

NEXT COUNCIL MEETING: July 28 2026

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



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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 28, 2026 at 3:00pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	• 2108, 2122, 2130, 2144 McCallum Road, 33638 Lincoln Road, and 33643 Mayfair Avenue (PRJ23-113) • 1651 McKenzie Road (PRJ25-103) • 1681 Salton Road (PRJ25-026) • 34174 Larch Street (PRJ24-100) • 3530 Old Clayburn Road (PRJ25-118) • 33650 and 36606 Dawson Road (PRJ24-116) • 35176 Marshall Road (PRJ22-039)

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. 3564-2024



SUBJECT LANDS: 2108, 2122, 2130, 2144 McCallum Road, 33638 Lincoln Road, and 33643 Mayfair Avenue

FILE NUMBER: PRJ23-113

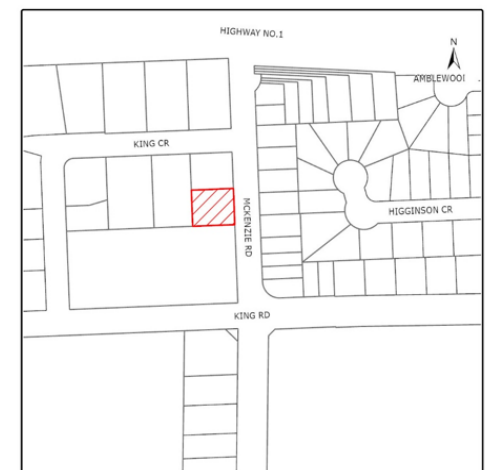
CURRENT ZONING: Urban Residential Zone (RS3) and Community Commercial Zone (C3)

PROPOSED ZONING: Comprehensive Development One Hundred and One Zone (N101)

PURPOSE: If Bylaw No. 3564-2024 is adopted, the applicant proposes to construct a 223-unit rental apartment development within 3 buildings with heights of 5 and 6 storeys.

REPORT URL: www.abbotsford.ca/PDS113-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3748-2026



SUBJECT LAND: 1651 McKenzie Road

FILE NUMBER: PRJ25-103

CURRENT ZONING: Urban Residential Zone (RS3)

PROPOSED ZONING: Rowhouse Residential Zone (RMR)

PURPOSE: If Bylaw No. 3748-2026 is adopted, the applicant proposes to facilitate the construction of 4-unit rowhouse development on fee simple lots.

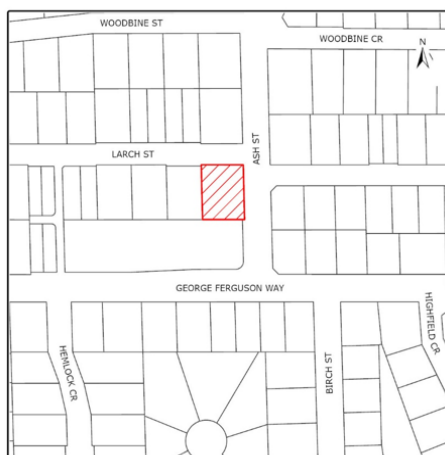
REPORT URL: www.abbotsford.ca/PDS116-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3742-2026



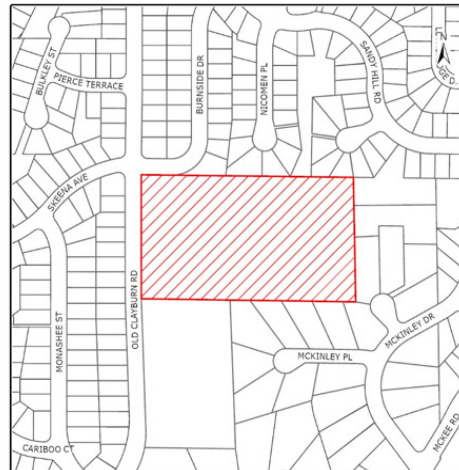
SUBJECT LAND: 1681 Salton Road
FILE NUMBER: PRJ25-026
CURRENT ZONING: General Industrial Zone (I2)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3742-2026 is adopted, the applicant proposes to facilitate the construction of two six-storey apartment buildings containing a total of 250 units.
REPORT URL: www.abbotsford.ca/PDS098-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3657-2026



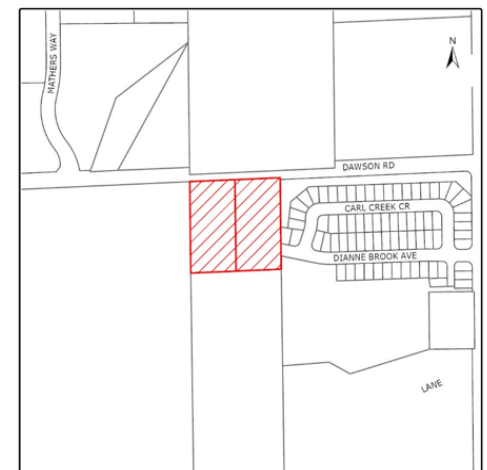
SUBJECT LAND: 34174 Larch Street
FILE NUMBER: PRJ24-100
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3657-2026 is adopted, the applicant proposes to facilitate a three-lot subdivision.
REPORT URL: www.abbotsford.ca/PDS093-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3717-2026



SUBJECT LAND: 3530 Old Clayburn Road
FILE NUMBER: PRJ25-118
CURRENT ZONING: Comprehensive Development One Hundred and Fourteen Zone (N114), Multifamily Ground Oriented Zone (RMG), Country Residential Zone (CR)
PROPOSED ZONING: Amended Comprehensive Development One Hundred and Fourteen Zone (N114), Multifamily Ground Oriented Zone (RMG), Country Residential Zone (CR), and Parks, Open Space and School Zone (P2)
PURPOSE: If Bylaw No. 3717-2026 is adopted, the applicant proposes to amend sub-area 1 of the N114 Zone, which regulates development of land in the Neighbourhood Centre land use designation, to permit additional density and building height, from 4 storeys to 5 or 6 storeys
REPORT URL: www.abbotsford.ca/PDS092-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3747-2026



SUBJECT LANDS: 33650 and 36606 Dawson Road
FILE NUMBER: PRJ24-116
CURRENT ZONING: Rural Residential Zone (RR)
PROPOSED ZONING: Compact Lot Residential Zone (RS6), Urban Residential Zone (RS3) and Parks, Open Space and School Zone (P2)
PURPOSE: If Bylaw No. 3747-2026 is adopted, the applicant proposes to facilitate a twenty-lot subdivision.
REPORT URL: www.abbotsford.ca/PDS125-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3543-2024



SUBJECT LAND: 35176 Marshall Road
FILE NUMBER: PRJ22-039
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Residential Zone (RS5)
PURPOSE: If Bylaw No. 3543-2024 is adopted, the applicant proposes to facilitate a ten-lot subdivision.
REPORT URL: www.abbotsford.ca/PDS121-2026