

September 7, 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.

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 or 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 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 (2nd 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 (2nd 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**

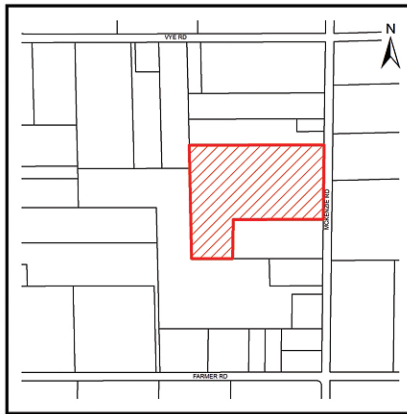
PURPOSE: If Bylaw No. 3424-2023 and Bylaw No. 3425-2023 are adopted, amendments to the Zoning Bylaw and the City Centre Neighborhood Plan (CCNP) of the Official Community Plan will implement a new Density Bonus program in the City Centre. The program will help the City generate revenue to deliver amenities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

REPORT URL: www.abbotsford.ca/PDS094-2023



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

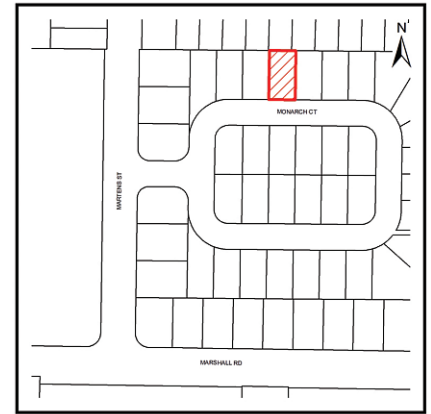
**ABBOTSFORD ZONING AMENDMENT BYLAW
BYLAW NO. 3361-2023**



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

**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

**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.

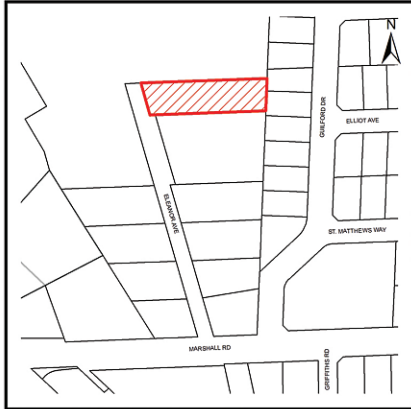
REPORT URL: www.abbotsford.ca/PDS125-2023

follow us on  @City_Abbotsford

Continued on page 11

Continued from page 10

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



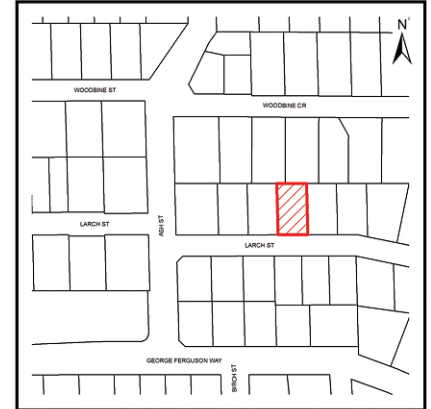
SUBJECT LAND: 2090 Eleanor Avenue
CURRENT ZONING: Urban Estate Residential Zone (RS1)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3444-2023 is adopted, the applicant proposes to develop a 60 unit apartment building, with a site specific text amendment to limit the use to residential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

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



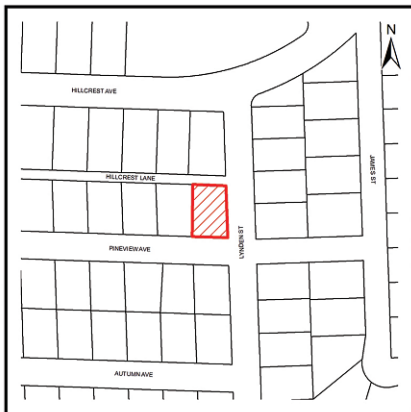
SUBJECT LAND: 2936 Palm Crescent
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3448-2023 is adopted, the applicant proposes to develop a four lot subdivision.
REPORT URL: www.abbotsford.ca/PDS129-2023

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



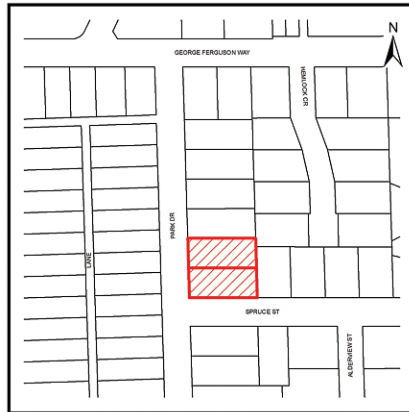
SUBJECT LAND: 34225 Larch Street
CURRENT ZONING: Urban Residential Zone, Infill (RS3-i)
PROPOSED ZONING: Infill Residential Zone (RS7)
PURPOSE: If Bylaw No. 3411-2023 is adopted, the applicant proposes to develop a two lot subdivision.
REPORT URL: www.abbotsford.ca/PDS116-2023

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



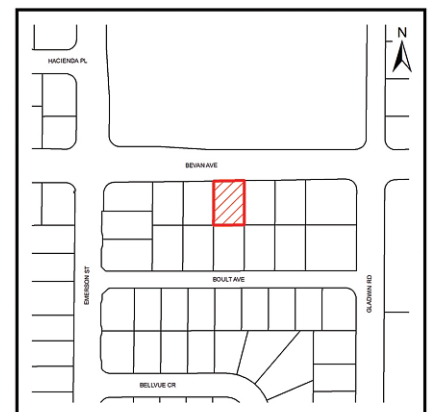
SUBJECT LAND: 32261 Pineview Avenue
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3432-2023 is adopted, the applicant proposes to develop a fourplex.
REPORT URL: www.abbotsford.ca/PDS128-2023

**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

**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

Continued on page 12

Continued from page 11

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

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. To view agendas, please visit www.abbotsford.ca/ams.

follow us on  @City_Abbotsford

 Find us on:
facebook®
www.facebook.com/CityOfAbbotsford

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

Notice of 2023 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 25, 2023, 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 22, 2023. 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 25, 2023, at the Council Chambers of the Matsqui Centennial Auditorium.

All bidders must:

- Provide a bank draft payable to the City of Abbotsford for the maximum amount you will be spending at the auction to receive a bidding paddle (cash, debit cards, credit card, personal/business cheques are NOT accepted as form of payment)
- Provide photo identification, occupation, current contact information, social insurance number (individuals) or business number (corporations)
- If a bidder is successful in purchasing a property or properties, the successful bid price(s) will be deducted from the provided bank draft and a refund will be issued within a week if there is balance unused
- If a bidder was unsuccessful at the auction, the bank draft will be returned to the bidder when they hand in their bid card

Tax Sale will begin promptly at 10:00 am.

Properties sold at the tax sale may be redeemed by the owner up to September 25, 2024, 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.

Folio	PID	Civic	Legal Address
1042011630	026-498-057	2731 CARRIAGE CT	LT 23 SEC 20 TWP 13 PL BCP20534 NWD
2091006506	010-696-571	5494 LEFEUVRE RD	LT 28 SEC 4 TWP 14 PL NWP02705 NWD
3155042780	014-941-864	201 33535 KING RD	LT 38 SEC 16 TWP 16 PL NWS3075 NWD

Continued on page 13



City Page

September 7, 2023

Continued from page 12

Folio	PID	Civic	Legal Address
5167088400	000-521-639	203 32055 OLD YALE RD	LT 21 SEC 20 TWP 16 PL NWS1390 NWD
6131040200	030-737-834	35611 CANTERBURY AVE	LT 20 SEC 13 TWP 16 PL EPP82671 NWD
6134044341	004-992-512	35282 MUNROE AVE	LT 71 PL NWP72735 NWD DL 353
6232023781	016-020-481	915 34909 OLD YALE RD	LT 79 SEC 23 TWP 16 PL NWS3240 NWD
8218069409	006-892-621	34050 HALLERT RD	LT B SEC 3 TWP 17 PL J147113E NWD
9243005110	011-104-295	1 2682 INTERPROVINCIAL HWY	MANUFACTURED HOME REG. # 99791.



CULTURE DAYS
September 22 - October 15

Celebrate Arts and Culture with three weeks of FREE activities, events and workshops!

abbotsford.ca/culture-days

