

Notice of Public Hearing to consider amendments to Abbotsford Zoning Bylaw, 2014; and certain Land Use Contracts

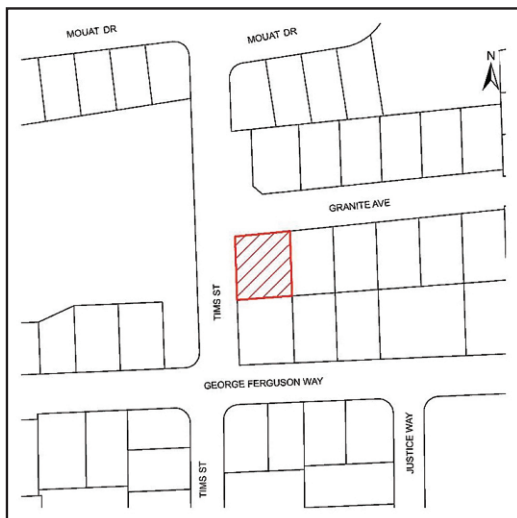
Abbotsford Council will hold a Public Hearing at 7:00 pm on **September 14, 2020**, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act* to consider the following bylaws. At the Public Hearing, all persons who believe their 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 certain Land Use Contracts of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed in person at the Matsqui Centennial Auditorium at City Hall, located at 32315 South Fraser Way, Abbotsford BC (taped to the inside of the large glass windows from September 1 – September 14, 2020) or the full planning report for each of the respective bylaws can be viewed on our website. Report URLs are noted within each of the following Bylaw descriptions. If you have any questions, please contact Planning Services Staff at 604-864-5510.

Feedback from the public can be submitted electronically to the City Clerk at cityclerk@abbotsford.ca, by fax to 604-853-1934, by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7 or deliver in person (appointment is necessary) to Abbotsford City Hall 5th floor at the above address. Please note that all submissions are a matter of public record.

If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3062-2020



SUBJECT LAND: 32202 Granite Avenue
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM), and a site specific text amendment.
PURPOSE: If Bylaw No. 3062-2020 is adopted, the applicant proposes to construct an 11 unit 4 storey apartment building to accommodate seasonal farm workers.
REPORT URL: www.abbotsford.ca/PDS083-2020

LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 3048-2020



SUBJECT LAND: 2028 Oakridge Crescent
CURRENT LAND USE REGULATION: Land Use Contract No. 13
PURPOSE: If Bylaw No. 3048-2020 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 conventional single family dwelling.
REPORT URL: www.abbotsford.ca/PDS073-2020

LAND USE CONTRACT NO. 13 DISCHARGE BYLAW BYLAW NO. 3049-2020



SUBJECT LAND: 2128 Oakridge Crescent
CURRENT LAND USE REGULATION: Land Use Contract No. 13
PURPOSE: If Bylaw No. 3049-2020 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 conventional single family dwelling.
REPORT URL: www.abbotsford.ca/PDS072-2020

LAND USE CONTRACT NO. 235 DISCHARGE BYLAW BYLAW NO. 3010-2020



SUBJECT LAND: 3809 Balsam Crescent
CURRENT LAND USE REGULATION: Land Use Contract No. 235
PURPOSE: If Bylaw No. 3010-2020 is adopted, Land Use Contract No. 235 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 Secondary Suite within the existing residence.
REPORT URL: www.abbotsford.ca/PDS092-2020

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3000-2019



SUBJECT LAND: 27958 Ledunne Avenue
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Residential Zone (RS5), with a concurrent site specific text amendment to restrict the Floor Space Ratio (FSR) to 0.5.
PURPOSE: If Bylaw No. 3000-2019 is adopted, the applicant proposes to develop an eight lot single family subdivision.
REPORT URL: www.abbotsford.ca/PDS025-2020

Notice of Council Consideration Regarding a Lounge Endorsement Application

Abbotsford Council will consider a Lounge Endorsement application at its Regular Council meeting following the 7:00 pm Public Hearing on September 14, 2020, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., under the provisions of the *Local Government Act*. At the Regular Council meeting, all persons who believe their interest in property is affected by the proposed Lounge Endorsement will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters relating to the Lounge Endorsement that is subject to Council Consideration.

The Planning report for this Lounge Endorsement can be viewed on our website. The report URL is noted within the Lounge Endorsement description. If you have any questions, please contact Planning Services Staff at 604-864-5510.

NOTE: A new format is in place to adhere to the Provincial Government's 2 metre physical distancing and 50 person maximum gathering requirements. Public attending Council Hearings should follow the directional signage and sit only in designated areas. Council meetings are also available to be viewed online at abbotsford.ca/watchcouncilonline.

LOUNGE ENDORSEMENT



SUBJECT LAND: 33797 King Road
PURPOSE: To forward comment to the Liquor and Cannabis Regulation Branch with respect to a Lounge Endorsement application for a Manufacturer Licence, consistent with the Liquor Control and Licensing Act.
REPORT URL: www.abbotsford.ca/PDS070-2020

Call for Board of Variance Committee Volunteers

The City of Abbotsford is seeking residents who are interested in serving on the City's Board of Variance. The Board of Variance is an independent body which considers requests for minor variances to the Abbotsford Zoning Bylaw regarding the siting, size and dimensions of buildings. The Board meets on an as needed basis, on the 3rd Tuesday of the month at 10AM. The Board consists of five citizen members appointed for a three year term by Abbotsford City Council. Two vacancies currently exist on the Board of Variance. If you are interested in volunteering, please complete the online application available at abbotsford.ca/CommitteeApplication to apply. For more information contact Legislative Services at 604-864-5506 or CityClerk@abbotsford.ca. APPLICATION DEADLINE: September 16, 2020

Order for Service of Notice of Remedial Action Requirement

Court File No. CHI-S-L-38009
Chilliwack Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

In the matter of an application pursuant to section 161(2) of the Community Charter, S.B.C. 2003, c. 26 and in the matter of the remedial action requirements in relation to a building on a property in the City of Abbotsford

Between

CITY OF ABBOTSFORD

Petitioner

and

**TERRENCE KEITH THOMAS and
PATRICIA LOUISE THOMAS**

Respondents

ADVERTISEMENT

TO: TERRENCE KEITH THOMAS and PATRICIA LOUISE THOMAS

TAKE NOTICE THAT on August 28, 2020 an order was made for service on you of a notice of remedial action requirement issued from the Chilliwack Registry of the Supreme Court of British Columbia in proceeding number CHI-S-L-38009 by way of this advertisement.

In the proceeding, the Petitioner, City of Abbotsford, obtained an order without notice pursuant to Rule 2-1(2)(b) and Rule 17-1 of the *Supreme Court Civil Rules*, and section 161(2) of the *Community Charter*, S.B.C. 2003, c. 26.

The remedial action requirements were imposed to address and remediate the unsafe condition and nuisance at the buildings at the property located at 3450 Juniper Crescent in Abbotsford, B.C. These requirements include, among others, that you complete the removal of the buildings and provide the City with a report certifying that the removal works complies with applicable bylaws. If the requirements are not undertaken, the City may perform the requirements and impose on the owners all costs and expenses incurred in performing the work in the same manner as for municipal taxes.

You may obtain, from the Chilliwack Registry, at 46085 Yale Road, Chilliwack B.C. V2P 2L8, a copy of the requisition for order without notice and the order providing for service by this advertisement.

This advertisement is placed by the Petitioner, City of Abbotsford, whose address for service is 32315 South Fraser Way, Abbotsford, B.C. V2T 1W7.

Council Meetings

The next council meeting takes place on September 14.
Public is encouraged to view the meeting online
at Abbotsford.ca/watchcouncilonline.

CITY OF ABBOTSFORD PUBLIC MEETINGS UPDATE

The City has put a new format in place to adhere to the Provincial Government's 2 metre physical distancing and 50 person maximum gathering requirements. Public attending meetings in the Matsqui Centennial Auditorium should follow the directional signage and sit only in designated areas. Feedback from the public can be submitted electronically to the City Clerk at cityclerk@abbotsford.ca by mail to City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7. Please note that all submissions are a matter of public record. Thank you for your cooperation as we work to keep everyone healthy and safe.

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

Abbotsford Council will hold a Public Hearing at 7:00 pm on **September 15, 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.

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ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3071-2020



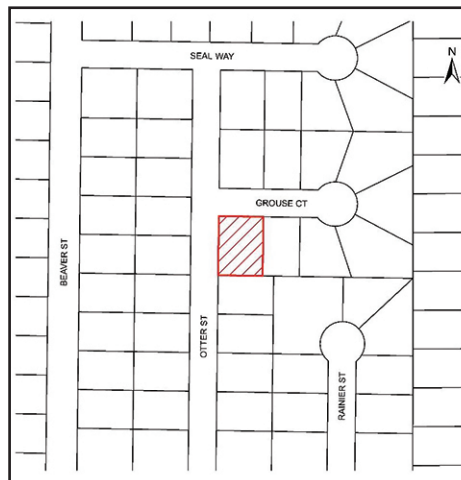
SUBJECT LAND: 2284 Lynden Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3071-2020 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS096-2020

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3060-2020



SUBJECT LAND: 2514 Alderview Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3060-2020 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS086-2020

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3064-2020



SUBJECT LAND: 2308 Otter Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3064-2020 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS093-2020



www.facebook.com/CityOfAbbotsford

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3065-2020



SUBJECT LAND: 1870 Jackson Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3065-2020 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS081-2020

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3033-2020



SUBJECT LAND: 33734 Mayfair Avenue
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3033-2020 is adopted, the applicant proposes to develop a three lot subdivision.
REPORT URL: www.abbotsford.ca/PDS095-2020

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Notice of Road Closure

The Council of the City of Abbotsford will consider adoption of Bylaw No. 3069-2020, "Road Closure and Cancellation Bylaw (McCallum Place), 2020" at its Regular Council meeting Monday September 14th, 2020 at 7:00 pm in the Matsqui Centennial Auditorium, Abbotsford City Hall.

LEGAL DESCRIPTION: That 74 m² Part of Road Dedicated on Plan 81926, Section 21, Township 16, New Westminster District, shown on Plan EPP102567, and as shown outlined and shaded orange on the attached aerial photo.

CIVIC ADDRESS: 2900 Block McCallum Road

ROAD CLOSURE SKETCH



Any person who believes their interests may be affected by the adoption of the proposed Bylaw may submit a petition or written comments by mail or email, to be received no later than 4:00 p.m., Monday, September 14th, 2020, Attention to: *City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7*; Email: cityclerk@abbotsford.ca

No letter, report or representation from the public will be received by Council after the conclusion of the meeting. Please note that all submissions are a matter of public record.

Copies of Bylaw No. 3069-2020 are available electronically (by email) from the City Clerk's Office, at cityclerk@abbotsford.ca