

August 31, 2023

**Notice of Public Hearing  
to consider amendments to  
Abbotsford Official Community  
Plan Bylaw, 2016;  
Abbotsford Zoning Bylaw, 2014; and  
Land Use Contract No. 49**

Abbotsford City Council will hold a Public Hearing at 6:00 pm on September 11, 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](http://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](mailto:cityclerk@abbotsford.ca) or by mail to: City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC V2T 1W7, or delivered in person to City Hall 5<sup>th</sup> 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 September 11, 2023**. Feedback may also be provided in person during the Public Hearing. 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, Zoning Bylaw and Land Use Contract No. 49 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 (2<sup>nd</sup> floor, City Hall, 32315 South Fraser Way) between 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays), from August 29, 2023 to September 11, 2023, or the full Planning Staff Report for the respective bylaws can be viewed either at the front counter (2<sup>nd</sup> Floor) or online. The report URL's are noted within the following bylaw descriptions.

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

**ABBOTSFORD OFFICIAL COMMUNITY PLAN  
AMENDMENT BYLAW  
BYLAW NO. 3424-2023; AND  
ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3425-2023**

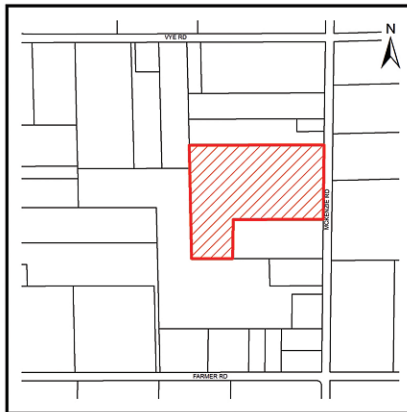
**PURPOSE:** If Bylaw No. 3424-2023 and Bylaw No. 3425-2023 are adopted, amendments to the Zoning Bylaw and the City Centre Neighborhood Plan (CCNP) of the Official Community Plan will implement a new Density Bonus program in the City Centre. The program will help the City generate revenue to deliver amenities in support of our growing community.

**REPORT URL:** [www.abbotsford.ca/PDS094-2023](http://www.abbotsford.ca/PDS094-2023)



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

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3338-2023**



**SUBJECT LAND:** 617 McKenzie Road  
**PURPOSE:** If Bylaw No. 3338-2023 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit approximately 0.8ha (1.9ac) of the 6.64ha (16.40ac) subject property to be used for the continuation of a commercial composting facility.

**REPORT URL:** [www.abbotsford.ca/PDS073-2023](http://www.abbotsford.ca/PDS073-2023)

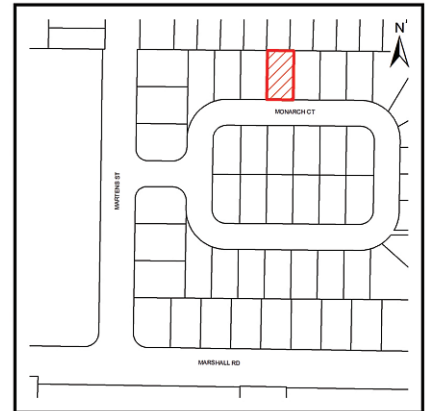
**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3361-2023**



**SUBJECT LAND:** 32673 Chilcotin Drive  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Urban Residential Zone (RS3) and Residential Zone (RS5)  
**PURPOSE:** If Bylaw No. 3361-2023 is adopted, the applicant proposes to rezone a portion of the subject property to RS5 to develop a two lot subdivision, along with a site specific text amendment to the RS5 Zone to restrict the Floor Space Ratio (FSR) for proposed Lot 2 to 0.5.

**REPORT URL:** [www.abbotsford.ca/PDS052-2023](http://www.abbotsford.ca/PDS052-2023)

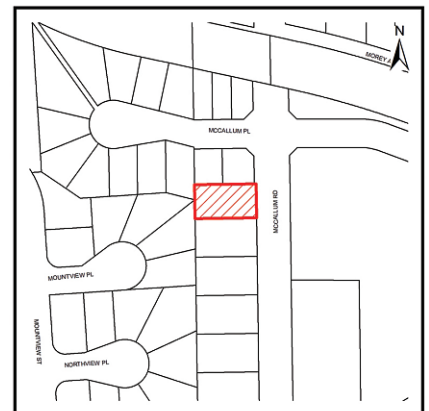
**LAND USE CONTRACT NO. 49 DISCHARGE BYLAW  
BYLAW NO. 3360-2023**



**SUBJECT LAND:** 31546 Monarch Court  
**CURRENT LAND USE REGULATION:** Land Use Contract No. 49  
**PURPOSE:** If Bylaw No. 3360-2023 is adopted, Land Use Contract No. 49 would be discharged from the Certificate of Title of the subject land. The current underlying Urban Residential Hybrid Zone (RSH) would then regulate development and permit the construction of a single detached dwelling.

**REPORT URL:** [www.abbotsford.ca/PDS091-2023](http://www.abbotsford.ca/PDS091-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3398-2023**



**SUBJECT LAND:** 2901 McCallum Road  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3398-2023 is adopted, the applicant proposes to develop a two lot subdivision.

**REPORT URL:** [www.abbotsford.ca/PDS125-2023](http://www.abbotsford.ca/PDS125-2023)

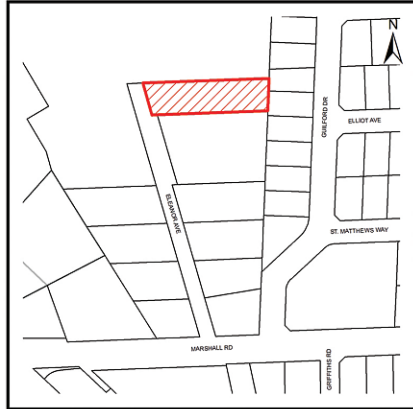
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**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3444-2023**



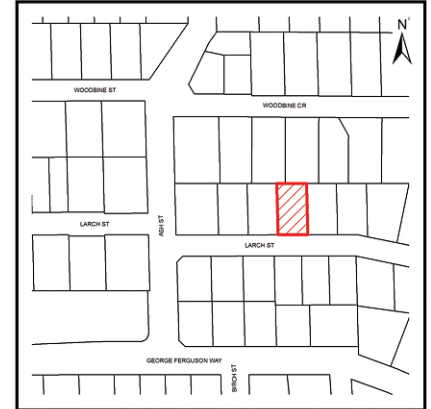
**SUBJECT LAND:** 2090 Eleanor Avenue  
**CURRENT ZONING:** Urban Estate Residential Zone (RS1)  
**PROPOSED ZONING:** Mid Rise Apartment Zone (RMM)  
**PURPOSE:** If Bylaw No. 3444-2023 is adopted, the applicant proposes to develop a 60 unit apartment building, with a site specific text amendment to limit the use to residential rental tenure.  
**REPORT URL:** [www.abbotsford.ca/PDS130-2023](http://www.abbotsford.ca/PDS130-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3448-2023**



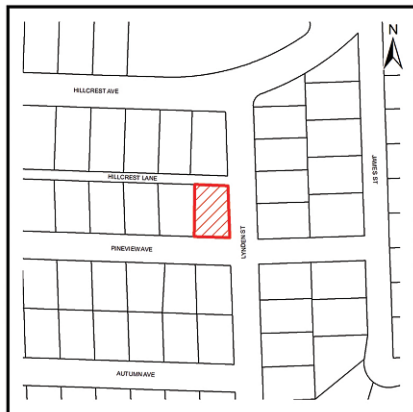
**SUBJECT LAND:** 2936 Palm Crescent  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3448-2023 is adopted, the applicant proposes to develop a four lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS129-2023](http://www.abbotsford.ca/PDS129-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3411-2023**



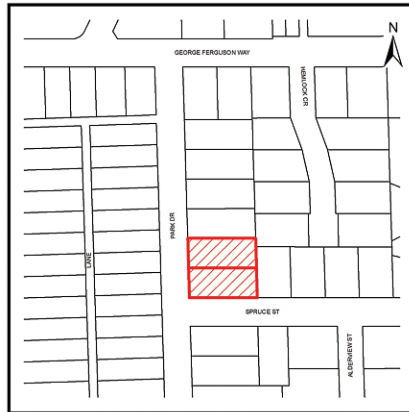
**SUBJECT LAND:** 34225 Larch Street  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3411-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS116-2023](http://www.abbotsford.ca/PDS116-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3432-2023**



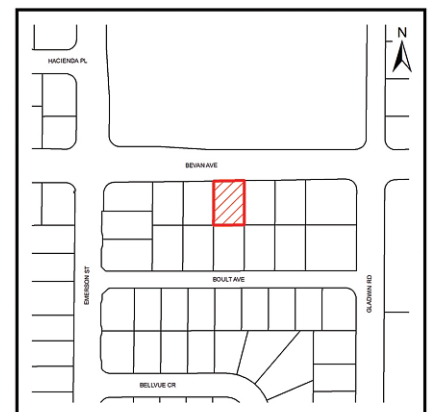
**SUBJECT LAND:** 32261 Pineview Avenue  
**CURRENT ZONING:** Urban Residential Zone (RS3)  
**PROPOSED ZONING:** Multiplex Residential Zone (RMX)  
**PURPOSE:** If Bylaw No. 3432-2023 is adopted, the applicant proposes to develop a fourplex.  
**REPORT URL:** [www.abbotsford.ca/PDS128-2023](http://www.abbotsford.ca/PDS128-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3442-2023**



**SUBJECT LANDS:** 2572 and 2588 Park Drive  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3442-2023 is adopted, the applicant proposes to develop a five lot residential subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS127-2023](http://www.abbotsford.ca/PDS127-2023)

**ABBOTSFORD ZONING AMENDMENT BYLAW  
BYLAW NO. 3451-2023**



**SUBJECT LAND:** 32752 Bevan Avenue  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3451-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS122-2023](http://www.abbotsford.ca/PDS122-2023)

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## ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3446-2023



**SUBJECT LAND:** 2061 Gladwin Road  
**CURRENT ZONING:** Urban Residential Zone, Infill (RS3-i)  
**PROPOSED ZONING:** Infill Residential Zone (RS7)  
**PURPOSE:** If Bylaw No. 3446-2023 is adopted, the applicant proposes to develop a two lot subdivision.  
**REPORT URL:** [www.abbotsford.ca/PDS123-2023](http://www.abbotsford.ca/PDS123-2023)

## Council Meetings

The next Council meetings take place on September 11, 2023:  
 Executive Committee September 11, 3:00 PM  
 Regular Council September 11, 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](http://www.abbotsford.ca/watchcouncilonline). To view agendas, please visit [www.abbotsford.ca/ams](http://www.abbotsford.ca/ams).

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## Water Restrictions



**STAGE THREE**

ABBOTSFORD & MISSION are in STAGE 3 Water Restrictions.

**GARDENS: AS NEEDED**  
 Flowers • Vegetables • Trees • Shrubs

HOSES MUST BE EQUIPPED WITH A SPRING LOADED SHUT-OFF DEVICE.

**LAWN SPRINKLING PROHIBITED**

\* Clearbrook Waterworks District requests that all of its customers adhere to the staged watering restrictions prescribed by the City of Abbotsford.



Please do your part. Conserve & Reserve.  
[ourwatermatters.ca](http://ourwatermatters.ca)

## NOTICE OF ROAD CLOSURES

### Nagar Kirtan Procession

Sunday, September 3

9:00am - 5:00pm

Please use alternate routes to and from the Procession area during this time. Refer to map for exact route.

*Blueridge Drive Sandpiper Drive Townline Road Goldfinch Street Southern Drive*

Cars parked in designated no-parking zones, on sidewalks, cul-de-sacs, boulevards, in front of or within 1.5m of a driveway, within 5m of a fire hydrant, or in contravention of the City's Street and Traffic Bylaw 2021 - Bylaw No. 3066-2021, may be ticketed and/or towed at the owner's expense.

Please be advised that during the event, bus service in the area will be disrupted. A map of scheduled bus re-routing is available at [bctransit.com/central-fraser-valley](http://bctransit.com/central-fraser-valley).

Rolling road closures will be in effect between 9am - 5pm with approximately a 2 hour closure expected at most locations along the route, as the procession passes by. Lengthier closures are expected near the Sikh temple on Blueridge Drive.

Please follow signs, obey traffic control in the area and respect private property along the procession route.

### ਸੜਕਾਂ ਬੰਦ ਹੋਣ ਦੀ ਜ਼ਰੂਰੀ ਸੂਚਨਾ

ਨਗਰ ਕੀਰਤਨ ਦੇ ਪ੍ਰੋਸੈਸ਼ਨ ਸਮੇਂ ਬੰਦ ਹੋਣ ਵਾਲੀਆਂ ਸੜਕਾਂ  
 ਐਤਵਾਰ, ਸਤੰਬਰ 3, 2023 ਸਵੇਰੇ 9:00 ਤੋਂ - 5:00 ਵਜੇ ਸ਼ਾਮ ਤੱਕ

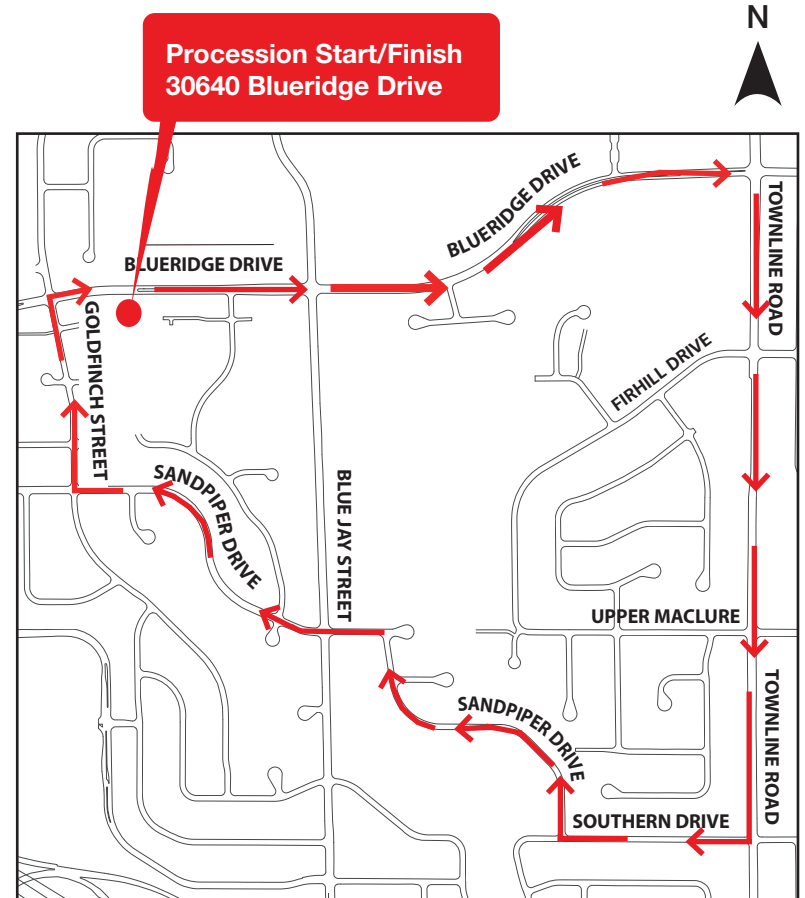
ਇਸ ਸਮੇਂ ਵਿਚਕਾਰ ਪ੍ਰੋਸੈਸ਼ਨ ਏਰੀਏ ਦੀ ਅਲੱਗ ਰੂਟ ਵਰਤੋ। ਪੂਰਾ ਰੂਟ ਵੇਖਣ ਲਈ ਇਸ ਪੋਸਟਰਕਾਰਡ ਦੇ ਦੂਜੇ ਪਾਸੇ ਨਕਸ਼ੇ ਨੂੰ ਵੇਖੋ।

ਬਲੂਇੰਜ ਡਰਾਈਵ ਸੈਂਡਪਾਈਪਰ ਡਰਾਈਵ  
 ਟਾਊਨ ਲਾਈਨ ਰੋਡ ਗੋਲਡਫਿੰਚ ਸਟਰੀਟ  
 ਸਦਰਨ ਡਰਾਈਵ

ਜਿਹੜੀਆਂ ਗੱਡੀਆਂ ਪਾਰਕ ਹੋਣਗੀਆਂ, ਨੌ ਪਾਰਕਿੰਗ ਜੋਨ ਵਿਚ, ਸਾਈਡਵਾਕ ਦੇ ਉੱਤੇ, ਕੁਲਡੀਸੈਕ, ਕੁਲਡੀਸੈਕ, ਬੁਲਡੀਸੈਕ ਵਿਚ, ਡਰਾਈਵ ਦੇ ਸਾਮਣੇ ਜਾਂ ਡਰਾਈਵ ਤੋਂ 1.5 ਮੀਟਰ ਨੇੜੇ, 5 ਮੀਟਰ ਭਾਇਰ ਹਾਈਦਰੈਂਟ ਦੇ ਨੇੜੇ ਜਾਂ ਜਿੱਥੇ ਸਿਟੀ ਦੇ ਕਾਨੂੰਨ (ਬਾਏ ਲਾਅ ਨੰਬਰ 3066-2021) ਅਧੀਨ ਪਾਰਕਿੰਗ ਕਰਨ ਦੀ ਮਨਾਹੀ ਹੈ, ਉਹ ਗੱਡੀਆਂ ਮਾਲਿਕ ਦੇ ਖਰਚੇ ਤੇ ਟਿਕਟ ਅਤੇ ਟੋਅ ਤੇ ਕੀਤੀਆਂ ਸਕਦੀਆਂ ਹਨ।

ਕਿਰਪਾ ਕਰਕੇ ਧਿਆਨ ਰੱਖੋ ਕਿ ਇਸ ਈਵੈਂਟ ਦੌਰਾਨ ਨੰਬਰ 1 ਬੱਸ ਦੀ ਸਰਵਿਸ (ਈਸਟਟਾਊਂਡ ਮਕੀਮ ਤੱਕ) ਬੰਦ ਰਹੇਗੀ, ਟਾਊਨ ਲਾਈਨ ਉੱਤੇ ਸਦਰਨ ਅਤੇ ਬਲੂਇੰਜ ਦੇ ਵਿਚਕਾਰ, ਈਸਟਟਾਊਂਡ ਬਲੂਇੰਜ ਦੇ ਨਾਲ, ਨਾਲ ਟਾਊਨ ਲਾਈਨ ਅਤੇ ਕਲੀਰਬਰਕ ਦੇ ਵਿਚਕਾਰ, ਸਾਉਥਬੈਂਡ ਕਲੀਰਬਰਕ ਰੋਡ ਉੱਤੇ ਬਲੂਇੰਜ ਤੋਂ ਮਕਲੂਮ ਤੱਕ ਅਤੇ ਨੰਬਰ 2 ਬੱਸ ਦੀ ਸਰਵਿਸ (ਈਸਟਟਾਊਂਡ ਹਿੱਟਗੇਟ ਤੱਕ) ਮਾਉਂਟਲਿਮਨ ਤੋਂ ਸੈਂਡਪਾਈਪਰ ਤੱਕ, ਗੋਲਡਫਿੰਚ, ਬਲੂਇੰਜ ਡਰਾਈਵ ਜਾਂ ਬਲੂਇੰਜ ਸਟਰੀਟ ਉੱਤੇ ਬਲੂਇੰਜ ਅਤੇ ਕਾਰਡੀਨਲ ਸਟਰੀਟ ਵਿਚਕਾਰ ਸਰਵਿਸ ਬੰਦ ਰਹੇਗੀ। ਅਲੱਗ ਸਕੇਜੂਅਲ ਦੇ ਬੱਸ ਰੂਟ ਦਾ ਨਕਸ਼ਾ [www.bctransit.com/central-fraser-valley](http://www.bctransit.com/central-fraser-valley) ਤੇ ਮਿਲ ਸਕਦਾ ਹੈ।

ਸੜਕਾਂ ਦੇ ਬੰਦ ਹੋਣ ਦਾ ਅਸਰ ਸਵੇਰੇ 9:00 ਤੋਂ - 5:00 ਵਜੇ ਸ਼ਾਮ ਤੱਕ ਲਾਗੂ ਹੋਵੇਗਾ, ਜਦੋਂ ਪ੍ਰੋਸੈਸ਼ਨ ਲੰਬਦਾ ਹੈ ਤਾਂ ਰੂਟ ਦੇ ਨਾਲ-ਨਾਲ ਸ਼ਿਅਦਾਰ ਸਥਾਨਾਂ 'ਤੇ ਲਗਭਗ 2 ਘੰਟੇ ਬੰਦ ਰਹਿਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਗੁਰਦੁਆਰਾ ਦੇ ਨੇੜੇ ਲੰਬੇ ਬੰਦ ਹੋਣ ਦੀ ਉਮੀਦ ਹੈ।



For more information  
 T. 604-864-5686  
 E. [eng-info@abbotsford.ca](mailto:eng-info@abbotsford.ca)

