

## ADVISORY PLANNING COMMISSION – MINUTES

VILLAGE OF ANMORE

Minutes of the Advisory Planning Commission Meeting held on Tuesday, February 28, 2017 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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### **Members Present**

Garnet Berg  
Steve Hawboldt (Vice-Chair)  
Herb Mueckel  
Sandra Parfeniuk

### **Members Absent**

Ken Juvik  
Mario Piamonte (Chair)

### **Others Present**

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

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

Vice-Chair Hawboldt called the meeting to order at 7:00 p.m.

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

It was Moved and Seconded:

“That the agenda be approved as circulated.”

Carried Unanimously

#### **3. Minutes**

##### **(a) Minutes of the Meeting held on January 9, 2017**

It was Moved and Seconded:

“That the Minutes of the Advisory Planning Commission held on January 9, 2017 be adopted.”

Carried Unanimously

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

Nil

#### **5. Unfinished Business**

Nil

## 6. New Business

### (a) Zoning Bylaw Review

Members continued the review of the revised draft Zoning Bylaw. Highlights of discussion are noted as follows:

#### Specific Use Regulations

##### 6.1 Uses Permitted in All Zones

- No changes required.

##### 6.2 Uses Prohibited in All Zones

- (1) d) Medical Marijuana Production, Medical Marijuana Research and Development and Medical Marijuana Dispensaries – *new addition*.

##### 6.3 Secondary Suite

- (7) Suites are not permitted on properties less than an acre unless noted within the bylaw, example RS2 zoning.
- Concerns over limiting one secondary suite on a parcel of land.
- CD 1 and 2 zones allow for either accessory building or basement suite.
- Could be an appetite to allow for larger carriage homes on one acre parcels.
- Would allow an increase of younger families into the community.
- Add in: *the ability for parcels larger than 4047 m<sup>2</sup> to allow secondary suites in an accessory building (coach house) up to 120 m<sup>2</sup>.*

##### 6.4 Accessory One-Family Residential Use

- Only used for commercial zones allowing for a caretakers house, not currently utilized.

##### 6.5 Home Occupation Use

- Not many issues currently.
- Home based businesses are encouraged in the village to increase tax revenue and are environmentally friendly.

##### 6.6 Bed and Breakfast

- No changes required.

##### 6.7 Keeping of Animals

- No changes required.

#### Regulations for the Subdivision of Land

##### 7.2 Minimum Parcel Size and Width

- Include note: *that the area of the access strip of a panhandle parcel shall not be included in the determination of minimum parcel size for subdivision.*

#### 7.6 Special Subdivision Requirements for RS-2 Zone (To be removed)

- Not considered a “useable” zone.
- Established originally for hillside or environmentally challenged land.
- No incentive to developer for an RS-2 zone.
- Remove RS-2 zoning.

### **Zoning District Schedules**

#### 9.3 Residential 3 – RS-3 – To be removed

#### 9.4 Compact Housing 1 – RCH-1

- Rezoned and subdivided in 1998 into 92 lots.
- Approximately 27 new homes have been built.
- Average size 3,000 square feet.
- Many trees removed, very much “overbuilt.”
- Proposed to reduce the FAR from 0.7 to 0.6 implemented in November, 2016.
- Public meeting for Countryside residents will take place at the end of March.

#### Proposed Changes to RCH-1:

- reduce the FAR from 0.7 to 0.6 on draft bylaw
- increased setback requirements from 3 m to 5 m on frontage, 1.5 m to 3 m on rear, 3 m to 4 m on exterior and 1.2 m to 1.5 m on interior
- restrict basements

#### Jason Smith informed the commission of the following next steps:

- present the latest draft at the March 13, 2017 APC meeting to reflect the conversations with the commission
- meet with Countryside residents on March 28, 2017
- bring back to Council for initial readings on April 4, 2017
- schedule a public information meeting
- schedule a public hearing and adoption of bylaw at the end of April or early May

Herb Mueckel questioned the reasoning behind not allowing duplexes but large homes with carriage homes are allowed?

- Would require 2 septic fields for a duplex
- In the past, duplexes were turning into four plexes
- Residents didn't feel that they didn't fit with the semi-rural lifestyle

## **7. Adjournment**

It was Moved and Seconded:

**“That the Meeting be adjourned.”**

**Carried Unanimously**

The meeting adjourned at 9:00 p.m.

Certified Correct:

Approved:

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Christine Milloy  
Manager of Corporate Services

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Steve Hawboldt  
Vice-Chair