

## PUBLIC HEARING – AGENDA

Agenda for the Public Hearing scheduled by Council for Monday, September 18, 2017 at 7:00 p.m. in the gymnasium at Anmore Elementary School, 30 Elementary Road, Anmore, BC

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1. **Call to Order**
2. **Opening Statement by the Chair – Mayor John McEwen**
3. **Presentation of Bylaw No. 568-2017**
4. **Statement by the Corporate Officer**
5. **Written Submissions**

The following correspondence was received by the submission deadline of 4:00 p.m. today. The letters will be attached to, and form part of, the Public Hearing Minutes.

- Iryna Babik, 106 Blackberry Drive, letter received September 18, 2017
- Oleskii Babik, 106 Blackberry Drive, letter received September 18, 2017
- Robert Boies, President, Anmore Green Estates Strata LMS 3080, letter received September 5, 2017
- Dave Leyh, 122 Blackberry Drive, letter received September 18, 2017
- Louise Leyh, 122 Blackberry Drive, letter received September 18, 2017
- Alfred Lo, 114 Blackberry Drive, letter received September 18, 2017
- Alessandro Messina, 101 Blackberry Drive, letter received September 18, 2017
- Candace Messina, 101 Blackberry Drive, letter received September 18, 2017
- Louis and Sandy Meyer, 1161 Robin Way, email received September 15, 2017
- Wanchao Xie, 142 Blackberry Drive, letter received September 18, 2017
- Sara Zajac, 130 Blackberry Drive, letter received September 18, 2017
- Thomas Zajac, 130 Blackberry Drive, email received September 18, 2017
- Thomas Zajac, 130 Blackberry Drive, letter received September 18, 2017
- Dorota Zygmunt, 138 Blackberry Drive, letter received September 18, 2017
- Markus Zygmunt, 138 Blackberry Drive, letter received September 18, 2017

6. **Comments from the Public**
7. **Conclusion**

## 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 m<sup>2</sup>.
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 m<sup>2</sup> to 130 m<sup>2</sup>).
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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