

### COUNCIL MEETINGS

THE NEXT COUNCIL MEETINGS TAKE PLACE ON February 6

Council meetings will be streamed live and archived at [abbotsford.ca/watchcouncilonline](http://abbotsford.ca/watchcouncilonline). To view agendas, please visit [abbotsford.ca/ams](http://abbotsford.ca/ams).

### Notice of Council Consideration

Regarding amendments to the Abbotsford Zoning Bylaw, 2014

In accordance with the Local Government Act, Abbotsford City Council will consider the following bylaws at a Council Meeting on the dates and time noted below. A video of the meeting will be streamed live, as well as archived, on the City's website at [www.abbotsford.ca/watchcouncilonline](http://www.abbotsford.ca/watchcouncilonline).

Council Meeting Date/Time	Reference
<b>Tuesday, February 6, 2024</b> at 3:00pm	<ul style="list-style-type: none"> <li>• 31717 Old Yale Road (PRJ22-076)</li> <li>• 31596 Monte Vista Crescent (PRJ21-139)</li> <li>• 2112 Everett Street (PRJ23-039)</li> </ul>
<b>Tuesday, February 13, 2024</b> at 3:00pm	<ul style="list-style-type: none"> <li>• 2950 Royal Street (PRJ22-125)</li> <li>• 2468, 2456 and 2444 Park Drive (PRJ21-003)</li> <li>• 28944 Downes Road (PRJ22-145)</li> <li>• 32711 Avalon Crescent (PRJ23-110)</li> <li>• 2256, 2262, and 2272 McCallum Road (PRJ21-132)</li> <li>• Update to Section 800 - Comprehensive Development Zones of the City's Zoning Bylaw (ZBA-039)</li> </ul>

The proposed bylaws and related reports can be viewed at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30am and 4:30pm, Monday to Friday (excluding Statutory Holidays) or online, on the Friday prior to the scheduled meeting date. To view copies online, please follow the URL noted on each file summary below.

If you have any questions, please contact Planning Services Staff at 604-864-5510 or [planning-info@abbotsford.ca](mailto:planning-info@abbotsford.ca)

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### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3497-2024



**SUBJECT LAND:** 31717 Old Yale Road  
**FILE NUMBER:** PRJ22-076  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3497-2024 is adopted, the applicant proposes to develop a three lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS008-2024](http://www.abbotsford.ca/PDS008-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3316-2024



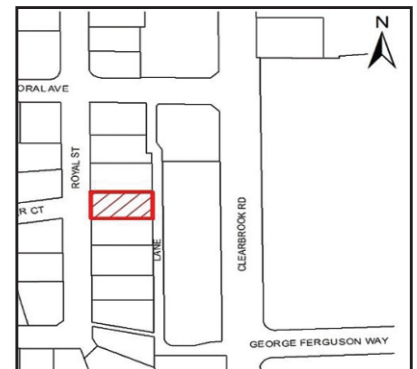
**SUBJECT LAND:** 31596 Monte Vista Crescent  
**FILE NUMBER:** PRJ21-139  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3316-2024 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS016-2024](http://www.abbotsford.ca/PDS016-2024)

### LAND USE CONTRACT NO. 161 DISCHARGE BYLAW BYLAW NO. 3435-2024



**SUBJECT LAND:** 2112 Everett Street  
**FILE NUMBER:** PRJ23-039  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 161  
**PURPOSE:** If Bylaw No. 3435-2024 is adopted, Land Use Contract No. 161 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development and permit the construction of a secondary suite.  
**REPORT URL:** [www.abbotsford.ca/PDS014-2024](http://www.abbotsford.ca/PDS014-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3404-2024



**SUBJECT LAND:** 2950 Royal Street  
**FILE NUMBER:** PRJ22-125  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Multiplex Residential Zone (RMX)  
**PURPOSE:** If Bylaw No. 3404-2024 is adopted, the applicant proposes to develop a four unit townhouse within a single building.  
**REPORT URL:** [www.abbotsford.ca/PDS019-2024](http://www.abbotsford.ca/PDS019-2024)



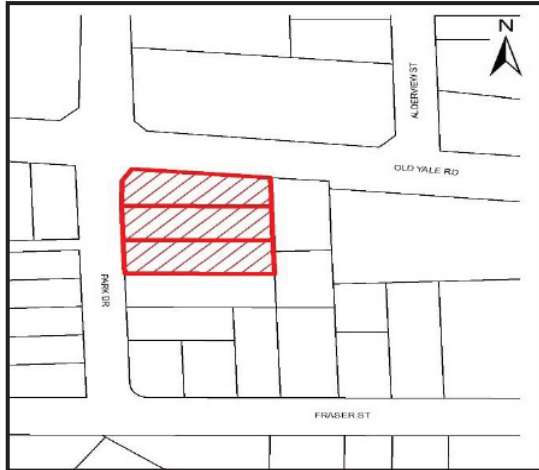
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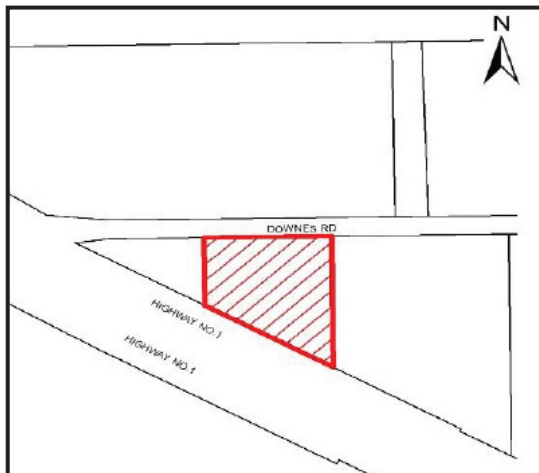
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### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3445-2024



**SUBJECT LANDS:** 2468, 2456 and 2444 Park Drive  
**FILE NUMBER:** PRJ21-003  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3445-2024 is adopted, the applicant proposes to develop a seven lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS009-2024](http://www.abbotsford.ca/PDS009-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3479-2024



**SUBJECT LAND:** 28944 Downes Road  
**FILE NUMBER:** PRJ22-145  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PURPOSE:** If Bylaw No. 3479-2024 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit the continuation of a business consisting of waste disposal, street sweeping, and septic servicing which includes the parking of 10 commercial vehicles.  
**REPORT URL:** [www.abbotsford.ca/PDS003-2024](http://www.abbotsford.ca/PDS003-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3494 – 2024



**SUBJECT LAND:** 32711 Avalon Crescent  
**FILE NUMBER:** PRJ23-110  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3494-2024 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS002-2024](http://www.abbotsford.ca/PDS002-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3498 – 2024



**SUBJECT LANDS:** 2256, 2262 and 2272 McCallum Road  
**FILE NUMBER:** PRJ21-132  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3498-2024 is adopted, the applicant proposes to develop a 55 unit six story apartment building.  
**REPORT URL:** [www.abbotsford.ca/PDS020-2024](http://www.abbotsford.ca/PDS020-2024)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3499-2024

**FILE NUMBER:** ZBA-039  
**PURPOSE:** Bylaw No. 3499-2024 is a housekeeping update to Section 800 – Comprehensive Development Zones of the City's Zoning Bylaw, which if approved will improve the application and consistency of the City's Comprehensive Development Zones.  
**REPORT URL:** [www.abbotsford.ca/PDS011-2024](http://www.abbotsford.ca/PDS011-2024)

### KEEP THESE ITEMS OUT OF YOUR BLUE CART:



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