

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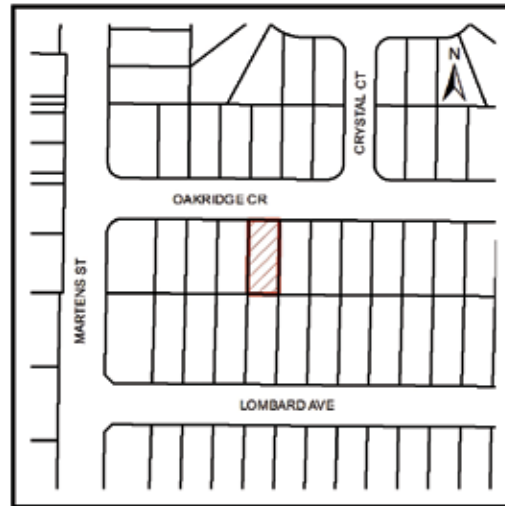
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**LAND USE CONTRACT NO. 59 DISCHARGE BYLAW  
BYLAW NO. 2943-2019  
And  
ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2942-2019**



**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.

**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)

**Abbotsford Police Board**

You are invited to attend the Abbotsford Police Board meeting on Tuesday, May 28, 2019 at 12:00pm at City Hall - Room 530 Boardroom - 32315 South Fraser Way, Abbotsford.

**Intention to Dispose of City Lands and Improvements**

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City property:

**Legal Description:** 7,033 m<sup>2</sup> portion of Lot A Sections 11, 12 and 13 Township 13 and Section 7 Township 16 New Westminster District Plan BCP35036, as shown in red on the sketch below

**Civic Address:** 1276 Tower Street

**Property Description:**



**Nature of Disposition:** Lease of land  
**Lessee:** 273134 BC Ltd. (Baron Restaurant and complex)  
**Consideration to be received by the City for the disposition:** \$43,541.40 per annum in annual land rent including Airport Maintenance Charge  
**Term:** 15 months  
**Renewal options:** None

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Abbotsford International Airport, 30440 Liberator Avenue, Abbotsford, BC or Telephone 604-864-5639, Monday to Friday, between 8:00 a.m. and 4:00 p.m., excluding holidays.

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**Road Closures - Run for Water, May 26, 2019**  
Please see Run for Water Road Closures in place for Sunday May 26, 2019

- Alta Ave. 10:00 am-11:15 am
- Adnac St. 10:00 am-11:15 am
- Bevan Ave. (Wildwood to Ware St.) 5:30 am - 12:00 pm
- Bevan Ave. Westbound (McCallum Rd. to Ware St.) 7:15 am - 10:30 am
- Bevan Ave. Eastbound (McCallum Rd. to Ware St.) Open to local Traffic
- Bevan Ave. (Emerson St. to Wildwood) 7:30 am - 10:30 am
- Bourquin Cres. Eastbound (Mill Lake Rd. to Ware St.) 7:30 am - 10:45 am
- Emerson St. Northbound (Bevan St. to Centennial Pool) 7:30 am - 10:30 am
- McDougall Ave. 7:30 am - 10:30 am
- Mill Lake Rd. (Bourquin Cres. to Mill Lake Park) 7:30 am - 10:45 am
- Riverside Rd. (West Railway St. to Marshall Rd.) 7:30 am - 10:30 am
- S. Fraser Way (Montvue to Abbotsford Way) 7:30 am - 10:30 am
- Ware St. Southbound (Bourquin Cres. to Bevan Ave.) 7:30 am - 11:15 am
- West Railway St. (Laurel St. to S. Fraser Way) 7:30 am - 10:30 am

**Annual Municipal Report**

Pursuant to the Community Charter, the City of Abbotsford Annual Municipal Report will be presented at the Regular Meeting of Council immediately following the Public Hearing at 7:00 pm, on Monday, June 10, 2019, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, BC. This is an opportunity for the public to ask questions and provide comments on the Annual Municipal Report.





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## Intention to Dispose of City Lands and Improvements

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City property:

**Legal Description:** 2,425 m<sup>2</sup> portion of Lot A Sections 11, 12 and 13 Township 13 and Section 7 Township 16 New Westminster District Plan BCP35036, as shown in red on the sketch below

**Civic Address:** 30575 Approach Drive

**Property Description:**



**Nature of Disposition:** Lease of land  
**Lessee:** Coastal Pacific Flight Centre Ltd.  
**Consideration to be received by the City for the disposition:** \$15,015.00 per annum in annual land rent including Airport Maintenance Charge  
**Term:** 15 months  
**Renewal options:** None

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Abbotsford International Airport, 30440 Liberator Avenue, Abbotsford, BC or Telephone 604-864-5639, Monday to Friday, between 8:00 a.m. and 4:00 p.m., excluding holidays.

## Notice of Disposition and Notice of Assistance

### Parkland Disposition

Notice is hereby given pursuant to section 26 of the Community Charter that the City of Abbotsford (the "City") proposes to dispose of all property interests in the eastern portion of Aldergrove Regional Park, as shown outlined red on the aerial photo, to Metro Vancouver Regional District ("MVRD"). The legal descriptions of the lands proposed to be transferred to MVRD ("Aldergrove East Lands") are set out at the bottom of this notice. The total area of the Aldergrove East Lands is approximately 127 hectares.

The proposed transfer of the Aldergrove East Lands to MVRD is in connection with the City's withdrawal from the MVRD's regional parks service. It is proposed that the City will transfer the Aldergrove East Lands to MVRD for nominal consideration.

The proposed disposition is part of a transaction that is subject to approval by the Province.

### Assistance

Notice is hereby given pursuant to section 24 of the Community Charter that the City proposes to provide assistance to MVRD, as described above.

### Lands proposed to be transferred to MVRD:



Parcel Identifier	Legal Description
010-486-411	LOT "B" SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 19412
007-181-221	LOT 2 SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 35703
007-181-205	LOT 1 SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 35703
013-330-756	EAST HALF OF THE NORTH EAST QUARTER SECTION 5 TOWNSHIP 13 EXCEPT: THE NORTH 50 ACRES NEW WESTMINSTER DISTRICT
006-609-601	LOT 1 SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 31567
013-330-837	PARCEL "A" (EXPLANATORY PLAN 12755) OF THE NORTH 50 ACRES OF THE EAST HALF OF THE NORTH EAST QUARTER SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT
013-330-802	WEST HALF OF THE NORTH EAST QUARTER SECTION 5 TOWNSHIP 13 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 17233 SECONDLY: PART SUBDIVIDED BY PLAN 19412 THIRDLY: PARCEL "C" (BYLAW PLAN 62651), NEW WESTMINSTER DISTRICT
010-288-511	LOT "A" SECTION 5 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 17233

Further information may be obtained by contacting the City of Abbotsford by email at [aalani@abbotsford.ca](mailto:aalani@abbotsford.ca) or by telephone at 604-851-4191 from Monday to Friday, 8:30 am to 4:30 pm, other than statutory holidays.