

March 16, 2023

Notice of Public Hearing to consider amendments to the Abbotsford Zoning Bylaw, 2014; and Land Use Contract No. 146

Abbotsford City Council will hold a Public Hearing at 6:00 pm on March 27, 2023 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.

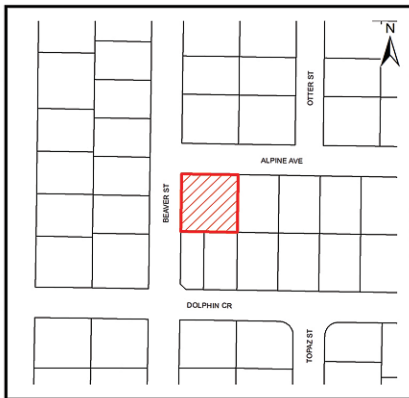
All persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. Written feedback can be provided electronically 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 March 27, 2023. 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 March 27, 2023 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 Zoning Bylaw and Land Use Contract No. 146 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 March 9, 2023 to March 27, 2023 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.

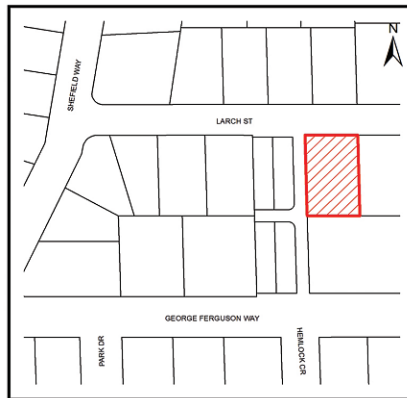
If you have any questions, please contact Planning Services Staff at 604-864-5510.

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3356-2023



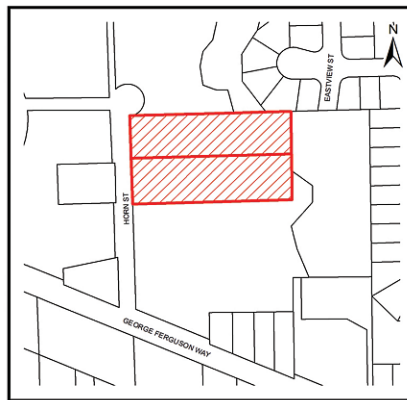
SUBJECT LAND: 2224 Beaver Street
CURRENT ZONING: Duplex Residential Zone (RS4)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3356-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS034-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3355-2023



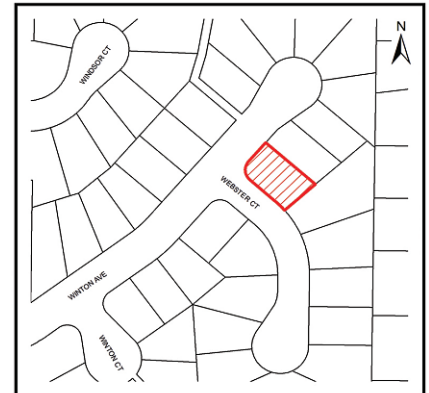
SUBJECT LAND: 34118 Larch Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3355-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS036-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3363-2023



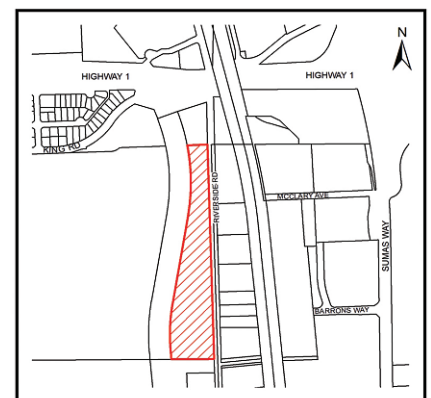
SUBJECT LANDS: 2910 and 2946 Horn Street
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Comprehensive Development One Hundred and Sixteen Zone (N116) and Parks, Open Space and School Zone (P2)
PURPOSE: If Bylaw No. 3363-2023 is adopted, a new Comprehensive Development One Hundred and Sixteen Zone (N116) would be created and the subject lands would be rezoned to N116 and P2. The applicant proposes to construct a below market 104 unit rental building and transfer 0.75ha of land to the City.
REPORT URL: www.abbotsford.ca/PDS042-2023

LAND USE CONTRACT NO. 146 DISCHARGE BYLAW BYLAW NO. 3345-2023



SUBJECT LAND: 2174 Webster Court
CURRENT LAND USE REGULATION: Land Use Contract No. 146
PURPOSE: If Bylaw No. 3345-2023 is adopted, Land Use Contract No. 146 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 permit a Secondary Suite on the property.
REPORT URL: www.abbotsford.ca/PDS032-2023

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3274-2023



SUBJECT LAND: 1585 Riverside Road
CURRENT ZONING: Agricultural Two Zone (A2)
PROPOSED ZONING: General Industrial Zone (I2)
PURPOSE: If Bylaw No. 3274-2023 is adopted, the applicant proposes to construct six industrial buildings on five individual lots.
REPORT URL: www.abbotsford.ca/PDS038-2023

follow us on  @City_Abbotsford

Continued on page 11

March 16, 2023

Continued from page 10

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3326-2023



SUBJECT LANDS: 2767 and 2777 Babich Street
CURRENT ZONING: Duplex Residential Zone (RS4)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3326-2023 is adopted, the applicant proposes to develop a four lot subdivision
REPORT URL: www.abbotsford.ca/PDS033-2023

DOWNLOAD THE CITY APP

The City services app is the place to go to report common concerns and issues and give you one touch access to Mayor and Council, Leisure services, Community events, Parks, Trail maps and amenities and more! Download the app today at abbotsford.ca/apps

BUILDERS' INFORMATION SESSION

Join us for an informative morning of updates on the changes we are making to improve and streamline our building permit process.

DATE: Tuesday, April 4, 2023

TIME: 8:00 - 10:00 am

LOCATION: Matsqui Centennial Auditorium Foyer 32315 South Fraser Way Abbotsford BC.

Please RSVP your attendance to building-info@abbotsford.ca by March 31. For more information call 604-864-5525.



Visit Let's Talk Abbotsford where you can have your say on projects and initiatives that the City is working on. Share your opinions, ideas and give feedback on projects that matter to you. Visit www.letstalkabbotsford.ca

KEEP THESE ITEMS OUT OF YOUR BLUE CART:



These items can be taken to the depot for recycling! Check online for disposal information at

www.abbotsford.ca/wastewizard

Council Meetings

The next Council meetings take place on March 27, 2023:
Executive Committee
 March 27, 3:00 PM
Regular Council
 March 27, 6:00 PM

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



COMMUNITY CLEAN-UP MONTH

Community clean-up Month is a great way to get involved in volunteering, contribute to environmental stewardship in our community, encourage social responsibility, help beautify our neighbourhoods and is a great way to celebrate Earth day.

Last year over 3,000 residents participated in this beautification initiative. Abbotsford residents are encouraged to pick up litter around their workplaces, schools, parks, trails and streets from April 1 - 30th.

Why not join us?

Register today to access free clean-up supplies at www.abbotsford.ca/volunteerapplication or contact us at volunteer@abbotsford.ca or 604-557-7050.

And did you know you can WIN 1 of 20 volunteer appreciation prize packs just by sharing your volunteering photos to volunteer@abbotsford.ca.



www.facebook.com/CityOfAbbotsford



follow us on  @City_Abbotsford