Notice of Council Consideration Regarding amendments to the Abbotsford Zoning Bylaw, 2014

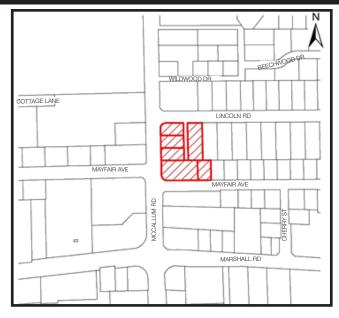
In accordance with the Local Government Act, Abbotsford City Council will hold a Council Meeting to consider the following bylaw(s) on the date, time and location noted below. This meeting will be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline

Council Meeting Date/Time/Location	Reference
Tuesday, October 22 at 3:00pm Location: Matsqui Centennial Auditorium (MCA) 32315 South Fraser Way, Abbotsford, BC	 2108, 2122, 2130, and 2144 McCallum Road, 33638 Lincoln Road, and 33643 Mayfair Avenue (PRJ23-113) 2857 McDermott Road (PRJ20-026)

The proposed bylaw(s) and related report(s) will be available online, on the Friday prior to the scheduled meeting. Please follow the Report URL noted below on the file summary. Alternatively, a hard copy 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. 3564-2024



SUBJECT LANDS: 2108, 2122, 2130 and 2144 McCallum Road,

33638 Lincoln Road and 33643 Mayfair Avenue

FILE NUMBER: PRJ23-113

CURRENT ZONING: Urban Residential Zone (RS3) and

Community Commercial Zone (C3)

PROPOSED ZONING: Comprehensive Development One Hundred

and One Zone (N101)

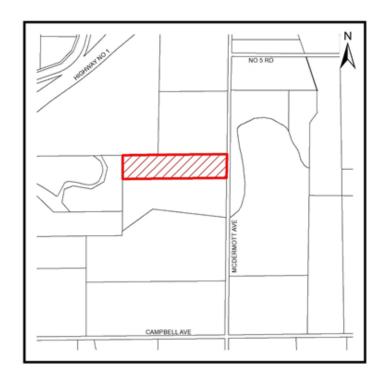
PURPOSE: If Bylaw No. 3564-2024 is adopted, a new

Comprehensive Development One Hundred and One Zone (N101) would be created and the subject lands would be rezoned to (N101). The applicant proposes to construct 192 apartment units in three

buildings.

REPORT URL: www.abbotsford.ca/PDS108-2024

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3449-2024



SUBJECT LAND: 2857 McDermott Road

FILE NUMBER: PRJ20-026

CURRENT ZONING: Agricultural Two Zone (A2)

PURPOSE: If Bylaw No. 3449-2024 is adopted, a site specific

text amendment to the Agricultural Two Zone (A2) would permit the continuation of a business consisting of chicken manure pickup and delivery, including the parking of ten commercial vehicles and the continuation of a farm animal bedding storage and delivery business within an existing building.

REPORT URL: www.abbotsford.ca/PDS007-2024



inspire. inform. invigorate.

REGISTER NOW for the FREE Involve Symposium on Thursday, November 21 from 8:30am - 3:30pm at the Matsqui Centennial Auditorium.

This year's theme is Sustainability and we will have a keynote speaker Robyn Webb from BC Hydro speak on Power Pathways: Building BC's Energy Future.

Join us for a day of learning, and engaging in great workshops, a free light lunch and come away with ideas and plans for your community service group, arts, sports, small business or not -for-profit organization.

Registration is now open at abbotsford.ca/involve-registration or for more information visit abbotsford.ca/involve.

Notice of Permissive Tax Exemptions for the 2025 Taxation Year

Pursuant to Section 224 of the Community Charter, Bylaw No. 3576-2024, "Permissive Tax Exemption (2025) Bylaw, 2024" will be introduced at the October 22, 2024, Council Meeting. If Council grants first three readings on October 22, 2024, then this bylaw will be considered for adoption at the October 29, 2024, Council Meeting. This meeting is scheduled for 3:00 p.m. and will be held in the Matsqui Centennial Auditorium, located at 32315 South Fraser Way, Abbotsford, BC.

Bylaw No. 3576-2024, Permissive Tax Exemption (2025) Bylaw, exempts from taxation for the year 2025 the following land and/or improvements. Exemptions for 2026 and 2027 are dependent on eligible organizations submitting a completed application by June 30 of each year, as well as the annual budget set by Council.

Local Authority Properties - land and improvements owned or held by the City that Council considers are used for a purpose of the local authority:

Owner/Occupier	Civic Address	Estimate Tax Forgone			
		2025	2026	2027	
Reach Cultural Centre Society	32388 Veterans Way	117,900	117,900	117, 900	

Not-For-Profit - land and/or improvements owned or held by a charitable, philanthropic or other not for profit corporation that Council considers are used for a purpose that is directly related to the purposes of the corporation and benefit the residents of the City:

Owner/Occupier	Civic Address	Estimate Tax Forgone			
		2025	2026	2027	
Abbotsford Aerie No 2726 Fraternal	33874 Essendene Ave	6,500	6,500	6,500	
Order of Eagles	33868 Essendene Ave	5,000	5,000	5,000	
Abbotsford Alano Club	2584 Cyril St	7,600	7,600	7,600	
Abbotsford Bibles for Mission Society	2337 West Railway St	19,000	19,000	19,000	
Abbotsford Ravine Park Salmon Enhancement Society	2395 Crescent Way	2,300	2,300	2,300	
Archway Community Services	31943 South Fraser Way	29,800	29,800	29,800	
	2243 Sentinel Dr	2,800	2,800	2,800	
	33914 Essendene Ave	10,700	10,700	10,700	
	2420 Montrose Ave	56,200	56,200	56,200	
	2539 Montvue Ave	10,000	10,000	10,000	
	33780 Laurel St	22,300	22,300	22,300	
BC Society for Prevention of Cruelty to Animals (BCSPCA)	34312 Industrial Way	12,700	12,700	12,700	
Bethesda Christian Association	2775 Emerson St	28,100	28,100	28,100	
	3260 Gladwin Rd	3,200	3,200	3,200	
	3215 Trethewey St	900	900	900	
	31126 Kingfisher Dr	3,200	3,200	3,200	
	32553 Willingdon Cr	2,900	2,900	2,900	
	2484 Cameron Cr	3,600	3,600	3,600	
	32704 Chilcotin Dr	3,700	3,700	3,700	
Big Brothers Big Sisters of the Fraser Valley	2445 West Railway St	8,400	8,400	8,400	
Canadian Red Cross Society	34220 South Fraser Way, Units 1 and 2	3,900	3,900	3,900	
Communitas Supportive Care Society	2443 Rideau St	3,100	3,100	3,100	
	<u>2</u> 03 2776 Bourquin Cr W	900	900	900	

Owner/Occupier	Civic Address	Estimate Tax Forgone		
		2025	2026	2027
Communitas Supportive Care Society	3732 Dundee Pl	2,700	2,700	2,700
	30772 Osprey Dr W	3,200	3,200	3,200
	32885 Ashley Way	4,200	4,200	4,200
	32375 George Ferguson Way	4,600	4,600	4,600
	102 2776 Bourquin Cr W	7,100	7,100	7,100
	2837 Babich St	4,000	4,000	4,000
Connective Support Society	32160 Tims Ave	2,700	2,700	2,700
	2411 West Railway St	2,200	2,200	2,200
Creative Centre Society for Mental Wellness	2676 Gladys Ave	6,700	6,700	6,700
Cyrus Centre Ministries	2616 Ware St	6,200	6,200	6,200
Fraser Valley Child Development	32885 Ventura Ave	30,900	30,900	30,900
Centre	32868 Ventura Ave	13,000	13,000	13,000
H.O.M.E.S: Healthy Opportunities for Meaningful Experience Society	33140 Mill Lake Rd	24,200	24,200	24,200
Kinghaven Peardonville House Society	825 Peardonville Rd	11,700	11,700	11,700
L.I.F.E Recovery Association	32122 Melmar Ave	2,700	2,700	2,700
	2693 Braeside St	2,700	2,700	2,700
Lynnhaven Society	33585 Braun Ave	6,100	0	0
	33580 Braun Ave	6,100	0	0
M2W2 Association - Mentoring Toward Wholeness Together	208-2825 Clearbrook Rd	1,400	1,400	1,400
MAC Campus of Care	32772 Marshall Rd	20,200	20,200	20,200
Mamele'awt Qweesome Housing	2740 Fuller St - Unit 101	900	900	900
Society	2740 Fuller St - Unit 102	900	900	900
	2740 Fuller St - Unit 103	700	700	700
	2740 Fuller St - Unit 104	700	700	700
	2740 Fuller St - Unit 105	700	700	700
	2740 Fuller St - Unit 106	700	700	700
	2740 Fuller St - Unit 107	600	600	600
	2740 Fuller St - Unit 108	700	700	700
	2740 Fuller St - Unit 109	700	700	700
	2740 Fuller St - Unit 110	900	900	900
Matsqui Unit #315 A.N.A.F Veterans in Canada	30346 McNeil Ave	4,100	4,100	4,100
Mennonite Central Committee BC	31872 South Fraser Way	21,400	21,400	21,400
	33933 Gladys Ave	93,100	93,100	93,100
Mennonite Museum Society	1818 Clearbrook Rd	24,600	24,600	24,600
	1834 Clearbrook Rd	400	400	400
Mission Community Skills Centre Society	2570 Cyril St	12,600	12,600	12,600
MSA Society for Community Living	33498 Bevan Ave	9,700	9,700	9,700
	33056 Mill Lake Rd	3,400	3,400	3,400
	2391 Crescent Way	9,800	9,800	9,800
Phoenix Drug & Alcohol Recovery and Education Society	32883 South Fraser Way, Units 108 and 108A	9,400	9,400	9,400
Royal Canadian Legion Branch No. 015	2513 West Railway St	6,400	6,400	6,400
SARA for Women Society	201,203 and 214-2825 Clearbrook Rd	5,700	5,700	5,700
	2474 Sugarpine St	3,100	3,100	3,100



Owner/Occupier	Civic Address	Estimate Tax Forgone		
		2025	2026	2027
Supportive Care Holdings Society	101-2776 Bourquin Cr W	6,700	6,700	6,700
	104 2776 Bourquin Cr W	3,800	3,800	3,800
	105 2776 Bourquin Cr W	3,200	3,200	3,200
	103 2776 Bourquin Cr W	7,900	7,900	7,900
	208 2776 Bourquin Cr W	1,100	1,100	1,100
	207 2776 Bourquin Cr W	1,300	1,300	1,300
	206 2776 Bourquin Cr W	1,200	1,200	1,200
	205 2776 Bourquin Cr W	1,400	1,400	1,400
The Salvation Army Cascade Community Church	34081 Gladys Ave	48,300	48,300	48,300
L.I.F.E Recovery Association	2307 Westerly St	3,300	3,300	3,300

Athletic or Service Club Property - land and improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes:

Owner/Occupier	Civic Address	Estimate Tax Forgone			
		2025	2026	2027	
861 Silverfox Sponsoring Committee	32470 Haida Dr	7,300	7,300	7,300	
Abbotsford Curling Club	2555 McMillan Rd	15,200	15,200	15,200	
Abbotsford Fish & Game Club	4161 Lakemount Rd	6,100	6,100	6,100	
Abbotsford Horseshoe Club	2308 Adanac St	6,700	6,700	6,700	
Abbotsford Judo Club	31580 Maclure Rd	8,200	8,200	8,200	
Abbotsford Lawn Bowling Club	Bevan Ave, SEC 16 TWP 16 NWD	4,600	4,600	4,600	
Abbotsford Seniors' Association	33889 Essendene Ave	10,500	10,500	10,500	
Abbotsford Social Activity Association	2631 Cyril St	10,500	10,500	10,500	
Bradner Community Club	28780 Myrtle Ave	3,400	3,400	3,400	
	5305 Bradner Rd	5,000	5,000	5,000	
	5227 Bradner Rd	8,100	8,100	8,100	
Clayburn Village Community Society	4315 Wright St	4,500	4,500	4,500	
	4304 Wright St	3,600	3,600	3,600	
	34819 Clayburn Rd	5,400	5,400	5,400	
Elks Rec. Children's Camp Society of BC	27863 0 Ave	7,700	7,700	7,700	
Fraser Valley Antique Farm Machinery Association	32470 Haida Dr	500	500	500	
Fraser Valley Conservancy	South Fraser Way	100	100	100	
	35790 McKee Rd	1,200	1,200	1,200	
	33350 Industrial Ave	131,300	131,300	131,300	
Girl Guides of Canada	5315 Willet Rd	13,900	13,900	13,900	
Ledgeview Golf & Country Club	35997 McKee Rd	46,500	46,500	46,500	
Matsqui Prairie Community Association	5783 Wallace St	3,000	3,000	3,000	
	33676 St Olaf Ave	3,200	3,200	3,200	
Mount Lehman Community Association	6418 Mt Lehman Rd	7,700	7,700	7,700	
	6418 Mt Lehman Rd	4,000	4,000	4,000	
Ridgedale Rod & Gun Club	35655 Harris Rd	6,100	6,100	6,100	
	35606 Harris Rd	9,600	9,600	9,600	
Scout Properties (BC/Yukon)	36760 Foxglove Ln	5,300	5,300	5,300	
Straiton Community Club	4698 Sumas Mountain Rd	4,600	4,600	4,600	
Twisters Gymnastics Club	32470 Haida Dr	7,700	7,700	7,700	

Place of Worship Property – property exempt under Section 220(1)(h) of Community Charter, an area of land surrounding the exempt property to a maximum exemption, excluding statutory exemption, of the greater of 5 acres or area used for the purpose of parking:

Owner/Occupier	Civic Address	Estin	Estimate Tax Forgone		
		2025	2025 2026		
Abbotsford Baptist Church	33651 Busby Rd	6,500	6,500	6,500	
Abbotsford Gospel Society	34371 4th Ave	14,400	14,400	14,400	
	2480 McMillan Rd	3,900	3,900	3,900	
Abbotsford Korean Presbyterian Church	2597 Bourquin Cr E	8,800	8,800	8,800	
Abbotsford Pentecostal Assembly	3095 Gladwin Rd	20,300	20,300	20,300	
Aberdeen Baptist Church	28163 Swensson Ave	9,100	9,100	9,100	
Abbotsford Slavic Gospel Church	29394 Huntingdon Rd	6,000	6,000	6,000	
BC Conference of Mennonite Brethren Churches	2311 Clearbrook Rd	5,200	5,200	5,200	
BC Conference of Mennonite Brethren Churches	31980 Oak Ave	4,300	4,300	4,300	
BC Conference of Mennonite Brethren Churches	31966 Oak Ave	4,300	4,300	4,300	
BC Conference of Mennonite Brethren Churches	2245 Clearbrook Rd	3,300	3,300	3,300	
BC Conference of Mennonite Brethren Churches	2231 Clearbrook Rd	3,400	3,400	3,400	
BC Conference of Mennonite Brethren Churches	2228 Holly St	4,800	4,800	4,800	
BC Conference of Mennonite Brethren Churches	2244 Holly St	4,800	4,800	4,800	
Highland Community Church	3130 McMillan Rd	8,600	8,600	8,600	
BC Conference of Mennonite Brethren Churches	310 Arnold Rd	5,300	5,300	5,300	
BC Conference of Mennonite Brethren Churches	2285 Clearbrook Rd	17,600	17,600	17,600	
BC Conference of Mennonite Brethren Churches	2719 Clearbrook Rd	22,800	22,800	22,800	
BC Conference of Mennonite Brethren Churches	3160 Ross Rd	4,800	4,800	4,800	
BC Conference of Mennonite Brethren Churches	32424 Huntingdon Rd	6,400	6,400	6,400	
BC Muslim Association	1980 Salton Rd	3,900	3,900	3,900	
Catholic Independent Schools of Vancouver Archdiocese (St. James Parish	2767 Townline Rd	40,500	40,500	40,500	
Central Heights Church	1661 McCallum Rd	36,200	36,200	36,200	
Central Valley Baptist Church	33393 Old Yale Rd	3,200	3,200	3,200	
Christian & Missionary Alliance (CPD)	3440 Mt Lehman Rd	23,600	23,600	23,600	
Christian & Missionary Alliance (CPD)	2575 Gladwin Rd	25,800	25,800	25,800	
Christian Life Community Church	35131 Straiton Rd	6,000	6,000	6,000	
Church of God in Christ (Mennonite)	29623 Downes Rd	7,300	7,300	7,300	
Church of Jesus Christ of Latter-Day Saints in Canada	30635 Blueridge Rd	30,800	30,800	30,800	
Church of the Nazarene (Canada Pacific District	2390 McMillan Rd	8,400	8,400	8,400	
Eben-Ezer Mennonite Church	2051 Windsor St	10,800	10,800	10,800	
Congregation of the Prairie Chapel	1929 Interprovincial Hwy	3,400	3,400	3,400	
Emmanuel Free Reformed Church	3366 Mt Lehman Rd	7,000	7,000	7,000	
Fraser Valley Buddhist Temple	28941 Haverman Rd	3,500	3,500	3,500	
Fraser Valley Hindu Cultural Society	31545 Walmsley Ave	5,200	5,200	5,200	
Gateway Community Christian Reformed	2884 Gladys Ave	9,400	9,400	9,400	
Church					



Owner/Occupier	Civic Address	Estimate Tax Forgone			
Official Countries	ONIO Addiooo	2025	2026	2027	
Grace Communities Corp	35190 Delair Rd	31,400	31,400	31,400	
Grace Evangelical Bible Church Society	2087 McMillan Rd	11,800	11,800	11,800	
Grace Tabernacle	721 Gladwin Rd	5,200	5,200	5,200	
Gurdwara Baba Banda Singh Bahadar Sikh Society	31631 South Fraser Way	46,300	46,300	46,300	
Immanuel Covenant Reformed Church	35063 Page Rd	4,200	4,200	4,200	
Immanuel Fellowship Baptist Church	2950 Blue Jay St	10,900	10,900	10,900	
Kalgidhar Darbar Sahib Society	30640 Blueridge Dr	33,400	33,400	33,400	
Khalsa Diwan Society of Abbotsford	33091 Mill Lake Rd	2,300	2,300	2,300	
	33117 Mill Lake Rd	3,300	3,300	3,300	
	33094 South Fraser Way	42,800	42,800	42,800	
	33089 South Fraser Way	17,400	17,400	17,400	
Living Hope Christian Reformed Church	34631 Old Clayburn Rd	8,800	8,800	8,800	
Maranatha Baptist Church	3580 Clearbrook Rd	10,600	10,600	10,600	
Matsqui Evangelical Lutheran Church	5781 Riverside St	700	700	700	
Mennonite Church BC	3471 Clearbrook Rd	16,500	16,500	16,500	
Mill Lake Church	33218 Marshall Rd	14,600	14,600	14,600	
New Testament Baptist Church of Abbotsford	5525 Gladwin Rd	4,300	4,300	4,300	
New Life Christian Reformed Church	35270 Delair Rd	7,500	7,500	7,500	
New Life Pentecostal Church	33668 McDougall Ave	3,400	3,400	3,400	
Northview Community Church	32040 Downes Rd	5,800	5,800	5,800	
Olivet Church Abbotsford	2630 Langdon St	15,500	15,500	15,500	
Parish of St Matthew Abbotsford	2010 Guilford Dr	7,700	7,700	7,700	
Peace Lutheran Church Abbotsford	2029 Ware St	6,900	6,900	6,900	
Roman Catholic Archbishop of Vancouver	33333 Mayfair Ave	28,500	28,500	28,500	
Seventh-Day Adventist Church BC Conference	1921 Griffiths Rd	6,000	6,000	6,000	
Society of The Bethel Reformed Church of Abbotsford	3260 Gladwin Rd	12,200	12,200	12,200	
Transform Central Ministries	2413 McCallum Rd	3,700	3,700	3,700	
Trinity Christian Reformed Church	3215 Trethewey St	11,500	11,500	11,500	
Trinity Lutheran Church	3845 Gladwin Rd	11,600	11,600	11,600	
Trustees of Bradner Congregation of Presbyterian Church in Canada	5275 Bradner Rd	2,600	2,600	2,600	
Trustees of Congregation (Calvin Presbyterian Church of Abbotsford	33911 Hazelwood Ave	7,900	7,900	7,900	
Trustees of Congregation of Abbotsford Gospel Hall	2464 Parkview St	4,300	4,300	4,300	
Trustees of Congregation of Canadian Reformed Church	33947 King Rd	6,200	6,200	6,200	
Trustees of Congregation of King Road Mennonite Brethren Church	32068 King Rd	8,100	8,100	8,100	
Trustees of Congregation of Level Ground Mennonite Church	31216 King Rd	12,000	12,000	12,000	
Trustees of McCallum Congregation of Jehovah	1672 Salton Rd	7,700	7,700	7,700	
Trustees of Mount Lehman Congregation of United Church	6256 Mt Lehman Rd	4,100	4,100	4,100	
Trustees of Mt. Lehman Congregation of Jehovah's Witnesses	31165 Gardner Ave	9,400	9,400	9,400	
Trustees of Trinity Memorial Congregation of United Church	33737 George Ferguson Way	4,600	4,600	4,600	
Zion Christian Reformed Church Abbotsford	35199 Delair Rd	8,500	8,500	8,500	

Independent School - property exempt under Section 220(1)(I) of Community Charter, any area of land surrounding the exempt property, to a maximum exemption, including statutory exemption, of 7 acres for institutions offering elementary school education and 15 acres for institutions offering secondary school education:

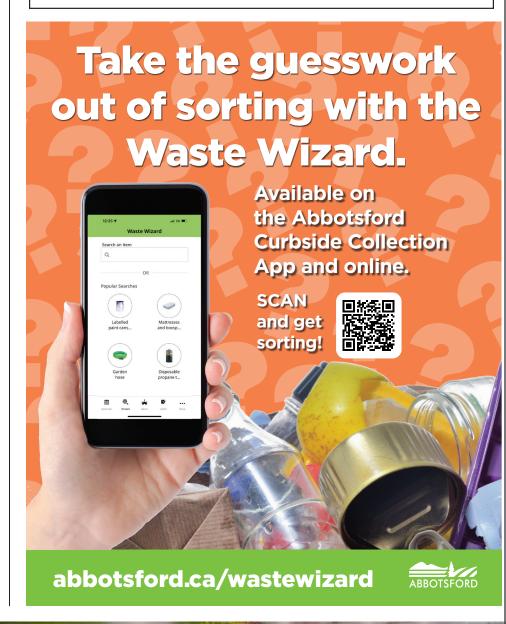
Owner/Occupier	Civic Address	Estimate Tax Forgone		
		2025	2026	2027
Mennonite Educational Institute Society	31638 Downes Rd	3,800	3,800	3,800

Copies of the bylaw are available at Cashiers Department, City Hall, 32315 South Fraser Way. For more information contact Olga Pratasevich, Manager Financial Operations at 604-853-2281 x5237 or **pte@abbotsford.ca**.



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



Notice of Road Closure

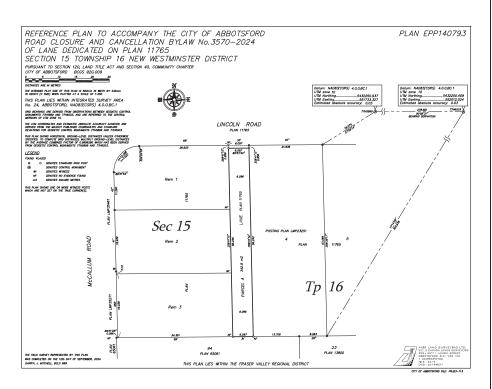
The Council of the City of Abbotsford will consider adoption of Bylaw No. 3570-2024, "Road Closure and Cancellation Bylaw (Lincoln Lane), 2024" at the Tuesday, October 22, 2024, Council Meeting. The meeting is scheduled to begin at 3:00 p.m. and will be held in the Matsqui Centennial Auditorium, located at 32315 South Fraser Way, Abbotsford, BC V2T 1W7.

Legal Description

That 342.9 m2 Portion of Road Dedicated on Plan 11765, Section 15, Township 16, New Westminster District, shown on Plan EPP140793, and as shown outlined heavy bold on the attached survey plan.

Civic Address

33600 Block Lincoln Road



Any person who believes their interests may be affected by the adoption of the proposed Bylaw may submit written comments by mail or email, to be received no later than 9:00 a.m., Monday, October 21, 2024, Attention to: *City Clerk, City of Abbotsford, 32315 South Fraser Way, Abbotsford, BC, V2T 1W7*; Email: cityclerk@abbotsford.ca

You may also attend the Council Meeting in person and provide your feedback verbally. 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. 3570-2024 are available electronically (by email) from the City Clerk's Office, at **cityclerk@abbotsford.ca**

On-call Snow Clearing Contractors for Snow & Ice Control Services Required

The City is issuing a Request for Supplier Qualifications for Snow Clearing Contractors - Snow & Ice Control Services.

This Request for Supplier Qualifications (RFSQ) is an invitation by the City to prospective Respondents to qualify for eligibility to provide Snow & Ice Control Services for the City.

The City intends to establish a multi-use list of prequalified contractors who, on an as, if and when requested basis may be contacted directly, or asked to compete, to enter into a contract (or multiple contracts) for the provision of services.

As this Qualified Suppliers Roster is being established for a broad scope of opportunities this RFSQ is intended to be a continuous, ongoing opportunity for qualified respondents to be added to the roster.

Interested individuals can find more information for RFSQ 1220-2024-3434 at **abbotsford.bidsandtenders.ca** or request a copy of the RFSQ documents from purchasing@abbotsford.ca.

All enquiries should be submitted in writing to **abbotsford.bidsandtenders.ca** or **purchasing@abbotsford.ca**

Phone call enquiries will not be accepted.



Fireworks are dangerous & illegal.



Fireworks are BANNED in Abbotsford.

The Fireworks Bylaw prohibits the sale, possession and discharge of fireworks within the City's borders. Residents caught with fireworks will be subject to fines ranging up to \$50,000 and their fireworks will be confiscated.

Celebrate safely.
Leave the fireworks alone!

REPORT THE USE OR SALE OF FIREWORKS:

By Ah

Bylaws: 604-864-5512 **AbbyPD:** 604-859-5225



CITY OF ABBOTSFORD Fire Rescue Service

