

ADVISORY PLANNING COMMISSION – AGENDA

VILLAGE OF ANMORE



Agenda for the Advisory Planning Commission Meeting scheduled for Monday, November 14, 2016 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

1. Call to Order

2. Approval of the Agenda

Recommendation: That the agenda be approved.

3. Minutes

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(a) Minutes of the Meeting held on April 11, 2016

Recommendation: That the Minutes of the Advisory Planning Commission held on April 11, 2016 be adopted.

4. Business arising from the Minutes

5. Unfinished Business

6. New Business

(a) Welcome and Introductions

Roundtable introductions of members and the Manager of Development Services.

(b) Zoning Bylaw Review

Staff to present information with reference to the following attachments:

page 5

- Report dated October 28, 2016 from the Manager of Development Services is attached.

page 79

- Council Resolution adopted November 1, 2016 is attached.

page 80

- Revised Draft Zoning Bylaw is attached.

page 148

- Zoning Bylaw Changes Table is attached.

7. Adjournment

ADVISORY PLANNING COMMISSION – MINUTES

VILLAGE OF ANMORE



Minutes of the Advisory Planning Commission Meeting held on Monday, April 11, 2016 in the portable classroom at Anmore Elementary School, 30 Elementary Road, Anmore, BC

Members Present

Garnet Berg
Steve Hawboldt
Ken Juvik
Herb Mueckel
Sandra Parfeniuk
Mario Piamonte
Steve Siblock

Others Present

Mayor John McEwen, Council Liaison
Kate Lambert, Planning Consultant

1. Call to Order

Mayor McEwen called the meeting to order at 7:05 p.m.

2. Additions and Deletions to the Agenda

Nil

3. Approval of the Agenda

It was Moved and Seconded:

“That the agenda be approved.”

Carried Unanimously

4. Minutes

Nil

5. New Business

(a) Welcome and Introductions

Mayor McEwen introduced and welcomed all members.

(b) Functions of the Advisory Planning Commission

Mayor McEwen presented an overview of the APC, which included the following:

- Under the Local Government Act, the Village established an APC to advise council on all matters respecting land use, community planning or proposed bylaws and permits.
- Per APC Bylaw section 4(k), “The Commission shall follow the guidelines and procedures outlined in the Local Government Act, The Anmore Procedure Bylaw, the Terms of Reference and the Code of Conduct.”
- This APC term will be in effect until January 1, 2018.
- Membership may consist of either residents or non-resident property owners.
- The role of the APC is to advise council on specific matters referred by council that fall under LGA Divisions 4 to 14 and section 546.
- The role of council is to consider recommendations from the APC regarding specific matters.
- The role of the council liaison is to attend meetings in a resource capacity to address any questions or concerns of the commission or council.
- The role of the staff liaison – Village’s Planning Consultant – is to attend meetings in a resource capacity, on request of council or the APC.
- The role of the staff liaison – Manager of Corporate Services – is to provide administrative and procedural support before and after meetings.
- The public is welcome to attend and observe all APC meetings. The public is entitled to be heard at meetings where the APC is considering:
 - (a) an amendment to the OCP or a bylaw, or
 - (b) the issue of a permit.

Kate Lambert provided an overview of the policy and regulatory framework for each of the following areas:

Official Community Plan

- Top level of policy that sets the vision, goals and objectives of how the Village will grow and change in the future
- Policies on land use such as residential, commercial and institutional
- Policies on environmental, parks and recreation and social
- “Bible” with municipal planning
- Document to be referenced when development applications come forward to confirm it is aligned with the OCP

Zoning Bylaw

- Under the OCP; implementation tool
- Sets out specifications of how development happens
- Currently underway and drafting a new zoning bylaw based on information that has come through the past APC

- Next step is to come back to APC, the public and council with the draft to discuss some of the main findings and the new proposed policies
- Definitions need to be updated to reflect the OCP
- Some measures no longer apply, due to new regulations or as other bylaws have been put in place

Financial Sustainability Plan

- Developed during the OCP processed
- Looked at Village deficiencies
- Recommendations were made as to how to move forward to be more sustainable in the future such as:
 - faster rate of development in short term would help generate more revenue
 - flexible with lot sizes to allow for variety of housing types to develop
 - support for denser development to ensure higher return on taxes and development fees
 - effectively accommodate more tax payers to the Village to support financial obligation
 - process included 3 growth scenarios; slow, medium and high
 - medium growth was determined to approximately 21 units per year was estimated at how quickly the Village would grow
 - outlook for the Village to grow around 4,000 people when fully built out

Policies to reference within the OCP

- *Policy RLU2*
 - standard Village growth model at 1 acre (lower areas)
- *Policy RLU6*
 - hillside development (RS-2 cluster housing zone);
 - where there are environmental features to protect, hillside is too steep or other reasons to consider other than 1 acre patterns, RS-2 zoning could be used to cluster housing
- *Policy RLU8*
 - comprehensive development zones (CD zone); opportunity to look at site on a one-off basis, not pre-zoned, no specific set-out
 - Intent is to protect hillside, environmental features, look for new opportunities for innovative housing, and minimize financial impact on the Village
- *loco Lands*
 - currently being considered for development.
 - must be developed with a comprehensive and intensive community consultation process
 - identified as special study area, currently zoned for RS-1
 - will require transportation studies, population projection and impact studies of what additional population might bring to the Village
 - environmental assessment will be required

Mayor McEwen reported that the Village is currently working on a Roads Master Plan, with anticipated completion in the; a Capital Asset Plan; and a Council tour of the loco Lands.

(c) Appointment of Chairperson and Vice-Chairperson

Members agreed to appoint Mario Piamonte as Chair and Steve Hawboldt as Vice-Chair.

(d) Establish Meeting Schedule

Members agreed to a meeting schedule of every second Monday of each month at 7:00 p.m.

6. Adjournment

It was Moved and Seconded:

“That the meeting be adjourned.”

Carried Unanimously

The meeting adjourned at 8:11 p.m.

Certified Correct:

Approved:

Christine Milloy
Manager of Corporate Services

Mario Piamonte
Chair



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: October 28, 2016

Submitted by: Jason Smith, Manager of Development Services

Subject: Zoning Bylaw Review and Update

Purpose / Introduction

The purpose of this report is provide Council with a draft Zoning bylaw, an overview of the proposed changes to the Zoning bylaw and to outline a proposed public consultation plan to solicit broad feedback on the potential changes.

Recommended Resolutions

1. **THAT Council direct staff to bring the draft Zoning bylaw for review to the Advisory Planning Commission and then provide the opportunity for public review and feedback as described in the report dated October 28, 2016 from the Manager of Development Services regarding Zoning Bylaw Review and Update. [Recommended]**

Or

2. **That Council provide direction to staff on necessary changes to the draft zoning bylaw or how to proceed with public consultation.**
-

Background

The Zoning bylaw update is a project that has been underway for some time and after considerable internal discussions with Council, members of Village Anmore staff and the Advisory Planning Commission (APC) that identified some of the key issues and discussed possible responses; a draft Zoning bylaw (**Attachment 1**) has been developed that reflects those discussions. The draft Zoning bylaw attempts to address many of the key issues identified to date. This is not meant to be the final version of the Zoning bylaw but a draft that presents a tangible document that will enable the project to advance with the end result being the adoption of a more effective Zoning bylaw.

Council last received an update on this project in November 2015 (**Attachment 2**) and the report outlined the issues being considered and presented the results of the APC meetings that had taken place with regards to the Zoning bylaw update.

Report/Recommendation to Council

Zoning Bylaw Review and Update

October 28, 2016

Council received the November 2015 report for information and the consultants working on the project began drafting a revised Zoning bylaw based on the conversations that had already taken place. During the spring of 2016, the consultants drafted the Zoning bylaw with further input from new Village staff, in particular the building inspector and plan checker.

Discussion

The proposed changes to the Zoning bylaw address technical challenges that have been identified with the current bylaw and to update the Zoning bylaw to reflect the current OCP policies. Some of the more impactful changes are outlined below. A table outlining all of the changes being proposed has been attached (**Attachment 3**) to this report.

Comprehensive Development (CD) Zoning

Direction for the requirements of CD zoning are proposed to change and they are based on the recommendations of the APC, the key elements are:

- Minimum parcel size is ¼ acre
- Direction provided on FAR depending on parcel size
- Setbacks must be the same as RS-1 zone
- Lot coverage varied by parcel size

It should be noted that the changes are meant to be guidelines for the creation of future CD zones and that all future CD zones must be consistent with the OCP and will be considered on a case by case basis.

Height

The proposed changes make provisions for flat roofs, vaulted ceilings and relating height calculations to the lower of existing or finished grade. Clarification on how finished and existing grade are to be determined has also been added.

Floor Area

Changes are being proposed as to how floor area is calculated. Parking areas within a principal building and accessory residential building will now be included in the calculation. There will be an exception for the first 42 m² of parking area in principal building and 20 m² in an accessory building. All parking area within an accessory residential building will be included to avoid oversized buildings with this use located within.

Countryside Estates

Minor setback increases are being proposed; front yard setback going from 3 to 5 m, back yard setback going from 1.5 m to 3m, exterior side yard setback going from 3 m to 4 m and the interior side yard setback going from 1.2 m to 1.5 m. Additionally, a reduction in the permitted floor area ratio from 0.7 to 0.6 is being proposed.

Report/Recommendation to Council

Zoning Bylaw Review and Update

October 28, 2016

There has been discussion that the current development is not in keeping with the semi-rural nature of the Village and these changes are intended to result in a scale of development that is more in keeping with the vision articulated in the OCP.

Fences

The permitted height of fences is proposed to be reduced in front yards to 1.2 metres and reduced to 1.8 metres in all other locations. A setback for fences from retaining walls is now required. Restrictions on materials used for fencing is also proposed whereby barbed wire, razor wire and mesh wire fences are prohibited in all zones except for an industrial, civic institutional, or commercial use.

Retaining Walls

A separation requirement of 3.6 metres between retaining wall systems is being proposed. Additionally, a requirement to landscape and screen the horizontal elements of retaining walls has also been added. These measures are being proposed to reduce the visual impact of retaining walls.

Landscaping and Screening

Regulation regarding landscaping and screening has been added in an effort to mitigate development impacts of retaining wall construction, new CD, commercial or institutional zoning. These changes are further efforts to update the Zoning bylaw to reflect the vision articulated in the OCP.

Zoning Changes Contemplated but not included

There were two changes to zoning that were raised but have not been included at this point. The first involves the removal of the C-3 Equestrian Zone and rezoning it RS-1. There was also discussion of changes to the Birch Wynd community zoning from something other than RS-1 zoning to better reflect the predominantly smaller lots sizes located there.

Current staff are not aware of the history behind these proposals and would like to more fully explore the rationale with the APC and others to determine the best way to address the future of the C-3 zone and a possible new zone for the Birch Wynd community.

Infill Development

The issue of Infill Development was raised during the discussions of the Zoning bylaw update. This is a significant policy issue and will be best addressed through its own dedicated process, which began with the Mayor's Task Force on the issue and is being actively worked on by staff. It is anticipated that a report on this matter will be coming forward in the near future. The rationale for separating out the issue of Infill Development is that for it to proceed it will likely need amendments to the Official Community Plan (OCP) and speaks to broader policy issues. Whereas the scope of the Zoning bylaw review is for it to be a more technical and regulatory review with an emphasis on clarifying and improving the Zoning bylaw in a manner that is consistent with the current OCP.

Report/Recommendation to Council

Zoning Bylaw Review and Update

October 28, 2016

Financial Implications

There will be some minor costs for sending out the flyer to all households regarding the Zoning bylaw review. When a final draft is developed based on the consultation with the public, a full legal review should be conducted, which will result in some additional financial costs.

Communications / Civic Engagement

There has been much internal discussion about the changes to the Zoning bylaw and what is being proposed is that the discussion be broadened to include the public. This will ensure that anyone who feels their interests may be impacted or would like to offer input is able to.

To begin, it is staff's intent to bring the draft Zoning bylaw to the APC again for further review and discussion. The APC has put considerable effort into the preliminary stages of this project and staff feel it is important to return to them in order to ensure that they are able to offer further input prior to engaging in a wider public consultation.

Should there be no further substantive changes to the draft Zoning bylaw after being reviewed by the APC, staff would proceed to send a flyer to all Anmore households advising them of major proposed changes to the Zoning bylaw, providing a link to the full draft and inviting them to a public meeting to express their concerns and providing them with alternative means to provide comments either through email, letters to planning staff. If the APC recommends substantive changes to the Zoning bylaw then staff will bring the bylaw back to Council prior to proceeding to broad public engagement.

Once this is complete staff will provide all comments and feedback to Council, incorporate any changes that they feel appropriate and bring a revised draft bylaw to Council for potential readings and adoption.

Council Strategic Plan Objectives

The review of the Village of Anmore's regulatory bylaws was identified as a strategic initiative in Council Strategic Plan for 2015-2018, in particular the Zoning Bylaw Update was identified as key milestone. Completing the update will represent a strong step forward in improving the Village's regulatory regime.

Report/Recommendation to Council

Zoning Bylaw Review and Update

October 28, 2016

Attachments:

1. Draft Zoning Bylaw
2. Zoning Bylaw Review and Update: Issue identification Summary Report, dated November 17, 2015.
3. Table of Proposed Zoning Bylaw Changes

Report/Recommendation to Council

Zoning Bylaw Review and Update

October 28, 2016

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> <div style="text-align: right;"> _____ Chief Administrative Officer</div>	

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ZONING AMENDMENTS

This document contains a consolidation of the text of the Anmore Zoning Bylaw No. XXXX, 20XX and incorporates amendments pursuant to:

BYLAW NO	DATE	BYLAW NO	DATE	BYLAW NO	DATE

PART 1 ENACTMENT

1.1 TITLE

This Bylaw may be cited for all purposes as "Village of Anmore Zoning Bylaw No. XXX, XXXX"

1.2 PURPOSE

The principal purpose of this Bylaw is to regulate development in the municipality for the benefit of the community as a whole.

PART 2 DEFINITIONS

In this Bylaw:

A

Accessory building and structure	means a <i>building</i> or <i>structure</i> located on a <i>parcel</i> , the <i>use</i> of which is incidental and ancillary to the principal <i>permitted use</i> of the <i>land</i> , <i>buildings</i> or <i>structures</i> located on the same <i>parcel</i> .
Accessory use	means a <i>use</i> that is clearly incidental and ancillary to, the <i>principal use</i> of land, <i>buildings</i> or <i>structures</i> located on the same <i>parcel</i> .
Accessory one-family residential	means a <i>use</i> accessory to a <i>campground use</i> , a <i>civic</i> and <i>assembly use</i> , a <i>commercial use</i> , or a <i>manufactured home park use</i> , where a <i>building</i> is used for one <i>dwelling unit</i> for the accommodation of an owner, operator, manager or employee on the same <i>parcel</i> as that on which the <i>use</i> occurs.
Active floodplain	means an area of <i>land</i> that supports floodplain plant species and is: <ol style="list-style-type: none"> adjacent to a <i>watercourse</i> that may be subject to temporary, frequent or seasonal inundation, or within a boundary that is indicated by the visible <i>high water mark</i>.
Agriculture, urban	means growing or producing flowers, native and ornamental plants, edible berries, fruits, nuts and vegetables as well as the keeping of honey bees (<i>Apis mellifera</i>).
Alter	means any change to a <i>building</i> or <i>structure</i> that would result in an increase in <i>floor area</i> .
Approving Officer	means the <i>Approving Officer</i> pursuant to the <i>Land Title Act</i> and the <i>Strata Property Act</i> .
Assembly	means a <i>use</i> providing for the <i>assembly</i> of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; includes churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and <i>group daycares</i> .

B

Basement	means that portion of a <i>building</i> that is below the first storey.
Bed and breakfast	means an <i>accessory use</i> of a <i>dwelling unit</i> in which bedrooms are rented to paying customers on an overnight basis with no more than one meal served daily and before noon.

Below grade floor area, where specified by this bylaw,	means that portion of the <i>floor area</i> of the <i>basement</i> that is situated below the average <i>finished grade</i> , the amount to be determined by the application of the following formula: $\frac{\text{Distance from } \textit{basement} \text{ floor to average } \textit{finished grade}}{\text{Distance from } \textit{basement} \text{ floor to floor level of story above of } \textit{basement}} \times \text{Gross floor area}$
Boarding	means an <i>accessory use</i> of one or more sleeping units contained within a <i>dwelling unit</i> for the accommodation of no more than two persons not being members of the family occupying the <i>dwelling unit</i> .
Breezeway	means a structural connection between an <i>accessory building</i> or <i>structure</i> and a <i>principal building</i> . For the purposes of this Bylaw, a <i>breezeway</i> does not create a single <i>building</i> or <i>structure</i> out of the two <i>buildings</i> or <i>structures</i> it connects.
Building	means any <i>structure</i> and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any <i>permitted use</i> or occupancy.

C

Campground	means a <i>use</i> providing designated sites for the temporary accommodation, not exceeding 30 consecutive days, of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of the trailers, campers and tents.
Cellar	means a space between two floors of a <i>building</i> , the elevation of the lower of which is at least 1.5 metres below grade.
Civic institutional	means a <i>use</i> providing for public functions; includes municipal offices, <i>schools</i> , community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards.
Commercial	means a <i>use</i> providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.
Community garden	means the non-commercial <i>use of land</i> for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables.
Council	means the <i>Council</i> of the <i>Village</i> of Anmore.

D

Daycare, family	means the <i>use</i> of a <i>dwelling unit</i> for the care of not more than seven (7) children, licensed under the <i>Community Care and Assisted Living Act</i> .
Daycare, group	means a <i>use</i> or facility providing for the care of more than seven (7) children in a group setting, licensed under the <i>Community Care and Assisted Living Act</i> , and includes a nursery school and pre-school.
Derelict vehicle	means a car, boat, truck or similar vehicle that has not been licensed for a period of one (1) year and is not enclosed within a <i>structure</i> or <i>building</i> .
Development	means a change in the <i>use</i> of any <i>land</i> , <i>building</i> or <i>structure</i> and shall include the carrying out of any <i>building</i> , engineering, construction or other operation in, on, over or under <i>land</i> or water, or the construction, addition or alteration of any <i>building</i> or <i>structure</i> .
Dwelling unit	means one or a set of habitable rooms used or intended to be used for the <i>residential</i> accommodation of one family and containing only one set of cooking facilities.

E

Equestrian means the *commercial* accommodation of horses for the purpose of *boarding*, training, breeding, riding lessons, community riding functions, rental to the general public, and other such functions associated with the operation of a horse stable or riding academy including an administrative office, customers' lounge, waiting area and restrooms.

F

Family means:

- one person alone, or two or more persons related by blood, marriage, adoption, or foster parenthood sharing one *dwelling unit*; or
- not more than three unrelated persons sharing one *dwelling unit*.

Fence means a type of *screening* consisting of a *structure* that is used to form a boundary or enclose an area, but excludes hedges, trees and other types of natural vegetation.

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 the *building*, but excludes for the purpose of a *one-family dwelling*, *two-family dwelling* or *accessory building* or *structure*, *below grade floor area* if 50% or less of the *basement* is below *average finished grade*. If more than 50% of the *basement* is below the *average finished grade*, all the *below grade floor area* is included in the calculation. *Parking area* within a *building* or *structure* will be included in the calculation of *floor area*, except for up to 42 m² of *parking area* located within the *principal building* and up to 20 m² of *parking area* located within an *accessory building* that is not an *accessory one-family residential building*.

Floor area ratio means the figure obtained when the *floor area* of all *buildings* on a *parcel* is divided by the area of the *parcel*.

Forestry and lumbering means a *use* providing for the extraction of primary forest resources on a *parcel*, and in addition, includes only the preliminary grading and/or cutting of such material for shipment and for consumption on the same *parcel* but specifically excludes all manufacturing and retail sales of products and any processing not specifically included in this definition.

G

Garage means an *accessory building* or that portion of a *principal building*, which is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors.

Grade means the grading elevation as identified on a *parcel* grading plan, where such a plan has been approved by the *Village* at the time of *subdivision* when the *parcel* was created. Or where there is no *parcel* grading plan:

- for the purposes of determining *building height*, the average elevation of the *natural grade* or the *finished grade*, whichever is the lesser, around the perimeter of a *building* as measured at each of the four outermost exterior corners of the *building*, or projections thereof; or
- for the purposes of determining *below grade floor area*, the average elevation of the *natural grade* or the *finished grade*, whichever is the lesser, around the

perimeter of a *building* as measured at each of the four outermost exterior corners of the *building*, or projections thereof; or

- c. for the purposes of determining *height* of walls, *fences*, *landscaping* and *screening*, the *finished grade*.

Grade, finished	means the lowest ground elevation existing after construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the <i>parcel</i> to raise the ground elevation up to, but not above, the average elevation of adjacent <i>parcels</i> at the adjoining <i>parcel lines</i> .
Grade, natural	means the elevation of the ground surface existing prior to any disturbance, alteration, excavation or filling, as determined by a registered British Columbia Land Surveyor, but excludes localized depressions in all cases.
Grocery retailing	means a use providing for the retail sale of foodstuffs, including groceries, meats, confections, and factory prepared snacks.
Gross density	means the number that is determined by dividing the total number of <i>parcels</i> of <i>land</i> created by <i>subdivision</i> by the area of the <i>parcel</i> that is being subdivided.

H

Height, for the purpose of a building or structure,	means the vertical distance measured from <i>grade</i> to the highest point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a <i>structure</i> without a roof, to the highest point of the <i>structure</i> .
Height, for the purposes of measuring wall height,	means the vertical distance measured from <i>grade</i> to the highest point of the vertical wall component.
High water mark	means the visible <i>high water mark</i> of a stream or where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream or character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the <i>active floodplain</i> .
Highway	includes a public street, <i>road</i> , path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property.
Home occupation	means an occupation or profession carried on by an occupant of the <i>dwelling unit</i> for consideration which is clearly incidental and subordinate to the use of the <i>parcel</i> for <i>residential</i> purposes, shall be subject to the provisions of Section 6.5, and includes a <i>family daycare</i> facility.
Horticulture	means the <i>use</i> of <i>land</i> for growing grass, flowers, ornamental shrubs and trees.
Hydro industrial	means <i>industrial</i> activities that are specifically associated with the generation of hydroelectric power at B.C. Hydro's power plant and pumphouse facilities on Buntzen Lake.

I

Industrial	means a <i>use</i> by a public authority for the intended benefit of the public.
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J

Junk yard means any *building* or *land* used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies.

K

Keeping of animals means owning, possessing, having the care, custody or control of, or harbouring of a horse, sheep, goat, mule, ass, swine, rabbit, poultry, llama, cow or other animal of the bovine species and any other fur-bearing animals, but does not include cats, dogs, hamsters, gerbils and similar household pets.

L

Land means real property without improvements, has the same meaning as in the *Assessment Act*, and includes the surface of water.

Landscaping means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and/or maintained to change, modify, or enhance the appearance of a *parcel*. The terms *landscape* and *landscaped* have a corresponding meaning to *landscaping*.

Lane means a highway more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to *parcels* of *land*.

Loading space means a space for the loading or unloading of a vehicle, either outside or inside a *building* or *structure*, but specifically excludes manoeuvring aisles and other areas providing access to the space.

Lot means the same as *parcel*.

M

m means the metric measurement distance of a metre.

m² means square metres.

Manufactured home means:

- a. a *one-family dwelling* constructed in a factory to CSA A277 standards, transported to a *parcel* and placed on a permanent foundation complying with the B.C. Building Code, or
- b. a manufactured *dwelling unit* constructed to CSA Z240 standards, transported on its own chassis and placed on a temporary foundation, and complies with the Manufactured Home Standards Regulations of the *Manufactured Home Act*,

and does not include a *recreational vehicle*.

Manufactured home park means *land* used or occupied by any person for the purposes of providing spaces for the accommodation of two or more manufactured homes and for imposing a charge or rental for the use of such space, and other uses associated with the accommodation of manufactured homes including recreational areas, identification signs, common storage areas for the storage of recreational vehicles, boats and other property of residents, and *buildings* or *structures* ancillary to the above as permitted and/or required by the *Village of Anmore Manufactured Home Park By-Law*.

Marijuana	means all parts of the genus <i>cannabis</i> whether growing or not and the seed or clone of such plants.
Marijuana dispensary	means a business or service which is used for dispensing, selling, or distributing <i>marijuana</i> , and is not licensed or regulated by applicable federal or provincial law pertaining to <i>medical marijuana</i> .
Medical marijuana	means <i>marijuana</i> that is possessed, produced, grown, cultivated from seed or clone to a plant for harvest, stored, packaged, or warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law.
Medical marijuana production	means the <i>use of land, buildings or structures</i> , licenced under federal regulations, for the growing, drying, packaging, storage, distribution, and/or sale, of <i>medical marijuana</i> .
Medical Marijuana Research and Development	means the <i>use of land, buildings or structures</i> for the systematic research, testing, data collection and manipulation, or technical or scientific development of <i>medical marijuana</i> , and may include a research laboratory, but does not include <i>medical marijuana production</i> .
Municipality	means the <i>Village of Anmore</i> .

N

n/a	means not applicable to this category.
Natural boundary	means the visible <i>high water mark</i> on any <i>watercourse</i> where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the <i>watercourse</i> a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself, and in cases where there is no visible high water mark shall mean the average <i>high water mark</i> .
Net density	means the calculation that is determined by dividing the size of the <i>parcel</i> proposed to be subdivided exclusive of the area used or intended for roads by the number of proposed <i>parcels</i> to be created.
New	means subsequent to the adoption of this bylaw.

O

Off-street parking	means the <i>use of land</i> for the parking of vehicles other than on a <i>highway</i> including the <i>parking spaces</i> and the maneuvering aisle.
Office	means the occupancy or use of a <i>building</i> for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use.
One-family dwelling	means a <i>building</i> which is used for only one <i>dwelling unit</i> , but may contain a <i>secondary suite</i> .
Open space amenity	means that portion of a <i>parcel</i> that is prohibited from future <i>development</i> and maintained as open space for such purposes as recreation, tree retention, stream or wetland preservation, or the protection of other unique and/or significant environmental values, with such land being subject to additional restrictive covenants, or site specific comprehensive development zoning, to be determined by the <i>Village</i> on a case by case basis.

Outdoor storage area means an area outside a *building* that is used for the storage of garbage containers, maintenance materials and equipment, and similar activities.

P

Panhandle parcel means any *parcel*, the *building* area of which is serviced and gains street frontage through the use of a relatively narrow strip of *land* which is an integral part of the *parcel*, called "the access strip".

Parcel means any *lot*, block, or other area in which *land* is held or into which it is subdivided, but does not include a *highway*.

Parcel coverage means the total horizontal area at *grade* of all *buildings* or parts thereof, as measured from the outermost perimeter of all *buildings* on the *parcel*, and expressed as a percentage of the total area of the *parcel*.

Parcel depth means the distance between the *front parcel line* and the most distant part of the *rear parcel line* of a *parcel*.

Parcel line, exterior side means the *parcel line* or lines not being the *front* or *rear parcel line*, common to the *parcel* and a street.

Parcel line, front means the *parcel line* common to the *parcel* and an abutting street. Where there is more than one *parcel line* abutting a street, the shortest of these lines shall be considered the front. In the case of a *panhandle parcel*, the *front parcel line*, for the purpose of determining *setback* requirements, is at the point where the access strip ends and the *parcel* widens.

Parcel line, interior side means a *parcel line* not being a *rear parcel line*, common to more than one *parcel* or to the *parcel* and a *lane*.

parcel line, rear means the *parcel line* opposite to and most distant from the *front parcel line* or where the rear portion of the *parcel* is bounded by intersecting side *parcel lines*, it shall be the point of such intersection.

Parcel size means the total horizontal area within the boundaries of a *parcel*.

Parcel width means the mean distance between *side parcel lines*, excluding access strips of *panhandle parcels*.

Parent parcel means the original *parcel* of *land* that was or is proposed to be the subject of a plan of *subdivision*.

Park means public *land* used or intended for outdoor recreation purposes, and includes an archaeological, historical or natural site.

Parking area means a portion of a *parcel* that is used to accommodate off-street parking.

Parking space means the space for the parking of one vehicle either outside or inside a *building* or *structure*, but excludes maneuvering aisles and other areas providing access to the space.

Parking use means providing *parking spaces* for the temporary parking of vehicles where such use is the *principal use* of the *parcel* or *building*.

Patio, sunken means a surfaced, open space of land below *grade* adjacent to a *dwelling unit* which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities.

Permitted use means the permissible purpose for which *land*, *buildings* or *structures* may be used.

Premises	means the <i>buildings</i> and <i>structures</i> located on a <i>parcel</i> of <i>land</i> .
Principal building or structure	means the <i>building</i> or <i>structure</i> for the <i>principal use</i> of the <i>parcel</i> as listed under the <i>permitted uses</i> of the applicable <i>zone</i> .
Principal use	means the <i>primary use</i> of <i>land</i> , <i>buildings</i> or <i>structures</i> on the <i>parcel</i> .
Property line	Property line means <i>parcel line</i> .
Public service	means a use providing for the essential servicing of the <i>Village</i> of Anmore with water, sewer, electrical, telephone and similar services where such <i>use</i> is established by the <i>Village</i> , by another governmental body or by a person or company regulated by and operating under Federal and Provincial utility legislation, and includes broadcast transmission facilities.

R

Recreational vehicle	means a vehicle that is designed to provide temporary living accommodation for travel, vacation or recreational <i>use</i> , and may be self propelled, towed, or transported and may include, but not be limited to, motor homes, campers, travel trailers, tent trailers, but does not include a <i>manufactured home</i> .
Remainder parcel	means the <i>parcel</i> of <i>land</i> that is the residual portion of a larger <i>parent parcel</i> of <i>land</i> that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more <i>parcels</i> in accordance with the minimum <i>parcel</i> size requirements of the applicable <i>zone</i> .
Residential	means a use providing for the accommodation and home life of a person or persons, and domestic activities customarily associated with home life including gardening, recreation, storage and the keeping of animals as household pets when such animals are normally kept within a <i>dwelling unit</i> and when such animals are not kept for financial gain.
Retaining wall	means a <i>structure</i> erected to hold back or support a bank of earth.
Road	means the same as <i>highway</i> .

S

Screening	means a continuous <i>fence</i> , wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.
Secondary suite	means a separate <i>dwelling unit</i> which is completely contained within a principal or <i>accessory building</i> containing bathroom, sleeping and living areas, and cooking facilities and areas, is of a size that is clearly incidental to the size of the principal <i>dwelling unit</i> , and shall comply with the requirements of Section 6.3 of this Bylaw.
Setback	means the minimum permitted horizontal distance measured from the respective <i>parcel line</i> , <i>natural boundary</i> or <i>top-of-bank</i> to the nearest portion of a <i>building</i> or <i>structure</i> .
School	means a <i>school</i> as defined by the <i>School Act</i> .
Solar energy device	means a device designed to collect, store and distribute solar energy.
SPEA	means Streamside Protection and Enhancement Area as designated by a Qualified Environmental Professional, pursuant to the provincial <i>Riparian Areas Regulation B.C. Reg. 376/2005 (RAR)</i> assessment methodology and/or a <i>Village</i> of Anmore Watercourse Development Permit pursuant to this Bylaw.

Strata parcel	means a <i>strata parcel</i> as defined by the <i>Strata Property Act</i> .
Structure	means anything constructed or erected, the <i>use</i> of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground, and excludes an in-ground sewage disposal tile field.
Subdivision	means the division of <i>land</i> into two (2) or more <i>parcels</i> , or the consolidation of two or more <i>parcels</i> into one, whether by plan, apt description, words, or otherwise.
Sustainable building technologies	means structural or technological elements designed to decrease the carbon footprint of a <i>building</i> or <i>structure</i> . Such features shall include <i>solar energy devices</i> , roof mounted micro wind turbines, infrastructure needed to access and maintain a green roof and the like.
Swimming pool	means any <i>structure</i> or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.6 m or more. For the purpose of this definition, a hot tub shall not be considered a <i>swimming pool</i> .

T

Top-of-bank	means : <ul style="list-style-type: none"> a. the point closest to the boundary of the <i>active floodplain</i> of a stream where a break in the slope of the land occurs such that the <i>grade</i> beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and b. for a floodplain area not contained in a ravine, the edge of the <i>active floodplain</i> of a stream where the slope of the <i>land</i> beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.
Two-family dwelling	means a single building which is used only for two (2) <i>dwelling units</i> , the two (2) <i>dwelling units</i> to be situated side by side sharing a common wall for a minimum of 10 metres.

U

Use	means the purpose for which any <i>parcel</i> , <i>land</i> , site, surface of water, <i>building</i> or <i>structure</i> is designed, arranged or intended, or for which it is occupied or maintained.
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V

Village	means the <i>Village</i> of Anmore.
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W

Watercourse	means any natural or man-made depression with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing a current of water at least six (6) months of the year and includes the sea or any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether enclosed or in a conduit.
Water resource	means a <i>use</i> providing for the generation of hydro-electric power and for the extraction, compounding, pumping, filtering and treatment of water for bulk shipment or distribution.

Y

Yard, front	means that portion of a <i>parcel</i> between the <i>front parcel line</i> and a line extending along the front face of a <i>principal building</i> to the <i>side parcel lines</i> .
Yard, rear	means that portion of a <i>lot</i> , between the <i>rear parcel line</i> and a line extending along the rear face of a <i>principal building</i> to the <i>side parcel lines</i> .
Yard, side	means that portion of a <i>parcel</i> extending from the <i>front yard</i> to the <i>rear yard</i> , between the <i>side parcel line</i> and a line extending along the side face of a <i>principal building</i> .

Z

Zone	means a zoning district established by the Bylaw.
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PART 3 INTERPRETATION

3.1 PERMITTED USES

The list of *uses* under the heading "*Permitted Uses*" in each of the zoning districts set out in this Part 9 shall be interpreted to mean the *uses* listed in that particular zoning district and no others shall be permitted.

3.2 MINIMUM PARCEL SIZE

Any *parcel* created by *subdivision* shall be equal to or greater than the "Minimum *Parcel Size*" specified for the *zone* in which it is located in accordance with Schedule X Zoning Map, whether under the *Land Title Act* or the *Strata Property Act*, unless expressly provided for in this Bylaw.

3.3 MAXIMUM NUMBER AND SIZE

Where a "*Buildings and Structures*" and a "Maximum Number" and "Size of *Buildings and Structures*" regulation applies in a zoning district, such regulation shall be interpreted as meaning that a *parcel* which is designated on the Zoning Map of the *Village* of Anmore as being regulated by that schedule shall not be occupied by:

- (1) a greater number of *dwelling units* than the number specified, and
- (2) a *building* or *structure* that exceeds the amount of *floor area* that is specified.

3.4 MAXIMUM HEIGHTS

The specification of measurements for *buildings, structures* or *accessory buildings* under the general heading of "Maximum *Heights*" in a zoning district schedule shall be interpreted as meaning the greatest *height*, as *height* is defined in this Bylaw, to which a *building, structure* or *accessory building* may be constructed on a *parcel* which is designated on the Zoning Map as being regulated by that schedule.

3.5 MINIMUM SETBACKS FROM PROPERTY LINES

- (1) If this bylaw specifies a distance under the column heading "*Front Parcel Line Setback*", "*Rear Parcel Line Setback*", "*Interior Side Parcel line Setback*", or "*Exterior Side Parcel Line Setback*" in the "Minimum *Building Setbacks*" section of a zoning district schedule table, no portion of a *building* or *structure* may be constructed within the specified distance of the *front, rear, interior side* or *exterior side parcel line*, unless expressly provided for in this Bylaw.
- (2) Where a *permitted land use* or *structure* is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum *setback* from a *property line* for that *permitted land use* or *structure* shall be the measurement specified.

3.6 MAXIMUM PARCEL COVERAGE

Where a zoning district schedule includes a regulation entitled "Maximum *Parcel Coverage*", such regulation shall be interpreted as meaning that a *parcel* which is designated on the Zoning Map as being regulated by that schedule may not have a *parcel* coverage, as defined in this Bylaw, which exceeds the percentage specified.

3.7 MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA

Where a zoning district schedule includes a regulation entitled "Maximum *Floor Area Ratio*" or "Maximum *Floor Area*", it shall be interpreted to mean that a *parcel* in an area designated as being regulated by that zoning schedule may not have *buildings* erected on that *parcel* that exceed the maximum *floor area* or *floor area ratio*, as defined in this Bylaw.

3.8 ZONING DISTRICT BOUNDARIES

- (1) Where a *zone* boundary is designated as following a *highway* or a *watercourse*, the centreline of the *highway* or the *natural boundary* of the *watercourse* shall be the *zone* boundary.
- (2) Where a *zone* boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map by a surveyor.
- (3) Where a *parcel* is divided by a *zone* boundary, the areas created by such division shall be deemed to be separate *parcels* for the purpose of determining the requirements of each zoning district.

3.9 STATUTES

A reference to a statute refers to a statute of the Province of British Columbia unless otherwise indicated and a reference to any statute, regulation, code or bylaw refers to that enactment as it may be amended or replaced from time to time.

PART 4 APPLICATION AND COMPLIANCE

4.1 APPLICATION

No *land*, water surface, *building* or *structure* shall be used or occupied, and no *building* or *structure* or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw, except as otherwise provided for in this Bylaw or in the *Local Government Act*.

4.2 COMPLIANCE

Subject to the provisions of the *Local Government Act* respecting non-conforming uses, no *building*, *structure* or *land*, including the surface of water, shall be used or occupied, and no *building* or *structure* or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.

PART 5 GENERAL REGULATIONS

5.1 SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES

- (1) No *building* or *structure* shall be constructed, reconstructed, silted, altered, or extended so as to cause any existing *building* or *structure* on the same *parcel* to violate the provisions of this Bylaw.
- (2) The *interior parcel line setbacks* of this Bylaw shall not apply to adjoining *strata parcels* under a deposited plan pursuant to the *Strata Property Act* where there is a common wall shared by two or more units within a *building*.

5.2 NUMBER OF BUILDINGS

- (1) No more than 1 *principal building* and 2 *accessory buildings* may be sited on one *parcel*, except as otherwise provided for in this Bylaw.
 - a) Notwithstanding Subsection 5.2 (1), where the *parcel* size is greater than 0.8 ha, the number of *principal buildings* sited on the *parcel* may be increased to 2.

5.3 ACCESSORY BUILDINGS AND STRUCTURES

- (1) *Buildings* and *structures* containing an *accessory use* are permitted in each *zone*, unless otherwise provided for in this Bylaw, provided that:
 - a) the *principal use* is being carried out on the *parcel*, or;
 - b) a *building* for the purpose of the *principal use* has been constructed on the *parcel*, or;
 - c) a *building* for the purpose of the *principal use* is in the process of being constructed on the *parcel*.
- (2) An *accessory building* or *structure* shall not contain a *dwelling unit*, except as expressly provided for in this Bylaw.

5.4 HEIGHT EXEMPTIONS

- (1) The following types of *buildings*, *structures* or structural parts shall not be subject to the *height* requirements of this Bylaw:
 - a) Church spires; belfries; steeples, monuments; fire and hose towers; stadiums; transmission towers; chimneys; flag poles; telecommunication antennae; aerials; water tanks; cooling towers; *sustainable building technologies*; elevator and ventilating machinery screened ventilation machinery; and structures required for a *public service use*.
- (2) Notwithstanding Subsection 5.4(1), no *building* or *structure* listed in Subsection 5.4(1)(a) and located within a *residential zone* shall exceed twice the maximum allowable *height* permitted by the *zone*; the *height* of the *building* or *structure* provided that such *buildings* or *structures* do not cover more than 20 percent of the *parcel area* or more than 10 percent of the roof area if located on a *building* or *structure*, except in the case of *solar energy devices* which shall have no roof coverage limit.
- (3) Notwithstanding Subsection 5.4(1), no structure listed in Subsection 5.4(1)(a) and located within a *residential zone* shall cover more than 20 percent of the *parcel area* or more than 10 percent of the roof area if located on a *building* or *structure*, except in the case of *solar energy devices* which shall have no roof coverage limit.

5.5 SITING EXCEPTIONS

- (1) Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a *building*, the distance of the projection to an abutting *parcel line* shall be no less than 1.22 metres, unless expressly provided for in this Bylaw.
- (2) Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a *building*, the distance of the projection to an abutting *parcel line* shall be no less than 1.22 metres, unless expressly provided for in this Bylaw.

5.6 OBSTRUCTION OF VISION

On a corner *parcel* in any *zone* there shall be no obstruction to the line of vision between the *heights* of 1.0 m and 3.0 m above the established *grade* of a *highway* (excluding a *lane*) or an access route within a strata title *subdivision* within the sight triangle, being a triangular area formed by extending a 6.0 m boundary along the *parcel lines* from the point of the exterior corner intersection of the *parcel lines* and a line connecting these two points as illustrated below:

5.7 ENTRY GATES FOR DRIVEWAYS

Private vehicle entry gates are permitted on any *parcel* in *residential zones* provided that the following conditions are satisfied:

- (1) The gate is *setback* from the *property line* a minimum distance of 6 m to ensure that vehicles do not obstruct public rights of way;
- (2) the gate has battery backup;
- (3) electronic gate lock codes are provided to the *Village* of Anmore and the City of Surrey; and
- (4) manual gate keys are provided for in an unobstructed and accessible coded lockbox, the location of which is provided to the *Village* of Anmore and the City of Surrey.

5.8 FENCES

- (1) *Fences* shall not exceed a *height* of 1.2 metres in the front *yard* or a *height* of 1.8 metres in the *rear* or *side yards*;
- (2) Where a *fence*, wall or similar *structure* is located on top of a *retaining wall*, the *height* of the *fence* shall include the *height* of the *retaining wall*, except that where their combined *height* exceeds 1.8 metres, the *fence*, wall or similar *structure* by itself may have a *height* of not more than 1.0 metre.
- (3) Barbed wire, razor wire and mesh wire *fences* are prohibited in all *zones* except when expressly provided for in this Bylaw, or for an *industrial, civic institutional, or commercial use*.

5.9 RETAINING WALLS

- (1) A *retaining wall* or berm shall not exceed a *height* of 1.8 metres;
- (2) Notwithstanding 5.9(1), a *retaining wall* or berm may exceed a *height* of 1.8 metres in cases where the *retaining wall* or berm consists of more than one vertical component in which case each vertical component shall:
 - a) not exceed a *height* of 1.8 metres; and
 - b) shall be separated from each other by a horizontal component of not less than 1.2 metres wide; and

- c) in no case shall the entire *retaining wall* or berm exceed a *height* of more than 3.6 metres, unless vertical component is separated by a horizontal component of not less than 3.6 metres.
- (3) In cases where a *fence* is used in combination with a *retaining wall* or berm, the entire *structure* shall not exceed a *height* of 3.6 metres, with the *fence* being offset by not less than 1.2 metres.
- (4) A *landscape screen* is required for *retaining walls* as per Section 5.10 of this Bylaw.

5.10 SCREENING

- (1) Where a *parcel* is developed for a *commercial, industrial, civic institutional or comprehensive development use*, and where such a *parcel* shares a *parcel line(s)* with a *parcel* that is within a *residential zone*, the owner of the *non-residential or more intensive use parcel* shall provide a *fence or landscape screening* along such *property line(s)* of not less than and not more than 1.83 metres (6 feet) in *height*, except where the *screening* consists of plant material in which case there shall be no maximum *height*;
- (2) Notwithstanding Subsection 5.10 (1), a *fence or landscape screening* will not be required along the shared *parcel line* in cases where:
 - a) a *building* is built on the *parcel line*; or
 - b) a *residential use* is developed on a *parcel* that is zoned *commercial, industrial, or civic institutional* at the time of adoption of this Bylaw.
- (3) Where a *parcel* is developed for a *commercial, industrial, or civic institutional use* and where such a *parcel* is separated by a lane from a *parcel* that is:
 - a) within a *residential zone*; or
 - b) occupied with a *one-family dwelling*;
 the owner of the non-residential *parcel* shall provide a *fence or landscape screening* along the entire *parcel line* abutting the *lane* of not less than 1.22 metres (4 feet) in *height*, and not more than 1.83 metres (6 feet) in *height*, except where the *screening* consists of plant material, in which case there shall be no maximum *height*.
- (4) Notwithstanding Subsection 5.10 (3), a *fence or landscape screening* will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres (10 feet) on either side of the points of ingress and egress.
- (5) Garbage containers exceeding 0.5 cubic metres (0.65 cubic yards) in capacity shall be located so as not to be visible from any *highway* other than a *lane*, unless such a container is completely concealed from view by a *fence* with a gate or *landscape screening*.
- (6) A *landscape screen* of a *height* no less than 1.83 metres (6 feet) is required along the entire length of a *retaining wall* at each 1.22 metre (4 feet) horizontal separation component of a *retaining wall* consisting of more than one 1.83 metre (6 feet) vertical component.
- (7) *Landscape screens* where required by this Bylaw shall be maintained at all times by the owner of the *parcel* on which they are required.

5.11 LANDSCAPING

- (1) On a *parcel* located within a *commercial, industrial, or civic institutional zone*, any part of such *parcel* which is not used for *buildings*, exterior display areas, parking or loading facilities shall be fully *landscaped* and properly maintained in a permeable state.
- (2) On a *parcel* located in a *residential zone* a minimum of 30% of the total surface area of such *parcel* shall be fully *landscaped* and properly maintained in a permeable state.

- (3) For the purposes of Subsections 5.11 (1) and (2), the following surfaces are not permeable:
- a) *buildings and structures*;
 - b) asphalt;
 - c) concrete;
 - d) grouted pavers; and
 - e) water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.
- (4) For all *landscape screening, landscaped buffers* or other *landscaped* areas required by this Bylaw for a *Commercial, Industrial, Civic Institutional, or Comprehensive Development zone*, the following *landscape* requirements shall apply:
- a) Existing *landscaped* areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a *permitted land use, building or structure* on the *parcel* or if the plants pose a safety hazard. Existing *landscaping* or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the *natural grade* within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the *Village*;
 - b) At installation, planted deciduous trees shall be min. 8 cm caliper in *Commercial zones* and min. 6 cm caliper in *industrial, civic institutional, or comprehensive development zones*;
 - c) At installation, planted coniferous trees shall have a minimum *height* of 3.0 m in *commercial zones* and a minimum *height* of 2.0 m in *industrial, civic institutional, and comprehensive development zones*;
 - d) New *landscape* plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the *Village* of Anmore area and shall exclude invasive species;
 - e) Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the *parcel* with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas;
 - f) *Landscaping* shall make special consideration of Bear Aware criteria for plant selection.

5.12 STORAGE OR PARKING OF VEHICLES, TRAILERS, BOATS AND EQUIPMENT

- (1) In all *zones*, storage or parking of *derelict vehicles* is prohibited on any *parcel* except if it is used for fire department training purposes.
- (2) In all *zones*, storage or parking of vehicles, trailers, boats and equipment shall not occupy any portion of the *landscaping* provided and maintained on a *parcel*.
- (3) In all *residential zones*, storage or parking of any vehicle, trailer or similar conveyance which exceeds a manufacturer's gross vehicle weight rating of 5,500 kg is prohibited on any *parcel* except for those which are parked for the purposes of delivery or supply of chattels, materials or services to the *parcel*.
- (4) In all *residential zones*, storage or parking of any construction equipment is prohibited on any *parcel* except for the purpose of construction in progress on the *parcel*.
- (5) In all *residential zones*, storage or parking of vehicles, trailers and boats is permitted on a *parcel* only if they are ancillary to the *permitted uses* thereon and shall be limited to:
 - a) 3 motor vehicles which do not exceed 3,000 kg licensed gross vehicle weight each;

- b) One *recreation vehicle* which does not exceed a manufacturer's gross vehicle weight rating of 5,500 kg or one utility trailer which does not exceed a manufacturer's gross vehicle weight rating of 3,000 kg; and
 - c) One pleasure boat kept not for gain, rent or sale.
- (6) In all *residential zones*, storage or parking of a *recreation vehicle*, utility trailer or pleasure boat is permitted on a *parcel* only if it is:
- a) Licensed and registered to the owner or occupier of the *parcel*;
 - b) Stored or parked at least 1.0 m away from the *front parcel line*, *interior side parcel line* and any *exterior side parcel line*; and
 - c) Stored or parked such that it does not obstruct access to and from the adjacent street for motor vehicles using any other *parking spaces* required on the *parcel*.
- (7) Subsection (5) above shall apply to a *parcel* containing a *one-family dwelling* regardless of whether the *one-family dwelling* contains a *secondary suite* or one or more boarders, except that one additional motor vehicle not exceeding 3,000 kg licensed gross vehicle weight may be stored or parked on the *parcel* in lieu of one permitted *recreation vehicle*, utility trailer or pleasure boat.
- (8) Within the C-1, C-2, **C-3** and P-1 *zones*, outdoor storage areas within 15 metres of a *highway* shall be bounded on all sides by a *landscape screen* of not less than 1.5 metres or more than 1.8 metres in *height*.

5.13 SIGNS

- (1) Within the C-1, C-2 and **C-3** *zones*, signs and other visual advertising devices shall be limited to:
- a) an area of 0.9 m² for each lineal metre of wall to which they are affixed, or a maximum area of 4.7 m² where they are not affixed to the wall of a *building*;
 - b) a maximum *height* equal to the eave level of the wall to which they are affixed, or a maximum *height* of 7.5 metres from the nearest *finished grade* of the site upon which they are situated, whichever is the lowest.
- (2) Within the RS-1, RS-2, and CD *zones*, signs and other visual advertising devices shall be limited to one non-illuminated "for rent", "for sale", professional practice, homecraft or occupation identity sign not exceeding 0.4 m² in area on any *parcel*; and shall be confined to the same *parcel* as the function, purpose or objects to which they refer.
- (3) Within any *zone*, no backlit signs shall be permitted, except those displaying a property address.
- (4) Notwithstanding Subsection 5.13(2), the size of a sign used for the advertising of a development project may be increased from 0.4 m² to 1.5 m² provided that the following conditions are satisfied:
- a) No dimension of the sign shall exceed 2 metres;
 - b) The sign shall be removed within 12 months of its erection; and
 - c) A security deposit in the amount of \$500.00 shall be posted with the *Village* to be used should the sign not be removed within 7 days of its required removal date.
- (5) Notwithstanding Subsection 5.13(2), a *sign* providing the name of a *residential* project are permitted provided that:
- a) The design of the sign shall be aesthetically pleasing and shall not detract from the architectural integrity of any *building* or *structure* to which it is attached, or beside which it is located. The arrangement and grouping of *signs* on a building shall be integrated with the architecture of the said

building and, notwithstanding the *setback* or location regulations of *signs* in this Bylaw, their *setback* and/or location may be regulated by a development permit issued by *Council*. Structural supports, bracing and ties for signs shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the sign itself.

- b) All signs together with their supporting *structures* and any electrical equipment shall be kept fully operable, in good repair and maintained in a safe and clean condition.
- c) No sign shall be erected or lighted in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist visibility at an access to or egress from a *highway* or so as to be unsafe to the public in the vicinity of such sign.
- d) The sign identifying the residential development's main entry does not exceed the following:
 - i) 1.22 metre minimum *setback* from any *parcel line*;
 - ii) 0.51 metre maximum width;
 - iii) 6.4 metre maximum length;
 - iv) 1.93 metre maximum *height*;
- e) The residential development's corner entry sign does not exceed the following:
 - i) 1.22 metre minimum *setback* from any *parcel line*;
 - ii) 0.51 metre maximum width;
 - iii) 2.6 metre maximum length;
 - iv) 1.93 metre maximum *height*;

5.14 SWIMMING POOLS

- (1) *Swimming pools* and hot tubs shall not be constructed or located within any required *front* or *exterior side yard* or located within 3.5 metres of any other *parcel line*, unless expressly provided for in this Bylaw.
- (2) *Swimming pools* shall be enclosed in a *structure* or surrounded by a *fence* with a *height* of no less than 1.5 metres, provided that the *fence* does not obstruct visibility through it.

5.15 SPORTS COURTS

- (1) Shall not be constructed or located within any required *front yard* or within any *accessory building* or *structure setback* requirement for that *zone*.

5.16 RENEWABLE ENERGY

- (1) In a *residential* or *commercial zone*, *sustainable building technologies* shall be permitted provided that the technologies shall:
 - a) be attached to a *principal* or *accessory building*;
 - b) not extend beyond the ridgeline of the roof; and
 - c) not extend beyond the outermost edge of the roof.
- (2) In an *industrial* or *civic Institutional zone*, *sustainable building technologies* shall be permitted provided that:
 - a) the technologies are located on or within the either *principal* or *accessory building* in which case the technology shall not extend beyond the outermost edge of the roof, or as a standalone *structure*

subject to the zoning requirements for the *principal building* on the *parcel* where the technology is located;

- (3) The production of the renewable energy as well as any device used to produce the energy must comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including but not limited to a Building Permit and BC Building Code Regulations.

5.17 SETBACKS FROM WATERCOURSES

- (1) Notwithstanding the *setback* requirements specified in each of the *zones*, no *building* shall be constructed, reconstructed, sited, moved, extended, or located within 15 metres of the *natural boundary* and *top-of-bank* of a river, creek or stream, unless a reduced *setback* is substantiated by a report prepared by a professional engineer.
- (2) No area used for habitation shall be located within any *building* such that the underside of the floor system or top of the concrete slab is less than 1.5 metres above the *natural boundary* of a river, creek, or stream.

5.18 RIPARIAN AREAS PROTECTION

- (1) Words and phrases in this section must be interpreted in accordance with the definitions and meanings established in the *Fish Protection Act* and the *Riparian Area Regulation, B.C. Reg. 376/2005 (RAR)*.
- (2) Despite any other provision in this or another Bylaw of the *Village*, for the purpose of protecting fish habitat in accordance with the *Fish Protection Act* and *RAR*, where land in any *parcel* includes a riparian assessment area, a person must not, in relation to *residential, commercial or industrial development* within the riparian assessment area do, direct, cause, suffer or allow to be done any of the following:
 - a) remove, alter, disrupt or destroy vegetation;
 - b) disturb soils;
 - c) construct, erect or install *buildings, structures*, flood protection works, roads, trails, docks, wharves or bridges;
 - d) create non-structural impervious or semi-impervious surfaces;
 - e) develop drainage systems or utility corridors;
 - f) provide or maintain sewer and water service systems; or
 - g) subdivide, within the meaning of subdivision in the *Land Titles Act* or under the *Strata Property Act*, except in strict accordance with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the Ministry of Forests, Lands and Natural Resource Operations of British Columbia, of which report the *Village* has received notice from that Ministry; or otherwise only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in Subsection (6).
- (3) Subsection (2) does not apply to developments requiring a permit from the *Village* issued only for the purpose of enabling reconstruction or repair of a permanent *structure* described in Section 532 of the *Local Government Act* if the *structure* remains on its existing foundation.
- (4) Without limiting Subsection (2), for the purpose of protecting the natural environment, its ecosystems and biological diversity in areas of land designated as a Watercourse Protection Development Permit Area under Schedule F of the *Village* of Anmore Official Community Plan Bylaw No. 532, 2014 (*Village OCP*), a development permit is required for any *residential, commercial or industrial development* proposed for any area of *land* that is within those designated areas.

- (5) As a guideline for *development* of areas designated under Schedule F of the *Village* OCP, any proposed *residential, commercial or industrial development* for *land* within a Watercourse Protection Development Permit Area must strictly comply with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the Ministry of Forests, Lands and Natural Resource Operations of British Columbia, of which report the *Village* has received notice from that Ministry; or otherwise only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in subsection (6).
- (6) Where an assessment report of a riparian assessment area indicates that implementation of a development proposal would result in harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions that support fish life processes in the riparian assessment area, the *Village* may approve or allow the *development* to proceed on receiving evidence to the satisfaction of the *Village* or its designated official that the HADD has been authorized in writing by the Minister of Fisheries and Oceans Canada or specifically by a regulation under the *Fisheries Act* (Canada). In these circumstances, any and all conditions, restrictions, requirements and recommendations of the Minister become a term and condition of a *development* permit, building permit, *subdivision* approval or other permit or approval of *development* by the *Village* within a riparian assessment area.

5.19 WATERSHED PROTECTION

- (1) Agricultural *buildings* and facilities identified by the Agricultural Waste Control Regulation that are considered to have a high risk for causing pollution, such as, but not limited to Solid Agricultural Waste Field Storage with greater than 2 weeks storage, Confined Livestock Area with greater than 10 agricultural units and Seasonal Feeding Areas must be set back 30 m from *top-of-bank* from any *watercourse* and/or stream.
- (2) Agricultural *buildings* and facilities covered by the Agricultural Waste Control Regulation that are considered to have a lower risk for causing pollution such as but not limited to Agricultural Waste Storage Facilities (engineered manure pits), chemical, compost and wood waste storage, on farm growing media production, mushroom barn, confined livestock area with less than 10 agricultural units, silo, incinerator and petroleum storage must be set back a minimum distance of 15 m from *top-of-bank* from any *watercourse* and/or stream.
- (3) Agricultural *buildings* and facilities that are considered to be a high risk of discharging contaminants and are not covered under the Agricultural Waste Control Regulation, such but not limited to livestock barns, brooder house, fur farming shed, livestock shelter and stable, hatchery and milking facilities are to be setback 15 m from *top-of-bank* of natural and channelized *watercourse* and/or streams and 5 m from constructed channels and ditches.
- (4) Agricultural *buildings* and facilities where the risk of discharging contaminants is unlikely and/or can be easily contained, such as but not limited to greenhouses, machine storage, on farm processing, direct farm marketing, crop storage, granary, shelters, hives, machine and equipment storage, cidery, retention and detention ponds and other impervious surfaces shall have the following *setbacks*, measured from *top-of-bank* of a *watercourse* and/or stream:

Watercourse Type	Setback from Top-of-Bank
Natural Stream	15 m
Channelized Stream	2 m ^(a)
Constructed Channel and/or Ditch	5 m ^(b)

- a) For a channelized stream with a minimum width of 10 metres and maximum width of 15 metres.

- b) The minimum agricultural *building setback* from a constructed channel or ditch for which a municipality is responsible for maintaining is 7 metres.
- (5) Notwithstanding all of the above, the setback from a domestic water intake for all agricultural *buildings* is 30 m from *top-of-bank* of a *watercourse* and/or stream.
- (6) Any horse trails which cross such a stream shall do so by means of a bridge having a deck which shall be as watertight as is practicable and having rails or *fences* extending a minimum distance of 15 metres from the bridge on both sides of the trails leading to and from the bridge.

PART 6 SPECIFIC USE REGULATIONS

6.1 USES PERMITTED IN ALL ZONES

- (1) A *public service use* provided that it is contained in a *structure* or a *building* containing less than 5 m² and complies with all the applicable siting and *height* requirements of the *zone* in which the use is located.
- (2) *Park and open space amenity*.

6.2 USES PROHIBITED IN ALL ZONES

- (1) Unless a *zone* expressly provides otherwise, the following *uses* shall be prohibited in all *zones*;
 - a) A tent or trailer used for habitation, except as specifically permitted in this Bylaw;
 - b) The storage of *derelict vehicles* except for fire department training purposes;
 - c) A junk yard; and
 - d) Medical Marijuana Production, Medical Marijuana Research and Development and Medical Marijuana Dispensaries.

6.3 SECONDARY SUITE

- (1) Not more than one *secondary suite* shall be permitted on a *parcel* of *land*.
- (2) A *secondary suite* may be located within a *principal building* or an *accessory building*.
- (3) A *secondary suite* within a *principal building* shall not have a *floor area* that exceeds the lesser of 90 m² or 40% of the *floor area* of the *principal building*.
- (4) A *secondary suite* within an *accessory building* shall not have a *floor area* that exceeds 100 m².
- (5) A *secondary suite* shall not be permitted in a *two-family dwelling*.
- (6) For the purposes of this Bylaw, an area of a *principal building* or *accessory building* constructed to include fire separation, rough-in wiring and plumbing, and means of egress for the purposes of a *secondary suite* will be considered as fulfilling the definition requirements of a *secondary suite*.
- (7) Unless expressly provided for in this Bylaw, *secondary suites* are prohibited in RCH-1, RCH-2 and CD *zones*, or *parcels* having an area less than 4,047 m².

6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE

An *accessory one-family residential use* shall:

- (1) be limited to one per *parcel*;
 - (2) have a maximum *floor area* of 100 m²; and
- where located within the same *building* as the *principal use*, be provided with a separate entrance.

6.5 HOME OCCUPATION USE

In any *zone* in which a *home occupation* use is permitted, the following conditions shall be satisfied:

- (1) The activities shall be conducted entirely within the *principal building* or *accessory building* except where such activity involves *horticulture* or a *family daycare*.

- (2) The *use* shall not involve the storing, exterior to the *building* or *buildings*, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.
- (3) The *use* may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary *home occupation use*.
- (4) The use within the *principal building* shall occupy no more than 30% of the *floor area* of the *principal building*, up to a maximum of 100 m².
- (5) The use within one or more *accessory buildings* shall occupy a total of not more than 100 m².
- (6) In no case shall the aggregate floor area of all *buildings* used for *home occupation use* exceed 100 m² on a *parcel* of *land*.
- (7) The total display area of any outdoor advertising sign shall not exceed 0.4 m².
- (8) The *use* or occupation shall be solely operated by a person resident in the *dwelling unit* and shall not involve the employment of more than two full-time employees on the premises.
- (9) Home crafts or occupations shall not discharge or emit the following across *parcel lines*:
 - a) odorous, toxic or noxious matter or vapours;
 - b) heat, glare, electrical interference or radiation;
 - c) recurring ground vibration;
 - d) noise levels exceeding 45 decibels.
- (10) The *use* shall provide parking in accordance with the requirements in the applicable *zone*.
- (11) No automobile, boat, or other machinery servicing repair is permitted as a *home occupation use*.

6.6 BED AND BREAKFAST

- (1) When permitted in a *zone*, a *bed and breakfast* operation shall be required to comply with the following regulations:
 - a) Not more than two (2) bedrooms in a *dwelling unit* shall be used for *bed and breakfast* accommodation;
 - b) *Bed and breakfast* operations may be permitted within either the *principal* or *accessory building*;
 - c) Should a *parcel* be used as a *bed and breakfast* operation, then an *secondary suite* shall not be allowed;
 - d) One off-street *parking space* shall be provided for each bedroom used as *bed and breakfast*, in addition to the parking requirement for the *one-family dwelling*;
 - e) Signage shall be limited to one sign with an area not to exceed 0.4 m² and shall comply with the requirements of **Section 4.20** of this Bylaw;
 - f) The *bed and breakfast* operation shall be owned and operated by the resident of the *principal building*;
 - g) No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
 - h) No patron shall stay for more than 20 days in a 12-month period;
 - i) All *bed and breakfast* operations shall have approved water and sewage disposal systems.
- (2) No *bed and breakfast* operation shall operate without a business license.

6.7 KEEPING OF ANIMALS

- (1) The *use of land* for the keeping of animals that is zoned RS-1, RS-2, CD, C-1 or C-2 shall be prohibited, except for those *parcels of land* that are no smaller than 8,094 m² (2 acres), in which case the keeping of animals shall be permitted and be subject to the Animal Control Bylaw;
- (2) ~~The keeping of animals on land that is zoned RS-3 shall be prohibited;~~

PART 7 REGULATIONS FOR THE SUBDIVISION OF LAND

7.1 REGULATION OF SUBDIVISION

The purpose of this Part is to regulate the minimum dimensions and area of *parcels* of land that may be created by *subdivision*.

7.2 MINIMUM PARCEL SIZE AND WIDTH

- (1) The size and width of a *parcel* to be created by *subdivision* and which may lawfully be used as the site for a *building* shall not be less than the minimum dimensions and area for the construction of *buildings* or dwellings, as set out in the “Minimum Parcel Size” and width statement in the applicable zoning district schedule, where such minimum area and width have been specified.
- (2) Notwithstanding 402(1), *parcels* of *land* may be created that are less than the “Minimum Parcel Size” requirement applicable in a zoning district provided that:
 - a) the *parcel* shall not be less than 98% of the size of the “Minimum Parcel Size” requirement; and
 - b) not more than one such undersized *parcel* shall be permitted in a plan of *subdivision*.

7.3 MINIMUM FRONTAGE

- (1) As required by the *Local Government Act*, no *parcel* of *land* in any proposed *subdivision* shall have less than 10% of its perimeter fronting on a public street. This regulation may be relaxed by the *Council* upon application by the property owner.
- (2) Notwithstanding Section 403(1), the minimum frontage for *parcels* of *land* in a proposed cul-de-sac *subdivision* may be less than 10% of the perimeter of the *parcel*, provided that the minimum frontage is not less than 15 metres and the width of the *parcel* is not less than 20 metres measured 10 metres back in a perpendicular manner from the front *parcel line*.

7.4 PARCELS EXEMPT FROM MINIMUM PARCEL SIZE REQUIREMENTS

- (1) The consolidation of two or more *parcels* into a single *parcel* may be permitted, notwithstanding that the consolidated *parcel* may not comply with the “Minimum Parcel Size” requirement as specified in the zoning district in which the new *parcel* is situated.
- (2) The realignment of *property lines* to create new *parcels* may be permitted provided that:
 - a) the number of new *parcels* created by *subdivision* would be equal to or less than the number of *parcels* that existed prior to the *subdivision*, and;
 - b) the boundary change would not result in the creation of a *parcel* having less than 80% of the area of any of the original *parcels*.
- (3) Within the RS-1 zone, a minimum *parcel* size of 3,240 m² (0.8 acres) may be permitted provided that:
 - a) the average *parcel* size of all *parcels* created by *subdivision*, except the remainder *parcel*, shall not be less than 4,047 m² (1 acre);
 - b) no *parcel* of *land*, except the remainder *parcel*, shall be created that is greater than 8,090 m² (1.99 acres);
 - c) not less than 2 additional *parcels* of *land* shall be created; and
 - d) not more than 2 *parcels* of *land* less than 4,047 m² (1 acre) shall be created.

7.5 UNDERSIZED PARCELS

Notwithstanding Section 2.2(1), *parcels of land* that are shown on a plan deposited in the Land Title Office prior to the adoption of this Bylaw, which have less than the “Minimum Parcel Size” requirement as established in the *zone* in which that *parcel* is situated, may be used for any use permitted in that *zone*, subject to all the regulations for that *zone*.

7.6 SPECIAL SUBDIVISION REQUIREMENTS FOR RS-2 ZONE

- (1) Within the RS-2 *zone*, a minimum *parcel* size of 2,700 m² (0.66 acres) may be permitted provided that:
 - a) the *net density* of the *parent parcel* shall not exceed 1 *parcel*/4,047 m² (1 acre); and
 - b) a restrictive covenant shall be registered on all *parcels of land* that are greater than 1.31 acres, the effect of which will be to:
 - i) prohibit further *subdivision* to ensure that the *net density* of the *parent parcel* does not exceed 1 *parcel*/4,047 m² (1 acre); and
 - ii) require the protection of any natural environmental amenity.

7.7 PARCEL SHAPE

- (1) Unless the pattern of existing *subdivision* precludes it, and unless it is impracticable, side *parcel lines* shall be perpendicular or radial to the adjoining *highway*.
- (2) No *panhandle parcel* shall be created where the access strip is narrower than 7.5 m.

7.8 BARE LAND STRATA SUBDIVISION

Any *parcel* created under a Bare Land Strata Plan pursuant to the *Strata Property Act* shall be subject to the provisions of this Bylaw.

7.9 SUBDIVISION FOR RELATIVE

No *parcel* less than 1 hectare shall be subdivided pursuant to Section 946 of the *Local Government Act*.

PART 8 ZONING DISTRICT SCHEDULES

INDEX

Zoning District Name	Short Form	Min. Parcel Size
Residential 1	RS-1	4,047 m ²
Residential 2	RS-2	2,700 m ²
Manufactured Home Park	RS-3	2 ha.
Compact Housing 1	RCH-1	223 m ²
Compact Housing 2	RCH-2	325 m ²
Local Commercial	C-1	4,047 m ²
Campground Commercial	C-2	2 ha.
Equestrian Commercial	C-3	2 ha.
Civic institutional	P-1	560 m ²
Park	P-2	n/a
Watershed	W-1	n/a
Industrial	I-1	n/a
Comprehensive Development 1	CD-1	n/a
Comprehensive Development 2	CD-2	n/a
Comprehensive Development 3	CD-3	n/a
Comprehensive Development 4	CD-4	n/a

PART 9 ZONING DISTRICTS

9.1 RESIDENTIAL 1 – RS-1

9.1.1 Purpose

This zone is intended to provide *land* solely for the purpose of one-family *residential* housing.

9.1.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	4,047 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite	n/a
Urban Agriculture	n/a

9.1.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.25 FAR	10 m
Accessory Buildings and Structures	25% - 100 m ²	7 m

- a) The maximum *gross floor area* for the *principal building* and all *accessory buildings* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.25, except that:
 - i) in cases where all *buildings* are sited on a *parcel* in such a manner that all the *setbacks* for all the *buildings* are increased 1.5 m beyond that which are required pursuant to **Section 6.1.4** for every 152 m² of additional *floor area*;
 - ii) notwithstanding this restriction, a *principal building* with a *gross floor area* of not more than 232.4 m² will be permitted on any *parcel*; and
- b) 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 100 m². Notwithstanding this restriction, an *accessory building* of not more than 55.7 m² will be permitted on any *parcel*.

9.1.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m ²	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	n/a	7.6 m	7.6 m	5 m

- a) For a *parcel* that is less than 4,047 m², the front *setback* may be reduced to 7.6 m.
- b) For *accessory buildings* and *structures* less than 100 m² and in-ground *swimming pools*, the *rear* and *interior side setbacks* may be reduced to 3.5 m.

9.1.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.1.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 1 space per boarder;
 - iv) 2 spaces per *secondary suite*.

9.1.7 Other Regulations

- a) For *subdivision* exemptions, see **Section 7.5**.
- b) *Home occupation* shall be subject to the requirements of **Section 4.7**.
- c) *Bed and breakfast* shall be subject to the requirements of **Section 4.24**.
- d) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.2 RESIDENTIAL 2 – RS-2

9.2.1 Purpose

This *zone* is intended to provide land solely for the purpose of accommodating housing in a clustered manner, in order to protect the environmental sensitivity of terrain that has severe topographic or other physical constraints.

9.2.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	2,700 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite	n/a
Urban Agriculture	n/a

9.2.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.25 FAR	10 m
Accessory Buildings and Structures	25% - 100 m ²	7 m

- a) The maximum *gross floor area* for the *principal building* and all *accessory buildings* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.25, except that:
 - i) in cases where all *buildings* are sited on a *parcel* in such a manner that all the *setbacks* for all the *buildings* are increased 1.5 m beyond that which are required pursuant to **Section 6.2.4** for every 152 m² of additional *floor area*;
 - ii) notwithstanding this restriction, a *principal building* with a *gross floor area* of not more than 232.4 m² will be permitted on any *parcel*; and
- b) 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 100 m². Notwithstanding this restriction, an *accessory building* of not more than 55.7 m² will be permitted on any *parcel*.

9.2.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m ² (a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	n/a	7.6 m	7.6 m	5 m

- a) For a *parcel* that is less than 4,047 m², the front *parcel line setback* may be reduced to 7.6 m.

9.2.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.2.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for home occupation;
 - iii) 1 space per boarder;
 - iv) 2 spaces per *secondary suite*.

9.2.7 Other Regulations

- a) For *subdivision* exemptions, see **Section 7.5**.
- b) *Home occupation* shall be subject to the requirements of **Section 4.7**.
- c) *Bed and breakfast* shall be subject to the requirements of **Section 4.24**.
- d) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.3 RESIDENTIAL 3 – RS-3

9.3.1 Purpose

This *zone* is intended to provide land for the purpose of *manufactured home park* use served by a community sanitary sewer system.

9.3.2 Permitted Uses and minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Manufactured Home Park	2 ha
Home Occupation	n/a
Accessory One-Family Residential	n/a
Urban Agriculture	n/a

9.3.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	See 304.3	See 305.3

9.3.4 Manufactured Home Park Bylaw

The use of *land*, *buildings* and *structures* shall conform to the regulations of the Manufactured Home Park Bylaw.

9.3.5 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the *use* being served in accordance with the following requirements:

- i) *Manufactured home*: 2 level accessible spaces per *manufactured home*;
- ii) *Accessory one-family residential use*: 2 spaces;
- iii) 3 visitor *parking spaces* for every 10 *manufactured homes*;
- iv) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
- v) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

9.3.6 Regulations for Home Occupations

Within the RS-3 zone, *home occupations* shall satisfy the following conditions:

- a) The activities shall be conducted entirely within a principal building or *accessory building* except where such activities involve horticulture or a *family day care*.
- b) The *use* shall not involve the storing, exterior to the *building or buildings*, of any materials used directly or indirectly in the processing or resulting in the processing of any product of such craft or occupation.
- c) The *use* may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity from the premises be the primary *home occupation use*.
- d) The *use* within the *principal building* shall occupy no more than 30% of the *floor area* of the *principal building*.
- e) The total display area of any outdoor advertising sign shall not exceed 0.4 m².
- f) The *use* or occupation shall be solely operated by a person or persons resident in the *dwelling unit* and shall not involve the employment of any employees from off the *premises*.
- g) *Home crafts or occupations* shall not discharge or emit the following across *parcel lines*:
 - i) odourous, toxic, or noxious matter or vapour;
 - ii) heat, glare, electrical interference or radiation;
 - iii) recurring ground vibration; and
 - iv) noise levels in excess of those in the Noise Control Bylaw 517–2011.
- h) No automobile, boat, or other machinery servicing repair is permitted as a *home occupation use*.

9.3.7 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 6.3.7.
- b) *Accessory one-family residential use* shall be subject to the requirements of Section 4.8.

9.4 COMPACT HOUSING 1 – RCH-1

9.4.1 Purpose

This *zone* is intended to accommodate the potential conversion of the Countryside Manufactured Home Park into a bare land strata *subdivision*.

9.4.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	223 m ²
Home Occupation	n/a
Urban Agriculture	n/a

9.4.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.6 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

- The maximum number of *one-family dwelling units* shall not exceed 92 and the maximum number of *principal buildings* per *parcel* shall not exceed 1.
- The maximum *gross floor area* for the *principal building* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.6, and the maximum *gross floor area* of the second storey of the *principal building* shall not exceed 80% of the *floor area* of the first storey.
- The maximum *gross density* shall not exceed 8 *parcels/acre*.
- The maximum *gross floor area* for an *accessory building* shall not exceed 46.5 m², but in no case shall the combined *floor area* of the *principal* and *accessory building* exceed a *floor area ratio (FAR)* of 0.6.
- In cases where a pitched roof is provided for *accessory buildings* and *structures*, the maximum *height* may be increased to 4 m.

9.4.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	5.0 m	3.0 m	4.0 m	1.5 m
Accessory Buildings	See (c)	3.0 m	4.0 m	1.5 m

- In the case where there is a *watercourse* on the property, the *setback* requirements outlined in **Section 4.11** shall also apply, except in the case where a new *building* is replacing an existing *building* that does not satisfy this requirement provided that the non conformity is not further exaggerated.
- In the case where there is a garage or carport, the garage or carport shall be located not less than 5.5 meters from the *property line* where driveway access is provided from.
- An *accessory building* and *structure* shall be sited to the rear of the front face of the *principal building*.

9.4.5 Maximum Parcel Coverage

- a) The maximum *parcel coverage* shall be:
 - i) 50% for *parcels* with frontages of less than 12.2 meters
 - ii) 55% for *parcels* with frontages of greater than 12.2 meters

9.4.6 Off-Street Parking

- a) *Off-street parking* spaces shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;

9.4.7 Other Regulations

- a) For the purpose of *subdivision*, this *zone* shall only be used for the creation of bare land strata *parcels*.
- b) *Home occupation* shall be subject to the requirements of Section 5.7.
- c) *Basements* and *sunken patios* are prohibited in this *zone*.

9.5 COMPACT HOUSING 2 – RCH-2

9.5.1 Purpose

The intent of this zone is to accommodate the potential conversion of Anmore Green Estates into a bare land strata subdivision.

9.5.2 Permitted Uses

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	325 m ²
Home Occupation	n/a
Urban Agriculture	n/a

9.5.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.5 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

- a) The maximum number of *one-family dwelling units* shall not exceed 39, unless:
 - i) the community sewage disposal field is not required for sewage disposal purposes; and
 - ii) not less than 1,335 m² (0.33 acres) of *land* is allocated as common open space for use of the residents.
- b) The maximum *gross density* shall not exceed 8 *parcels/acre*.

9.5.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	5.5 m	1.5 m	3.0 m	1.5 m
Accessory Buildings	See (c)	1.5 m	3.0 m	1.2 m

- a) The minimum distance between *principal buildings* shall be 6 meters except for that portion of a *principal building* that is used for a garage, in which case the minimum distance may be reduced to not less than 2.44 meters.
- b) The *interior parcel line setback* for that portion of the *principal building* that is used for a garage may be reduced to 1 meter.
- c) An *accessory building* and *structure* shall be sited to the rear of the front face of the *principal building*.

9.5.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.5.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - i) 1 space per employee for *home occupation*;

9.5.7 Other Regulations

- a) For the purpose of *subdivision*, this *zone* shall only be used for the creation of bare land strata *parcels*.
- b) *Home occupation* shall be subject to the requirements of Section 4.7.

9.6 COMMERCIAL 1 – C-1

9.6.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating local *commercial* establishments.

9.6.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Grocery Retailing	666.4 m ²
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.6.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.6.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.6.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.6.6 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:

- i) A building for grocery retail use - 1 space per 38 m² of *gross floor area*;
- ii) *Accessory one-family residential use* - 2 spaces;
- iii) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
- iv) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres

75° – 90°

6.7 metres

b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced.

9.6.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.6.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of **Section 208**.

9.7 CAMPGROUND COMMERCIAL – C-2

9.7.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating campgrounds.

9.7.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Campground	2 ha
Accessory One-Family Residential	n/a
Accessory Uses	n/a

9.7.3 Campground Regulation Bylaw

The use of *land, buildings, and structures* shall conform to the regulations of the *Village* of Anmore Campground Regulation Bylaw.

9.7.4 Maximum Height

The maximum *height* for *principal buildings* and structures shall be 7.6 m.

9.7.5 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

9.7.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) *Campground use* - as required by the *Village* of Anmore Campground Regulation Bylaw;
 - ii) *Accessory one-family residential use* - 2 spaces;
 - iii) Each *parking space* shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - iv) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

- b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced except for the *parking spaces* located at each campsite.

9.7.7 Off-Street Loading

Adequate space for loading, unloading, and manoeuvring of trucks shall be provided on site.

9.7.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of **Section 208**.

9.8 EQUESTRIAN COMMERCIAL – C-3

9.8.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating local *commercial* equestrian operations.

9.8.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Equestrian	2 ha
Agriculture	2 ha
One Family Dwelling	2 ha
Boarding	2 ha
Home Occupation	2 ha
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.8.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.8.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.8.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.8.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - v) Equestrian use – 1 *parking space* per every two horses made available to the public;
 - vi) Accessory one-family residential use - 2 *parking spaces*;
 - vii) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;

viii) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced.

9.8.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.8.8 Other Regulations

a) *An equestrian use* shall be limited as follows:

- i. No more than 28 resident horses shall be accommodated on the first 2 hectares of land developed for pasture and for equestrian use except that non-resident horses shall be brought to the premises for periods of less than 24 hours duration for the purpose of utilizing the equestrian facilities;
- ii. Additional resident horses shall be accommodated on land in excess of the first two hectares at a density of 10 horses per hectare.

b) *Accessory one-family residential use* shall be subject to requirements of **Section 208**.

c) For *subdivision exemptions*, see **Section 7.5**.

d) *Home occupation* shall be subject to the requirements of **Section 4.7**.

e) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.9 CIVIC INSTITUTIONAL – P-1

9.9.1 Purpose

This *zone* is intended to provide *land* for the purpose of accommodating facilities owned and operated by a government agency or a non-profit organization.

9.9.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Civic	560 m ²
Public Service	560 m ²
Accessory One-Family Dwelling	n/a
Assembly	560 m ²
Community Garden	

9.9.3 Maximum Height

- a) The maximum *height* for *principal buildings* and structures shall be 10 m.
- b) The maximum *height* for *accessory buildings* and structures shall be 4.5 m.

9.9.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

9.9.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 40% of the *parcel*.

9.9.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) *Civic use* - 1 space per 9 m² of *gross floor area*;
 - ii) *School* – 2 spaces per classroom
 - iii) *Public service use* – No spaces required
 - iv) *Accessory one-family residential use* - 2 spaces;
 - v) Each *parking space* shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - vi) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

- b) Parking spaces required as a result of the Equestrian Use shall be free of mud, be graded for proper drainage and be hard surfaced.

9.9.7 Other Regulations

Accessory one-family residential use shall be subject to the requirements of **Section 4.9.**

9.10 PARK – P-2

9.10.1 Purpose

This *zone* is intended to provide land for passive parks under the jurisdiction of the Metro Vancouver, B.C. Hydro and the Provincial Government.

9.10.2 Permitted Uses

- a) Park
- b) Accessory Uses

9.10.3 Maximum Building Height

The maximum *height* of *accessory buildings* and structures shall be 7.6 m.

9.10.4 Minimum Setback Requirements

From all *property lines*: 7.5 metres, except in the case where the adjacent property is used for *residential* purposes in which case the minimum *building setback* shall be 30 metres.

9.10.5 Off-Street Parking

Off-street parking shall be provided on the same *parcel* as the use being served.

9.11 WATERSHED – W-1

9.11.1 Purpose

This *zone* is intended to provide for the protection and preservation of land that serves as a watershed for domestic water supply sources.

9.11.2 Special Conditions

- a) *Land* within this *zone* shall not be used for other than the catchment, containment, and diversion of water, and any other activities that are required to maintain a watershed.
- b) No area shall be used or developed for public recreational use or access within the area zoned W-1 on the Zoning Map.

9.12 INDUSTRIAL – I-1

9.12.1 Purpose

This *zone* is intended to provide *land* for the purposes of accommodating facilities associated with B.C. Hydro power plant.

9.12.2 Permitted Uses

- a) *Hydro industrial*
- b) *Accessory uses*

9.12.3 Buildings and Structures

Permitted Use	Maximum Building Height
Principal Building	10 m
Accessory Buildings and Structures	4.5 m

9.12.4 Minimum Building Setbacks

For all *parcel lines* 7.5 metres, except in the case where the adjacent property is used for *residential* purposes in which case the minimum *building setback* shall be 30 metres.

9.13 COMPREHENSIVE DEVELOPMENT – CD

9.13.1 Purpose

This *zone* is intended to accommodate comprehensive *residential* development in accordance with the policies of the Official Community Plan. Each zone differentiated by a suffix shall be treated as a separate *zone*.

9.13.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	1,012 m ²

9.13.3 Maximum Number of Buildings, Density and Height

Permitted Use	Parcel Size Range	Maximum Number per Parcel	Maximum Floor Area Ratio	Maximum Building Height
Principal Buildings:	2,023 m ²	1	0.28 FAR	9.5 m
	1,349 m ²		0.30 FAR	
	1,012 m ²			
Accessory Buildings and Structures	n/a	1	45 m ²	7m

- The maximum number of *principal buildings* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.
- Where located within the same *building* as the *principal use*, be provided with a separate entrance.

9.13.4 Minimum Building Setbacks

The minimum *building setbacks* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall a *setback* be less than that in the RS-1 *zone*.

9.13.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall the *parcel coverage* be greater than:

Parcel Size	Maximum Parcel Coverage
2,023 m ²	25%
1,349 m ²	25%
1,012 m ²	20%

9.13.6 Off-Street Parking

Off-street parking shall be provided in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.13.7 Open Amenity Space

An *open space amenity* shall be provided in conjunction with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.14 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1

9.14.1 Purpose

The intent of this zone is to accommodate a small *parcel* residential bare land strata subdivision that retains environmentally sensitive land as Common Property.

9.14.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	20 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Suite ^(c)	n/a	n/a
Accessory Equestrian ^(d)	n/a	n/a
Accessory Uses	n/a	n/a

9.14.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.30 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

- a) Notwithstanding the definition of *floor area* in Section XX (Definitions), for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.
- b) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².
- c) The maximum *height* of a *fence*, other than for an accessory *equestrian use*, shall be subject to Section 5.17.

9.14.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.14.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the *use* being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 2 spaces per *secondary suite*.

9.14.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 25% of the *parcel*.

9.14.7 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.14.8 Special Regulations for an Accessory Equestrian Use

An accessory *equestrian use* shall be subject to the following:

- a) the accessory *equestrian use* shall be limited generally to the area designated *equestrian use* on the Comprehensive Development Plan;
- b) not more than 12 horses may be accommodated within the area designated *equestrian use* on the Comprehensive Development Plan;
- c) notwithstanding the setback requirements of Section 314A.3, all *buildings* used for an accessory *equestrian use* shall be sited in accordance with the Comprehensive Development Plan; and
- d) the accessory *equestrian use* shall comply with the regulations of the Animal Control Bylaw.

9.14.9 Other Regulations

- a) Home occupation shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.
- c) *Secondary Suite* shall be subject to the requirements of Section 210.
- d) Accessory *equestrian use* shall be subject to the requirements of Section 314A.7.

9.14.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.15 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2

9.15.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that provides green space in accordance with policy framework of the Official Community Plan.

9.15.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,349 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Suite ^(c)	2,023 m ²	30 m
Accessory Uses	n/a	n/a

9.15.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

- a) Notwithstanding the 0.2 FAR requirement, the FAR for all *principal* and *accessory buildings* on a *parcel* may exceed 0.2, but only in such cases where the *gross floor area* for all *principal* and *accessory buildings* shall not exceed a maximum of 278.8 m² (3,000 ft²).
- b) Notwithstanding the definition of *floor area* in Section XX (Definitions), for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.
- c) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².

9.15.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.15.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 2 spaces per *secondary suite*.

9.15.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.15.7 Maximum Number of Parcels

Not more than 35 *parcels* may be created as a result of *subdivision*.

9.15.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.15.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.
- c) *Secondary suite* shall be subject to the requirements of Section 210

9.15.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.16 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

9.16.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that provides green space in accordance with policy framework of the Official Community Plan.

9.16.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,500 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.16.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

- a) Notwithstanding the definition of *floor area* in Section XX (Definitions), for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area* (definition?).
- b) The maximum *parcel coverage* of all accessory buildings on a parcel shall not exceed 70 m².

9.16.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.16.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same parcel as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;

9.16.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.16.7 Maximum Number of Parcels

- a) Not more than 25 *parcels* may be created as a result of *subdivision*.
- b) Not more than 9 *parcels* may have a “Minimum *Parcel Size*” less than 2,023 m².

9.16.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.16.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.

9.16.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this zone.

9.17 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4

9.17.1 Purpose

The intent of this *zone* is to accommodate a residential subdivision that provides green space in accordance with policy framework of the Official Community Plan.

9.17.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,860 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Uses	n/a	n/a

9.17.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

a) Notwithstanding the definition of *floor area* in **Section XX (Definitions)**, for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.

b) The maximum *parcel coverage* of all accessory buildings on a parcel shall not exceed 70 m².

9.17.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.17.5 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:

- i) 2 spaces per *dwelling unit*; and
- ii) 1 space per employee for *home occupation*.

9.17.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 15%, and may be increased to 20% for a maximum of 11 *residential parcels* provided the *buildings* are limited to 1 storey – rancher style homes, the specific *parcels* to be identified at the time of *subdivision* through the use of restrictive covenant.

9.17.7 Maximum Number of Parcels

Not more than 44 *residential parcels* may be created as a result of *subdivision*.

9.17.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.17.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220

9.17.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.18 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5

9.18.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that is subject to design controls and provides amenities to the *Village* in accordance with policy framework of the Official Community Plan..

9.18.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Uses	n/a	n/a

9.18.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

a) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².

9.18.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.18.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
- i) 2 spaces per *dwelling unit*; and
 - ii) 1 space per employee for *home occupation*.

9.18.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 15% of the *parcel*.

9.18.7 Maximum Number of Parcels

Not more than 5 *residential parcels* may be created as a result of *subdivision*.

9.18.8 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section XX.
- b) *Bed and breakfast* shall be subject to the requirements of Section XX.

9.18.9 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.19 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6

9.19.1 Purpose

The intent of this *zone* is to accommodate a *residential hillside subdivision* that clusters *one-family dwellings* on a variety of *parcel* sizes to preserve public open space and ecologically sensitive areas in accordance with the *Village of Anmore Official Community Plan*..

9.19.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Residential Dwelling	2,023 m ²	24.0 m	n/a
	1,349 m ²	24.0 m	21
	840 m ²	29.0 m	1
Home Occupation	n/a	n/a	n/a
Bed and Breakfast	n/a	n/a	n/a
Accessory Uses	n/a	n/a	

9.19.3 Maximum Number of Buildings, Density and Height

Permitted Use by Parcel Size	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:			
2,023 m ²	1	0.28 FAR	10 m
1,349 m ²	1	0.30 FAR	10 m
840 m ²	1	0.32 FAR	10 m
Accessory Buildings and Structures	1	45 m ²	7 m

9.19.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings on Parcels 1 to 18, 23 and 26 as Shown on the Attached Comprehensive Development Plan	10 m	7.6 m	5.0 m	5 m
Principal Buildings on Parcels 9 to 22, and 27 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m
Principal Buildings on Parcels 24 and 25 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m along the <i>parcel line</i> abutting a public open space, otherwise 5.0 m
Accessory Building and Structure	18.0 m	1.8 m	3.5 m	1.0 m

9.19.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *one-family dwelling*; and
 - ii) 1 space per employee for *home occupation*; and
 - iii) 1 space per bedroom intended for use by a *bed and breakfast* guest.

9.19.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 25% per *parcel*.

9.19.7 Maximum Number of Parcels

The maximum number of *parcels* created by *subdivision* shall be 27.

9.19.8 Maximum Units per Acre

The maximum units per acre shall be 1.20.

9.19.9 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the attached Comprehensive Development Plan.

9.19.10 Parcel Shape

Notwithstanding **Section** 406, for the purposes of this *zone*, no *panhandle parcel* shall be created where the access strip is narrower than 6.0 m.

9.19.11 Other Regulations

- a) All permitted *land uses* shall be connected to community services in accordance with the Anmore Works and Services Bylaw.
- b) *Home occupation* shall be subject to the requirements of **Section** XX.
- c) *Bed and breakfast* shall be subject to the requirements of **Section** XX.

9.19.12 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

PART 10 SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

10.2 VIOLATIONS

Each person who contravenes any of the provisions of this Bylaw shall commit an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

10.3 PENALTY

Each person who commits an offence shall be liable on summary conviction to the penalties prescribed in the Offence Act.

10.4 ENTRY

The Clerk or his/her designate may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the Clerk in the performance of his/her duties shall constitute an offence.

PART 11 REPEAL AND EFFECTIVE DATE

11.1 REPEAL OF PREVIOUS BYLAW

"The Village of Anmore Zoning Bylaw No. 257 (1999)" and all amendments thereto are hereby repealed.

READ A FIRST TIME this XX day of XX, 2016.

READ A SECOND TIME this XX day of XX, 2016.

REREAD A SECOND TIME this XX day of XX, 2016.

PUBLIC HEARING HELD this XX day of XX, 2016.

READ A THIRD TIME this XX day of XX, 2016.

RECONSIDERED AND FINALLY ADOPTED this XX day of XX, 2016.

Excerpt from the Regular Council Meeting held on November 1, 2016

9. **Legislative Reports**

(b) **Zoning Bylaw No. 374-2004**

It was MOVED and SECONDED:

R212/2016

“THAT COUNCIL DIRECT STAFF TO BRING THE DRAFT ZONING BYLAW FOR REVIEW TO THE ADVISORY PLANNING COMMISSION AND THEN PROVIDE THE OPPORTUNITY FOR PUBLIC REVIEW AND FEEDBACK AS DESCRIBED IN THE REPORT DATED OCTOBER 28, 2016 FROM THE MANAGER OF DEVELOPMENT SERVICES REGARDING ZONING BYLAW REVIEW AND UPDATE.”

CARRIED UNANIMOUSLY

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ZONING AMENDMENTS

This document contains a consolidation of the text of the Anmore Zoning Bylaw No. XXXX, 20XX and incorporates amendments pursuant to:

BYLAW NO	DATE	BYLAW NO	DATE	BYLAW NO	DATE

PART 1 ENACTMENT

1.1 TITLE

This Bylaw may be cited for all purposes as "Village of Anmore Zoning Bylaw No. XXX, XXXX"

1.2 PURPOSE

The principal purpose of this Bylaw is to regulate development in the municipality for the benefit of the community as a whole.

PART 2 DEFINITIONS

In this Bylaw:

A

Accessory building and structure	means a <i>building</i> or <i>structure</i> located on a <i>parcel</i> , the <i>use</i> of which is incidental and ancillary to the principal <i>permitted use</i> of the <i>land</i> , <i>buildings</i> or <i>structures</i> located on the same <i>parcel</i> .
Accessory use	means a <i>use</i> that is clearly incidental and ancillary to, the <i>principal use</i> of land, <i>buildings</i> or <i>structures</i> located on the same <i>parcel</i> .
Accessory one-family residential	means a <i>use</i> accessory to a <i>campground use</i> , a <i>civic</i> and <i>assembly use</i> , a <i>commercial use</i> , or a <i>manufactured home park use</i> , where a <i>building</i> is used for one <i>dwelling unit</i> for the accommodation of an owner, operator, manager or employee on the same <i>parcel</i> as that on which the <i>use</i> occurs.
Active floodplain	means an area of <i>land</i> that supports floodplain plant species and is: <ol style="list-style-type: none"> adjacent to a <i>watercourse</i> that may be subject to temporary, frequent or seasonal inundation, or within a boundary that is indicated by the visible <i>high water mark</i>.
Agriculture, urban	means growing or producing flowers, native and ornamental plants, edible berries, fruits, nuts and vegetables as well as the keeping of honey bees (<i>Apis mellifera</i>).
Alter	means any change to a <i>building</i> or <i>structure</i> that would result in an increase in <i>floor area</i> .
Approving Officer	means the <i>Approving Officer</i> pursuant to the <i>Land Title Act</i> and the <i>Strata Property Act</i> .
Assembly	means a <i>use</i> providing for the <i>assembly</i> of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; includes churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and <i>group daycares</i> .

B

Basement	means that portion of a <i>building</i> that is below the first storey.
Bed and breakfast	means an <i>accessory use</i> of a <i>dwelling unit</i> in which bedrooms are rented to paying customers on an overnight basis with no more than one meal served daily and before noon.

Below grade floor area, where specified by this bylaw,	means that portion of the <i>floor area</i> of the <i>basement</i> that is situated below the average <i>finished grade</i> , the amount to be determined by the application of the following formula: $\frac{\text{Distance from } \textit{basement} \text{ floor to average } \textit{finished grade}}{\text{Distance from } \textit{basement} \text{ floor to floor level of story above of } \textit{basement}} \times \text{Gross floor area}$
Boarding	means an <i>accessory use</i> of one or more sleeping units contained within a <i>dwelling unit</i> for the accommodation of no more than two persons not being members of the family occupying the <i>dwelling unit</i> .
Breezeway	means a structural connection between an <i>accessory building</i> or <i>structure</i> and a <i>principal building</i> . For the purposes of this Bylaw, a <i>breezeway</i> does not create a single <i>building</i> or <i>structure</i> out of the two <i>buildings</i> or <i>structures</i> it connects.
Building	means any <i>structure</i> and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any <i>permitted use</i> or occupancy.

C

Campground	means a <i>use</i> providing designated sites for the temporary accommodation, not exceeding 30 consecutive days, of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of the trailers, campers and tents.
Cellar	means a space between two floors of a <i>building</i> , the elevation of the lower of which is at least 1.5 metres below grade.
Civic institutional	means a <i>use</i> providing for public functions; includes municipal offices, <i>schools</i> , community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards.
Commercial	means a <i>use</i> providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.
Community garden	means the non-commercial <i>use of land</i> for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables.
Council	means the <i>Council</i> of the <i>Village</i> of Anmore.

D

Daycare, family	means the <i>use</i> of a <i>dwelling unit</i> for the care of not more than seven (7) children, licensed under the <i>Community Care and Assisted Living Act</i> .
Daycare, group	means a <i>use</i> or facility providing for the care of more than seven (7) children in a group setting, licensed under the <i>Community Care and Assisted Living Act</i> , and includes a nursery school and pre-school.
Derelict vehicle	means a car, boat, truck or similar vehicle that has not been licensed for a period of one (1) year and is not enclosed within a <i>structure</i> or <i>building</i> .
Development	means a change in the <i>use</i> of any <i>land</i> , <i>building</i> or <i>structure</i> and shall include the carrying out of any <i>building</i> , engineering, construction or other operation in, on, over or under <i>land</i> or water, or the construction, addition or alteration of any <i>building</i> or <i>structure</i> .
Dwelling unit	means one or a set of habitable rooms used or intended to be used for the <i>residential</i> accommodation of one family and containing only one set of cooking facilities.

E

Equestrian means the *commercial* accommodation of horses for the purpose of *boarding*, training, breeding, riding lessons, community riding functions, rental to the general public, and other such functions associated with the operation of a horse stable or riding academy including an administrative office, customers' lounge, waiting area and restrooms.

F

Family means:

- one person alone, or two or more persons related by blood, marriage, adoption, or foster parenthood sharing one *dwelling unit*; or
- not more than three unrelated persons sharing one *dwelling unit*.

Fence means a type of *screening* consisting of a *structure* that is used to form a boundary or enclose an area, but excludes hedges, trees and other types of natural vegetation.

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 the *building* and includes *below grade floor area*. *Parking area* within a *building* or *structure* will be included in the calculation of *floor area*, except for up to 60 m² of *parking area* located within *principal building* or *accessory building* that does not contain a *secondary suite*.

Floor area ratio means the figure obtained when the *floor area* of all *buildings* on a *parcel* is divided by the area of the *parcel*.

Forestry and lumbering means a *use* providing for the extraction of primary forest resources on a *parcel*, and in addition, includes only the preliminary grading and/or cutting of such material for shipment and for consumption on the same *parcel* but specifically excludes all manufacturing and retail sales of products and any processing not specifically included in this definition.

G

Garage means an *accessory building* or that portion of a *principal building*, which is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors.

Grade means the grading elevation as identified on a *parcel* grading plan, where such a plan has been approved by the *Village* at the time of *subdivision* when the *parcel* was created. Or where there is no *parcel* grading plan:

- for the purposes of determining *building height*, the average elevation of the *natural grade* around the perimeter of a *building* as measured at each of the four outermost exterior corners of the *building*, or projections thereof; or
- for the purposes of determining *below grade floor area*, the average elevation of the *finished grade* around the perimeter of a *building* as measured at each of the four outermost exterior corners of the *building*, or projections thereof; or
- for the purposes of determining *height* of walls, *fences*, *landscaping* and *screening*, the *finished grade*.

Grade, finished	means the lowest ground elevation existing after construction, as established on a legal survey by a registered British Columbia Land Surveyor, as measured at each of the four outermost exterior corners of the <i>building</i> or <i>structure</i> , or projections thereof.
Grade, natural	means the elevation of the ground surface existing prior to any disturbance, alteration, excavation or filling, as determined by a registered British Columbia Land Surveyor, but excludes localized depressions in all cases.
Grocery retailing	means a use providing for the retail sale of foodstuffs, including groceries, meats, confections, and factory prepared snacks.
Gross density	means the number that is determined by dividing the total number of <i>parcels</i> of <i>land</i> created by <i>subdivision</i> by the area of the <i>parcel</i> that is being subdivided.

H

Height, for the purpose of a building or structure,	means the vertical distance measured from <i>grade</i> to the highest point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a <i>structure</i> without a roof, to the highest point of the <i>structure</i> .
Height, for the purposes of measuring wall height,	means the vertical distance measured from <i>grade</i> to the highest point of the vertical wall component.
High water mark	means the visible <i>high water mark</i> of a stream or where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream or character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the <i>active floodplain</i> .
Highway	includes a public street, <i>road</i> , path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property.
Home occupation	means an occupation or profession carried on by an occupant of the <i>dwelling unit</i> for consideration which is clearly incidental and subordinate to the use of the <i>parcel</i> for <i>residential</i> purposes, shall be subject to the provisions of Section 6.5, and includes a <i>family daycare</i> facility.
Horticulture	means the <i>use</i> of <i>land</i> for growing grass, flowers, ornamental shrubs and trees.
Hydro industrial	means <i>industrial</i> activities that are specifically associated with the generation of hydroelectric power at B.C. Hydro's power plant and pumphouse facilities on Buntzen Lake.

I

Industrial	means a <i>use</i> by a public authority for the intended benefit of the public.
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J

Junk yard	means any <i>building</i> or <i>land</i> used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies.
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K

Keeping of animals means owning, possessing, having the care, custody or control of, or harbouring of a horse, sheep, goat, mule, ass, swine, rabbit, poultry, llama, cow or other animal of the bovine species and any other fur-bearing animals, but does not include cats, dogs, hamsters, gerbils and similar household pets.

L

Land means real property without improvements, has the same meaning as in the *Assessment Act*, and includes the surface of water.

Landscaping means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and/or maintained to change, modify, or enhance the appearance of a *parcel*. The terms *landscape* and *landscaped* have a corresponding meaning to *landscaping*.

Lane means a highway more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to *parcels of land*.

Loading space means a space for the loading or unloading of a vehicle, either outside or inside a *building* or *structure*, but specifically excludes manoeuvring aisles and other areas providing access to the space.

Lot means the same as *parcel*.

M

m means the metric measurement distance of a metre.

m² means square metres.

Manufactured home means:

- a. a *one-family dwelling* constructed in a factory to CSA A277 standards, transported to a *parcel* and placed on a permanent foundation complying with the B.C. Building Code, or
- b. a *manufactured dwelling unit* constructed to CSA Z240 standards, transported on its own chassis and placed on a temporary foundation, and complies with the Manufactured Home Standards Regulations of the *Manufactured Home Act*,

and does not include a *recreational vehicle*.

Manufactured home park means *land* used or occupied by any person for the purposes of providing spaces for the accommodation of two or more manufactured homes and for imposing a charge or rental for the use of such space, and other uses associated with the accommodation of manufactured homes including recreational areas, identification signs, common storage areas for the storage of recreational vehicles, boats and other property of residents, and *buildings* or *structures* ancillary to the above as permitted and/or required by the *Village of Anmore Manufactured Home Park By-Law*.

Marijuana means all parts of the genus *cannabis* whether growing or not and the seed or clone of such plants.

Marijuana dispensary means a business or service which is used for dispensing, selling, or distributing *marijuana*, and is not licensed or regulated by applicable federal or provincial law pertaining to *medical marijuana*.

Medical marijuana	means <i>marijuana</i> that is possessed, produced, grown, cultivated from seed or clone to a plant for harvest, stored, packaged, or warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law.
Medical marijuana production	means the <i>use of land, buildings or structures</i> , licenced under federal regulations, for the growing, drying, packaging, storage, distribution, and/or sale, of <i>medical marijuana</i> .
Medical Marijuana Research and Development	means the <i>use of land, buildings or structures</i> for the systematic research, testing, data collection and manipulation, or technical or scientific development of <i>medical marijuana</i> , and may include a research laboratory, but does not include <i>medical marijuana production</i> .
Municipality	means the <i>Village</i> of Anmore.

N

n/a	means not applicable to this category.
Natural boundary	means the visible <i>high water mark</i> on any <i>watercourse</i> where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the <i>watercourse</i> a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself, and in cases where there is no visible high water mark shall mean the average <i>high water mark</i> .
Net density	means the calculation that is determined by dividing the size of the <i>parcel</i> proposed to be subdivided exclusive of the area used or intended for roads by the number of proposed <i>parcels</i> to be created.
New	means subsequent to the adoption of this bylaw.

O

Off-street parking	means the <i>use of land</i> for the parking of vehicles other than on a <i>highway</i> including the <i>parking spaces</i> and the maneuvering aisle.
Office	means the occupancy or use of a <i>building</i> for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use.
One-family dwelling	means a <i>building</i> which is used for only one <i>dwelling unit</i> , but may contain a <i>secondary suite</i> .
Open space amenity	means that portion of a <i>parcel</i> that is prohibited from future <i>development</i> and maintained as open space for such purposes as recreation, tree retention, stream or wetland preservation, or the protection of other unique and/or significant environmental values, with such land being subject to additional restrictive covenants, or site specific comprehensive development zoning, to be determined by the <i>Village</i> on a case by case basis.
Outdoor storage area	means an area outside a <i>building</i> that is used for the storage of garbage containers, maintenance materials and equipment, and similar activities.

P

Panhandle parcel	means any <i>parcel</i> , the <i>building</i> area of which is serviced and gains street frontage through the use of a relatively narrow strip of <i>land</i> which is an integral part of the <i>parcel</i> , called "the access strip".
Parcel	means any <i>lot</i> , block, or other area in which <i>land</i> is held or into which it is subdivided, but does not include a <i>highway</i> .
Parcel coverage	means the total horizontal area at <i>grade</i> of all <i>buildings</i> or parts thereof, as measured from the outermost perimeter of all <i>buildings</i> on the <i>parcel</i> , and expressed as a percentage of the total area of the <i>parcel</i> .
Parcel depth	means the distance between the <i>front parcel line</i> and the most distant part of the <i>rear parcel line</i> of a <i>parcel</i> .
Parcel line, exterior side	means the <i>parcel line</i> or lines not being the <i>front</i> or <i>rear parcel line</i> , common to the <i>parcel</i> and a street.
Parcel line, front	means the <i>parcel line</i> common to the <i>parcel</i> and an abutting street. Where there is more than one <i>parcel line</i> abutting a street, the shortest of these lines shall be considered the front. In the case of a <i>panhandle parcel</i> , the <i>front parcel line</i> , for the purpose of determining <i>setback</i> requirements, is at the point where the access strip ends and the <i>parcel</i> widens.
Parcel line, interior side	means a <i>parcel line</i> not being a <i>rear parcel line</i> , common to more than one <i>parcel</i> or to the <i>parcel</i> and a <i>lane</i> .
parcel line, rear	means the <i>parcel line</i> opposite to and most distant from the <i>front parcel line</i> or where the rear portion of the <i>parcel</i> is bounded by intersecting side <i>parcel lines</i> , it shall be the point of such intersection.
Parcel size	means the total horizontal area within the boundaries of a <i>parcel</i> .
Parcel width	means the mean distance between <i>side parcel lines</i> , excluding access strips of <i>panhandle parcels</i> .
Parent parcel	means the original <i>parcel</i> of <i>land</i> that was or is proposed to be the subject of a plan of <i>subdivision</i> .
Park	means public <i>land</i> used or intended for outdoor recreation purposes, and includes an archaeological, historical or natural site.
Parking area	means a portion of a <i>parcel</i> that is used to accommodate off-street parking.
Parking space	means the space for the parking of one vehicle either outside or inside a <i>building</i> or <i>structure</i> , but excludes maneuvering aisles and other areas providing access to the space.
Parking use	means providing <i>parking spaces</i> for the temporary parking of vehicles where such use is the <i>principal use</i> of the <i>parcel</i> or <i>building</i> .
Patio, sunken	means a surfaced, open space of land below <i>grade</i> adjacent to a <i>dwelling unit</i> which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities.
Permitted use	means the permissible purpose for which <i>land</i> , <i>buildings</i> or <i>structures</i> may be used.
Premises	means the <i>buildings</i> and <i>structures</i> located on a <i>parcel</i> of <i>land</i> .
Principal building or structure	means the <i>building</i> or <i>structure</i> for the <i>principal use</i> of the <i>parcel</i> as listed under the <i>permitted uses</i> of the applicable zone.
Principal use	means the primary <i>use</i> of <i>land</i> , <i>buildings</i> or <i>structures</i> on the <i>parcel</i> .

Property line Property line means *parcel line*.

Public service means a use providing for the essential servicing of the *Village* of Anmore with water, sewer, electrical, telephone and similar services where such *use* is established by the *Village*, by another governmental body or by a person or company regulated by and operating under Federal and Provincial utility legislation, and includes broadcast transmission facilities.

R

Recreational vehicle means a vehicle that is designed to provide temporary living accommodation for travel, vacation or recreational *use*, and may be self propelled, towed, or transported and may include, but not be limited to, motor homes, campers, travel trailers, tent trailers, but does not include a *manufactured home*.

Remainder parcel means the *parcel* of *land* that is the residual portion of a larger *parent parcel* of *land* that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more *parcels* in accordance with the minimum *parcel* size requirements of the applicable *zone*.

Residential means a use providing for the accommodation and home life of a person or persons, and domestic activities customarily associated with home life including gardening, recreation, storage and the keeping of animals as household pets when such animals are normally kept within a *dwelling unit* and when such animals are not kept for financial gain.

Retaining wall means a *structure* erected to hold back or support a bank of earth.

Road means the same as *highway*.

S

Screening means a continuous *fence*, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.

Secondary suite means a separate *dwelling unit* which is completely contained within a principal or *accessory building* containing bathroom, sleeping and living areas, and cooking facilities and areas, is of a size that is clearly incidental to the size of the principal *dwelling unit*, and shall comply with the requirements of Section 6.3 of this Bylaw.

Setback means the minimum permitted horizontal distance measured from the respective *parcel line*, *natural boundary* or *top-of-bank* to the nearest portion of a *building* or *structure*.

School means a *school* as defined by the *School Act*.

Solar energy device means a device designed to collect, store and distribute solar energy.

SPEA means Streamside Protection and Enhancement Area as designated by a Qualified Environmental Professional, pursuant to the provincial *Riparian Areas Regulation B.C. Reg. 376/2005 (RAR)* assessment methodology and/or a *Village* of Anmore Watercourse Development Permit pursuant to this Bylaw.

Strata parcel means a *strata parcel* as defined by the *Strata Property Act*.

Structure means anything constructed or erected, the *use* of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground, and excludes an in-ground sewage disposal tile field.

Subdivision	means the division of <i>land</i> into two (2) or more <i>parcels</i> , or the consolidation of two or more <i>parcels</i> into one, whether by plan, apt description, words, or otherwise.
Sustainable building technologies	means structural or technological elements designed to decrease the carbon footprint of a <i>building</i> or <i>structure</i> . Such features shall include <i>solar energy devices</i> , roof mounted micro wind turbines, infrastructure needed to access and maintain a green roof and the like.
Swimming pool	means any <i>structure</i> or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.6 m or more. For the purpose of this definition, a hot tub shall not be considered a <i>swimming pool</i> .

T

Top-of-bank	means : <ol style="list-style-type: none"> the point closest to the boundary of the <i>active floodplain</i> of a stream where a break in the slope of the land occurs such that the <i>grade</i> beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and for a floodplain area not contained in a ravine, the edge of the <i>active floodplain</i> of a stream where the slope of the <i>land</i> beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.
Two-family dwelling	means a single building which is used only for two (2) <i>dwelling units</i> , the two (2) <i>dwelling units</i> to be situated side by side sharing a common wall for a minimum of 10 metres.

U

Use	means the purpose for which any <i>parcel</i> , <i>land</i> , site, surface of water, <i>building</i> or <i>structure</i> is designed, arranged or intended, or for which it is occupied or maintained.
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V

Village	means the <i>Village</i> of Anmore.
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W

Watercourse	means any natural or man-made depression with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing a current of water at least six (6) months of the year and includes the sea or any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether enclosed or in a conduit.
Water resource	means a <i>use</i> providing for the generation of hydro-electric power and for the extraction, compounding, pumping, filtering and treatment of water for bulk shipment or distribution.

Y

Yard, front	means that portion of a <i>parcel</i> between the <i>front parcel line</i> and a line extending along the front face of a <i>principal building</i> to the <i>side parcel lines</i> .
Yard, rear	means that portion of a <i>lot</i> , between the <i>rear parcel line</i> and a line extending along the rear face of a <i>principal building</i> to the <i>side parcel lines</i> .

Yard, side means that portion of a *parcel* extending from the *front yard* to the *rear yard*, between the *side parcel line* and a line extending along the side face of a *principal building*.

Z

Zone means a zoning district established by the Bylaw.

PART 3 INTERPRETATION

3.1 PERMITTED USES

The list of *uses* under the heading "*Permitted Uses*" in each of the zoning districts set out in this Part 9 shall be interpreted to mean the *uses* listed in that particular zoning district and no others shall be permitted.

3.2 MINIMUM PARCEL SIZE

Any *parcel* created by *subdivision* shall be equal to or greater than the "Minimum *Parcel Size*" specified for the *zone* in which it is located in accordance with Schedule X Zoning Map, whether under the *Land Title Act* or the *Strata Property Act*, unless expressly provided for in this Bylaw.

3.3 MAXIMUM NUMBER AND SIZE

Where a "*Buildings and Structures*" and a "Maximum Number" and "Size of *Buildings and Structures*" regulation applies in a zoning district, such regulation shall be interpreted as meaning that a *parcel* which is designated on the Zoning Map of the *Village* of Anmore as being regulated by that schedule shall not be occupied by:

- (1) a greater number of *dwelling units* than the number specified, and
- (2) a *building* or *structure* that exceeds the amount of *floor area* that is specified.

3.4 MAXIMUM HEIGHTS

The specification of measurements for *buildings, structures* or *accessory buildings* under the general heading of "Maximum *Heights*" in a zoning district schedule shall be interpreted as meaning the greatest *height*, as *height* is defined in this Bylaw, to which a *building, structure* or *accessory building* may be constructed on a *parcel* which is designated on the Zoning Map as being regulated by that schedule.

3.5 MINIMUM SETBACKS FROM PROPERTY LINES

- (1) If this bylaw specifies a distance under the column heading "*Front Parcel Line Setback*", "*Rear Parcel Line Setback*", "*Interior Side Parcel line Setback*", or "*Exterior Side Parcel Line Setback*" in the "Minimum *Building Setbacks*" section of a zoning district schedule table, no portion of a *building* or *structure* may be constructed within the specified distance of the *front, rear, interior side* or *exterior side parcel line*, unless expressly provided for in this Bylaw.
- (2) Where a *permitted land use* or *structure* is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum *setback* from a *property line* for that *permitted land use* or *structure* shall be the measurement specified.

3.6 MAXIMUM PARCEL COVERAGE

Where a zoning district schedule includes a regulation entitled "Maximum *Parcel Coverage*", such regulation shall be interpreted as meaning that a *parcel* which is designated on the Zoning Map as being regulated by that schedule may not have a *parcel* coverage, as defined in this Bylaw, which exceeds the percentage specified.

3.7 MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA

Where a zoning district schedule includes a regulation entitled "Maximum *Floor Area Ratio*" or "Maximum *Floor Area*", it shall be interpreted to mean that a *parcel* in an area designated as being regulated by that zoning schedule may not have *buildings* erected on that *parcel* that exceed the maximum *floor area* or *floor area ratio*, as defined in this Bylaw.

3.8 ZONING DISTRICT BOUNDARIES

- (1) Where a *zone* boundary is designated as following a *highway* or a *watercourse*, the centreline of the *highway* of the *natural boundary* of the *watercourse* shall be the *zone* boundary.
- (2) Where a *zone* boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map by a surveyor.
- (3) Where a *parcel* is divided by a *zone* boundary, the areas created by such division shall be deemed to be separate *parcels* for the purpose of determining the requirements of each zoning district.

3.9 STATUTES

A reference to a statute refers to a statute of the Province of British Columbia unless otherwise indicated and a reference to any statute, regulation, code or bylaw refers to that enactment as it may be amended or replaced from time to time.

PART 4 APPLICATION AND COMPLIANCE

4.1 APPLICATION

No *land*, water surface, *building* or *structure* shall be used or occupied, and no *building* or *structure* or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw, except as otherwise provided for in this Bylaw or in the *Local Government Act*.

4.2 COMPLIANCE

Subject to the provisions of the *Local Government Act* respecting non-conforming uses, no *building*, *structure* or *land*, including the surface of water, shall be used or occupied, and no *building* or *structure* or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.

PART 5 GENERAL REGULATIONS

5.1 SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES

- (1) No *building* or *structure* shall be constructed, reconstructed, silted, altered, or extended so as to cause any existing *building* or *structure* on the same *parcel* to violate the provisions of this Bylaw.
- (2) The *interior parcel line setbacks* of this Bylaw shall not apply to adjoining *strata parcels* under a deposited plan pursuant to the *Strata Property Act* where there is a common wall shared by two or more units within a *building*.

5.2 NUMBER OF BUILDINGS

- (1) No more than 1 *principal building* and 2 *accessory buildings* may be sited on one *parcel*, except as otherwise provided for in this Bylaw.
 - a) Notwithstanding Subsection 5.2 (1), where the *parcel* size is greater than 0.8 ha, the number of *principal buildings* sited on the *parcel* may be increased to 2.

5.3 ACCESSORY BUILDINGS AND STRUCTURES

- (1) *Buildings* and *structures* containing an *accessory use* are permitted in each *zone*, unless otherwise provided for in this Bylaw, provided that:
 - a) the *principal use* is being carried out on the *parcel*, or;
 - b) a *building* for the purpose of the *principal use* has been constructed on the *parcel*, or;
 - c) a *building* for the purpose of the *principal use* is in the process of being constructed on the *parcel*.
- (2) An *accessory building* or *structure* shall not contain a *dwelling unit*, except as expressly provided for in this Bylaw.

5.4 HEIGHT EXEMPTIONS

- (1) The following types of *buildings*, *structures* or structural parts shall not be subject to the *height* requirements of this Bylaw:
 - a) Church spires; belfries; steeples; monuments; fire and hose towers; stadiums; transmission towers; chimneys; flag poles; telecommunication antennae; aerials; water tanks; cooling towers; *sustainable building technologies*; elevator and ventilating machinery screened ventilation machinery; and structures required for a *public service use*.
- (2) Notwithstanding Subsection 5.4(1), no *building* or *structure* listed in Subsection 5.4(1)(a) and located within a *residential zone* shall exceed twice the maximum allowable *height* permitted by the *zone*; the *height* of the *building* or *structure* provided that such *buildings* or *structures* do not cover more than 20 percent of the *parcel area* or more than 10 percent of the roof area if located on a *building* or *structure*, except in the case of *solar energy devices* which shall have no roof coverage limit.
- (3) Notwithstanding Subsection 5.4(1), no structure listed in Subsection 5.4(1)(a) and located within a *residential zone* shall cover more than 20 percent of the *parcel area* or more than 10 percent of the roof area if located on a *building* or *structure*, except in the case of *solar energy devices* which shall have no roof coverage limit.

5.5 SITING EXCEPTIONS

- (1) Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a *building*, the distance of the projection to an abutting *parcel line* shall be no less than 1.22 metres, unless expressly provided for in this Bylaw.
- (2) Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a *building*, the distance of the projection to an abutting *parcel line* shall be no less than 1.22 metres, unless expressly provided for in this Bylaw.

5.6 OBSTRUCTION OF VISION

On a corner *parcel* in any *zone* there shall be no obstruction to the line of vision between the *heights* of 1.0 m and 3.0 m above the established *grade* of a *highway* (excluding a *lane*) or an access route within a strata title *subdivision* within the sight triangle, being a triangular area formed by extending a 6.0 m boundary along the *parcel lines* from the point of the exterior corner intersection of the *parcel lines* and a line connecting these two points as illustrated below:

5.7 ENTRY GATES FOR DRIVEWAYS

Private vehicle entry gates are permitted on any *parcel* in *residential zones* provided that the following conditions are satisfied:

- (1) The gate is *setback* from the *property line* a minimum distance of 6 m to ensure that vehicles do not obstruct public rights of way;
- (2) the gate has battery backup;
- (3) electronic gate lock codes are provided to the *Village* of Anmore and the City of Surrey; and
- (4) manual gate keys are provided for in an unobstructed and accessible coded lockbox, the location of which is provided to the *Village* of Anmore and the City of Surrey.

5.8 FENCES

- (1) *Fences* shall not exceed a *height* of 1.2 metres in the front *yard* or a *height* of 1.8 metres in the *rear* or *side yards*;
- (2) Where a *fence*, wall or similar *structure* is located on top of a *retaining wall*, the *height* of the *fence* shall include the *height* of the *retaining wall*, except that where their combined *height* exceeds 1.8 metres, the *fence*, wall or similar *structure* by itself may have a *height* of not more than 1.0 metre.
- (3) Barbed wire, razor wire and mesh wire *fences* are prohibited in all *zones* except when expressly provided for in this Bylaw, or for an *industrial*, *civic institutional*, or *commercial use*.

5.9 RETAINING WALLS

- (1) A *retaining wall* or berm shall not exceed a *height* of 1.8 metres;
- (2) Notwithstanding 5.9(1), a *retaining wall* or berm may exceed a *height* of 1.8 metres in cases where the *retaining wall* or berm consists of more than one vertical component in which case each vertical component shall:
 - a) not exceed a *height* of 1.8 metres; and
 - b) shall be separated from each other by a horizontal component of not less than 1.2 metres wide; and

- c) in no case shall the entire *retaining wall* or berm exceed a *height* of more than 3.6 metres, unless vertical component is separated by a horizontal component of not less than 3.6 metres.
- (3) In cases where a *fence* is used in combination with a *retaining wall* or berm, the entire *structure* shall not exceed a *height* of 3.6 metres, with the *fence* being offset by not less than 1.2 metres.
- (4) A *landscape screen* is required for *retaining walls* as per Section 5.10 of this Bylaw.

5.10 SCREENING

- (1) Where a *parcel* is developed for a *commercial, industrial, civic institutional or comprehensive development use*, and where such a *parcel* shares a *parcel line(s)* with a *parcel* that is within a *residential zone*, the owner of the *non-residential or more intensive use parcel* shall provide a *fence or landscape screening* along such *property line(s)* of not less than and not more than 1.83 metres (6 feet) in *height*, except where the *screening* consists of plant material in which case there shall be no maximum *height*;
- (2) Notwithstanding Subsection 5.10 (1), a *fence or landscape screening* will not be required along the shared *parcel line* in cases where:
 - a) a *building* is built on the *parcel line*; or
 - b) a *residential use* is developed on a *parcel* that is zoned *commercial, industrial, or civic institutional* at the time of adoption of this Bylaw.
- (3) Where a *parcel* is developed for a *commercial, industrial, or civic institutional use* and where such a *parcel* is separated by a lane from a *parcel* that is:
 - a) within a *residential zone*; or
 - b) occupied with a *one-family dwelling*;
 the owner of the non-residential *parcel* shall provide a *fence or landscape screening* along the entire *parcel line* abutting the *lane* of not less than 1.22 metres (4 feet) in *height*, and not more than 1.83 metres (6 feet) in *height*, except where the *screening* consists of plant material, in which case there shall be no maximum *height*.
- (4) Notwithstanding Subsection 5.10 (3), a *fence or landscape screening* will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres (10 feet) on either side of the points of ingress and egress.
- (5) Garbage containers exceeding 0.5 cubic metres (0.65 cubic yards) in capacity shall be located so as not to be visible from any *highway* other than a *lane*, unless such a container is completely concealed from view by a *fence* with a gate or *landscape screening*.
- (6) A *landscape screen* of a *height* no less than 1.83 metres (6 feet) is required along the entire length of a *retaining wall* at each 1.22 metre (4 feet) horizontal separation component of a *retaining wall* consisting of more than one 1.83 metre (6 feet) vertical component.
- (7) *Landscaped screens* where required by this Bylaw shall be maintained at all times by the owner of the *parcel* on which they are required.

5.11 LANDSCAPING

- (1) On a *parcel* located within a *commercial, industrial, or civic institutional zone*, any part of such *parcel* which is not used for *buildings*, exterior display areas, parking or loading facilities shall be fully *landscaped* and properly maintained in a permeable state.
- (2) On a *parcel* located in a *residential zone* a minimum of 30% of the total surface area of such *parcel* shall be fully *landscaped* and properly maintained in a permeable state.

- (3) For the purposes of Subsections 5.11 (1) and (2), the following surfaces are not permeable:
- a) *buildings and structures*;
 - b) asphalt;
 - c) concrete;
 - d) grouted pavers; and
 - e) water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.
- (4) For all *landscape screening, landscaped buffers* or other *landscaped* areas required by this Bylaw for a *Commercial, Industrial, Civic Institutional, or Comprehensive Development zone*, the following *landscape* requirements shall apply:
- a) Existing *landscaped* areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a *permitted land use, building or structure* on the *parcel* or if the plants pose a safety hazard. Existing *landscaping* or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the *natural grade* within the root zone more than 20 cm, unless an arborist report indicates otherwise and is approved by the *Village*;
 - b) At installation, planted deciduous trees shall be min. 8 cm caliper in *Commercial zones* and min. 6 cm caliper in *industrial, civic institutional, or comprehensive development zones*;
 - c) At installation, planted coniferous trees shall have a minimum *height* of 3.0 m in *commercial zones* and a minimum *height* of 2.0 m in *industrial, civic institutional, and comprehensive development zones*;
 - d) New *landscape* plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the *Village* of Anmore area and shall exclude invasive species;
 - e) Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the *parcel* with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas;
 - f) *Landscaping* shall make special consideration of Bear Aware criteria for plant selection.

5.12 STORAGE OR PARKING OF VEHICLES, TRAILERS, BOATS AND EQUIPMENT

- (1) In all *zones*, storage or parking of *derelict vehicles* is prohibited on any *parcel* except if it is used for fire department training purposes.
- (2) In all *zones*, storage or parking of vehicles, trailers, boats and equipment shall not occupy any portion of the *landscaping* provided and maintained on a *parcel*.
- (3) In all *residential zones*, storage or parking of any vehicle, trailer or similar conveyance which exceeds a manufacturer's gross vehicle weight rating of 5,500 kg is prohibited on any *parcel* except for those which are parked for the purposes of delivery or supply of chattels, materials or services to the *parcel*.
- (4) In all *residential zones*, storage or parking of any construction equipment is prohibited on any *parcel* except for the purpose of construction in progress on the *parcel*.
- (5) In all *residential zones*, storage or parking of vehicles, trailers and boats is permitted on a *parcel* only if they are ancillary to the *permitted uses* thereon and shall be limited to:
 - a) 3 motor vehicles which do not exceed 3,000 kg licensed gross vehicle weight each;

- b) One *recreation vehicle* which does not exceed a manufacturer's gross vehicle weight rating of 5,500 kg or one utility trailer which does not exceed a manufacturer's gross vehicle weight rating of 3,000 kg; and
 - c) One pleasure boat kept not for gain, rent or sale.
- (6) In all *residential zones*, storage or parking of a *recreation vehicle*, utility trailer or pleasure boat is permitted on a *parcel* only if it is:
- a) Licensed and registered to the owner or occupier of the *parcel*;
 - b) Stored or parked at least 1.0 m away from the *front parcel line*, *interior side parcel line* and any *exterior side parcel line*; and
 - c) Stored or parked such that it does not obstruct access to and from the adjacent street for motor vehicles using any other *parking spaces* required on the *parcel*.
- (7) Subsection (5) above shall apply to a *parcel* containing a *one-family dwelling* regardless of whether the *one-family dwelling* contains a *secondary suite* or one or more boarders, except that one additional motor vehicle not exceeding 3,000 kg licensed gross vehicle weight may be stored or parked on the *parcel* in lieu of one permitted *recreation vehicle*, utility trailer or pleasure boat.
- (8) Within the C-1, C-2, **C-3** and P-1 *zones*, outdoor storage areas within 15 metres of a *highway* shall be bounded on all sides by a *landscape screen* of not less than 1.5 metres or more than 1.8 metres in *height*.

5.13 SIGNS

- (1) Within the C-1, C-2 and **C-3** *zones*, signs and other visual advertising devices shall be limited to:
- a) an area of 0.9 m² for each lineal metre of wall to which they are affixed, or a maximum area of 4.7 m² where they are not affixed to the wall of a *building*;
 - b) a maximum *height* equal to the eave level of the wall to which they are affixed, or a maximum *height* of 7.5 metres from the nearest *finished grade* of the site upon which they are situated, whichever is the lowest.
- (2) Within the RS-1, RS-2, and CD *zones*, signs and other visual advertising devices shall be limited to one non-illuminated "for rent", "for sale", professional practice, homecraft or occupation identity sign not exceeding 0.4 m² in area on any *parcel*; and shall be confined to the same *parcel* as the function, purpose or objects to which they refer.
- (3) Within any *zone*, no backlit signs shall be permitted, except those displaying a property address.
- (4) Notwithstanding Subsection 5.13(2), the size of a sign used for the advertising of a development project may be increased from 0.4 m² to 1.5 m² provided that the following conditions are satisfied:
- a) No dimension of the sign shall exceed 2 metres;
 - b) The sign shall be removed within 12 months of its erection; and
 - c) A security deposit in the amount of \$500.00 shall be posted with the *Village* to be used should the sign not be removed within 7 days of its required removal date.
- (5) Notwithstanding Subsection 5.13(2), a *sign* providing the name of a *residential* project are permitted provided that:
- a) The design of the sign shall be aesthetically pleasing and shall not detract from the architectural integrity of any *building* or *structure* to which it is attached, or beside which it is located. The arrangement and grouping of *signs* on a building shall be integrated with the architecture of the said

building and, notwithstanding the *setback* or location regulations of *signs* in this Bylaw, their *setback* and/or location may be regulated by a development permit issued by *Council*. Structural supports, bracing and ties for signs shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the sign itself.

- b) All signs together with their supporting *structures* and any electrical equipment shall be kept fully operable, in good repair and maintained in a safe and clean condition.
- c) No sign shall be erected or lighted in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist visibility at an access to or egress from a *highway* or so as to be unsafe to the public in the vicinity of such sign.
- d) The sign identifying the residential development's main entry does not exceed the following:
 - i) 1.22 metre minimum *setback* from any *parcel line*;
 - ii) 0.51 metre maximum width;
 - iii) 6.4 metre maximum length;
 - iv) 1.93 metre maximum *height*;
- e) The residential development's corner entry sign does not exceed the following:
 - i) 1.22 metre minimum *setback* from any *parcel line*;
 - ii) 0.51 metre maximum width;
 - iii) 2.6 metre maximum length;
 - iv) 1.93 metre maximum *height*;

5.14 SWIMMING POOLS

- (1) *Swimming pools* and hot tubs shall not be constructed or located within any required *front* or *exterior side yard* or located within 3.5 metres of any other *parcel line*, unless expressly provided for in this Bylaw.
- (2) *Swimming pools* shall be enclosed in a *structure* or surrounded by a *fence* with a *height* of no less than 1.5 metres, provided that the *fence* does not obstruct visibility through it.

5.15 SPORTS COURTS

- (1) Shall not be constructed or located within any required *front yard* or within any *accessory building* or *structure setback* requirement for that *zone*.

5.16 RENEWABLE ENERGY

- (1) In a *residential* or *commercial zone*, *sustainable building technologies* shall be permitted provided that the technologies shall:
 - a) be attached to a *principal* or *accessory building*;
 - b) not extend beyond the ridgeline of the roof; and
 - c) not extend beyond the outermost edge of the roof.
- (2) In an *industrial* or *civic Institutional zone*, *sustainable building technologies* shall be permitted provided that:
 - a) the technologies are located on or within the either *principal* or *accessory building* in which case the technology shall not extend beyond the outermost edge of the roof, or as a standalone *structure*

subject to the zoning requirements for the *principal building* on the *parcel* where the technology is located;

- (3) The production of the renewable energy as well as any device used to produce the energy must comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including but not limited to a Building Permit and BC Building Code Regulations.

5.17 SETBACKS FROM WATERCOURSES

- (1) Notwithstanding the *setback* requirements specified in each of the *zones*, no *building* shall be constructed, reconstructed, sited, moved, extended, or located within 15 metres of the *natural boundary* and *top-of-bank* of a river, creek or stream, unless a reduced *setback* is substantiated by a report prepared by a professional engineer.
- (2) No area used for habitation shall be located within any *building* such that the underside of the floor system or top of the concrete slab is less than 1.5 metres above the *natural boundary* of a river, creek, or stream.

5.18 RIPARIAN AREAS PROTECTION

- (1) Words and phrases in this section must be interpreted in accordance with the definitions and meanings established in the *Fish Protection Act* and the *Riparian Area Regulation, B.C. Reg. 376/2005 (RAR)*.
- (2) Despite any other provision in this or another Bylaw of the *Village*, for the purpose of protecting fish habitat in accordance with the *Fish Protection Act* and *RAR*, where land in any *parcel* includes a riparian assessment area, a person must not, in relation to *residential, commercial or industrial development* within the riparian assessment area do, direct, cause, suffer or allow to be done any of the following:
 - a) remove, alter, disrupt or destroy vegetation;
 - b) disturb soils;
 - c) construct, erect or install *buildings, structures*, flood protection works, roads, trails, docks, wharves or bridges;
 - d) create non-structural impervious or semi-impervious surfaces;
 - e) develop drainage systems or utility corridors;
 - f) provide or maintain sewer and water service systems; or
 - g) subdivide, within the meaning of subdivision in the *Land Titles Act* or under the *Strata Property Act*, except in strict accordance with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the Ministry of Forests, Lands and Natural Resource Operations of British Columbia, of which report the *Village* has received notice from that Ministry; or otherwise only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in Subsection (6).
- (3) Subsection (2) does not apply to developments requiring a permit from the *Village* issued only for the purpose of enabling reconstruction or repair of a permanent *structure* described in Section 532 of the *Local Government Act* if the *structure* remains on its existing foundation.
- (4) Without limiting Subsection (2), for the purpose of protecting the natural environment, its ecosystems and biological diversity in areas of land designated as a Watercourse Protection Development Permit Area under Schedule F of the *Village* of Anmore Official Community Plan Bylaw No. 532, 2014 (*Village OCP*), a development permit is required for any *residential, commercial or industrial development* proposed for any area of *land* that is within those designated areas.

- (5) As a guideline for *development* of areas designated under Schedule F of the *Village* OCP, any proposed *residential, commercial or industrial development* for *land* within a Watercourse Protection Development Permit Area must strictly comply with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the Ministry of Forests, Lands and Natural Resource Operations of British Columbia, of which report the *Village* has received notice from that Ministry; or otherwise only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in subsection (6).
- (6) Where an assessment report of a riparian assessment area indicates that implementation of a development proposal would result in harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions that support fish life processes in the riparian assessment area, the *Village* may approve or allow the *development* to proceed on receiving evidence to the satisfaction of the *Village* or its designated official that the HADD has been authorized in writing by the Minister of Fisheries and Oceans Canada or specifically by a regulation under the *Fisheries Act* (Canada). In these circumstances, any and all conditions, restrictions, requirements and recommendations of the Minister become a term and condition of a *development* permit, building permit, *subdivision* approval or other permit or approval of *development* by the *Village* within a riparian assessment area.

5.19 WATERSHED PROTECTION

- (1) Agricultural *buildings* and facilities identified by the Agricultural Waste Control Regulation that are considered to have a high risk for causing pollution, such as, but not limited to Solid Agricultural Waste Field Storage with greater than 2 weeks storage, Confined Livestock Area with greater than 10 agricultural units and Seasonal Feeding Areas must be set back 30 m from *top-of-bank* from any *watercourse* and/or stream.
- (2) Agricultural *buildings* and facilities covered by the Agricultural Waste Control Regulation that are considered to have a lower risk for causing pollution such as but not limited to Agricultural Waste Storage Facilities (engineered manure pits), chemical, compost and wood waste storage, on farm growing media production, mushroom barn, confined livestock area with less than 10 agricultural units, silo, incinerator and petroleum storage must be set back a minimum distance of 15 m from *top-of-bank* from any *watercourse* and/or stream.
- (3) Agricultural *buildings* and facilities that are considered to be a high risk of discharging contaminants and are not covered under the Agricultural Waste Control Regulation, such but not limited to livestock barns, brooder house, fur farming shed, livestock shelter and stable, hatchery and milking facilities are to be setback 15 m from *top-of-bank* of natural and channelized *watercourse* and/or streams and 5 m from constructed channels and ditches.
- (4) Agricultural *buildings* and facilities where the risk of discharging contaminants is unlikely and/or can be easily contained, such as but not limited to greenhouses, machine storage, on farm processing, direct farm marketing, crop storage, granary, shelters, hives, machine and equipment storage, cidery, retention and detention ponds and other impervious surfaces shall have the following *setbacks*, measured from *top-of-bank* of a *watercourse* and/or stream:

Watercourse Type	Setback from Top-of-Bank
Natural Stream	15 m
Channelized Stream	2 m ^(a)
Constructed Channel and/or Ditch	5 m ^(b)

- a) For a channelized stream with a minimum width of 10 metres and maximum width of 15 metres.

- b) The minimum agricultural *building setback* from a constructed channel or ditch for which a municipality is responsible for maintaining is 7 metres.
- (5) Notwithstanding all of the above, the setback from a domestic water intake for all agricultural *buildings* is 30 m from *top-of-bank* of a *watercourse* and/or stream.
- (6) Any horse trails which cross such a stream shall do so by means of a bridge having a deck which shall be as watertight as is practicable and having rails or *fences* extending a minimum distance of 15 metres from the bridge on both sides of the trails leading to and from the bridge.

PART 6 SPECIFIC USE REGULATIONS

6.1 USES PERMITTED IN ALL ZONES

- (1) A *public service use* provided that it is contained in a *structure* or a *building* containing less than 5 m² and complies with all the applicable siting and *height* requirements of the *zone* in which the use is located.
- (2) *Park and open space amenity*.

6.2 USES PROHIBITED IN ALL ZONES

- (1) Unless a *zone* expressly provides otherwise, the following *uses* shall be prohibited in all *zones*;
 - a) A tent or trailer used for habitation, except as specifically permitted in this Bylaw;
 - b) The storage of *derelict vehicles* except for fire department training purposes;
 - c) A junk yard; and
 - d) Medical Marijuana Production, Medical Marijuana Research and Development and Medical Marijuana Dispensaries.

6.3 SECONDARY SUITE

- (1) Not more than one *secondary suite* shall be permitted on a *parcel* of *land*.
- (2) A *secondary suite* may be located within a *principal building* or an *accessory building*.
- (3) A *secondary suite* within a *principal building* shall not have a *floor area* that exceeds the lesser of 90 m² or 40% of the *floor area* of the *principal building*.
- (4) A *secondary suite* within an *accessory building* shall not have a *floor area* that exceeds 100 m².
- (5) A *secondary suite* shall not be permitted in a *two-family dwelling*.
- (6) For the purposes of this Bylaw, an area of a *principal building* or *accessory building* constructed to include fire separation, rough-in wiring and plumbing, and means of egress for the purposes of a *secondary suite* will be considered as fulfilling the definition requirements of a *secondary suite*.
- (7) Unless expressly provided for in this Bylaw, *secondary suites* are prohibited in RCH-1, RCH-2 and CD *zones*, or *parcels* having an area less than 4,047 m².

6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE

An *accessory one-family residential use* shall:

- (1) be limited to one per *parcel*;
 - (2) have a maximum *floor area* of 100 m²; and
- where located within the same *building* as the *principal use*, be provided with a separate entrance.

6.5 HOME OCCUPATION USE

In any *zone* in which a *home occupation* use is permitted, the following conditions shall be satisfied:

- (1) The activities shall be conducted entirely within the *principal building* or *accessory building* except where such activity involves *horticulture* or a *family daycare*.

- (2) The *use* shall not involve the storing, exterior to the *building* or *buildings*, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.
- (3) The *use* may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary *home occupation use*.
- (4) The use within the *principal building* shall occupy no more than 30% of the *floor area* of the *principal building*, up to a maximum of 100 m².
- (5) The use within one or more *accessory buildings* shall occupy a total of not more than 100 m².
- (6) In no case shall the aggregate floor area of all *buildings* used for *home occupation use* exceed 100 m² on a *parcel* of *land*.
- (7) The total display area of any outdoor advertising sign shall not exceed 0.4 m².
- (8) The *use* or occupation shall be solely operated by a person resident in the *dwelling unit* and shall not involve the employment of more than two full-time employees on the premises.
- (9) Home crafts or occupations shall not discharge or emit the following across *parcel lines*:
 - a) odorous, toxic or noxious matter or vapours;
 - b) heat, glare, electrical interference or radiation;
 - c) recurring ground vibration;
 - d) noise levels exceeding 45 decibels.
- (10) The *use* shall provide parking in accordance with the requirements in the applicable *zone*.
- (11) No automobile, boat, or other machinery servicing repair is permitted as a *home occupation use*.

6.6 BED AND BREAKFAST

- (1) When permitted in a *zone*, a *bed and breakfast* operation shall be required to comply with the following regulations:
 - a) Not more than two (2) bedrooms in a *dwelling unit* shall be used for *bed and breakfast* accommodation;
 - b) *Bed and breakfast* operations may be permitted within either the *principal* or *accessory building*;
 - c) Should a *parcel* be used as a *bed and breakfast* operation, then an *secondary suite* shall not be allowed;
 - d) One off-street *parking space* shall be provided for each bedroom used as *bed and breakfast*, in addition to the parking requirement for the *one-family dwelling*;
 - e) Signage shall be limited to one sign with an area not to exceed 0.4 m² and shall comply with the requirements of **Section 4.20** of this Bylaw;
 - f) The *bed and breakfast* operation shall be owned and operated by the resident of the *principal building*;
 - g) No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
 - h) No patron shall stay for more than 20 days in a 12-month period;
 - i) All *bed and breakfast* operations shall have approved water and sewage disposal systems.
- (2) No *bed and breakfast* operation shall operate without a business license.

6.7 KEEPING OF ANIMALS

- (1) The *use of land* for the keeping of animals that is zoned RS-1, RS-2, CD, C-1 or C-2 shall be prohibited, except for those *parcels of land* that are no smaller than 8,094 m² (2 acres), in which case the keeping of animals shall be permitted and be subject to the Animal Control Bylaw;

PART 7 REGULATIONS FOR THE SUBDIVISION OF LAND

7.1 REGULATION OF SUBDIVISION

The purpose of this Part is to regulate the minimum dimensions and area of *parcels* of land that may be created by *subdivision*.

7.2 MINIMUM PARCEL SIZE AND WIDTH

- (1) The size and width of a *parcel* to be created by *subdivision* and which may lawfully be used as the site for a *building* shall not be less than the minimum dimensions and area for the construction of *buildings* or dwellings, as set out in the “Minimum Parcel Size” and width statement in the applicable zoning district schedule, where such minimum area and width have been specified.
- (2) Notwithstanding 402(1), *parcels* of *land* may be created that are less than the “Minimum Parcel Size” requirement applicable in a zoning district provided that:
 - a) the *parcel* shall not be less than 98% of the size of the “Minimum Parcel Size” requirement; and
 - b) not more than one such undersized *parcel* shall be permitted in a plan of *subdivision*.

7.3 MINIMUM FRONTAGE

- (1) As required by the *Local Government Act*, no *parcel* of *land* in any proposed *subdivision* shall have less than 10% of its perimeter fronting on a public street. This regulation may be relaxed by the *Council* upon application by the property owner.
- (2) Notwithstanding Section 403(1), the minimum frontage for *parcels* of *land* in a proposed cul-de-sac *subdivision* may be less than 10% of the perimeter of the *parcel*, provided that the minimum frontage is not less than 15 metres and the width of the *parcel* is not less than 20 metres measured 10 metres back in a perpendicular manner from the front *parcel line*.

7.4 PARCELS EXEMPT FROM MINIMUM PARCEL SIZE REQUIREMENTS

- (1) The consolidation of two or more *parcels* into a single *parcel* may be permitted, notwithstanding that the consolidated *parcel* may not comply with the “Minimum Parcel Size” requirement as specified in the zoning district in which the new *parcel* is situated.
- (2) The realignment of *property lines* to create new *parcels* may be permitted provided that:
 - a) the number of new *parcels* created by *subdivision* would be equal to or less than the number of *parcels* that existed prior to the *subdivision*, and;
 - b) the boundary change would not result in the creation of a *parcel* having less than 80% of the area of any of the original *parcels*.
- (3) Within the RS-1 zone, a minimum *parcel* size of 3,240 m² (0.8 acres) may be permitted provided that:
 - a) the average *parcel* size of all *parcels* created by *subdivision*, except the remainder *parcel*, shall not be less than 4,047 m² (1 acre);
 - b) no *parcel* of *land*, except the remainder *parcel*, shall be created that is greater than 8,090 m² (1.99 acres);
 - c) not less than 2 additional *parcels* of *land* shall be created; and
 - d) not more than 2 *parcels* of *land* less than 4,047 m² (1 acre) shall be created.

7.5 UNDERSIZED PARCELS

Notwithstanding Section 2.2(1), *parcels of land* that are shown on a plan deposited in the Land Title Office prior to the adoption of this Bylaw, which have less than the “Minimum Parcel Size” requirement as established in the *zone* in which that *parcel* is situated, may be used for any use permitted in that *zone*, subject to all the regulations for that *zone*.

7.6 SPECIAL SUBDIVISION REQUIREMENTS FOR RS-2 ZONE

- (1) Within the RS-2 *zone*, a minimum *parcel* size of 2,700 m² (0.66 acres) may be permitted provided that:
 - a) the *net density* of the *parent parcel* shall not exceed 1 *parcel*/4,047 m² (1 acre); and
 - b) a restrictive covenant shall be registered on all *parcels of land* that are greater than 1.31 acres, the effect of which will be to:
 - i) prohibit further *subdivision* to ensure that the *net density* of the *parent parcel* does not exceed 1 *parcel*/4,047 m² (1 acre); and
 - ii) require the protection of any natural environmental amenity.

7.7 PARCEL SHAPE

- (1) Unless the pattern of existing *subdivision* precludes it, and unless it is impracticable, side *parcel lines* shall be perpendicular or radial to the adjoining *highway*.
- (2) No *panhandle parcel* shall be created where the access strip is narrower than 7.5 m.

7.8 BARE LAND STRATA SUBDIVISION

Any *parcel* created under a Bare Land Strata Plan pursuant to the *Strata Property Act* shall be subject to the provisions of this Bylaw.

7.9 SUBDIVISION FOR RELATIVE

No *parcel* less than 1 hectare shall be subdivided pursuant to Section 946 of the *Local Government Act*.

PART 8 ZONING DISTRICT SCHEDULES

INDEX

Zoning District Name	Short Form	Min. Parcel Size
Residential 1	RS-1	4,047 m ²
Residential 2	RS-2	2,700 m ²
Manufactured Home Park	RS-3	2 ha.
Compact Housing 1	RCH-1	223 m ²
Compact Housing 2	RCH-2	325 m ²
Local Commercial	C-1	4,047 m ²
Campground Commercial	C-2	2 ha.
Equestrian Commercial	C-3	2 ha.
Civic institutional	P-1	560 m ²
Park	P-2	n/a
Watershed	W-1	n/a
Industrial	I-1	n/a
Comprehensive Development 1	CD-1	n/a
Comprehensive Development 2	CD-2	n/a
Comprehensive Development 3	CD-3	n/a
Comprehensive Development 4	CD-4	n/a

PART 9 ZONING DISTRICTS

9.1 RESIDENTIAL 1 – RS-1

9.1.1 Purpose

This zone is intended to provide *land* solely for the purpose of one-family *residential* housing.

9.1.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	4,047 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite	n/a
Urban Agriculture	n/a

9.1.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.25 FAR	10 m
Accessory Buildings and Structures	25% - 100 m ²	7 m

- a) The maximum *gross floor area* for the *principal building* and all *accessory buildings* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.25, except that:
 - i) in cases where all *buildings* are sited on a *parcel* in such a manner that all the *setbacks* for all the *buildings* are increased 1.5 m beyond that which are required pursuant to **Section 6.1.4** for every 152 m² of additional *floor area*;
 - ii) notwithstanding this restriction, a *principal building* with a *gross floor area* of not more than 232.4 m² will be permitted on any *parcel*; and
- b) 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 150 m². Notwithstanding this restriction, an *accessory building* of not more than 55.7 m² will be permitted on any *parcel*.

9.1.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m ²	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	n/a	7.6 m	7.6 m	5 m

- a) For a *parcel* that is less than 4,047 m², the front *setback* may be reduced to 7.6 m.
- b) For *accessory buildings* and *structures* less than 10 m² and in-ground *swimming pools*, the *rear* and *interior side setbacks* may be reduced to 3.5 m.

9.1.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.1.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 1 space per boarder;
 - iv) 2 spaces per *secondary suite*.

9.1.7 Other Regulations

- a) For *subdivision* exemptions, see **Section 7.5**.
- b) *Home occupation* shall be subject to the requirements of **Section 4.7**.
- c) *Bed and breakfast* shall be subject to the requirements of **Section 4.24**.
- d) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.2 RESIDENTIAL 2 – RS-2

9.2.1 Purpose

This *zone* is intended to provide land solely for the purpose of accommodating housing in a clustered manner, in order to protect the environmental sensitivity of terrain that has severe topographic or other physical constraints.

9.2.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	2,700 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite	n/a
Urban Agriculture	n/a

9.2.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.25 FAR	10 m
Accessory Buildings and Structures	25% - 100 m ²	7 m

- a) The maximum *gross floor area* for the *principal building* and all *accessory buildings* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.25, except that:
 - i) in cases where all *buildings* are sited on a *parcel* in such a manner that all the *setbacks* for all the *buildings* are increased 1.5 m beyond that which are required pursuant to [Section 6.2.4](#) for every 152 m² of additional *floor area*;
 - ii) notwithstanding this restriction, a *principal building* with a *gross floor area* of not more than 232.4 m² will be permitted on any *parcel*; and
- b) 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 100 m². Notwithstanding this restriction, an *accessory building* of not more than 55.7 m² will be permitted on any *parcel*.

9.2.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m ² (a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	n/a	7.6 m	7.6 m	5 m

- a) For a *parcel* that is less than 4,047 m², the front *parcel line setback* may be reduced to 7.6 m.

9.2.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.2.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for home occupation;
 - iii) 1 space per boarder;
 - iv) 2 spaces per *secondary suite*.

9.2.7 Other Regulations

- a) For *subdivision* exemptions, see **Section 7.5**.
- b) *Home occupation* shall be subject to the requirements of **Section 4.7**.
- c) *Bed and breakfast* shall be subject to the requirements of **Section 4.24**.
- d) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.3 RESIDENTIAL 3 – RS-3

9.3.1 Purpose

This *zone* is intended to provide land for the purpose of *manufactured home park* use served by a community sanitary sewer system.

9.3.2 Permitted Uses and minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Manufactured Home Park	2 ha
Home Occupation	n/a
Accessory One-Family Residential	n/a
Urban Agriculture	n/a

9.3.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	See 304.3	See 305.3

9.3.4 Manufactured Home Park Bylaw

The use of *land*, *buildings* and *structures* shall conform to the regulations of the Manufactured Home Park Bylaw.

9.3.5 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the *use* being served in accordance with the following requirements:

- i) *Manufactured home*: 2 level accessible spaces per *manufactured home*;
- ii) *Accessory one-family residential use*: 2 spaces;
- iii) 3 visitor *parking spaces* for every 10 *manufactured homes*;
- iv) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
- v) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

9.3.6 Regulations for Home Occupations

Within the RS-3 zone, *home occupations* shall satisfy the following conditions:

- a) The activities shall be conducted entirely within a principal building or *accessory building* except where such activities involve horticulture or a *family day care*.
- b) The *use* shall not involve the storing, exterior to the *building* or *buildings*, of any materials used directly or indirectly in the processing or resulting in the processing of any product of such craft or occupation.
- c) The *use* may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity from the premises be the primary *home occupation use*.
- d) The *use* within the *principal building* shall occupy no more than 30% of the *floor area* of the *principal building*.
- e) The total display area of any outdoor advertising sign shall not exceed 0.4 m².
- f) The *use* or occupation shall be solely operated by a person or persons resident in the *dwelling unit* and shall not involve the employment of any employees from off the *premises*.
- g) *Home* crafts or *occupations* shall not discharge or emit the following across *parcel lines*:
 - i) odourous, toxic, or noxious matter or vapour;
 - ii) heat, glare, electrical interference or radiation;
 - iii) recurring ground vibration; and
 - iv) noise levels in excess of those in the Noise Control Bylaw 517–2011.
- h) No automobile, boat, or other machinery servicing repair is permitted as a *home occupation use*.

9.3.7 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 6.3.7.
- b) *Accessory one-family residential use* shall be subject to the requirements of Section 4.8.

9.4 COMPACT HOUSING 1 – RCH-1

9.4.1 Purpose

This *zone* is intended to accommodate the potential conversion of the Countryside Manufactured Home Park into a bare land strata *subdivision*.

9.4.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	223 m ²
Home Occupation	n/a
Urban Agriculture	n/a

9.4.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.6 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

- The maximum number of *one-family dwelling units* shall not exceed 92 and the maximum number of *principal buildings* per *parcel* shall not exceed 1.
- The maximum *gross floor area* for the *principal building* on the *parcel* shall not exceed a *floor area ratio (FAR)* of 0.6, and the maximum *gross floor area* of the second storey of the *principal building* shall not exceed 80% of the *floor area* of the first storey.
- The maximum *gross density* shall not exceed 8 *parcels/acre*.
- The maximum *gross floor area* for an *accessory building* shall not exceed 46.5 m², but in no case shall the combined *floor area* of the *principal* and *accessory building* exceed a *floor area ratio (FAR)* of 0.6.
- In cases where a pitched roof is provided for *accessory buildings* and *structures*, the maximum *height* may be increased to 4 m.

9.4.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	5.0 m	3.0 m	4.0 m	1.5 m
Accessory Buildings	See (c)	3.0 m	4.0 m	1.5 m

- In the case where there is a *watercourse* on the property, the *setback* requirements outlined in **Section 4.11** shall also apply, except in the case where a new *building* is replacing an existing *building* that does not satisfy this requirement provided that the non conformity is not further exaggerated.
- In the case where there is a garage or carport, the garage or carport shall be located not less than 5.5 meters from the *property line* where driveway access is provided from.
- An *accessory building* and *structure* shall be sited to the rear of the front face of the *principal building*.

9.4.5 Maximum Parcel Coverage

- a) The maximum *parcel coverage* shall be:
 - i) 50% for *parcels* with frontages of less than 12.2 meters
 - ii) 55% for *parcels* with frontages of greater than 12.2 meters

9.4.6 Off-Street Parking

- a) *Off-street parking* spaces shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;

9.4.7 Other Regulations

- a) For the purpose of *subdivision*, this *zone* shall only be used for the creation of bare land strata *parcels*.
- b) *Home occupation* shall be subject to the requirements of Section 5.7.
- c) *Basements* and *sunken patios* are prohibited in this *zone*.

9.5 COMPACT HOUSING 2 – RCH-2

9.5.1 Purpose

The intent of this zone is to accommodate the potential conversion of Anmore Green Estates into a bare land strata subdivision.

9.5.2 Permitted Uses

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	325 m ²
Home Occupation	n/a
Urban Agriculture	n/a

9.5.3 Maximum Density and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.5 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

- a) The maximum number of *one-family dwelling units* shall not exceed 39, unless:
 - i) the community sewage disposal field is not required for sewage disposal purposes; and
 - ii) not less than 1,335 m² (0.33 acres) of *land* is allocated as common open space for use of the residents.
- b) The maximum *gross density* shall not exceed 8 *parcels/acre*.

9.5.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	5.5 m	1.5 m	3.0 m	1.5 m
Accessory Buildings	See (c)	1.5 m	3.0 m	1.2 m

- a) The minimum distance between *principal buildings* shall be 6 meters except for that portion of a *principal building* that is used for a garage, in which case the minimum distance may be reduced to not less than 2.44 meters.
- b) The *interior parcel line setback* for that portion of the *principal building* that is used for a garage may be reduced to 1 meter.
- c) An *accessory building* and *structure* shall be sited to the rear of the front face of the *principal building*.

9.5.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.5.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - i) 1 space per employee for *home occupation*;

9.5.7 Other Regulations

- a) For the purpose of *subdivision*, this *zone* shall only be used for the creation of bare land strata *parcels*.
- b) *Home occupation* shall be subject to the requirements of **Section 4.7**.

9.6 COMMERCIAL 1 – C-1

9.6.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating local *commercial* establishments.

9.6.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Grocery Retailing	666.4 m ²
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.6.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.6.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.6.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.6.6 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:

- i) A building for grocery retail use - 1 space per 38 m² of *gross floor area*;
- ii) *Accessory one-family residential use* - 2 spaces;
- iii) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
- iv) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres

75° – 90°

6.7 metres

b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced.

9.6.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.6.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of **Section 208**.

9.7 CAMPGROUND COMMERCIAL – C-2

9.7.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating campgrounds.

9.7.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Campground	2 ha
Accessory One-Family Residential	n/a
Accessory Uses	n/a

9.7.3 Campground Regulation Bylaw

The use of *land, buildings, and structures* shall conform to the regulations of the *Village* of Anmore Campground Regulation Bylaw.

9.7.4 Maximum Height

The maximum *height* for *principal buildings* and structures shall be 7.6 m.

9.7.5 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

9.7.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) *Campground use* - as required by the *Village* of Anmore Campground Regulation Bylaw;
 - ii) *Accessory one-family residential use* - 2 spaces;
 - iii) Each *parking space* shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - iv) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

- b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced except for the *parking spaces* located at each campsite.

9.7.7 Off-Street Loading

Adequate space for loading, unloading, and manoeuvring of trucks shall be provided on site.

9.7.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of Section 208.

9.8 EQUESTRIAN COMMERCIAL – C-3

9.8.1 Purpose

This *zone* is intended to provide land for the purpose of accommodating local *commercial* equestrian operations.

9.8.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Equestrian	2 ha
Agriculture	2 ha
One Family Dwelling	2 ha
Boarding	2 ha
Home Occupation	2 ha
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.8.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.8.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.8.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 50% of the *parcel*.

9.8.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - v) Equestrian use – 1 *parking space* per every two horses made available to the public;
 - vi) Accessory one-family residential use - 2 *parking spaces*;
 - vii) Each *parking space* shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;

viii) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

b) *Parking spaces* shall be free of mud, be graded for proper drainage and be hard surfaced.

9.8.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.8.8 Other Regulations

a) *An equestrian use* shall be limited as follows:

- i. No more than 28 resident horses shall be accommodated on the first 2 hectares of land developed for pasture and for equestrian use except that non-resident horses shall be brought to the premises for periods of less than 24 hours duration for the purpose of utilizing the equestrian facilities;
- ii. Additional resident horses shall be accommodated on land in excess of the first two hectares at a density of 10 horses per hectare.

b) *Accessory one-family residential use* shall be subject to requirements of **Section 208**.

c) For *subdivision exemptions*, see **Section 7.5**.

d) *Home occupation* shall be subject to the requirements of **Section 4.7**.

e) *Secondary suite* shall be subject to the requirements of **Section 4.10**.

9.9 CIVIC INSTITUTIONAL – P-1

9.9.1 Purpose

This *zone* is intended to provide *land* for the purpose of accommodating facilities owned and operated by a government agency or a non-profit organization.

9.9.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Civic	560 m ²
Public Service	560 m ²
Accessory One-Family Dwelling	n/a
Assembly	560 m ²
Community Garden	

9.9.3 Maximum Height

- a) The maximum *height* for *principal buildings* and structures shall be 10 m.
- b) The maximum *height* for *accessory buildings* and structures shall be 4.5 m.

9.9.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

9.9.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 40% of the *parcel*.

9.9.6 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) *Civic use* - 1 space per 9 m² of *gross floor area*;
 - ii) *School* – 2 spaces per classroom
 - iii) *Public service use* – No spaces required
 - iv) *Accessory one-family residential use* - 2 spaces;
 - v) Each *parking space* shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - vi) The minimum width of manoeuvring aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

- b) Parking spaces required as a result of the Equestrian Use shall be free of mud, be graded for proper drainage and be hard surfaced.

9.9.7 Other Regulations

Accessory one-family residential use shall be subject to the requirements of **Section 4.9.**

9.10 PARK – P-2

9.10.1 Purpose

This *zone* is intended to provide land for passive parks under the jurisdiction of the Metro Vancouver, B.C. Hydro and the Provincial Government.

9.10.2 Permitted Uses

- a) Park
- b) Accessory Uses

9.10.3 Maximum Building Height

The maximum *height* of *accessory buildings* and structures shall be 7.6 m.

9.10.4 Minimum Setback Requirements

From all *property lines*: 7.5 metres, except in the case where the adjacent property is used for *residential* purposes in which case the minimum *building setback* shall be 30 metres.

9.10.5 Off-Street Parking

Off-street parking shall be provided on the same *parcel* as the use being served.

9.11 WATERSHED – W-1

9.11.1 Purpose

This *zone* is intended to provide for the protection and preservation of land that serves as a watershed for domestic water supply sources.

9.11.2 Special Conditions

- a) *Land* within this *zone* shall not be used for other than the catchment, containment, and diversion of water, and any other activities that are required to maintain a watershed.
- b) No area shall be used or developed for public recreational use or access within the area zoned W-1 on the Zoning Map.

9.12 INDUSTRIAL – I-1

9.12.1 Purpose

This *zone* is intended to provide *land* for the purposes of accommodating facilities associated with B.C. Hydro power plant.

9.12.2 Permitted Uses

- a) *Hydro industrial*
- b) *Accessory uses*

9.12.3 Buildings and Structures

Permitted Use	Maximum Building Height
Principal Building	10 m
Accessory Buildings and Structures	4.5 m

9.12.4 Minimum Building Setbacks

For all *parcel lines* 7.5 metres, except in the case where the adjacent property is used for *residential* purposes in which case the minimum *building setback* shall be 30 metres.

9.13 COMPREHENSIVE DEVELOPMENT – CD

9.13.1 Purpose

This *zone* is intended to accommodate comprehensive *residential* development in accordance with the policies of the Official Community Plan. Each zone differentiated by a suffix shall be treated as a separate *zone*.

9.13.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	1,012 m ²

9.13.3 Maximum Number of Buildings, Density and Height

Permitted Use	Parcel Size Range	Maximum Number per Parcel	Maximum Floor Area Ratio	Maximum Building Height
Principal Buildings:	2,023 m ²	1	0.28 FAR	9.5 m
	1,349 m ²		0.30 FAR	
	1,012 m ²			
Accessory Buildings and Structures	n/a	1	45 m ²	7m

- The maximum number of *principal buildings* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.
- Where located within the same *building* as the *principal use*, be provided with a separate entrance.

9.13.4 Minimum Building Setbacks

The minimum *building setbacks* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall a *setback* be less than that in the RS-1 *zone*.

9.13.5 Maximum Parcel Coverage

The maximum *parcel coverage* shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall the *parcel coverage* be greater than:

Parcel Size	Maximum Parcel Coverage
2,023 m ²	25%
1,349 m ²	25%
1,012 m ²	20%

9.13.6 Off-Street Parking

Off-street parking shall be provided in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.13.7 Open Amenity Space

An *open space amenity* shall be provided in conjunction with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.14 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1

9.14.1 Purpose

The intent of this zone is to accommodate a small *parcel* residential bare land strata subdivision that retains environmentally sensitive land as Common Property.

9.14.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	20 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Suite ^(c)	n/a	n/a
Accessory Equestrian ^(d)	n/a	n/a
Accessory Uses	n/a	n/a

9.14.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.30 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

- a) Notwithstanding the definition of *floor area* in **Section XX (Definitions)**, for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.
- b) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².
- c) The maximum *height* of a *fence*, other than for an *accessory equestrian use*, shall be subject to **Section 5.17**.

9.14.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.14.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the *use* being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 2 spaces per *secondary suite*.

9.14.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 25% of the *parcel*.

9.14.7 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.14.8 Special Regulations for an Accessory Equestrian Use

An accessory *equestrian use* shall be subject to the following:

- a) the accessory *equestrian use* shall be limited generally to the area designated *equestrian use* on the Comprehensive Development Plan;
- b) not more than 12 horses may be accommodated within the area designated *equestrian use* on the Comprehensive Development Plan;
- c) notwithstanding the setback requirements of Section 314A.3, all *buildings* used for an accessory *equestrian use* shall be sited in accordance with the Comprehensive Development Plan; and
- d) the accessory *equestrian use* shall comply with the regulations of the Animal Control Bylaw.

9.14.9 Other Regulations

- a) Home occupation shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.
- c) *Secondary Suite* shall be subject to the requirements of Section 210.
- d) Accessory *equestrian use* shall be subject to the requirements of Section 314A.7.

9.14.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.15 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2

9.15.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that provides green space in accordance with policy framework of the Official Community Plan.

9.15.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,349 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Suite ^(c)	2,023 m ²	30 m
Accessory Uses	n/a	n/a

9.15.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

- a) Notwithstanding the 0.2 FAR requirement, the FAR for all *principal* and *accessory buildings* on a *parcel* may exceed 0.2, but only in such cases where the *gross floor area* for all *principal* and *accessory buildings* shall not exceed a maximum of 278.8 m² (3,000 ft²).
- b) Notwithstanding the definition of *floor area* in Section XX (Definitions), for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.
- c) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².

9.15.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.15.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;
 - iii) 2 spaces per *secondary suite*.

9.15.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.15.7 Maximum Number of Parcels

Not more than 35 *parcels* may be created as a result of *subdivision*.

9.15.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.15.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.
- c) *Secondary suite* shall be subject to the requirements of Section 210

9.15.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.16 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

9.16.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that provides green space in accordance with policy framework of the Official Community Plan.

9.16.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,500 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.16.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

- a) Notwithstanding the definition of *floor area* in Section XX (Definitions), for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area* (definition?).
- b) The maximum *parcel coverage* of all accessory buildings on a parcel shall not exceed 70 m².

9.16.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.16.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same parcel as the use being served in accordance with the following requirements:
 - i) 2 spaces per *dwelling unit*;
 - ii) 1 space per employee for *home occupation*;

9.16.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 20% of the *parcel*.

9.16.7 Maximum Number of Parcels

- a) Not more than 25 *parcels* may be created as a result of *subdivision*.
- b) Not more than 9 *parcels* may have a “Minimum *Parcel Size*” less than 2,023 m².

9.16.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.16.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220.

9.16.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this zone.

9.17 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4

9.17.1 Purpose

The intent of this *zone* is to accommodate a residential subdivision that provides green space in accordance with policy framework of the Official Community Plan.

9.17.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,860 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Uses	n/a	n/a

9.17.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

a) Notwithstanding the definition of *floor area* in **Section XX (Definitions)**, for the purpose of this *zone*, *floor area* or *gross floor area* shall exclude *below grade floor area*.

b) The maximum *parcel coverage* of all accessory buildings on a parcel shall not exceed 70 m².

9.17.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.17.5 Off-Street Parking

a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:

- i) 2 spaces per *dwelling unit*; and
- ii) 1 space per employee for *home occupation*.

9.17.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 15%, and may be increased to 20% for a maximum of 11 *residential parcels* provided the *buildings* are limited to 1 storey – rancher style homes, the specific *parcels* to be identified at the time of *subdivision* through the use of restrictive covenant.

9.17.7 Maximum Number of Parcels

Not more than 44 *residential parcels* may be created as a result of *subdivision*.

9.17.8 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the Comprehensive Development Plan.

9.17.9 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section 5.7.
- b) *Bed and breakfast* shall be subject to the requirements of Section 220

9.17.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.18 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5

9.18.1 Purpose

The intent of this *zone* is to accommodate a *residential subdivision* that is subject to design controls and provides amenities to the *Village* in accordance with policy framework of the Official Community Plan..

9.18.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	25 m
Home Occupation ^(a)	n/a	n/a
Bed and Breakfast ^(b)	n/a	n/a
Accessory Uses	n/a	n/a

9.18.3 Maximum Number of Buildings, Density and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

a) The maximum *parcel coverage* of all *accessory buildings* on a *parcel* shall not exceed 70 m².

9.18.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.18.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
- i) 2 spaces per *dwelling unit*; and
 - ii) 1 space per employee for *home occupation*.

9.18.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 15% of the *parcel*.

9.18.7 Maximum Number of Parcels

Not more than 5 *residential parcels* may be created as a result of *subdivision*.

9.18.8 Other Regulations

- a) *Home occupation* shall be subject to the requirements of Section XX.
- b) *Bed and breakfast* shall be subject to the requirements of Section XX.

9.18.9 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

9.19 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6

9.19.1 Purpose

The intent of this *zone* is to accommodate a *residential hillside subdivision* that clusters *one-family dwellings* on a variety of *parcel* sizes to preserve public open space and ecologically sensitive areas in accordance with the *Village of Anmore Official Community Plan*..

9.19.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Residential Dwelling	2,023 m ²	24.0 m	n/a
	1,349 m ²	24.0 m	21
	840 m ²	29.0 m	1
Home Occupation	n/a	n/a	n/a
Bed and Breakfast	n/a	n/a	n/a
Accessory Uses	n/a	n/a	

9.19.3 Maximum Number of Buildings, Density and Height

Permitted Use by Parcel Size	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:			
2,023 m ²	1	0.28 FAR	10 m
1,349 m ²	1	0.30 FAR	10 m
840 m ²	1	0.32 FAR	10 m
Accessory Buildings and Structures	1	45 m ²	7 m

9.19.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings on Parcels 1 to 18, 23 and 26 as Shown on the Attached Comprehensive Development Plan	10 m	7.6 m	5.0 m	5 m
Principal Buildings on Parcels 9 to 22, and 27 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m
Principal Buildings on Parcels 24 and 25 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m along the <i>parcel line</i> abutting a public open space, otherwise 5.0 m
Accessory Building and Structure	18.0 m	1.8 m	3.5 m	1.0 m

9.19.5 Off-Street Parking

- a) Off-street *parking spaces* shall be provided on the same *parcel* as the use being served in accordance with the following requirements:
 - i) 2 spaces per *one-family dwelling*; and
 - ii) 1 space per employee for *home occupation*; and
 - iii) 1 space per bedroom intended for use by a *bed and breakfast* guest.

9.19.6 Maximum Parcel Coverage

The maximum *parcel coverage* shall be 25% per *parcel*.

9.19.7 Maximum Number of Parcels

The maximum number of *parcels* created by *subdivision* shall be 27.

9.19.8 Maximum Units per Acre

The maximum units per acre shall be 1.20.

9.19.9 Open Space Amenity

An *open space amenity* shall be provided generally in accordance with the attached Comprehensive Development Plan.

9.19.10 Parcel Shape

Notwithstanding **Section** 406, for the purposes of this *zone*, no *panhandle parcel* shall be created where the access strip is narrower than 6.0 m.

9.19.11 Other Regulations

- a) All permitted *land uses* shall be connected to community services in accordance with the Anmore Works and Services Bylaw.
- b) *Home occupation* shall be subject to the requirements of **Section** XX.
- c) *Bed and breakfast* shall be subject to the requirements of **Section** XX.

9.19.12 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this *zone*.

PART 10 SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

10.2 VIOLATIONS

Each person who contravenes any of the provisions of this Bylaw shall commit an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

10.3 PENALTY

Each person who commits an offence shall be liable on summary conviction to the penalties prescribed in the Offence Act.

10.4 ENTRY

The Clerk or his/her designate may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the Clerk in the performance of his/her duties shall constitute an offence.

PART 11 REPEAL AND EFFECTIVE DATE

11.1 REPEAL OF PREVIOUS BYLAW

"The Village of Anmore Zoning Bylaw No. 257 (1999)" and all amendments thereto are hereby repealed.

READ A FIRST TIME this XX day of XX, 2016.

READ A SECOND TIME this XX day of XX, 2016.

REREAD A SECOND TIME this XX day of XX, 2016.

PUBLIC HEARING HELD this XX day of XX, 2016.

READ A THIRD TIME this XX day of XX, 2016.

RECONSIDERED AND FINALLY ADOPTED this XX day of XX, 2016.

Table of Proposed Zoning Bylaw Changes

Item Being Changed	Existing Bylaw	Draft Bylaw	Comments
Definition Added: Active Floodplain		means an area of <i>land</i> that supports floodplain plant species and is: <ul style="list-style-type: none"> a. adjacent to a <i>watercourse</i> that may be subject to temporary, frequent or seasonal inundation, or within a boundary that is indicated by the visible <i>high water mark</i> .	Added to support RAR regulation.
Definition added: Basement		means that portion of a <i>building</i> that is below the first storey.	added definition to clarify when referring to exclusion of 'basement' areas in calculation of GFA. Also added 'below grade floor area' – which may be redundant and need to only keep one.
Definition added: Breezeway		means a structural connection between an <i>accessory building or structure</i> and a <i>principal building</i> . For the purposes of this Bylaw, a <i>breezeway</i> does not create a single <i>building or structure</i> out of the two <i>buildings or structures</i> it connects.	to provide clarity and explicitly note the 'construction' of a 'breezeway' does not create one building or structure out of the two it connects.
Definition added: Commercial		means a <i>use</i> providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.	to be consistent in providing <i>use</i> definitions such as residential, assemble, civic, etc

Definition added: Community Garden		means the non-commercial use of <i>land</i> for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables.	to permit the use in P1 zone
Definition added: Finished Grade		means the lowest ground elevation existing after construction, as established on a legal survey by a registered British Columbia Land Surveyor, as measured at each of the four outermost exterior corners of the <i>building or structure</i> , or projections thereof	to identify 'finished grade' after, not prior, to construction to aid in establishing 'grade' definition
Definition added: Height, for the purpose of measuring wall		means the vertical distance measured from <i>grade</i> to the highest point of the vertical wall component.	(for the purposes of measuring wall 'height'): to determine 'wall height' with a different method of calculating 'height' than that for a 'building' or structure'. Measures 'height' from where 'wall' meets 'finished grade' to top of 'wall'.
Definition added: Industrial		means a <i>use</i> by a public authority for the intended benefit of the public.	to be consistent in providing <i>use</i> definitions such as residential, assemble, civic, etc
Definition added: Landscaping		means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and/or maintained to change, modify, or enhance the appearance of a	to align with the new section added to the Zoning Bylaw and provide clarity to what the 'landscaping' consists of

		<i>parcel</i> . The terms <i>landscape</i> and <i>landscaped</i> have a corresponding meaning to <i>landscaping</i> .	
Definition added: Marijuana, Marijuana Dispensary, Medical Marijuana, and Medical Marijuana Research and Development		<p>Marijuana: means all parts of the genus <i>cannabis</i> whether growing or not and the seed or clone of such plants.</p> <p>Marijuana Dispensary: means a business or service which is used for dispensing, selling, or distributing <i>marijuana</i>, and is not licensed or regulated by applicable federal or provincial law pertaining to <i>medical marijuana</i>.</p> <p>Medical Marijuana: means <i>marijuana</i> that is possessed, produced, grown, cultivated from seed or clone to a plant for harvest, stored, packaged, or warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law.</p> <p>Medical Marijuana Research and Development: means the <i>use of land, buildings or structures</i> for the systematic research, testing, data collection and manipulation, or technical or scientific development of <i>medical marijuana</i>, and may include a research laboratory, but does not</p>	to identify the plant and its potential uses for the purposes of prohibiting in all 'zones'

		include <i>medical marijuana production</i> .	
Definition added: Natural Grade		means the elevation of the ground surface existing prior to any disturbance, alteration, excavation or filling, as determined by a registered British Columbia Land Surveyor, but excludes localized depressions in all cases.	to identify 'natural grade' prior to any 'development' or construction, and together with 'finished grade', establish the lesser of 'natural grade' or 'finished grade' to determine 'grade'
Definition added: Patio, sunken		means a surfaced, open space of land below <i>grade</i> adjacent to a <i>dwelling unit</i> which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities.	created to prohibit in RCH-1 zone (Countryside)
Definition added: Recreational Vehicle		means a vehicle that is designed to provide temporary living accommodation for travel, vacation or recreational <i>use</i> , and may be self propelled, towed, or transported and may include, but not be limited to, motor homes, campers, travel trailers, tent trailers, but does not include a <i>manufactured home</i> .	to identify vehicle type used in Bylaw as it relates to storage regulations
Definition added: Screening		means a continuous <i>fence</i> , wall, compact evergreen hedge or combination thereof, supplemented with landscape planting.	to align with the new Screening Bylaw section and to identify what is included in the term

Definition added: Solar Energy Device		means a device designed to collect, store and distribute solar energy.	required to differentiate from other 'sustainable building technologies'
Definition added: Sustainable Building Technologies		means structural or technological elements designed to decrease the carbon footprint of a <i>building</i> or <i>structure</i> . Such features shall include <i>solar energy devices</i> , roof mounted micro wind turbines, infrastructure needed to access and maintain a green roof and the like.	created as a catch all for all devices referenced in the Renewable Energy section of the General Regulations. Included is 'solar energy devices', which also has to be clearly defined to distinguish them having less restrictive regulations, especially pertaining to height exemptions and roof coverage limitations
Definition added: Swimming Pool		means any <i>structure</i> or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.6 m or more. For the purpose of this definition, a hot tub shall not be considered a <i>swimming pool</i> .	to establish proper definition to align with newly created Swimming Pool section.
Definition added: Top-of-Bank		means : a. the point closest to the boundary of the <i>active floodplain</i> of a stream where a break in the slope of the land occurs such that the <i>grade</i> beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured	created to align with ESC Bylaw

		<p>perpendicularly from the break, and</p> <p>for a floodplain area not contained in a ravine, the edge of the <i>active floodplain</i> of a stream where the slope of the <i>land</i> beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.</p>	
Definition added: Yard, Front, Rear and Side:		<p>Yard, Front: means that portion of a <i>parcel</i> between the <i>front parcel line</i> and a line extending along the front face of a <i>principal building</i> to the <i>side parcel lines</i>.</p> <p>Yard, Rear: means that portion of a <i>lot</i>, between the <i>rear parcel line</i> and a line extending along the rear face of a <i>principal building</i> to the <i>side parcel lines</i>.</p> <p>Yard, Side: means that portion of a <i>parcel</i> extending from the <i>front yard</i> to the <i>rear yard</i>, between the <i>side parcel line</i> and a line extending along the side face of a <i>principal building</i>.</p>	added to determine how 'yards' are created on a 'parcel' with 'parcel lines' and faces of building.
Definition Revised: Accessory Building	means a building or structure located on a parcel, the use of which building or structure is incidental and ancillary to the principal permitted use of the	means a <i>building</i> or <i>structure</i> located on a <i>parcel</i> , the <i>use</i> of which is incidental and ancillary to the principal <i>permitted use</i> of the <i>land</i> , <i>buildings</i> or <i>structures</i> located on the same <i>parcel</i> .	included previously unregulated structures such as, flagpoles, swimming pools, propane tanks, satellite dishes and receivers, telecommunication antenna, and wind turbines

	land, buildings or structures located on the same parcel		
Definition Revised: Accessory Suite			changed to Secondary Suite
Definition Revised: Below Grade Floor Area			changed 'space' to 'area' to be more consistent with language – 'gross floor area', GFA
Definition Revised: Development	means a change in the use of any land, building or structure and shall include the carrying out of any building, engineering, construction or other operation in, on, over or under land or water, or the construction, addition or alteration of any building or structure;	means a change in the <i>use</i> of any <i>land, building or structure</i> and shall include the carrying out of any <i>building</i> , engineering, construction or other operation in, on, over or under <i>land</i> or water, or the construction, addition or alteration of any <i>building or structure</i> .	to provide clarity and align with RAR definition
Definition Revised: 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 of the building, but excludes for the purpose of a one-family residential, two-family residential dwelling or accessory building, any portion of a floor used for parking purposes;	means the total of the gross horizontal area of each floor of a <i>building</i> as measured from the outermost perimeter wall of the <i>building</i> and includes <i>below grade floor area</i> . <i>Parking area</i> within a <i>building or structure</i> will be included in the calculation of <i>floor area</i> , except for up to 60 m ² of <i>parking area</i> located within <i>principal building or accessory building</i> that does not contain a <i>secondary suite</i> .	to clarify that 'below grade floor area' (or 'basement' depending on what term to keep) and parking areas are included with some exemptions.
Definition Revised: Grade:	(as applying to the determination of building height) means the lowest of the	means the grading elevation as identified on a <i>parcel</i> grading plan, where such a plan has been approved by the <i>Village</i> at the time of <i>subdivision</i> when the	removed the establishment of 'grade' for the purposes of determining building 'height' from the context of the definition. This is now covered in

	average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground;	<p><i>parcel</i> was created. Or where there is no <i>parcel</i> grading plan:</p> <ul style="list-style-type: none"> a. for the purposes of determining <i>building height</i>, the average elevation of the <i>natural grade</i> or the <i>finished grade</i>, whichever is the lesser, around the perimeter of a <i>building</i> as measured at each of the four outermost exterior corners of the <i>building</i>, or projections thereof; or b. for the purposes of determining <i>below grade floor area</i>, the average elevation of the <i>natural grade</i> or the <i>finished grade</i>, whichever is the lesser, around the perimeter of a <i>building</i> as measured at each of the four outermost exterior corners of the <i>building</i>, or projections thereof; or <p>for the purposes of determining <i>height</i> of walls, <i>fences</i>, <i>landscaping</i> and <i>screening</i>, the <i>finished grade</i>.</p>	the definition of 'height'. And to establish 'grade' as it pertains to establishing 'below grade floor area' (or 'basement').
Definition Revised: Height (of a building or structure)	(of a building or structure) means the vertical distance from Grade to the highest	means the vertical distance measured from <i>grade</i> to the highest point of the roof surface	to clarify how to establish building height and tie it to natural or finished. A new

	point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure;	of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a <i>structure</i> without a roof, to the highest point of the <i>structure</i> .	definition for 'height' (for the purposes of measuring wall 'height') was also created
Definition Added: Landscaping		means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and/or maintained to change, modify, or enhance the appearance of a <i>parcel</i> . The terms <i>landscape</i> and <i>landscaped</i> have a corresponding meaning to <i>landscaping</i> .	Added to support landscaping requirements in revised zoning bylaw
Definition Revised: Manufactured Home:	means a dwelling unit designed to be moved from time to time, which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation supports, connection of utilities, and some incidental assembly, and complies with the Manufactured Home Standards Regulations of the Manufactured Home Act, but specifically excludes recreational vehicles;	means: <ul style="list-style-type: none"> a. a <i>one-family dwelling</i> constructed in a factory to CSA A277 standards, transported to a <i>parcel</i> and placed on a permanent foundation complying with the B.C. Building Code, or b. a <i>manufactured dwelling unit</i> constructed to CSA Z240 standards, transported on its own chassis and placed on a 	revised definition to explicitly include both mobile homes and modular homes

		temporary foundation, and complies with the Manufactured Home Standards Regulations of the <i>Manufactured Home Act</i> , and does not include a <i>recreational vehicle</i> .	
Definition Revised: One-family Dwelling	means a residential use in a building which is used for only one dwelling unit, and may contain an Accessory Suite, and includes a double-wide manufactured home;	means a <i>building</i> which is used for only one <i>dwelling unit</i> , but may contain a <i>secondary suite</i> .	removed reference to 'double wide manufactured home' as it implies permitting 'double wide mobile homes' anywhere that permits a 'one-family dwelling'
Definition Revised: Parcel Size	lot size means the same as site area	means the total horizontal area within the boundaries of a <i>parcel</i> .	renamed from 'lot size' and provided clarity as to what it actually is. Previous definition stated 'lot size' meant the same as site area and bylaw provided no defined term for site area. Clarified to mean the horizontal area within the boundaries of a 'parcel'
Definition Revised: Remainder Parcel	means the parcel of land that is the residual portion of a larger parcel of land that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more parcels in accordance with the minimum lot size requirements of the applicable zone;	means the <i>parcel of land</i> that is the residual portion of a larger <i>parent parcel of land</i> that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more <i>parcels</i> in accordance with the minimum <i>parcel</i> size requirements of the applicable <i>zone</i> .	clarified language to identify remainder of the parent parcel

Definition Revised: School:	includes public schools and independent schools;	means a <i>school</i> as defined by the <i>School Act</i> .	Changed to ensure consistency with provincial legislation.
Definition Revised: Setback	means the minimum horizontal distance measured from the respective lot line or natural boundary to the nearest portion of a building or structure;	means the minimum permitted horizontal distance measured from the respective <i>parcel line</i> , <i>natural boundary</i> or <i>top-of-bank</i> to the nearest portion of a <i>building</i> or <i>structure</i> .	revised language to include top-of-bank as a feature requiring a separation distance from a building or structure
Definition Revised: Subdivision	means the division of land into two (2) or more parcels, whether by plan, apt description, words, or otherwise;	means the division of <i>land</i> into two (2) or more <i>parcels</i> , or the consolidation of two or more <i>parcels</i> into one, or the adjustment of a <i>parcel line</i> whether by plan, apt description, words, or otherwise.	revised to incorporate language from BC government website
Definition Revised: Top-of-Bank:	means the natural boundary of a watercourse, or if the distance from the high water mark to the toe of the slope is less than 15 metres, then it is the first significant and regular break in slope which is a minimum of 15 metres wide.	means : a. the point closest to the boundary of the <i>active floodplain</i> of a stream where a break in the slope of the land occurs such that the <i>grade</i> beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and for a floodplain area not contained in a ravine, the edge of the <i>active floodplain</i> of a stream where the slope of the <i>land</i>	Revised to better align with RAR regulation.

		beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.	
Definition Deleted: Building Setback	means the minimum horizontal distance from any portion of a building or structure to a designated lot line;	Deleted	redundant with the existing term 'setback' – potential delete. But may need both definitions to identify 'setback' area for 'natural boundary' and 'top of bank'
Definition Deleted: Minimum Site Area	means the smallest contiguous portion of a parcel that is required by law for the development of one permitted use;	Deleted	not used in revised Bylaw
Regulation Change: Fencing	Fences shall not exceed a height of 1.8 metres in the front yard or a height of 2.4 metres to the rear of the front face of a building;	<p>(1) Fences shall not exceed a height of 1.2 metres in the front yard or a height of 1.8 metres in the rear or side yards;</p> <p>(2) Where a fence, wall or similar structure is located on top of a retaining wall, the height of the fence shall include the height of the retaining wall, except that where their combined height exceeds 1.8 metres, the fence, wall or similar structure by itself may have a height of not more than 1.0 metre.</p> <p>(3) Barbed wire, razor wire and mesh wire fences are prohibited in all zones except when expressly provided for in this Bylaw, or for an industrial,</p>	Size of fences in front yards is reduced to 1.2 metres and reduced to 1.8 metres in all other locations. Setback required from retaining walls. Restrictions on materials used for fencing also added.

		civic institutional, or commercial use.	
Regulation Change: Landscaping		See section 5.11 of proposed bylaw	Added requirements for Landscaping to help mitigate impacts of development and retaining walls
Regulation Change: Retaining Walls		See section 5.9	Increased the required horizontal separation requirement between retaining wall systems to 3.6 metres
Regulation Change: Screening		See Section 5.10 of proposed bylaw	Added requirements for screening to help mitigate impacts of development
Regulation Change: Storage or Parking of Vehicles, Trailers, Boats and Equipment		See Section 5.12	Section added to clarify and address issues with regard to the storage of items.
Regulation Change: Signs		See section 5.13	Greater specificity on sign regulation provided.
Regulation Change: Sport Courts		Shall not be constructed or located within any required <i>front yard</i> or within any <i>accessory building</i> or <i>structure setback</i> requirement for that <i>zone</i> .	Regulation added to clarify location of sport courts and reduce impact on neighbours.
Regulation Change: Swimming Pools		(1) <i>Swimming pools</i> and hot tubs shall not be constructed or located within any required <i>front</i> or <i>exterior side yard</i> or located within 3.5 metres of any other <i>parcel line</i> ,	Regulation added to clarify location of swimming pools and reduce impact on neighbours.

		<p>unless expressly provided for in this Bylaw.</p> <p>(2) <i>Swimming pools</i> shall be enclosed in a <i>structure</i> or surrounded by a <i>fence</i> with a <i>height</i> of no less than 1.5 metres, provided that the <i>fence</i> does not obstruct visibility through it.</p>	
Regulation Change: Renewable Energy		See section 5.16	Regulation added to allow for renewable energy technologies to be used.
Regulation Change: Watershed Protection		See section 5.19	Regulation updated to reflect latest requirements relating to Agricultural Buildings.
Compact Housing 1 – RCH-1			<p>Setbacks – Principal Buildings: Increased interior side setback to 1.5 m (from 1.2 m), increased exterior side setbacks to 4 m (from 3 m), increased rear setback to 3 m (from 1.5 m), and increased front setback to 5 m (from 3 m). Setbacks – Accessory Buildings: changed to reflect changes in principal building setbacks.</p> <p>FAR: reduced to 0.6 (from 0.7). Based on the minimum parcel size of 223 m² (2,400 ft²), 0.6 FAR would permit a 134 m² (1,440 ft²)</p>

			<p>dwelling. This would be reduced if an accessory building were located on the parcel as well. Compared to the other RCH zones 2 and 3 which permit 162.5 m² (1,749 ft²) and 410 m² (4,413 ft²) – maybe reduce to 0.4 FAR 328 m² or 3,530 ft²) dwellings respectively.</p> <p>‘Basements’ and ‘sunken patios’ prohibited.</p>
<p>Comprehensive Development Zones</p>			<ul style="list-style-type: none"> • Minimum parcel size based on APC voting – 1,012 m² (1/4 acre). • Maximum size (FAR) based on APC voting results and the adopted Bella Terra amending bylaw. APC voting was unclear as the voting resulted in a range acceptable. Created a table expressing that range with varying parcel sizes and with an interpretation of the APC voting. • Maximum height based on discussions with staff (APC voted to have maximum RS-1 height apply to CD's). • Setbacks are minimum established in RS-1 as per APC voting.

			<ul style="list-style-type: none"> Maximum parcel coverage established using APC voting results.
Residential 1 – RS1		Increased maximum amount of floor area permitted for accessory buildings from 100 to 150 m ²	This reflects the changes to calculation of floor area.
Residential 1 – RS1		Provisions for relaxed setback in rear and side yards for small accessory building (less than 10m ²) and in ground swimming pools to have a setback of 3.5 m	