

November 16, 2023

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

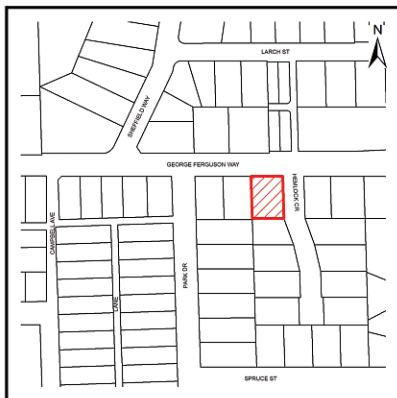
Abbotsford City Council will hold a Public Hearing at 6:00 pm on November 20, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. Video of this meeting will be streamed live, as well 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 9:00 am on November 20, 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 (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 November 7, 2023 to November 20, 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 each of the following Bylaw descriptions.

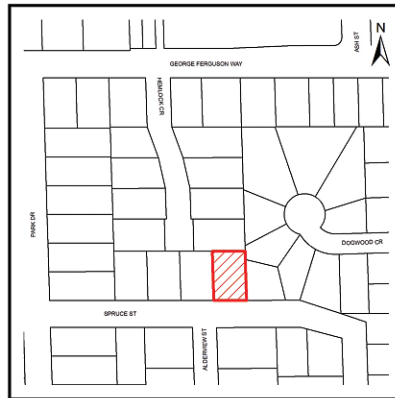
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3458-2023



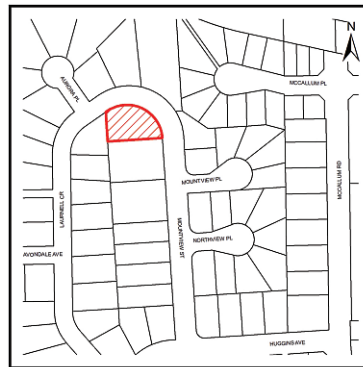
**SUBJECT LAND:** 34090 George Ferguson Way  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3458-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS143-2023](http://www.abbotsford.ca/PDS143-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3462-2023



**SUBJECT LAND:** 34131 Spruce Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3462-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS157-2023](http://www.abbotsford.ca/PDS157-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3468-2023



**SUBJECT LAND:** 2918 Laurnell Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3468-2023 is adopted, the applicant proposes to develop a four lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS154-2023](http://www.abbotsford.ca/PDS154-2023)

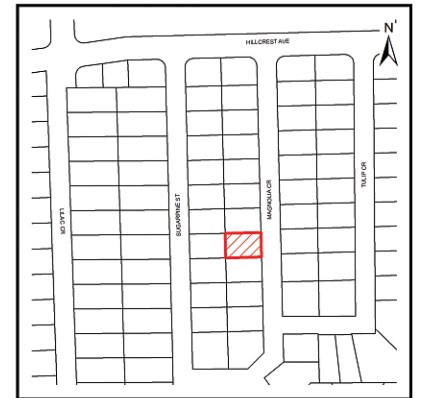
**involve** abbotsford  
 inspire. inform. invigorate.

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

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

**REGISTER** [abbotsford.ca/involve](http://abbotsford.ca/involve)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3469-2023



**SUBJECT LAND:** 2519 Magnolia Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3469-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS155-2023](http://www.abbotsford.ca/PDS155-2023)

### Abbotsford Police Board

Members of the public are invited to attend the Abbotsford Police Board meeting on Wednesday, November 22, 2023 at 12:00 pm, 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.

### 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](mailto:cityclerk@abbotsford.ca).

## Council Meetings

The next Council meetings take place on November 27, 2023:  
**Executive Committee**  
 November 27, 3:00 PM  
**Regular Council**  
 November 27, 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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If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3454-2023



**SUBJECT LAND:** 33521 Braun Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Multifamily Ground Oriented Zone (RMG)  
**PURPOSE:** If Bylaw No. 3454-2023 is adopted, the applicant proposes to develop a seven unit townhouse complex.  
**REPORT URL:** [www.abbotsford.ca/PDS136-2023](http://www.abbotsford.ca/PDS136-2023)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3344-2023



**SUBJECT LANDS:** 2151 McCallum Road, 33509, 33525, 33549 and 33563 Mayfair Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3) and Community Commercial Zone (C3)  
**PROPOSED ZONING:** Comprehensive Development One Hundred Fifteen Zone (N115)  
**PURPOSE:** If Bylaw No. 3344-2023 is adopted, a new Comprehensive Development One Hundred Fifteen Zone (N115) would be created and the subject lands would be rezoned to N115. The applicant proposes to construct 264 units in four buildings.  
**REPORT URL:** [www.abbotsford.ca/PDS156-2023](http://www.abbotsford.ca/PDS156-2023)

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[www.abbotsford.ca/wastewizard](http://www.abbotsford.ca/wastewizard)

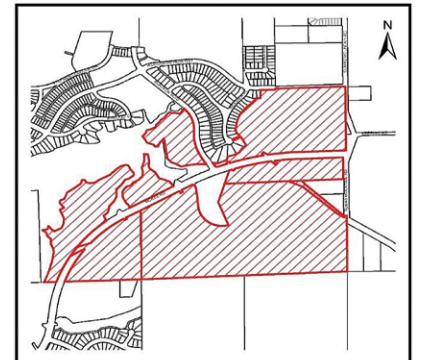
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### NOTICE OF PUBLIC INFORMATION MEETING AND ONLINE ENGAGEMENT PORTAL

Open house and online consultation for proposed amendment to Official Community Plan Bylaw, 2016 for properties located at 4300 Blauson Boulevard, 4305 Blauson Road, 36415 and 36308 McKee Road, No Civic McKee Road (see map), 4115 Sumas Mountain Road, No civic Sumas Mountain Road (see Map).



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) – McKee Neighbourhood Plan. The proposed amendment (on the subject properties) is to change the current land use designations within the Neighbourhood Plan, which are:

- McKee Village
- Open Space
- Urban 2 - Ground Orientated
- Urban 4 - Detached

to a new OCP Designation called Mixed Use Innovation Centre, to permit a mixed-use tech district with a maximum floor space ratio of 3.2.

**Open House Date/Time:** Wednesday, November 29, 2023 between 6:00 pm and 8:00 pm

**Location:** Auguston Traditional Elementary School, 36367 Stephen Leacock 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.

**Engagement Portal:** [www.letstalkabbotsford.ca/OCpamendments](http://www.letstalkabbotsford.ca/OCpamendments)

**Consultation Period:** November 22, 2023 (8:30 am) to December 13, 2023 (4:30 pm)

**For more Information:** Contact Christine Batchelar, Senior Planner at 604-851-4183 or [cbatchelar@abbotsford.ca](mailto:cbatchelar@abbotsford.ca)