

## Attachment 1

### *Zoning Amendment Bylaw No. 8451, 2024*

**CORPORATION OF THE CITY OF NEW WESTMINSTER**

**ZONING AMENDMENT BYLAW (408 EAST COLUMBIA STREET) NO. 8451, 2024**

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

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WHEREAS the *Local Government Act* authorizes a municipality to zone areas of land and to make regulations pursuant to zoning;

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the *Local Government Act*, and wishes to amend the bylaw;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (408 East Columbia Street) No. 8451, 2024”.
2. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:

a) Revision to section 1079.3 b):

1079.3 *Business and Professional Offices are only permitted on the ground floor if they:*

*b) occupy less than 50% of the net ground floor area used exclusively for commercial uses;*

Public Hearing not held, notice published \_\_\_\_\_ and \_\_\_\_\_, 2024.

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Bylaw No. 8451, 2024

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor Patrick Johnstone

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Dennis Back, Corporate Officer