

Notice of Council Consideration Regarding an Amendment 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

Council Meeting Date/Time/Location	Reference
Tuesday, May 26, 2026 at 3:00pm <u>Location:</u> Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> • 33268 Marshall Road (PRJ25-057) • City Initiated Zoning Bylaw Amendments - Bylaw No. 3725-2026 (ZBA-049)

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 the file summary. Alternatively, a hard copy 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

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3719-2026



SUBJECT LAND: 33268 Marshall Road
FILE NUMBER: PRJ25-057
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3719-2026 is adopted, the applicant proposes to rezone the subject property to facilitate the construction of two apartment buildings consisting of 278 residential units
REPORT URL: www.abbotsford.ca/PDS069-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3725-2026

FILE NUMBER: ZBA-049
PURPOSE: If Bylaw No. 3725-2026 is adopted, the Abbotsford Zoning Bylaw will be amended to clarify some of the new regulations adopted as part of the Abbotsford 2050 OCP update process.

In addition, Bylaw No. 3725-2026 will amend the Zoning Bylaw map for the following 21 properties:

To the Townhouse One Zone (TH1):

- 2874 Ash Street
- 34385 George Ferguson Way
- 33755 Marshall Road
- 33812 Marshall Road
- 34092 Marshall Road
- 34097 Marshall Road
- 2024 Olive Way
- 33909 Fern Street
- 33919 Fern Street
- 33927 Fern Street
- 33939 Fern Street
- 33957 Fern Street
- 33967 Fern Street
- 1980 Dahl Crescent
- 1987 McKenzie Road

To the Townhouse Two Zone (TH2):

- 32775 Haida Drive
- 32795 Haida Drive

To the Small-Scale Multi-Unit Housing Two Zone (SSMUH 2):

- 34403 Donlyn Avenue
- 3517 Picton Street
- 3525 Picton Street

To the Mid Rise Apartment Zone (RMM)

- 2090 Eleanor Road

REPORT URL: www.abbotsford.ca/PDS061-2026

NEXT COUNCIL MEETING:
May 26, 2026

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Council meetings will be streamed
 live and archived at
abbotsford.ca/watchcouncilonline.

To view agendas, visit 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:

Legal Description THAT approximate 2,700 square foot portion of the "Pole Barn" located on PID 004-990-676 Lot 14 Section 11 Township 16 New Westminster District Plan 52474, as shown out-lined red on the attached sketch

Civic Address 1544 Riverside Road



Nature of Disposition Five year lease term with one additional five year option to renew

Lessee CENTRAL FRASER VALLEY SEARCH AND RESCUE (CFVSAR)

Consideration to be received by the City for the disposition \$300,000 capital investment into the leased premises by CFVSAR plus other valuable consideration.

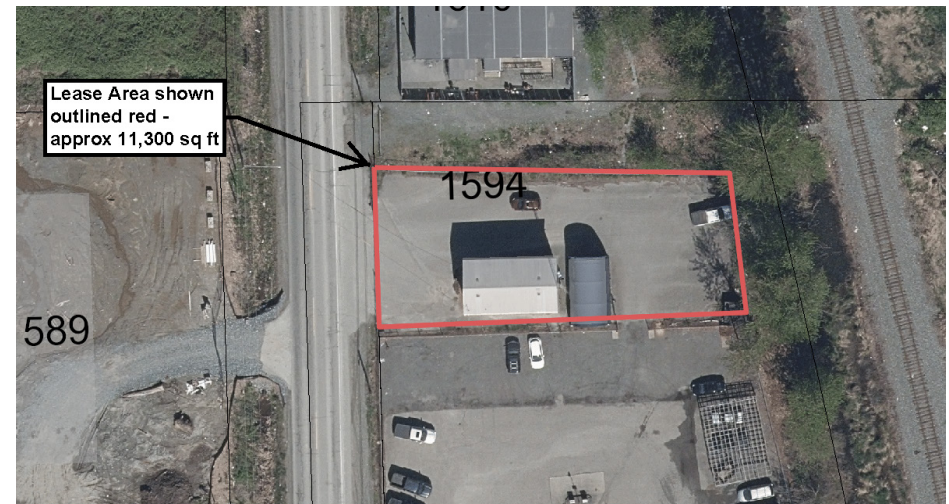
This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604-864-5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m.,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

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 THAT approximate 11,300 square foot portion of PID 004-990-676 Lot 14 Section 11 Township 16 New Westminster District Plan 52474, as shown outlined red on the attached sketch.

Civic Address 1594 Riverside Road



Nature of Disposition Two year lease term with one additional eight year option to renew

Lessee CENTRAL FRASER VALLEY SEARCH AND RESCUE (CFVSAR)

Consideration to be received by the City for the disposition \$30,000 in capital upgrades to the CFVSAR facility plus other valuable consideration.

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.

