



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 13, 2019
Submitted by: Jason Smith, Manager of Development Services
Subject: Zoning Bylaw Update – Initial Readings

Purpose / Introduction

The purpose of this report is to give Council the comments from the Advisory Planning Commission and to provide the opportunity to give initial readings to a Zoning Bylaw amendment that would address implementation issues and clarify the intent of the bylaw.

Recommended Options

That Council give 1st and 2nd readings to Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019 and request staff to set a date for the public hearing.

Background

Village staff are committed to keeping the Zoning Bylaw as current as possible and thus from time to time will propose updates to Council. Accordingly, staff has prepared a draft Village of Anmore Zoning Amendment Bylaw 600, 2019 (**Attachment 1**). Council considered these updates at its September 3, 2019 meeting and referred the draft amendments to the Advisory Planning Commission (APC) for comment. The September 3rd Council report is attached, as it provides the background on the proposed amendments (**Attachment 2**). The APC met on September 9, 2019 and discussed these amendments.

Discussion

The APC discussed the proposed amendments and provided some helpful comments to staff. Overall the APC was supportive of all of the proposed amendments to the Zoning Bylaw and suggested a change to siting exceptions for projections to allow for roof soffits to still project into the 1.2 metre minimum setback. This change is reflected in the proposed amendment bylaw.

Report/Recommendation to Council
Zoning Bylaw Update – Initial Readings
September 13, 2019

Other Options

The following options are provided for Council's consideration:

1. That Council give 1st and 2nd readings to Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019 and request staff to set a date for the public hearing.

Or

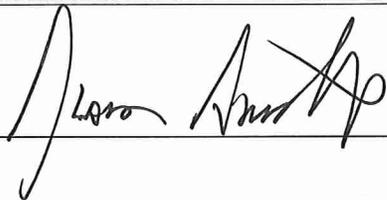
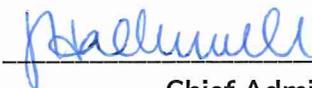
2. That Council advise staff of further changes they would like to incorporated into the Village of Anmore Zoning Amendment Bylaw 600, 2019

Financial Implications

There will be some costs to placing the required notices in the Tri-Cities News for the public hearing.

Attachments:

- 1. Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019
- 2. Village of Anmore staff report titled ``Updates to the Zoning Bylaw`` and dated August 30, 2019

Prepared by:
 _____ Jason Smith Manager of Development Services
Reviewed for Form and Content / Approved for Submission to Council:
<i>Chief Administrative Officer's Comment/Concurrence</i>  _____ Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 600-2019

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 Bylaw Amendment Bylaw No. 600-2019".
2. That Anmore Zoning Bylaw 568-2017 be amended as follows:
 - a) That the following text be added to the end of 5.8.1 "Except for roof soffit projections, a minimum setback of 1.2 m from any parcel line must be maintained."
 - b) That the following text be added after section 3.5.2 "3.5.3 – One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel."
 - c) That the final sentence of 6.3.3 be deleted and replaced with the following – "For the purposes of calculating floor area of a coach house, if there is garage area in the accessory building containing coach house – the area of garage shall not be included in the calculation of floor area of the coach house but the area of garage will be included in the calculation of floor area for the accessory building."
 - d) That the lead in sentence for the definition of **floor area, below grade** be deleted and replaced with the following: "means that portion of the **floor area** of the **basement** in a **principal building** that is situated below the average **finished grade**, the amount to be determined by the application of the following formula:"
 - e) That the definition under Part 2 Definitions for "**Floor Area or Gross Floor Area** be deleted and replaced with the following:

"Floor Area or Gross Floor Area means the total of the gross horizontal area of each floor of a **building** as measured from the outermost perimeter wall of

READ a first time the ___ day of _____

READ a second time the ___ day of _____

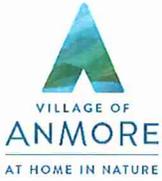
PUBLIC HEARING held the ___ day of _____

READ a third time the ___ day of _____

ADOPTED the ___ day of _____

MAYOR

MANAGER OF CORPORATE SERVICES



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: August 30, 2019
Submitted by: Jason Smith, Manager of Development Services
Subject: Updates to the Zoning Bylaw

Purpose / Introduction

The purpose of this report is to propose several improvements to the Zoning Bylaw that would help clarify the intent of the bylaw and address implementation challenges.

Recommended Options

That Council refer the proposed changes in the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 to the Advisory Planning Commission for comment.

Background

The Zoning Bylaw was adopted in October 2017 and introduced many new regulations pertaining to land use. As staff have worked with the Zoning Bylaw, opportunities to improve and clarify the Zoning Bylaw have been identified.

Staff are committed to improving the Zoning Bylaw and this amendment represents the second time that staff have brought forward amendments to the bylaw that improve it. The first time was in early 2018.

Discussion

There are a series of minor amendments being proposed through the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 (**Attachment 1**). An explanation of the changes being proposed are outlined below.

1. Siting Exceptions –Projections

Section 5.8.1 allows for projections off a building to project into a required setback up to 1.22m. Staff are proposing to add the requirement that a 1.2m setback from the parcel line must always be maintained for safety and spacing reasons. This addresses issues where in the RCH-1 (Countryside) Zone where homes could be built with projections reaching right to the parcel line.

Report/Recommendation to Council

Updates to the Zoning Bylaw

August 30, 2019

2. Off street parking and front yard setbacks

Staff are proposing to add the following language to section 3.5 – “3.5.3 – One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel.” This new section is meant to clarify that part of the intent of establishing front yard setbacks was to ensure that there would always be adequate off street parking for a parcel regardless of whether there was a garage or how the garage is used.

3. Garages and Coach Houses

With the adoption of the new Zoning bylaw in October 2017 one of the issues that it intended to address was exploitation of garage space calculations to create larger than permitted coach houses. There have been several instances where garage space was shown on building plans for the purposes of area calculations and then subsequent to the building permit being finalized the garage area being converted into living space for the coach house. This has resulted in coach houses that are much larger than would otherwise be permitted. Staff are proposing several changes to the bylaw to reinforce and clarify that intent.

The first proposed change is the addition of language to section 6.3.3 clarifying that garage area in an accessory building is not included in the total floor area of a coach house but is included in calculation of the floor area of an accessory building. This is a clarification to make clear that there limits to both the permitted floor area for accessory buildings and to the floor area of a coach house – both of which need to be complied with.

The second change is to clarify that the below grade floor area exception is only applicable for principal buildings, which was always the intent of the bylaw. This is made clear by proposed changes to the definition of below grade floor area and to the definition of floor area.

Additional changes to the structure of the floor area definition are being proposed to make to clarify the existing exceptions for garage floor area.

4. Accessible Parking Space

The requirement for the provision of at least one accessible parking space is proposed for the P-1 Civic Institutional Zone to ensure that at least one space will always be provided.

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Updates to the Zoning Bylaw

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5. Construction equipment and large vehicles on double fronting lots.

The October 2017 Zoning Bylaw introduced regulation to reduce the visual impacts of parking large vehicles and construction equipment on properties throughout the Village. The intent was to reduce their visibility from the road. Through implementation of the Zoning Bylaw it has come to staff's attention that there are several properties, in particular between Leggett Drive and East Road, where the lots face onto two roads and that the intent of the bylaw did not apply to these properties.

Staff are proposing to designate a front parcel line for these properties and to introduce screening requirements for large vehicles and construction equipment parked or stored on those properties so as to mitigate the visual impact of these vehicles on the neighbours while to still allowing residents to use their property in keeping with the regulations that apply to all other RS-1 properties.

Other Options

The following options are presented for Council's consideration:

1. That Council refer the proposed changes in the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 to the Advisory Planning Commission for comment;

Or

2. That Council advise staff of any changes that they would like to see made to draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 and that the amended draft be referred to the Advisory Planning Commission for comment;

Or

3. That Council advise staff that it does not wish to proceed with these changes to the Zoning Bylaw at this time.

Financial Implications

Should Council choose to proceed with consideration of this Zoning Bylaw amendment, there will be costs associated with advertising the public hearing.

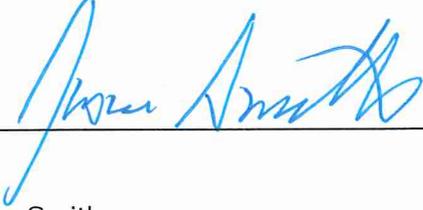
Report/Recommendation to Council

Updates to the Zoning Bylaw

August 30, 2019

Attachments:

- 1. Village of Anmore Zoning Amendment Bylaw No. 600-2019

Prepared by:
 _____ Jason Smith Manager of Development Services
Reviewed for Form and Content / Approved for Submission to Council:
<i>Chief Administrative Officer's Comment/Concurrence</i>  _____ for Chief Administrative Officer