

VILLAGE OF ANMORE

BYLAW NO. 571-2018

A bylaw to amend Anmore Zoning Bylaw No. 568-2017

WHEREAS the Local Government Act authorizes a local government to enact bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the Local Government Act authorizes a local government to amend its bylaws from time to time;

NOW THEREFORE the Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Anmore Zoning Amendment Bylaw No. 571-2018".
2. That Anmore Zoning Bylaw 568-2017 be amended as follows:

(a) Part 2 after definition of Council, add the following text

"Crawl Space means that portion of a **building** which is located below the first storey or **basement** and has a height of not more than 1.5 m measured from the floor or surface of the ground to the underside of the floor system directly above it.";

(b) Part 2 in definition for **floor area or gross floor area** - remove the text "includes" and replace with "excludes"; and after the words "below grade floor area" add the text "and/or crawl space", and remove the text "secondary suite" and replace with "coach house";

(c) Part 2 in definition for **highest building face** - delete the text "natural grade or";

(d) After section 5.22, add the following new section with text:

5.23 GATE AT HIGHWAY

The erection of a gate of any type on either public or private property that obstructs vehicular access from a public **highway** onto either:

- (a) a shared driveway with more than two – one **family dwelling units**; or
- (b) a strata road including access routes and common property within a strata **subdivision** shall be prohibited.

- (e) Section 6.3.3 - remove the text

“For **parcels** less than 4047 m², a **coach house** shall not have a **floor area** that exceeds 100 m². For **parcels** equal to or larger than 4047 m², a **coach house** shall not have a **floor area** that exceeds 130 m².”

and replace with

“For **parcels** less than 4047 m², a **coach house** shall not have a **floor area** that exceeds 100 m². For **parcels** equal to or larger than 4047 m², a **coach house** shall not have a **floor area** that exceeds 130 m². For the purposes of calculating the floor area of a coach house, if there is **garage** area in the **accessory building** containing a **coach house** – the area of **garage** shall not be included in the calculation of floor area of the **coach house**.”;

- (f) Subsection 9.1.3. in table, third row - remove the text “130 m²” and replace with “120 m²”;

- (g) Article 9.1.3(b) - remove the text

“The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**, up to 30 m² of a **coach house** can be exempted from the total. Notwithstanding this restriction, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.”

and replace with

“The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:

- i. for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations).
- ii. up to 30 m² of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
- iii. Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.”

- (h) Article 9.2.3(b) - remove the text “excluding” and replace with “including”;
- (i) Article 9.12.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (j) Article 9.13.3(b) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (k) Article 9.14.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (l) Article 9.15.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (m) Subsection 9.17.4 in table, second row - remove the text “10 m” and replace with “7.6 m”;

and

- (n) Subsection 9.17.4 in table, third row - remove the text “Parcels 9 to 22” and replace with “Parcels 19 to 22”.

READ a first time the 9th day of January
READ a second time the 9th day of January
PUBLIC HEARING held the 13th day of February
READ a third time the 20th day of February
ADOPTED the 20th day of February

J. McEWEN

MAYOR

C. BAIRD

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of “Anmore Zoning Amendment Bylaw No. 571-2018”.

FEBRUARY 5, 2018

DATE

C. BAIRD

MANAGER OF CORPORATE SERVICES