

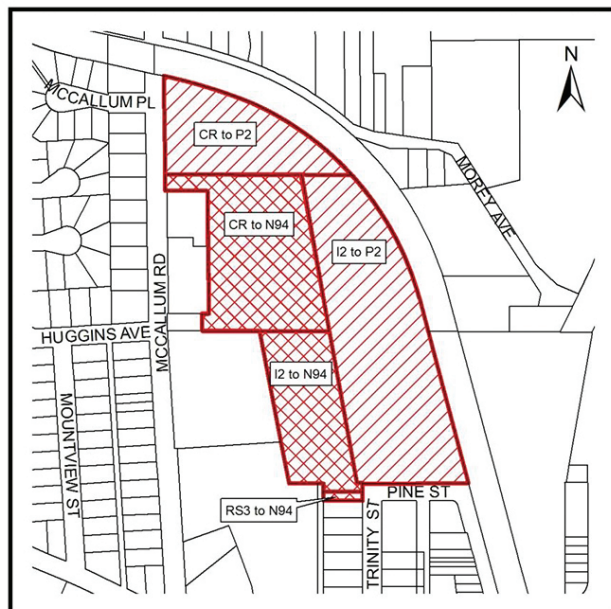


## Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014

Abbotsford Council will hold a Public Hearing at 7:00 pm on July 22, 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 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 (2<sup>nd</sup> Floor), Abbotsford City Hall, 32315 South Fraser Way, Abbotsford, B.C., on July 9, 10, 11, 12, 15, 16, 17, 18, 19 and 22, 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. 2955-2019



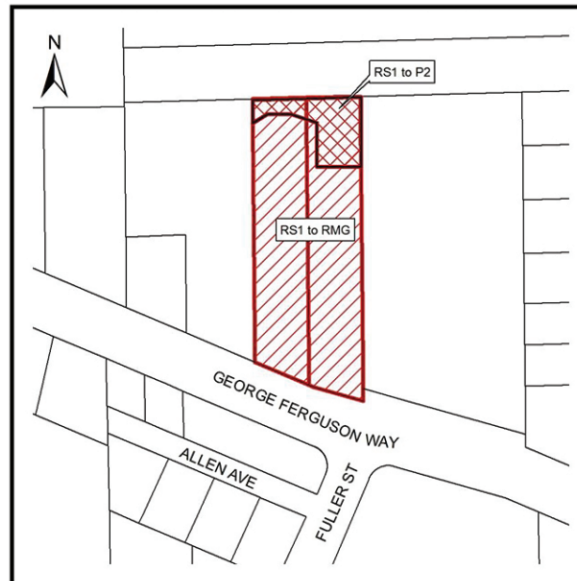
**SUBJECT LANDS:** 2906 McCallum Road, 33765 Pine Street, and Lot 5 Trinity Street

**CURRENT ZONING:** Country Residential Zone (CR) and General Industrial Zone (I2)

**PROPOSED ZONING:** Comprehensive Development Ninety Four Zone (N94) and Parks, Open Space and Schools Zone (P2)

**PURPOSE:** If Bylaw No. 2955-2019 is adopted, a new Comprehensive Development Ninety Four Zone (N94) would be created and the subject lands would be rezoned to N94 and P2. The applicant proposes a comprehensive development consisting of commercial, townhouse and apartment uses with approximately 599 residential units.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2964-2019



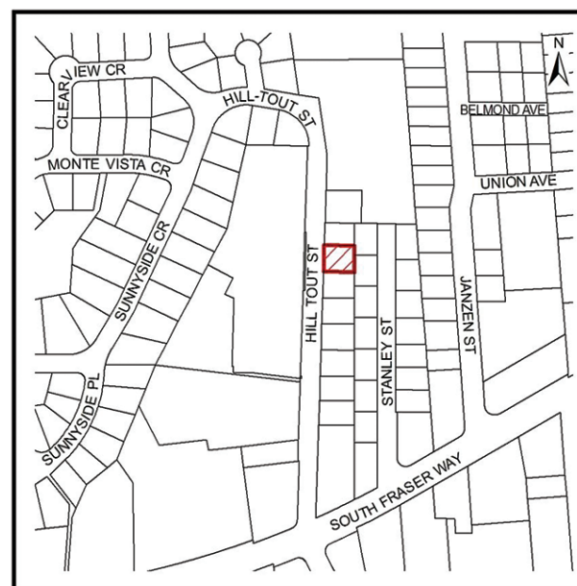
**SUBJECT LANDS:** 33303 and 33291 George Ferguson Way

**CURRENT ZONING:** Urban Estate Residential Zone (RS1)

**PROPOSED ZONING:** Multifamily Ground Oriented Zone (RMG) and Parks, Open Space and Schools Zone (P2)

**PURPOSE:** If Bylaw No. 2964-2019 is adopted, the applicant proposes to construct a 24 unit townhouse development.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2951-2019



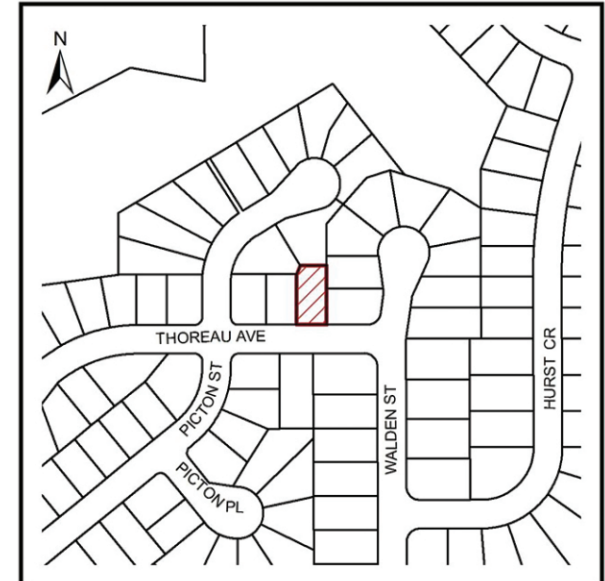
**SUBJECT LAND:** 2570 Hill-Tout Street

**CURRENT ZONING:** Urban Residential Zone (RS3)

**PROPOSED ZONING:** Comprehensive Development Seventy Five Zone (N75)

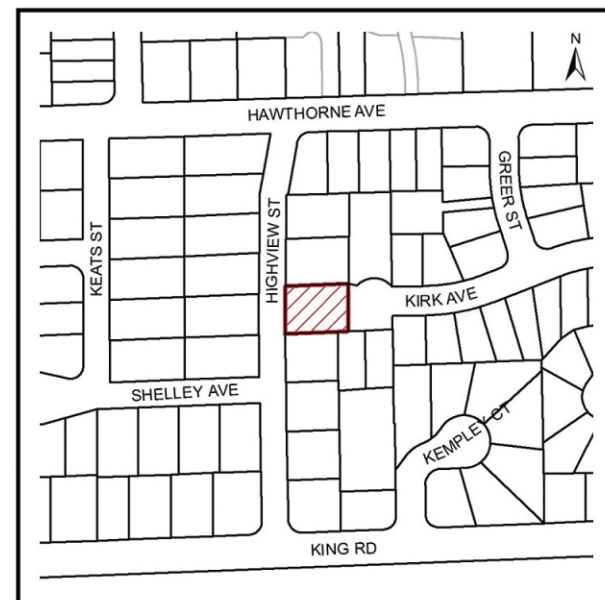
**PURPOSE:** If Bylaw No. 2951-2019 is adopted, the applicant proposes to develop a two lot subdivision.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2957-2019



**PURPOSE:** If Bylaw No. 2957-2019 is adopted, a site specific text amendment to the Urban Residential Zone (RS3) would permit an increased number of children in a Residential Care use from eight to ten at the property located at 34511 Thoreau Avenue.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2945-2019



**SUBJECT LAND:** 1664 Highview Street

**CURRENT ZONING:** Urban Residential Zone (RS3)

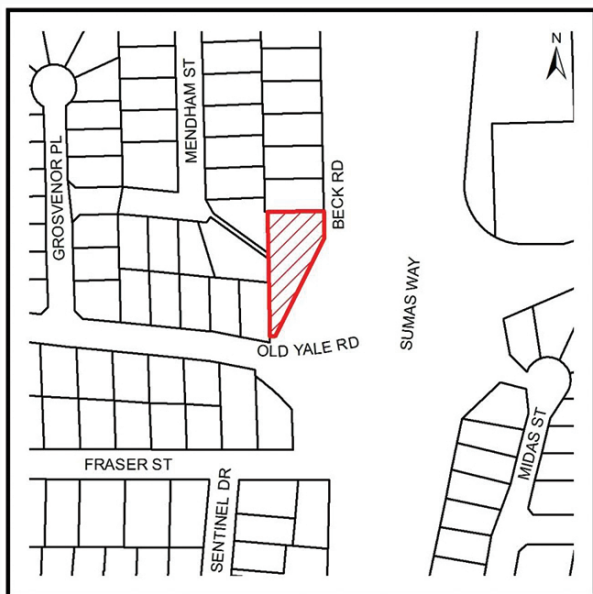
**PROPOSED ZONING:** Comprehensive Development Seventy Five Zone (N75)

**PURPOSE:** If Bylaw No. 2945-2019 is adopted, the applicant proposes to develop a two lot subdivision.

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### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 2949-2019



- SUBJECT LAND:** 34381 Old Yale Road
- CURRENT ZONING:** Urban Estate Residential Zone (RS1)
- PROPOSED ZONING:** Comprehensive Development  
Ninety Three Zone (N93)
- PURPOSE:** If Bylaw No. 2949-2019 is adopted, a new Comprehensive Development Ninety Three Zone (N93) will be created. The applicant proposes to develop a five lot fee simple subdivision to accommodate three duplexes and two single family dwellings.