

Appendix B:

*Draft Official Community Plan Bylaw No. 7925,  
2017, Amendment Bylaw (1084 Tanaka Court)  
No. 8483, 2024*

**CITY OF NEW WESTMINSTER**

**BYLAW NO. 8483, 2024**

**A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017**

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WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early and ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in s. 476(2) of the *Local Government Act* in respect of this bylaw;
- E. The Council has, between first and second reading of this bylaw, considered the bylaw in conjunction with:
  - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2024 - 2028) Bylaw No. 8442, 2024); and
  - ii. the Integrated Solid Waste and Resource Management Plan, the Integrated Liquid Waste and Resource Management Plan, and the Drinking Water Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

- This Bylaw may be cited as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1084 Tanaka Court) No. 8483, 2024."

1. The land that is the subject of this bylaw is hatched in black and outlined in bold on the map attached hereto as “Schedule A”, and is referred to in this bylaw as the “Subject Land”.
2. The Official Community Plan is amended by altering the land use designation of the Subject Land from “(QC) Queensborough Commercial” to “(QME) Queensborough Mixed Employment”, and by amending Map 11 Land Use Designation Map and Schedule C Land Use Designation Map included in the Queensborough Community Plan (Schedule D to the OCP) accordingly.
3. The Queensborough Community Plan Development Permit Areas are amended by altering the Development Permit Area of the Subject Land from “Queensborough Commercial” to “Queensborough Industrial and Mixed Employment”, and by amending Development Permit Area “Map A Commercial and Mixed-Use Development Permit Areas” and “Map C Industrial And Mixed Employment Development Permit Areas” accordingly.
4. The Official Community Plan and each of its schedules is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the plan, maps and map legends and the table of contents.

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

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

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor Patrick Johnstone

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Hanieh Berg, Corporate Officer

Schedule A

