

September 21, 2023

## Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014

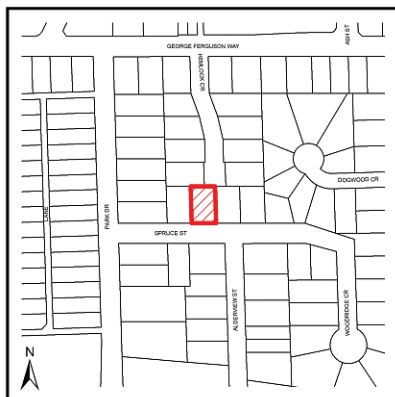
Abbotsford City Council will hold a Public Hearing at 6:00 pm on September 25, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. Video of this meeting will be streamed live, as well 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) or 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 September 25, 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 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 (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 September 12, 2023 to September 25, 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. The report URL's are noted within the following bylaw descriptions.

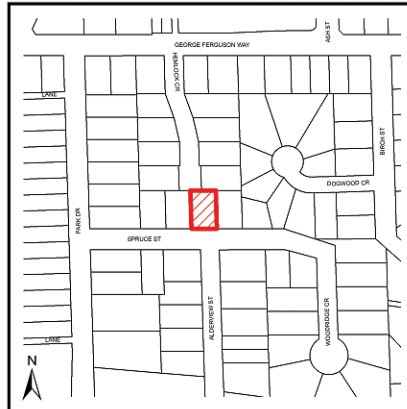
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3421-2023



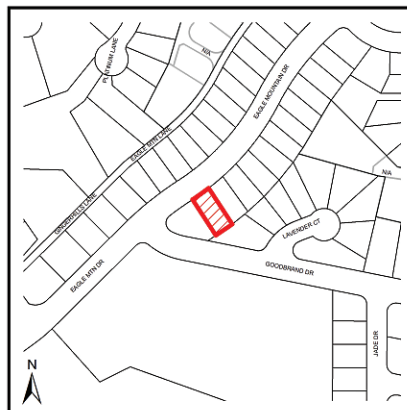
**SUBJECT LAND:** 34113 Spruce Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3421-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS103-2023](http://www.abbotsford.ca/PDS103-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3423-2023



**SUBJECT LAND:** 34121 Spruce Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3423-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS102-2023](http://www.abbotsford.ca/PDS102-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3430-2023

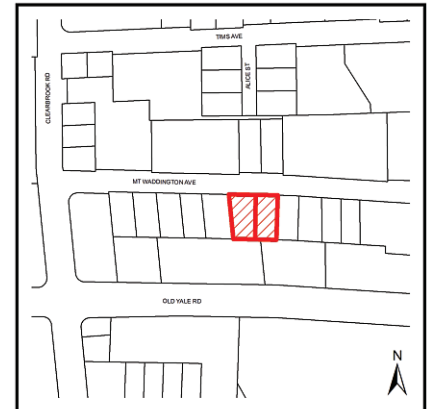


**SUBJECT LAND:** 2594 Eagle Mountain Drive  
**CURRENT ZONING:** Comprehensive Development Two Zone (N2)  
**PROPOSED ZONING:** Urban Residential Zone (RS3)  
**PURPOSE:** If Bylaw No. 3430-2023 is adopted, the applicant proposes to install a secondary suite.  
**REPORT URL:** [www.abbotsford.ca/PDS131-2023](http://www.abbotsford.ca/PDS131-2023)



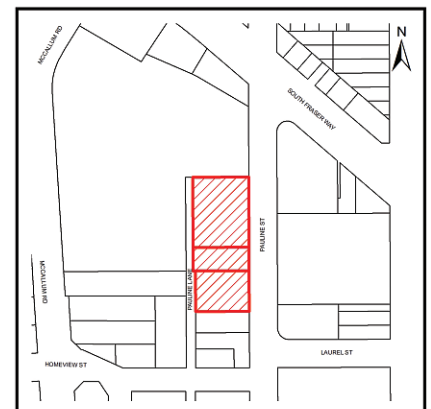
[www.facebook.com/CityOfAbbotsford](http://www.facebook.com/CityOfAbbotsford)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3450-2023



**SUBJECT LANDS:** 32070 and 32080 Mt Waddington Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3450-2023 is adopted, the applicant proposes to develop a 49 unit six storey apartment building.  
**REPORT URL:** [www.abbotsford.ca/PDS132-2023](http://www.abbotsford.ca/PDS132-2023)

### 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/PDS141-2023](http://www.abbotsford.ca/PDS141-2023)

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## Council Meetings



The next Council meetings take place on September 25, 2023:  
**Executive Committee**  
 September 25, 3:00 PM  
**Regular Council** September 25, 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).



## 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](http://www.letstalkabbotsford.ca)



**Water Restrictions**

**STAGE THREE**

ABBOTSFORD & MISSION are in STAGE 3 Water Restrictions.

**GARDENS: AS NEEDED**  
 Flowers • Vegetables • Trees • Shrubs

HOSES MUST BE EQUIPPED WITH A SPRING LOADED SHUT-OFF DEVICE.

**LAWN SPRINKLING PROHIBITED**

\* Clearbrook Waterworks District requests that all of its customers adhere to the staged watering restrictions prescribed by the City of Abbotsford.

our water matters | Abbotsford Mission Water & Sewer Services

Please do your part. Conserve & Reserve. [ourwatermatters.ca](http://ourwatermatters.ca)

### Notice of 2023 Tax Sale

Pursuant to Section 645 of the Local Government Act, the following properties will be offered for sale by public auction at 10:00 am, Monday, September 25, 2023, in the Council Chambers of the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., unless delinquent taxes, plus interest thereon, are paid by cash, certified cheque, money order or bank draft prior to 4:30 pm, Friday, September 22, 2023. The lowest amount that the property may be sold for is the upset price, equal to the total of delinquent taxes, arrears taxes, current taxes, penalties and interest, and 5% thereon, plus applicable fees under Land Title Act.

Those who wish to bid on properties must register and pick up their bid card between 9:00 am and 9:50 am on Monday, September 25, 2023, at the Council Chambers of the Matsqui Centennial Auditorium.

All bidders must:

- Provide a bank draft payable to the City of Abbotsford for the maximum amount you will be spending at the auction to receive a bidding paddle (cash, debit cards, credit card, personal/business cheques are NOT accepted as form of payment)
- Provide photo identification, occupation, current contact information, social insurance number (individuals) or business number (corporations)
- If a bidder is successful in purchasing a property or properties, the successful bid price(s) will be deducted from the provided bank draft and a refund will be issued within a week if there is balance unused
- If a bidder was unsuccessful at the auction, the bank draft will be returned to the bidder when they hand in their bid card

Tax Sale will begin promptly at 10:00 am.

Properties sold at the tax sale may be redeemed by the owner up to September 25, 2024, in which case, the tax sale purchase price, plus interest, will be returned to the purchaser. For more information, contact the Tax Department at 604-864-5522 between 8:30 am and 4:30 pm, Monday to Friday.

The City of Abbotsford makes no representation, express or implied, as to the condition or quality of the properties being sold. Prospective purchasers are urged to be familiar with the properties and make all necessary inquiries to municipal or other government departments, and in the case of strata lots to the strata corporation, to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value or suitability of the property.

The purchase of a tax sale property is subject to tax under the Property Transfer Tax Act on the fair market value of the property.

| Folio      | PID         | Civic            | Legal Address                |
|------------|-------------|------------------|------------------------------|
| 6134044341 | 004-992-512 | 35282 MUNROE AVE | LT 71 PL NWP72735 NWD DL 353 |

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## Abbotsford Police Board

Members of the public are invited to attend the Abbotsford Police Board meeting on Wednesday, September 27, 2023 at 7:00 am, via video conference or in person. If you are interested to attend via video conference, please send an email to [abbypdboard@abbypd.ca](mailto:abbypdboard@abbypd.ca) with your full name and contact information and the details will be sent to you prior to the meeting. For in person attendance the location of the meeting is at City Hall, Room 530 Boardroom, 32315 South Fraser Way, Abbotsford.

## 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 property:

**Legal Description:** PID 032-053-304 That Part of Section 19 Township 16 New Westminster District Shown as Parcel A on Plan EPP109267, and as shown outlined and shaded green on the attached aerial photo.

**Civic Address:** 2900 Block Clearbrook Road

### PROPERTY DESCRIPTION



**Nature of Disposition:** Sale

**Lessee:** Landone Developments Inc.

**Consideration to be received by the City for the disposition:** \$179,197.60

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Abbotsford International Airport, 30440 Liberator Avenue, Abbotsford, BC or Telephone 604-864-5639, Monday to Friday, between 8:00 a.m. and 4:00 p.m., excluding holidays.



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