

September 8, 2022

**Notice of Public Hearing  
to consider amendments to  
Abbotsford Official Community Plan Bylaw, 2016;  
Abbotsford Zoning Bylaw, 2014; and  
certain Land Use Contracts**

Abbotsford City Council will hold a Public Hearing at 6:00 pm on September 19, 2022, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. 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).

All persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Written feedback can be provided 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 delivered in person to City Hall 5th floor at the above address. In order for written feedback to be considered by Council before the meeting, it should be received by 12 noon on September 19, 2022. Feedback may also be provided in person during the public hearing.

If you would like to inquire about speaking remotely during the Public Hearing, please contact the City Clerk's Office, by 12 noon on September 19, 2022, 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 Official Community Plan, Zoning Bylaw and Land Use Contract Nos. 13, 49 and 158 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 Planning Services Division (2<sup>nd</sup> floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from September 1, 2022 to September 19, 2022, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2<sup>nd</sup> Floor) or online. Report URL's 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. 3299-2022**

**PURPOSE:** If Bylaw No. 3299-2022 is adopted, minor updates will be made to the Zoning Bylaw to incorporate an industrial landscaping provision and to clarify the intent of secondary suite regulations introduced through the recently adopted Strategic Zoning Bylaw update (Bylaw No. 3249-2022).

**REPORT URL:** [www.abbotsford.ca/PDS105-2022](http://www.abbotsford.ca/PDS105-2022)

follow us on  @City\_Abbotsford

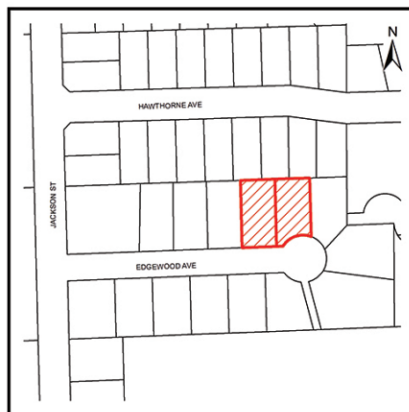
**ABBOTSFORD OFFICIAL COMMUNITY PLAN  
AMENDMENT BYLAW  
BYLAW NO. 3301-2022;  
and  
ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3302-2022**



**SUBJECT LAND:** 2713 Janzen Street  
**CURRENT OCP DESIGNATION:** Institutional  
**PROPOSED OCP DESIGNATION:** Urban 3-Infill  
**CURRENT ZONING:** Civic Institutional Zone (P1)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3301-2022 is adopted, the subject land will be redesignated from Institutional to Urban 3-Infill; and If Bylaw No. 3302-2022 is adopted, the applicant proposes to develop a two lot subdivision.

**REPORT URL:** [www.abbotsford.ca/PDS104-2022](http://www.abbotsford.ca/PDS104-2022)

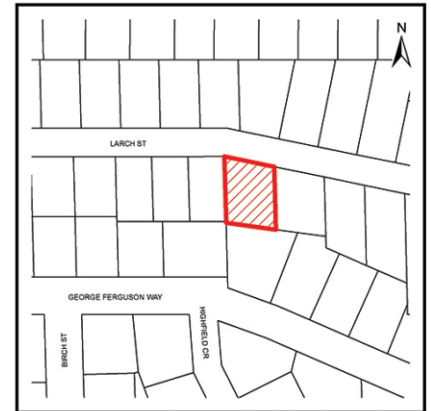
**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3287-2022**



**SUBJECT LANDS:** 33169 and 33181 Edgewood Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3287-2022 is adopted, the applicant proposes to develop a four lot subdivision.

**REPORT URL:** [www.abbotsford.ca/PDS101-2022](http://www.abbotsford.ca/PDS101-2022)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3277-2022**



**SUBJECT LAND:** 34250 Larch Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3277-2022 is adopted, the applicant proposes to develop a two lot subdivision.

**REPORT URL:** [www.abbotsford.ca/PDS079-2022](http://www.abbotsford.ca/PDS079-2022)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3290-2022**



**SUBJECT LAND:** 2912 Princess Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3290-2022 is adopted, the applicant proposes to develop a two lot subdivision.

**REPORT URL:** [www.abbotsford.ca/PDS102-2022](http://www.abbotsford.ca/PDS102-2022)



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

Continued on page 11

September 8, 2022

Continued from page 10

**LAND USE CONTRACT NO. 158 DISCHARGE BYLAW BYLAW NO. 3237-2022**



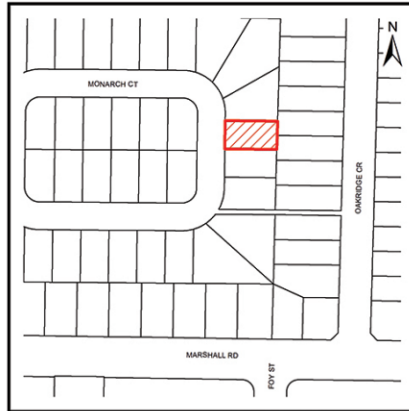
**SUBJECT LAND:** 2139 Mirus Drive  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 158  
**PURPOSE:** If Bylaw No. 3237-2022 is adopted, Land Use Contract No. 158 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development and permit a secondary suite.  
**REPORT URL:** [www.abbotsford.ca/PDS032-2022](http://www.abbotsford.ca/PDS032-2022)

**LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 3242-2022**



**SUBJECT LAND:** 2160 Oakridge Crescent  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 13  
**PURPOSE:** If Bylaw No. 3242-2022 is adopted, Land Use Contract No. 13 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit construction of a single detached dwelling.  
**REPORT URL:** [www.abbotsford.ca/PDS093-2022](http://www.abbotsford.ca/PDS093-2022)

**LAND USE CONTRACT NO. 49 DISCHARGE BYLAW BYLAW NO. 3291-2022**



**SUBJECT LAND:** 31532 Monarch Court  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 49  
**PURPOSE:** If Bylaw No. 3291-2022 is adopted, Land Use Contract No. 49 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit construction of a single detached dwelling.  
**REPORT URL:** [www.abbotsford.ca/PDS098-2022](http://www.abbotsford.ca/PDS098-2022)

## Council Meetings

The next Council meetings take place on **September 19, 2022:**  
**Executive Committee**  
**September 19, 3:00 PM**  
**Regular Council** September 19, 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.

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).



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

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

Abbotsford City Council will hold a Council Hearing for a Liquor License Amendment application following the 6:00pm Public Hearing on September 19, 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).

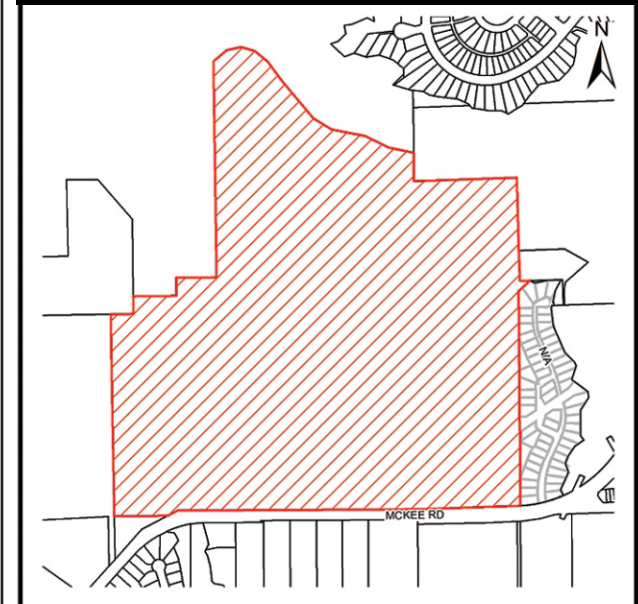
All persons who believe their interest in property is affected by the proposed Liquor License Amendment will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters that are subject to Council Consideration. Written feedback can be provided electronically 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 delivered in person to City Hall 5th floor at the above address. In order for written feedback to be considered by Council before the meeting, it should be received by 12 noon on September 19, 2022. Feedback may also be provided in person during the Council meeting.

If you would like to inquire about speaking remotely during the Council meeting, please contact the City Clerk's Office, by 12 noon on September 19, 2022, 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 City of Abbotsford has received an application from Rising Tide Consultants for a Liquor License Amendment application at Ledgeview Golf and Country Club located at 35997 McKee Road. Planning Report No. PDS106-2022 is available for review at the Planning Services Division (2nd floor, City Hall, 32315 South Fraser Way) between 8:30am and 4:30pm, Monday to Friday (excluding statutory holidays), from September 1, 2022 to September 19, 2022, or online at [www.abbotsford.ca/PDS106-2022](http://www.abbotsford.ca/PDS106-2022).

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

**Liquor Licence Amendment**



**SUBJECT LAND:** 35997 McKee Road  
**PURPOSE:** If the Structural Change for the existing Liquor Primary License is approved by the Liquor and Cannabis Regulation Branch (LCRB), Ledgeview Golf and Country Club will be permitted to increase in occupancy, consistent with the Liquor Control and Licensing Act.  
**REPORT URL:** [www.abbotsford.ca/PDS106-2022](http://www.abbotsford.ca/PDS106-2022)

Continued on page 12

Continued from page 11

## Notice of Road Closure

The Council of the City of Abbotsford will receive public input regarding the adoption of Bylaw No. 3280-2022, "Road Closure and Cancellation Bylaw (4<sup>th</sup> Avenue Lane), 2022" at its Regular Council meeting Monday, September 19<sup>th</sup>, 2022 at 6:00 pm in the Matsqui Centennial Auditorium, Abbotsford City Hall.

**LEGAL DESCRIPTION:** That 96.8 m<sup>2</sup> and that 96.3 m<sup>2</sup> Parts of Lane Dedicated on Plan 1232, Section 2, Township 16, New Westminster District, shown on Plan EPP121485 and shown outlined blue on the aerial photo.

**CIVIC ADDRESS:** Adjacent 34594 4<sup>th</sup> Avenue

### PROPERTY DESCRIPTION



Any person who believes their interests may be affected by the adoption of the proposed Bylaw may submit a petition or written comments by mail or email, to be received no later than 12:00 p.m., Monday, September 19<sup>th</sup>, 2022, Attention to: *City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7*; Email: [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca)

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). Alternatively, one 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. No letter, report or representation from the public will be received by Council after the conclusion of the meeting.

Copies of Bylaw No. 3280-2022 are available electronically (by email) from the City Clerk's Office, at [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca)

follow us on



@City\_Abbotsford



Find us on:  
**facebook®**

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

Continued on page 13

Continued from page 12

## Notice of 2022 Tax Sale

Pursuant to Section 645 of the Local Government Act, the following properties will be offered for sale by public auction at 10:00 am, Monday, September 26, 2022, in the Council Chambers of the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., unless delinquent taxes, plus interest thereon, are paid by cash, certified cheque, money order or bank draft prior to 4:30 pm, Friday, September 23, 2022. The lowest amount that the property may be sold for is the upset price, equal to the total of delinquent taxes, arrears taxes, current taxes, penalties and interest, and 5% thereon, plus applicable fees under Land Title Act.

Those who wish to bid on properties must register and pick up their bid card between 9:00 am and 9:50 am on Monday, September 26, 2022, at the Council Chambers of the Matsqui Centennial Auditorium. Photo ID and social insurance number (individuals) or business number (corporations) are required for registration. Tax Sale will begin promptly at 10:00 am.

Any person declared to be the successful bidder must pay to the City of Abbotsford the full purchase price, by cash, certified cheque, money order or bank draft, prior to 12:00 pm on the day of the tax sale. Failure to pay the full purchase price will result in the property being offered for sale again the following day at 10:00 am. Properties sold at the tax sale may be redeemed by the owner up to September 26, 2023, in which case, the tax sale purchase price, plus interest, will be returned to the purchaser. For more information, contact the Tax Department at 604-864-5522 between 8:30 am and 4:30 pm, Monday to Friday.

The City of Abbotsford makes no representation, express or implied, as to the condition or quality of the properties being sold. Prospective purchasers are urged to be familiar with the properties and make all necessary inquiries to municipal or other government departments, and in the case of strata lots to the strata corporation, to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value or suitability of the property.

The purchase of a tax sale property is subject to tax under the Property Transfer Tax Act on the fair market value of the property.

Folio	PID	Civic	Legal Address
1000600646	006-226-710	64 31313 LIVINGSTONE AVE	MANUFACTURED HOME REG. # 16726
1051096590	027-535-461	2233 RIESLING DR	LT 59 SEC 15 TWP 13 PL BCP36423 NWD
3155042780	014-941-864	201 33535 KING RD	LT 38 SEC 16 TWP 16 PL NWS03075 NWD
3156078153	001-075-659	115 32880 BEVAN WAY	LT 15 SEC 16 TWP 16 PL NWS00063 NWD
4157044952	002-284-359	2303 BEVAN CR	LT 454 SEC 17 TWP 16 PL NWP46987 NWD
4158014001	006-679-978	2187 DOLPHIN CR	LT 439 SEC 17 TWP 16 PL NWP43120 NWD
5163041020	016-052-056	105 2567 VICTORIA ST	LT 2 SEC 19 TWP 16 PL NWS03253 NWD
5166054601	007-348-681	32567 WILLINGDON CR	LT 219 SEC 20 TWP 16 PL NWP36662 NWD
6153040809	005-230-306	1883 SHORE CR	LT 116 SEC 15 TWP 16 PL NWP48353 NWD
6154020021	018-481-736	102 33731 MARSHALL RD	LT 2 SEC 15 TWP 16 PL LMS01092 NWD
6174045620	028-349-199	3117 LUKIV TERRACE	LT 13 SEC 22 TWP 16 PL BCP45986 NWD
6222052800	012-399-710	CAMPBELL AVE	LT 3 SEC 22 TWP 16 PL NWP01861 NWD
6233069506	002-402-092	2516 GUILFORD DR	LT 58 SEC 23 TWP 16 PL NWP45271 NWD
7180094602	004-210-425	3452 MONASHEE ST	LT 276 SEC 26 TWP 16 PL NWP50879 NWD
7188017090	005-619-505	3836 LINDSAY ST	LT 353 SEC 28 TWP 16 PL NWP57816 NWD

Continued on page 14

September 8, 2022

Continued from page 13

## NOTICE OF ADVANCE VOTING

### ADVANCE VOTING DATES AND LOCATION

There will be **FOUR (4) ADVANCE VOTING OPPORTUNITIES** available to qualified electors of the City of Abbotsford for the 2022 Local Government and School Board Trustee Elections at the Old Court House, immediately next to Abbotsford City Hall, 32203 South Fraser Way, on the following dates:

<b>Wednesday</b> <b>October 5</b> <b>7:00 am - 10:00 pm</b>	<b>Thursday</b> <b>October 6</b> <b>7:00 am - 10:00 pm</b>
<b>Friday</b> <b>October 7</b> <b>7:00 am - 10:00 pm</b>	<b>Saturday</b> <b>October 8</b> <b>7:00 am - 10:00 pm</b>

### ELECTOR REGISTRATION

If you are not on the list of electors, you may register at the time of voting by completing the required application form available at the voting place. To register you must meet the following qualifications:

- 18 years of age or older on general voting day;
- Canadian citizen;
- BC Resident for at least 6 months immediately preceding the day of registration;
- Abbotsford resident OR registered owner of real property in the city for at least 30 days immediately preceding the day of registration; and
- Not disqualified under the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

To register, resident electors must produce at least two (2) documents that provide evidence of their identity and place of residence, at least one (1) of which must contain their signature.

To register, non-resident property electors must produce **2 pieces of identification** (at least one with a signature) to prove identity, **proof** that they are entitled to register in relation to the property, and, if there is more than one owner of the property, **written consent** from the other property owners.

### TYPES OF DOCUMENTS THAT WILL BE ACCEPTED AS IDENTIFICATION

You must produce at least two (2) documents that provide evidence of your identity and place of residence, at least one (1) of which must contain your signature. The classes of documents that may be accepted as evidence for the purposes of Section 57 or 57.1 of the *Local Government Act* are:

- British Columbia Driver's Licence;
- British Columbia Identification Card within the meaning of the Identification Card Regulation:
  - a photo BC services card within the meaning of the Identification Card Regulation;
  - a non-photo BC services card within the meaning of the Identification Card Regulation;
- Owner's Certificate of Insurance and Vehicle Licence issued by the Insurance Corporation of British Columbia;
- British Columbia CareCard or British Columbia Gold CareCard;
- Ministry of Social Development and Economic Security Request for Continued Assistance Form SDES8, (now "Monthly Form EA181);
- Social Insurance Number card or confirmation of Social Insurance Number letter issued by the government of Canada;
- Citizenship Card issued by Citizenship and Immigration Canada;
- Real property tax notice issued under Section 237 of the Community Charter or Section 21 of the Taxation (Rural Area) Act;
- Credit card or debit card issued by a savings institution as defined in Section 29 of the Interpretation Act; or
- Utility bill issued for the supply of electricity, natural gas, water, telephone services or coaxial cable services by:
  - a public utility as defined in Section 1 of the *Utilities Commission Act*;
  - a gas utility as defined in Section 1 of the *Gas Utility Act*;
  - a water utility as defined in Section 1 of the *Water Act*;

- the British Columbia Hydro and Power Authority; or
- a corporation licensed by the Canadian Radio-television and Telecommunications Commission for the purposes of the supply.

The above listed identification documents **MUST** be accepted by election officials. Sections 72(3) and 73(3) of the *Local Government Act* allow other documents to be accepted at the discretion of the election official.

**FOR FURTHER INFORMATION ON THESE MATTERS**, please contact the City of Abbotsford Election Office:

Phone: 604-851-VOTE (8683)

Email: [ElectionOffice@abbotsford.ca](mailto:ElectionOffice@abbotsford.ca)

Web: [www.abbotsford.ca/elections](http://www.abbotsford.ca/elections)

## Council Meetings

The next Council meetings take place on **September 19, 2022**:  
**Executive Committee**  
**September 19, 3:00 PM**  
**Regular Council September 19, 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.

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).

follow us on  @City\_Abbotsford

 Find us on: **facebook**

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

Continued on page 18

September 8, 2022

Continued from page 14



## Affordable Housing Opportunity

### Harmony Townhouses, 2220 McKenzie Road

Harmony is an affordable townhouse project and the City of Abbotsford will be accepting applications to purchase a three bedroom, two bathroom townhouse plus a basement with foyer and a separate studio suite. The cost of this unit is 20% below the appraised market value and is available for \$648,000.

#### Potential Purchasers must meet the following criteria:

1. Demonstrate they have lived in Abbotsford for at least 12 months OR are employed full-time in Abbotsford for at least 6 months (35 hrs per week).  
*Example: Provide two bills (one current, one that is one year old) OR two pay stubs (one current, one that is 6 months old).*
2. Demonstrate they are pre-approved for a mortgage OR self-financed.  
*Example: Provide a pre-approval letter/document from a financial institution OR proof of self-financing.*
3. Confirm gross family income.  
*Example: Provide Canada Revenue Agency Notice of Assessment(s) for the most recent tax year (2021) for all family members who will live in the home, earning income, and/or be party to the mortgage (spouse, children, parents, siblings).*
4. Demonstrate they do not own any other property.  
*Example: Provide a notarized, signed declaration.*

Potential purchasers can provide all documents to the City via email to [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca).

Electronic documents (in PDF or JPEG format) must prove eligibility as outlined above. Potential purchasers without relevant documents will not be considered.