

## Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014; and certain Land Use Contracts

Abbotsford City Council will hold a Public Hearing at 6:00 pm on January 30, 2023 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).

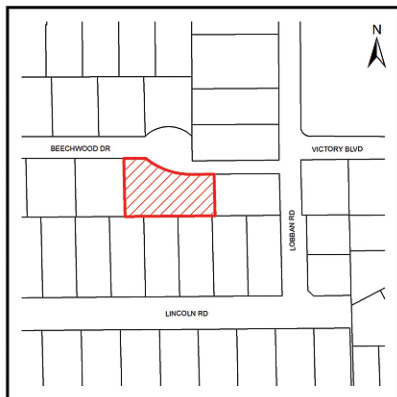
All persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Written feedback can be provided electronically 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 5<sup>th</sup> 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 January 30, 2023. 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 January 30, 2023, 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 Nos. 13, 135, 162, 163 and 225 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 January 17, 2023 to January 30, 2023 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.

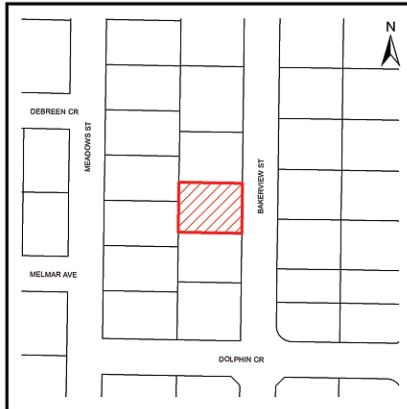
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3336-2023



**SUBJECT LAND:** 33750 Beechwood Drive  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3336-2023 is adopted, the applicant proposes to develop a four lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS011-2023](http://www.abbotsford.ca/PDS011-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3339-2023



**SUBJECT LAND:** 2237 Bakerview Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3339-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS009-2023](http://www.abbotsford.ca/PDS009-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3340-2023



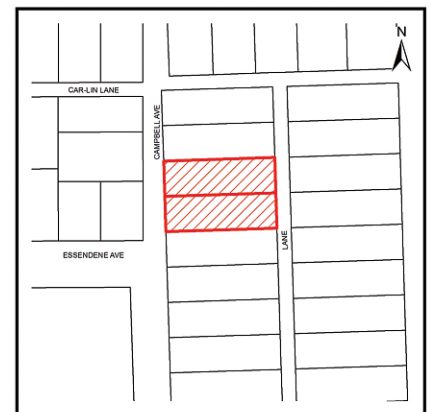
**SUBJECT LAND:** 2309 Bakerview Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3340-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS010-2023](http://www.abbotsford.ca/PDS010-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3323-2023



**SUBJECT LAND:** 33250 Ravine Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i)  
**PURPOSE:** If Bylaw No. 3323-2023 is adopted, the applicant proposes to develop a three lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS016-2023](http://www.abbotsford.ca/PDS016-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3319-2023



**SUBJECT LANDS:** 2602 Campbell Avenue and PID 000-541-150  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Multiplex Residential Zone (RMX)  
**PURPOSE:** If Bylaw No. 3319-2023 is adopted, the applicant proposes the construction of an eight unit townhouse development.  
**REPORT URL:** [www.abbotsford.ca/PDS013-2023](http://www.abbotsford.ca/PDS013-2023)



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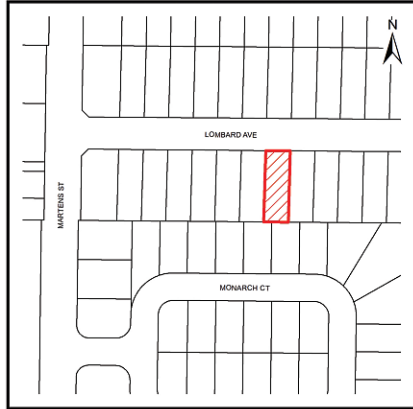
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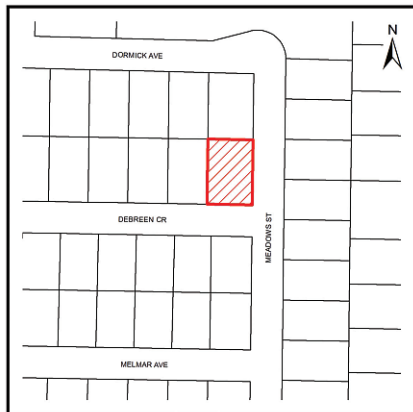
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**LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 3346-2023**



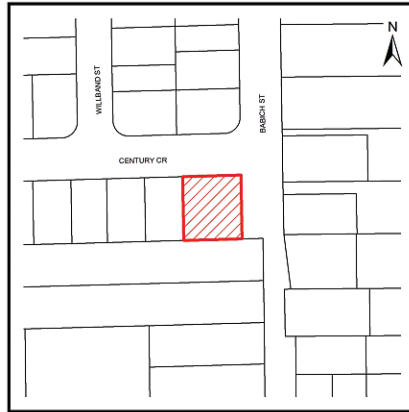
**SUBJECT LAND:** 31560 Lombard Avenue  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 13  
**PURPOSE:** If Bylaw No. 3346-2023 is adopted, Land Use Contract No. 13 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit construction of a single detached dwelling.  
**REPORT URL:** [www.abbotsford.ca/PDS007-2023](http://www.abbotsford.ca/PDS007-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3342-2023**



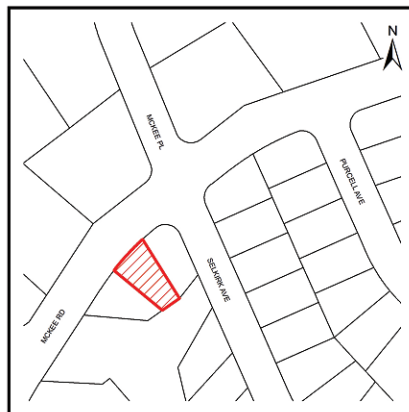
**SUBJECT LAND:** 2271 Meadows Street  
**CURRENT ZONING:** Urban Residential Zone Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3342-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS012-2023](http://www.abbotsford.ca/PDS012-2023)

**LAND USE CONTRACT NO. 162 DISCHARGE BYLAW BYLAW NO. 3322-2023; and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3330-2023**



**SUBJECT LAND:** 2855 Babich Street  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 162  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3322-2023 is adopted, Land Use Contract No. 162 would be discharged from the Certificate of Title of the subject land; and If Bylaw No. 3330-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS006-2023](http://www.abbotsford.ca/PDS006-2023)

**LAND USE CONTRACT NO. 135 DISCHARGE BYLAW BYLAW NO. 3297-2023**



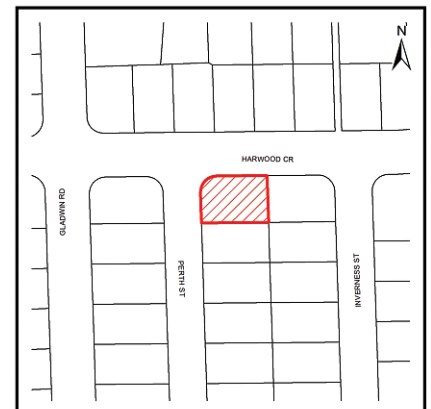
**SUBJECT LAND:** 35266 McKee Road  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 135  
**PURPOSE:** If Bylaw No. 3297-2023 is adopted, Land Use Contract No. 135 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development and permit a secondary suite.  
**REPORT URL:** [www.abbotsford.ca/PDS005-2023](http://www.abbotsford.ca/PDS005-2023)

**LAND USE CONTRACT NO. 163 DISCHARGE BYLAW BYLAW NO. 3320-2023**



**SUBJECT LAND:** 34742 Mierau Street  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 163  
**PURPOSE:** If Bylaw No. 3320-2023 is adopted, Land Use Contract No. 163 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/PDS003-2023](http://www.abbotsford.ca/PDS003-2023)

**LAND USE CONTRACT NO. 225 DISCHARGE BYLAW BYLAW NO. 3329-2023**



**SUBJECT LAND:** 3694 Perth Street  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 225  
**PURPOSE:** If Bylaw No. 3329-2023 is adopted, Land Use Contract No. 225 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/PDS004-2023](http://www.abbotsford.ca/PDS004-2023)

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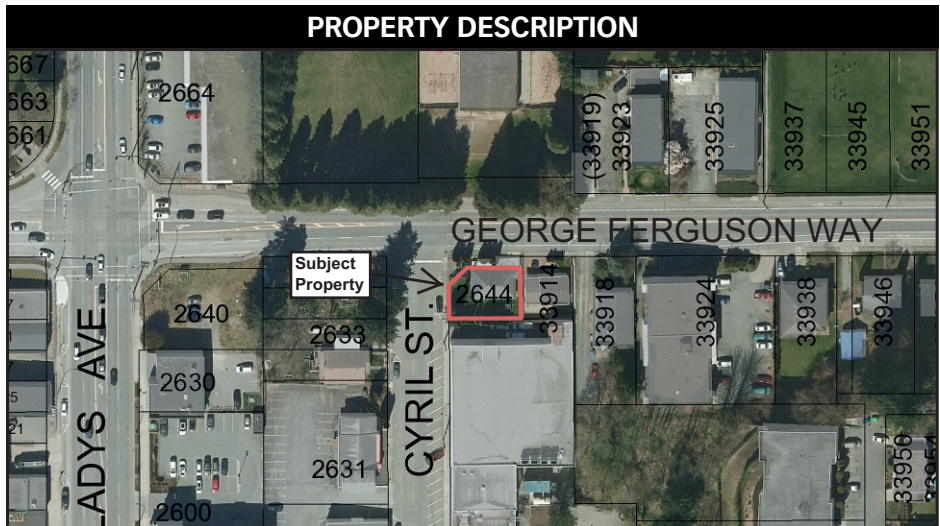
## Notice of Intention to Dispose of City Owned Property

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:** PID 000-485-381 Lot 75 Section 22 Township 16 New Westminster District Plan 32390 Except Plan EPP117981, as shown outlined red on the attached aerial photo.

**CIVIC ADDRESS:** 2644 Cyril Street

### PROPERTY DESCRIPTION



**NATURE OF DISPOSITION:** Sale  
**PURCHASER:** H. S. Chahal and G. S. Chahal  
**CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION:** \$449,900

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.

## Abbotsford Police Board

There is an Abbotsford Police Board meeting on Wednesday, January 25th, 2023 at 12:00 Noon. Members of the public are welcome to attend the meeting by video conference. If you are interested in joining, please send an email to [abbypdboard@abbypd.ca](mailto:abbypdboard@abbypd.ca) with your full name and contact information by Monday, January 23rd and the video conference information will be sent to you prior to the start of the meeting.

# Council Meetings



The next Council meetings take place on January 30, 2023:  
**Executive Committee January 30, 3:00 PM**  
**Regular Council January 30, 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).**

## 2023 Council Meeting Schedule

The 2023 Council Meeting schedule is now available on [abbotsford.ca](http://abbotsford.ca)