

Notice of Council Consideration  
Regarding Amendments to the  
Abbotsford Zoning Bylaw, 2014

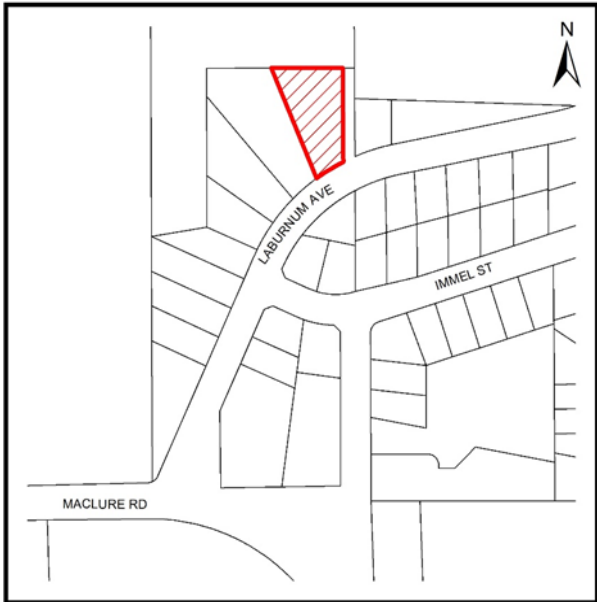
In accordance with the *Local Government Act*, Abbotsford City Council will hold a Council Meeting to consider the following bylaw on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at [abbotsford.ca/watchcouncilonline](http://abbotsford.ca/watchcouncilonline)

Council Meeting Date/Time/Location	Reference
Tuesday, December 9, 2025 at 3:00pm  Location: Abbotsford City Hall, 5th Floor, Room 530 32315 South Fraser Way, Abbotsford, BC	• 34397 Laburnum Avenue (PRJ22-118)

The proposed bylaw and related report 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 8:30am and 4:30pm, 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](mailto:planning-info@abbotsford.ca)

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3680-2025



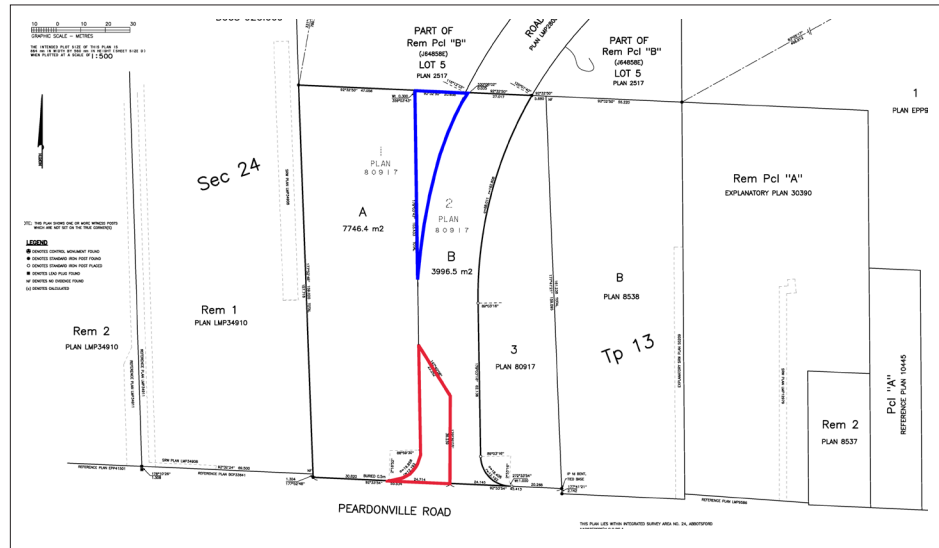
**SUBJECT LAND:** 34397 Laburnum Avenue  
**FILE NUMBER:** PRJ22-118  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Residential Zone (RS5)  
**PURPOSE:** If Bylaw No. 3680-2025 is adopted, the applicant proposes to rezone the subject property from Urban Residential Zone (RS3) to Residential Zone (RS5) to facilitate a two-lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS213-2025](http://www.abbotsford.ca/PDS213-2025)

Notice of Intention to Dispose of  
City Owned Property

The Council of the City of Abbotsford Pursuant to the Community Charter, gives notice of intention to dispose of the following City property:

**Legal Description** A 586.4 m2 portion of PID 013-673-874 Lot 2 Section 24 Township 13 New Westminster District Plan 80917, as shown outlined red on the attached survey Plan

**Civic Address** 30800 Block Peardonville Rd



**Nature of Disposition** Land Exchange  
**Purchaser** 0922021 B.C. Ltd., Inc No. BC0922021  
**Consideration to be received by the City for the disposition** 586.4 m2 portion of the adjacent property located at 30887 Peardonville Road as shown outlined blue on the attached survey plan.

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604-864-5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

NEXT COUNCIL MEETING:  
DECEMBER 9, 2025

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



## Notice of Intention to Dispose of City Owned Property

The Council of the City of Abbotsford Pursuant to the Community Charter, gives notice of intention to dispose of the following City property:

<b>Legal Description</b>	THAT portion of : P.I.D. – 006-316-531 Lot 109 Section 15 Township 16 New Westminster District Plan 48807; shown outlined blue on the attached diagram and containing an area of approximately 10,342 square feet
<b>Civic Address</b>	34194 Marshall Road



<b>Nature of Disposition</b>	Lease Extension – January 1 2026 to December 31, 2030
<b>Lessee</b>	Canadian Back Institute Ltd.
<b>Consideration to be received by the City for the disposition</b>	\$209,425.20 per annum base rent + Operating Expenses

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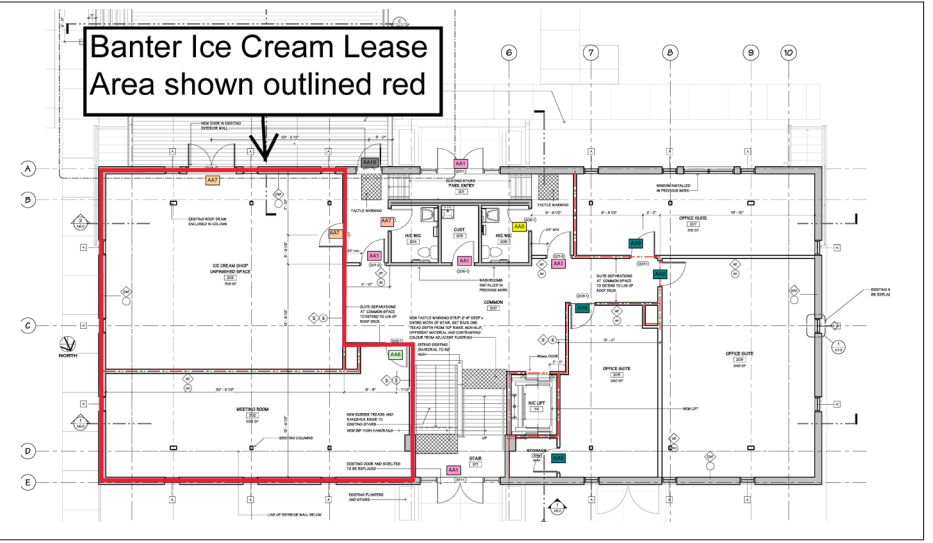


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## Notice of Intention to Dispose of City Owned Property

The Council of the City of Abbotsford Pursuant to the Community Charter, gives notice of intention to dispose of the following City property:

<b>Legal Description</b>	THAT 1,297 square foot portion of 33660 South Fraser Way (Centennial Building), as shown outlined red on the attached diagram.
<b>Civic Address</b>	33660 South Fraser Way, Abbotsford



<b>Nature of Disposition</b>	Five year lease commencing Nov 1 2025 with one additional five year option to renew at market rent
<b>Lessee</b>	Banter Ice Cream Inc.
<b>Consideration to be received by the City for the disposition</b>	\$24 per square foot per annum plus Operating Expenses for the first year, escalating 3% each year thereafter.

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