

September 23, 2021

## Notice of Waived Public Hearings

Whereas the Provincial Health Officer extended the *Gathering and Events Order* on January 7, 2021, expressly prohibiting public attendance at local government meetings and public hearings, at the Regular Council meeting of August 30, 2021, Council adopted a motion waiving the requirement to hold a Public Hearing for the following matters, pursuant to Section 464 (2) of the *Local Government Act*.

Abbotsford Council will consider third reading of these bylaws at the Regular Council meeting at 6:00 pm on September 27, 2021, in the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C. Video of this meeting will be streamed live, as well as archived, on the City's website at [www.abbotsford.ca/watchcouncilonline](http://www.abbotsford.ca/watchcouncilonline).

Those who believe their interest in property is affected by the proposed bylaws are encouraged to submit feedback electronically to the City Clerk at [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca), by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5th floor at the above address. In order for feedback to be considered by Council, it should be received by 12 noon on September 27, 2021.

If you would like to inquire about speaking remotely during the Regular Council meeting, please contact the City Clerk's Office, by 12 noon on September 27, 2021, at 604-864-5506, or [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

The following is a synopsis of the bylaws amending the Zoning Bylaw and Land Use Contract No. 135 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 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 10, 2021 to September 27, 2021 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.

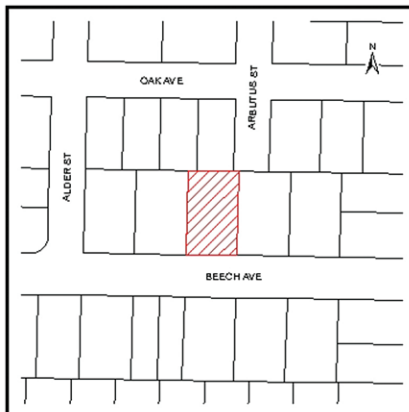
If you have any questions, please contact Planning Services Staff at 604-864-5510.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3141-2021



**SUBJECT LAND:** 2200 Iron Mills Court  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PROPOSED ZONING:** General Industrial Zone (I2) and Park, Open Space and School Zone (P2)  
**PURPOSE:** If Bylaw No. 3141-2021 is adopted, the applicant proposes general industrial uses on the subject land.  
**REPORT URL:** [www.abbotsford.ca/PDS077-2021](http://www.abbotsford.ca/PDS077-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3140-2021



**SUBJECT LAND:** 31907 Beech Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3140-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS076-2021](http://www.abbotsford.ca/PDS076-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3151-2021 AND ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3152-2021



**SUBJECT LAND:** 2531 Park Drive  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development One Hundred and Eight Zone (N108)  
**PURPOSE:** If Bylaw No. 3151-2021 is adopted, Comprehensive Development One Hundred and Eight Zone (N108) would be created.  
 If Bylaw No. 3152-2021 is adopted, the subject land would be rezoned to N108 to permit construction of a four unit townhouse development within two buildings.  
**REPORT URL:** [www.abbotsford.ca/PDS060-2021](http://www.abbotsford.ca/PDS060-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3153-2021



**SUBJECT LAND:** 2522 Campbell Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Comprehensive Development One Hundred and Eight Zone (N108)  
**PURPOSE:** If Bylaw No. 3153-2021 is adopted, the subject land would be rezoned to N108 to permit construction of a four unit townhouse development within two buildings.  
**REPORT URL:** [www.abbotsford.ca/PDS066-2021](http://www.abbotsford.ca/PDS066-2021)

### LAND USE CONTRACT NO. 135 DISCHARGE BYLAW BYLAW NO. 3162-2021



**SUBJECT LAND:** 35340 Purcell Avenue  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 135  
**PURPOSE:** If Bylaw No. 3162-2021 is adopted, Land Use Contract No. 135 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Zone (RS3) would then regulate development and would allow construction of a detached garage.  
**REPORT URL:** [www.abbotsford.ca/PDS073-2021](http://www.abbotsford.ca/PDS073-2021)

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**ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3169-2021**



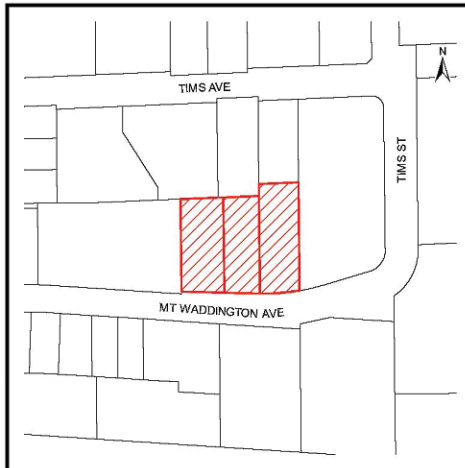
**SUBJECT LANDS:** 32129, 32143, and 32145 Tims Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3) and Duplex Residential Zone (RS4)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3169-2021 is adopted, the applicant proposes to construct a 72 unit apartment building.  
**REPORT URL:** [www.abbotsford.ca/PDS079-2021](http://www.abbotsford.ca/PDS079-2021)

**ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3154-2021**



**PURPOSE:** If Bylaw No. 3154-2021 is adopted, the text of the Zoning Bylaw would be amended to permit Restaurant use and increase the maximum permitted floor area for Farm Retail Sales use for the property located at 33955 Clayburn Road, in accordance with Agricultural Land Commission non-farm use approval.  
**REPORT URL:** [www.abbotsford.ca/PDS075-2021](http://www.abbotsford.ca/PDS075-2021)

**ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3167-2021**



**SUBJECT LANDS:** 32137, 32147, and 32157 Mt. Waddington Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3167-2021 is adopted, the applicant proposes to construct a 94 unit apartment building.  
**REPORT URL:** [www.abbotsford.ca/PDS078-2021](http://www.abbotsford.ca/PDS078-2021)

**Public Notice  
 Council Procedure Amendment  
 Bylaw, 2021**

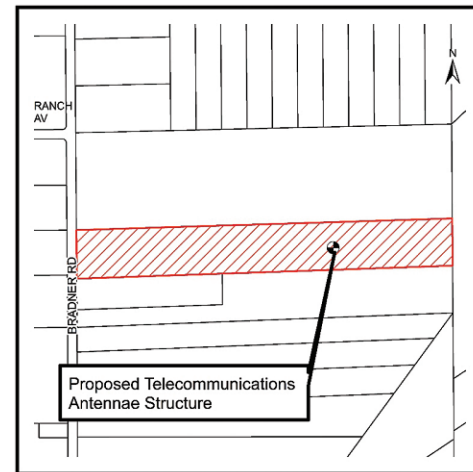
Notice of Intent to Amend Council Procedure Bylaw

Pursuant to Sections 94 and 124 of the *Community Charter*, Council may not amend, repeal or substitute a Council Procedure Bylaw unless Council first gives notice of its intent to do so. Council for the City of Abbotsford intends to amend Bylaw No. 2800-2018, "Council Procedure Bylaw, 2018".

Proposed changes in general terms include incorporating and applying the City's Interpretation Bylaw, updating the start time of regular council meetings to 6:00 p.m., authorizing the conduct of electronic regular, special and committee meetings, and establishing the procedure for giving notice of an electronic meeting.

Bylaw No. 3185-2021, "Council Procedure Amendment Bylaw" received three readings at the September 20, 2021 Regular Council Meeting; with adoption scheduled to occur at the October 4, 2021 Regular Council Meeting. A copy of the bylaw is available on the City's website at [www.abbotsford.ca/council](http://www.abbotsford.ca/council), or can be viewed by appointment at the Legislative Services Department, located on the 5th Floor, Abbotsford City Hall, 32315 South Fraser Way, during regular office hours, 8:30 am to 4:30 pm, Monday to Friday, excluding holidays. Please direct inquiries to 604-864-5506, or [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca).

**PROPOSED TELECOMMUNICATION ANTENNAE STRUCTURE**



The City of Abbotsford has received an application from Rogers Communications Inc. for the construction of a new 40m tall Telecommunication Antennae Structure (TAS) with ancillary electronic equipment for the property located at 2072 Bradner Road. The full planning report can be viewed on our website at [www.abbotsford.ca/PDS074-2021](http://www.abbotsford.ca/PDS074-2021). For more information, please contact Anne-Marie Paquette, Assistant Planner, at [apaquette@abbotsford.ca](mailto:apaquette@abbotsford.ca) or phone 604-864-5659.

Those who believe their interest in property is affected by the proposed TAS application are encouraged to submit feedback electronically to the City Clerk at [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca), by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or deliver in person (appointment is necessary) to City Hall 5th floor at the above address. In order for feedback to be considered by Council before the meeting, it should be received by **12 noon on September 27, 2021**. For more information on how to provide input, please contact the City Clerk's office at 604-864-5506 or [cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes.

**Abbotsford Police Board**

There is an Abbotsford Police Board meeting on Wednesday, September 29th at 12:00 Noon. Due to COVID-19, members of the public are welcome to attend the meeting by video conference. If you are interested in joining, please send an email to [abbypdboard@abbypd.ca](mailto:abbypdboard@abbypd.ca) with your full name and contact information by Monday, September 27th and the video conference information will be sent to you prior to the start of the meeting.



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

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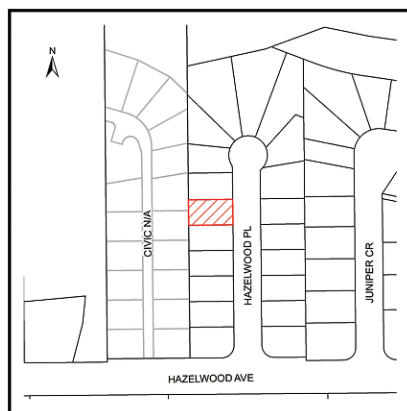
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The following is a synopsis of the bylaws amending the Zoning Bylaw and the Sumas Mountain Rural Land Use Bylaw No. 500 of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed in person at 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 21, 2021 to October 4, 2021 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.

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3144-2021



**SUBJECT LAND:** 3453 Hazelwood Place  
**CURRENT ZONING:** Residential Zone (RS5-A)  
**PROPOSED ZONING:** Residential Zone (RS5)  
**PURPOSE:** If Bylaw No. 3144-2021 is adopted, the subject land would be rezoned to Residential Zone (RS5) to allow a secondary suite.  
**REPORT URL:** [www.abbotsford.ca/PDS061-2021](http://www.abbotsford.ca/PDS061-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3164-2021



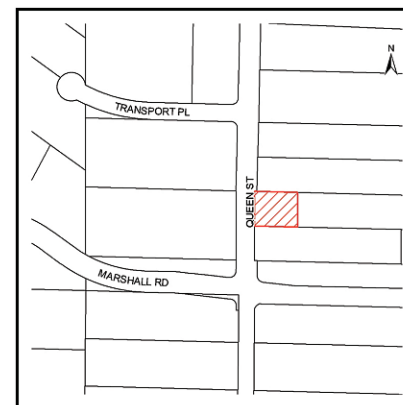
**SUBJECT LAND:** 34150 Higginson Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3164-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS082-2021](http://www.abbotsford.ca/PDS082-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3163-2021



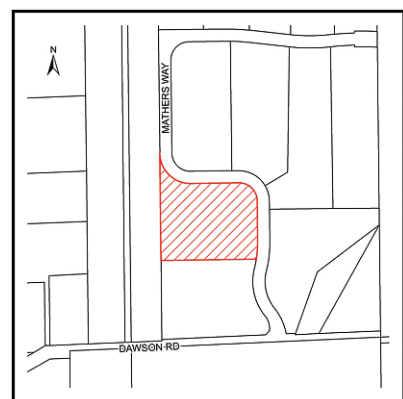
**SUBJECT LAND:** 2549 Sugarpine Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3163-2021 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS068-2021](http://www.abbotsford.ca/PDS068-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3165-2021



**SUBJECT LAND:** 2054 Queen Street  
**CURRENT ZONING:** Agricultural One Zone (A1)  
**PROPOSED ZONING:** General Industrial Zone (I2)  
**PURPOSE:** If Bylaw No. 3165-2021 is adopted, the applicant proposes to construct a 840 m2 warehouse/manufacturing building.  
**REPORT URL:** [www.abbotsford.ca/PDS080-2021](http://www.abbotsford.ca/PDS080-2021)

### ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3180-2021



**SUBJECT LAND:** 4909 Mathers Way  
**CURRENT ZONING:** Suburban Residential (SR-1), Sumas Mountain Rural Land Use Bylaw No. 500, 1992  
**PROPOSED ZONING:** Country Residential Zone (CR), Abbotsford Zoning Bylaw, 2014  
**PURPOSE:** If Bylaw No. 3180-2021 is adopted, the subject land would be rezoned to Country Residential Zone (CR) to allow the construction of a Coach House.  
**REPORT URL:** [www.abbotsford.ca/PDS081-2021](http://www.abbotsford.ca/PDS081-2021)

September 23, 2021

## Notice of 2021 Tax Sale

Pursuant to Section 645 of the Local Government Act, the following properties will be offered for sale by public auction at 10:00 am, Monday, September 27, 2021, in the Council Chambers of the Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, B.C., unless delinquent taxes, plus interest thereon, are paid by cash, certified cheque, money order or bank draft prior to 4:30 pm, Friday, September 24, 2021. The lowest amount that the property may be sold for is the upset price, equal to the total of delinquent taxes, arrears taxes, current taxes, penalties and interest, and 5% thereon, plus applicable fees under Land Title Act.

Those who wish to bid on properties must register and pick up their bid card between 9:00 am and 9:50 am on Monday, September 27, 2021, at the Council Chambers of the Matsqui Centennial Auditorium. Photo ID and social insurance number (individuals) or business number (corporations) are required for registration. Tax Sale will begin promptly at 10:00 am.

Any person declared to be the successful bidder must pay to the City of Abbotsford the full purchase price, by cash, certified cheque, money order or bank draft, prior to 12:00 pm on the day of the tax sale. Failure to pay the full purchase price will result in the property being offered for sale again the following day at 10:00 am. Properties sold at the tax sale may be redeemed by the owner up to September 27, 2022, in which case, the tax sale purchase price, plus interest, will be returned to the purchaser. For more information, contact the Tax Department at 604-864-5522 between 8:30 am and 4:30 pm, Monday to Friday.

The City of Abbotsford makes no representation, express or implied, as to the condition or quality of the properties being sold. Prospective purchasers are urged to be familiar with the properties and make all necessary inquiries to municipal or other government departments, and in the case of strata lots to the strata corporation, to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value or suitability of the property.

The purchase of a tax sale property is subject to tax under the Property Transfer Tax Act on the fair market value of the property.

Regional and provincial health directives related to COVID-19 will be in place for the tax sale.

Folio	PID	Civic	Legal Address
1042002204	006-470-971	2724 STATION RD	LT 24 SEC 20 TWP 13 PL NWP42379 NWD
1054097130	029-576-636	130 30485 CARDINAL AVE	LT 13 SEC 25 TWP 13 PL EPS02840 NWD
3147033703	009-765-719	31931 HUNTINGDON RD	LT 1 SEC 7 TWP 16 PL NWP05250 NWD
3155042780	014-941-864	201 33535 KING RD	LT 38 SEC 16 TWP 16 PL NWS03075 NWD
3157011601	009-801-464	33487 MAYFAIR AVE	LT 2 SEC 16 TWP 16 PL NWP13302 NWD
4157044952	002-284-359	2303 BEVAN CR	LT 454 SEC 17 TWP 16 PL NWP46987 NWD
4161095330	017-932-777	33 31288 PEARDONVILLE RD	LT 33 SEC 18 TWP 16 PL LMS00530 NWD
4161095340	017-932-785	34 31288 PEARDONVILLE RD	LT 34 SEC 18 TWP 16 PL LMS00530 NWD
5166092806	006-900-747	2436 ADELAIDE ST	LT 166 SEC 20 TWP 16 PL NWP33550 NWD
6134001391	025-821-989	66 35287 OLD YALE RD	LT 65 SEC 13 TWP 16 PL LMS03795 NWD
6153040809	005-230-306	1883 SHORE CR	LT 116 SEC 15 TWP 16 PL NWP48353 NWD
6154020021	018-481-736	102 33731 MARSHALL RD	LT 2 SEC 15 TWP 16 PL LMS01092 NWD
6171057670	017-719-992	216 33175 OLD YALE RD	LT 58 PL LMS00146 NWD DL 48
6174018601	008-036-721	34055 OXFORD AVE	LT 11 SEC 22 TWP 16 PL NWP24190 NWD
9190400011	027-320-413	45 36169 LOWER SUMAS MTN RD	LT 1 SEC 19 TWP 19 PL BCS02657 NWD
9283000109	007-418-001	3435 ELDRIDGE RD	LOT 6 EXCEPT: FIRSTLY; PART DEDICATED ROAD ON PLAN LMP30823 SECONDLY; PARCEL B (REFERENCE PLAN LMP30824) DISTRICT LOT 225 GROUP 2 AND SECTION 28 TOWNSHIP 19 PLAN NWP36784 NEW WESTMINSTER DISTRICT
9283020108	007-416-571	37651 ATKINSON RD	LT 3 SEC 28 TWP 19 PL NWP36784 NWD
9283025106	007-416-601	37681 ATKINSON RD	LT 4 SEC 28 TWP 19 PL NWP36784 NWD
9283030102	007-416-652	37751 ATKINSON RD	LOT 5 EXCEPT: FIRSTLY; PART DEDICATED ROAD ON PLAN LMP 30823 SECONDLY; PARCEL A (REFERENCE PLAN LMP 30824) SECTION 28 TOWNSHIP 19 PLAN NWP36784 NEW WESTMINSTER DISTRICT
9283035100	007-416-687	3421 ELDRIDGE RD	LT 7 SEC 28 TWP 19 PL NWP36784 NWD DL 225
9283040111	023-622-504	3381 ELDRIDGE RD	LT 1 PL LMP30823 NWD DL 225
1000200176	000-555-347	B8 29666 FRASER HWY	NWD B8 ALOHA REF 10500-9260-0, MANUFACTURED HOME REG. # 9093

September 23, 2021

## ABBOTSFORD AIRPORT FEE AMENDMENT BYLAW, 2021 BYLAW NO. 3176-2021

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

**1. The table in Section 2(a) of the Abbotsford Airport Fee Bylaw is repealed and replaced with the following:**

<12	\$0.00
12-99	\$1.740
100+	\$0.811

**2. Schedule "B" is amended by adding a new Section 8 [Waiver of Fees] with the following:**

### Waiver of Fees

8 (a) To facilitate additional air service development, the Airport General Manager may approve a 100% reduction in landing and terminal fees on new international routes/destinations not currently being operated for a period of

- (i) one-year from start of service for all newly scheduled year-round international flights, or
- (ii) two-years from start of service for all newly scheduled seasonal international flights.

READ A FIRST TIME on,  
READ A SECOND TIME on,  
READ A THIRD TIME on,  
ADOPTED on,

## NOTICE OF PESTICIDE USE FOR INVASIVE PLANT CONTROL

Pesticide Use Permit 169-0009-21-24

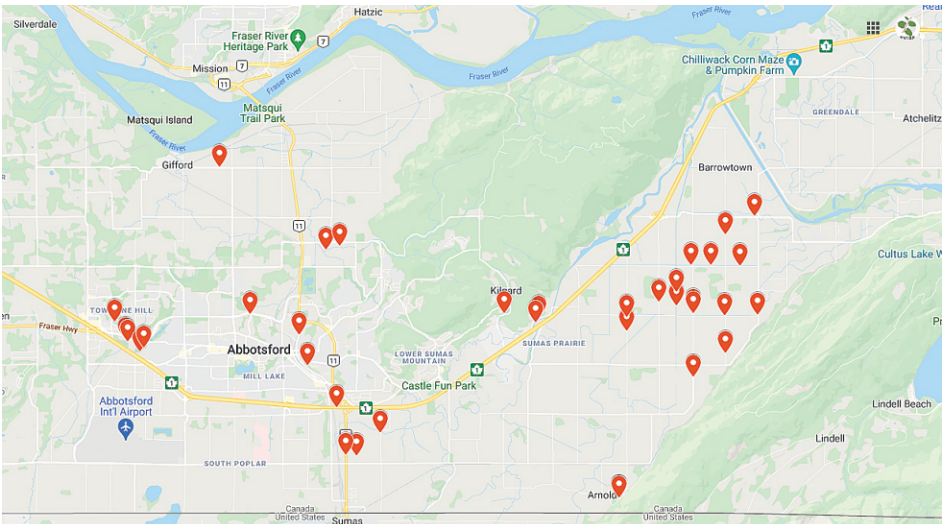
**PERMIT HOLDER:** City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7

**CITY CONTACT:** Ken Dykstra, at [kdykstra@abbotsford.ca](mailto:kdykstra@abbotsford.ca) or 604-853-5485 local 5810

**AGENT/CONTRACTOR:** Fraser Valley Invasive Species Society, at [info@fviss.ca](mailto:info@fviss.ca) or 778-548-3847

The City of Abbotsford has obtained a Pesticide Use Permit from the Province in order to control invasive knotweed sites of concern. The City of Abbotsford has applied to the Ministry of Environment and Climate Change Strategy to allow for the operational use of herbicide (RoundUp WeatherPRO, PCP # 33653, Active Ingredient: Glyphosate) within one meter of drainage ditches, canals/sloughs, and creeks/streams within Abbotsford managed areas in order to carry out the work of controlling knotweed at 36 sites.

The duration of herbicide use is **September 23, 2021 to September 8, 2024**. Pesticide applications will be done by stem injection, targeted foliar spray from backpack pump, or selective wipe-on applications. The addition of drift shielding with tarps may be used to prevent contact with surrounding non-target vegetation. The timing will be two treatments per season, when the plants have stems thick enough for stem injection, or the plant has enough foliage for the herbicide to be effective.



A copy of the permit and maps of the proposed treatment sites can be viewed at [www.Abbotsford.ca/knotweedpermit](http://www.Abbotsford.ca/knotweedpermit) or at City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7.

## Council Meetings



The next Council meetings take place on  
September 27, 2021:  
Executive Committee September 27, 3:00 PM  
Regular Council September 27, 6:00 PM

In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, members of the public are permitted to attend Council meetings, while masks are required to attend indoor events.

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

*The above measures will remain in place until further notice from the Provincial Health Officer.*