

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

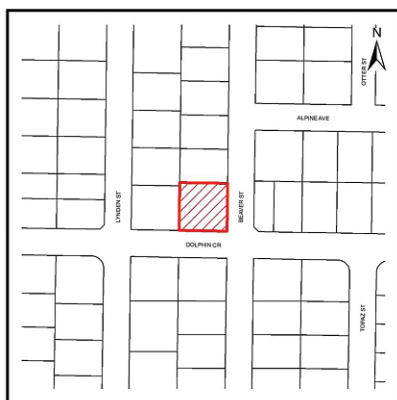
Abbotsford City Council will hold a Public Hearing at 6:00 pm on May 8, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. Video of this meeting will be streamed live, as well as archived, 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 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 May 8, 2023. Feedback may also be provided in person during the Public Hearing. 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. 156, 125 and 135 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 April 25, 2023 to May 8, 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.

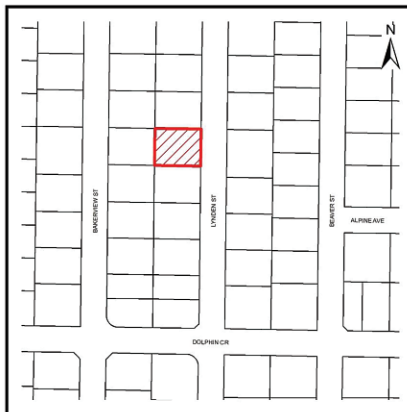
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3358-2023



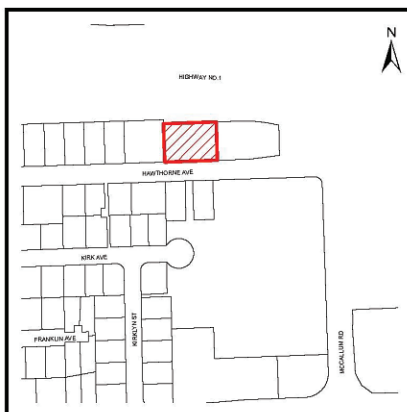
**SUBJECT LAND:** 2209 Beaver Street  
**CURRENT ZONING:** Duplex Residential Zone (RS4)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3358-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS045-2023](http://www.abbotsford.ca/PDS045-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3357-2023



**SUBJECT LAND:** 2259 Lynden Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3357-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS048-2023](http://www.abbotsford.ca/PDS048-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3366-2023

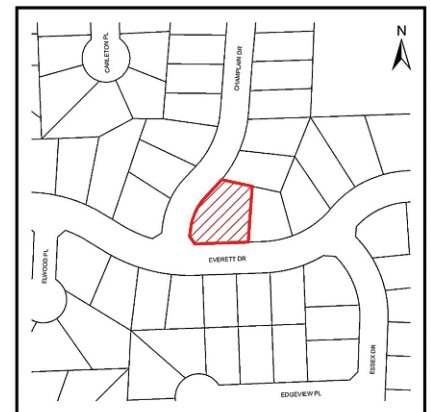


**SUBJECT LAND:** 33525 Hawthorne Avenue  
**CURRENT ZONING:** Comprehensive Development Fifty-Nine Zone (N59)  
**PROPOSED ZONING:** Secondary Commercial Zone (CSC)  
**PURPOSE:** If Bylaw No. 3366-2023 is adopted, the applicant proposes to construct a commercial building for a Child Care Center and a Drive Through Restaurant (coffee shop).  
**REPORT URL:** [www.abbotsford.ca/PDS060-2023](http://www.abbotsford.ca/PDS060-2023)



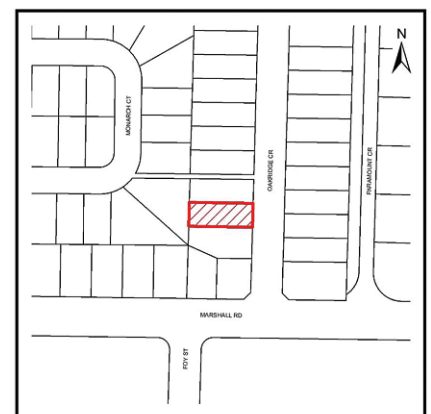
[www.facebook.com/CityOfAbbotsford](http://www.facebook.com/CityOfAbbotsford)

### LAND USE CONTRACT NO. 156 DISCHARGE BYLAW BYLAW NO. 3367-2023



**SUBJECT LAND:** 2188 Champlain Drive  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 156  
**PURPOSE:** If Bylaw No. 3367-2023 is adopted, Land Use Contract No. 156 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development and would permit a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS064-2023](http://www.abbotsford.ca/PDS064-2023)

### LAND USE CONTRACT NO. 125 DISCHARGE BYLAW BYLAW NO. 3371-2023



**SUBJECT LANDS:** 2031 Oakridge Crescent  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 125  
**PURPOSE:** If Bylaw No. 3371-2023 is adopted, Land Use Contract No. 125 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development on the property.  
**REPORT URL:** [www.abbotsford.ca/PDS065-2023](http://www.abbotsford.ca/PDS065-2023)

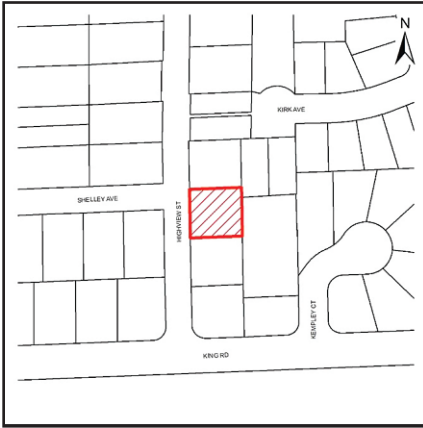
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April 27, 2023

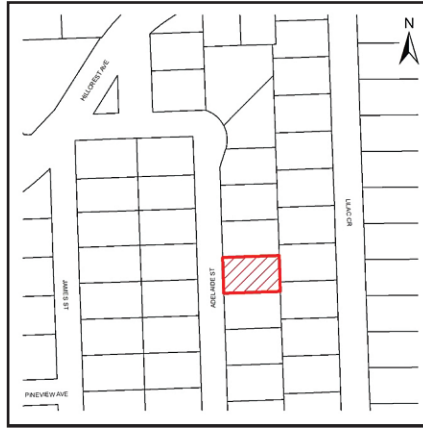
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**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3390-2023**



**SUBJECT LAND:** 1632 Highview Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3390-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS067-2023](http://www.abbotsford.ca/PDS067-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3384-2023**



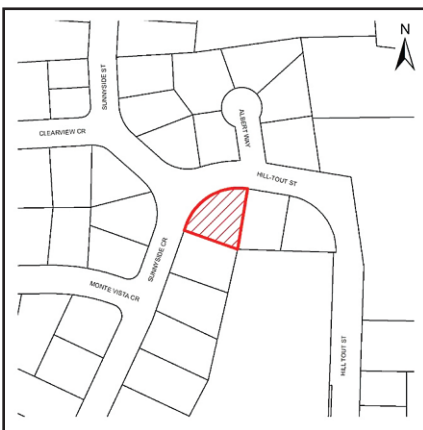
**SUBJECT LAND:** 2504 Adelaide Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3384-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS066-2023](http://www.abbotsford.ca/PDS066-2023)

**LAND USE CONTRACT NO. 135 DISCHARGE BYLAW  
BYLAW NO. 3349-2023**



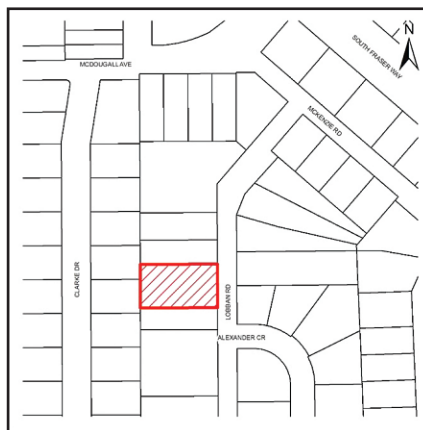
**SUBJECT LAND:** 35330 Purcell Avenue  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 135  
**PURPOSE:** If Bylaw No. 3349-2023 is adopted, Land Use Contract No. 135 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would permit a secondary suite on the property.  
**REPORT URL:** [www.abbotsford.ca/PDS044-2023](http://www.abbotsford.ca/PDS044-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3392-2023**



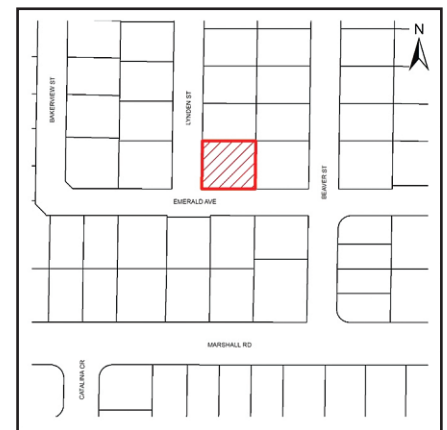
**SUBJECT LAND:** 2630 Sunnyside Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3392-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS070-2023](http://www.abbotsford.ca/PDS070-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3385-2023**



**SUBJECT LAND:** 2333 Lobban Road  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3385-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS068-2023](http://www.abbotsford.ca/PDS068-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3331-2023**



**SUBJECT LAND:** 2048 Lynden Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3331-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS069-2023](http://www.abbotsford.ca/PDS069-2023)

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## Notice of Public Input

Pursuant to section 59(2) of the Community Charter, public notice is required to consider the Inter-Municipal Ride-hailing Business License Amendment Bylaw (No. 1), 2023. If Bylaw No. 3378-2023 is adopted, it replaces and supersedes the Inter-municipal TNS Business Licence Agreement entered into by the City of Abbotsford and many other local government bodies in 2020, and includes housekeeping updates to reflect the anticipated addition of Hope, Kent and Mission in a regional group of municipalities that participate in an inter-municipal business license scheme for ride-hailing companies.

Persons who believe they will be affected by the proposed bylaw will have an opportunity to be heard and make representations to Council at the Council Meeting on May 8, 2023 (following the 6:00 p.m. Public Hearing) in the Matsqui Centennial Auditorium at 32315 South Fraser Way, Abbotsford, BC.

Feedback from the public can also be submitted electronically to [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca) or by mail to the City Clerk, City of Abbotsford, no later than 12:00 pm on May 8, 2023. Please note that all submissions are a matter of public record. The proposed bylaw may be viewed on the City's website at [www.abbotsford.ca/council/agendas-meeting-schedule](http://www.abbotsford.ca/council/agendas-meeting-schedule).

## Volunteer Appreciation

If you volunteer in our community this event is for you! Join us for the City of Abbotsford's 2023 FREE Volunteer Appreciation Comedy night with Cliff Prang.

Date: Thursday, May 11

Time: 7:00 pm

Location: Matsqui Centennial Auditorium, 32315 South Fraser Way.

Please reserve your ticket by contacting Chrissy Borseth, Volunteer Coordinator at [volunteer@abbotsford.ca](mailto:volunteer@abbotsford.ca) or 604-557-7050. Space is limited so reserve soon!

## Council Meetings



**The next Council meetings  
take place on May 8, 2023:**

**Executive Committee**

**May 8, 3:00 PM**

**Regular Council**

**May 8, 6:00 PM**

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).

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