

October 26, 2023

Notice of 2024 Permissive Tax Exemptions

Pursuant to Section 224 of the *Community Charter*, the Council of the City of Abbotsford will consider Bylaw No. 3471-2023, Permissive Tax Exemption (2024) Bylaw for adoption at the Council Meeting on Monday, October 30, 2023 directly following the Public Hearing commencing at 6:00 PM, in the Matsqui Centennial Auditorium, City Hall at 32315 South Fraser Way, Abbotsford, BC.

Bylaw No. 3471-2023, Permissive Tax Exemption (2024) Bylaw, exempts from taxation for the year 2024 the following land and/or improvements. Exemptions for 2025 and 2026 are dependent on eligible organizations submitting a completed application by June 30 of each year, as well as the annual budget set by Council.

Local Authority Properties – land and improvements owned or held by the City that Council considers are used for a purpose of the local authority:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2024	2025	2026
Reach Cultural Centre Society	32388 Veterans Way	110,800	110,800	110,800

Not-For-Profit – land and/or improvements owned or held by a charitable, philanthropic or other not for profit corporation that Council considers are used for a purpose that is directly related to the purposes of the corporation and benefit the residents of the City:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2024	2025	2026
Abbotsford Alano Club	2584 Cyril St	7,000	7,000	7,000
Abbotsford Aerie No 2726 Fraternal Order of Eagles	33868 Essendene Ave	4,500	4,500	4,500
	33874 Essendene Ave	5,700	5,700	5,700
Abbotsford Bibles for Mission Society	2337 West Railway St	18,200	18,200	18,200
Abbotsford Ravine Park Salmon Enhancement Society	2395 Crescent Way	2,300	2,300	2,300
Archway Community Services	31943 South Fraser Way	30,000	30,000	30,000
	33914 Essendene Ave	10,300	10,300	10,300
	2420 Montrose Ave	51,500	51,500	51,500
	2539 Montvue Ave	9,100	9,100	9,100
	33780 Laurel St	19,400	19,400	19,400
	2243 Sentinel Drive	2,700	2,700	2,700
Bethesda Christian Association	3260 Gladwin Rd	3,300	3,300	3,300
	3215 Trethewey St	900	900	900
	31126 Kingfisher Dr	3,000	3,000	3,000
	32553 Willingdon Cr	2,900	2,900	2,900
	32704 Chilcotin Dr	3,800	3,800	3,800
	2771 Emerson Street	27,000	27,000	27,000
	2484 Cameron Cr	3,300	3,300	3,300
Big Brothers Big Sisters of the Fraser Valley	2445 West Railway St	7,800	7,800	7,800
Canadian Red Cross Society	34220 South Fraser Way, Units 1 and 2	7,800	7,800	7,800
Communitas Supportive Care Society	2837 Babich St	4,300	4,300	4,300
	2776 Bourquin Cr W - Unit 203	800	800	800
	32885 Ashley Way	4,000	4,000	4,000
	32375 George Ferguson Way	4,300	4,300	4,300
	2443 Rideau St	3,100	3,100	3,100
	30772 Osprey Drive West	3,000	3,000	3,000
	3732 Dundee Place	2,800	2,800	2,800
	2776 Bourquin Cr W - Unit 102	6,900	6,900	6,900
Connective Support Society	32160 Tims Ave	2,500	2,500	2,500
	2411 West Railway St	1,800	1,800	1,800
Creative Centre Society for Mental Wellness	2676 Gladys Ave	6,700	6,700	6,700
Fraser Valley Child Development Centre	32885 Ventura Ave	28,300	28,300	28,300
Fraser Valley Child Development Centre	32868 Ventura Ave	12,600	12,600	12,600
Governing Council of the Salvation Army in Canada	34081 Gladys Ave	45,100	45,100	45,100
H.O.M.E.S: Healthy Opportunities for Meaningful Experiences Society	33140 Mill Lake Rd	17,200	17,200	17,200
Kinghaven Peardonville House Society	825 Peardonville Rd	11,100	11,100	11,100
L.I.F.E. Recovery Association	32122 Melmar Ave	2,700	2,700	2,700
	2693 Braeside St	2,700	2,700	2,700
	2307 Westerley Street	3,300	3,300	3,300
Lynnhaven Society	33585 Braun Ave	11,000	11,000	11,000
	33580 Braun Ave	11,000	11,000	11,000

MAC Campus of Care	32772 Marshall Rd	18,200	18,200	18,200
Mamele'awt Qweosome Housing Society	2740 Fuller Street - Units 101 – 110 (10 Units)	6,900	6,900	6,900
Matsqui Unit #315 A.N.A.F. Veterans in Canada	30346 McNeil Ave	3,100	3,100	3,100
Mennonite Central Committee BC	31872 South Fraser Way	20,600	20,600	20,600
	33933 Gladys Ave	89,600	89,600	89,600
Mennonite Museum Society	1818 Clearbrook Rd	25,700	25,700	25,700
	1834 Clearbrook Rd	400	400	400
Mission Community Skills Centre Society	2570 Cyril Street	50	50	50
MSA Society for Community Living	2391 Crescent Way	9,000	9,000	9,000
Northview Community Church (Cyrus Centre)	2616 Ware St	6,000	6,000	6,000
Phoenix Drug & Alcohol Recovery and Education Society (formerly: Positive Living Fraser Valley Society)	32883 South Fraser Way, Units 108 and 108A	9,100	9,100	9,100
Royal Canadian Legion Abbotsford Branch No. 015	2513 West Railway St	6,600	6,600	6,600
SARA for Women Society	2474 Sugarpine St	3,100	3,100	3,100
	2825 Clearbrook Road – Units 201, 203 and 214	3,700	3,700	3,700
Supportive Care Holdings Society	2776 Bourquin Cr W – Unit 103	7,700	7,700	7,700
	2776 Bourquin Cr W – Unit 104	3,600	3,600	3,600
	2776 Bourquin Cr W – Unit 105	3,100	3,100	3,100
	2776 Bourquin Cr W – Unit 205	1,300	1,300	1,300
	2776 Bourquin Cr W – Unit 206	1,200	1,200	1,200
	2776 Bourquin Cr W – Unit 207	1,200	1,200	1,200
	2776 Bourquin Cr W – Unit 208	1,000	1,000	1,000

Athletic or Service Club Property – land and improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2024	2025	2026
861 Silverfox Sponsoring Committee	32470 Haida Dr	8,100	8,100	8,100
Abbotsford Curling Club	2555 McMillan Rd	16,900	16,900	16,900
Abbotsford Fish & Game Club	4161 Lakemount Rd	5,600	5,600	5,600
Abbotsford Horseshoe Club	2308 Adanac St	7,300	7,300	7,300
Abbotsford Judo Club	31410 Maclure Rd	8,200	8,200	8,200
Abbotsford Lawn Bowling Club	33015 Bevan Ave	4,500	4,500	4,500
Abbotsford Seniors' Association	33889 Essendene Ave	10,200	10,200	10,200
Abbotsford Social Activity Association	2631 Cyril St	10,200	10,200	10,200
Bradner Community Club	28780 Myrtle Ave	4,000	4,000	4,000
	5305 Bradner Rd	5,700	5,700	5,700
	5227 Bradner Rd	9,400	9,400	9,400
Clayburn Village Community Society	4315 Wright St	6,600	6,600	6,600
	4304 Wright St	3,200	3,200	3,200
	34819 Clayburn Rd	8,200	8,200	8,200
Elks Recreation Children's Camp Society	27863 0 Ave	7,800	7,800	7,800
Fraser Valley Antique Farm Machinery Association	32470 Haida Dr	500	500	500
	South Fraser Way	100	100	100
Fraser Valley Conservancy	35790 McKee Rd	1,200	1,200	1,200
	33350 Industrial Ave	89,500	89,500	89,500
Girl Guides of Canada	5315 Willet Rd	13,300	13,300	13,300
Ledgeview Golf & Country Club	35997 McKee Rd	46,200	46,200	46,200
Matsqui Prairie Community Association	5783 Wallace St	4,500	4,500	4,500
	33676 St Olaf Ave	4,300	4,300	4,300
Mount Lehman Community Association	Mt Lehman Rd	8,900	8,900	8,900
	6418 Mt Lehman Rd	4,600	4,600	4,600
Ridgedale Rod & Gun Club	35655 Harris Rd	5,900	5,900	5,900
	35606 Harris Rd	9,000	9,000	9,000
Scouts Canada, Fraser Valley	36760 Foxglove Lane	5,800	5,800	5,800
Straiton Community Club	4698 Sumas Mountain Rd	4,400	4,400	4,400
Twisters Gymnastics Club	32470 Haida Dr	8,500	8,500	8,500

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Notice of 2024 Permissive Tax Exemptions

Place of Worship Property – property exempt under Section 220(1)(h) of *Community Charter*, an area of land surrounding the exempt property to a maximum exemption, excluding statutory exemption, of the greater of 5 acres or area used for the purpose of parking:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2024	2025	2026
Abbotsford Baptist Church	33651 Busby Rd	6,700	6,700	6,700
Abbotsford Church of the Nazarene	2390 McMillan Rd	9,300	9,300	9,300
Abbotsford Gospel Society	33868 Pine St	28,700	28,700	28,700
	2480 McMillan Rd	3,700	3,700	3,700
Abbotsford Korean Presbyterian Church	2597 Bourquin Cr E	7,100	7,100	7,100
Abbotsford Pentecostal Assembly	3095 Gladwin Rd	50,600	50,600	50,600
Aberdeen Baptist Church	28163 Swensson Ave	9,600	9,600	9,600
Arnold Community Church (BC Conference of Mennonite Brethren Churches)	310 Arnold Rd	4,700	4,700	4,700
Assembly of God (Abbotsford Slavic Gospel Church)	29394 Huntingdon Rd	6,300	6,300	6,300
Bakerview Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2311 Clearbrook Rd	4,100	4,100	4,100
	31980 Oak Ave	3,400	3,400	3,400
	31966 Oak Ave	3,400	3,400	3,400
	2245 Clearbrook Rd	3,500	3,500	3,500
	2231 Clearbrook Rd	3,700	3,700	3,700
	2228 Holly St	5,100	5,100	5,100
	2244 Holly St	5,100	5,100	5,100
	2285 Clearbrook Rd	14,100	14,100	14,100
BC Muslim Association	1980 Salton Rd	4,000	4,000	4,000
Bethel Reformed Church	3260 Gladwin Rd	12,100	12,100	12,100
Bradner Presbyterian Church	5275 Bradner Rd	3,000	3,000	3,000
Calvin Presbyterian Church	33911 Hazelwood Ave	8,100	8,100	8,100
Canadian Reformed Church of Abbotsford	33947 King Rd	6,400	6,400	6,400
Central Heights Church	1661 McCallum Rd	34,400	34,400	34,400
Central Valley Baptist Church	33393 Old Yale Rd	3,500	3,500	3,500
Christian Life Community Church	35131 Straiton Rd	5,800	5,800	5,800
Church of God in Christ	29623 Downes Rd	8,500	8,500	8,500
Church of Jesus Christ of Latter-day Saints	30635 Blueridge Dr	30,600	30,600	30,600
Clearbrook Mennonite Brethren Church (BC Conference of Mennonite Brethren Churches)	2719 Clearbrook Rd	21,600	21,600	21,600
Eben-Ezer Mennonite Church	2051 Windsor St	10,700	10,700	10,700
Emmanuel Free Reformed Church	3366 Mt. Lehman Rd	7,000	7,000	7,000
Emmanuel Mennonite Church	3471 Clearbrook Rd	16,300	16,300	16,300
Fraser Valley Buddhist Temple	28941 Haverman Rd	4,100	4,100	4,100
Fraser Valley Hindu Cultural Society	31545 Walmsley Ave	5,800	5,800	5,800
Gateway Community Christian Reformed Church	2884 Gladys Ave	9,400	9,400	9,400
Gladwin Heights United Church	3474 Gladwin Rd	5,000	5,000	5,000
Grace Evangelical Bible Church Society	2087 McMillan Rd	13,000	13,000	13,000
Grace Tabernacle	721 Gladwin Rd	5,800	5,800	5,800
Gurdwara Baba Banda Singh Bahadar Sikh Society	31631 South Fraser Way	37,200	37,200	37,200
Heritage Alliance Church (Christian & Missionary Alliance)	3440 Mt Lehman Rd	26,100	26,100	26,100
Highland Community Church (BC Conference of Mennonite Brethren Churches)	3130 McMillan Rd	8,600	8,600	8,600

Immanuel Covenant Reformed Church	35063 Page Rd	6,300	6,300	6,300
Immanuel Fellowship Baptist Church	2950 Blue Jay St	10,800	10,800	10,800
Kalgidhar Darbar Sahib Society	30640 Blueridge Dr	33,200	33,200	33,200
Khalsa Diwan Society of Abbotsford	33091 Mill Lake Rd	2,400	2,400	2,400
	33117 Mill Lake Rd	3,500	3,500	3,500
	33094 South Fraser Way	34,400	34,400	34,400
	33089 South Fraser Way	13,900	13,900	13,900
King Road Mennonite Brethren Church	32068 King Rd	8,900	8,900	8,900
Level Ground Mennonite Church	31216 King Rd	11,400	11,400	11,400
Life Spring Church Abbotsford	2393 West Railway St	4,600	4,600	4,600
Living Hope Christian Reformed Church	34631 Old Clayburn Rd	8,800	8,800	8,800
Maranatha Baptist Church	3580 Clearbrook Rd	10,500	10,500	10,500
Matsqui Evangelical Lutheran Church	5781 Riverside Rd	1,000	1,000	1,000
McCallum Congregation of Jehovah's Witnesses	1672 Salton Rd	7,300	7,300	7,300
Mill Lake Church	33218 Marshall Rd	13,700	13,700	13,700
Mount Lehman United Church	6256 Mt Lehman Rd	4,700	4,700	4,700
Mt. Lehman Congregation of Jehovah's Witnesses	31165 Gardner Ave	9,400	9,400	9,400
New Life Christian Reformed Church	35270 Delair Rd	6,600	6,600	6,600
New Life Pentecostal Church	33668 McDougall Ave	3,400	3,400	3,400
New Testament Baptist Church	5525 Gladwin Rd	6,500	6,500	6,500
Northview Community Church	32040 Downes Rd	7,000	7,000	7,000
Olivet Church Abbotsford	2630 Langdon St	12,500	12,500	12,500
Parkview Gospel Hall	2464 Parkview St	4,600	4,600	4,600
Parish of St Matthew, Anglican Church	2010 Guilford Dr	8,500	8,500	8,500
Peace Lutheran Church Abbotsford	2029 Ware St	6,800	6,800	6,800
Prairie Chapel	1929 Interprovincial Hwy	3,100	3,100	3,100
Roman Catholic Archbishop Vancouver – Saint Ann's Parish	33333 Mayfair Ave	27,100	27,100	27,100
Ross Road Community Church (BC Conference of Mennonite Brethren Churches)	3160 Ross Rd	5,100	5,100	5,100
Salvation Army Cascade Community Church (Grace Communities Corp)	35190 Delair Rd	30,300	30,300	30,300
Sevenoaks Alliance Church (Christian & Missionary Alliance)	2575 Gladwin Rd	24,500	24,500	24,500
Seventh-Day Adventist Church	1921 Griffiths Rd	6,600	6,600	6,600
Solid Rock Christian Fellowship World Outreach Society	34371 4th Ave	10,900	10,900	10,900
South Abbotsford Church (BC Conference of Mennonite Brethren Churches)	32424 Huntingdon Rd	7,100	7,100	7,100
St James Parish (Catholic Independent Schools of Vancouver Archdiocese)	2767 Townline Rd	42,100	42,100	42,100
Transform Central Ministries (Abbotsford City Fellowship Society)	2413 McCallum Rd	3,000	3,000	3,000
Trinity Christian Reformed Church	3215 Trethewey St	11,500	11,500	11,500
Trinity Lutheran Church	3845 Gladwin Rd	11,500	11,500	11,500
Trinity Memorial United Church	33737 George Ferguson Way	3,700	3,700	3,700
Zion Christian Reformed Church	35199 Delair Rd	9,400	9,400	9,400

Independent School – property exempt under Section 220(1)(l) of *Community Charter*, any area of land surrounding the exempt property, to a maximum exemption, including statutory exemption, of 7 acres for institutions offering elementary school education and 15 acres for institutions offering secondary school education:

Owner/Occupier	Civic Address	Estimated Tax Forgone		
		2024	2025	2026
Mennonite Educational Institute Society	31638 Downes Rd	4,700	4,700	4,700

Copies of the bylaw are available at Cashiers Department, City Hall, 32203 South Fraser Way. For more information contact Olga Pratasevich, Manager Financial Operations at 604-853-2281 x5237 or pte@abbotsford.ca.

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

Abbotsford City Council will hold a Public Hearing at 6:00 pm on October 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.

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, 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 9:00 am on October 30, 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 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 October 17, 2023 to October 30, 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 URLs 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. 3470-2023

PURPOSE: If Bylaw No. 3470-2023 is adopted, text amendments would be made to the Zoning Bylaw which would provide clear and equitable land use regulation for the waste management industry, through updating definitions, adding permitted uses within appropriate zones, and ensuring that subsequent conditions of use are in place to provide zoning compliance.

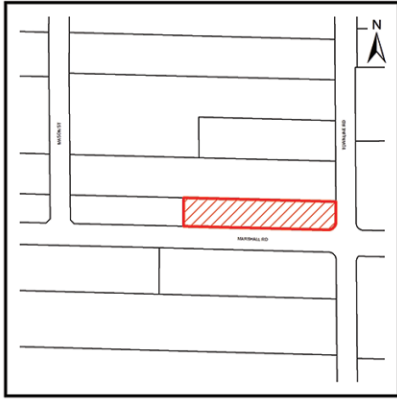
REPORT URL: www.abbotsford.ca/PDS147-2023

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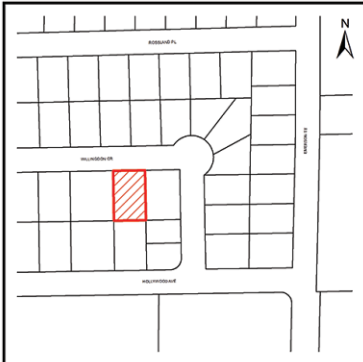
ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3439-2023



SUBJECT LAND: 2015 Townline Road
CURRENT ZONING: Agriculture One Zone (A1)
PROPOSED ZONING: General Industrial Zone (I2)
PURPOSE: If Bylaw No. 3439-2023 is adopted, the applicant proposes to develop a ministorage facility.

REPORT URL: www.abbotsford.ca/PDS118-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3461-2023



SUBJECT LAND: 32630 Willingdon Crescent
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3461-2023 is adopted, the applicant proposes to develop a two lot subdivision.

REPORT URL: www.abbotsford.ca/PDS149-2023



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TUESDAY, NOV 21: 6PM - 9PM
WEDNESDAY, NOV 22: 9AM - 12PM

ENGAGE. **INSPIRE.** **PLAN.** **LEARN.**

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TWO DAYS TECHNOLOGY EDITION

Draft Budget 2024-2028

The Draft 2024-2028 Financial Plan Bylaw for the City of Abbotsford will be presented at the Special Committee meetings scheduled to take place over two sessions on November 8 & 9, 2023 from 1:00 pm to 5:00 pm in the Matsqui Centennial Auditorium at 32315 South Fraser Way, Abbotsford, BC. The public will be given an opportunity to provide comments on the Draft 2024-2028 Financial Plan Bylaw at the conclusions of these meetings on both days. Alternatively, feedback from the public can be submitted electronically to the Finance Department at finance-info@abbotsford.ca. The Special Committee Agenda Packages will be available online by Friday, November 3, 2023 at www.abbotsford.ca/ams. Meetings will be web streamed live and then archived online at www.abbotsford.ca/watchcouncilonline.

New Public Hearing Submission Deadline

All correspondence must be submitted by 9:00 am on the day of the Public Hearing in order to be considered by Council. For more information, please contact cityclerk@abbotsford.ca.

Council Meetings

The next Council meetings take place on October 30, 2023:

- Executive Committee
October 30, 3:00 PM
- Regular Council
October 30, 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.

KEEP THESE ITEMS OUT OF YOUR BLUE CART:



- Plastic net packaging
- Flexible packaging with plastic seal
- Crinkly wrappers & bags
- Stand up zipper lock pouches

These items can be taken to the depot for recycling! Check online for disposal information at www.abbotsford.ca/wastewizard

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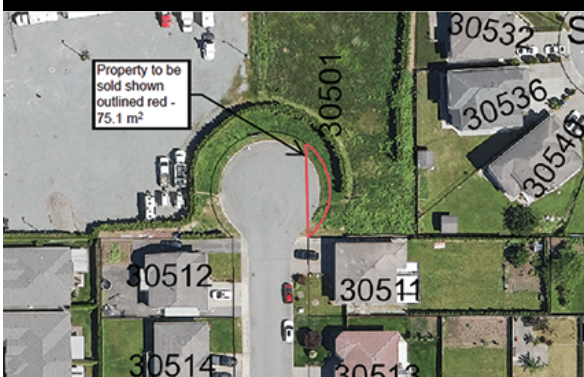
Notice of Intention to Dispose of City Owned Property

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: THAT 75.1 m2 portion of Robin Drive adjacent to PID 024-879-819 Lot A Section 25 Township 13 New Westminster District Plan LMP47555, as shown outlined aerial photo.

CIVIC ADDRESS: Adjacent 3440 Mt Lehman Road

PROPERTY DESCRIPTION



Nature of Disposition: Sale
Purchaser: T.M. Crest Homes Matsqui Ltd.

CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION: \$97,000

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.

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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

NOTICE OF PUBLIC INFORMATION MEETING AND ONLINE ENGAGEMENT PORTAL

Open house and online consultation for proposed amendment to Official Community Plan Bylaw, 2016 for properties located at 32751 and 32767 Downes Road



The City of Abbotsford will hold an open house and an online engagement consultation to consult with the public on a proposal to amend the City's Official Community Plan (OCP). The OCP amendment proposes to change the land use designation of the subject property from Suburban to Institutional to accommodate a two storey childcare centre, a three storey elementary school and a two storey college facility.

Open House Date/Time: Wednesday November 1, 2023 between 6:00 pm and 8:00 pm
Location: Roberta Bondar Elementary, 32717 Chilcotin Drive, Abbotsford, BC

The public is invited to attend this open house to comment on the proposed OCP amendment. The applicant will be available to answer questions regarding the proposed development. Presentation boards will also be available which will outline the proposed concept in greater detail.

The applicant's proposal and related information can also be viewed by visiting the Let's Talk Abbotsford online engagement portal, during the online consultation period. There is an opportunity to provide comments at the end of the survey on the online engagement portal; however, if you have any questions, please contact Planning Services at 604-864-5510 or planning-info@abbotsford.ca.

Engagement Portal: www.letstalkabbotsford.ca/OCPamendments
Consultation Period: October 25, 2023 (8:30 am) to November 15, 2023 (4:30 pm)
For more Information: Contact Sabrina Bhatti, Planner at 604-864-5616 or sbhatti@abbotsford.ca



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