

Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014; Land Use Contract No. 204; and Sumas Mountain Rural Land Use Bylaw No. 500

Abbotsford City Council will hold a Public Hearing at 6:00 pm on May 29, 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.

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 or 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 May 29, 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, Land Use Contract No. 204 and Sumas Mountain Rural Land Use Bylaw No. 500 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 May 11, 2023 to May 29, 2023, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2nd Floor) or online. The report URL's are noted within the following bylaw descriptions.

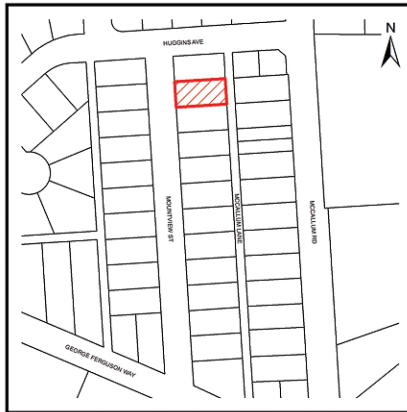
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3317-2023



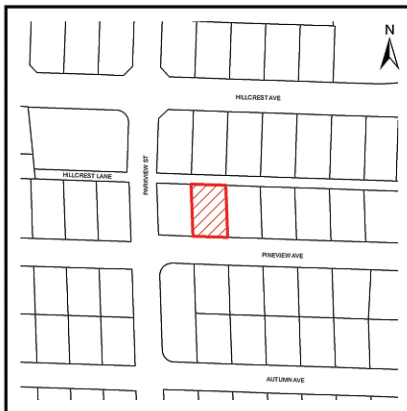
SUBJECT LAND: 2633 Moorland Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Duplex Residential Zone, Infill (RS4-i)
PURPOSE: If Bylaw No. 3317-2023 is adopted, the applicant proposes to subdivide for a duplex.
REPORT URL: www.abbotsford.ca/PDS075-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3386-2023



SUBJECT LAND: 2784 Mountview Street
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3386-2023 is adopted, the applicant proposes to construct a four unit townhouse development within one building.
REPORT URL: www.abbotsford.ca/PDS076-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3387-2023



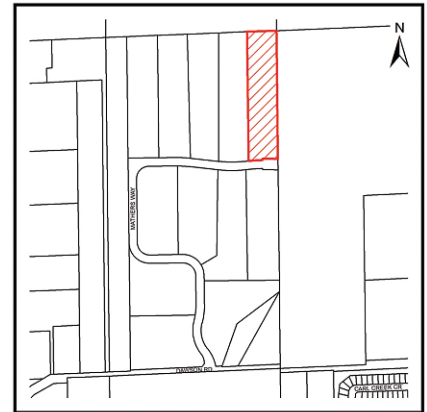
SUBJECT LAND: 32203 Pineview Avenue
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3387-2023 is adopted, the applicant proposes to construct a four unit townhouse development within one building.
REPORT URL: www.abbotsford.ca/PDS077-2023

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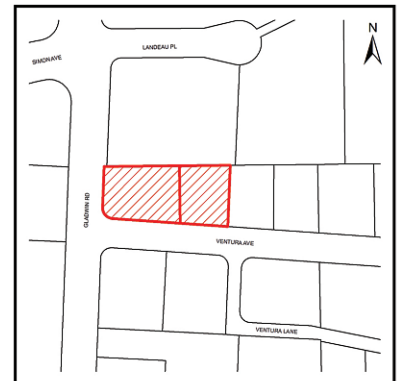
www.facebook.com/CityOfAbbotsford

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3397-2023



SUBJECT LAND: 5067 Mathers Way
CURRENT ZONING: Suburban Residential (SR-1), Sumas Mountain Rural Land Use Bylaw No. 500, 1992
PROPOSED ZONING: Country Residential Zone (CR), Abbotsford Zoning Bylaw, 2014
PURPOSE: If Bylaw No. 3397-2023 is adopted, the applicant proposes to construct a Coach House.
REPORT URL: www.abbotsford.ca/PDS074-2023

LAND USE CONTRACT NO. 204 DISCHARGE BYLAW BYLAW NO. 3401-2023; ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3402-2023; and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3403-2023



SUBJECT LANDS: 2790 Gladwin Road and 32845 Ventura Avenue
CURRENT LAND USE REGULATION: Land Use Contract No. 204
CURRENT ZONING: City Centre Commercial Zone (C5)
PROPOSED ZONING: City Centre Residential Zone (RMC)
PURPOSE: If Bylaw No. 3401-2023 is adopted, Land Use Contract No. 204 would be discharged from the Certificate of Title of the subject lands. The current underlying City Centre Commercial Zone (C5) would then regulate development;
If Bylaw No. 3402-2023 is adopted, a new City Centre Residential Zone (RMC) would be created; and
If Bylaw No. 3403-2023 is adopted, the subject lands would be rezoned to the new RMC zone to allow the development of 99 apartment units in a six storey building.

REPORT URL: www.abbotsford.ca/PDS072-2023

Council Advisory Committee – Call for Applicants

The City of Abbotsford is seeking individuals who are interested in volunteering to participate on the Agriculture Advisory Committee and Community, Culture and Environment Advisory Committee.

The Agricultural Advisory Committee provides a forum where agriculture-related issues can be discussed with other agencies, committees and interest groups.

The Community, Culture and Environment Advisory Committee is dedicated to discussing issues related to culture, recreation, environment and green strategies.

VACANCIES

Two vacancies will be filled by residents of Abbotsford

REMUNERATION

As these are volunteer positions, successful candidates will serve without remuneration.

APPLICATION PROCESS

Visit abbotsford.ca/committee to review the committee descriptions, and terms of references. Applications may be submitted via any of the following methods:

- Complete the online form at abbotsford.ca/CommitteeApplication
- Email a hardcopy form to cityclerk@abbotsford.ca
- Mail or hand deliver a hardcopy form to:

City of Abbotsford – City Clerk

32315 South Fraser Way

Abbotsford, BC, V2T 1W7

Please be as concise as possible when filling out your application, and attach a resume

Deadline for applications: May 30, 2023

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 10,600 m² (114,100 ft²) portion of PID 002-389-991 Lot B, Except Part Subdivided by Plan LMP40805, Section 22 Township 16 New Westminster District Plan 13798, and PID 011-439-017 Lot 9 Section 22 Township 16 New Westminster District Plan 9793, as shown outlined and shaded blue on the attached aerial photo.

CIVIC ADDRESS:

3115 & 3129 TURNER STREET

PROPERTY DESCRIPTION



NATURE OF DISPOSITION:

Five year lease term

LESSEE:

Star Pacific Transport Ltd.

CONSIDERATION TO BE RECEIVED BY THE CITY

FOR THE DISPOSITION:

\$1,417,547 in rent plus Operating Expenses

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.

Council Meetings



The next Council meetings take place on May 29, 2023:
Executive Committee May 29, 3:00 PM
Regular Council May 29, 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.

2023 Council Meeting Schedule

The 2023 Council Meeting schedule is now available on abbotsford.ca