



Notice of Public Hearing

to consider amendments to
Abbotsford Official Community Plan Bylaw, 2016 and
Abbotsford Zoning Bylaw, 2014

Abbotsford Council will hold a Public Hearing at 7:00 pm on March 25, 2019, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. At the Public Hearing, all persons 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.

The following is a synopsis of the bylaws amending the Official Community Plan and Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each bylaw and relevant background documentation may be inspected in the Planning Services Division (2nd Floor), Abbotsford City Hall, 32315 South Fraser Way, Abbotsford, B.C., on March 12, 13, 14, 15, 18, 19, 20, 21, 22 and 25, 2019 between 8:30 am and 4:30 pm. If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 2909-2019



SUBJECT LANDS: 33494, 33504, 33505, 33515, 33524 and 33536 Hawthorne Avenue, 33495, 33505, 33515 Kirk Avenue; and a portion of 1661 McCallum Road

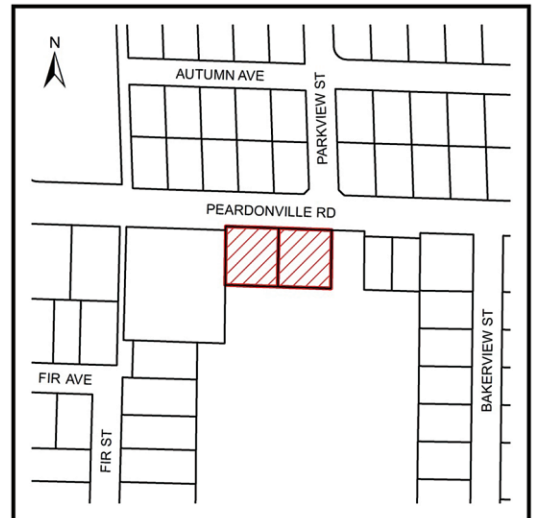
CURRENT OCP DESIGNATION: Urban 3 Infill

PROPOSED OCP DESIGNATION: Urban 2 –Ground Oriented: 33494, 33504, 33505, 33515 Hawthorne Avenue, 33495, 33505, 33515 Kirk Avenue;

Urban 1 – Midrise: 33524 Hawthorne Avenue and a portion of 1661 McCallum Road

PURPOSE: If Bylaw No. 2909-2019 is adopted, the UDistrict Neighbourhood Plan would be amended by correcting some land uses on the land use map, and by updating some text within the land use table to ensure clarity and better conformance with the Official Community Plan.

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 2912-2019 AND ABBOTSFORD ZONING AMENDMENT BYLAW NO. 2916-2019



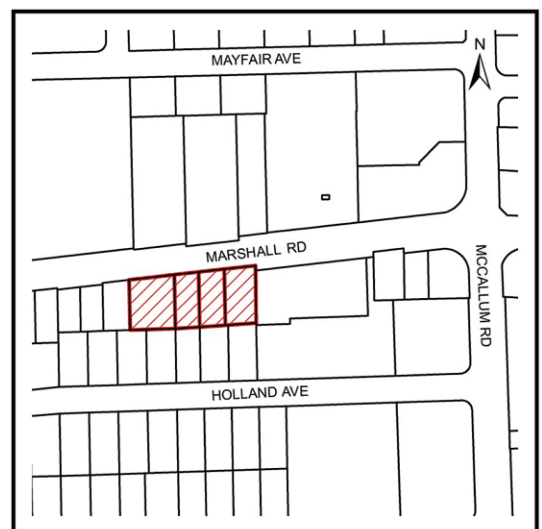
SUBJECT LANDS: 32134 and 32166 Peardonville Road

CURRENT ZONING: Urban Residential Zone (RS3)

PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG)

PURPOSE: If Bylaw No. 2912-2019 is adopted, a new Multifamily Ground Oriented Zone (RMG) would be created. If Bylaw No. 2916-2019 is adopted, the subject lands would be rezoned to RMG to allow for an 11 unit townhouse development.

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 2917-2019



SUBJECT LANDS: 33476, 33490, 33500 and 33506 Marshall Road

CURRENT ZONING: Urban Residential Zone (RS3)

PROPOSED ZONING: Mid Rise Apartment Zone (RMM)

PURPOSE: If Bylaw No. 2917-2019 is adopted, the applicant proposes to develop a five storey apartment building containing 112 units.