

Notice of Council Consideration to consider amendments to the Abbotsford Zoning Bylaw, 2014 and to consider adoption of a Transit Oriented Area Designation Bylaw

In accordance with the Local Government Act, and the Community Charter, Abbotsford City Council will hold a Council Meeting to consider the following bylaws on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Notice of Council Consideration Date/Time/Location	Reference
Tuesday, June 18, 2024 3:00pm Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	<ul style="list-style-type: none"> • 2059 Peardonville Road (PRJ23-053) • 35176 Marshall Road (PRJ22-039) • 320 Mt Lehman Road (PRJ24-015) • ZBA-040 and BYL-003 • ZBA-041

The proposed bylaws and related reports will be available online, on the Friday prior to the scheduled meeting. Please follow the Report URL noted below on each file summary. Alternatively, hard copies will be available at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30am and 4:30pm, Monday to Friday (excluding Statutory Holidays).

If you have any questions, please contact Planning Services Staff at 604-864-5510 or planning-info@abbotsford.ca.

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3546-2024



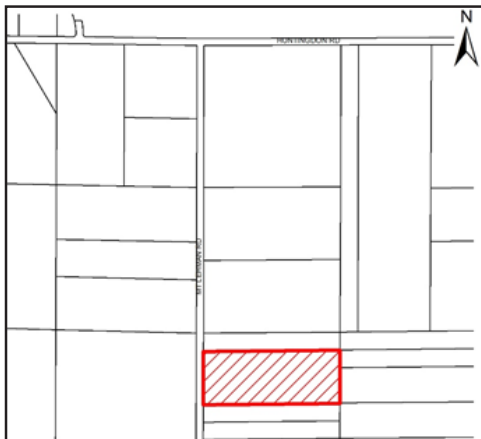
SUBJECT LAND: 2059 Peardonville Road
FILE NUMBER: (PRJ23-053)
CURRENT ZONING: Agricultural One Zone (A1)
PROPOSED ZONING: General Industrial (I2)
PURPOSE: If Bylaw No. 3546-2024 is adopted, the applicant proposes to rezone the subject property to permit future industrial uses.
REPORT URL: www.abbotsford.ca/PDS084-2024

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3543-2024



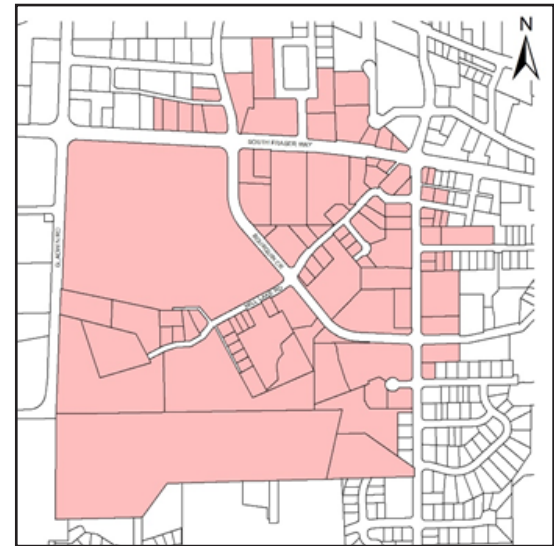
SUBJECT LAND: 35176 Marshall Road
FILE NUMBER: (PRJ22-039)
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Urban Residential Zone (RS3) & Residential Zone (RS5)
PURPOSE: If Bylaw No. 3543-2024 is adopted, the applicant proposes to rezone the above noted property to Urban Residential Zone (RS3) and Residential Zone (RS5), with a site specific text amendment to restrict the floor space ratio (FSR) of the Residential Zone (RS5), to develop a nine lot subdivision
REPORT URL: www.abbotsford.ca/PDS094-2024

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3552-2024



SUBJECT LAND: 320 Mt Lehman Road
FILE NUMBER: (PRJ24-015)
CURRENT ZONING: Agricultural One Zone (A1)
PURPOSE: If Bylaw No. 3552-2024 is adopted, a site specific text amendment to the Agricultural One Zone (A1) would permit construction of a second Temporary Farm Worker Housing on a permanent foundation.
REPORT URL: www.abbotsford.ca/PDS093-2024

TRANSIT ORIENTED DESIGNATION BYLAW No. 3558-2024 and ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3559-2024



FILE NUMBER: ZBA-040 and BYL-003
PURPOSE: If Bylaw No. 3558-2024 is adopted, the lands within 400 m of the Bourquin bus exchange can be considered for development up to 6 or 10 storeys in height. If Bylaw No. 3559-2024 is adopted, the Abbotsford zoning bylaw will be amended so that residential development within 400 m of the Bourquin bus exchange will not be required to provide any residential parking spaces, other than spaces for those with disabilities.
REPORT URL: www.abbotsford.ca/PDS091-2024

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3560-2024

FILE NUMBER: ZBA-041
PURPOSE: If Bylaw No. 3560-2024 is adopted, the Abbotsford Zoning Bylaw will be amended to accommodate at least one accessory unit on all lots zoned for single detached dwellings (city-wide) and three to four units on all lots within the urban development boundary zoned for single detached dwellings and/or duplexes.
REPORT URL: www.abbotsford.ca/PDS092-2024

COUNCIL MEETINGS

**THE NEXT COUNCIL MEETINGS
TAKE PLACE ON JUNE 18**

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

NOTICE OF PUBLIC HEARING
to consider amendments to the
**Abbotsford Official
Community Plan Bylaw, 2016**
and
NOTICE OF COUNCIL CONSIDERATION
Regarding amendments to the
Abbotsford Zoning Bylaw, 2014

In accordance with the Local Government Act, Abbotsford City Council will hold a Public Hearing to consider the following Official Community Plan (OCP) Amendment Bylaw(s) on the date, time and location noted in the box below. This meeting will be also be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline. If you have any questions, please contact Planning Services Staff at 604-864-5510.

Public Hearing Date/Time/Location	Project Information
<p>Tuesday, June 18, 2024 6:00pm Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC</p>	<ul style="list-style-type: none"> 32767 & 32751 Downes Road (PRJ22-121) OCP Amendment Bylaw No. 3528-2024 32027 Peardonville (PRJ23-128) OCP Amendment Bylaw No. 3518-2024 2774, 2790 Station Road & 2754, 2762, 2772 Station Place (PRJ21-118) OCP Amendment Bylaw No. 3540-2024 2881 Montrose (PRJ23-121) OCP Amendment Bylaw No. 3550-2024

How can I provide input to Council on the OCP Amendment Bylaw(s)? If you believe your property is affected by the proposed amendment(s) to the Bylaw the following options are available to you:

- Via Email** - to cityclerk@abbotsford.ca - must be received no later than 9:00am on Monday, June 17, 2024
- By Mail or Hand Deliver** - to the City Clerk's Office, 5th Floor, 32315 South Fraser Way, Abbotsford, BC V2T 1W7; feedback must be received no later than 9:00am on Monday, June 17, 2024; and
- Attend Public Hearing in Person** - at 6:00pm on June 18, 2024 in the MCA

Please note that all submissions are a matter of public record and will be recorded in the meeting minutes.

IMMEDIATELY FOLLOWING the above-noted Public Hearing, Abbotsford City Council will consider 1st, 2nd, and 3rd Readings of the following Zoning Amendment Bylaw(s). Please note, in accordance with the *Local Government Act*, the Public **will not** be given the opportunity to comment.

Regular Council Date/Time/Location	Project Information
<p>Tuesday, June 18, 2024 immediately following the Public Hearing at 6:00pm Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC</p>	<ul style="list-style-type: none"> 32767 & 32751 Downes Road (PRJ22-121) Zoning Amendment Bylaw No. 3531-2024 32027 Peardonville (PRJ23-128) Zoning Amendment Bylaw No. 3519-2024 2774, 2790 Station Road & 2754, 2762, 2772 Station Place (PRJ21-118) Zoning Amendment Bylaw No. 3541-2024 2881 Montrose (PRJ23-121) Zoning Amendment Bylaw No. 3549-2024

How can I learn more about the proposed OCP and Zoning Amendment Bylaw(s)? The proposed amendments to the Bylaws and related staff reports are available online now. Please follow the Report URL noted on each file summary below. Alternatively, copies are currently available at the Planning & Development Services counter on the 2nd floor, City Hall between the hours of 8:30am and 4:30pm, Monday to Friday (excluding Statutory Holidays).

If you have any questions, please contact Planning Services Staff at 604-864-5510 or planning-info@abbotsford.ca

**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 3528-2024
and
ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3531-2024**



SUBJECT LANDS: 32767 & 32751 Downes Road
FILE NUMBER: (PRJ22-121)
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Institutional
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Assembly Zone (P3)
PURPOSE: If Bylaw No. 3528-2024 is adopted, a portion of the subject properties will be re-designated from Suburban to Institutional and if Bylaw No. 3531-2024 is adopted, the applicant proposes to construct a new Khalsa elementary school, a childcare centre and a post-secondary institution
REPORT URL: www.abbotsford.ca/PDS066-2024

**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 3518-2024
and
ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3519-2024**



SUBJECT LAND: 32027 Peardonville Road
FILE NUMBER: (PRJ23-128)
CURRENT OCP DESIGNATION: Institutional
PROPOSED OCP DESIGNATION: Urban 1 - Mid rise
CURRENT ZONING: Assembly Zone (P3)
PROPOSED ZONING: Mid Rise Apartment Zone (RMM)
PURPOSE: If Bylaw No. 3518-2024 is adopted, the subject property will be redesignated from Institutional to Urban 1 - Mid rise and if Bylaw No. 3519-2024 is adopted, the applicant proposes to rezone to Mid Rise Apartment Zone (RMM) to construct a 131-unit apartment building.
REPORT URL: www.abbotsford.ca/PDS087-2024

**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 3540-2024
and
ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3541-2024**



SUBJECT LANDS: 2774 and 2790 Station Road and 2754, 2762 and 2772 Station Place
FILE NUMBER: PRJ21-118
CURRENT OCP DESIGNATION: Suburban
PROPOSED OCP DESIGNATION: Urban 4 - Detached
CURRENT ZONING: Suburban Residential Zone (SR)
PROPOSED ZONING: Comprehensive Development Ninety Nine Zone (N99)
PURPOSE: If Bylaw No. 3540-2024 is adopted, the subject properties will be redesignated from Suburban to Urban 4 - Detached and if Bylaw No. 3541-2024 is adopted, the applicant proposes to subdivide the subject properties into approximately 38 single detached lots.
REPORT URL: www.abbotsford.ca/PDS089-2024

**ABBOTSFORD OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 3550-2024
and
ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3549-2024**



SUBJECT LAND: 2881 Montrose Avenue
FILE NUMBER: (PRJ23-121)
CURRENT OCP DESIGNATION: Urban 2 - Ground Oriented
PROPOSED OCP DESIGNATION: Urban 1 - Mid rise
CURRENT ZONING: Comprehensive Development Eighty Eight Zone (N83)
PURPOSE: To amend the OCP designation for the subject land from Urban 2 - Ground Oriented to Urban 1 - Mid rise. This amendment is necessary in conjunction with the applicant's proposal for a text amendment to the Comprehensive Development Eighty Three Zone (N83) to create Sub-Zone VI to permit 130 units in two - six storey apartment buildings.
REPORT URL: www.abbotsford.ca/PDS088-2024