

July 14, 2022

Notice of Public Hearing to consider amendments to Abbotsford Official Community Plan Bylaw, 2016; and Abbotsford Zoning Bylaw, 2014

Abbotsford City Council will hold a Public Hearing at 6:00 pm on July 25, 2022, 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. Video of this meeting will be streamed live, as well as archived, on the City's website at www.abbotsford.ca/watchcouncilonline.

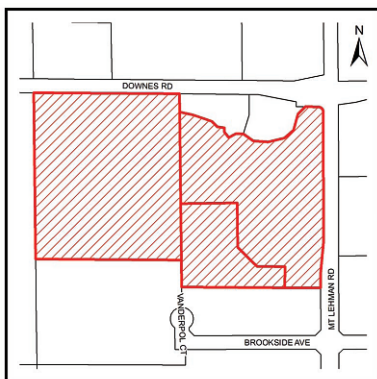
All persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Written feedback can be provided electronically 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 delivered in person to City Hall 5th floor at the above address. In order for written feedback to be considered by Council before the meeting, it should be received by **12 noon on July 25, 2022**. Feedback may also be provided in person during the public hearing.

If you would like to inquire about speaking remotely during the Public Hearing, please contact the City Clerk's Office, by **12 noon on July 25, 2022**, at 604-864-5506, or 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 Official Community Plan and Zoning Bylaw of the City of Abbotsford, and is not deemed to be an interpretation. A copy of each of these bylaws can be viewed at the Planning Services Division (2nd floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from July 12, 2022 to July 25, 2022, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2nd Floor) or online. Report URL's are noted within each of the following Bylaw descriptions.

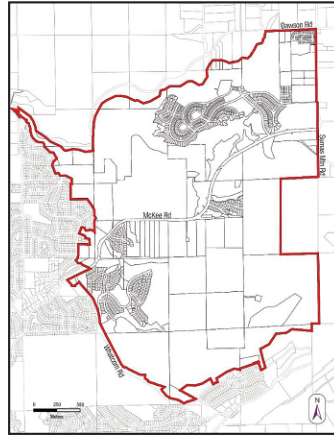
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3268-2022



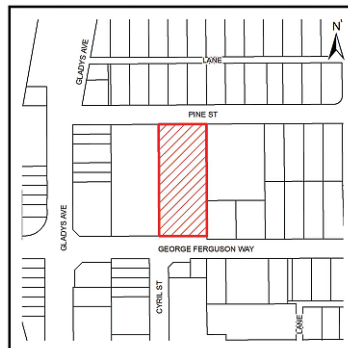
SUBJECT LANDS: 30212 Downes Road, 3899 and 3911 Mt. Lehman Road
PURPOSE: If Bylaw No. 3268-2022 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit expansion of the existing dairy processing facility currently located at 3911 Mt. Lehman Road.
REPORT URL: www.abbotsford.ca/PDS086-2022

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW BYLAW NO. 3275-2022



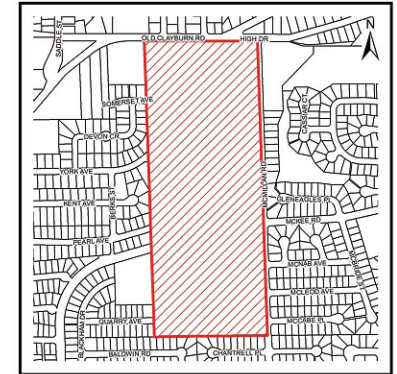
PURPOSE: If Bylaw No. 3275-2022 is adopted, the Official Community Plan Bylaw, 2016 will be amended to include the McKee Neighbourhood Plan. The McKee Neighbourhood Plan will regulate permitted land uses and development densities for properties, and establishes a vision for future growth within the McKee neighbourhood. All lands within the neighbourhood are subject to this bylaw.
REPORT URL: www.abbotsford.ca/PDS070-2022

ABBOTSFORD OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW BYLAW NO. 3245-2022; and ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3244-2022



SUBJECT LAND: 33886 Pine Street
CURRENT OCP DESIGNATION: Institutional
PROPOSED OCP DESIGNATION: Urban 1 – Midrise
CURRENT ZONING: Assembly Zone (P3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3245-2022 is adopted, the subject land will be redesignated from Institutional to Urban 1 – Midrise; and If Bylaw No. 3244-2022 is adopted, the applicant proposes to develop a 140 unit apartment building.
REPORT URL: www.abbotsford.ca/PDS084-2022

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3281-2022



SUBJECT LAND: 2857 McMillan Road
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Park, Open Space and School Zone (P2), Urban Residential Zone (RS3), Duplex Residential Zone (RS4), Rowhouse Residential Zone (RMR), Multifamily Ground Oriented Zone (RMG) and Comprehensive Development One Hundred and Thirteen Zone (N113)
PURPOSE: If Bylaw No. 3281-2022 is adopted, a new Comprehensive Development One Hundred and Thirteen Zone (N113) would be created and the subject land would be rezoned to N113, P2, RS3, RS4, RMR, and RMG. The applicant proposes to develop 428 residential units in a variety of housing forms.
REPORT URL: www.abbotsford.ca/PDS089-2022

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Council Meetings

The next Council meetings take place on **July 25, 2022:**
Executive Committee
July 25, 3:00 PM
Regular Council July 25, 6:00 PM

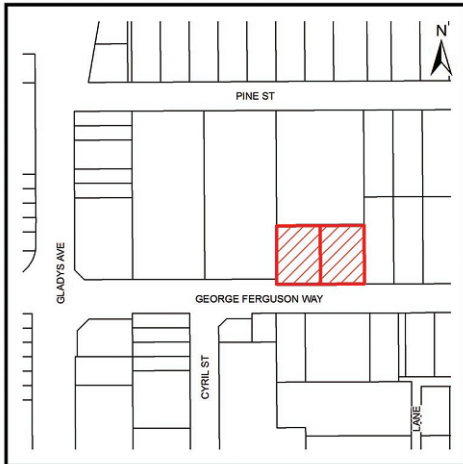
In accordance with the most recent Provincial Health Officer Order regarding gatherings and events, members of the public are permitted to attend Council meetings.

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

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**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3273-2022**



SUBJECT LANDS: 33923 and 33925
George Ferguson Way

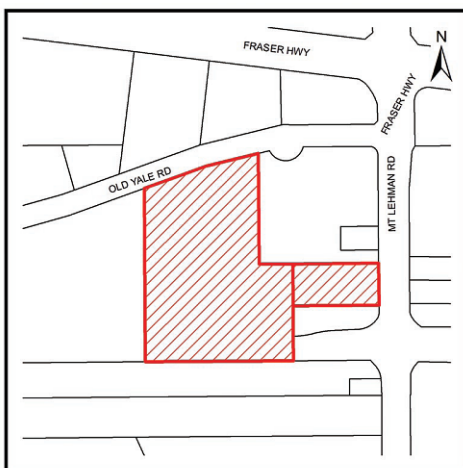
CURRENT ZONING: Low Rise Apartment Zone (RML)

PROPOSED ZONING: Mid Rise Apartment Zone (RMM)

PURPOSE: If Bylaw No. 3273-2022 is adopted, the applicant proposes to develop a 68 unit apartment building.

REPORT URL: www.abbotsford.ca/PDS088-2022

**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3286-2022**



SUBJECT LANDS: 2847 Mt. Lehman Road and 30310 Old Yale Road

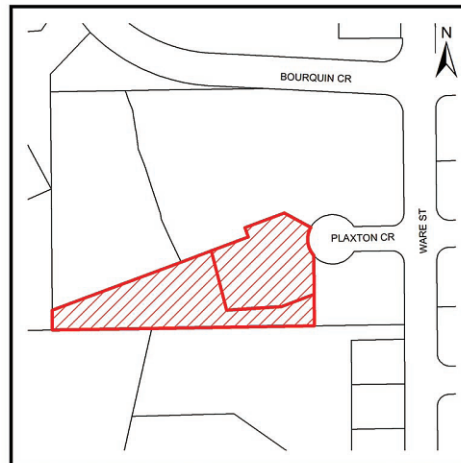
CURRENT ZONING: Agricultural One Zone (A1) and Agricultural and Farm Industrial Zone (A5)

PROPOSED ZONING: General Industrial Zone (I2)

PURPOSE: If Bylaw No. 3286-2022 is adopted, the applicant proposes future industrial uses on the subject lands.

REPORT URL: www.abbotsford.ca/PDS090-2022

**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW
BYLAW NO. 3264-2022;
and
ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3265-2022**



SUBJECT LANDS: 33160 Plaxton Crescent and PID: 014-980-223

CURRENT OCP DESIGNATION: Urban 1 – Midrise and Open Space

PROPOSED OCP DESIGNATION: Urban 1 – Midrise and Open Space

CURRENT ZONING: Urban Residential Zone (RS3) and Parks and Open Space Zone (P2)

PROPOSED ZONING: Comprehensive Development One Hundred and Twelve Zone (N112) and Parks and Open Space Zone (P2)

PURPOSE: If Bylaw No. 3264-2022 is adopted, a portion of the subject lands will be redesignated from Open Space to Urban 1 – Midrise; and if Bylaw No. 3265-2022 is adopted, a new Comprehensive Development One Hundred and Twelve Zone (N112) would be created and the subject lands would be rezoned to N112 and P2. The applicant proposes to develop a 43 unit, 6 storey apartment building with approximately 112m² accessory commercial unit.

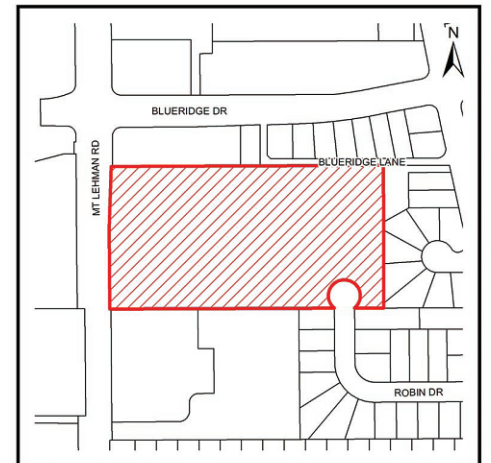
REPORT URL: www.abbotsford.ca/PDS082-2022



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**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW
BYLAW NO. 3282-2022;
and
ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3283-2022**



SUBJECT LAND: 3440 Mt. Lehman Road

CURRENT OCP DESIGNATION: Institutional

PROPOSED OCP DESIGNATION: Institutional and Urban 4 – Detached and Open Space

CURRENT ZONING: Assembly Zone (P3)

PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG) and Open Space, Park and School Zone (P2)

PURPOSE: If Bylaw No. 3282-2022 is adopted, a portion of the subject land will be redesignated from Institutional to Urban 4 – Detached and Open Space; and if Bylaw No. 3283-2022 is adopted, the applicant proposes to construct a 26 unit residential development.

REPORT URL: www.abbotsford.ca/PDS087-2022

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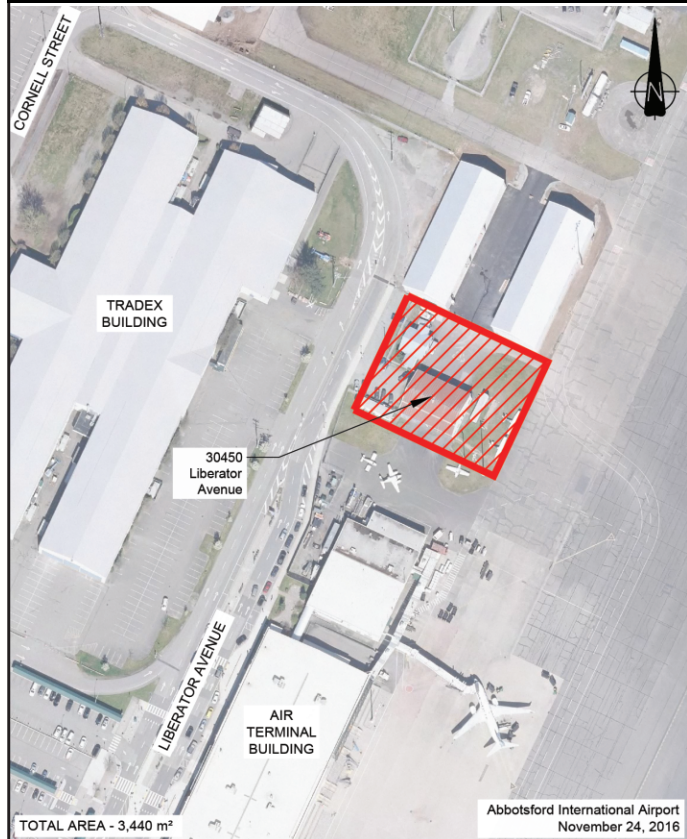
Notice of Intention to Dispose of City Owned Property

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

Legal Description: THAT 3,440 square meter portion of P.I.D. 027-400-301 Lot "A" Sections 11, 12 and 13 Township and Section 7 Township 7 New Westminster District Plan BCP35036, as shown outlined and hatched red on the sketch below

Civic Address: 30450 Liberator Ave, Abbotsford, BC V2T 6H5

Property Description:



Nature of Disposition: 10 Year Land Lease Extension

Lessee: Marlu Holdings Inc.

Consideration to be received by the City for the disposition: \$21,297.04 per annum in rent including Airport Maintenance Charge along with tenant-funded capital improvements of approximately \$410,000.00

Term: To March 31, 2037

Renewal options: None

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.



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Notice of Road Closure

The Council of the City of Abbotsford will consider adoption of Bylaw No. 3284-2022, "Road Closure and Cancellation Bylaw (Veterans Way), 2022" at its Regular Council meeting Monday, July 25th, 2022 at 6:00 pm in the Matsqui Centennial Auditorium, Abbotsford City Hall

Legal Description: That .294 Part of Road Dedicated on Plan 82667, Section 20, Township 16, New Westminster District, shown on Plan EPP122306, and as shown outlined blue on the attached aerial photo.

Civic Address: 32200 Block Veterans Way

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 12:00 p.m., Monday, July 25th, 2022, Attention to: *City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7*; Email: cityclerk@abbotsford.ca

If you would like to inquire about speaking remotely during the Regular Council meeting, please contact the City Clerk's Office at 604-864-5506, or cityclerk@abbotsford.ca. Alternatively, one can attend the Council meeting in person (subject to applicable Public Health Act orders at that time). Please note that all submissions are a matter of public record, and will be recorded in the meeting minutes. No letter, report or representation from the public will be received by Council after the conclusion of the meeting.

Copies of Bylaw No. 3284-2022 are available electronically (by email) from the City Clerk's Office, at cityclerk@abbotsford.ca

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