nine Zone (N109)  
**PURPOSE:** If Bylaw No. 3205-2021 is adopted, a new Comprehensive Development One Hundred and Nine Zone (N109) would be created and the subject land would be rezoned to N109. The applicant proposes to develop a two lot duplex.  
**REPORT URL:** [www.abbotsford.ca/PDS011-2022](http://www.abbotsford.ca/PDS011-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3216-2021



**SUBJECT LAND:** 2544 Alderview Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3216-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS004-2022](http://www.abbotsford.ca/PDS004-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3218-2021



**SUBJECT LAND:** 33947 Fern Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3218-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS005-2022](http://www.abbotsford.ca/PDS005-2022)



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## Notice of Intention to Dispose of City Owned Property

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

**LEGAL DESCRIPTION:** A 15,538 square foot portion of PID 030-305-071 Lot 1 Section 20 Township 16 New Westminster District Plan EPP70757, as shown outlined red on the attached aerial photo.

**CIVIC ADDRESS:** 32320 George Ferguson Way (basement)



**NATURE OF DISPOSITION:** Lease Renewal – 5 Year Term

**LESSEE:** University of the Fraser Valley

**CONSIDERATION TO BE RECEIVED BY THE CITY** \$20.00 per square foot per annum (\$310,760 per annum)

**FOR THE DISPOSITION:**

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

## Notice of Intention to Dispose of City Owned Property

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

**LEGAL DESCRIPTION:** PID 031-593-950 Parcel A Section 22 Township 16 New Westminster District Plan EPP112889 and as shown outlined red on the attached aerial photo.

**CIVIC ADDRESS:** 2400 Block McKenzie Road

### PROPERTY DESCRIPTION



**NATURE OF DISPOSITION:** Fee Simple Transfer  
**PURCHASER:** Parcel 7 Homes (33820 SFW) Ltd.  
**CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION:** \$495,000

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

## Council Meetings

The next Council meetings take place on **February 7, 2022:**

**Executive Committee February 7, 3:00 PM**  
**Regular Council February 7, 7:00 PM**

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, members of the public are permitted to attend Council meetings, while masks are required to attend indoor events.

Council meetings will be streamed live and archived at [www.abbotsford.ca/watchcouncilonline](http://www.abbotsford.ca/watchcouncilonline).

To view agendas, please visit [www.abbotsford.ca/ams](http://www.abbotsford.ca/ams).

*The above measures will remain in place until further notice from the Provincial Health Officer.*



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