

### Notice of Waived Public Hearings

Whereas the Provincial Health Officer extended the *Gathering and Events Order* on January 7, 2021, expressly prohibiting public attendance at local government meetings and public hearings, at the Regular Council meeting of February 22, 2021, 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 7:00 pm on March 8, 2021, 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).

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 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 8, 2021.

If you would like to inquire about speaking remotely during the Regular Council meeting, please contact the City Clerk's Office at 604-864-5506, or [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca). 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 and Land Use Contract No. 121 of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed in person at Matsqui Centennial Auditorium at City Hall, located at 32315 South Fraser Way, Abbotsford BC (taped to the inside of the large glass windows) from February 23, 2021 to March 8, 2021 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.

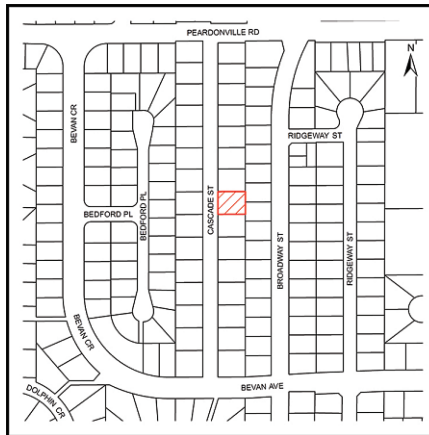
If you have any questions, please contact Planning Services Staff at 604-864-5510.

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3027-2020



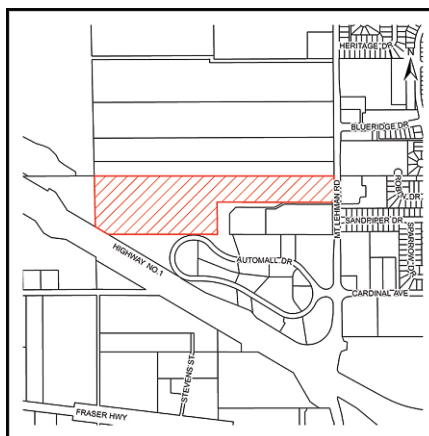
**SUBJECT LANDS:** 2733 and 2771 Station Road  
**CURRENT ZONING:** Suburban Residential Zone (SR)  
**PROPOSED ZONING:** Residential Zone (RS5)  
**PURPOSE:** If Bylaw No. 3027-2020 is adopted, the applicant proposes to develop a 14 lot single detached subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS026-2021](http://www.abbotsford.ca/PDS026-2021)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3080-2020



**SUBJECT LAND:** 2306 Cascade Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3080-2020 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS023-2021](http://www.abbotsford.ca/PDS023-2021)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3099-2020 AND ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3100-2020



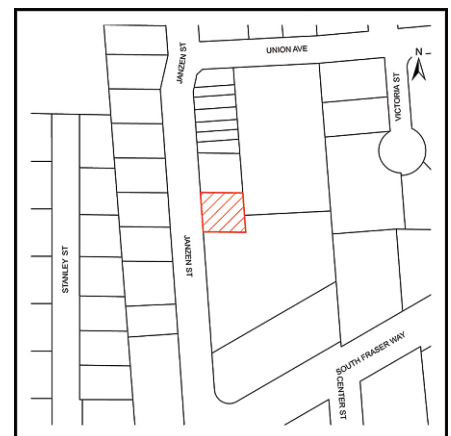
**SUBJECT LAND:** 3391 Mt. Lehman Road  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PROPOSED ZONING:** Automall Commercial Zone (CAM), General Industrial Zone (I2) and Park, Open Space and School Zone (P2)  
**PURPOSE:** If Bylaw No. 3099-2020 is adopted, the permitted uses in Automall Commercial Zone (CAM) will be expanded.  
 If Bylaw No. 3100-2020 is adopted, the lands will be zoned to accommodate future automall related commercial uses and general industrial uses.  
**REPORT URL:** [www.abbotsford.ca/PDS029-2021](http://www.abbotsford.ca/PDS029-2021)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3115-2020



**SUBJECT LAND:** 2521 Alderview Street  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3115-2020 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS024-2021](http://www.abbotsford.ca/PDS024-2021)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3125-2021



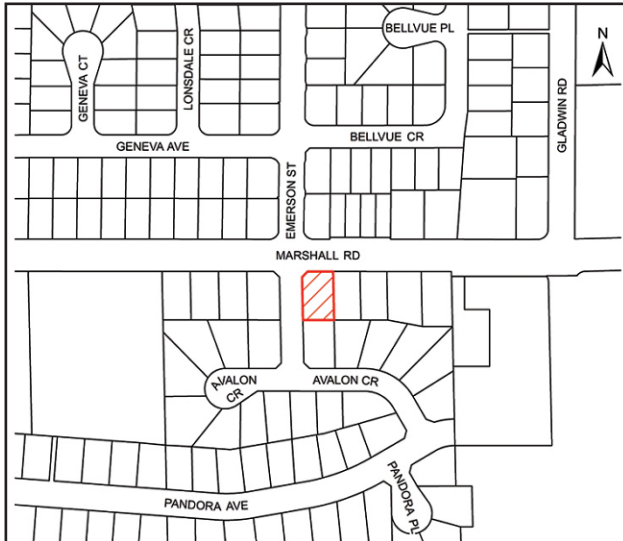
**SUBJECT LAND:** 2546 Janzen Street  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development One Hundred and Seven Zone (N107)  
**PURPOSE:** If Bylaw No. 3125-2021 is adopted, a new Comprehensive Development One Hundred and Seven Zone (N107) would be created and the subject land would be rezoned to N107. The applicant proposes to construct a four unit fee simple rowhouse building.  
**REPORT URL:** [www.abbotsford.ca/PDS028-2021](http://www.abbotsford.ca/PDS028-2021)

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## ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3128-2021



**SUBJECT LAND:** 1980 Emerson Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3128-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS027-2021](http://www.abbotsford.ca/PDS027-2021)

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## ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3123-2021



**SUBJECT LAND:** 32277 Peardonville Road  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3123-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS025-2021](http://www.abbotsford.ca/PDS025-2021)



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## LAND USE CONTRACT NO. 121 DISCHARGE BYLAW BYLAW NO. 3109-2020



**SUBJECT LAND:** 2495 Hyatt Place  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 121  
**PURPOSE:** If Bylaw No. 3109-2020 is adopted, Land Use Contract No. 121 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone, Infill (RS3-i) would then control development and would permit the construction of an accessory building.  
**REPORT URL:** [www.abbotsford.ca/PDS022-2021](http://www.abbotsford.ca/PDS022-2021)

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## Council Meetings



**The next Council meetings take place on  
March 8, 2021:**

**Executive Committee March 8, 3:00 PM**

**Regular Council March 8, 7:00 PM**

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, the public is currently not permitted to attend Council meetings.

**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.*