

# ADVISORY PLANNING COMMISSION MEETING MINUTES

VILLAGE OF ANMORE



Minutes of the Advisory Planning Commission Meeting held on Monday, November 14, 2016 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

---

## **Members Present**

Steve Hawboldt (Vice-Chair)  
Ken Juvik  
Herb Mueckel  
Sandra Parfeniuk  
Mario Piamonte (Chair)

## **Members Absent**

Garnet Berg

## **Others Present**

Mayor John McEwen, Council Liaison  
Jason Smith, Manager of Development Services

### **1. Call to Order**

Chair Piamonte called the meeting to order at 7:08 p.m.

### **2. Approval of the Agenda**

It was Moved and Seconded:

**“That the agenda be approved.”**

**Carried Unanimously**

### **3. Minutes**

#### **(a) Minutes of the Meeting held on April 11, 2016**

It was Moved and Seconded:

**“That the Minutes of the Advisory Planning Commission held on April 11, 2016 be adopted.”**

**Carried Unanimously**

### **4. Business arising from the Minutes**

Nil

**5. Unfinished Business**

Nil

**6. New Business****(a) Welcome and Introductions**

Members and Jason Smith introduced themselves.

Mayor McEwen explained that the zoning bylaw review is a significant task as the community has evolved so quickly.

Jason Smith reported that infill development was not going to be part of discussion for the zoning bylaw review, adding that the bylaw review is as a technical exercise to address implementation issues.

**(b) Zoning Bylaw Review**

Jason Smith presented his report dated October 28, 2016, highlighting that he reviewed the current zoning bylaw, past APC minutes, and the report provided by CitySpaces in November 2015, and he spoke with staff to gain an understanding of the key issues. These were identified as:

- Guidelines for CD Zoning
  - minimum parcel size of ¼ acre
  - tweaking the allowable floor area ratio depending on parcel size
  - setbacks remaining the same as an RS-1, even on a smaller lot
  - lot coverage to restrict house size
- Height
  - no real change in actual definition; more about how grade is determined
  - hillsides where there are slopes; how you determine grade and how it relates to the calculation of height can have an impact on build form
  - currently height is off “finished” grade but proposal is for buildings to go “natural” or “existing” grade
  - intention is to have buildings to follow the landscape as opposed to stick out like boxes
- Floor Area
  - no dramatic changes
  - proposing a slight tweak with no reduction, other than Countryside, the allowable floor area in any zone
  - RS-1 currently is 12,000 square feet allowable FAR on a 1 acre parcel
  - proposing some parking area to be included within the FAR calculation
  - currently garage area doesn't count within the FAR calculation

- Countryside
  - 27 new homes since rezoning went through
  - 3,000 square foot homes was not a vision
  - setbacks increased slightly
  - septic is an issue
  - no basements to be allowed in the future
  - will be a contentious issue
  - current zoning is not working for everyone
- Fence Height
  - reduction of the required height at front and side
  - restriction of materials; barb wire, razor wire and mesh wire fences
  - concerns with these restrictions when owning acreage; would be very costly
  - it was noted that this discussion did not take place with the APC, further discussions will be required
- Retaining Walls
  - current zoning bylaw requirement; max height on each vertical component of a retaining wall be 1.8 meters and a separation on the horizontal plane of 1.2 meters
  - proposed change to a maximum height on a retaining wall system of 3.6 meters (2 vertical components)
  - to build another retaining wall, will need a 3.6 meter separation
  - too many retaining walls previously built too high
  - natural landscaping on the horizontal components to be required
- Landscaping
  - 30% of a site parcel to be landscaped
- Storage and Parking of Vehicles
  - currently a restriction of limiting properties to allow 3 motor vehicles, 1 recreational vehicle and 1 boat
  - 3 motor vehicles might be restrictive
  - wish to receive commissions input at a future meeting
- RS-1 Zone – Garden Sheds, etc.
  - setback currently is 7.6 meters off the back with the side at 5 meters
  - will allow for 10 square meters or less to build essentially a shed to be within a 3.5 meter setback
- C3 Zoning and the creation of a specific zone in Birch Wynde

Herbert Mueckel declared potential conflict and left the meeting at 8:20 p.m.

- zone originally was implemented to allow horses on a 2 acre or more lot
- about 5 acres still remains as “Equestrian” or C3 zoning

- should be a stand-alone process and current owners should go through the rezoning process if and when they wish to do so

Herbert Mueckel returned to the meeting at 8:24 p.m.

*Action item: Members to review the zoning bylaw (draft) and bring their thoughts and ideas to the scheduled for December 12, 2016.*

*Action item: Jason Smith to provide an update to the APC after the technical meeting with the group of architects, builders, and engineers.*

**7. Adjournment**

It was Moved and Seconded:

**“That the meeting be adjourned.”**

**Carried Unanimously**

The meeting adjourned at 8:55 p.m.

Certified Correct:

Approved:

**C. MILLOY**

**M. PIAMONTE**

\_\_\_\_\_  
Christine Milloy  
Manager of Corporate Services

\_\_\_\_\_  
Mario Piamonte  
Advisory Planning Commission (Chair)