

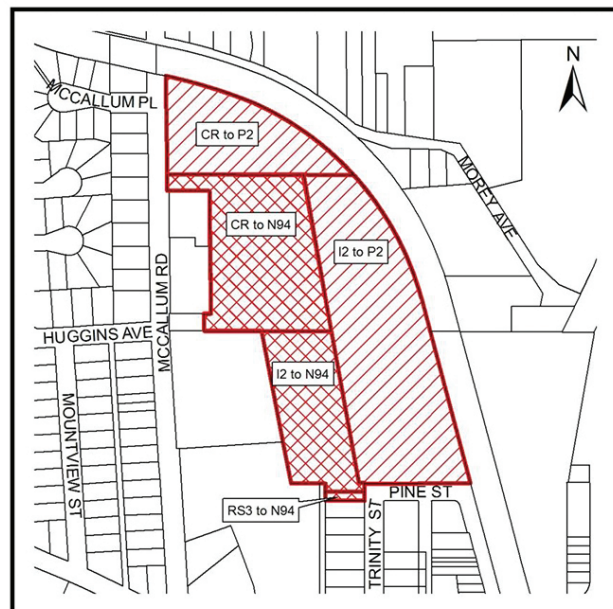


## Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014

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



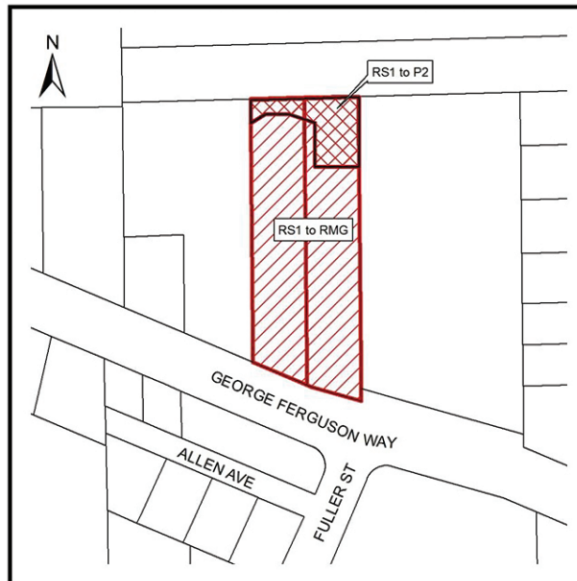
**SUBJECT LANDS:** 2906 McCallum Road, 33765 Pine Street, and Lot 5 Trinity Street

**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



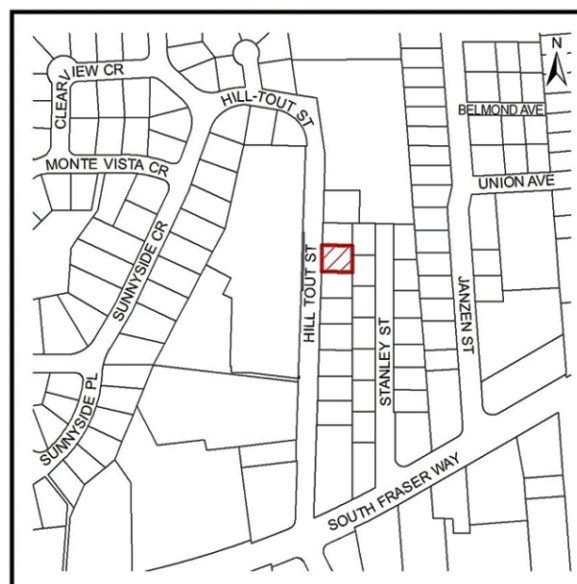
**SUBJECT LANDS:** 33303 and 33291 George Ferguson Way

**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



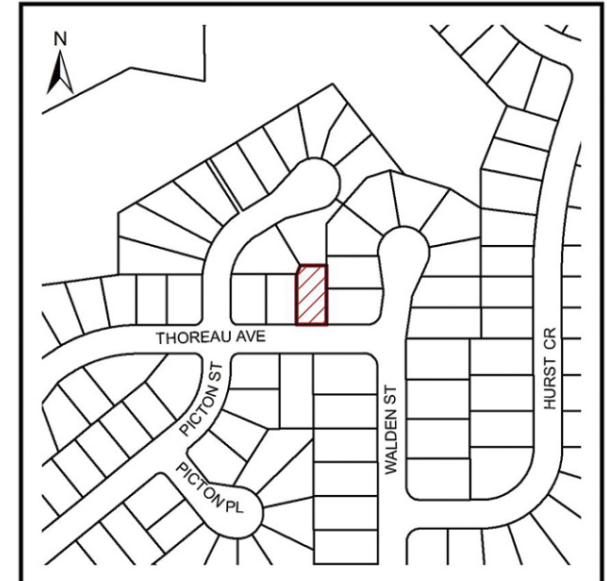
**SUBJECT LAND:** 2570 Hill-Tout Street

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

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

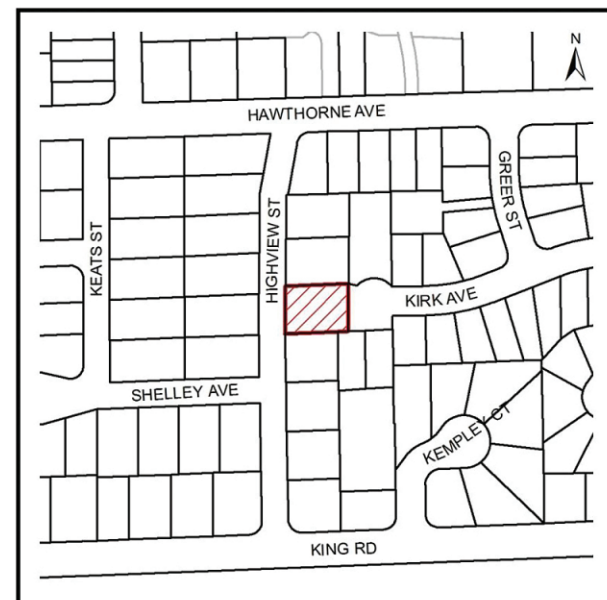
**PURPOSE:** If Bylaw No. 2951-2019 is adopted, the applicant proposes to develop a two lot subdivision.

### 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.

Notice of Public Hearing continued on page 11

## Notice of Public Hearing continued from page 10

### 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.

## Notice of Construction

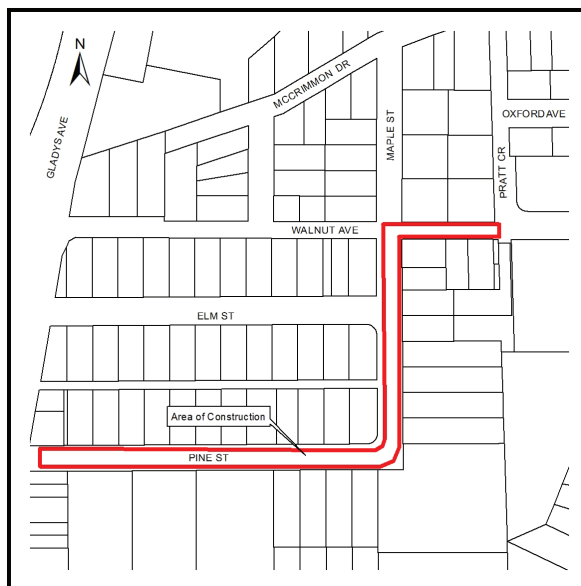
As part of the City of Abbotsford's Asset Renewal Program, the storm sewer will be replaced on Pine Street, Maple Street and Walnut Avenue. The work will replace undersized/aging infrastructure and improve storm sewer operation.

Access for local traffic will be maintained; however, motorists are advised to plan an alternate route. Detour routes will be posted. Your understanding and cooperation are appreciated.

**WHEN:** July 8 to August 30, 2019  
(weather permitting)  
Monday to Friday, between  
7:00 am and 7:00 pm

**LOCATION:** Pine Street, Maple Street  
and Walnut Avenue

**FOR MORE INFORMATION:** Contact Doug Haagen, Manager,  
Wastewater Collection  
604-853-5485 or  
[dhaagen@abbotsford.ca](mailto:dhaagen@abbotsford.ca)



## Upcoming Events at Abbotsford Centre

**Fraser Valley Bandits vs. Saskatchewan Rattlers**  
July 25, 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

**It's Finally Christmas Tour - Rescheduled Show**  
September 29, 7:00 pm

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

**Rock The Rink**  
October 5, 7:00 pm



[www.facebook.com/CityOfAbbotsford](https://www.facebook.com/CityOfAbbotsford)

## Council Meetings

The next Council Meeting takes place on July 22, 2019.

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