

September 29, 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 October 3, 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.

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, 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 October 3, 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 October 3, 2022, at 604-864-5506, or 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 (2nd floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from September 15, 2022 to October 3, 2022, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2nd 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

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

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

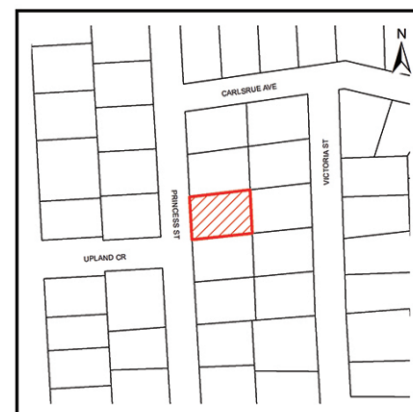
ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3277-2022



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

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



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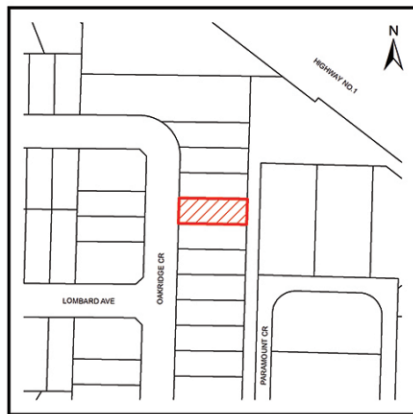
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LAND USE CONTRACT NO. 158 DISCHARGE BYLAW BYLAW NO. 3237-2022



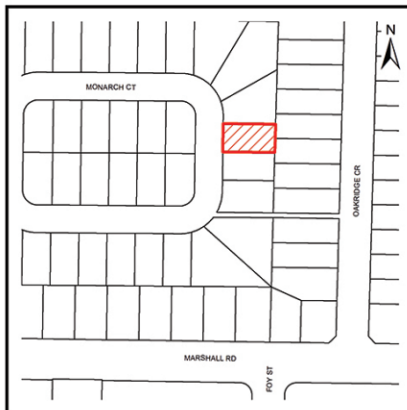
SUBJECT LAND: 2139 Mirus Drive
CURRENT LAND USE REGULATION: Land Use Contract No. 158
PURPOSE: If Bylaw No. 3237-2022 is adopted, Land Use Contract No. 158 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development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

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

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

Council Meetings

The next Council meetings take place on **October 24, 2022:**
Executive Committee
October 24, 3:00 PM
Regular Council October 24, 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.
 To view agendas, please visit www.abbotsford.ca/ams.



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 October 3, 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.

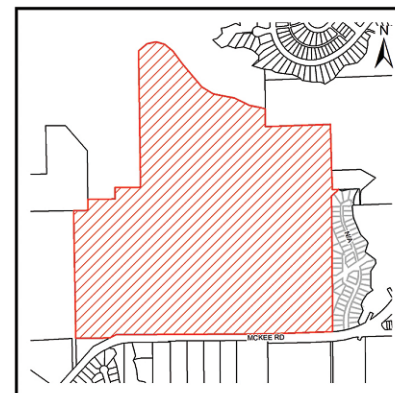
All persons who believe their interest in property is affected by the proposed Liquor License Amendment will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters that are subject to Council Consideration. Written feedback can be provided electronically to the City Clerk at cityclerk@abbotsford.ca, 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 October 3, 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 October 3, 2022**, at 604-864-5506, or 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 15, 2022 to October 3, 2022, or online at 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

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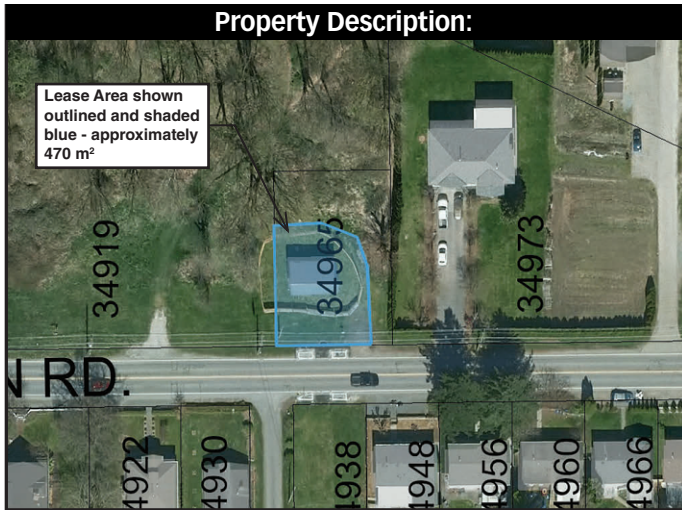
Notice of Intention to Dispose of City Owned Property

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: THAT approximate 470 m² (5,060 sq ft) portion of PID 009-580-000 Parcel "A" (Reference Plan 22822) Lot 2 Section 35 Township 16 New Westminster District Plan 11830, as shown outlined and shaded blue on the attached aerial photo.

Civic Address: 34965 Clayburn Road

Property Description:



Nature of Disposition: Five year ground lease
Lessee: Heritage Abbotsford Society

Consideration to be received by the City for the disposition: \$10 plus other valuable consideration such as restoration of the historic "Turner House"

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 Intent to Amend the Council Procedure Bylaw, 2018

Pursuant to Sections 94 and 124 of the *Community Charter*, Council may not amend, repeal or substitute a Council Procedure Bylaw unless Council first gives notice of its intent to do so. Council for the City of Abbotsford intends to amend Bylaw No. 2800-2018, Council Procedure Bylaw, 2018.

Proposed changes include providing further clarification to the scheduling of the Deputy Mayor and several minor text amendments to align meeting procedures with best practices.

Council will receive public input regarding the adoption of Bylaw No. 3306-2022, Council Procedure Amendment Bylaw (No. 2), 2022, at the October 3, 2022, Regular Council meeting.

The meeting will be held in the Matsqui Centennial Auditorium, 32315 South Fraser Way, immediately following the 6:00 p.m. Public Hearing.

Written feedback can be provided electronically to the City Clerk at 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 October 3, 2022. Feedback may also be provided in person during the Regular Council meeting. 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 3, 2022, at 604-864-5506, or cityclerk@abbotsford.ca. Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

A copy of the bylaw is available on the City's website at www.abbotsford.ca/council, or can be viewed by appointment at the Legislative Services Department, located on the 5th Floor, Abbotsford City Hall, 32315 South Fraser Way, during regular office hours, 8:30 am to 4:30 pm, Monday to Friday, excluding holidays. Please direct inquiries to 604-864-5506, or cityclerk@abbotsford.ca.

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Notice of 2023 Permissive Tax Exemptions

Pursuant to Section 224 of the *Community Charter*, the Council of the City of Abbotsford will consider Bylaw No. 3308-2022, Permissive Tax Exemption Bylaw, 2023 for adoption at the Regular Meeting of Council on Monday, October 24, 2022 at 7:00 PM, in the Matsqui Centennial Auditorium, City Hall at 32315 South Fraser Way, Abbotsford, BC.

Bylaw No. 3308-2022, Permissive Tax Exemption Bylaw (2023) exempts from taxation for the year 2023 the following land and/or improvements. Exemptions for 2024 and 2025 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		
		2023	2024	2025
Reach Cultural Centre Society	32388 Veterans Way	116,300	116,300	116,300

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		
		2023	2024	2025
Abbotsford Alano Club	2584 Cyril St	5,800	5,800	5,800
Abbotsford Aerie No 2726 Fraternal Order of Eagles	33868 Essendene Ave	2,200	2,200	2,200
	33874 Essendene Ave	2,300	2,300	2,300
Abbotsford Bibles for Mission Society	2337 West Railway St	18,000	18,000	18,000
Abbotsford Ravine Park Salmon Enhancement Society	2395 Crescent Way	1,800	1,800	1,800
Archway Community Services	31943 South Fraser Way	33,200	33,200	33,200
	33914 Essendene Ave	7,900	7,900	7,900
	2420 Montrose Ave	47,800	47,800	47,800
	2539 Montvue Ave	7,600	7,600	7,600
	33780 Laurel St	17,800	17,800	17,800
Bethesda Christian Association	3260 Gladwin Rd	3,100	3,100	3,100
	3215 Trethewey St	800	800	800
	31126 Kingfisher Dr	2,900	2,900	2,900
	32553 Willingdon Cr	2,600	2,600	2,600
	32704 Chilcotin Dr	3,600	3,600	3,600
Big Brothers Big Sisters of the Fraser Valley	2445 West Railway St	8,300	8,300	8,300
Canadian Red Cross Society	34220 South Fraser Way, Units #1 and #2	6,800	6,800	6,800
Communitas Supportive Care Society	2837 Babich St	3,900	3,900	3,900
Connective Support Society	32160 Tims Ave	2,500	2,500	2,500
	2411 West Railway St	1,800	1,800	1,800
Creative Centre Society for Mental Wellness	2676 Gladys Ave	6,300	6,300	6,300
Fraser Valley Child Development Centre	32885 Ventura Ave	29,200	29,200	29,200
Fraser Valley Child Development Centre	32868 Ventura Ave	13,300	13,300	13,300
Governing Council of the Salvation Army in Canada	34081 Gladys Ave	44,900	44,900	44,900
H.O.M.E.S: Healthy Opportunities for Meaningful Experiences Society	33140 Mill Lake Rd	19,700	19,700	19,700
Kinghaven Peardonville House Society	825 Peardonville Rd	10,800	10,800	10,800
L.I.F.E. Recovery Association	32122 Melmar Ave	2,500	2,500	2,500
	2693 Braeside St	2,700	2,700	2,700
Lynnhaven Society	33585 Braun Ave	11,100	11,100	11,100
	33580 Braun Ave	11,100	11,100	11,100
MAC Campus of Care	32772 Marshall Rd	17,500	17,500	17,500
Matsqui Unit #315 A.N.A.F. Veterans in Canada	30346 McNeil Ave	2,900	2,900	2,900
Mennonite Central Committee BC	31872 South Fraser Way	21,800	21,800	21,800
	33933 Gladys Ave	90,600	90,600	90,600
Mennonite Museum Society	1818 Clearbrook Rd	21,000	21,000	21,000
	1834 Clearbrook Rd	300	300	300

Mission Community Skills Centre Society	2570 Cyril Street	11,200	11,200	11,200
MSA Society for Community Living	2391 Crescent Way	7,800	7,800	7,800
Northview Community Church (Cyrus Centre)	2616 Ware St	6,300	6,300	6,300
Phoenix Drug & Alcohol Recovery and Education Society (formerly: Positive Living Fraser Valley Society)	32883 South Fraser Way, Units #108 and #108A	10,700	10,700	10,700
Royal Canadian Legion Abbotsford Branch No. 015	2513 West Railway St	4,900	4,900	4,900
SARA for Women Society	2474 Sugarpine St	2,800	2,800	2,800
Supportive Care Holdings Society	104 2776 Bourquin Cr W	3,800	3,800	3,800
	105 2776 Bourquin Cr W	3,200	3,200	3,200
	103 2776 Bourquin Cr W	7,900	7,900	7,900
	102 2776 Bourquin Cr W	3,600	3,600	3,600
	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	1,300	1,300	1,300
	205 2776 Bourquin Cr W	1,400	1,400	1,400
	203 2776 Bourquin Cr W	1,900	1,900	1,900

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		
		2023	2024	2025
861 Silverfox Sponsoring Committee	32470 Haida Dr	9,000	9,000	9,000
Abbotsford Curling Club	2555 McMillan Rd	26,300	26,300	26,300
Abbotsford Fish & Game Club	4161 Lakemount Rd	5,800	5,800	5,800
Abbotsford Horseshoe Club	2308 Adanac St	7,900	7,900	7,900
Abbotsford Judo Club	31410 Maclure Rd	6,900	6,900	6,900
Abbotsford Lawn Bowling Club	33015 Bevan Ave	4,300	4,300	4,300
Abbotsford Seniors' Association	33889 Essendene Ave	7,600	7,600	7,600
Abbotsford Social Activity Association	2631 Cyril St	7,500	7,500	7,500
Bradner Community Club	28780 Myrtle Ave	3,600	3,600	3,600
	5305 Bradner Rd	5,000	5,000	5,000
	5227 Bradner Rd	9,100	9,100	9,100
Clayburn Village Community Society	4315 Wright St	5,700	5,700	5,700
	4304 Wright St	3,000	3,000	3,000
	34819 Clayburn Rd	7,300	7,300	7,300
Elks Recreation Children's Camp Society	27863 0 Ave	8,200	8,200	8,200
Fraser Valley Antique Farm Machinery Association	32470 Haida Dr	800	800	800
Fraser Valley Conservancy	South Fraser Way	100	100	100
	35790 McKee Rd	1,200	1,200	1,200
	33350 Industrial Ave	77,900	77,900	77,900
Freshwater Fisheries Society of BC	34345 Vye Road	2,400	2,400	2,400
Girl Guides of Canada	5315 Willet Rd	12,400	12,400	12,400
Ledgeview Golf & Country Club	35997 McKee Rd	45,700	45,700	45,700
Matsqui Prairie Community Association	5783 Wallace St	3,500	3,500	3,500
	33676 St Olaf Ave	3,600	3,600	3,600
Mount Lehman Community Association	Mt Lehman Rd	8,600	8,600	8,600
	6418 Mt Lehman Rd	4,200	4,200	4,200
Ridgedale Rod & Gun Club	35655 Harris Rd	5,500	5,500	5,500
	35606 Harris Rd	8,400	8,400	8,400
Scouts Canada, Fraser Valley	36760 Foxglove Lane	5,200	5,200	5,200
Straiton Community Club	4698 Sumas Mountain Rd	4,400	4,400	4,400
Twisters Gymnastics Club	32470 Haida Dr	9,400	9,400	9,400

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Notice of 2023 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		
		2023	2024	2025
Abbotsford Baptist Church	33651 Busby Rd	6,100	6,100	6,100
Abbotsford Church of the Nazarene	2390 McMillan Rd	10,400	10,400	10,400
Abbotsford Gospel Society	33868 Pine St	22,900	22,900	22,900
	2480 McMillan Rd	3,800	3,800	3,800
Abbotsford Korean Presbyterian Church	2597 Bourquin Cr E	6,800	6,800	6,800
Abbotsford Pentecostal Assembly	3095 Gladwin Rd	39,800	39,800	39,800
Aberdeen Baptist Church	28163 Swensson Ave	9,700	9,700	9,700
Arnold Community Church (BC Conference of Mennonite Brethren Churches)	310 Arnold Rd	5,400	5,400	5,400
Assembly of God (Abbotsford Slavic Gospel Church)	29394 Huntingdon Rd	6,400	6,400	6,400
Bakerview Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2311 Clearbrook Rd	3,900	3,900	3,900
	31980 Oak Ave	3,300	3,300	3,300
	31966 Oak Ave	3,300	3,300	3,300
	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	13,500	13,500	13,500
BC Muslim Association	1980 Salton Rd	3,600	3,600	3,600
Bethel Reformed Church	3260 Gladwin Rd	11,500	11,500	11,500
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	5,800	5,800	5,800
Central Heights Church	1661 McCallum Rd	27,100	27,100	27,100
Central Valley Baptist Church	33393 Old Yale Rd	3,200	3,200	3,200
Christian Life Community Church	35131 Straiton Rd	5,400	5,400	5,400
Church of God in Christ	29623 Downes Rd	8,200	8,200	8,200
Church of Jesus Christ of Latter-day Saints	30635 Blueridge Dr	28,800	28,800	28,800
Clearbrook Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2719 Clearbrook Rd	17,000	17,000	17,000
Eben-Ezer Mennonite Church	2051 Windsor St	10,100	10,100	10,100
Emmanuel Free Reformed Church	3366 Mt. Lehman Rd	6,600	6,600	6,600
Emmanuel Mennonite Church	3471 Clearbrook Rd	15,500	15,500	15,500
Fraser Valley Buddhist Temple	28941 Haverman Rd	3,500	3,500	3,500
Fraser Valley Hindu Cultural Society	31545 Walmsley Ave	5,900	5,900	5,900
Gateway Community Christian Reformed Church	2884 Gladys Ave	8,900	8,900	8,900
Gladwin Heights United Church	3474 Gladwin Rd	4,700	4,700	4,700
Grace Evangelical Bible Church Society	2087 McMillan Rd	14,800	14,800	14,800
Grace Tabernacle	721 Gladwin Rd	5,900	5,900	5,900
Gurdwara Baba Banda Singh Bahadar Sikh Society	31631 South Fraser Way	35,400	35,400	35,400
Heritage Alliance Church (Christian & Missionary Alliance)	3440 Mt Lehman Rd	24,700	24,700	24,700
Highland Community Church (BC Conference of Mennonite Brethren Churches)	3130 McMillan Rd	8,100	8,100	8,100

Immanuel Covenant Reformed Church	35063 Page Rd	5,600	5,600	5,600
Immanuel Fellowship Baptist Church	2950 Blue Jay St	10,200	10,200	10,200
Khalsa Diwan Society of Abbotsford	33091 Mill Lake Rd	2,100	2,100	2,100
	33117 Mill Lake Rd	3,100	3,100	3,100
	33094 South Fraser Way	32,800	32,800	32,800
	33089 South Fraser Way	13,300	13,300	13,300
King Road Mennonite Brethren Church	32068 King Rd	9,100	9,100	9,100
Level Ground Mennonite Church	31216 King Rd	9,000	9,000	9,000
Life Spring Church Abbotsford	2393 West Railway St	4,400	4,400	4,400
Living Hope Christian Reformed Church	34631 Old Clayburn Rd	8,300	8,300	8,300
Maranatha Baptist Church	3580 Clearbrook Rd	10,000	10,000	10,000
Matsqui Evangelical Lutheran Church	5781 Riverside Rd	900	900	900
McCallum Congregation of Jehovah's Witnesses	1672 Salton Rd	5,700	5,700	5,700
Mennonite Church BC	32027 Peardonville Rd	6,300	6,300	6,300
Mill Lake Church	33218 Marshall Rd	10,800	10,800	10,800
Mount Lehman United Church	6256 Mt Lehman Rd	4,600	4,600	4,600
Mt. Lehman Congregation of Jehovah's Witnesses	31165 Gardner Ave	8,700	8,700	8,700
New Life Christian Reformed Church	35270 Delair Rd	7,500	7,500	7,500
New Life Pentecostal Church	33668 McDougall Ave	3,100	3,100	3,100
New Testament Baptist Church	5525 Gladwin Rd	5,800	5,800	5,800
Northview Community Church	32040 Downes Rd	6,500	6,500	6,500
Olivet Church Abbotsford	2630 Langdon St	11,900	11,900	11,900
Parkview Gospel Hall	2464 Parkview St	4,100	4,100	4,100
Parish of St Matthew, Anglican Church	2010 Guilford Dr	9,700	9,700	9,700
Peace Lutheran Church Abbotsford	2029 Ware St	4,900	4,900	4,900
Prairie Chapel	1929 Interprovincial Hwy	3,500	3,500	3,500
Roman Catholic Archbishop Vancouver – Saint Ann's Parish	33333 Mayfair Ave	28,100	28,100	28,100
Ross Road Community Church (BC Conference of Mennonite Brethren Churches)	3160 Ross Rd	5,200	5,200	5,200
Salvation Army Cascade Community Church (Grace Communities Corp)	35190 Delair Rd	24,200	24,200	24,200
Sevenoaks Alliance Church (Christian & Missionary Alliance)	2575 Gladwin Rd	25,200	25,200	25,200
Seventh-Day Adventist Church	1921 Griffiths Rd	7,500	7,500	7,500
Solid Rock Christian Fellowship World Outreach Society	34371 4th Ave	10,000	10,000	10,000
South Abbotsford Church (BC Conference of Mennonite Brethren Churches)	32424 Huntingdon Rd	7,100	7,100	7,100
St James Parish (Catholic Independent Schools of Vancouver Archdiocese)	2767 Townline Rd	48,400	48,400	48,400
Transform Central Ministries (Abbotsford City Fellowship Society)	2413 McCallum Rd	2,900	2,900	2,900
Trinity Christian Reformed Church	3215 Trethewey St	10,900	10,900	10,900
Trinity Lutheran Church	3845 Gladwin Rd	10,900	10,900	10,900
Trinity Memorial United Church	33737 George Ferguson Way	3,500	3,500	3,500
Zion Christian Reformed Church	35199 Delair Rd	10,600	10,600	10,600

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		
		2023	2024	2025
Mennonite Educational Institute Society	31638 Downes Rd	5,500	5,500	5,500

Copies of the bylaw are available at Cashiers Department, City Hall, 32203 South Fraser Way. For more information contact Olga Pratasevich, Manager Financial Operations at 604-853-2281 x5237 or opratasevich@abbotsford.ca.

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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.

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