

THE CORPORATION OF THE CITY OF WHITE ROCK

BYLAW NO. 1862

**A BYLAW OF THE CITY OF WHITE ROCK TO AMEND “THE CORPORATION OF
THE CITY OF WHITE ROCK OFFICIAL COMMUNITY PLAN
BYLAW NO. 1837, 2008”**

WHEREAS pursuant to Part 26, Division 2 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

NOW THEREFORE the Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as **“Official Community Plan Amendment No. 2, 2009, No. 1862”**.
2. That Chapter 2 Community Snapshot, sub-section 2.1 Population and Employment, Potential Population, 2nd paragraph, 2nd last sentence, be amended to remove the reference *“and in the North Bluff Areas”*.
3. That Chapter 2 Community Snapshot, sub-section 2.3, Estimated Residential Demand, first paragraph, final sentence, be deleted and replaced as follows:
“As noted, the majority of growth is expected to occur in the Town Centre, with lesser amounts dispersed throughout the City.”
4. That Chapter 2 Community Snapshot, sub-section 2.3, Estimated Residential Demand, 2nd paragraph, 2nd sentence, be amended to remove the reference *“and North Bluff Areas”*.
5. That Chapter 2 Community Snapshot, sub-section 2.3, Estimated Residential Demand, final paragraph, be deleted, and replaced as follows”
“There is enough capacity to meet projected residential demand in 2001. Projected demand to the year 2031 will need to be accommodated through the Town Centre, and through incremental redevelopment and infill activity in areas outside of the Town Centre.”
6. That Chapter 3 Land Use, sub-section 3.2 Land Use Designations, be amended by deleting the following:
“The following designation, as depicted in Schedule B, Illustrative Land Use Plan, is not to be considered until 15 years have passed from the time of adoption of this OCP or until the Town Centre is built out.”
North Bluff Areas

This designation includes primarily higher density residential, east and west of the Town Centre, with some minor elements of mixed use. Heights up to the lesser of 12 storeys or 40.2 m and an FAR of 2.2 are anticipated in this area.”

7. That Chapter 5 Housing, sub-section 5.1 Overview, Housing Type, 3rd paragraph, 1st sentence, be deleted and replace as follows:
“The Plan provides for higher density residential and mixed-use buildings in the Town Centre Mixed Use designated area, with a maximum height of 21 storeys (70.3 m) and a 3.0 to 3.8 FAR.”
8. That Schedule B: Illustrative Land Use Plan be deleted.
9. The Mayor and Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.

RECEIVED FIRST READING on the	9 th day of	February, 2009
RECEIVED SECOND READING on the	9 th day of	February, 2009
PUBLIC HEARING held on the	23 rd day of	February, 2009
RECEIVED THIRD READING on the	9 th day of	March, 2009
RECONSIDERED AND FINALLY ADOPTED on the	9 th day of	March, 2009



Catherine V. Ferguson

MAYOR

[Signature]

CITY CLERK