



## **NOTICE**

### **BOARD OF VARIANCE MEETING**

The City of Abbotsford's Board of Variance will hold a Public Hearing in Room 530 at Abbotsford City Hall, 32315 South Fraser Way, Abbotsford, BC on Thursday, January 15, 2026, starting at 10:00 am to consider the following appeal(s):

ADDRESS: 33544 Lynn Avenue

LEGAL: LOT 12 SECTION 16 TOWNSHIP 16 PLAN NWP15607 NWD

PURPOSE: The applicants are appealing to the Board of Variance to request a variance to the City of Abbotsford's Zoning Bylaw 2014 regulations, for the maximum permitted Lot Coverage of 40%. Specifically, the applicants are seeking to:

1. Request a variance to Section 350.3.8.a Development Regulations a) Maximum Lot Coverage – to increase the maximum Lot Coverage from 40% to 44% by demolishing an existing single-family dwelling with attached garage and construct a detached 4-bedroom Care Home with attached garage and unfinished basement.

Dated: December 19, 2025

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Bob Dhillon  
Manager, Building Inspections