

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

ABBOTSFORD POLICE BOARD

Members of the public are invited to attend the Abbotsford Police Board meeting on Wednesday, May 27, 2026 at 8:30 AM, via video conference or in person at the Abbotsford Police Department, 2838 Justice Way, Abbotsford, BC V2T 3P5. Please be advised that, given the ongoing construction at the Abbotsford Police Department, if you wish to attend in person or via video conference, you must email abbypdboard@abbypd.ca, with your full name and contact information prior to the meeting date to successfully gain access.

PLAN FOR 2050

We're planning Abbotsford's future and we want your input.

The City is updating key service and infrastructure Master Plans that will guide how we grow, invest, and deliver services for decades. Community engagement helps turn this plan into action, reflecting local needs, values, and lived experience.

There will be many opportunities in the next several weeks to share feedback.

Get involved!

PLAN 2050 POP-UP EVENTS

May 22

Clearbrook Library
1:30 pm - 4:30 pm

May 23

Sevenoaks Mall
11 am - 3 pm



SCAN
to learn
more!

PLAN FOR
2050

BUILDING THE HUB
OF THE FRASER VALLEY



abbotsford.ca/plan2050

Cemetery Master Plan Online Engagement and In-Person Engagement

The City of Abbotsford's cemeteries are nearing capacity, with limited space remaining at Hazelwood, Musselwhite, Aberdeen, and Mt. Lehman cemeteries. To plan for the future, the City has engaged LEES+Associates to assess how many years of capacity remain and explore strategies to maximize space and meet community needs. This work will ensure Abbotsford's cemeteries can continue to serve families with a range of interment and memorialization options, reflecting changing trends and preferences. The City is committed to creating a sustainable, inclusive, and forward-thinking cemetery system that supports families now and for generations to come. The resulting plan will also consider ways cemeteries can play a broader role in the community.

We want to hear from you!

We are seeking your input on draft concepts for the City's cemeteries. Take the survey at letstalkabbotsford.ca/cemetery-master-plan or attend an in-person engagement:

May 21

11am - 1pm
Musselwhite Cemetery
35301 Old Yale Rd

3pm - 5pm
Hazelwood Cemetery
34070 Hazelwood Ave

May 26

11am - 1pm
Aberdeen Cemetery
28417 Fraser Hwy

3pm - 5pm
Mt. Lehman Cemetery
6381 Mt. Lehman Rd

May 27

11am - 1pm
Seven Oaks Mall
#201 - 32900 South Fraser Way



Share your opinions, ideas and feedback on projects and plans that matter to you on our online engagement platform
letstalkabbotsford.ca

Looking to stay informed about ongoing projects? Our Projects on the Go webpage provides updates on various parks, infrastructure, development, and community enhancement projects.

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.

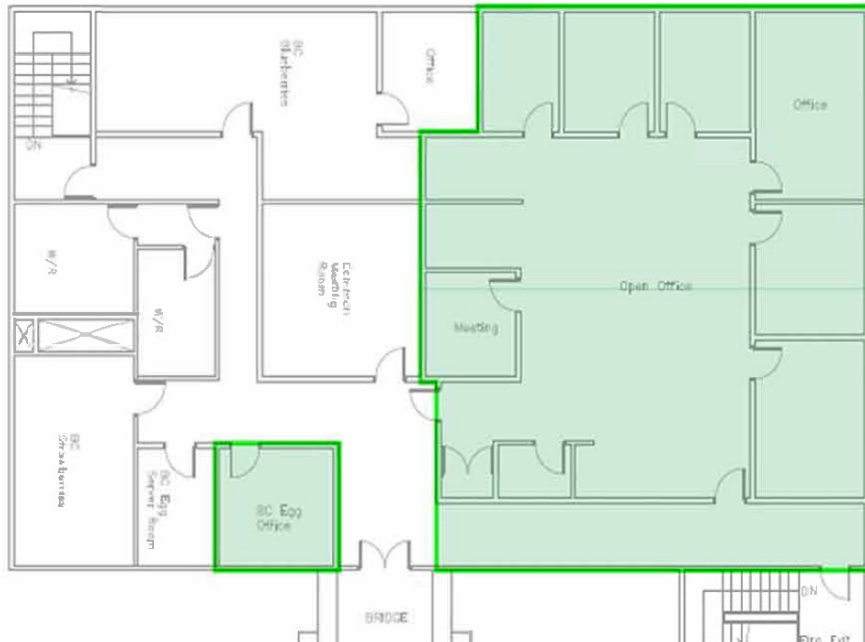
Notice of Intention to Dispose of City Owned Property

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 2,825 square foot portion of 32160 South Fraser Way, legally described as PID 016-878-272 Lot A Section 20 Township 16 New Westminster District Plan 84325, as shown shaded green on the floorplan attached hereto.

Civic Address #250 - 32160 South Fraser Way, Abbotsford BC V2T 1W5

Lease Area shown shaded green - 2,825 sq ft



Nature of Disposition Two year lease term with one additional five year option to renew at market rent

Lessee BC Blueberry Council

Consideration to be received by the City for the disposition Base Rent - \$19 per square foot per annum (\$53,675 + GST per annum) Triple Net

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.

ABBOTSFORD AIRPORT AUTHORITY CALL FOR APPLICANTS

The City of Abbotsford is seeking individuals with a background in Aviation/Aerospace, direct investments, land developments, and business acumen from the Fraser Valley and Metro Vancouver, who are interested in volunteering to participate on the Abbotsford Airport Authority.

The Abbotsford Airport Authority is a select committee of Council. Each member of the Authority is a brand ambassador for the Airport in support of business and economic development in the City region, and greater business community, and will promote the Airport strategic initiatives.

VACANCIES

One vacancy will be filled by a resident of Abbotsford, with appointment effective immediately.

Two vacancies will be filled by residents of the Fraser Valley or Metro Vancouver, or by representatives from the aviation and aerospace industries, with appointments effective January 1, 2027.

Previous experience in global economic/financial markets, and serving on a Board or Authority is an asset.

REMUNERATION

As these are volunteer positions, successful candidates will serve without remuneration.

APPLICATION PROCESS

Visit abbotsford.ca/committee to review the Airport Authority committee description, and enabling bylaw. Applications can be submitted via any of the following methods:

- Complete the online form at abbotsford.ca/CommitteeApplication
- Email a hardcopy form to cityclerk@abbotsford.ca
- Mail or hand deliver a hardcopy form to:
City of Abbotsford - City Clerk
32315 South Fraser Way
Abbotsford, BC, V2T 1W7

Please be as concise as possible when filling out your application, and attach a resume.

Deadline for applications: June 3, 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