

NOTICE OF PUBLIC HEARING to consider amendments to the Abbotsford Official Community Plan Bylaw, 2016

In accordance with the *Local Government Act*, Abbotsford City Council will hold a Public Hearing to consider the following bylaws on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Public Hearing Date/Time/Location	Reference
Tuesday April 16, 2024 at 6:00 pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> • 34098, 34118, 34144, and 34164 Maclure Road (PRJ22-037) • 34010, 34024, 34040, 34056 and 34074 Maclure Road (PRJ22-107)

How can I learn more about the proposed amendments?
A copy of each report for the respective bylaws are available online. Please follow the Report URL noted below on each file summary. Alternatively, hard copies will be available at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding Statutory Holidays).

How can I provide input? 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. Feedback may be provided as follows:

- **Via Email** – received no later than 9:00 am on Monday, April 15, 2024 at cityclerk@abbotsford.ca;
- **By Mail or Hand Deliver** – received no later than 9:00 am on Monday, April 15, 2024 at the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; and/or
- **In Person** at the above-noted Public Hearing at 6:00 pm on April 16, 2024 in the MCA

Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

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

CITY OF ABBOTSFORD ARTIST IN RESIDENCE

Calling emerging and mid-career artists: Applications are now open for the City of Abbotsford 2024 Artist in Residence: Social Connection and Well-Being. This self-directed residency encourages interaction between the artist and identified demographic groups of older adults, youth, and families. The residency runs from May - October, 2024. Apply online at www.abbotsford.ca/artist-in-residence. The deadline to submit is April 21, 2024.



www.facebook.com/CityOfAbbotsford

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3512-2024 and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3511-2024



SUBJECT LANDS: 34098, 34118, 34144, 34164 Maclure Road
FILE NUMBER: PRJ22-037
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Urban 2 – Ground Orientated
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Orientated Zone (RMG)
PURPOSE: If Bylaw No. 3512-2024 is adopted, the subject lands will be redesignated from Suburban to Urban 2 – Ground Orientated; and if Bylaw No. 3511-2024 is adopted, the applicant proposes to construct a 145 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS033-2024

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 3514-2024 and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3513-2024



SUBJECT LANDS: 34010, 34024, 34040, 34056 and 34074 Maclure Road
FILE NUMBER: PRJ22-107
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Urban 2 – Ground Orientated
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Orientated Zone (RMG)
PURPOSE: If Bylaw No. 3514-2024 is adopted, the subject properties will be redesignated from Suburban to Urban 2 – Ground Orientated; and if Bylaw No. 3513-2024 is adopted, the applicant proposes to construct a 69 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS034-2024

NATIONAL VOLUNTEER WEEK

Did you know National Volunteer Week is April 14 - 20. We want to thank the thousands of generous volunteers across Abbotsford who consistently do their part to make this city such a wonderful place to live. The City of Abbotsford recognizes the exponential impact of our volunteers in the many facets across our community. We wish to thank all those who give of their time to volunteer. We appreciate you! We invite all Abbotsford residents to share photos of themselves volunteering to volunteer@abbotsford.ca for a chance to win 1 of 20 volunteer appreciation prize. All those who volunteer in our community are invited to our Volunteer Appreciation Event Thursday May 2nd - Tickets are FREE, please contact us to sign up volunteer@abbotsford.ca. Want to get involved? Register at www.abbotsford.ca/volunteerapplication or contact us at volunteer@abbotsford.ca or 604-557-7050.

COUNCIL MEETINGS

THE NEXT COUNCIL MEETINGS
TAKE PLACE ON April 16

Council meetings will be streamed live and archived at abbotsford.ca/watchcouncilonline. To view agendas, please visit abbotsford.ca/ams.

follow us on @City_Abbotsford

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 date, time and location noted below. A video of the meeting will also be streamed live and archived on the City's website (see link noted below).

Council Meeting Date/Time/Location	Reference
<p>Tuesday, April 16, 2024 at 3:00 pm</p> <p><u>Location:</u> Matsqui Centennial Auditorium 32315 South Fraser Way, Abbotsford, BC</p> <p><u>Live Stream:</u> www.abbotsford.ca/watchcouncilonline</p>	<ul style="list-style-type: none"> • 33938 & 33946 George Ferguson Way (PRJ22-004) • 34142 Fraser Street (PRJ21-127) • 3130 Coronation Court (PRJ22-114) • 31511 Monte Vista Crescent (PRJ22-137)

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

If you have any questions, please contact Planning Services Staff at 604-864-5510 or planning-info@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3522-2024



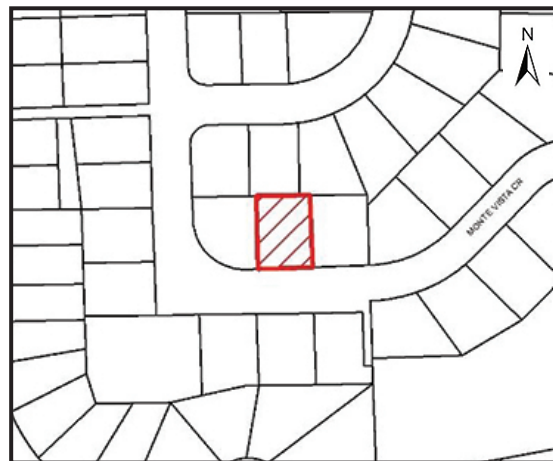
SUBJECT LANDS: 33938 and 33946 George Ferguson Way
FILE NUMBER: PRJ22-004
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3522-2024 is adopted, the applicant proposes to develop a six storey 60 unit apartment building
REPORT URL: www.abbotsford.ca/PDS044-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3391-2024



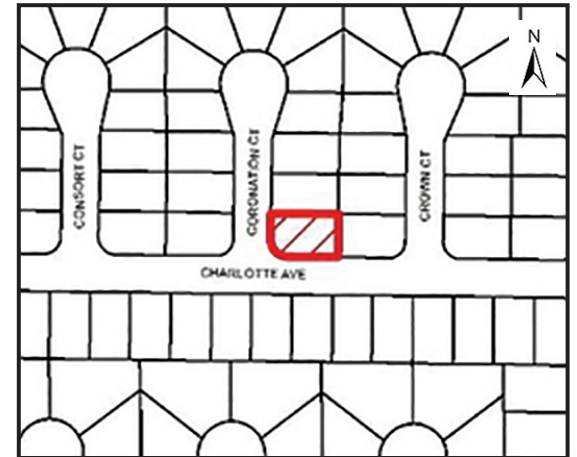
SUBJECT LAND: 34142 Fraser Street
FILE NUMBER: PRJ21-127
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7) and Duplex Residential Zone, Infill (RS4-i)
PURPOSE: If Bylaw No. 3391-2024 is adopted, the applicant proposes to develop a three lot subdivision consisting of one single detached residence/lot and a lot that will be utilized for a duplex.
REPORT URL: www.abbotsford.ca/PDS052-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3530-2024



SUBJECT LAND: 31511 Monte Vista Crescent
FILE NUMBER: PRJ22-137
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3530-2024 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS061-2024

LAND USE CONTRACT NO. 117 and 200 DISCHARGE BYLAW BYLAW NO. 3524-2024



SUBJECT LAND: 3130 Coronation Court
FILE NUMBER: PRJ22-114
CURRENT LAND USE REGULATION: Land Use Contract No. 117 and 200
PURPOSE: If Bylaw No. 3524-2024 is adopted, Land Use Contract No. 117 and 200 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone, infill (RS3-i) would then regulate development and permit a secondary suite.
REPORT URL: www.abbotsford.ca/PDS040-2024

Notice Of Public Engagement Open houses for a new Commercial Truck Parking Strategy

The City of Abbotsford will hold two open houses to consult with the public on potential solutions for a new Commercial Truck Parking Strategy.

Meeting Dates/Time: Wednesday, April 24, 2024, between 5:30pm and 8pm
 Thursday, April 25, 2024, between 5:30pm and 8pm

Location: Ag Rec Centre, 32470 Haida Drive, Abbotsford, BC

For more Information: Contact Mitchell Comb, Senior Planner at 604-851-4174 or via email at mcomb@abbotsford.ca

The public is invited to attend either of these open houses to comment on potential solutions for a new Commercial Truck Parking Strategy. City Staff will be available to answer questions and presentation boards will be on display.

The City also has an online engagement portal for this initiative where you can share your opinions, provide feedback and give ideas.

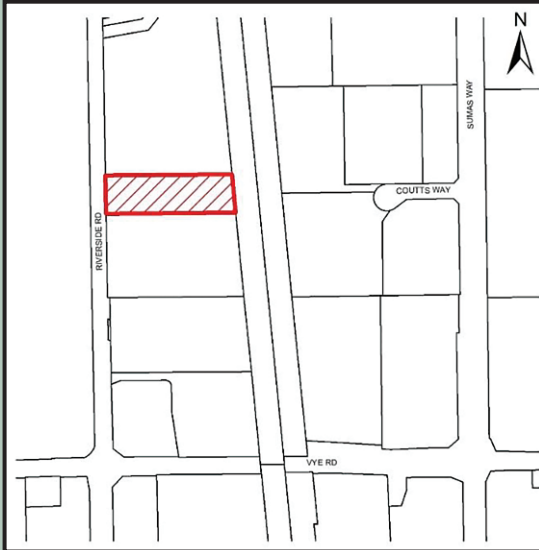
Engagement Portal: www.letstalkabbotsford.ca/commercial-truck-parking-strategy

NOTICE OF COUNCIL HEARING Regarding a Telecommunication Antennae Structure (TAS) Application

Abbotsford City Council will hold a Council Hearing in the Matsqui Centennial Auditorium at City Hall (32315 South Fraser Way) to consider an application for a Telecommunication Antennae Structure (TAS) on the date/ time noted below. A video of this meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Council Meeting Date/Time	File Reference
Tuesday, April 16, 2024 at 3:00pm	• 990 Riverside Road (PRJ23-007)

What is being proposed? The installation of a 35m tall monopole Telecommunication Antennae Structure (TAS) with ancillary electronic equipment by Rogers Communications Inc. to be located at 990 Riverside Road.



How can I learn more about the application? The related report is available to view online at www.abbotsford.ca/PDS038-2024. Alternatively, hard copies are available at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding Statutory Holidays).

How can I provide input? If you believe your interest in property is affected by the proposed application, you are encouraged to attend this meeting in person and/or provide feedback to Council as follows:

- **Via Email** – no later than 9:00 am on Monday, April 15, 2024 to the City Clerk's office at cityclerk@abbotsford.ca;
- **By Mail or Hand Deliver** – no later than 9:00 am on Monday, April 15, 2024 to the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; and/or
- **In Person** at the above-noted Council Hearing at 3:00 pm on April 16, 2024 in the MCA

Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

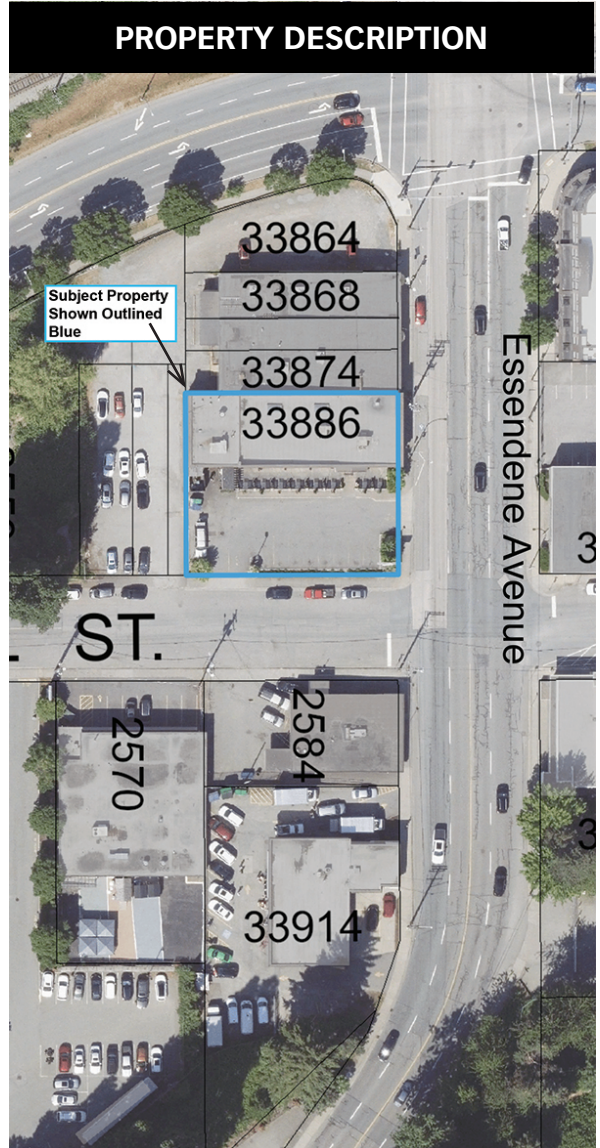
If you have any questions or require more information, please contact Anne-Marie Paquette, Planner at apaquette@abbotsford.ca or phone 604-864-5659.

NOTICE OF INTENTION TO DISPOSE OF CITY OWNED PROPERTY

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

Legal Description: PID 024-996-301 Lot A (BR85192) Block 42 Section 22 Township 16 New Westminster District Plan 464A, as shown outlined blue on the attached aerial photo.

Civic Address: 33886 Essendene Avenue, Abbotsford



Nature of Disposition: Five Year Commercial Lease
Lessee: Pagliacci Holdings Ltd., Inc. No. BC0203637
Consideration to be received by the City for the disposition: \$439,355 over the five-year term plus operating expenses

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

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