

NEXT COUNCIL MEETING: July 28 2026

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

To view agendas, visit
abbotsford.ca/ams



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projects and plans that matter to you on our
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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.

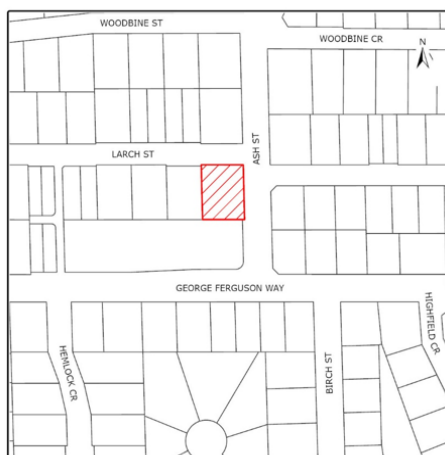
REPORT URL: www.abbotsford.ca/PDS116-2026

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3742-2026



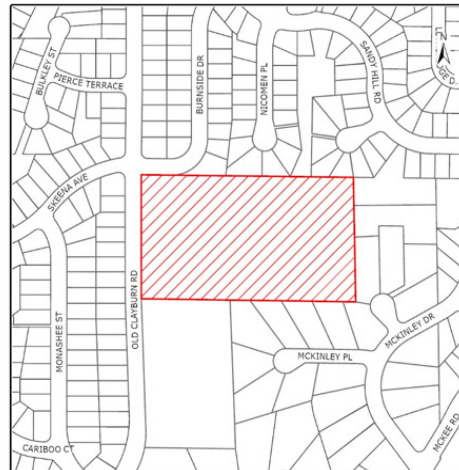
SUBJECT LAND: 1681 Salton Road
FILE NUMBER: PRJ25-026
CURRENT ZONING: General Industrial Zone (I2)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3742-2026 is adopted, the applicant proposes to facilitate the construction of two six-storey apartment buildings containing a total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

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3657-2026



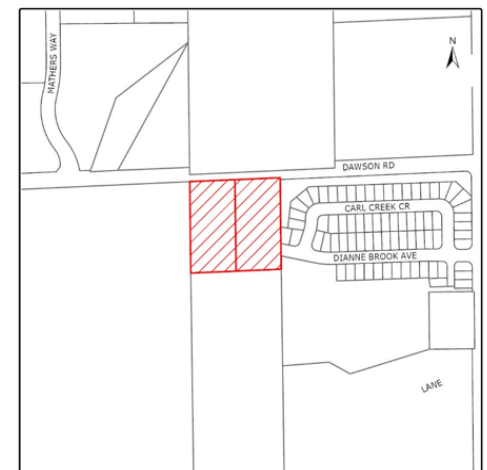
SUBJECT LAND: 34174 Larch Street
FILE NUMBER: PRJ24-100
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3657-2026 is adopted, the applicant proposes to facilitate a three-lot subdivision.
REPORT URL: www.abbotsford.ca/PDS093-2026

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



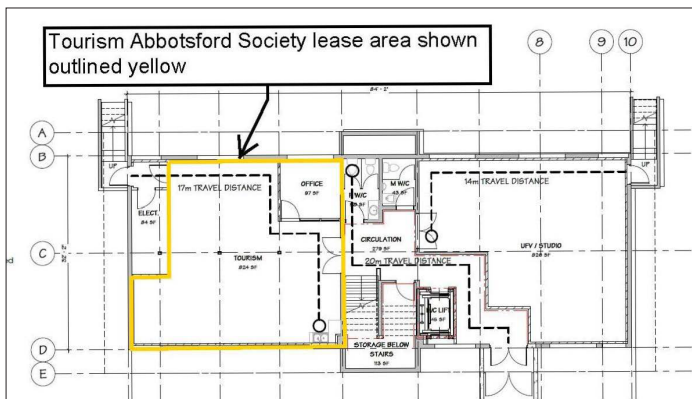
SUBJECT LAND: 35176 Marshall Road
FILE NUMBER: PRJ22-039
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Residential Zone (RS5)
PURPOSE: If Bylaw No. 3543-2024 is adopted, the applicant proposes to facilitate a ten-lot subdivision.
REPORT URL: www.abbotsford.ca/PDS121-2026

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 owned property:

LEGAL DESCRIPTION: THAT 921 square foot portion of Centennial Building, located at 33660 South Fraser Way, Abbotsford BC, as shown outlined on the attached sketch.

CIVIC ADDRESS: 33660 South Fraser Way



NATURE OF DISPOSITION: 2 year lease term with one additional 2 year option to renew.

LESSEE: Tourism Abbotsford Society

CONSIDERATION TO BE RECEIVED BY THE CITY FOR THE DISPOSITION: \$19 per square foot per annum (\$17,499 per annum) plus Operating Expenses

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 604.851.4153, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.