

Notice of Public Hearing to consider amendments to the Official Community Plan Bylaw, 2016

In accordance with the Local Government Act, Abbotsford City Council will hold a Public Hearing to consider the following bylaws 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, July 14, 2026 at 6:00pm <u>Location:</u> Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	- Bylaw No. 3718-2026, Official Community Plan, 2016, Amendment Bylaw No. 037 - Bylaw No. 3741-2026, Official Community Plan, 2016, Amendment Bylaw No. 038

How can I learn more about the proposed amendments? A copy of the respective reports and bylaws are available online. Alternatively, hard copies are available to view 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).

How can I provide input? All people who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Feedback may be provided as follows:

- Via Email** - received no later than 9:00am on Monday, July 13, 2026, at cityclerk@abbotsford.ca;
- By Mail or Hand Deliver** - received no later than 9:00am on Monday, July 13, 2026, at the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; and/or
- In Person** at the above-noted Public Hearing at 6:00pm on July 14, 2026, in the MCA

Please note that all submissions are a matter of public record and will be recorded in the meeting minutes.

Bylaw No. 3718-2026 Official Community Plan, 2016, Amendment Bylaw No. 037

SUBJECT LAND: All lands within the City of Abbotsford are subject to policies within the proposed bylaw, in addition to land use map corrections for the following properties. Each location can be viewed at letstalkabbotsford.ca/ocp-amendment

- 002-404-770 (Sumas Mtn Rd)
- 35298 Marshall Rd
- 32775 Haida Dr
- 32795 Haida Dr
- 1767 Angus Campbell Rd
- 024-736-783 (Riverside Rd)
- 3401 Mt Lehman Rd
- 031-775-292 (Automall Dr)
- 011-236-540 (37880 Eldridge Rd)
- 30501 Robin Dr
- 3025 McMillan Rd
- 2857 McMillan Rd
- 3001 Whatcom Rd
- 4465 Sumas Mtn Rd
- 2943-2998 Serendipity St

PURPOSE: The Abbotsford 2050 Official Community Plan update was adopted on December 16, 2025, addressing Provincial housing legislation changes and preparing Abbotsford for the next 25 years of growth. Since adoption, and through practical use of the updated plan, the City has identified minor errors and omissions that require correction or clarification. The proposed bylaw addresses these issues.

For more information, please visit letstalkabbotsford.ca/ocp-amendment

Bylaw No. 3741-2026 Official Community Plan, 2016, Amendment Bylaw No. 038



SUBJECT LAND: The following properties are subject to the proposed bylaw, as indicated on the map above:

- 1750, 1760, 1770, 1780, 1790, 1802, 1808, 1814, 1820, 1826, 1832, 1838, 1844, 1850, 1858, 1866, 1874, 1882 & 1890 Salton Road
- 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1857 & 1859 Shore Crescent
- 33824, 33828, 33832, 33836, 33840, 33844, 33852 & 33856 Gilmour Drive

PURPOSE: If Bylaw No. 3741-2026 is adopted, the Official Community Plan land use designation for the subject properties would be amended from SSMUH 2 to Apartment, except for the property at 1853 Shore Crescent, which would be amended from SSMUH 2 to Open Space. In addition, Policy 3.34 within the Official Community Plan would be deleted.

For more information, please visit www.abbotsford.ca/PDS105-2026

NEXT COUNCIL MEETING: July 14 2026

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

To view agendas, visit abbotsford.ca/ams



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 Council Consideration
Regarding Amendments to the
Abbotsford Zoning Bylaw, 2014

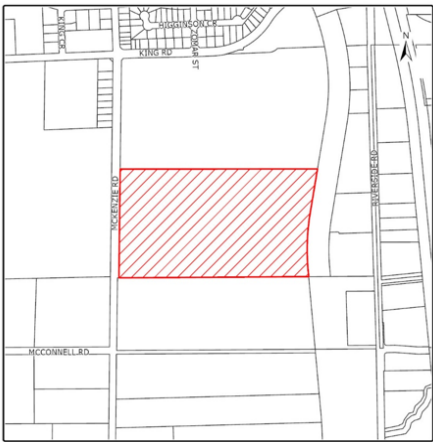
In accordance with the Local Government Act, Abbotsford City Council will hold a Council Meeting to consider the following bylaws on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at abbotsford.ca/watchcouncilonline

Council Meeting Date/Time/Location	Reference
Tuesday, July 14, 2026 at 3:00pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	• 1320 McKenzie Road (PRJ26-034) • 1481 Tracey Street (PRJ25-093) • 3057 and 3087 Lefevre Road (PRJ24-021) • 31073 Peardonville Road (PRJ23-073)

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

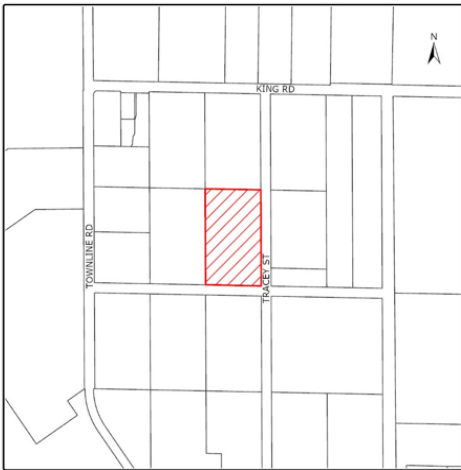
ABBOTSFORD ZONING AMENDMENT
BYLAW NO. 3730-2026



SUBJECT LAND: 1320 McKenzie Road
FILE NUMBER: PRJ26-034
CURRENT ZONING: Rural Residential (RR)
PROPOSED ZONING: Agricultural One Zone (A1) with a site-specific text amendment
PURPOSE: If Bylaw No. 3730-2026 is adopted, it will allow for a proposed Provincial Plant and Animal Health Centre on a portion of the subject parcel, in accordance with the Agricultural Land Commission approval under Resolution #520/2025.

REPORT URL: www.abbotsford.ca/PDS095-2026

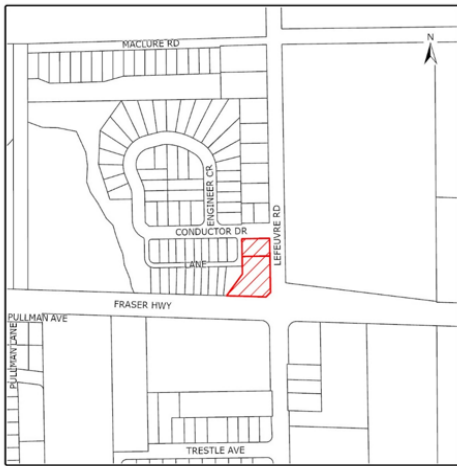
ABBOTSFORD ZONING AMENDMENT
BYLAW NO. 3722-2026



SUBJECT LAND: 1481 Tracey Street
FILE NUMBER: PRJ25-093
CURRENT ZONING: Agricultural One Zone (A1)
PURPOSE: If Bylaw No. 3722-2026 is adopted, the applicant has requested to amend the Text Amendment to increase the maximum permitted floor area for a farm product processing – Level 2 use on the subject property from 6,039 m² to 10,500 m² to accommodate facility expansion.

REPORT URL: www.abbotsford.ca/PDS080-2026

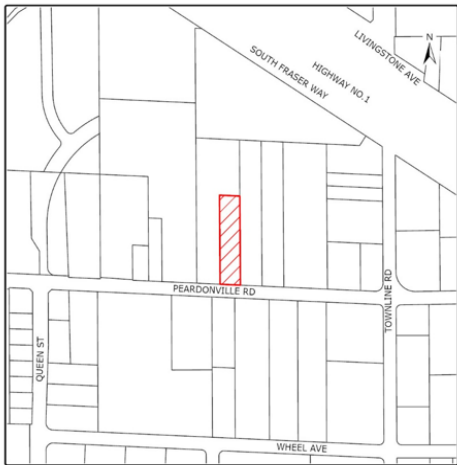
ABBOTSFORD ZONING AMENDMENT
BYLAW NO. 3728-2026



SUBJECT LANDS: 3057 and 3087 Lefevre Road
FILE NUMBER: PRJ24-021
CURRENT ZONING: Commercial One Zone (C1) and Urban Estate Residential Zone (RS1)
PROPOSED ZONING: Secondary Commercial Zone (CSC)
PURPOSE: If Bylaw No. 3728-2026 is adopted, the applicant proposes to facilitate the construction of two, two-storey commercial buildings.

REPORT URL: www.abbotsford.ca/PDS071-2026

ABBOTSFORD ZONING AMENDMENT
BYLAW NO. 3740-2026



SUBJECT LAND: 31073 Peardonville Road
FILE NUMBER: PRJ23-073
CURRENT ZONING: Agricultural One Zone (A1)
PROPOSED ZONING: General Industrial Zone (I2)
PURPOSE: If Bylaw No. 3740-2026 is adopted, the applicant proposes to continue the outdoor storage of industrial equipment on the subject property.

REPORT URL: www.abbotsford.ca/PDS085-2026