

### Notice of Council Consideration

Regarding amendments to the Abbotsford Zoning Bylaw, 2014

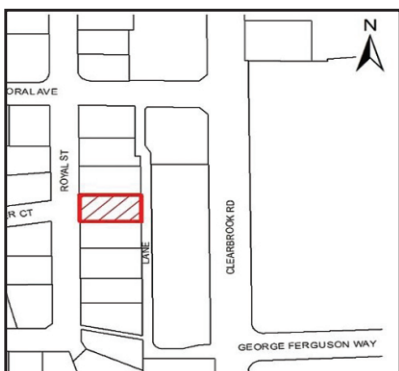
In accordance with the Local Government Act, Abbotsford City Council will consider the following bylaws at a Council Meeting on the dates and time noted below. A video of the meeting will be streamed live, as well as archived, on the City's website at [www.abbotsford.ca/watchcouncilonline](http://www.abbotsford.ca/watchcouncilonline).

Council Meeting Date/Time	Reference
<b>Tuesday, February 13, 2024</b> at 3:00 pm	<ul style="list-style-type: none"> <li>• 2950 Royal Street (PRJ22-125)</li> <li>• 2468, 2456 and 2444 Park Drive (PRJ21-003)</li> <li>• 28944 Downes Road (PRJ22-145)</li> <li>• 32711 Avalon Crescent (PRJ23-110)</li> <li>• 2256, 2262, and 2272 McCallum Road (PRJ21-132)</li> <li>• Update to Section 800 - Comprehensive Development Zones of the City's Zoning Bylaw (ZBA-039)</li> </ul>

The proposed bylaws and related reports can be viewed at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30am and 4:30pm, Monday to Friday (excluding Statutory Holidays) or online, on the Friday prior to the scheduled meeting date. To view copies online, please follow the URL noted on each file summary below.

If you have any questions, please contact Planning Services Staff at 604-864-5510 or [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3404-2024



**SUBJECT LAND:** 2950 Royal Street  
**FILE NUMBER:** PRJ22-125  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Multiplex Residential Zone (RMX)  
**PURPOSE:** If Bylaw No. 3404-2024 is adopted, the applicant proposes to develop a four unit townhouse within a single building.  
**REPORT URL:** [www.abbotsford.ca/PDS019-2024](http://www.abbotsford.ca/PDS019-2024)



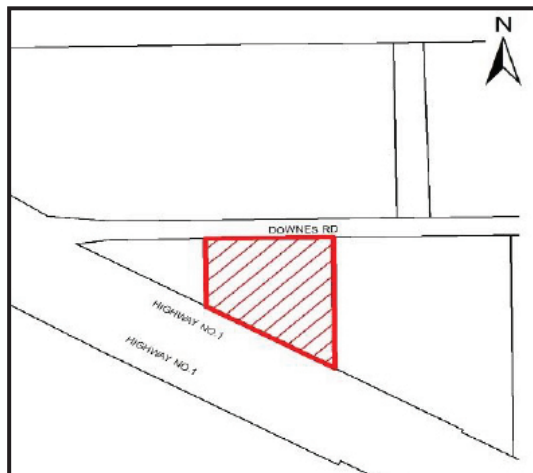
[www.facebook.com/CityOfAbbotsford](http://www.facebook.com/CityOfAbbotsford)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3445-2024



**SUBJECT LANDS:** 2468, 2456 and 2444 Park Drive  
**FILE NUMBER:** PRJ21-003  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3445-2024 is adopted, the applicant proposes to develop a seven lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS009-2024](http://www.abbotsford.ca/PDS009-2024)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3479-2024



**SUBJECT LAND:** 28944 Downes Road  
**FILE NUMBER:** PRJ22-145  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PURPOSE:** If Bylaw No. 3479-2024 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit the continuation of a business consisting of waste disposal, street sweeping, and septic servicing which includes the parking of 10 commercial vehicles.  
**REPORT URL:** [www.abbotsford.ca/PDS003-2024](http://www.abbotsford.ca/PDS003-2024)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3494 - 2024



**SUBJECT LAND:** 32711 Avalon Crescent  
**FILE NUMBER:** PRJ23-110  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3494-2024 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS002-2024](http://www.abbotsford.ca/PDS002-2024)

#### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3498 - 2024



**SUBJECT LANDS:** 2256, 2262 and 2272 McCallum Road  
**FILE NUMBER:** PRJ21-132  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3498 -2024 is adopted, the applicant proposes to develop a 55 unit six storey apartment building.  
**REPORT URL:** [www.abbotsford.ca/PDS020-2024](http://www.abbotsford.ca/PDS020-2024)

Continued on page 11

## ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3499-2024

**FILE NUMBER:** ZBA-039  
**PURPOSE:** Bylaw No. 3499-2024 is a housekeeping update to Section 800 – Comprehensive Development Zones of the City’s Zoning Bylaw, which if approved will improve the application and consistency of the City’s Comprehensive Development Zones.  
**REPORT URL:** [www.abbotsford.ca/PDS011-2024](http://www.abbotsford.ca/PDS011-2024)

## Notice of Planning Hearing Regarding issuance of Temporary Use Permit No. 2426

The Director, Development Planning will hold a Planning Hearing at 2:00 pm, on **February 21, 2024**, in Room 226, at Abbotsford City Hall, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act*, to consider the approval of Temporary Use Permit No. 2426. At the Planning Hearing, all persons who believe their interest in property is affected by the proposed Temporary Use Permit will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Temporary Use Permit that is the subject of the Hearing.

The following is a synopsis of Temporary Use Permit No. 2426, and is not deemed to be an interpretation. A copy of Temporary Use Permit No. 2426 and relevant background documentation may be viewed at the Planning Services Division (2<sup>nd</sup> Floor), Abbotsford City Hall, 32315 South Fraser Way, Abbotsford, B.C., anytime between 8:30 am and 4:30 pm Monday to Friday, excluding Statutory Holidays. Please contact Nick Wilding, Assistant Planner at [nwilding@abbotsford.ca](mailto:nwilding@abbotsford.ca) or call 604-851-4154.

## Temporary Use Permit No. 2426



**SUBJECT LAND PURPOSE:** 39960 South Parallel Road  
 If approved, the applicant proposes to utilize the property for use of 1.6 ha for the temporary storage and transport of shavings/sawdust, chicken manure, and mushroom compost, and the storage of ten commercial vehicles associated with the operation as per ALC Resolution #167-2021.

## Notice Of Public Information Meeting And Online Engagement Portal

Open house and online consultation for proposed amendment to Official Community Plan Bylaw, 2016 for property located at 2881 Montrose Avenue



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 Urban 2 - Ground Orientated to Urban 1 - Midrise to support 130 units in two 6 storey buildings.

**Open House Date/Time:** February 21, 2024 between 6:00 pm and 8:00 pm

**Location:** Open Space, 33765 Essendene Avenue

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:** February 14, 2024 to March 6, 2024

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

follow us on  @City\_Abbotsford

## WINTER TIME REC TIME

recreation  
connect

REGISTERED  
& DROP-IN  
PROGRAMS  
AVAILABLE AT  
YOUR COMMUNITY  
REC CENTRE!

Abbotsford Parks,  
Recreation & Culture  
has activities for the  
whole family.



REGISTER ONLINE  
DIRECT2REC.COM

ABBOTSFORD RECREATION CENTRE  
604.853.4221  
MATSQUI RECREATION CENTRE  
604.855.0500

## KEEP THESE ITEMS OUT OF YOUR BLUE CART:



These items can be taken  
to the depot for recycling!

Check online for disposal information at

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

## COUNCIL MEETINGS

THE NEXT COUNCIL MEETINGS  
TAKE PLACE ON February 13

Council meetings will be streamed live and archived at [abbotsford.ca/watchcouncilonline](http://abbotsford.ca/watchcouncilonline). To view agendas, please visit [abbotsford.ca/ams](http://abbotsford.ca/ams).