

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

Council Meeting Date/Time/Location	Reference
Tuesday, June 16, 2026 at 3:00pm <u>Location:</u> Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> Bylaw No. 3738-2026 (ZBA-050) 1225 Sumas Way (PRJ25-128) 33427, 33439, 33409, 33451, and 33419 Holland Ave (PRJ25-116) Bylaw No. 3708-2026 (ZBA-045)

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. 3738-2026

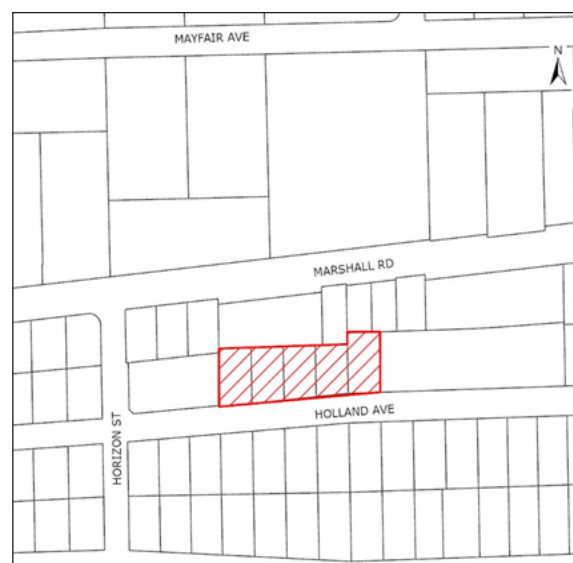
FILE NUMBER: 6540-2026 / ZBA-050
PURPOSE: If Bylaw No. 3738-2026 is adopted, the Zoning Bylaw will be amended to update Density Bonus regulations. The updates establish conditions for in-kind affordable housing contributions in exchange for bonus density.
REPORT URL: www.abbotsford.ca/PDS075-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3732-2026



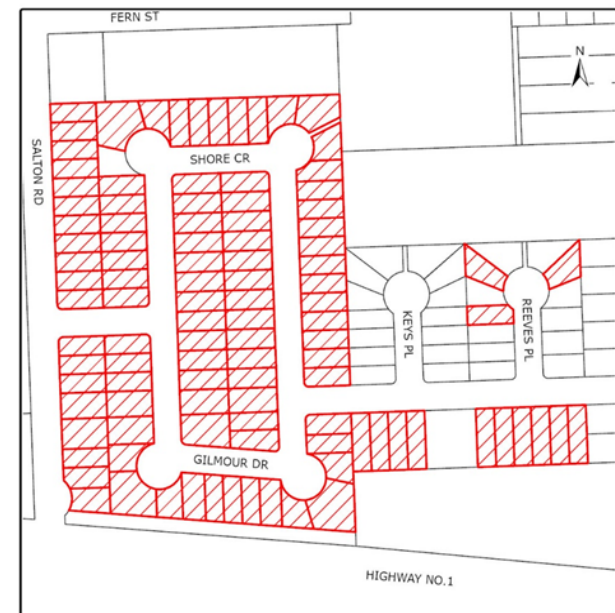
SUBJECT LAND: 1225 Sumas Way
FILE NUMBER: PRJ25-128
CURRENT ZONING: Comprehensive Development 10 Zone (N10)
PROPOSED ZONING: Regional Commercial Zone (CRZ)
PURPOSE: If Bylaw No. 3732-2026 is adopted, the applicant proposes to provide commercial opportunities for future leasing.
REPORT URL: www.abbotsford.ca/PDS083-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3707-2026



SUBJECT LANDS: 33427, 33439, 33409, 33451, and 33419 Holland Ave
FILE NUMBER: PRJ25-116
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone - Rental (RMM-R)
PURPOSE: If Bylaw No. 3707-2026 is adopted, the applicant proposes to rezone the five subject properties to facilitate the construction of two 6-storey apartment buildings
REPORT URL: www.abbotsford.ca/PDS091-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3708-2026



SUBJECT LANDS: Lands subject to the Infill Manufactured Home Zone (RSMH)
FILE NUMBER: ZBA-045
PURPOSE: If Bylaw No. 3708-2026 is adopted, the Infill Manufactured Home Zone (RSMH) will be amended to permit single detached dwellings on most properties within the zone, in addition to manufactured homes, subject to geotechnical requirements.
REPORT URL: www.abbotsford.ca/PDS105-2026

NEXT COUNCIL MEETING: June 16, 2026

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

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Council Meeting Date/Time/Location	Reference
Tuesday, June 23, 2026 at 3:00pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> • 2614 Sunnyside Crescent (PRJ25-013) • 33483 Cannon Avenue (PRJ25-003) • 33495 Cannon Avenue (PRJ25-002)

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ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3739-2026



SUBJECT LAND: 2614 Sunnyside Crescent
FILE NUMBER: PRJ25-013
CURRENT ZONING: Urban Residential, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3739-2026 is adopted, the applicant proposes to facilitate a two-lot subdivision
REPORT URL: www.abbotsford.ca/PDS097-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3744-2026



SUBJECT LAND: 33483 Cannon Avenue
FILE NUMBER: PRJ25-003
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3744-2026 is adopted, the applicant proposes to facilitate the construction of a four-unit townhouse development
REPORT URL: www.abbotsford.ca/PDS110-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3743-2026



SUBJECT LAND: 33495 Cannon Avenue
FILE NUMBER: PRJ25-002
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3743-2026 is adopted, the applicant proposes to facilitate the construction of a four-unit townhouse development
REPORT URL: www.abbotsford.ca/PDS109-2026

Annual Municipal Report

Pursuant to the Community Charter, the City of Abbotsford Annual Municipal Report will be presented at the Council Meeting at 3:00 pm, on Tuesday June 23, 2026, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, BC. This is an opportunity for the public to provide comments on the Annual Municipal Report.

NOTE: The Audited Financial Statements were made available to view on the City's website, abbotsford.ca, as of June 3, 2026. The public is encouraged to submit feedback to cityclerk@abbotsford.ca by 9:00 a.m. on June 22, 2026. Council meetings are available to be viewed live online, and archived, at abbotsford.ca/watchcouncilonline.



STAGE ONE



Water Restrictions are now in effect.



Lawn watering is permitted
ONCE PER WEEK ONLY



For more information visit:
ourwatermatters.ca