

Notice of Council Consideration

Regarding amendments to the Abbotsford Zoning Bylaw, 2014

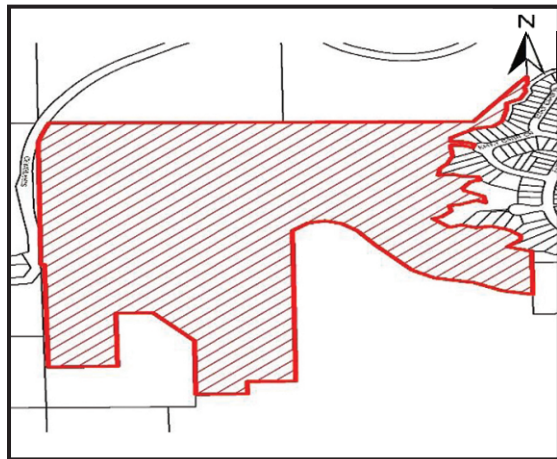
In accordance with the *Local Government Act*, Abbotsford City Council will consider the following bylaws at a Council Meeting on the dates and time noted below. A video of the meeting will be streamed live, as well as archived, on the City's website at www.abbotsford.ca/watchcouncilonline.

Council Meeting Date/Time	Reference
Tuesday, March 5, 2024 at 3:00 pm	<ul style="list-style-type: none"> • 35602 Straiton Road (PRJ20-091) • 2174 Dolphin Crescent (PRJ23-129) • 2319 Imperial Street (PRJ23-135) • 2353 McKenzie Road (PRJ23-074) • 3129 Consort Court (PRJ23-067) • 31522 Monarch Court (PRJ23-118) • 2495 Marcet Court (PRJ22-023) • 2998 Palm Crescent (PRJ22-141)
Tuesday, March 12, 2024 at 3:00 pm	<ul style="list-style-type: none"> • 1455 McCallum Road (PRJ23-122) • 2730 Ash Street (PRJ22-040)

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 8:30 am and 4:30 pm, 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.

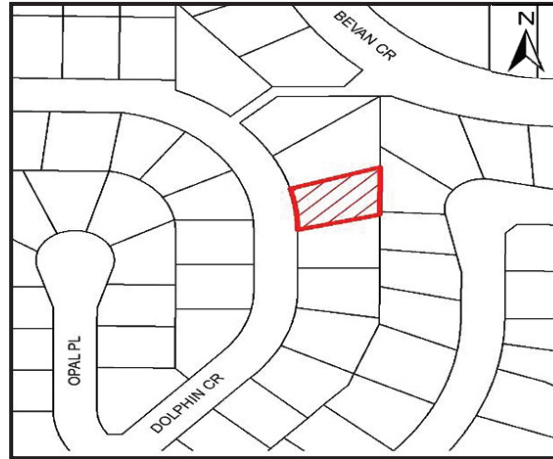
If you have any questions, please contact Planning Services Staff at 604-864-5510 or planning-info@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW Bylaw No. 3482-2024



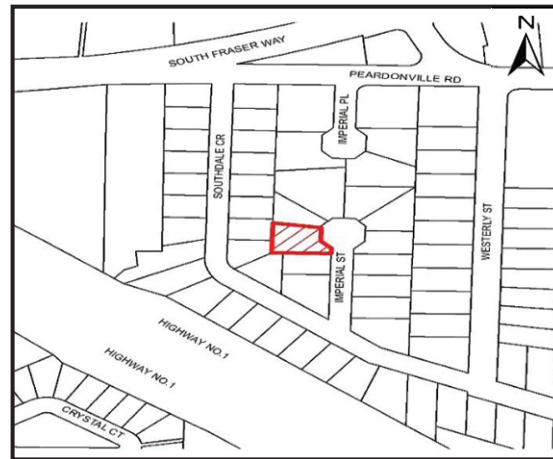
SUBJECT LAND: 35602 Straiton Road
FILE NUMBER: PRJ20-091
CURRENT ZONING: Low Density Townhouse Zone (RM16) and Park, Open Space and School Zone (P2)
PROPOSED ZONING: Residential Zone (RS5) and Park, Open Space and School Zone (P2)
PURPOSE: If Bylaw No. 3482-2024 is adopted, the applicant proposes to develop a 26 lot bare land strata subdivision.
REPORT URL: www.abbotsford.ca/PDS018-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3517-2024



SUBJECT LAND: 2174 Dolphin Crescent
FILE NUMBER: PRJ23-129
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3517-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS022-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3500-2024



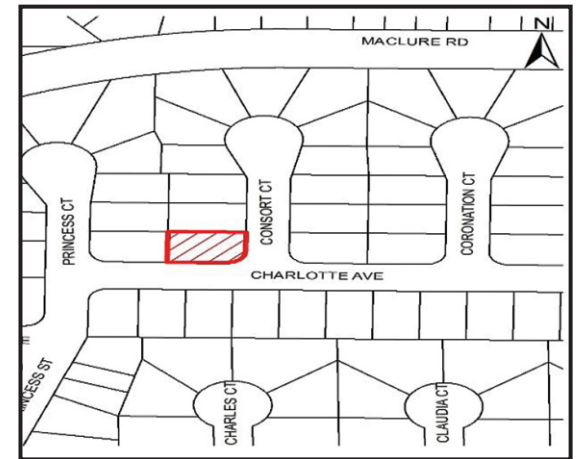
SUBJECT LAND: 2319 Imperial Street
FILE NUMBER: PRJ23-135
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3500-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS024-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3496-2024



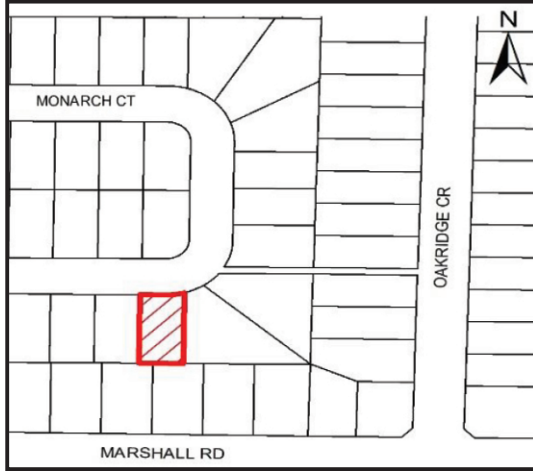
SUBJECT LAND: 2353 McKenzie Road
FILE NUMBER: PRJ23-074
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3496-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS029-2024

LAND USE CONTRACT NO. 117 and 200 DISCHARGE BYLAW NO. 3484-2024

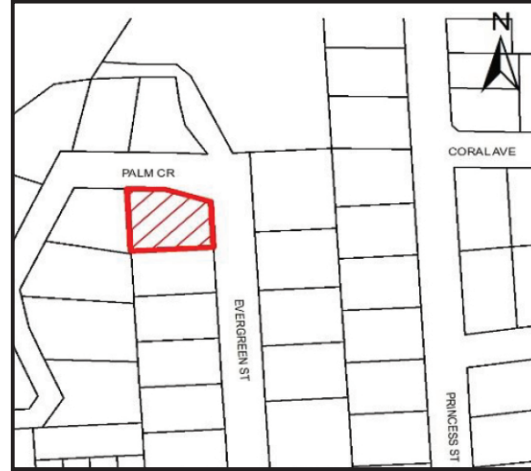


SUBJECT LAND: 3129 Consort Court
FILE NUMBER: PRJ23-067
CURRENT LAND USE REGULATION: Land Use Contract No. 117 and 200
PURPOSE: If Bylaw No. 3484-2024 is adopted, Land Use Contract No. 117 and 200 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone, Infill (RS3-i) would then regulate development and permit a secondary suite.
REPORT URL: www.abbotsford.ca/PDS021-2024

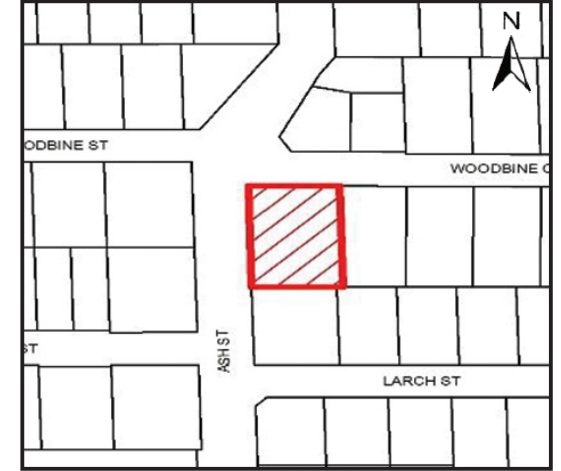
**LAND USE CONTRACT NO. 49
DISCHARGE BYLAW NO. 3485-2024**



**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3488-2024**



**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3486-2024**



SUBJECT LAND: 31522 Monarch Court
FILE NUMBER: PRJ23-118
CURRENT LAND USE REGULATION: Land Use Contract No. 49
PURPOSE: If Bylaw No. 3485-2024 is adopted, Land Use Contract No. 49 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit a new single detached dwelling.
REPORT URL: www.abbotsford.ca/PDS027-2024

SUBJECT LAND: 2998 Palm Crescent
FILE NUMBER: PRJ22-141
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3488-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS017-2024

SUBJECT LAND: 2730 Ash Street
FILE NUMBER: PRJ22-040
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3486-2024 is adopted, the applicant proposes to develop a four lot subdivision.
REPORT URL: www.abbotsford.ca/PDS036-2024

**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3503-2024**



**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3515-2024**



SUBJECT LAND: 2495 Marquet Court
FILE NUMBER: PRJ22-023
CURRENT ZONING: Urban Residential Zone (RS3)
CURRENT ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3503-2024 is adopted, the applicant proposes the future construction of up to a four unit townhouse development within a single building.
REPORT URL: www.abbotsford.ca/PDS030-2024

SUBJECT LAND: 1455 McCallum Rd
FILE NUMBER: PRJ23-122
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG)
PURPOSE: If Bylaw No. 3515-2024 is adopted, the applicant proposes to develop a 130 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS025-2024

COUNCIL MEETINGS

**THE NEXT COUNCIL MEETINGS
TAKE PLACE ON March 5**

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



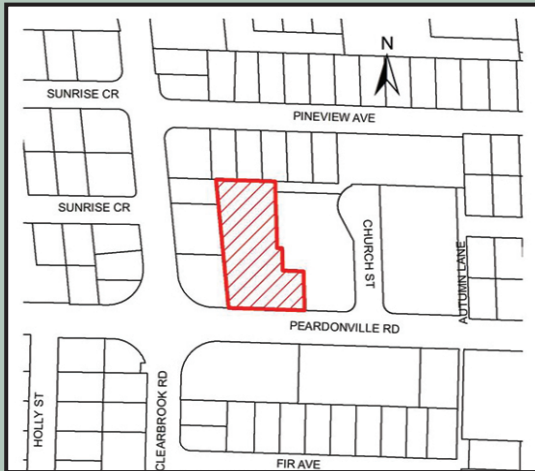
www.facebook.com/CityOfAbbotsford



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 the proposed amendment to the Official Community Plan Bylaw, 2016, for the property located at 32027 Peardonville Road



The City of Abbotsford will hold an Open House and an online public engagement consultation portal on a proposal to amend the City's Official Community Plan (OCP). The OCP amendment proposes to change the land use designation for 32027 Peardonville Road from 'Institutional' to 'Urban 1 - Midrise' to allow a Rezoning for development of a 6 storey apartment building.

Open House Date/Time: March 13, 2024 - 6:00 am to 8:00 pm

Location: Dormick Park Elementary School
32161 Dormick 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 and will have presentation boards 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. There is an opportunity to provide comments at the end of the survey on the online engagement portal.

Engagement Portal: www.letstalkabbotsford.ca/OCpamendments

Consultation Period: open until end of day on March 27, 2024

For more Information: Contact Nick Crosman, Senior Planner, ncrosman@abbotsford.ca or 604-557-7067

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SENIORS' COFFEE SOCIAL



SENIORS EMPOWERED



Wednesday, March 13
10:30am - 12pm
Abbotsford Recreation Centre
Join our first guest speaker
Mayor Siemens.



Our weekly social will feature a guest speaker. Current events, local history and inspiring stories will spark some dynamic discussions. It's a great way to meet others and learn something new!

\$2 drop-in with Senior Activity Pass
\$4.50 without pass

DIRECT2REC.COM



Abbotsford Recreation Centre 2499 McMillan Road | 604.853.4221