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, December 8, 2026 at 3:00pm **Location:** Abbotsford City Hall 5th Floor, Room 530 32315 South Fraser Way, Abbotsford, BC	• 1900 Everett Road (PRJ24-025) • 2415 Adelaide Street (PRJ26-001) • 2424 Adelaide Street (PRJ24-101) • 2625 and 2645 Minter Street (ZBA-51)

How can I learn more?

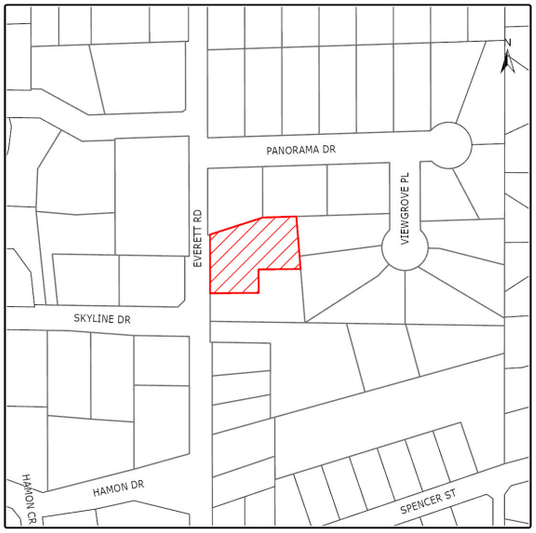
The proposed bylaws and related reports will be available online, on the Friday prior to the scheduled meeting. Please follow the Report URL noted below on each file summary. A hard copy can also be viewed by visiting Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30am and 4:30pm, Monday to Friday (excluding Statutory Holidays).

How can I provide comments?

A Public Hearing will not be held regarding the proposed Bylaw Amendments. Therefore, there is no opportunity for members of the public to speak directly to Council at the above-noted meeting. Please direct any comments or questions to the File Manager noted on each file summary.

If you have any questions, please contact Planning Services Staff at 604-864-5510 or **planning-info@abbotsford.ca**

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3759-2026



SUBJECT LAND: 1900 Everett Road

FILE NUMBER: PRJ24-025

CURRENT ZONING: Urban Estate Residential Zone (RS1)

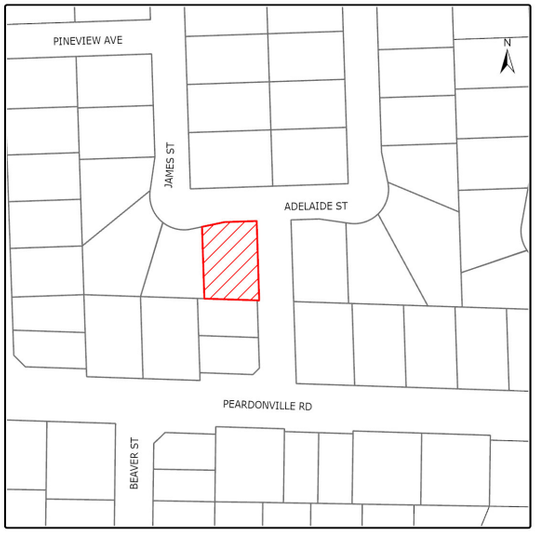
PROPOSED ZONING: Urban Residential Zone (RS3)

PURPOSE: If Bylaw No. 3759-2026 is adopted, the applicant proposes to facilitate a three-lot subdivision.

REPORT URL: **www.abbotsford.ca/PDS166-2026**

FILE MANAGER: Natalie Pullman, Planner
npullman@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3770-2026



SUBJECT LAND: 2415 Adelaide Street

FILE NUMBER: PRJ26-001

CURRENT ZONING: Urban Residential, Infill Zone (RS3-i)

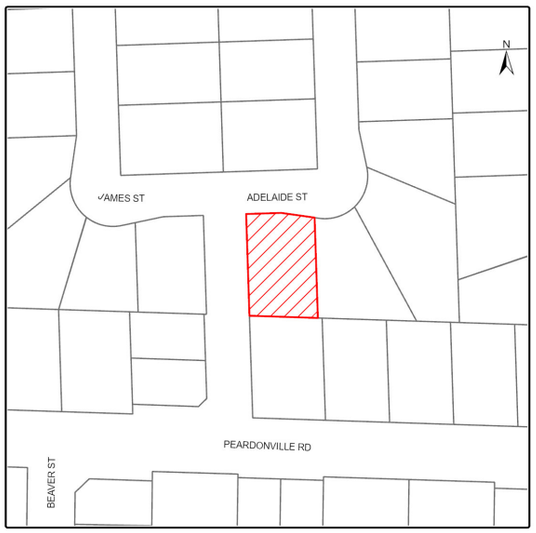
PROPOSED ZONING: Infill Residential Zone (RS7)

PURPOSE: If Bylaw No. 3770-2026 is adopted, the applicant proposes to facilitate a two-lot subdivision.

REPORT URL: **www.abbotsford.ca/PDS149-2026**

FILE MANAGER: Natalie Pullman, Planner
npullman@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3773-2026



SUBJECT LAND: 2424 Adelaide Street

FILE NUMBER: PRJ24-101

CURRENT ZONING: Urban Residential, Infill Zone (RS3-i)

PROPOSED ZONING: Infill Residential Zone (RS7)

PURPOSE: If Bylaw No. 3773-2026 is adopted, the applicant proposes to facilitate a two-lot subdivision.

REPORT URL: www.abbotsford.ca/PDS182-2026

FILE MANAGER: Natasha Knebelow, Assistant Planner
nknebelow@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3779-2026



SUBJECT LAND: 2625 and 2645 Minter Street

FILE NUMBER: ZBA-51

CURRENT ZONING: Small-Scale Multi-Unit Housing Two Zone (SSMUH 2)

PROPOSED ZONING: Mid Rise Apartment Zone (RMM)

PURPOSE: If Bylaw No. 3779-2026 is adopted, the amendment will allow an apartment development.

REPORT URL: www.abbotsford.ca/PDS186-2026

FILE MANAGER: Nick Crosman, Senior Planner
ncrosman@abbotsford.ca

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.



COUNCIL MEETING: DECEMBER 8, 2026

Council meetings will be streamed live and archived at

abbotsford.ca/watchcouncilonline.

To view agendas, visit **abbotsford.ca/ams**

NEW! Solid Waste Billing

In January 2027, solid waste fees will be charged on your utility bill, along with water and sewer services.

Solid waste charges will be shown as a separate line item and will be billed throughout the year.

SCAN for more information

- One bill for all utility services
- Easier to track your charges
- Charges are pro-rated and spread throughout the year
- A 5% discount for customers who pay early or by the due date
- Solid waste charges will be removed from the annual Property Tax Notice*
- Customers enrolled in the Utility Auto-Debit program will automatically have the solid waste fee included

** The $5 solid waste charge for strata units is not affected by this change and will continue to be billed through the annual Property Tax Notice.*



For more information: abbotsford.ca/utilitybill

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