

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

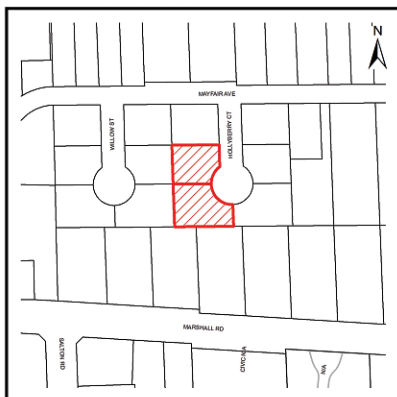
Abbotsford City Council will hold a Public Hearing at 6:00 pm on December 4, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. Video of this meeting will be streamed live, as well as 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 December 4, 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 November 21, 2023 to December 4, 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 each of the following Bylaw descriptions.

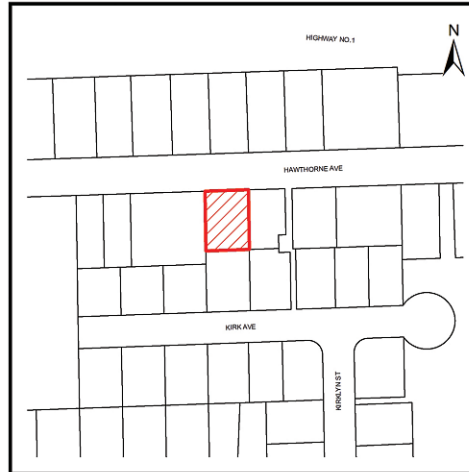
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3341-2023



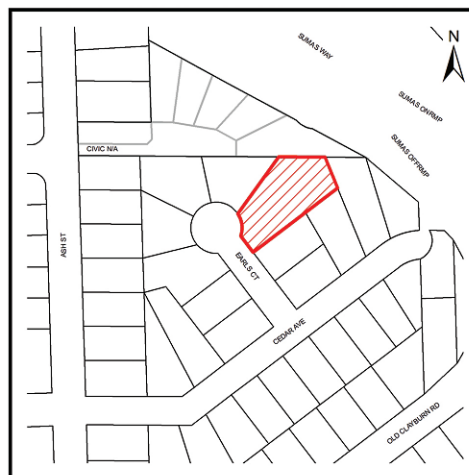
SUBJECT LANDS: 2063 and 2075 Hollyberry Court
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3341-2023 is adopted, the applicant proposes to develop a four lot subdivision.
REPORT URL: www.abbotsford.ca/PDS047-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3473-2023



SUBJECT LAND: 33474 Hawthorne Avenue
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3473-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS164-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3395-2023



SUBJECT LAND: 2976 Earls Court
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3395-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS142-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3473-2023



SUBJECT LANDS: 33762, 33770, 33780, 33786, 33800 McDougall Avenue and 2395 McKenzie Road
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3473-2023 is adopted, the applicant proposes to develop 158 apartment units in two buildings.
REPORT URL: www.abbotsford.ca/PDS163-2023

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3414-2023



SUBJECT LANDS: 53, 169, 267, 465 and 547 Columbia Street
CURRENT OCP DESIGNATION: Agriculture 1 - Uplands
CURRENT ZONING: Agricultural One Zone (A1)
PURPOSE: If Bylaw No. 3414-2023 is adopted, the applicant proposes to add the five subject properties to the Soil Removal Eligible Areas map (Map 15 of the Official Community Plan).
REPORT URL: www.abbotsford.ca/PDS088-2023

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

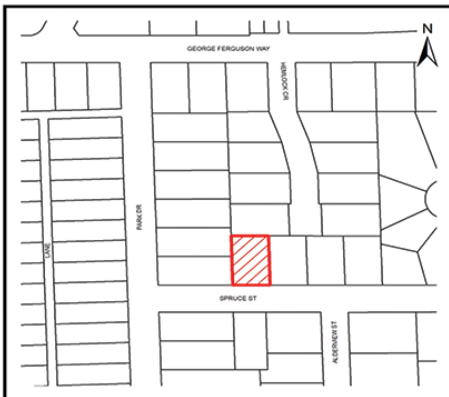
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The following is a synopsis of the bylaws amending the Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Planning Services Division (2nd floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from November 28, 2023 to December 11, 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 each of the following Bylaw descriptions.

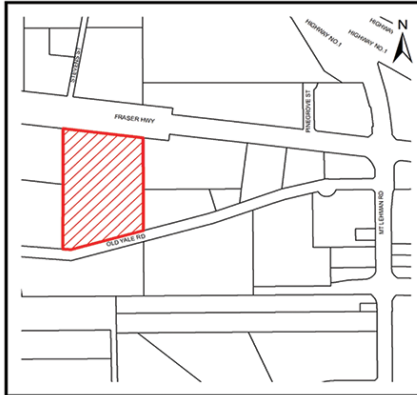
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3480-2023



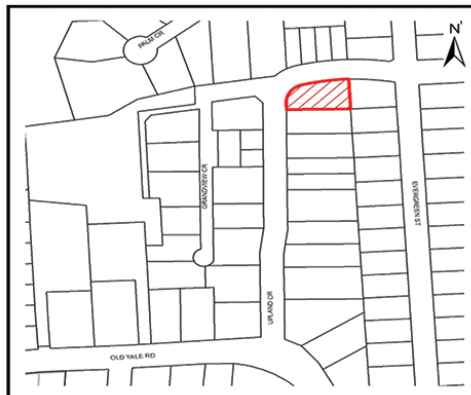
SUBJECT LAND: 34093 Spruce Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3480-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS171-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3463-2023



SUBJECT LAND: 30189 Old Yale Road
CURRENT ZONING: Agricultural One Zone (A1)
PROPOSED ZONING: General Industrial Zone (I2) and Park, Open Space and School Zone (P2)
PURPOSE: If Bylaw No. 3463-2023 is adopted, the applicant proposes to construct an Industrial Development.
REPORT URL: www.abbotsford.ca/PDS166-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3433-2023



SUBJECT LAND: 2896 Upland Crescent
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3433-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS117-2023

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Notice of Intent to Amend Council Procedure Bylaw

Pursuant to Sections 94 and 124 of the *Community Charter*, Council may not amend, repeal or substitute a Council Procedure Bylaw unless Council first gives notice of its intent to do so. Council for the City of Abbotsford intends to amend Bylaw No. 2800-2018, "Council Procedure Bylaw, 2018".

A modernized replacement of the City's Council Procedure Bylaw is proposed to reflect current legislative drafting conventions, reduce the level of prescriptiveness and increase readability.

Council will receive public input regarding the adoption of Bylaw No. 3483-2023, "Council Procedure Bylaw, 2023", at the December 4, 2023, Council Meeting. The meeting will be held in the Matsqui Centennial Auditorium, 32315 South Fraser Way, immediately following the 6:00 p.m. Public Hearing.

Written feedback can be provided electronically to the City Clerk at cityclerk@abbotsford.ca, by fax to 604-853-1934, 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 am on December 4, 2023. Feedback may also be provided in person during the Council Meeting. Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

A copy of the bylaw is available on the City's website at www.abbotsford.ca/council, or 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 604-864-5506, or cityclerk@abbotsford.ca.

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:

- December 4 3 pm Executive Committee
- December 4 6 pm Regular Council

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

2024 Council Meeting Schedule

The 2024 Council Meeting schedule is now available on abbotsford.ca

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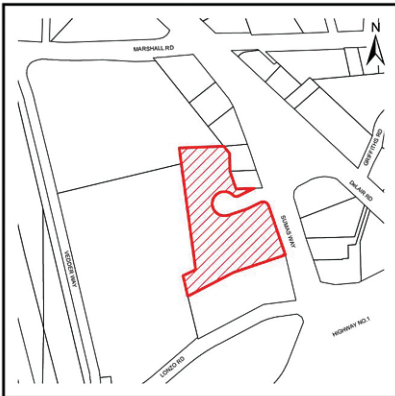
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Notice of Council Consideration Regarding a Liquor and Cannabis Regulation Branch (LCRB) Application

The City of Abbotsford has received an application for a Liquor Primary Licence at Abbey Road Restaurant & Tap House Ltd. located at 1851 Sumas Way. Planning Report No. PDS170-2023 is available for review 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 November 28, 2023 to December 11, 2023, or online at www.abbotsford.ca/PDS170-2023. If you have any questions, please contact Planning Services Staff at 604-864-5510.

Abbotsford City Council will hold a Council Hearing for this application following the 6:00 pm Public Hearing on December 11, 2023 in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C. 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 Liquor Primary Licence application will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters that are subject to Council Consideration. 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 December 11, 2023. Feedback may also be provided in person during the Council meeting. Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.



SUBJECT LAND:

1851 Sumas Way

PURPOSE:

If the Liquor Primary Licence application is approved by the Liquor and Cannabis Regulation Branch (LCRB), Abbey Road Restaurant & Tap House Ltd. will be permitted to transition their existing Food Primary Licence to a Liquor Primary Licence, consistent with the *Liquor Control and Licensing Act*.

REPORT URL:

www.abbotsford.ca/PDS170-2023