

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 date, time and location noted below. A video of the meeting will also be streamed live and archived on the City's website (see links noted below).

Council Meeting Date/Time/Location	Reference
<p>Tuesday, April 9, 2024 at 3:00 pm</p> <p>Location: Room 530, 5th Floor, City Hall, 32315 South Fraser Way, Abbotsford, BC</p> <p>Live Stream: www.abbotsford.ca/atcouncilonlineApril 9</p>	<ul style="list-style-type: none"> • 33724 Lincoln Road (PRJ23-058) • 32123 George Ferguson Way (PRJ23-106) • 36560 Dawson Road (PRJ20-039) • 34331 Old Yale Road (PRJ21-151)
<p>Tuesday, April 16, 2024 at 3:00 pm</p> <p>Location: Matsqui Centennial Auditorium 32315 South Fraser Way, Abbotsford, BC</p> <p>Live Stream: www.abbotsford.ca/watchcouncilonline</p>	<ul style="list-style-type: none"> • 33938 & 33946 George Ferguson Way (PRJ22-004) • 34142 Fraser Street (PRJ21-127) • 3130 Coronation Court (PRJ22-114) • 31511 Monte Vista Crescent (PRJ22-137)

The proposed bylaws and related reports will be available online on the Friday prior to the scheduled meeting. Please follow the Report URL noted below on each file summary. Alternatively, hard copies will be available 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).

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

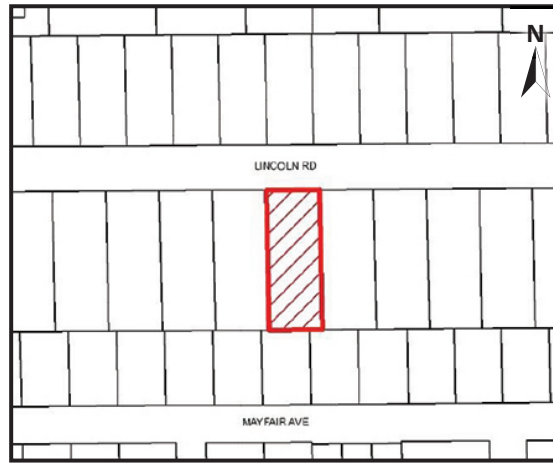


LET'S TALK

abbotsford

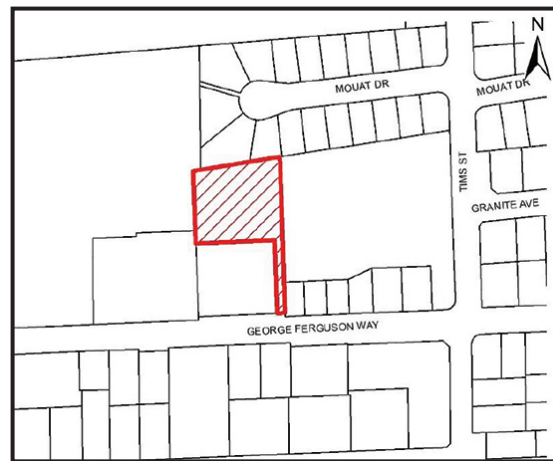
Visit Let's Talk Abbotsford where you can have your say on projects and initiatives that the City is working on. Share your opinions, ideas and give feedback on projects that matter to you. Visit www.letstalkabbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3460-2024



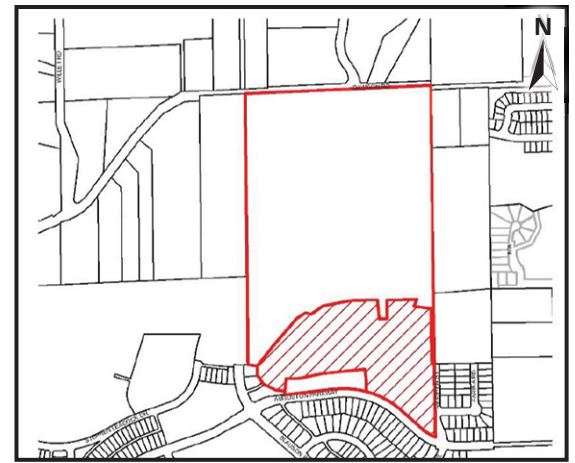
SUBJECT LAND: 33724 Lincoln Road
FILE NUMBER: PRJ23-058
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3460-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS006-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3516-2024



SUBJECT LAND: 32123 George Ferguson Way
FILE NUMBER: PRJ23-106
CURRENT ZONING: Low Rise Apartment Zone (RML)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3516-2024 is adopted, the applicant proposes to develop a six storey 130 unit apartment building.
REPORT URL: www.abbotsford.ca/PDS043-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3521-2024



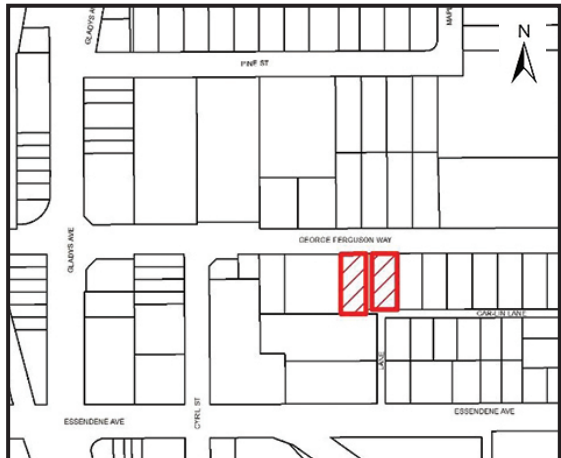
SUBJECT LAND: 36560 Dawson Road
FILE NUMBER: PRJ20-039
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Residential Zone (RS5)
PURPOSE: If Bylaw No. 3521-2024 is adopted, the applicant proposes to develop approximately 100 single detached dwellings.
REPORT URL: www.abbotsford.ca/PDS041-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3523-2024



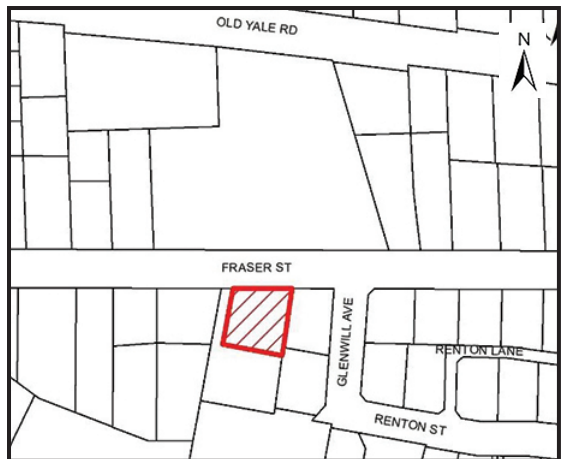
SUBJECT LAND: 34331 Old Yale Road
FILE NUMBER: PRJ21-151
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3523-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS047-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3522-2024



SUBJECT LANDS: 33938 and 33946 George Ferguson Way
FILE NUMBER: PRJ22-004
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3522-2024 is adopted, the applicant proposes to develop a six storey 60 unit apartment building
REPORT URL: www.abbotsford.ca/PDS044-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3391-2024



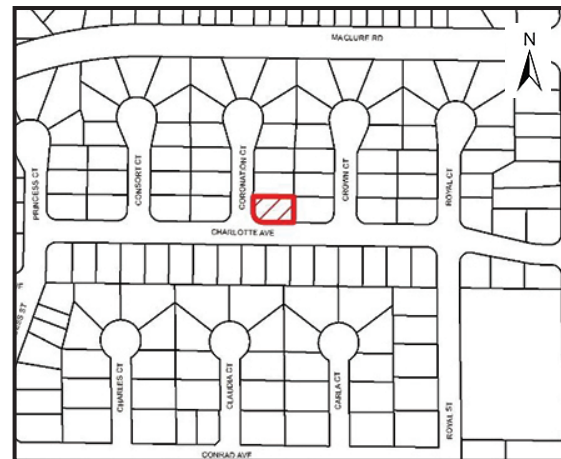
SUBJECT LANDS: 34142 Fraser Street
FILE NUMBER: PRJ21-127
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i)
PURPOSE: If Bylaw No. 3391-2024 is adopted, the applicant proposes to develop a three lot subdivision consisting of one single detached residence/lot and a lot that will be utilized for a duplex.
REPORT URL: www.abbotsford.ca/PDS052-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3530-2024



SUBJECT LANDS: 31511 Monte Vista Crescent
FILE NUMBER: PRJ22-137
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3530-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS061-2024

LAND USE CONTRACT NO. 117 and 200 DISCHARGE BYLAW BYLAW NO. 3524-2024



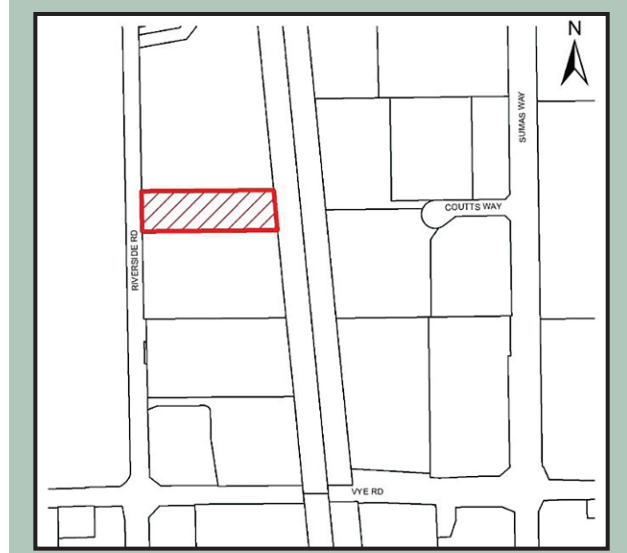
SUBJECT LAND: 3130 Coronation Court
FILE NUMBER: PRJ22-114
CURRENT LAND USE REGULATION: Land Use Contract No. 117 and 200
PURPOSE: If Bylaw No. 3524-2024 is adopted, Land Use Contract No. 117 and 200 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone, infill (RS3-i) would then regulate development and permit a secondary suite.
REPORT URL: www.abbotsford.ca/PDS040-2024

NOTICE OF COUNCIL HEARING Regarding a Telecommunication Antennae Structure (TAS) Application

Abbotsford City Council will hold a Council Hearing in the Matsqui Centennial Auditorium at City Hall (32315 South Fraser Way) to consider an application for a Telecommunication Antennae Structure (TAS) on the date/ time noted below. A video of this meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Council Meeting Date/Time	File Reference
Tuesday, April 16, 2024 at 3:00pm	• 990 Riverside Road (PRJ23-007)

What is being proposed? The installation of a 35m tall monopole Telecommunication Antennae Structure (TAS) with ancillary electronic equipment by Rogers Communications Inc. to be located at 990 Riverside Road.



How can I learn more about the application? The related report is available to view online at www.abbotsford.ca/PDS038-2024. Alternatively, hard copies are available 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).

How can I provide input? If you believe your interest in property is affected by the proposed application, you are encouraged to attend this meeting in person and/or provide feedback to Council as follows:

- **Via Email** – no later than 9:00 am on Monday, April 15, 2024 to the City Clerk's office at cityclerk@abbotsford.ca;
- **By Mail or Hand Deliver** – no later than 9:00 am on Monday, April 15, 2024 to the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; and/or
- **In Person** at the above-noted Council Hearing at 3:00 pm on April 16, 2024 in the MCA

Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes. If you have any questions or require more information, please contact Anne-Marie Paquette, Planner at apaquette@abbotsford.ca or phone 604-864-5659.

NOTICE OF PUBLIC HEARING to consider amendments to the Abbotsford Official Community Plan Bylaw, 2016

In accordance with the *Local Government Act*, Abbotsford City Council will hold a Public Hearing to consider the following bylaws on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Public Hearing Date/Time/Location	Reference
Tuesday April 16, 2024 at 6:00 pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> • 34098, 34118, 34144, and 34164 Maclure Road (PRJ22-037) • 34010, 34024, 34040, 34056 and 34074 Maclure Road (PRJ22-107)

How can I learn more about the proposed amendments?
A copy of each report for the respective bylaws are available online. Please follow the Report URL noted below on each file summary. Alternatively, hard copies will be available 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).

How can I provide input? 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. Feedback may be provided as follows:

- **Via Email** – received no later than 9:00 am on Monday, April 15, 2024 at cityclerk@abbotsford.ca;
- **By Mail or Hand Deliver** – received no later than 9:00 am on Monday, April 15, 2024 at the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; and/or
- **In Person** at the above-noted Public Hearing at 6:00 pm on April 16, 2024 in the MCA

Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

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

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3512-2024 and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3511-2024



SUBJECT LANDS: 34098, 34118, 34144, 34164 Maclure Road
FILE NUMBER: PRJ22-037
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Urban 2 – Ground Orientated
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Orientated Zone (RMG)
PURPOSE: If Bylaw No. 3512-2024 is adopted, the subject lands will be redesignated from Suburban to Urban 2 – Ground Orientated; and if Bylaw No. 3511-2024 is adopted, the applicant proposes to construct a 145 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS033-2024

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3514-2024 and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3513-2024



SUBJECT LANDS: 34010, 34024, 34040, 34056 and 34074 Maclure Road
FILE NUMBER: PRJ22-107
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Urban 2 – Ground Orientated
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Orientated Zone (RMG)
PURPOSE: If Bylaw No. 3514-2024 is adopted, the subject properties will be redesignated from Suburban to Urban 2 – Ground Orientated; and if Bylaw No. 3513-2024 is adopted, the applicant proposes to construct a 69 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS034-2024

NOTICE - SURPLUS FOLLOWING ANNUAL TAX SALE

Notice - Surplus Following Annual Tax Sale for PID: 012-399-710 Pursuant to section 659(5) of the Local Government Act, RSBC 2015, c 1, take notice that a surplus of \$16,520.73, is payable to Howard Robinson and Lillian Robinson as of September 27, 2023. Contact the City of Abbotsford Financial Operations Department by emailing cash@abbotsford.ca or in writing to 32315 South Fraser Way, Abbotsford, BC, V2T 1W7 Financial Operations Department | cash@abbotsford.ca

COMMUNITY CLEAN-UP

Community Clean-Up month is a great way to get involved in volunteering, contribute to environmental stewardship in our community, encourage social responsibility, helps beautify our neighbourhoods and it's a great way to celebrate Earth Day. Last year over 3,000 residents participated in this beautification initiative. Abbotsford residents are encouraged to pick up litter around their workplace, school, parks, trails and streets from April 1 - 30. Why not join us? Register today to access free clean-up supplies at abbotsford.ca/volunteerapplication. Contact us at volunteer@abbotsford.ca or call 604-557-7050. Did you know you can WIN 1 of 20 volunteer appreciation prize packs just by sharing your volunteering photos to volunteer@abbotsford.ca.

COUNCIL MEETINGS

**THE NEXT COUNCIL MEETINGS
TAKE PLACE ON April 9**

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



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