

# ADVISORY PLANNING COMMISSION – MINUTES

VILLAGE OF ANMORE

Minutes of the Advisory Planning Commission Meeting held on Monday, January 9, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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## **Members Present**

Garnet Berg  
Steve Hawboldt (Vice-Chair)  
Ken Juvik  
Herb Mueckel  
Mario Piamonte (Chair)

## **Members Absent**

Sandra Parfeniuk

## **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 7:03 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 November 14, 2016**

It was Moved and Seconded:

**“That the Minutes of the Advisory Planning Commission held on November 14, 2016 be adopted.”**

**Carried Unanimously**

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

Chair Piamonte requested an update from Jason Smith regarding his technical meeting discussing the zoning bylaw with architects, builders and engineers. Jason Smith replied that, in-early December, he met with builders, developers and architects who have worked in Anmore to gauge their perspective of the Zoning Bylaw. He noted that

another meeting is to be scheduled for end-January. Key topics included during discussion included:

- Different approaches on grade and height
- Investigating how West Vancouver handles height and grade calculations
- Changes to FAR and how it relates to parking and garages
- Concerns about landscaping being too prescriptive and detailed
- Fencing issues
- Relaxed setbacks for garages; in particular on steep slopes
- Layout; what should be included within general provisions for the zones
- Lot size limitation to accommodate a coach house - minimum lot size of half acre was recommended.

Jason Smith further noted that he will also be meeting with Robert Bradbury of Bradbury Architects, who is currently working on implementing changes for Countryside Strata, and intends to incorporate those changes and the above suggestions into another draft document for the Commission's review.

5. **Unfinished Business**

Nil

6. **New Business**

(a) **Zoning Bylaw Review**

Members reviewed the revised draft Zoning Bylaw and Zoning Bylaw Changes Table. Highlights of discussion are noted as follows:

**Definitions**

*Urban, Agricultural:* "Keeping of Honey Bees" fits within agriculture.

*Family:* Consider including "common-law" which is not specifically noted but is considered related.

*Swimming pools:* Intent of prohibiting swimming pools on the front of properties is to continue to fit within the public's view of "semi-rural". In addition, the draft proposes to include front and exterior side yard, however sports courts will need to be addressed.

*Grocery Retailing:* Consider including "food trucks" in this definition.

## **General Regulations**

### 5.2 Number of Buildings

- Concerns over interpretation of accessory suite and coach house
- This section is for the allowable number of buildings on a property as opposed to the use
- Mayor McEwen noted that Council has discussed the possibility of increasing the size limitation of suites/carriage houses to allow for more affordable housing; currently the limit is 1,050 square feet.
- Potential concerns with allowing the increase is it may not prohibit even larger buildings
- Further discussion is needed on this.

### 5.4 Height Exemptions

- Discuss once the technical calculations are brought forward.
- Carried over from original Bylaw, to include solar energy panels.

### 5.6 Obstruction of Vision

- Trying to address corner lots

### 5.7 Entry Gates for Driveways

- Suggested that keyless gates could be included, with assurance that the fire department has access during an emergency.
- Gates to be set back 6 metres from property line. Additional language is to be included.
- Fire department requires gate codes for all gates. These are kept confidential.

### 5.8 Fences

- Mesh fences should be allowed on half acre or larger parcels. Wood is too costly. *This item has been removed from draft.*
- Members agreed to 1.2 metres in the front yard and a height of 1.8 metres in the rear or side yards.

### 5.9 Retaining Walls

- Avoid large flat spaces of wall by including landscape screening.
- Motivation to build with the topography needed.
- Suggested change to equal a 45 degree angle.
- Suggested maximum height limit of 7.2 metres; option to go to Board of Variance if higher wall is desired/needed.

### 5.1. Landscaping

- “Natural vegetation” to be included in the definition of landscaping.
- Concerns over allowing permeable paving.
- Could possibly remove the word “grouted” in section 3(d).

5.12 Storage to Parking of Vehicles, Trailers, Boats and Equipment

- Concern with defining “derelict” vehicles - unsightly, not insured for a year etc.
- Lot size should be a consideration.
- There should be a limit to what you can visibly see (i.e. ‘out of sight = out of mind’).

5.15 Sports Courts

- Prohibited from being constructed on exterior side yards.

5.17 Setbacks from Watercourse

- Concerns over allowing reduced setbacks if report is provided by an engineer.
- All setbacks in zones are not tied to “top of bank”, but tied to property lines, and are less than 15 metres.
- Wording provides a more restrictive clause to reduce the setback beyond the 15 metres where a professional engineer would be required.
- Change “watercourse” heading to “river, creek or stream”.
- Change “engineer” to “biologist”.

5.18 Riparian Area Watercourse

- If included within the development permit guidelines, why have it included within the Zoning Bylaw?

**7. Adjournment**

It was Moved and Seconded:

**“That the Meeting be adjourned.”**

**Carried Unanimously**

The meeting adjourned at 9:03 p.m.

Certified Correct:

**C. MILLOY**

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Christine Milloy  
Manager of Corporate Services

Approved:

**M. PIAMONTE**

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Mario Piamonte  
Chair