

March 17, 2022

## Notice of Waived Public Hearings

At each of the Regular Council meetings of February 28, 2022 and March 7, 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 at 6:00 pm on March 28, 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.

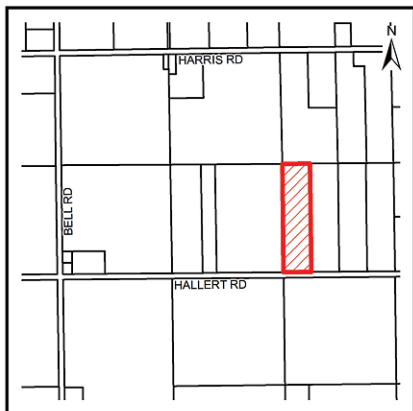
Those who believe their interest in property is affected by the proposed bylaws are encouraged to submit feedback electronically to the City Clerk at [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca), by fax to 604-853-1934, by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5<sup>th</sup> floor at the above address. In order for feedback to be considered by Council before the meeting, it should be received by 12 noon on March 28, 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 March 28, 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 (1<sup>st</sup> floor, City Hall, 32315 South Fraser Way) between 8:30am and 4:30pm, Monday to Friday (excluding statutory holidays), from March 10, 2022 to March 28, 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.

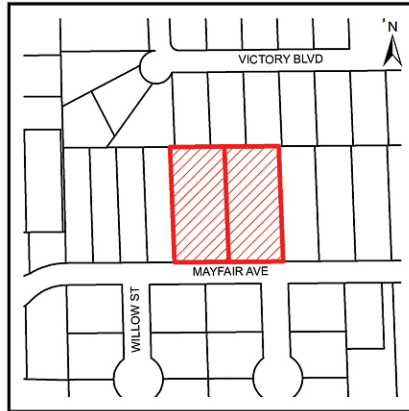
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3170-2021



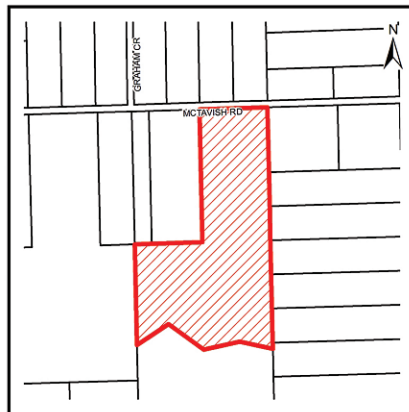
**SUBJECT LAND:** 34825 Hallert Road  
**PURPOSE:** If Bylaw No. 3170-2021 is adopted, a site specific text amendment to the Agricultural Two Zone (A2) would permit an increase of the maximum permitted floor area of an Accessory Seasonal Employee Residential Use (ASERU) from 300m<sup>2</sup> to 775m<sup>2</sup> for a nursery operation.  
**REPORT URL:** [www.abbotsford.ca/PDS024-2022](http://www.abbotsford.ca/PDS024-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3212-2021



**SUBJECT LANDS:** 33837 and 33853 Mayfair Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3212-2021 is adopted, the applicant proposes to develop a five lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS025-2022](http://www.abbotsford.ca/PDS025-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3206-2021



**SUBJECT LAND:** 28522 McTavish Road  
**PURPOSE:** If Bylaw No. 3206-2021 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit approximately 1.2ha (3ac) of the 19.8ha (49ac) subject land to be used for the continuation of a business consisting of poultry barn manure cleanout, manure storage and pickup on site and parking of four commercial vehicles exclusively accessory to that business on the property located at 28522 McTavish Road.  
**REPORT URL:** [www.abbotsford.ca/PDS007-2022](http://www.abbotsford.ca/PDS007-2022)

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### ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3223-2021



**SUBJECT LAND:** 2551 Adelaide Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3223-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS027-2022](http://www.abbotsford.ca/PDS027-2022)

**REPORT URL:** [www.abbotsford.ca/PDS027-2022](http://www.abbotsford.ca/PDS027-2022)

### ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3234-2022



**SUBJECT LAND:** 31834 Beech Avenue  
**CURRENT ZONING:** Urban Residential Zone Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3234-2022 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS023-2022](http://www.abbotsford.ca/PDS023-2022)

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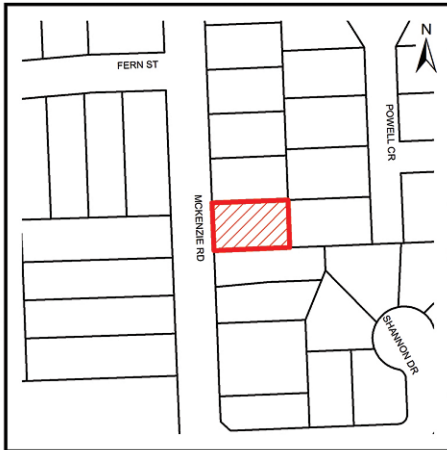
[www.facebook.com/CityOfAbbotsford](http://www.facebook.com/CityOfAbbotsford)

Continued on page 11

March 17, 2022

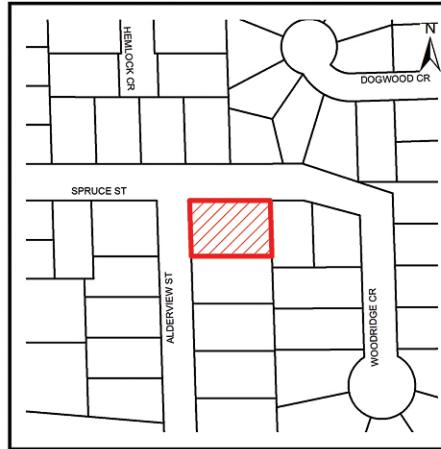
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**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3208-2021**



**SUBJECT LAND:** 1910 McKenzie Road  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3208-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS006-2022](http://www.abbotsford.ca/PDS006-2022)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3214-2021**



**SUBJECT LAND:** 2550 Alderview Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3214-2021 is adopted, the applicant proposes to develop a three lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS022-2022](http://www.abbotsford.ca/PDS022-2022)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3231-2022**



**SUBJECT LAND:** 2169 Peardonville Road  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PROPOSED ZONING:** General Industrial Zone (I2)  
**PURPOSE:** If Bylaw No. 3231-2022 is adopted, the applicant proposes future industrial uses on the subject land.  
**REPORT URL:** [www.abbotsford.ca/PDS030-2022](http://www.abbotsford.ca/PDS030-2022)



March 17, 2022

Continued from page 11

## 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:** An approximate 4,960 m<sup>2</sup> portion of PID 013-318-570 Legal Subdivision 16 Section 36 Township 16 New Westminster District, as shown outlined red on the attached aerial photo.

**CIVIC ADDRESS:** 35800 Block Straiton Road

### PROPERTY DESCRIPTION:



**NATURE OF DISPOSITION:** Ground Lease – 10 Year Term

**LESSEE:** SMK Group Holdings Inc. Inc. No. BC1220539

**CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION:** \$5,682.60 per annum

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.

## Community Clean Up Month

Community Clean Up Month is a great way to get involved in volunteering, contribute to environmental stewardship in our community, encourage social responsibility, help beautify our neighbourhoods and is a great way to celebrate Earth Day. Last year over 3,000 residents participated in this beautification initiative. Abbotsford residents are encouraged to pick up litter around their workplaces, schools, parks, trails and streets from April 1 - 30. Why not join us? Register today to access free clean-up supplies at [www.abbotsford.ca/volunteerapplication](http://www.abbotsford.ca/volunteerapplication). Contact us at [volunteer@abbotsford.ca](mailto:volunteer@abbotsford.ca) or 604-557-7050.

## 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:** THAT approximate 3,900 sqm portion of Lot A Sections 11, 12, and 13 and Section 7 Township 16 New Westminster District Plan BCP35036, as shown outlined and hatched red on the attached aerial photo.

**CIVIC ADDRESS:** 1285 Tower Road

### PROPERTY DESCRIPTION:



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### PROPERTY DESCRIPTION:



**PROPERTY DESCRIPTION:** (Sketch)  
**NATURE OF DISPOSITION:** Lease of Land  
**TERM:** Forty (40) years lease term  
**LESSEE:** 1098559 B.C. Ltd.  
**CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION:** \$24,144.90 current annual land rent including operating expense for a total rate of \$6.191 per sqm for approximately 3,900 sqm of land with tenant-funded capital improvements of a minimum of \$2,500,000.00 for a construction of a new hangar as required by the lease agreement.

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Airport Manager of Finance and Administration, Abbotsford International Airport, 30440 Liberator Avenue, Abbotsford, B.C., V2T 6H5, email [yxxaccounting@abbotsford.ca](mailto:yxxaccounting@abbotsford.ca) or Telephone 604.864.5639, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

## Council Meetings

The next Council meetings take place on March 28, 2022:

**Executive Committee March 28, 2022, 3:00 PM**  
**Regular Council March 28, 2022, 6:00 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.



Continued from page 12

## Notice of Opportunity For Public Input

*Council Consideration of a Supportive Recovery Use Application*

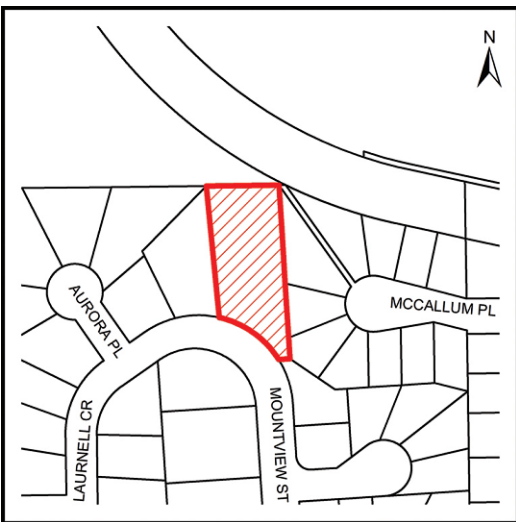
The City of Abbotsford has received an application from Living 4 Change for Supportive Recovery Use application for the property located at 2916 Mountview Street. The full planning report can be viewed on our website at [www.abbotsford.ca/PDS021-2022](http://www.abbotsford.ca/PDS021-2022).

Abbotsford Council will consider the Supportive Recovery Use application at its Regular Council meeting at 6:00pm on March 28, 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 Supportive Recovery Use application 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 before the meeting, it should be received by 12 noon on March 28, 2022.

If you would like to inquire about speaking remotely during the Council meeting, please contact the City Clerk's Office, by 12 noon on March 28, 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.

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



**SUBJECT LAND:** 2916 Mountview Street  
**PURPOSE:** If the Supportive Recovery Use application is approved, a Supportive Recovery facility for men will be established, consisting of a nine bed, plus one full-time house monitor on the property located at 2916 Mountview Street.

## Notice of Opportunity For Public Input

*Council Consideration of a Liquor and Cannabis Regulation Branch (LCRB) Application*

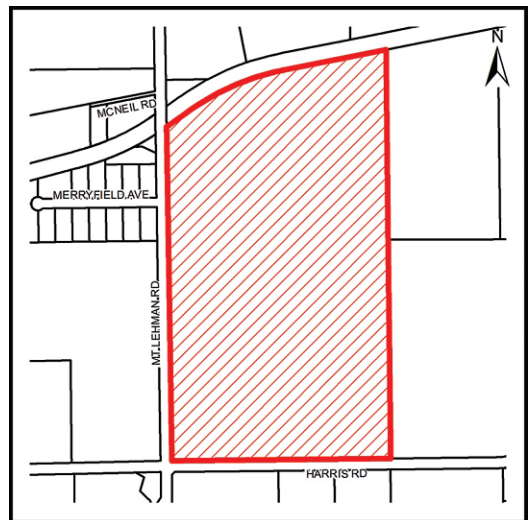
The City of Abbotsford has received an application from Thrive Liquor and Cannabis Inc. for a Lounge and Special Event Area Endorsement to an existing winery Manufacturer License within the Agricultural Land Reserve for the property located at 5782 Mt. Lehman Road. The full planning report can be viewed on our website at [www.abbotsford.ca/PDS013-2022](http://www.abbotsford.ca/PDS013-2022).

Abbotsford Council will consider the Lounge and Special Event Area Endorsement application at its Regular Council meeting at 6:00pm on March 28, 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 Lounge and Special Event Area Endorsement application 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 before the meeting, it should be received by 12 noon on March 28, 2022.

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



**SUBJECT LAND:** 5782 Mt. Lehman Road  
**PURPOSE:** If the Lounge and Special Event Area Endorsement is approved by the LCRB, Singletree Winery will be permitted a 30 person indoor and 15 person outdoor lounge, as well as an outdoor venue for special events, consistent with the *Liquor Control and Licensing Act*.