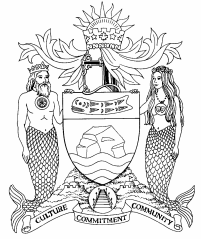


THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



MEDIA RELEASE

October 20, 2009

FOR IMMEDIATE RELEASE

Council's due diligence protects City's interests

White Rock—White Rock City Council wants residents to know they're doing everything in their power to avoid facing further legal action related to issuing development permits in the City.

Council sought a legal opinion on a request for a zoning bylaw amendment and development permit for a new townhouse-style development at 1466 Everall Street before dealing with the matter at a Land Use and Planning Committee Meeting Monday night.

"We had a situation earlier this year where the Court overturned a previous Council decision on a development permit application," explains Mayor Catherine Ferguson. "Before proceeding on this application, we wanted to make sure we were following proper procedure and had complete clarity about Council's legal obligations."

According to the legal opinion received, Council is under no obligation to approve a zoning bylaw amendment application even if it is consistent with the general land use policies of the Official Community Plan.

"We were advised that Council has more discretion in dealing with a zoning bylaw amendment application than it does for a development permit application, provided that the final decision is based on land-use rationale or where Council believes the zoning bylaw amendment is not in keeping with the public interest," says Development Services Manager Paul Stanton.

By comparison, Council has less discretion regarding development permit applications that meet the requirements of the zoning bylaw and are subject only to the applicable development permit guidelines outlined in the Official Community Plan.

The Land Use and Planning Committee deferred the 1466 Everall application to a future meeting at the request of the applicant.

--30--

Contact:
Peggy Clark
City Manager
604-541-2124

pclark@city.whiterock.bc.ca