

October 14, 2021

Notice of 2022 Permissive Tax Exemptions

Pursuant to Section 224 of the *Community Charter*, the Council of the City of Abbotsford will consider Bylaw No. 3191-2021, Permissive Tax Exemption Bylaw, 2022 for adoption at the Regular Meeting of Council on Monday, October 25, 2021 at 6:00 PM, in the Matsqui Centennial Auditorium, City Hall at 32315 South Fraser Way, Abbotsford, BC.

Bylaw No. 3191-2021, Permissive Tax Exemption Bylaw, 2022 exempts from taxation for the year 2022 the following land and/or improvements. Exemptions for 2023 and 2024 are dependent on eligible organizations submitting a completed application by June 30 of each year, as well as the annual budget set by Council.

Local Authority Properties – land and improvements owned or held by the City that Council considers are used for a purpose of the local authority:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2021	2022	2023
BC Transit	1225 Riverside Rd	69,500	69,500	69,500
Reach Cultural Centre Society	32388 Veterans Way	124,400	124,400	124,400
Tourism Abbotsford Society (Tradex)	1190 Cornell St	93,400	93,400	93,400

Not-For-Profit – land and/or improvements owned or held by a charitable, philanthropic or other not for profit corporation that Council considers are used for a purpose that is directly related to the purposes of the corporation and benefit the residents of the City:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2021	2022	2023
Abbotsford Alano Club	2584 Cyril St	6,300	6,300	6,300
Abbotsford Bibles for Mission Society	2337 West Railway St	17,600	17,600	17,600
Abbotsford Ravine Park Salmon Enhancement Society	2395 Crescent Way	2,100	2,100	2,100
Archway Community Services	31943 South Fraser Way	36,700	36,700	36,700
	33914 Essendene Ave	10,400	10,400	10,400
	2420 Montrose Ave	59,300	59,300	59,300
	2539 Montvue Ave	11,600	11,600	10,400
	33780 Laurel St	18,400	18,400	18,400
Bethesda Christian Association	2408 Montvue Ave	4,400	4,400	4,400
	3260 Gladwin Rd	2,700	2,700	2,700
	3215 Trethewey St	800	800	800
	31126 Kingfisher Dr	2,700	2,700	2,700
	32553 Willingdon Cr	2,400	2,400	2,400
Big Brothers Big Sisters of the Fraser Valley	32704 Chilcotin Dr	3,100	3,100	3,100
	2445 West Railway St	8,100	8,100	8,100
Canadian Red Cross Society	34220 South Fraser Way, Units #1 and #2	2,800	2,800	2,800
Communitas Supportive Care Society	2837 Babich St	3,400	3,400	3,400
	104 2776 Bourquin Cr W	3,100	3,100	3,100
	105 2776 Bourquin Cr W	2,700	2,700	2,700
	103 2776 Bourquin Cr W	6,500	6,500	6,500
	102 2776 Bourquin Cr W	2,900	2,900	2,900
	208 2776 Bourquin Cr W	1,100	1,100	1,100
	207 2776 Bourquin Cr W	1,400	1,400	1,400
	206 2776 Bourquin Cr W	1,400	1,400	1,400
	205 2776 Bourquin Cr W	1,500	1,500	1,500
	203 2776 Bourquin Cr W	1,900	1,900	1,900
Creative Centre Society for Mental Wellness	2676 Gladys Ave	6,800	6,800	6,800
Fraser Valley Child Development Centre	32885 Ventura Ave	30,500	30,500	30,500
	32868 Ventura Ave	14,100	14,100	14,100
Governing Council of the Salvation Army in Canada	34081 Gladys Ave	47,100	47,100	47,100
H.O.M.E.S: Healthy Opportunities for Meaningful Experiences Society	31581 South Fraser Way	28,500	28,500	28,500
John Howard Society Pacific Region	32160 Tims Ave	2,800	2,800	2,800
	2411 West Railway St	2,100	2,100	2,100

Kinghaven Peardonville House Society	825 Peardonville Rd	12,100	12,100	12,100
L.I.F.E. Recovery Association	32122 Melmar Ave	2,300	2,300	2,300
	2693 Braeside St	2,300	2,300	2,300
Lynnhaven Society	33585 Braun Ave	13,400	13,400	13,400
	33580 Braun Ave	13,400	13,400	13,400
MAC Campus of Care	32772 Marshall Rd	21,500	21,500	21,500
Matsqui Unit #315 A.N.A.F. Veterans in Canada	30346 McNeil Ave	3,800	3,800	3,800
Mennonite Central Committee BC	31872 South Fraser Way	22,200	22,200	22,200
	33933 Gladys Ave	89,900	89,900	89,900
Mennonite Museum Society	1818 Clearbrook Rd	22,000	22,000	22,000
	1834 Clearbrook Rd	300	300	3,300
MSA Society for Community Living	2391 Crescent Way	10,300	10,300	10,300
Northview Community Church (Cyrus Centre)	2616 Ware St	6,500	6,500	6,500
Phoenix Drug & Alcohol Recovery and Education Society (formerly: Positive Living Fraser Valley Society)	32883 South Fraser Way, Units #108 and #108A	9,000	9,000	9,000
Royal Canadian Legion Abbotsford Branch No. 015	2513 West Railway St	6,000	6,000	6,000
SARA for Women Society	2474 Sugarpine St	2,600	2,600	2,600

Athletic or Service Club Property – land and improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2021	2022	2023
861 Silverfox Sponsoring Committee	32470 Haida Dr	7,400	7,400	7,400
Abbotsford Curling Club	2555 McMillan Rd	22,800	22,800	22,800
Abbotsford Fish & Game Club	4161 Lakemount Rd	5,300	5,300	5,300
Abbotsford Horseshoe Club	2308 Adanac St	6,700	6,700	6,700
Abbotsford Judo Club	31410 Maclure Rd	8,400	8,400	8,400
Abbotsford Seniors' Association	33889 Essendene Ave	10,000	10,000	10,000
Abbotsford Social Activity Association	2631 Cyril St	9,300	9,300	9,300
Bradner Community Club	28780 Myrtle Ave	3,600	3,600	3,600
	5305 Bradner Rd	5,000	5,000	5,000
	5227 Bradner Rd	9,000	9,000	9,000
Clayburn Village Community Society	4315 Wright St	5,900	5,900	5,900
	4304 Wright St	3,700	3,700	3,700
	34819 Clayburn Rd	7,400	7,400	7,400
Elks Recreation Children's Camp Society	27863 0 Ave	7,800	7,800	7,800
Fraser Valley Antique Farm Machinery Association	32470 Haida Dr	1,000	1,000	1,000
Fraser Valley Conservancy	South Fraser Way	100	100	100
	McKee Rd	1,200	1,200	1,200
	33350 Industrial Ave	61,500	61,500	61,500
Girl Guides of Canada	5315 Willet Rd	11,800	11,800	11,800
Jubilee Lawn Bowling Club	33015 Bevan Ave	4,500	4,500	4,500
Ledgeview Golf & Country Club	35997 McKee Rd	103,200	103,200	103,200
Matsqui Prairie Community Association	5783 Wallace St	3,600	3,600	3,600
	33676 St Olaf Ave	3,700	3,700	3,700
Mount Lehman Community Association	Mt Lehman Rd	8,500	8,500	8,500
	6418 Mt Lehman Rd	4,200	4,200	4,200
Ridgedale Rod & Gun Club	35655 Harris Rd	5,300	5,300	5,300
	35606 Harris Rd	8,100	8,100	8,100
Scouts Canada, Fraser Valley	Sec 6 TWP 20 NWD Mer E	5,200	5,200	5,200
Straiton Community Club	4698 Sumas Mountain Rd	3,400	3,400	3,400
Twisters Gymnastics Club	32470 Haida Dr	7,800	7,800	7,800

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Notice of 2022 Permissive Tax Exemptions

Place of Worship Property – property exempt under Section 220(1)(h) of *Community Charter*, an area of land surrounding the exempt property to a maximum exemption, excluding statutory exemption, of the greater of 5 acres or area used for the purpose of parking:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2022	2023	2024
Abbotsford Baptist Church	33651 Busby Rd	6,000	6,000	6,000
Abbotsford Church of the Nazarene	2390 McMillan Rd	10,200	10,200	10,200
Abbotsford Gospel Society	33868 Pine St	26,300	26,300	26,300
	2480 McMillan Rd	3,900	3,900	3,900
Abbotsford Korean Presbyterian Church	2597 Bourquin Cr E	8,500	8,500	8,500
Abbotsford Pentecostal Assembly	3095 Gladwin Rd	42,400	42,400	42,400
Aberdeen Baptist Church	28163 Swensson Ave	9,000	9,000	9,000
Arnold Community Church (BC Conference of Mennonite Brethren Churches)	310 Arnold Rd	5,200	5,200	5,200
Assembly of God (Abbotsford Slavic Gospel Church)	29394 Huntingdon Rd	5,900	5,900	5,900
Bakerview Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2311 Clearbrook Rd	4,900	4,900	4,900
	31980 Oak Ave	4,100	4,100	4,100
	31966 Oak Ave	4,100	4,100	4,100
	2245 Clearbrook Rd	3,100	3,100	3,100
	2231 Clearbrook Rd	3,300	3,300	3,300
	2228 Holly St	4,600	4,600	4,600
	2244 Holly St	4,600	4,600	4,600
	2285 Clearbrook Rd	16,900	16,900	16,900
BC Muslim Association	1980 Salton Rd	3,600	3,600	3,600
Bethel Reformed Church	3260 Gladwin Rd	12,100	12,100	12,100
Bradner Presbyterian Church	5275 Bradner Rd	2,800	2,800	2,800
Calvin Presbyterian Church	33911 Hazelwood Ave	7,400	7,400	7,400
Canadian Reformed Church of Abbotsford	33947 King Rd	5,700	5,700	5,700
Central Heights Church	1661 McCallum Rd	28,800	28,800	28,800
Central Valley Baptist Church	33393 Old Yale Rd	3,000	3,000	3,000
Christian Life Community Church	35131 Straiton Rd	5,100	5,100	5,100
Church of God in Christ	29623 Downes Rd	8,100	8,100	8,100
Church of Jesus Christ of Latter-day Saints	30635 Blueridge Dr	30,300	30,300	30,300
Clearbrook Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2719 Clearbrook Rd	18,100	18,100	18,100
Eben-Ezer Mennonite Church	2051 Windsor St	10,700	10,700	10,700
Emmanuel Free Reformed Church	3366 Mt. Lehman Rd	6,900	6,900	6,900
Emmanuel Mennonite Church	3471 Clearbrook Rd	16,300	16,300	16,300
Fraser Valley Buddhist Temple	28941 Haverman Rd	3,400	3,400	3,400
Fraser Valley Hindu Cultural Society	31545 Walmsley Ave	5,000	5,000	5,000
Gateway Community Christian Reformed Church	2884 Gladys Ave	9,300	9,300	9,300
Gladwin Heights United Church	3474 Gladwin Rd	5,000	5,000	5,000
Grace Evangelical Bible Church Society	2087 McMillan Rd	14,600	14,600	14,600
Grace Tabernacle	721 Gladwin Rd	5,000	5,000	5,000
Gurdwara Baba Banda Singh Bahadar Sikh Society	31631 South Fraser Way	44,400	44,400	44,400
Heritage Alliance Church (Christian & Missionary Alliance)	3440 Mt Lehman Rd	26,000	26,000	26,000
Highland Community Church (BC Conference of Mennonite Brethren Churches)	3130 McMillan Rd	8,500	8,500	8,500

Immanuel Covenant Reformed Church	35063 Page Rd	5,600	5,600	5,600
Immanuel Fellowship Baptist Church	2950 Blue Jay St	10,800	10,800	10,800
Kalgidhar Darbar Sahib Society	30640 Blueridge Dr	33,000	33,000	33,000
Khalsa Diwan Society of Abbotsford	33091 Mill Lake Rd	2,000	2,000	2,000
	33117 Mill Lake Rd	3,200	3,200	3,200
	33094 South Fraser Way	41,100	41,100	41,100
	33089 South Fraser Way	16,600	16,600	16,600
King Road Mennonite Brethren Church	32068 King Rd	7,700	7,700	7,700
Level Ground Mennonite Church	31216 King Rd	9,600	9,600	9,600
Life Spring Church Abbotsford	2393 West Railway St	5,500	5,500	5,500
Living Hope Christian Reformed Church	34631 Old Clayburn Rd	8,700	8,700	8,700
Maranatha Baptist Church	3580 Clearbrook Rd	10,500	10,500	10,500
Matsqui Evangelical Lutheran Church	5781 Riverside Rd	2,300	2,300	2,300
McCallum Congregation of Jehovah's Witnesses	1672 Salton Rd	6,000	6,000	6,000
Mennonite Church BC	32027 Peardonville Rd	6,600	6,600	6,600
Mill Lake Church	33218 Marshall Rd	11,300	11,300	11,300
Mount Lehman United Church	6256 Mt Lehman Rd	4,500	4,500	4,500
Mt. Lehman Congregation of Jehovah's Witnesses	31165 Gardner Ave	9,100	9,100	9,100
New Life Christian Reformed Church	35270 Delair Rd	7,300	7,300	7,300
New Life Pentecostal Church	33668 McDougall Ave	3,100	3,100	3,100
New Testament Baptist Church	5525 Gladwin Rd	5,900	5,900	5,900
Northview Community Church	32040 Downes Rd	6,400	6,400	6,400
Olivet Church Abbotsford	2630 Langdon St	14,900	14,900	14,900
Parkview Gospel Hall	2464 Parkview St	4,100	4,100	4,100
Parish of St Matthew, Anglican Church	2010 Guilford Dr	9,500	9,500	9,500
Peace Lutheran Church Abbotsford	2029 Ware St	5,300	5,300	5,300
Prairie Chapel	1929 Interprovincial Hwy	3,400	3,400	3,400
Roman Catholic Archbishop Vancouver – Saint Ann's Parish	33333 Mayfair Ave	29,900	29,900	29,900
Ross Road Community Church (BC Conference of Mennonite Brethren Churches)	3160 Ross Rd	4,700	4,700	4,700
Salvation Army Cascade Community Church (Grace Communities Corp)	35190 Delair Rd	27,800	27,800	27,800
Sevenoaks Alliance Church (Christian & Missionary Alliance)	2575 Gladwin Rd	26,800	26,800	26,800
Seventh-Day Adventist Church	1921 Griffiths Rd	7,400	7,400	7,400
Solid Rock Christian Fellowship World Outreach Society	34371 4th Ave	13,000	13,000	13,000
South Abbotsford Church (BC Conference of Mennonite Brethren Churches)	32424 Huntingdon Rd	6,000	6,000	6,000
St James Parish (Catholic Independent Schools of Vancouver Archdiocese)	2767 Townline Rd	40,000	40,000	40,000
Transform Central Ministries (Abbotsford City Fellowship Society)	2413 McCallum Rd	4,300	4,300	4,300
Trinity Christian Reformed Church	3215 Trethewey St	11,400	11,400	11,400
Trinity Lutheran Church	3845 Gladwin Rd	11,500	11,500	11,500
Trinity Memorial United Church	33737 George Ferguson Way	4,400	4,400	4,400
Zion Christian Reformed Church	35199 Delair Rd	10,500	10,500	10,500

Independent School – property exempt under Section 220(1)(l) of *Community Charter*, any area of land surrounding the exempt property, to a maximum exemption, including statutory exemption, of 7 acres for institutions offering elementary school education and 15 acres for institutions offering secondary school education:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2022	2023	2024
Mennonite Educational Institute Society	31638 Downes Rd	4,300	4,300	4,300

Copies of the bylaw are available at Cashiers Department, City Hall, 32315 South Fraser Way. For more information contact Joel Chiasson, Manager Financial Operations at 604-853-2281 x5237 or jchiasson@abbotsford.ca.

October 14, 2021

Notice of Waived Public Hearings

At each of the Regular Council meetings held on September 27, 2021 and October 4, 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 6:00 pm on October 25, 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.

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, 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 October 25, 2021.

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 October 25, 2021, at 604-864-5506, or cityclerk@abbotsford.ca, or you can attend the Council meeting in person (subject to Public Health Orders). 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. 96 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 October 8, 2021 to October 25, 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.

LAND USE CONTRACT NO. 96 DISCHARGE BYLAW BYLAW NO. 3182-2021



SUBJECT LAND: 3386 Abbotsford Mission Highway
CURRENT LAND USE REGULATION: Land Use Contract No. 96
PURPOSE: If Bylaw No. 3182-2021 is adopted, Land Use Contract No. 96 would be discharged from the Certificate of Title of the subject land. The current underlying General Industrial (I2) Zone would then regulate development and permit construction of a mini storage facility.
REPORT URL: www.abbotsford.ca/PDS084-2021

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3183-2021



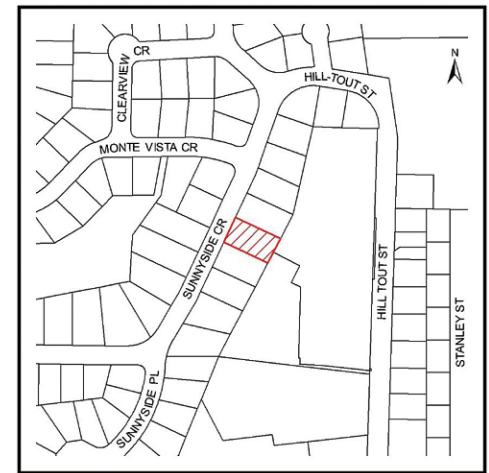
SUBJECT LANDS: 34252, 34284 and 34314 Marshall Road
CURRENT ZONING: Service Commercial Zone (C4)
PROPOSED ZONING: Secondary Commercial Zone (CSC)
PURPOSE: If Bylaw No. 3183-2021 is adopted, the subject lands would be rezoned to Secondary Commercial Zone (CSC) to permit office use on the property.
REPORT URL: www.abbotsford.ca/PDS094-2021

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3179-2021



SUBJECT LAND: 2225 Cascade Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3179-2021 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS087-2021

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3188-2021



SUBJECT LAND: 2574 Sunnyside Crescent
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3188-2021 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS093-2021

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3159-2021

PURPOSE: If Bylaw No. 3159-2021 is adopted, several sections of the Zoning Bylaw would be amended as part of a housekeeping update. The amendment includes: correcting clerical errors and formatting inconsistencies, updating parcel references, such as the civic address, and making minor revisions to definitions, regulations, permitted uses and maps.
REPORT URL: www.abbotsford.ca/PDS090-2021

Council Meetings

The next Council meetings take place on **October 25, 2021:**
Executive Committee October 25, 3:00 PM
Regular Council October 25, 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. To view agendas, please visit www.abbotsford.ca/ams.

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

ABBOTSFORD AIRPORT FEE AMENDMENT BYLAW, 2021 BYLAW NO. 3176-2021

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

1. The table in Section 2(a) of the Abbotsford Airport Fee Bylaw is repealed and replaced with the following:

<12	\$0.00
12-99	\$1.740
100+	\$0.811

2. Schedule "B" is amended by adding a new Section 8 [Waiver of Fees] with the following:

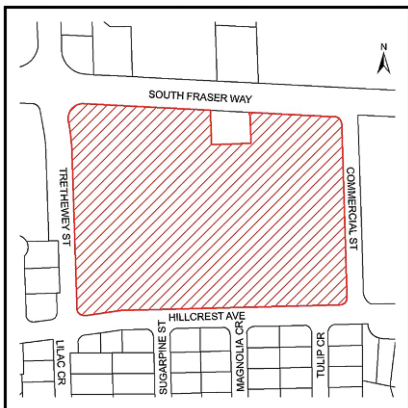
Waiver of Fees

8 (a) To facilitate additional air service development, the Airport General Manager may approve a 100% reduction in landing and terminal fees on new international routes/destinations not currently being operated for a period of

- (i) one-year from start of service for all newly scheduled year-round international flights, or
- (ii) two-years from start of service for all newly scheduled seasonal international flights.

READ A FIRST TIME on,
READ A SECOND TIME on,
READ A THIRD TIME on,
ADOPTED on,

Notice of Waived Council Hearing Non-Medical Cannabis Retail Store Licence Application



The City of Abbotsford has received an application from Inspired Cannabis Co. for a Non-Medical Cannabis Retail Store Licence for the property located at 32500 South Fraser Way. The full planning report can be viewed on our website at www.abbotsford.ca/PDS083-2021.

Abbotsford City Council will provide an opportunity for public input under the provisions of the *Cannabis Control and Licensing Act*. If you would like to share your views on the proposed Non-Medical Cannabis Retail Store Licence application, submit feedback electronically to the City Clerk at 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 October 25, 2021.

If you would like to inquire about speaking remotely during the Council meeting, please contact the City Clerk's Office, by 12 noon on October 25, 2021, at 604-864-5506, or cityclerk@abbotsford.ca, or you can attend the Council meeting in person (subject to Public Health Orders) on October 25, 2021 at 6:00pm in the Matsqui Centennial Auditorium, Abbotsford City Hall, 32315 South Fraser Way, Abbotsford BC. Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

After Council's receipt of public input, staff will complete a full and comprehensive evaluation of the application under consideration based on guidelines in the Cannabis Retail Store Policy C005-11, and present the findings to Council for their consideration.

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