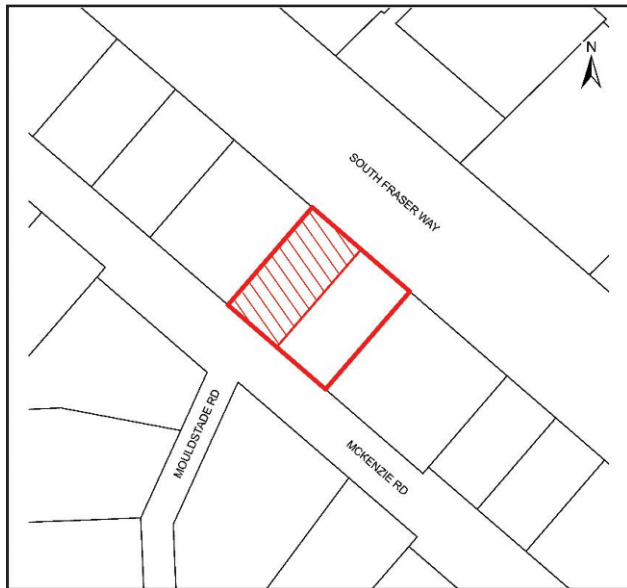


**Notice of Public Hearing**  
to consider amendments to  
Abbotsford Zoning Bylaw, 2014; and  
Land Use Contract No. 128

Abbotsford Council will hold a Public Hearing at 7:00 pm on February 24, 2020, 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 Land Use Contract No. 128 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 February 10, 11, 12, 13, 14, 18, 19, 20, 21 and 24, 2020 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. 2999-2020**



**SUBJECT LAND:** A portion of 2340 McKenzie Road  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Comprehensive Development One Hundred Zone (N100)  
**PURPOSE:** If Bylaw No. 2999-2020 is adopted, a new Comprehensive Development One Hundred Zone (N100) would be created and the subject land would be rezoned to N100. The applicant proposes to develop a two lot subdivision.

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2854-2020**



**SUBJECT LAND:** 33993 Walnut Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development Seventy Five Zone (N75)  
**PURPOSE:** If Bylaw No. 2854-2020 is adopted, the applicant proposes to develop a two lot subdivision.

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2992-2019**



**SUBJECT LAND:** A portion of 2010 and 2026 Eleanor Avenue  
**CURRENT ZONING:** Urban Estate Residential Zone (RS1)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 2992-2019 is adopted, the applicant proposes to construct a six storey apartment building containing 65 units.

**LAND USE CONTRACT NO. 128 DISCHARGE BYLAW  
BYLAW NO. 2998-2019**  
and  
**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2956-2019**  
and  
**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 2997-2019**



**SUBJECT LAND:** 34790 Laburnum Avenue  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 128  
**PROPOSED ZONING:** Residential Corner Store Zone (RCS).  
**PURPOSE:** If Bylaw No. 2998-2019 is adopted, Land Use Contract No. 128 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then control development and would permit a single family dwelling.  
If Bylaw No. 2956-2019 is adopted, the text of the Zoning Bylaw would be amended to require parking based on the number of children for an Accessory Child Care Centre use.  
If Bylaw No. 2997-2019 is adopted, the property will be rezoned from RS3 to RCS. The applicant proposes to create an Accessory Child Care Centre for 28 children.

**Upcoming Events at Abbotsford Centre**

- Skillet**  
February 15, 7:00 pm
- TOBYMAC Hits Deep Tour**  
February 27, 7:00 pm
- Celtic Illusion**  
February 28, 8:00 pm
- Brad Paisley**  
March 7, 7:30 pm
- Gnarly Barley Brew Festival**  
March 14, 7:00 pm



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

## 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:** 10,000 sq. m. (approx) of Lot 1 Sections 11, 12 and 13 Township and Section 7 Township 16 New Westminster District Plan EPP70454, as shown outlined in red on the sketch below

**Civic Address:** 1185, 1195, 1205, 1215 Townline Road

**Property Description:**



**Nature of Disposition:** Lease of land  
**Lessee:** Great Canadian Holdings Ltd.  
**Consideration to be received by the City for the disposition:** \$61,910.00 per annum in annual land rent including Airport Maintenance Charge along with tenant-funded capital improvements of approximately \$3,600,000.00 as required by lease.  
**Term:** Forty (40) years

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.

## Abbotsford Police Board

You are invited to attend the Abbotsford Police Board meeting on Tuesday February 18, 2020 at 12:00 pm at City Hall - Room 530 Boardroom - 32315 South Fraser Way, Abbotsford.

# Council Meetings

The next Council Meeting takes place on March 2, 2020.

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