

Notice of Public Hearing to consider amendments to Abbotsford Official Community Plan Bylaw, 2016; and Abbotsford Zoning Bylaw, 2014

Abbotsford City Council will hold a Public Hearing at 6:00 pm on July 24, 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 July 24, 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 Official Community Plan and Zoning Bylaw 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 July 11, 2023 to July 24, 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.

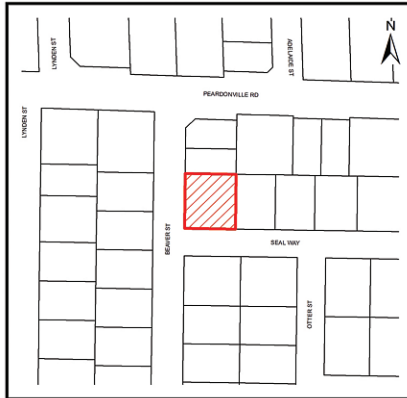
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3315-2023



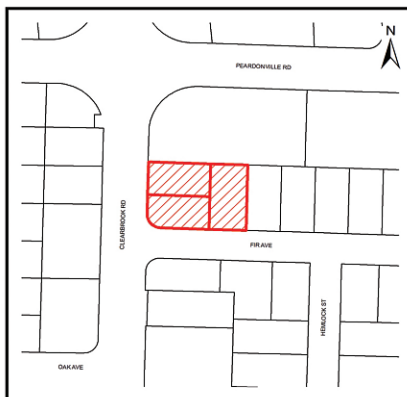
SUBJECT LAND: 1645 King Crescent
CURRENT ZONING: Urban Estate Residential Zone (RS1)
PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG)
PURPOSE: If Bylaw No. 3315-2023 is adopted, the applicant proposes to construct a 10 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS030-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3415-2023



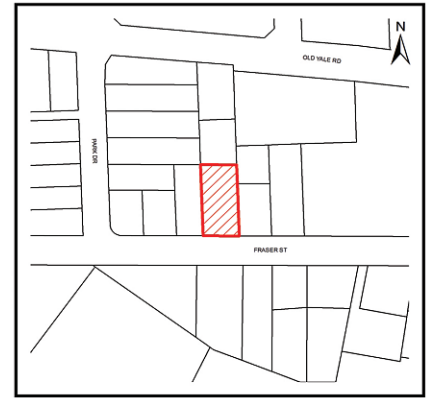
SUBJECT LAND: 2376 Beaver Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3415-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS105-2023

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW BYLAW NO. 3388-2023; AND ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3389-2023



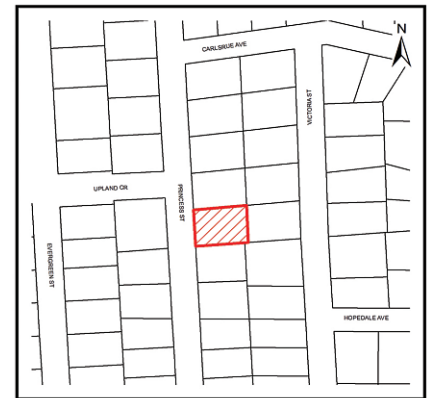
SUBJECT LANDS: 2360 and 2372 Clearbrook Road and 32027 Fir Avenue
CURRENT OCP DESIGNATION: Secondary Commercial and Urban 3 – Infill
PROPOSED OCP DESIGNATION: Secondary Commercial
CURRENT ZONING: Urban Residential Zone (RS3), Urban Residential Zone, Infill (RS3-i) and Duplex Residential Zone (RS4)
PROPOSED ZONING: Secondary Commercial Zone (CSC)
PURPOSE: If Bylaw No. 3388-2023 is adopted, the property located at 32027 Fir Avenue will be redesignated from Urban 3 – Infill to Secondary Commercial; and If Bylaw No. 3389-2023 is adopted, the applicant proposes to construct a 1,068 m² (11,500 ft²) commercial office building.
REPORT URL: www.abbotsford.ca/PDS107-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3416-2023



SUBJECT LAND: 34099 Fraser Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3416-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS104-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3431-2023



SUBJECT LAND: 2892 Princess Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3431-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS100-2023

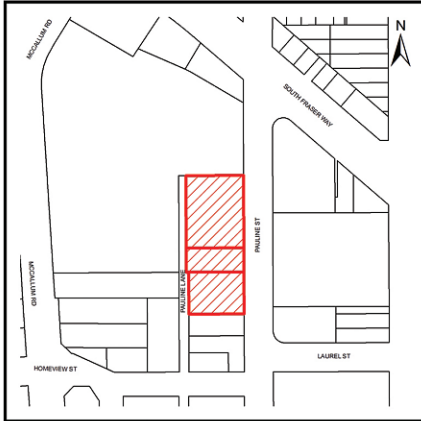
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**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3440-2023**



SUBJECT LANDS: 2481, 2489 and 2509 Pauline Street
CURRENT ZONING: Historic Downtown Commercial Zone (C7)
PURPOSE: If Bylaw No. 3440-2023 is adopted, a site specific text amendment to the Historic Downtown Commercial Zone (C7) would permit an Emergency Shelter Use in the existing building located at 2509 Pauline Street.
REPORT URL: www.abbotsford.ca/PDS108-2023

Notice of Intent to Amend the Sign Bylaw

The Council of the City of Abbotsford will consider adoption of Bylaw No. 3429-2023, "Sign Bylaw, 2023" at the July 24, 2023, Council Meeting, which is scheduled to begin immediately following the Public Hearing at 6:00 pm, in the Matsqui Centennial Auditorium, located at 32315 South Fraser Way (1st floor), Abbotsford, BC V2T 1W7.

The proposed changes will make the Sign Bylaw more user-friendly, ensure that the bylaw is better aligned with the Official Community Plan, and will streamline the sign approval process.

For more information, please review the Report No PDS 081-2023 here:

<https://abbotsford.civicweb.net/filepro/documents/?preview=57430>

Electronic copies of Bylaw No. 3429-2023 may be requested from cityclerk@abbotsford.ca. Alternatively, the bylaw 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 604-851-4174, or mcomb@abbotsford.ca.

Any person who believes their interests may be affected by the adoption of the proposed bylaw may attend the Council Meeting and make verbal submissions. Alternatively, you may also submit written comments by email to cityclerk@abbotsford.ca, or by mail to City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7. **The deadline for written submissions is 12:00 p.m., Monday, July 24, 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 .344 ha Part of Road Dedicated on Plan 4937, Section 13, Township 17, New Westminster District, as shown outlined and shaded blue on the attached aerial photo.

CIVIC ADDRESS: Adjacent 35849 Mercer Avenue



PROPERTY DESCRIPTION

Nature of Disposition: Sale
Purchaser: Ridgedale Farms Ltd.
CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION: \$81,000

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.



www.facebook.com/CityOfAbbotsford



LET'S TALK
abbotsford

Visit Let's Talk Abbotsford where you can have your say on projects and initiatives that the City is working on. Share your opinions, ideas and give feedback on projects that matter to you. Visit www.letstalkabbotsford.ca

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 the Development, Transportation and Infrastructure Advisory Committee.

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

The Development, Transportation and Infrastructure Advisory Committee is dedicated to discussing issues related to land use, transportation, infrastructure, heritage (as it relates to development), bylaw and policy development and master plans and strategies.

VACANCIES

The following vacancies will be filled by residents of Abbotsford:

- (a) Agriculture Advisory Committee
 - 1 Member from the farming industry (e.g. berry, dairy, greenhouse, poultry, or other farming type)
- (b) Development, Transportation and Infrastructure Advisory Committee
 - 1 Member from the development industry

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: August 7, 2023

Council Meetings

The next Council meetings take place on July 24, 2023:
Executive Committee
 July 24, 3:00 PM
Regular Council
 July 24, 6:00 PM

Council meetings will be streamed live and archived at www.abbotsford.ca/watchcouncilonline. To view agendas, please visit www.abbotsford.ca/ams.

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**REFERENCE PLAN TO ACCOMPANY CITY OF ABBOTSFORD BYLAW NO.3380-2023
STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN LMP47555
SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT**

PLAN EPP127430

B.C.G.S. 926.009
PURSUANT TO SECTION 120 LAND TITLE ACT
PURSUANT TO SECTION 40 COMMUNITY CHARTER

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- m² DENOTES SQUARE METRES
- WT DENOTES WITNESS

Coordinates are shown for mapping purposes only.

Note:
This plan shows one or more witness posts which are NOT set on the true corner(s).

Witness post locations are exaggerated for clarity.

Datum: NAD 83 (CSRS) 40.0.BC.1
UTM Zone: 10 N
UTM Coordinates
N: 5434941.27
E: 546203.63
Absolute accuracy: +/-0.02



SCALE 1 : 500



The intended plot size of this plan is 560mm in width and 432mm in height (C size) when plotted at a scale of 1:500.

INTEGRATED SURVEY AREA No. 24, ABBOTSFORD

NAD 83 (CSRS) 40.0.BC.1
Grid bearings are derived from conventional survey observations to geodetic control monuments 7440750 and 7440729 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996134, which has been derived from control monument 7440750.

This plan lies within the jurisdiction of the Approving Officer for the City of Abbotsford.
City of Abbotsford Project No. PRU20-084

The field survey represented by this plan was completed on the 29th day of April, 2023
M. Adam Fulkerson, BOLS 906

Datum: NAD 83 (CSRS) 40.0.BC.1
UTM Zone: 10 N
UTM Coordinates
N: 5434564.96
E: 546203.22
Absolute accuracy: +/-0.02

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT



FILE: 9042-ROAD-CL-R2-FINAL

Notice of Road Closure

The Council of the City of Abbotsford will consider adoption of Bylaw No. 3380-2023, "Road Closure and Cancellation Bylaw (Robin Drive), 2023" at its Council Meeting Monday July 24, 2023 immediately following the Public Hearing at 6:00 pm, in the Matsqui Centennial Auditorium, Abbotsford City Hall.

LEGAL DESCRIPTION:

That 75.1 m² Part of Road Dedicated on Plan LMP47555, Section 25, Township 13, New Westminster District, shown on Plan EPP127430, and as shown outlined heavy bold on the attached survey plan.

CIVIC ADDRESS:

30500 Block Robin Drive

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, July 24, 2023, Attention to: *City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7*; Email: cityclerk@abbotsford.ca or may attend the meeting in person and provide a verbal submission to City Council.

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. 3380-2023 are available electronically (by email) from the City Clerk's Office, at cityclerk@abbotsford.ca

Be a Star Recycler!

Earn a star sticker for your blue recycling cart by including **ONLY acceptable** materials in your cart. Scan the QR code to win prizes!



Curbside cart audits are now in progress!
City staff will be visiting neighbourhoods on pick-up day to check out carts in an effort to reduce our recycling contamination. Recycle right and get a star!
Find out more at abbotsford.ca/crp



STAR TIP
Use the Waste Wizard to properly sort your waste!
abbotsford.ca/wastewizard

ENGINEERING & REGIONAL UTILITIES

604-864-5640 | sortyourwaste@abbotsford.ca

