

SUMMARY AND RECOMMENDATION

4. EAST FRASER LANDS: Amendments to the Official Development Plan and Associated CD-1 By-laws

Summary: To amend the East Fraser Lands (EFL) Official Development Plan (ODP) By-law and associated CD-1 By-laws to update the definition of Affordable Housing, to provide more flexibility in locating a childcare facility, to add full-service Gas Station use in Area 3, and to make minor miscellaneous amendments to the EFL ODP and CD-1 By-laws.

Applicant: Acting General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Regular Council Meeting of May 31, 2016.

Recommended Approval: By the Acting General Manager of Planning and Development Services:

- A. THAT the following amendments to the East Fraser Lands Official Development Plan By-law No. 9393 and associated CD-1 By-laws, generally as set out in the Policy Report dated May 13, 2016, entitled "East Fraser Lands: Amendments to the Official Development Plan and associated CD-1 By-laws", be approved:
- (i) amendments to the East Fraser Lands Official Development Plan By-law No. 9393, generally as set out in Appendix A of the report;
 - (ii) amendments to repeal CD-1 (472) By-law No. 9732, and amend CD-1 (473) By-law No. 9733, CD-1 (498) By-law No. 10194, CD-1 (499) By-law No. 10195, CD-1 (565) By-law No. 10942, CD-1 (566) By-law No. 10941 and CD-1 (567) By-law No. 10943, generally as set out in Appendix B of the report;
 - (iii) amendments to the Zoning and Development By-law No. 3575, generally as set out in Appendix C of the report.
- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any bylaw; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[East Fraser Lands – Amendments to the Official Development Plan and Associated CD-1 By-laws]