

NOTICE OF PUBLIC HEARING on ANMORE ZONING BYLAW No. 568-2017

Anmore Municipal Council has scheduled a Public Hearing, to be held in the gymnasium at Anmore Elementary School, 30 Elementary Road, Anmore, BC, on Monday, September 18, 2017 starting at 7:00 p.m.

The purpose of the bylaw is to replace the existing Zoning Bylaw with an updated version, which was last adopted in 2005. The Zoning Bylaw regulates land use and density within the municipal boundaries of the Village of Anmore. The changes being proposed in Anmore Zoning Bylaw No. 568-2017 will affect all properties and lands within the Village.

A copy of the bylaw and relevant information considered by Council in an open meeting will be available for public inspection at village hall during regular office hours (Monday to Friday 8:30 a.m. to 4:00 p.m.) from September 11 to 18.

All persons who deem themselves affected shall be afforded an opportunity to be heard in person at the Public Hearing. Written comments can also be submitted in-person, by mail or by email (christine.milloy@anmore.com) up to 4:00 p.m. on September 18.

Dated at Anmore, B.C. this 8th day of September, 2017

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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION →



NOTICE OF PUBLIC HEARING ON ANMORE ZONING BYLAW NO. 568-2017

MONDAY, SEPTEMBER 18, 2017 AT 7:00 P.M.

ANMORE ELEMENTARY SCHOOL GYMNASIUM

The current Zoning Bylaw was adopted in 2005 and it is in need of an update to address deficiencies in implementation and to better reflect the current Official Community Plan. The Zoning Bylaw regulates land use and density and the changes being considered may impact how a property can be developed – either through subdivision or a building permit. The Zoning Bylaw does not address infill development.

There are many changes being proposed in the new Zoning Bylaw, all proposed changes are outlined in a table of changes that can be found on the Village's website or at the Village Hall. Below is an overview of what staff see as some of the most significant changes being proposed:

1. Floor Area – Changes are being proposed to how floor area is calculated, and will now include parking area above 90 m².
2. Highest Building Face, Average Grade Calculation, Height of Buildings and Structures – Changes to how building height is determined are being proposed in an effort to encourage designs that work with the land and discourage large building faces.
3. Retaining Walls – It is proposed to increase the distance required between sections and the introduction of a grade line in an effort to mitigate some of the visual impacts of retaining walls.
4. Landscaping and Screening Requirements – Requirements for landscaping and screening have been introduced to encourage the preservation of green space and to screening of some uses to limit impacts on neighbours.
5. Storage and Parking of Vehicles, Trailers, Boats, and other equipment – Regulation regarding parking has been proposed to address some community concerns and provide clarity.
6. Subdivision – A provision that only 50% of the area of panhandle be included in calculation of minimum lot size.
7. Secondary Suites – The ability to have a larger secondary suite in an accessory building (coachhouse) on parcels larger than one acre has been added (increased from 100 m² to 130 m²).
8. RCH-1 Zone (Countryside) – Changes have been proposed to the zoning for Countryside to address scale of the development taking place there and to address concerns regarding storm water management.
9. RCH-2 Zone (Anmore Green Estates) – Removed additional development capacity should the community sewage disposal field no longer be required.
10. RS-1 Zone - The ability to have two single family residences on parcels larger than 0.8 hectares (1.97 acres) has been removed.

Should you have any questions in advance of the Public Hearing, please contact:

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