

## Notice of Public Hearing

to consider amendments to Abbotsford Zoning Bylaw, 2014; and certain Land Use Contracts

Abbotsford Council will hold a Public Hearing at 7:00 pm on May 27, 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 Zoning Bylaw and certain Land Use Contracts 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 May 13, 14, 15, 16, 17, 21, 22, 23, 24 and 27, 2019 between 8:30 am and 4:30 pm. If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2921-2019



**SUBJECT LAND:** 1684 McKenzie Road  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development Ninety Two Zone (N92)

**PURPOSE:** If Bylaw No. 2921-2019 is adopted, a new Comprehensive Development Ninety Two Zone (N92) would be created and the subject land would be rezoned to N92. The applicant proposes to develop a five lot subdivision.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2937-2019



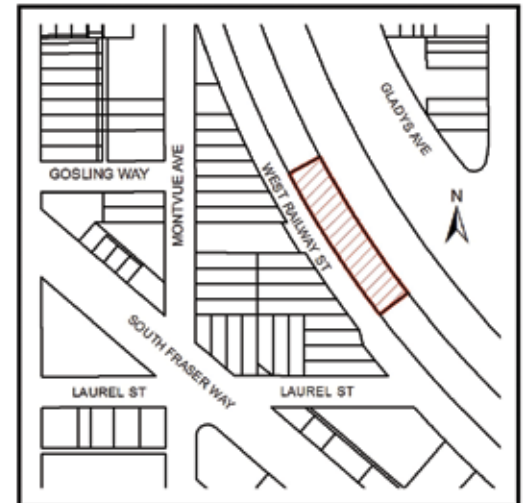
**SUBJECT LAND:** 31907 Old Yale Road  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development Seventy Five Zone (N75)  
**PURPOSE:** If Bylaw No. 2937-2019 is adopted, the applicant proposes to develop a two lot subdivision.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2932-2019



**SUBJECT LANDS:** 32154, 32162 & 32182 George Ferguson Way and 2879 & 2869 Tims Street and 32181 Tims Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3) and Duplex Residential Zone (RS4)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 2932-2019 is adopted, the applicant proposes to construct a six storey apartment building containing 97 units.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2941-2019



**PURPOSE:** If Bylaw No. 2941-2019 is adopted, a site specific text amendment to the Historic Downtown Commercial Zone (C7) would permit accessory assembly and accessory manufacturing uses to allow for events, concerts and the use of a kitchen for manufacturing at the property located at 2518 West Railway Street.

### LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 2926-2019



**SUBJECT LAND:** 2144 Oakridge Crescent  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 13  
**PURPOSE:** If Bylaw No. 2926-2019 is adopted, Land Use Contract No. 13 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then control development and would permit the construction of a new conventional dwelling unit.

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**LAND USE CONTRACT NO. 59 DISCHARGE  
BYLAW  
BYLAW NO. 2943-2019  
And  
ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2942-2019**



**SUBJECT LAND:** 34375 Gladys Avenue  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 59  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM), and Park, Open Space and School Zone (P2)  
**PURPOSE:** If Bylaw No. 2943-2019 is adopted, Land Use Contract No. 59 would be discharged from the Certificate of Title of the subject land and the underlying Service Commercial Zone (C4) would then control land use. If Bylaw No. 2942-2019 is adopted, the subject land would be rezoned from C4 to RMM and P2 to permit the construction of two 6 storey apartment buildings containing 282 units.

**LAND USE CONTRACT NO. 42 DISCHARGE BYLAW  
BYLAW NO. 2944-2019**



**SUBJECT LAND:** 31540 Oakridge Crescent  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 42  
**PURPOSE:** If Bylaw No. 2944-2019 is adopted, Land Use Contract No. 42 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then control development and would permit the construction of a new conventional dwelling unit.

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## Upcoming Events at Abbotsford Centre

**Fraser Valley Bandits vs.  
Hamilton Honey Badgers**  
May 22, 7:00 pm

**Fraser Valley Bandits  
vs. Saskatchewan Rattlers**  
June 13, 7:00 pm

**Judas Priest & Uriah Heep**  
June 17, 7:30 pm

**90s Dance Party: Vengaboys & Right Said Fred**  
June 19, 7:30 pm

**Fraser Valley Bandits vs. Guelph Nighthawks**  
July 4, 7:00 pm

**Fraser Valley Bandits vs. Niagara River Lions**  
August 8, 7:00 pm

**Fraser Valley Bandits vs. Edmonton Stingers**  
August 15, 7:00 pm

**Weird Al Yankovic**  
August 22, 8:00 pm

**Casting Crowns**  
September 29, 7:00 pm

## Council Meetings

The next Council Meeting takes place on May 27, 2019.

Council agenda & meeting schedules available at [abbotsford.ca/ams](http://abbotsford.ca/ams)