

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, September 5, 2017 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 as circulated.

3. Public Input

Note: The public is permitted to provide comments to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

4. Delegations

5. Adoption of Minutes

page 1

(a) Minutes of the Regular Council Meeting held on July 11, 2017

Recommendation: That the Minutes of the Regular Council Meeting held on July 11, 2017 be adopted as circulated.

page 8

(b) Minutes of the Regular Council Meeting held on July 25, 2017

Recommendation: That the Minutes of the Regular Council Meeting held on July 25, 2017 be adopted as circulated.

6. Business Arising from Minutes

7. Consent Agenda

Note: Any Council member who wants to remove an item for further discussion may do so at this time.

Recommendation: That Council adopts the Consent Agenda.

(a) Banking and Investment Services RFP – Award of Contract In-Camera Finance Committee Recommendation of July 24, 2017 [released]

"That Finance Committee recommends that the Banking & Investment Services RFP be awarded to TD Canada Trust, subject to satisfaction by Ms. Kolby of investment services and rates provided."

Recommendation: That Council awards the Banking and Investment Services RFP to TD Canada Trust, in agreement with the Finance Committee recommendation of July 24, 2017.

**(b) Request to Purchase Dump Truck
In-Camera Finance Committee Recommendation of July 24, 2017 [released]**

“That Finance Committee recommends award of the replacement Ford F-550 to Metro Motors for a total cost of One Hundred Five Thousand Four Hundred Fifty-Seven Dollars and Six Cents (\$105,457.06).”

Recommendation: That Council authorizes staff to purchase one (1) Ford F-550 from Metro Motors for a total cost of One Hundred Five Thousand Four Hundred Fifty-Seven Dollars and Six Cents (\$105,457.06), in agreement with the Finance Committee recommendation of July 24, 2017.

**(c) Sasamat Volunteer Fire Department Fundraising
In-Camera Finance Committee Recommendation of July 24, 2017 [released]**

“That Finance Committee recommends that the costs of supplies required for the 2017 Ma Murray Day BBQ as provided by the Sasamat Volunteer Fire Association be covered, up to a maximum of \$1,000, to be funded from the Ma Murray Day events budget, subject to funds being available.”

Recommendation: That Council authorizes funds to be issued to Sasamat Volunteer Fire Association, to a maximum of One Thousand Dollars (\$1,000), to assist with costs for food and supplies for the 2017 Ma Murray Day BBQ; and that the funds be allocated to the Ma Murray Day events budget, in agreement with the Finance Committee recommendation of July 24, 2017.

(e) Metro Vancouver 2040: Shaping our Future Amendment to Reflect Accepted Regional Context Statements – Bylaw 1246, 2017

Recommendation: That the letter dated August 1, 2017 from Metro Vancouver Regional District regarding Metro Vancouver 2040: Shaping our Future Amendment to Reflect Accepted Regional Context Statements – Bylaw 1246, 2017 be received for information.

(f) Proclamation of United Way Day – September 21, 2017

Recommendation: That Council proclaims September 21, 2017 as United Way Day in the Village of Anmore.

page 13

page 15

(g) Proclamation of Light Up Purple for World Mental Health Day – October 10, 2017

page 17

Recommendation: That Council proclaims October 10, 2017 as Light Up Purple for World Mental Health Day I the Village of Anmore.

8. Items Removed from the Consent Agenda

9. Legislative Reports

(a) Solid Waste Amendment Bylaw No. 566-2017

page 19

Recommendation: That Anmore Solid Waste Management Amendment Bylaw No. 566-2017 be read a first, second and third time.

(b) Fees and Charges Amendment Bylaw No. 567-2017

page 20

Recommendation: That Anmore Fees and Charges Amendment Bylaw No. 567-2017 be read a first, second and third time.

(c) Zoning Bylaw No. 568-2017

page 21

Report dated August 30, 2017 from the Manager of Development Services is attached.

10. Unfinished Business

11. New Business

(a) Library Card Reimbursement Program

page 126

Report dated August 21, 2017 from the Chief Administrative Officer is attached.

(b) Award of 2017 Capital Works Tender

page 129

Report dated August 22, 2017 from the Chief Administrative Officer is attached.

12. Mayor's Report

13. Councillors Reports

14. Chief Administrative Officer's Report

15. Information Items**(a) Committees, Commissions and Boards – Minutes**

pages

132 to 144

- Environment Committee Meeting Minutes of June 1, 2017
- Finance Committee Meeting Minutes of March 27, 2017
- Finance Committee Meeting Minutes of June 26, 2017
- Sasamat Volunteer Fire Department Board of Trustees Meeting Minutes of July 13, 2017

(b) General Correspondence

pages

145 to 168

- Letter dated July 27, 2017 from Metro Vancouver Regional District regarding UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings.
- E-mail dated August 8, 2017 from BC Hydro regarding Metro North Transmission Project – Fieldwork Notification: Anmore Residents.
- E-mail dated August 8, 2017 from Salish Sea Trust regarding 'Anointed by The Salish Sea', PM's Cultural & Natural Immersion Bodes Well for Canada's World Heritage Sites.
- Letter dated August 14, 2017 from Metro Vancouver Regional District regarding Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update.

16. Public Question Period

Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.

17. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on July 11, 2017 in
Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Ryan Froese
Councillor Ann-Marie Thiele
Councillor Kim Trowbridge
Councillor Paul Weverink

ELECTED OFFICIALS ABSENT

Nil

OTHERS PRESENT

Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 7:00 p.m.

2. Approval of the Agenda

Council agreed to accept the addendum to the agenda, adding item 11(h) Remedial Action Requirement – 202 Kinsey Drive and item 11(i) Roads Master Plan.

It was MOVED and SECONDED:

R128/2017

"THAT THE AGENDA BE APPROVED AS AMENDED."

CARRIED UNANIMOUSLY

3. Public Input

Coleen Hackinen, Elementary Road, spoke to item 4(a) with comment that she hopes to save the Village Hall if we can.

Robert Simons, Port Moody resident, spoke to item 4(a) with request of Council to consider proceeding with the grant application due to the heritage feeling that Ma Murray brings to the community.

Joerge Dyrkton, East Road, spoke to item 4(a) with stories of different heritage buildings that have been saved across the country.

Elaine Willis, Summerwood Lane, spoke to item 4(a) with comment that it is really important to do everything we can to preserve the old village hall.

Lori Bennet, Sparks Way, spoke to item 4(a) with comment that it would be a shame for Council not to do everything it can to save the building.

Glenna Barron, East Road, spoke to item 4(a) with request of why we cannot try crowd funding.

4. Delegations

(a) Anmore Heritage Society – Request for Grant Application to Heritage Canada

Gaetan Royer, Anmore Heritage Society, and Paul Gravett, Interim Executive Director of Heritage BC, presented comments for consideration regarding the grant application. Mr. Royer requested that Council pass a motion to authorize the Village of Anmore to apply for the \$327,500 grant to restore the homestead of George and Margaret (Ma) Murray, and requested that the Village rewrite the first two pages of the application, noting that the Society will rewrite the budget.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on June 20, 2017

It was MOVED and SECONDED:

R129/2017

**"THAT THE MINUTES OF THE REGULAR COUNCIL MEETING
HELD ON JUNE 20, 2017 BE ADOPTED AS CIRCULATED."**

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Item 6 – Business Arising from Minutes – On question from Council for an update from staff regarding enforcement authority in Buntzen Lake, Juli Kolby replied that Sasamat Volunteer Fire Department has authority pursuant to the Fire Services Act, adding that Anmore Bylaws do not apply at Buntzen Lake.

Council requested that staff contact BC Hydro regarding Council's concerns of smoking in the park, and enforcement thereof.

7. Consent Agenda

Nil

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports**(a) Zoning Bylaw Update**

Council discussed the report dated July 6, 2017 from the Manager of Development Services.

10. Unfinished Business

Nil

11. New Business**(a) Annual Meeting – Presentation of Annual Report (2016)**

It was MOVED and SECONDED:

R130/2017 **“THAT THE 2016 ANNUAL MUNICIPAL REPORT BE RECEIVED AS AMENDED.”**

CARRIED UNANIMOUSLY

(b) Annual Water Quality Report (2016)

It was MOVED and SECONDED:

R131/2017 **“THAT THE 2016 ANNUAL WATER QUALITY REPORT BE RECEIVED.”**

CARRIED UNANIMOUSLY

(c) Award of Contract – Village Centre Site Development Plan

It was MOVED and SECONDED:

R132/2017 **“THAT COUNCIL APPROVE THE AWARD OF THE VILLAGE CENTRE SITE DEVELOPMENT PLAN PROJECT TO HCMA ARCHITECTURE + DESIGN FOR A TOTAL CONTRACT PRICE OF THIRTY-ONE THOUSAND THREE HUNDRED DOLLARS (\$31,300), AS RECOMMENDED IN THE REPORT DATED JULY 6, 2017 FROM THE CHIEF ADMINISTRATIVE OFFICER REGARDING AWARD OF CONTRACT – VILLAGE CENTRE SITE DEVELOPMENT PLAN.”**

CARRIED UNANIMOUSLY

(d) Finance Committee – Recommendation

It was MOVED and SECONDED:

R133/2017 “THAT COUNCIL APPROVE THE PRE-PURCHASE OF SIXTY (60) TOWNSITE TALES HISTORICAL BOOKS FROM AUTHOR RALPH DREW FOR A TOTAL COST OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500), TO BE FUNDED FROM COMMUNITY GRANTS; AND THAT THE BOOKS BE USED AS GIFTS AND AVAILABLE FOR RESALE; AND THAT ANY REALES BE PUT BACK INTO THE COMMUNITY GRANTS ACCOUNT.”

CARRIED UNANIMOUSLY

(e) Parks and Recreation Committee – Topics of Interest

It was MOVED and SECONDED:

R134/2017 “THAT COUNCIL AUTHORIZES THE PARKS AND RECREATION COMMITTEE TO CONDUCT A REVIEW OF THE FOLLOWING SUBJECT AREAS: TRAIL CONNECTIVITY; PARTNERSHIP WITH TORCA; MEMORIAL BENCH PROGRAM; AND ADOPT A TRAIL PROGRAM.”

CARRIED UNANIMOUSLY

(f) Public Safety Committee – Topics of Interest

It was MOVED and SECONDED:

R135/2017 “THAT COUNCIL AUTHORIZES THE PUBLIC SAFETY COMMITTEE TO CONDUCT A REVIEW OF THE FOLLOWING SUBJECT AREAS: STREET LIGHTING; PEDESTRIAN SAFETY AT EAST ROAD & BLACKBERRY DRIVE; TRAFFIC CONCERNS AT SUNNYSIDE ROAD & EAST ROAD; BLOCK WATCH; AND ADOPT A STREET PROGRAM.”

CARRIED UNANIMOUSLY

(g) City of New Westminster – Request for Support

It was MOVED and SECONDED:

R136/2017

“THAT COUNCIL ENDORSES THE LETTER DATED JUNE 30, 2017 FROM JONATHAN COTÉ, MAYOR, CITY OF NEW WESTMINSTER IN SUPPORT OF THEIR THREE RESOLUTIONS SUBMITTED TO UBCM REGARDING ADDRESSING HOMELESSNESS, RESTORATIVE JUSTICE TRAINING AND RENOVICATIONS.”

CARRIED UNANIMOUSLY

(h) Remedial Action Requirement – 184 Kinsey Drive

It was MOVED and SECONDED:

R137/2017

“THAT COUNCIL HEREBY DECLARE THE EXCAVATION LOCATED AT 184 KINSEY DRIVE IS IN, OR CREATES AN UNSAFE CONDITION AND IS A NUISANCE WITH RESPECT TO SECTION 74 OF THE COMMUNITY CHARTER;

AND THAT COUNCIL ORDERS THE OWNER OF THE PROPERTY, VAJIEH HAMIDIZADEH, TO INSTALL RETAINING MEASURES THAT WILL RETAIN THE EXCAVATION AT THE STATUTORY RIGHT OF WAY, PREVENT FURTHER SLOPE FAILURE, REINSTATE THE SOIL AND INSTALL A SAFETY GUARD BETWEEN THE STATUTORY RIGHT OF WAY AND THE EXCAVATION, AT 184 KINSEY DRIVE WITHIN FOURTEEN (14) DAYS AFTER RECEIPT OF THIS ORDER;

AND THAT COUNCIL ORDERS THE OWNER OF 184 KINSEY DRIVE, VAJIEH HAMIDIZADEH, OBTAIN A BUILDING PERMIT TO RECTIFY THE UNSAFE CONDITIONS CREATED BY THE UNAUTHORIZED EXCAVATION WITHIN SEVEN (7) DAYS AFTER RECEIPT OF THIS ORDER;

AND THAT COUNCIL AUTHORIZES STAFF TO UNDERTAKE THE REQUIRED WORK AND RECOVER THE ACTUAL COST FROM THE HOMEOWNER IN ACCORDANCE WITH SECTION 258 OF THE COMMUNITY CHARTER, SHOULD VAJIEH HAMIDIZADEH DEFAULT ON THE REMEDIAL ACTION REQUIREMENT ORDER.”

CARRIED UNANIMOUSLY

(i) Roads Master Plan (Revised Draft)

It was MOVED and SECONDED:

R138/2017

“TO RECEIVE FOR INFORMATION.”**CARRIED UNANIMOUSLY****12. Mayor's Report**

Mayor McEwen reported that:

- He attended the first meetings of the Parks and Recreation Committee and Public Safety Committee.
- He attended a School Trustees lunch, along with neighbouring Mayors, where they discussed the recent court decision that will create issues for excess modular buildings.
- On June 25, he attended Belcarra Day.
- On June 26, the Finance Committee met, where they discussed the Asset Management Plan.
- On June 29, he attended a TransLink meeting. Project decisions are in a state of flux due to the government changeover.
- On July 1, he attended the Canada Day event in Port Moody, where over 10,000 people attended, and he won the Spike Driving Competition.
- On July 7, he attended a Metro Board meeting where they discussed the costs for Sasamat Fire Department. There is cause for concern as there will be a cost increase for Anmore from \$8,000 to \$24,000 (approximate). Belcarra will also see a proportionate increase.
- Today, he and Village staff, met with Countryside Strata and their representative, Robert Bradbury, regarding maintaining consistency.
- On July 13, he has a Fire Trustees meeting. They are working with the City of Vancouver to acquire a ladder truck for SVFD.
- On July 14, he will attend the 2017 PoCo Grand Prix event in Port Coquitlam.
- On July 20, he will attend the Port Coquitlam Mayor's Croquet Tournament.

13. Councillors Reports

Councillor Weverink reported that:

- He was part of Canada's 150th in Ottawa on parliament hill. It was an amazing, positive event.
- The Ma Murray Day organizing committee will be meeting tomorrow.

Councillor Thiele reported that:

- The Community Engagement, Culture and Inclusion Committee will meet on Thursday.
- The Ma Murray Day organizing committee is seeking volunteers for for set up and tear down on the day of the event.

14. Chief Administrative Officer's Report

Juli Kolby reported that:

- The Village has hired someone part-time to catalogue historic items.
- Earlier this week, there was a cougar sighting on Mountain Ayre.
- As a reminder, the Fire Chief instituted an open fire ban last week.

15. Information Items**(a) Committees, Commissions, and Boards – Minutes**

Nil

(b) General Correspondence

- Letter received May 4, 2017 from PRIMECorp regarding updates on their Operating and Capital Budgets and report of the Office of the B.C. Auditor General on a 2016 IT security audit of PRIME-BC.
- Letter received July 5, 2017 from Local Government Management Association of B.C. regarding their 2016 Annual Report is attached. To view the report, visit <http://www.lgma.ca/assets/About~LGMA/Documents/LGMA%20Annual%20Report%202016-FINAL.pdf>

16. Public Question Period

Nil

17. Adjournment

It was MOVED and SECONDED:

R139/2017

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 9:01 p.m.

Certified Correct:

Approved by:

Christine Milloy
Manager of Corporate Services

John McEwen
Mayor

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on July 25, 2017 in
Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Ryan Froese
Councillor Ann-Marie Thiele
Councillor Kim Trowbridge
Councillor Paul Weverink

ELECTED OFFICIALS ABSENT

Nil

OTHERS PRESENT

Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

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

2. Approval of the Agenda

It was MOVED and SECONDED:

R140/2017

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. Public Input

Nil

4. Delegations

(a) Peter Ludeman

Nil

5. Adoption of Minutes

Nil

6. Business Arising from Minutes

Nil

7. Consent Agenda

(a) Road Network Plan

It was MOVED and SECONDED:

R141/2017 “THAT COUNCIL ENDORSES THE ROAD NETWORK PLAN
DATED JULY 2017 FROM ISL ENGINEERING AND LAND
SERVICES.”

CARRIED UNANIMOUSLY

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports

(a) Zoning Bylaw Update

It was MOVED and SECONDED:

R142/2017 “THAT THE REPORT DATED JULY 6, 2017 FROM THE
MANAGER OF DEVELOPMENT SERVICES REGARDING
ZONING BYLAW UPDATE BE RECEIVED FOR INFORMATION.”

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Asset Management Plan

It was MOVED and SECONDED:

R143/2017 “THAT COUNCIL ENDORSE THE ASSET MANAGEMENT PLAN
DATED JULY 2017 FROM URBAN SYSTEMS.”

CARRIED UNANIMOUSLY

(b) Award of Contract – Environmental Consultant for Village of Anmore

It was MOVED and SECONDED:

R144/2017

“THAT COUNCIL APPROVE THE AWARD OF ENVIRONMENTAL CONSULTING SERVICES TO ISL ENGINEERING AND LAND SERVICES, AS RECOMMENDED IN THE REPORT DATED JULY 18, 2017 FROM THE CHIEF ADMINISTRATIVE OFFICER REGARDING AWARD OF CONTRACT – ENVIRONMENTAL CONSULTING SERVICES.”

CARRIED UNANIMOUSLY

(c) Appointment of Chief Election Officer and Deputy Election Officer

It was MOVED and SECONDED:

R145/2017

“THAT, PURSUANT TO SECTION 41 OF THE LOCAL GOVERNMENT ACT, LISA ZWARN IS HEREBY APPOINTED AS CHIEF ELECTION OFFICER AND CHRISTINE MILLOY IS HEREBY APPOINTED AS DEPUTY CHIEF ELECTION OFFICER FOR THE PURPOSES OF CONDUCTING THE 2018 GENERAL LOCAL ELECTION IN THE VILLAGE OF ANMORE.”

CARRIED UNANIMOUSLY

12. Mayor's Report

Mayor McEwen reported that:

- On July 13, he attended a Fire Trustees Meeting, where they discussed that Metro Vancouver would be increasing related fees.
- On July 14, he participated in the Port Coquitlam Grand Prix with other local Mayors.
- On July 19, he attended a Regional Parks meeting.
- On July 19, he and Ms. Kolby met with Shaw Cable regarding internet service and home automation services in the Village.
- On July 20, he attended the Mayor's Croquet Tournament in Port Coquitlam, which benefits the Port Coquitlam Community Foundation.
- On July 21, he attended a Metro Vancouver Regional Parks planning session, where they did a boat tour on the Fraser River and discussed possibly connecting a trail way from the New Westminster waterfront to Port Coquitlam. They also spent time in Pitt Meadows and discussed land use.
- He attended the City of Port Moody's RibFest event, which had great attendance and included many elected officials.

- On July 24, he participated in the Finance Committee Meeting.
- This is the last Council meeting of the summer.
- On August 11, he will be getting married in the Spirit Park. It will be a public event and all are welcome to attend.

13. Councillors Reports

Councillor Weverink reported that:

- He attended the Fire Trustees meeting.
- He held an Environment Committee meeting, where they discussed invasive (plant) species on private land and are recommending a bylaw that will come before Council.

Councillor Thiele requested:

- That staff provide an update on the status of Buntzen Lake traffic concerns, and Juli Kolby replied that the process includes cooperation between the RCMP and the Village, including photographic evidence and ticketing.
- That a review of the playground equipment in Spirit Park be referred to the Parks Committee, and Mayor McEwen replied that a review is already intended to be included during the site development review process.

14. Chief Administrative Officer's Report

Juli Kolby reported that:

- Work for the site development plan is underway, and information will be provided to Council in fall 2017.
- The Conservation Office reported that they received reports of a couple of bear sightings on East Road and two reports of an injured deer, and also that a Conservation Officer removed a sow and two cubs from Camp Howdy (Belcarra) last week; the sow was destroyed as it was habituated and the cubs were taken to be rehabilitated and they will be released next spring.
- She read a report today from the Port Moody Police Department that a cougar attacked a small dog in the Flavelle Drive area (Port Moody); adding that this cougar is likely the same one that has been spotted in Anmore.
- The open fire ban is still in effect. The SVFD has received reports of people having open fires, and the Village is working with them to issue fines.

15. Information Items

Nil

16. Public Question Period

Herb Mueckel, Alpine Drive, asked if the campsite is exempt from the fire ban.

17. Adjournment

It was MOVED and SECONDED:

R146/2017

“TO ADJOURN.”

CARRIED UNANIMOUSLY

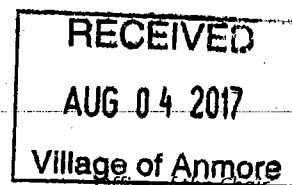
The meeting adjourned at 8:57 p.m.

Certified Correct:

Approved by:

Christine Milloy
Manager of Corporate Services

John McEwen
Mayor



Tel. 604 432-6215 Fax 604 451-6614

AUG 01 2017

File: CR-12-01

Ref: RD 2017 Jun 23

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Mayor John McEwen and Council:

Re: Metro Vancouver 2040: Shaping our Future Amendment to Reflect Accepted Regional Context Statements – Bylaw 1246, 2017

This letter provides notification to affected local governments and other agencies, in accordance with Section 437 of the *Local Government Act*, and Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy.

At its June 23, 2017 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) Initiate the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate land use designation changes and the addition of Frequent Transit Development Areas stemming from accepted Regional Context Statements; and*
- b) Give first and second readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1246, 2017; and*
- c) Direct staff to notify affected local governments and appropriate agencies as per Metro Vancouver 2040: Shaping our Future Section 6.4.2.*

Metro 2040 Section 6.2.6 allows the MVRD Board to accept Regional Context Statements (RCS) that include revisions to *Metro 2040* that the MVRD Board deems to be 'generally consistent' with *Metro 2040*. *Metro 2040* Section 6.3.4 i) provides that these revisions can be incorporated into the regional growth strategy through a Type 3 amendment. Adoption of a Type 3 amendment requires adoption of an amendment bylaw by an affirmative 50%+1 weighted vote of the Board, and does not require a regional Public Hearing.

The proposed *Metro 2040* amendment would incorporate *Metro 2040* regional land use designation and overlay map revisions contained within the MVRD Board accepted Regional Context Statements for the Township of Langley, City of North Vancouver and City of Surrey. The amendment would revise *Metro 2040* Maps 2, 3, 4, 5, 6, 7, 8, and 12.

Please note that a complete Metro Vancouver staff analysis for all of the map revisions was considered and accepted by the MVRD Board as part of the respective Regional Context Statement acceptance processes. A summary of the land use designation changes is as follows:

The Township of Langley RCS includes 21 amendments to the Metro 2040 Land Use Designation Map. Eighteen of the amendments involve a variety of land use designation changes that were considered minor and considered by the MVRD Board to be generally consistent with Metro 2040. Three of the amendments involve changes from the Agricultural designation to General Urban regional land use designation, which were accepted in the RCS following the October 21, 2016 settlement agreement between the Township of Langley Council and the MVRD Board. The Township's RCS also includes the addition of one Frequent Transit Development area.

The City of Surrey RCS includes minor regional land use designation amendments from Rural to Mixed Employment that were accepted by the MVRD Board as generally consistent with Metro 2040.

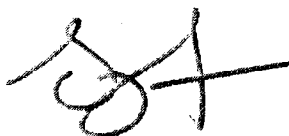
The City of North Vancouver RCS includes a minor regional land use designation amendment from Industrial to Conservation and Recreation to correct a mapping error. This change was accepted by the MVRD Board as consistent with Metro 2040.

Metro 2040 Section 6.4.2 'Notification and Request for Comments', states that for all proposed amendments to the regional growth strategy, the MVRD Board will provide written notice of the proposed amendment to all affected local governments; provide a minimum of 30 days for affected local governments, and the appropriate agencies, to respond to the proposed amendment; and post notification of the proposed amendment on the Metro Vancouver website, for a minimum of 30 days.

You are invited to provide written comments on the proposed amendment to *Metro 2040*. Please provide comments in the form of a Council or Board resolution, as applicable, and submit to Chris.Plagnol@metrovancover.org by September 29, 2017.

If you have any questions with respect to the proposed amendment please contact Terry Hoff, Acting Division Manager of Growth Management, by email at Terry.Hoff@metrovancover.org or by phone at 604-436-6703.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/HM/th

cc: Juli Kolby, Chief Administrative Officer, Village of Anmore

22097343

Christine Milloy

From: Vanessa Woznow (United Way) <VanessaW@uwlm.ca>
Sent: June-13-17 2:12 PM
To: Christine Milloy
Subject: Proclamation Request
Attachments: UNITED WAY DAY 2017_VoA_Proclamation_Request.doc

Categories: Council & Committees

Hi Christine,

My name is Vanessa Woznow and I am a Marketing and Communications Strategist with United Way of the Lower Mainland (UWLM). I am writing to formally request a proclamation of September 21, 2017 as "United Way Day" in the Village of Anmore.

Please see attached our draft proclamation for your review.

For over 87 years United Way has been supporting children, families, and seniors in the Lower Mainland. Currently UWLM funds 20 organizations that offer 28 programs and services in the Village of Anmore that help children, families and seniors.

This proclamation coincides with, and will build momentum around the launch of UWLM's fall 2017 fundraising campaign, which officially launches on September 21. We believe that a strong line of sight between UWLM and our partner municipalities helps strengthen public awareness and understanding of our work and our impact. The more people know about us and what we do in their neighbourhoods and communities, the more we are able to ignite change in the districts and cities that we serve.

Please let me know if I can provide any additional information. All of my contact information can be found below.

Best regards,

Vanessa Woznow, MA

Marketing & Communications Strategist

United Way of the Lower Mainland

4543 Canada Way, Burnaby, BC V5G 4T4

VanessaW@uwlm.ca | P 604.294.8929 ext.2230



**When we work together,
amazing things are possible.**

uwlm.ca | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Youtube](#) | [LinkedIn](#)

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"UNITED WAY DAY"

WHEREAS United Way of the Lower Mainland builds communities and brings people together to create positive and lasting social change;

AND WHEREAS United Way helps kids be all they can be, moves families from poverty to possibility and creates strong and healthy communities for all;

AND WHEREAS For 87 years, United Way has collaborated with social service agencies, government, unions, universities and advocacy groups to tackle key social issues affecting our community;

AND WHEREAS United Way funds 20 organizations that offer 28 programs and services in Anmore to help children, families and seniors;

AND WHEREAS The Village of Anmore and United Way together strive to build a city where everyone can access opportunity to reach their full potential, no matter where they live or where they are from;

AND WHEREAS United Way's work is made possible through the generosity of donors and the support of volunteers;

AND WHEREAS Momentum is building for a successful fall 2017 fundraising campaign so that United Way can help vulnerable people in our communities;

AND WHEREAS Our community is a better place when more people live with hope and opportunity:

NOW, THEREFORE, I, John McEwen, Mayor of the Village of Anmore, DO HEREBY PROCLAIM Thursday, September 21st, 2017 as

"UNITED WAY DAY"
in the Village of Anmore.

From: Carol Todd Admin Team <lightuppurpleatls@gmail.com>
Date: July 18, 2017 at 5:38:02 PM PDT
To: john.mcewen@anmore.com
Cc: Joanne Greenwood <lightuppurpleatls@gmail.com>
Subject: Village of Anmore - Light Up Purple for World Mental Health Day

Mayor McEwen and Council,

World Mental Health Day, on October 10th, is widely recognized around the world. We invite you to show your support for mental health by participating in our 5th annual awareness event, Light Up Purple. Bridges, buildings and structures illuminate in purple lights; cities proclaim the date as World Mental Health Day in their communities; schools and businesses wear and/or decorate in purple. You'll find our official invitation attached for your reference. The World Federation for Mental Health's theme for 2017 is mental health in the workplace.

We respectfully request that Mayor McEwen issue a Proclamation in support of World Mental Health Day. Cities across Canada, the United States and Internationally can bring much needed attention to the significance of purple and mental health & wellness. In addition to a proclamation, the lighting in purple of buildings, bridges and or landmarks within your city, encouragement of discussions related to mental health and the importance of seeking help, and participation in other purple ways (clothing, ribbons, balloons, cupcakes) is greatly encouraged and appreciated.

We are thankful for all of our past supporters across Canada, throughout the United States, and Internationally (<http://lightuppurple.com/supporters-2016/>) and hope that the participation and awareness will continue to grow this year.

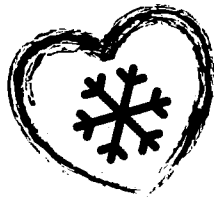
The Amanda Todd Legacy Society is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living. Together we can make a global difference and #MakeTodayPositive for everyone!

Thank you for your consideration. We look forward to hearing from you.

Sincerely,
Kristina Marrington
Project Lead, Light Up Purple 2017

www.lightuppurple.com
https://www.facebook.com/lightuppurple/?ref=br_rs
<https://twitter.com/LightUpPurple>

#lightuppurple #LUP2017
#WMHD #worldmentalhealthday



AMANDA TODD LEGACY
'THE DREAM OF HELPING KIDS'

amandatoddlegacy.org | info@amandatoddlegacy.org

October 10, 2017

Please join the Amanda Todd Legacy Society and participate in our fifth annual awareness event Light Up Purple for World Mental Health Day. This event is supported by the World Federation for Mental Health, at whose initiative World Mental Health Day was first celebrated in 1992 on October 10th. The theme for 2017 is "Mental Health in the Workplace".

Mental health, such as depression, in the workplace affects 350 million people globally. Depression costs more for employers than is spent on effectively managing it. Employees suffering in silence are burdened with the inability to access appropriate treatment or will not receive treatment at all. Investing in mental health will reduce the burden and increase the quality of so many lives. Speaking out about mental health is needed to reduce stigma and ensure that no one feels alone in their fight for mental wellness.

We would be honored if you would join us this year for Light Up Purple. We are pleased to have seen increased involvement with this event over the past four years, and the awareness it is bringing to mental health and wellness around the world. Buildings, landmarks and bridges across Canada, the USA and Internationally have been illuminating for 'Light Up Purple'. We hope to see all our previous supporters, along with new ones, **light up purple on October 10th, proclaim and build awareness for World Mental Health Day, and wear or do something purple themed.**

The Amanda Todd Legacy is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living.

Standing together as one we can make a difference for everyone. By educating and empowering children and adults, we advocate for change to avoid more casualties. We, as caring communities of parents, youth, families, friends, classmates, co-workers and neighbors, must stand together and #MakeTodayPositive. Together we can show the entire world by lighting up purple that we say NO to bullying and the stigma of mental illness.

Please join us this year and help to make a #GlobalDifference in the awareness surrounding mental health this October 10th.

Carol Todd
Founder of the Amanda Todd Legacy Society
#MakeTodayPositive

VILLAGE OF ANMORE

BYLAW NO. 566-2017

A bylaw to amend Anmore Solid Waste Management Bylaw No. 554-2016.

WHEREAS the *Community Charter, SBC Chapter 26*, authorizes Council to regulate, prohibit and impose requirements in relation to municipal services, by bylaw;

AND WHEREAS Council considers it desirable to regulate solid waste services in the Village of Anmore;

AND WHEREAS section 137 of the *Community Charter* authorizes Council the power to amend or repeal such a bylaw;

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

1. That this bylaw may be cited for all purposes as "Anmore Solid Waste Management Amendment Bylaw No. 566-2017".
2. That Anmore Solid Waste Management Bylaw No. 554-2016, be amended as follows:

Delete section 1(b) of Schedule "A" in its entirety and replace it with the following:

- (b) All owners will receive an annual utility notice that shall be payable by the due date, which will be no less than 21 days from the date of mail out.

January 1 to December 31, 2017	\$259.00 for two Collection Carts
--------------------------------	-----------------------------------

READ a first time the day of _____, 2017

READ a second time the day of _____, 2017

READ a third time the day of _____, 2017

ADOPTED this day of _____, 2017

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Solid Waste Management Amendment Bylaw No. 566-2017".

DATE

MANAGER OF CORPORATE SERVICES 19

VILLAGE OF ANMORE

BYLAW NO. 567-2017

A bylaw to amend Anmore Fees and Charges Bylaw No. 557-2016

WHEREAS the Community Charter, SBC Chapter 26, authorizes municipalities, by bylaw, to impose fees and charges for the provision of various services and/or information;

AND WHEREAS Council deems it necessary and desirable to exercise the authority provided by the Community Charter to cover costs of providing various services and information;

AND WHEREAS section 137 of the Community Charter authorizes Council the power to amend or repeal such a bylaw;

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

1. That this bylaw may be cited for all purposes as "Anmore Fees and Charges Amendment Bylaw No. 567-2017".
2. That Anmore Fees and Charges Bylaw No. 557-2016, be amended as follows:

Delete row 4 of page 7 of Schedule "A" in its entirety and replace it with the following:

Installation of 1.5" water meter at property line	\$998.00
---	----------

READ a first time the day of _____, 2017

READ a second time the day of _____, 2017

READ a third time the day of _____, 2017

ADOPTED this day of _____, 2017

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Fees and Charges Amendment Bylaw No. 567-2017".

DATE

MANAGER OF CORPORATE SERVICES



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: August 30, 2017

Submitted by: Jason Smith, Manager of Development Services

Subject: Zoning Bylaw – First, Second Readings and Public Hearing

Purpose / Introduction

The purpose of this report is to present to Council the latest draft of the new Zoning Bylaw, outline the changes that have been made, provide the opportunity to give the bylaw initial readings and set a date for the public hearing on the new Zoning Bylaw.

Recommended Resolutions

1. **THAT Anmore Zoning Bylaw No. 568-2017 be read a first and second time;**
AND THAT Council direct staff to arrange for a Public Hearing to be held on September 18, 2017, in accordance with the requirements of the Local Government Act.

OR

2. **THAT Anmore Zoning Bylaw No. 568-2017 be read a first time;**
THAT Anmore Zoning Bylaw No. 568-2017 be read a second time, with amendments;
AND THAT Council direct staff to arrange for a Public Hearing to be held for September 18, 2017, in accordance with the requirements of the Local Government Act.
-

Background

The current Zoning Bylaw was adopted in 2005 and it is in need of an update to address deficiencies in implementation and to better reflect the current Official Community Plan. The Village of Anmore Council has identified the updating of the Zoning Bylaw as one of its strategic priorities.

Report/Recommendation to Council

Zoning Bylaw – First, Second Readings and Public Hearing

August 30, 2017

Discussion

Work on the updating the Zoning Bylaw has been underway for some time and an initial draft, prepared by CitySpaces Consulting, was presented to Council in November 2016. At that time Council directed staff to undertake a more thorough review. Staff worked with the Advisory Planning Commission and a stakeholders working group made up of designers and builders to conduct a detailed review of the draft Zoning Bylaw.

This detailed review took place through the winter and early spring of 2017 and resulted in many improvements to the draft Zoning Bylaw and culminated in the Advisory Planning Commission endorsing the draft Zoning Bylaw to move forward to public and Council review.

Public Meetings

Two public meetings were held in the spring of 2017 to discuss the proposed changes to the Zoning Bylaw. The first meeting was held in March 2017 for all the residents of Countryside Estates, as there are significant changes that are being proposed to the zoning for that community. Changes were made to the Countryside Estates zoning (RCH-1) in response to what was heard at that meeting.

A second public meeting was held in May 2017 and all residents of Anmore were invited. The meeting was attended by about 100 residents and a range of opinions were heard resulting in some changes to the draft Zoning Bylaw.

Major Changes Proposed

There are many changes being proposed in the new draft Zoning Bylaw, all proposed changes are outlined in the attached Table of Changes (Attachment 2). This report will not speak to all of the proposed changes, but staff are available to answer any questions about any of the changes. Below is an overview of what staff see as some of the more significant changes being proposed:

1. Floor Area – Changes are being proposed to how floor area is calculated, and will now include parking area above 90 m².
2. Highest Building Face, Average Grade Calculation, Height of Buildings and Structures – Changes to how building height is determined are being proposed in an effort to encourage designs that work with the land and discourage large building faces.

Report/Recommendation to Council

Zoning Bylaw – First, Second Readings and Public Hearing
August 30, 2017

3. Retaining Walls – It is proposed to increase the distance required between sections and the introduction of a grade line in an effort to mitigate some of the visual impacts of retaining walls.
4. Landscaping and Screening Requirements – Requirements for landscaping and screening have been introduced to encourage the preservation of green space and to screening of some uses to limit impacts on neighbours.
5. Storage and Parking of Vehicles, Trailers, Boats, and other equipment – Regulation regarding parking has been proposed to address some community concerns and provide clarity.
6. Subdivision – A provision that only 50% of the area of panhandle be included in calculation of minimum lot size has been added to discourage panhandle lots and ensure that new lots protect the semi-rural feel of the community.
7. Secondary Suites – The ability to have a larger secondary suite in an accessory building on parcels larger than one acre has been added (increased from 100 m² to 130 m²).
8. RCH-1 Zone (Countryside) – Changes have been proposed to the zoning for Countryside to address scale of the development taking place there and to address concerns regarding storm water management. Changes made are:
 - Increased Interior Side Yard Setback to 2.2 m (from 1.2 m) for anything above the first storey;
 - Increased Exterior Side Yard Setback to 4 m from 3 m;
 - Increased Rear Yard Setback from to 2 m from 1.5 m;
 - Reduced FAR to 0.6 from 0.7; and



Report/Recommendation to Council

Zoning Bylaw – First, Second Readings and Public Hearing

August 30, 2017

- Restricted basements to area where proper storm water infrastructure is in place. See accompanying map showing lots where basements will be permitted (shown in pink)
- 9. RCH-2 Zone (Anmore Green Estates) – Removed additional development capacity should the community sewage disposal field no longer be required to ensure consistency with the provisions for new development in the Official Community Plan.
- 10. RS-1 Zone – Increased maximum floor area permitted for accessory buildings from 100 m² to 150 m². Additionally, the ability to have two single family residences on parcels larger than 0.8 hectares (1.97684 acres) has been removed.

The draft zoning bylaw was presented to Council in July for their review and comment. Several changes have been made based on Council feedback including:

- Relaxing setback requirements for one accessory building on small lots (less than 1200 m²) in the RS-1 zone to address challenges in the Birch Wynd neighbourhood.
- Altering the approach on panhandles and how the area of panhandles is included in determining area for calculating minimum lot size.
- Increased the permitted size of a secondary suite in an accessory building (coach house) on properties one acre or larger to 130 m².
- Increased the exemption for parking area in the calculation of floor area from 60 m² to 90 m².
- Increased permitted sign size in residential areas from 0.4m² to 0.6m².

Next Steps

The draft Zoning Bylaw has received extensive review from staff, Council and the public and staff are recommending that it is ready to begin the adoption process. Should Council choose to proceed it will need to give initial two (2) readings to the Zoning Bylaw and set a date for a public hearing. Staff are proposing September 18, 2017 as the date for the public hearing and will make arrangements to host it in the gym at Anmore Elementary. Notice will be provided to all residents through a mail drop and through the necessary advertisements in the Tri-City News.

If the public hearing goes ahead as proposed and there are no major changes to the Zoning Bylaw required, it is anticipated that Council would be presented with the opportunity to adopt the Zoning Bylaw at their October 3, 2017 Council meeting.

Report/Recommendation to Council

Zoning Bylaw – First, Second Readings and Public Hearing

August 30, 2017

Implications of New Zoning Bylaw

Once adopted the rules and regulations in the new Zoning Bylaw will be the ones that govern and the previous Zoning Bylaw will be repealed. For subdivision applications underway at the time of adoption, they will have 12 months from the date of adoption to complete the subdivision under the old requirements of the previous Zoning Bylaw. For building permits applied for prior to adoption they will be assessed based on the zoning requirements in force at the time of application.

Other Options

Staff recommend that Council begin the adoption process by giving initial readings to the Zoning Bylaw and setting a date for a public hearing. Should Council choose not to proceed; Council could advise staff of further changes that they would like to see made to the Zoning Bylaw and/or further actions that should be taken, such as additional consultation, before proceeding with the adoption process.

Financial Implications

There are no significant financial implications to proceeding with the adoption of a new Zoning Bylaw other than the costs of holding the public hearing (advertising and providing notice to all residents).

Communications / Civic Engagement

There has been considerable public engagement and communication with regards to the proposed changes to the Zoning Bylaw. The Local Government Act requires a public hearing and this will be the final opportunity for the public to comment on the new Zoning Bylaw.

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 step forward in improving the Village's regulatory regime.

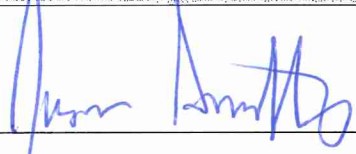
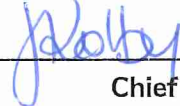
Attachments:

1. Village of Anmore Bylaw No. 568-2017
2. Table of Changes Proposed in Draft Zoning Bylaw

Report/Recommendation to Council

Zoning Bylaw – First, Second Readings and Public Hearing

August 30, 2017

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

ANMORE ZONING BYLAW NO. 568-2017

A bylaw to regulate the zoning and development of
real property within the municipality

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PART 1 ENACTMENT

1.1 INTRODUCTION

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

AND WHEREAS the *Local Government Act* also authorizes a local government to exercise these powers in a single bylaw;

NOW THEREFORE the Municipal Council of the Village of Anmore in open meeting assembled enacts the following.

1.2 TITLE

This Bylaw may be cited for all purposes as "Anmore Zoning Bylaw No. 568-2017".

1.3 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 or structure	means a building or structure located on a parcel, the use of which is incidental and ancillary to the principal permitted use of the land, buildings or structures located on the same parcel.
Accessory use	means a use that is clearly incidental and ancillary to, the principal use of land, buildings or structures located on the same parcel.
Accessory one-family residential	means a use accessory to a campground use, a civic and assembly use, a commercial use, or a manufactured home park use, where a building is used for one dwelling unit for the accommodation of an owner, operator, manager or employee on the same parcel as that on which the use occurs.
Active floodplain	means an area of land that supports floodplain plant species and is: (a) adjacent to a watercourse that may be subject to temporary, frequent or seasonal inundation, or (b) within a boundary that is indicated by the visible high water mark.
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>).
Approving Officer	means the Approving Officer pursuant to the <i>Land Title Act</i> and the <i>Strata Property Act</i> .

Assembly	means a use providing for the assembly 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 group daycares.
B	
Basement	means that portion of a building that is below the first storey.
Bed and breakfast	means an accessory use of a dwelling unit in which bedrooms are rented to paying customers on an overnight basis with no more than one meal served daily and before noon.
Boarding	means an accessory use of one or more sleeping units contained within a dwelling unit for the accommodation of no more than two persons not being members of the family occupying the dwelling unit;.
Breezeway	means a structural connection between an accessory building or structure and a principal building. For the purposes of this Bylaw, a breezeway does not create a single building or structure out of the two buildings or structures it connects.
Building	means any structure and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any permitted use or occupancy.
Bylaw Enforcement Officer	means the Bylaw Enforcement Officer for the Village of Anmore.
C	
Campground	means a use 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.
Civic institutional	means a use providing for public functions; includes municipal offices, schools, community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards.
Commercial	means a use 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 use of land for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables.
Council	means the Municipal Council of the Village of Anmore.
D	
Daycare, family	means the use of a dwelling unit 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 use 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 preschool.

Derelict vehicle	means a car, truck or similar vehicle that has not been licensed for a period of one (1) year and is not enclosed within a structure or building.
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.
Dwelling unit	means one or a set of habitable rooms used or intended to be used for the residential 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.
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F

Family	means: <ul style="list-style-type: none"> (a) one person alone, or two or more persons related by blood, marriage, adoption, common law or foster parenthood sharing one dwelling unit; or (b) 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. The area of a garage will be included in the calculation of floor area, except for up to 90 m ² of garage located within principal building or accessory building that does not contain a secondary suite.
Floor area, below grade, where specified by this Bylaw	means that portion of the floor area of the basement that is situated below the average finished grade, the amount to be determined by the application of the following formula: $\frac{\text{Distance from basement floor to average finished grade}}{\text{Distance from basement floor to floor level of story above}} \times \text{Gross floor area of basement}$
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, average	is measured around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls or the posts of carports (see section 5.5).
Grade, finished	means the final ground surface after development, excluding: (a) minor planters less than 1.2 metres in width measured out from the wall, or local mounding of soil, and (b) window wells with a clear width measured out from the wall of less than 0.8 metre to a maximum of 3 metres in cumulative length along each building face
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.
Grade Line	in reference to retaining walls and grade buildup, means a line above which retaining walls and finished grade are restricted (see section 5.12).
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 parcels of land created by subdivision by the area of the parcel that is being subdivided.

H

Height, for the purpose of a building or structure,	means the vertical height of a building or structure (see section 5.6).
Height, for the purposes of measuring wall height, screening or fences,	means the vertical distance measured from finished grade to the highest point of the vertical wall component.
Highest building face	means of the four building elevations (front, rear, left or right side) the one which has the building's lowest average natural grade or finished grade along that face
Highest building face envelope	means a three dimensional envelope, within which the entire building must be situated (see section 5.4).
High water mark	means the visible high water mark 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 active floodplain.

Highway	includes a public street, road, 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 dwelling unit for consideration which is clearly incidental and subordinate to the use of the parcel for residential purposes, shall be subject to the provisions of Section 6.5, and includes a family daycare facility.
Horticulture	means the use of land for growing grass, flowers, ornamental shrubs and trees.
Hydro industrial	means industrial activities that are specifically associated with the generation of hydroelectric power at BC Hydro's power plant and pumphouse facilities on Buntzen Lake.
I	
Industrial	means a use by a public authority for the intended benefit of the public.
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.
L	
Land	means real property without improvements, has the same meaning as in the <i>Environmental Assessment Act</i> , 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 maneuvering 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: <ul style="list-style-type: none"> (a) a one-family dwelling constructed in a factory to CAN/CSA-A277 standards, transported to a parcel and placed on a permanent foundation complying with the BC Building Code, or (b) a manufactured dwelling unit constructed to CAN/CSA-Z240 standards, transported on its own chassis and placed on a temporary foundation, and complies with the <i>Manufactured Home Regulation</i> of the <i>Manufactured Home Act</i>,

	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 Anmore Manufactured Home Park Bylaw.
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 marijuana 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 use of land, buildings or structures, licenced under federal regulations, for the growing, drying, packaging, storage, distribution, and/or sale, of medical marijuana.
Medical Marijuana Research and Development	means the use of land, buildings or structures for the systematic research, testing, data collection and manipulation, or technical or scientific development of medical marijuana, and may include a research laboratory, but does not include medical marijuana production.
Municipality	means the Village of Anmore.
N	
n/a	means not applicable to this category.
Natural boundary	means the visible high water mark on any watercourse 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 watercourse 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 high water mark.
Net density	means the calculation that is determined by dividing the size of the parcel proposed to be subdivided exclusive of the area used or intended for roads by the number of proposed parcels to be created.
New	means subsequent to the adoption of this Bylaw.
O	
Off-street parking	means the use of land for the parking of vehicles other than on a highway including the parking spaces and the maneuvering aisle.

Office	means the occupancy or use of a building for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use.
One-family dwelling	means a building which is used for only one dwelling unit, but may contain a secondary suite.
Open space amenity	means that portion of a parcel that is prohibited from future development 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 Village 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 highway.
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 (see section 7.2).
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, and must be not less than 5.5 metres in length and not less than 2.5 metres in width.
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 buildings and structures located on a parcel of land.
Principal building or structure	means the building or structure for the principal use of the parcel as listed under the permitted uses of the applicable zone.
Principal use	means the primary use of land, buildings or structures on the parcel.
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.
School	means a school as defined by the School Act

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.
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 <i>Riparian Areas Protection Act Riparian Areas Regulation BC Reg. 376/2004 (RAR)</i> of the 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 <i>Strata Property Act</i> .
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 land into two (2) or more parcels, or the consolidation of two or more parcels 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 building or structure. Such features shall include solar energy devices, roof mounted micro wind turbines, infrastructure needed to access and maintain a green roof and the like.
Swimming pool	means any structure or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.45 m or more. For the purpose of this definition, a hot tub shall not be considered a swimming pool.
T	
Top-of-bank	means : <ul style="list-style-type: none"> (a) the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade 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 active floodplain of a stream where the slope of the land 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) dwelling units, the two (2) dwelling units to be situated side by side sharing a common wall for a minimum of 10 metres.

U

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

V

Village means the Village of Anmore.

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 use 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 parcel between the front parcel line and a line extending along the front face of a principal building to the side parcel lines.

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

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 this 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 Part 9 of this Bylaw 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 A - 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**, as being regulated by that Schedule shall not be occupied by:

- (a) a greater number of dwelling units than the number specified, and
- (b) 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 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

- 3.5.1 If this Bylaw specifies a distance under the column headings 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.
- 3.5.2 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 which exceed the maximum floor area or **floor area ratio**, as defined in this Bylaw.

3.8 ZONING DISTRICT BOUNDARIES

- 3.8.1 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.
- 3.8.2 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.
- 3.8.3 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 **buildings**, **structure** or **land**, including the surface of water, shall be used or occupied, and no **buildings** 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

- 5.1.1 No **buildings** or **structure** shall be constructed, reconstructed, sited, altered, or extended so as to cause any existing **building** or **structure** on the same parcel to violate the provisions of this Bylaw.
- 5.1.2 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

No more than one principal **building** and two accessory buildings may be sited on one parcel, except as otherwise provided for in this Bylaw.

5.3 ACCESSORY BUILDINGS AND STRUCTURES

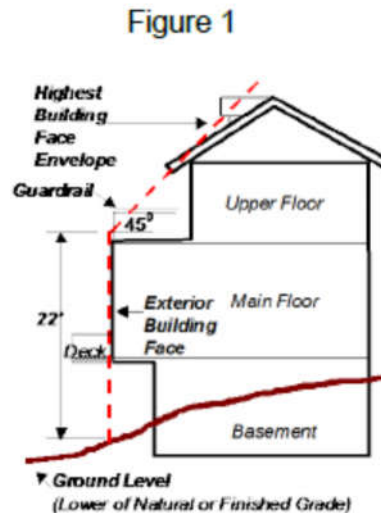
- 5.3.1 **Buildings** and **structures** containing an **accessory use** are permitted in each zone, unless otherwise provided for in this Bylaw, provided that:
- (a) the principal use is being carried out on the parcel, or;
 - (b) a **building** for the purpose of the principal use has been constructed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

5.4 HIGHEST BUILDING FACE ENVELOPE

- 5.4.1 **Highest building face envelope** is created by drawing a series of vertical lines at all points along the exterior face of a **building**, up to the height specified in the zone from ground level then inward over the **building** at right angles to the plane of the **building** face at an angle of 45°.
- 5.4.2 For purposes of this regulation, ground level:
- (a) is measured from the outermost extent of the enclosed portion of the building projected to the finished grade;
 - (b) in front of a garage door, is interpreted as a line joining the ground level at each side of the garage door; and
 - (c) is based off of finished grade.
- 5.4.3 One third of the length of the **building** need not comply with this requirement.
- 5.4.4 All other portions of the **building** must be within the **highest building face envelope**, except:
- (a) decks, eaves, projecting decorative features not enclosing the interior of the building,

- (b) the pitched roof portion of either gable ends or dormers; and
- (c) for pitched roof portions:
 - (i) the area above the intersection of the ceiling joist and the exterior wall which encloses a non-habitable attic; and
 - (ii) the area above the intersection of the vaulted roof joist and the exterior wall.

5.4.5 **Highest building face envelope** is shown in Figure 1.



5.5 AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT

5.5.1 Average **grade** (natural and finished) is measured around the perimeter of:

- (a) A building at or directly above the outermost projections of the exterior walls and includes the dimensions around the posts of an attached carport. A deck attached to a building is not considered in determining the perimeter; or
- (b) A structure that is not defined as a building.

5.5.2 The lower of average natural **grade** or average finished grade, each calculated separately, will be used in building height and **floor area ratio** calculations.

5.5.3 To calculate the average finished grade and natural grade for the building:

- (a) calculate the average grade elevation for each wall section having a constant grade along the finished and natural wall section by dividing the grade elevation at each end by 2 $[(\text{grade 'x'} + \text{grade 'y'}) \div 2 = \text{average}]$, then multiply this average grade elevation by the length of that wall section;
- (b) add the resulting numbers for each section of wall; and
- (c) divide this total number by the total perimeter wall length of the building.

This will be the average **grade**, natural or finished.

- 5.5.4 Additional calculation points and sections are required along a wall if there is a significant change in elevation or **grade** slope along that length of the wall (for example, if it is level along half the wall and then drops significantly over the second half, there would be two average **grade** elevations on that section of wall).
- 5.5.5 Where the undisturbed ground level of natural **grade** cannot be ascertained because of existing **landscaping, buildings or structures**, and appears to have been significantly altered, the level of natural **grade** shall be determined by the Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural **grade** at the cost of the property owner.
- 5.5.6 An example of calculating average **grade** is shown below (see Figure 1).

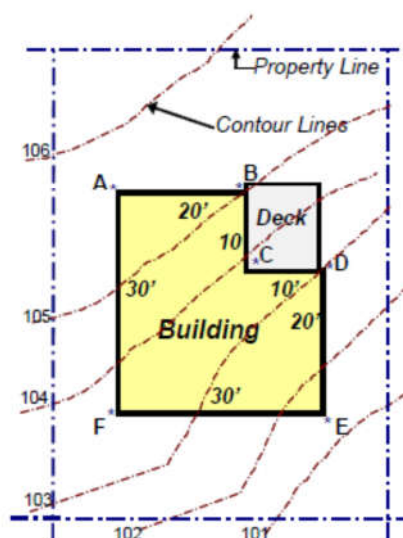
Example:

Wall Section Average Grade	X	Length	= Y
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 942.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 947.25
Totals:		36 m	= 3744

$$\text{Total Y} \div \text{Total perimeter length} = \text{Average grade}$$

$$3744 \div 36\text{m} = 104 \text{ m}$$

Figure 1

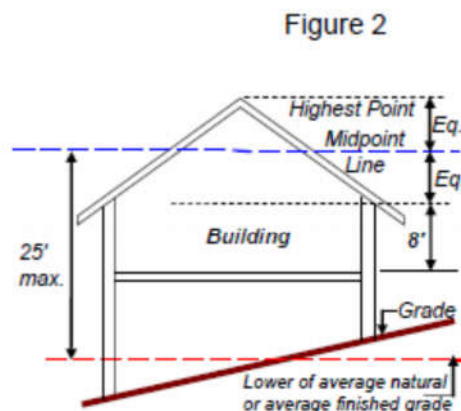
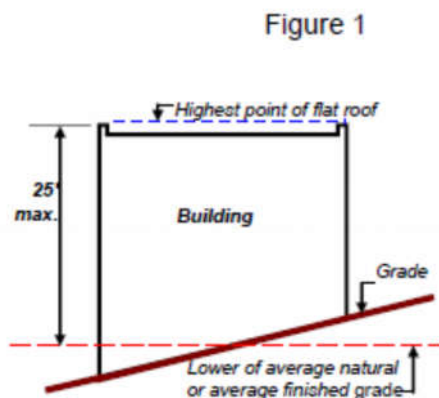


5.6 BUILDING AND STRUCTURE HEIGHT

5.6.1 Height is measured from the average natural **grade**.

5.6.2 Height is measured up to:

- (a) the highest point of a building with a flat roof (for example, the top of the highest of the roof finish, parapet, or roof deck railing) (see Figure 1);
- (b) the midpoint between the highest point of a building with a pitched roof and a point 2.4 metres above the floor immediately below (see Figure 2); or
- (c) the highest point of all other structures.



5.6.3 Where a roof is composed of a combination of pitched and flat elements, height is measured to the higher of:

- (a) the highest point of the flat roof; or
- (b) the midpoint of a pitched roof as described above using the projected peak of the pitched roof as the highest point.

5.6.4 A roof having a slope of less than 2 in 12 is considered to be a flat roof for purposes of this section.

5.6.5 In calculating height, mechanical equipment and enclosures, and skylights over 0.6 metre in height, shall be included. Skylights less than 0.6 metre in height shall only be exempted, if they are less than 3 metres in horizontal length. Chimneys less than 1.8 metres in horizontal length and vent pipes shall not be included.

5.7 HEIGHT EXEMPTIONS

5.7.1 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; transmission towers; chimneys less than 1.8 metres in horizontal length; flag poles; telecommunication antennae; aerials; sustainable building technologies; and structures required for a public service use.

5.7.2 Notwithstanding subsection 5.7.1, no **building** or **structure** listed in subsection 5.7.1(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.

5.7.3 Notwithstanding subsection 5.7.1, no **structure** listed in subsection 5.7.1(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.

5.8 SITING EXCEPTIONS

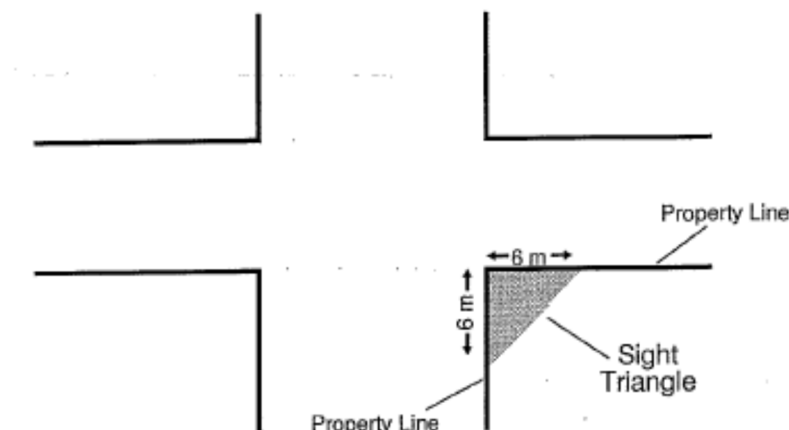
5.8.1 Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a **building**, the distance of the projection toward an abutting parcel line shall be no more than 1.22 metres, unless expressly provided for in this Bylaw.

5.8.2 Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a **building**, the distance of the projection towards an abutting parcel line shall be no more than 1.22 metres, unless expressly provided for in this Bylaw.

5.9 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 in Figure 1.

Figure 1



5.10 ENTRY GATES FOR DRIVEWAYS

5.10.1 Private vehicle entry gates are permitted on any parcel in residential zones provided that the following conditions are satisfied to address **road** safety and provide access to emergency services:

- (a) 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;
- (b) the gate has battery backup, if the gate is lockable and electronic;
- (c) electronic gate lock codes are provided to the Village of Anmore and to the City of Surrey Fire Department Dispatch, if the gate is lockable and electronic; and
- (d) 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 to the City of Surrey Fire Department Dispatch, if the gate has a keyed lock.

5.11 FENCES

5.11.1 Fences shall not exceed a height of 1.6 metres in the **front yard** or a height of 1.8 metres in the **rear or side yards**.

5.11.2 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.

5.11.3 Barbed wire and razor wire **fences** are prohibited in all zones except when expressly provided for in this Bylaw, or for an **industrial, civic institutional**, or commercial use.

5.12 RETAINING WALLS

5.12.1 The following shall not exceed the elevation of the **grade** line described below:

- (a) creation of grade above the natural grade whether by retaining walls or otherwise;
- (b) any retaining wall used in the creation of finished grade, including stacked rock walls; or
- (c) garden walls not used for retaining purposes.

5.12.2 The **retaining wall** grade line is drawn vertically from natural grade, or finished grade where grade has been altered as a result of the construction of a public **road**, at any and all points on the parcel lines, then inward over the parcel, perpendicular to such parcel lines, in accordance with the following:

- (a) a front parcel line or exterior parcel line - up 1.2 metres and then in towards the property at a 75% slope (See Figure 1).
- (b) all other parcel lines - up 1.2 metres and then in towards the property at a 100% slope (See Figure 2).

Figure 1

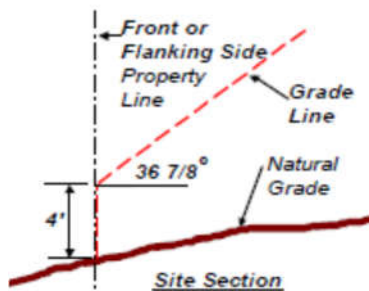
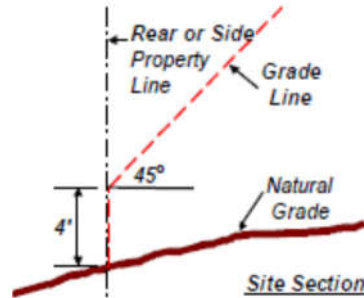


Figure 2



5.12.3 A **retaining wall** or berm shall not exceed a height of 1.8 metres.

5.12.4 Notwithstanding subsection 5.12.3, 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.

5.12.5 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.

5.12.6 A landscape screen is required for **retaining walls** as per section 5.13 of this Bylaw.

5.13 SCREENING

5.13.1 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.

5.13.2 Notwithstanding subsection 5.13.1, 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.

5.13.3 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.

5.13.4 Notwithstanding subsection 5.13.3, 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.

5.13.5 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**.

5.13.6 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.

5.13.7 Landscaped screens where required by this Bylaw shall be maintained at all times by the owner of the parcel on which they are required.

5.14 LANDSCAPING

5.14.1 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.

5.14.2 On a parcel located in a **residential** zone a minimum of 30% of the total surface area of such parcel shall be fully landscaped (landscaped also includes area that it is in its natural vegetative state) and properly maintained in a permeable state.

5.14.3 For the purposes of subsections 5.14.1 and 5.14.2, the following surfaces are not permeable:

- (a) buildings and structures;
- (b) asphalt;
- (c) concrete; and
- (d) pavers.

5.14.4 For the purposes of subsections 5.14.1 and 5.14.2, water surfaces of structures designed to retain water, including **swimming pools**, reflecting pools, and ornamental ponds, are permeable.

- 5.14.5 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. 8 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 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; and
 - (f) Landscaping shall make special consideration of Bear Aware criteria for plant selection.

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

- 5.15.1 In all zones, storage or parking of **derelict vehicles** is prohibited on any parcel except if it is used for fire department training purposes.
- 5.15.2 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.
- 5.15.3 In all **residential** zones except for parcels in the RS-1 zone larger than 4047 m², 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. For parcels larger than 4047 m², the 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 in the **front yard** and/or the exterior **side yard**.

- 5.15.4 In all **residential** zones except for parcels in the RS-1 zone larger than 4047 m², storage or parking of any construction equipment is prohibited on any parcel except for the purpose of construction in progress on the parcel. For parcels larger than 4047 m², the storage or parking of any construction equipment is prohibited, except for the purpose of construction in progress on the parcel, in the **front yard** and/or the exterior **side yard**.
- 5.15.5 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) 4 motor vehicles parked outside 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.
- 5.15.6 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;
 - (c) The parking or storage of a recreation vehicle, utility trailer or pleasure boat shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said recreation vehicle, utility trailer or pleasure boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
 - (i) on a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 ft.] along the said lot lines from the point of intersection of the 2 lot lines;
 - (ii) where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and
 - (iii) screening is not required for the parking or storage of a recreation vehicle, utility trailer or pleasure boat for a period less than 15 days within a 6 month period; and
 - (d) 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.
- 5.15.7 Subsection 5.15.6 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.

- 5.15.8 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.

5.16 SIGNS

- 5.16.1 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; and
 - (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.
- 5.16.2 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 0.6 m² in area on any **parcel**; and shall be confined to the same **parcel** as the function, purpose or objects to which they refer.
- 5.16.3 Within any zone, no backlit signs shall be permitted, except those displaying a property address.
- 5.16.4 Notwithstanding subsection 5.16.2, 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.
- 5.16.5 Notwithstanding subsection 5.16.2, 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.

5.17 SWIMMING POOLS

- 5.17.1 **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.
- 5.17.2 **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.

5.18 SPORTS COURTS

- 5.18.1 Shall not be constructed or located within any required **front yard** or exterior **side yard** or within any **accessory building or structure setback** requirement for that zone.

5.19 RENEWABLE ENERGY

- 5.19.1 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.
- 5.19.2 In an **industrial** or **civic institutional** zone, **sustainable building technologies** shall be permitted provided that 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.
- 5.19.3 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.

5.20 SETBACKS FROM WATERCOURSES

- 5.20.1 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 and a qualified environmental professional.
- 5.20.2 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.

5.21 RIPARIAN AREAS PROTECTION

- 5.21.1 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 (RAR)*.
- 5.21.2 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 Title 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 section 6.
- 5.21.3 Subsection 5.21.2 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.
- 5.21.4 Without limiting subsection 5.21.2, 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 *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.

- 5.21.5 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).
- 5.21.6 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.

5.22 WATERSHED PROTECTION

- 5.22.1 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 two 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.
- 5.22.2 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.
- 5.22.3 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.
- 5.22.4 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.

5.22.5 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.

5.22.6 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

- 6.1.1 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.
- 6.1.2 **Park and open space amenity.**

6.2 USES PROHIBITED IN ALL ZONES

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

- 6.3.1 Not more than one **secondary suite** shall be permitted on a **parcel** of land, except for parcels in the RS-1 zone with only one principal building that are equal to or larger than 4047 m² where two secondary suites are permitted (one secondary suite within the principal building and one secondary suite within an accessory building) so long as the combined floor area of the two secondary suites does not exceed 180 m².
- 6.3.2 A **secondary suite** may be located within a principal building or an accessory building.
- 6.3.3 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.
- 6.3.4 For **parcels** less than 4047 m², a **secondary suite** within an accessory building shall not have a **floor area** that exceeds 100 m². For **parcels** equal to or larger than 4047 m², a **secondary suite** within an accessory building shall not have a **floor area** that exceeds 130 m².
- 6.3.5 A secondary suite shall not be permitted in a **two-family dwelling**.
- 6.3.6 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**.
- 6.3.7 Unless expressly provided for in this Bylaw, **secondary suites** in an accessory building are prohibited in RCH-1, RCH-2 and CD zones, or **parcels** having an area less than 2,024 m².

- 6.3.8 Unless expressly provided for in this Bylaw, **secondary suites** are prohibited in RCH-1, RCH-2 and all CD zones.

6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE

An **accessory one-family residential** use shall:

- (a) be limited to one per parcel;
- (b) have a maximum floor area of 100 m²; and
- (c) 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:

- (a) The activities shall be conducted entirely within the principal building or accessory building except where such activity involves horticulture or a family daycare;
- (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 from the processing or 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 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, up to a maximum of 100 m²;
- (e) The use within one or more accessory buildings shall occupy a total of not more than 100 m².
- (f) In no case shall the aggregate floor area of all buildings used for home occupation use exceed 100 m² on a parcel of land;
- (g) The total display area of any outdoor advertising sign shall not exceed 0.4 m²;
- (h) 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;
- (i) Home crafts or occupations shall not discharge or emit the following across parcel lines:
 - (i) odorous, toxic or noxious matter or vapours;
 - (ii) heat, glare, electrical interference or radiation;
 - (iii) recurring ground vibration; or
 - (iv) noise levels exceeding 45 decibels;
- (j) The use shall provide parking in accordance with the requirements in the applicable zone; and
- (k) No automobile, boat, or other machinery servicing repair is permitted as a home occupation use.

6.6 BED AND BREAKFAST

6.6.1 When permitted in a zone, a **bed and breakfast** operation shall be required to comply with the following regulations:

- (a) Not more than two 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 5.16 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; and
- (i) All bed and breakfast operations shall have approved water and sewage disposal systems.

6.6.2 No **bed and breakfast** operation shall operate without a business license.

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

- 7.2.1 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.
- 7.2.2 Notwithstanding subsection 7.2.1, 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.
- 7.2.3 For the purposes of determining minimum **parcel** size, only 50% of the area of the access strip of a **panhandle parcel** will be included in the calculation of **parcel** size.
- 7.2.4 For the purpose of determining **parcel** width:
- (a) where there are only two side parcel lines and both are parallel, the parcel width is the perpendicular distance between the side parcel lines;
 - (b) where at least one of the side parcel lines is not perpendicular to the road, parcel width is the distance between the side parcel lines, measured at right angles to the bisector of the angle formed by the side parcel lines projected to their intersection; or
 - (c) if there are more than two side parcel lines, or the parcel is irregular in shape, the parcel width is measured at the **front yard** setback line and is the shortest straight line between the side parcel lines at the required **front yard** setback line.

7.3 MINIMUM FRONTAGE

- 7.3.1 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 **highway**. This regulation may be relaxed by the Council upon application by the property owner.
- 7.3.2 Notwithstanding subsection 7.3.1, 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

- 7.4.1 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.
- 7.4.2 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.
- 7.4.3 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 7.2, 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 PARCEL SHAPE

- 7.6.1 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**.
- 7.6.2 No **panhandle parcel** shall be created where the access strip is narrower than 7.5 m.

7.7 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.

7.8 SUBDIVISION FOR RELATIVE

No **parcel** less than 1 hectare shall be subdivided pursuant to section 514 of the Local Government Act.

PART 8 ZONING DISTRICT SCHEDULES

Zoning District Name	Short Form	Min. Parcel Size
Residential 1	RS-1	4,047 m ²
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
Comprehensive Development 5	CD-5	n/a
Comprehensive Development 6	CD-6	Check

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 as the **principal use**.

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 BUILDING SIZE AND HEIGHT

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings and Accessory Buildings (a)	0.25 FAR	10 m
Accessory Buildings and Structures (b)	25% of principal building – up to 130 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 subsection 9.1.4 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 120 m². For the purposes of determining gross floor area of all accessory buildings on a parcel, up to 30 m² of a secondary suite in an accessory building can be exempted from the total. Notwithstanding this restriction, an accessory building of not more than 55.7 m² will be permitted on any parcel.

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 ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	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.

(c) For parcels less than 1200 m², the rear and interior side setbacks may be reduced to 3.5 m for 1 accessory building or structure.

9.1.5 MAXIMUM PARCEL COVERAGE

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

9.1.6 OFF-STREET PARKING

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

- (a) 2 spaces per dwelling unit;
- (b) 1 space per employee for home occupation;
- (c) 1 space per boarder; and
- (d) 2 spaces per secondary suite.

9.1.7 OTHER REGULATIONS

- (a) For subdivision regulations, see Part 7.
- (b) Home occupation shall be subject to the requirements of section 6.5.
- (c) Bed and breakfast shall be subject to the requirements of section 6.6.
- (d) Secondary suite shall be subject to the requirements of section 6.3.

9.2 COMPACT HOUSING 1 (COUNTRYSIDE) – RCH-1

9.2.1 Purpose

This zone is intended to accommodate the conversion of the Countryside Manufactured Home Park into a bare land strata **subdivision** where one-family **residential** housing is the **principal use**.

9.2.2 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

9.2.3 Maximum Building Size 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

- (a) 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.
- (b) 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 (excluding the area used for garage) of the first storey.
- (c) The maximum gross density shall not exceed 8 parcels/acre.
- (d) 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.
- (e) In cases where a pitched roof is provided for accessory buildings and structures, the maximum height may be increased to 4 m.

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	3.0 m	2.0 m	4.0 m	1.2 m ^(d)
Accessory Buildings	See (c)	2.0 m	4.0 m	1.2 m

- (a) In the case where there is a watercourse on the property, the setback requirements outlined in section 5.20 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.
- (b) In the case where there is a garage or carport, the garage or carport shall be located not less than 5.5 metres from the **property line** where driveway access is provided from.
- (c) An accessory building and structure shall be sited to the rear of the front face of the principal building.
- (d) The required interior side parcel line setback shall be 2.2 m for all storeys above the first storey.

9.2.5 Maximum Parcel Coverage

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

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; and
 - (ii) 1 space per employee for home occupation;

9.2.7 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 6.5.
- (c) Basements and sunken patios are permitted in Area 1 and prohibited in Area 2 of this zone (see Schedule A).

9.3 COMPACT HOUSING 2 (ANMORE GREEN) – RCH-2

9.3.1 Purpose

The intent of this zone is to accommodate the potential conversion of Anmore Green Estates into a bare land strata **subdivision** where one-family **residential** housing is the **principal use**.

9.3.2 Permitted Uses

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

9.3.3 Maximum Building Size 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.
- (b) The maximum gross density shall not exceed 8 parcels/acre.

9.3.4 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 metres 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 metres.
- (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.

9.3.5 Maximum Parcel Coverage

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

9.3.6 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; and
 - (ii) 1 space per employee for home occupation;

9.3.7 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 6.5.

9.4 COMMERCIAL 1 – C-1

9.4.1 Purpose

This zone is intended to provide **land** for the purpose of accommodating local **commercial** establishments, where **grocery retailing** is the **principal use**.

9.4.2 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

9.4.3 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

9.4.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.4.5 Maximum Parcel Coverage

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

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:
- A building for grocery retail use - 1 space per 38 m² of gross floor area;
 - Accessory one-family residential use - 2 spaces;
 - Each parking space shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - The minimum width of maneuvering 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.

9.4.7 Off-Street Loading

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

9.4.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of section 6.4.

9.5 CAMPGROUND COMMERCIAL – C-2

9.5.1 Purpose

This zone is intended to provide **land** for the purpose of accommodating a **campground** as the **principal use**.

9.5.2 Permitted Uses and Minimum Parcel Size

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

9.5.3 Campground Regulation Bylaw

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

9.5.4 Maximum Height

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

9.5.5 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

9.5.6 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) 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 maneuvering 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.

9.5.7 Off-Street Loading

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

9.5.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of section 6.4.

9.6 EQUESTRIAN COMMERCIAL – C-3

9.6.1 Purpose

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

9.6.2 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

9.6.3 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) Equestrian use – 1 parking space per every two horses made available to the public;
 - (ii) Accessory one-family residential use - 2 parking spaces;

- (iii) Each parking space shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high; and
- (iv) The minimum width of maneuvering 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°	9.7 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

- (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 6.4.
- (c) For subdivision regulations, see Part 7.
- (d) Home occupation shall be subject to the requirements of section 6.5
- (e) Secondary suite shall be subject to the requirements of section 6.3.

9.7 CIVIC INSTITUTIONAL – P-1

9.7.1 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, where **civic institutional**, **public service** or assembly are the **principal uses**.

9.7.2 Permitted Uses and Minimum Parcel Size

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

9.7.3 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.

9.7.4 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

9.7.5 Maximum Parcel Coverage

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

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) Civic use - 1 space per 9 m² of gross floor area;
 - i) School – 2 spaces per classroom
 - ii) Public service use – No spaces required
 - iii) Accessory one-family residential use - 2 spaces;

- iv) Each parking space shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
- v) The minimum width of maneuvering 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.

9.7.7 Other Regulations

Accessory one-family residential use shall be subject to the requirements of section 6.4.

9.8 PARK – P-2

9.8.1 Purpose

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

9.8.2 Permitted Uses

- (a) Park
- (b) Accessory Uses

9.8.3 Maximum Building Height

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

9.8.4 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.

9.8.5 Off-Street Parking

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

9.9 WATERSHED – W-1

9.9.1 Purpose

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

9.9.2 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.

9.10 INDUSTRIAL – I-1

9.10.1 Purpose

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

9.10.2 Permitted Uses

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

9.10.3 Buildings and Structures

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

9.10.4 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.

9.11 COMPREHENSIVE DEVELOPMENT – CD

9.11.1 Purpose

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

9.11.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	1,012 m ²
Secondary Suite (within principal building only)	2,023 m ²

9.11.3 Maximum Number of Buildings, Size 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

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

9.11.4 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.

9.11.5 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%

9.11.6 Off-Street Parking

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

9.11.7 Open Amenity Space

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

9.12 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1

9.12.1 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 where one-family **residential** housing is the **principal use**.

9.12.2 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	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	n/a	n/a
Accessory Equestrian	n/a	n/a
Accessory Uses	n/a	n/a

9.12.3 Maximum Number of Buildings, Size 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 Part 2, 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 5.11.

9.12.4 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

9.12.5 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; and
 - iii) 2 spaces per secondary suite.

9.12.6 Maximum Parcel Coverage

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

9.12.7 Open Space Amenity

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

9.12.8 Special Regulations for an Accessory Equestrian Use

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

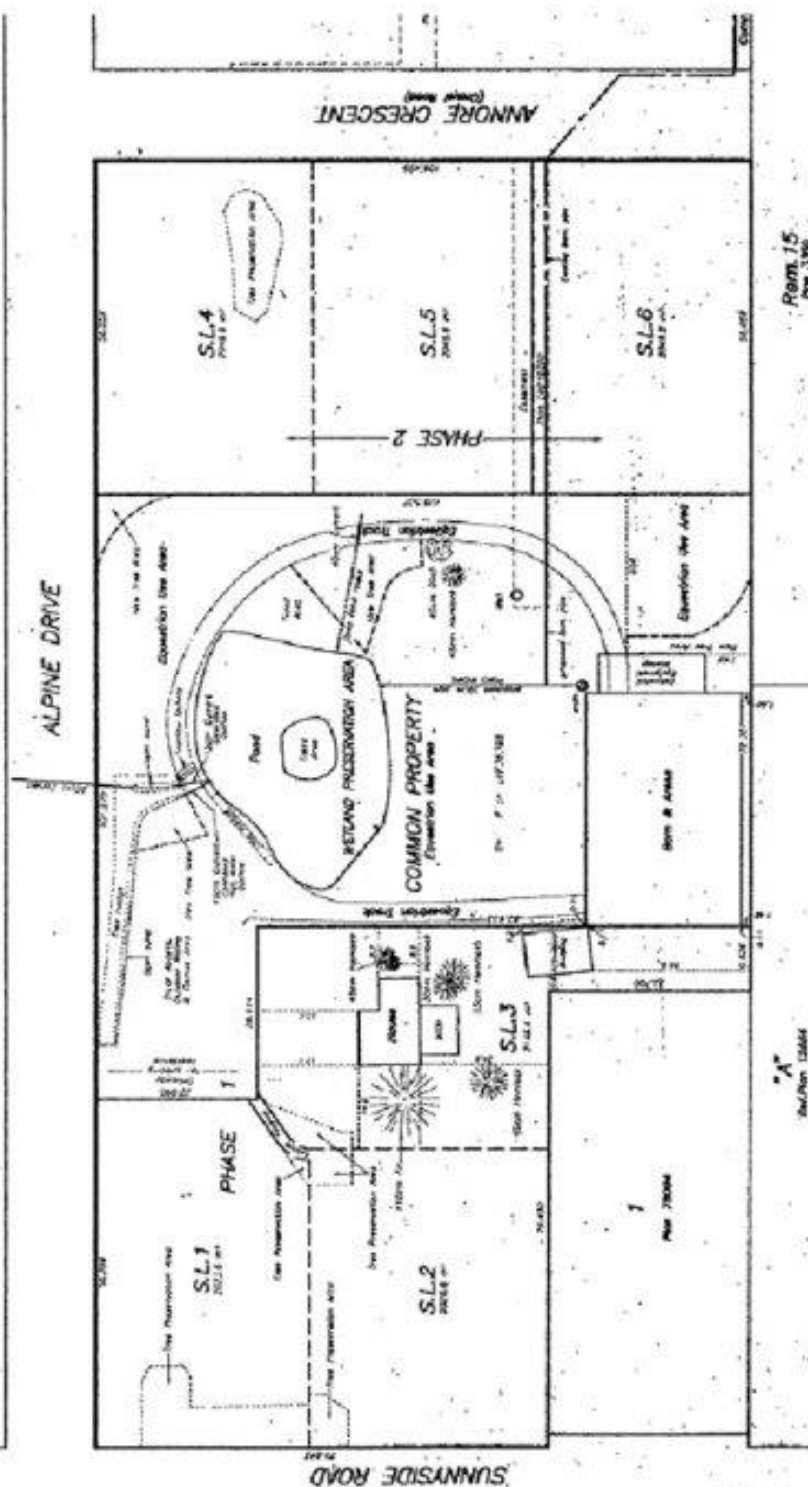
- (a) the accessory equestrian use shall be limited generally to the area designated equestrian use on the Comprehensive Development Plan;
- (b) not more than 12 horses may be accommodated within the area designated equestrian use on the Comprehensive Development Plan;
- (c) notwithstanding the setback requirements of section 9.12.4, 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 *Anmore Animal Control Bylaw*.

9.12.9 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Bed and breakfast shall be subject to the requirements of section 6.6.
- (c) Secondary Suite shall be subject to the requirements of section 6.3.

9.12.10 Comprehensive Development Plan

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

CD-1
PLAN

Rem. 15.

"A"

W.G. Powell & Associates
Bulldozer, Grader, Load Hauler
2150 Thompson Road
P.O. Box 100, S.E., 400-100
Tulsa, OK 74101

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9.13 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2

9.13.1 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 where one-family **residential** housing is the **principal use**.

9.13.2 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	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	2,023 m ²	30 m
Accessory Uses	n/a	n/a

9.13.3 Maximum Number of Buildings, Size 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 Part 2, 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.

9.13.4 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

9.13.5 Off-Street Parking

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

- (a) 2 spaces per dwelling unit;
- (b) 1 space per employee for home occupation; and
- (c) 2 spaces per secondary suite.

9.13.6 Maximum Parcel Coverage

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

9.13.7 Maximum Number of Parcels

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

9.13.8 Open Space Amenity

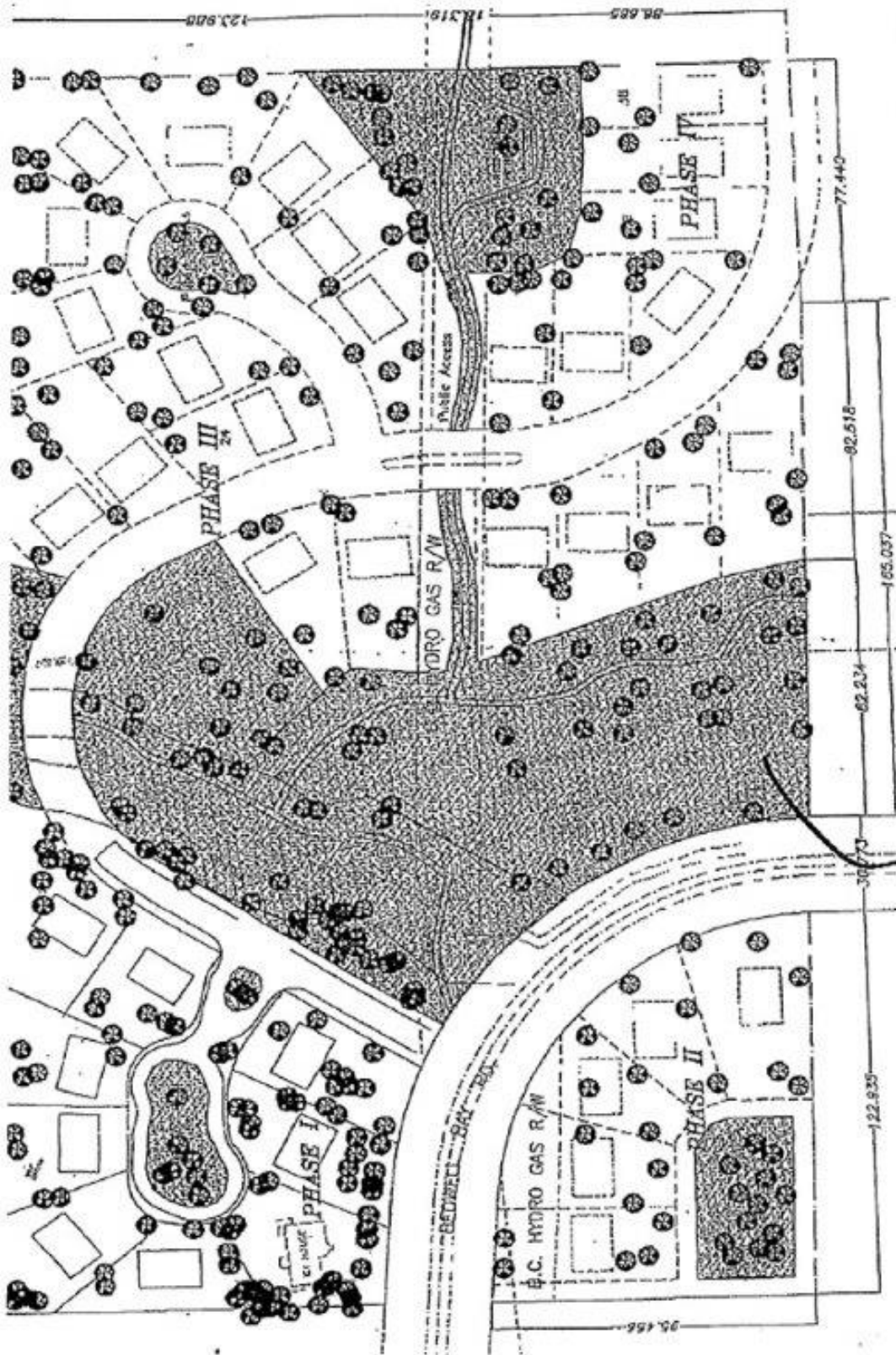
An open space amenity shall be provided generally in accordance with the Comprehensive Development Plan.

9.13.9 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Bed and breakfast shall be subject to the requirements of section 6.6.
- (c) Secondary suite shall be subject to the requirements of section 6.3.

9.13.10 Comprehensive Development Plan

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



CD-2
PLAN

Open Space Amenity (Typical)

9.14 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

9.14.1 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 where one-family **residential** housing is the **principal use**.

9.14.2 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

9.14.3 Maximum Number of Buildings, Size 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 Part 2, 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.

9.14.4 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;

9.14.6 Maximum Parcel Coverage

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

9.14.7 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.

9.14.8 Open Space Amenity

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

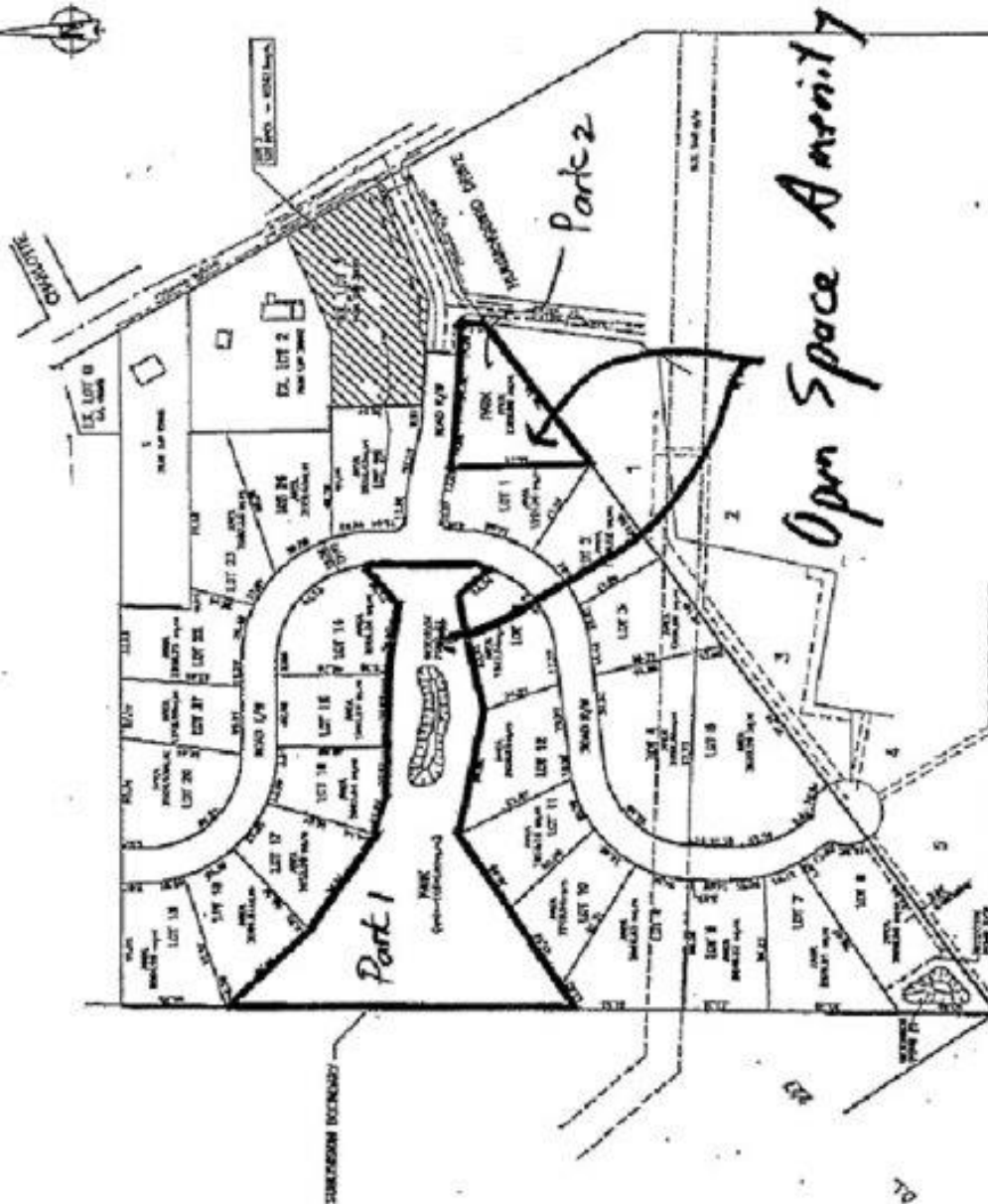
9.1.9 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Bed and breakfast shall be subject to the requirements of section 6.6.

9.14.10 Comprehensive Development Plan

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

Legend:
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CD-3
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COMMERCIAL INSURANCE BROKERS LIMITED

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

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 where one-family **residential** housing is the **principal use**.

9.15.2 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	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.15.3 Maximum Number of Buildings, Size 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 Part 2, 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.

9.15.4 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; and

- (ii) 1 space per employee for home occupation.

9.15.6 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.

9.15.7 Maximum Number of Parcels

Not more than 44 **residential 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.

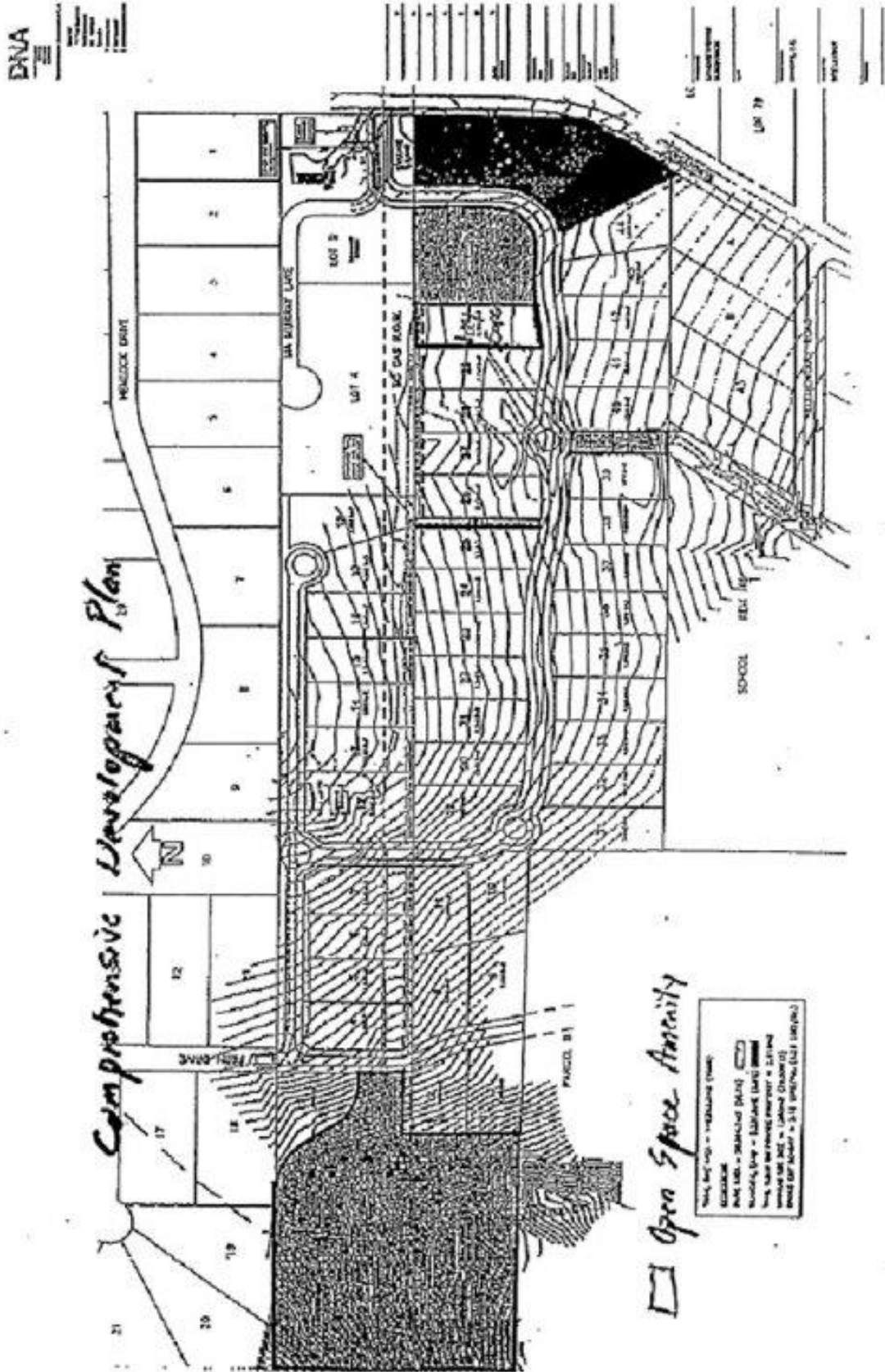
9.15.9 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Bed and breakfast shall be subject to the requirements of section 6.6.

9.15.10 Comprehensive Development Plan

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

CD-4
PLAN



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

9.16.1 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 where one-family **residential** housing is the **principal use**.

9.16.2 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	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.16.3 Maximum Number of Buildings, Size 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.

9.16.4 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; and
 - (ii) 1 space per employee for home occupation.

9.16.6 Maximum Parcel Coverage

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

9.16.7 Maximum Number of Parcels

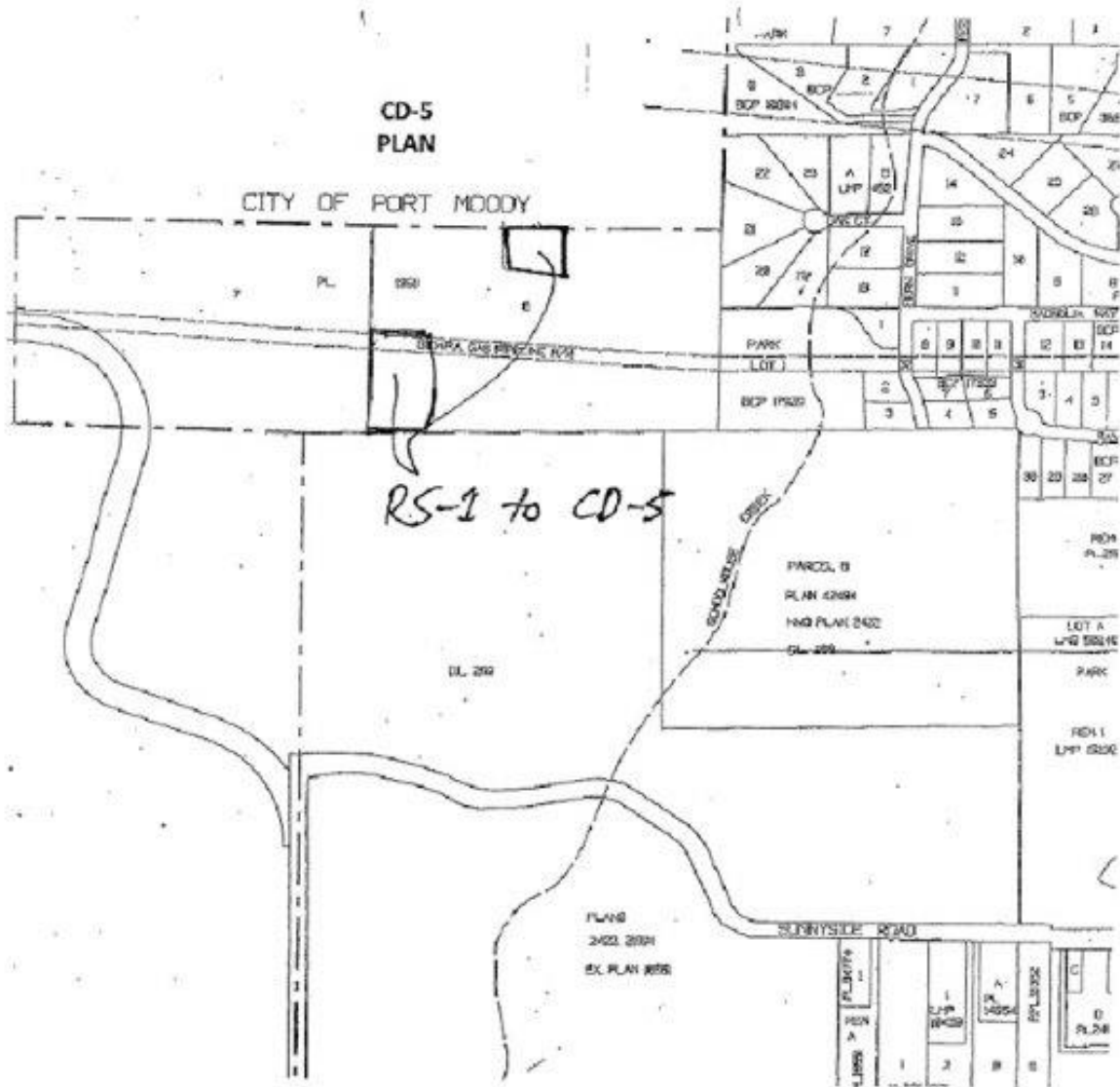
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

9.16.8 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Bed and breakfast shall be subject to the requirements of section 6.6.

9.16.9 Comprehensive Development Plan

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



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

9.17.1 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* where one-family **residential** housing is the **principal use**.

9.17.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family 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	

9.17.3 Maximum Number of Buildings, Size 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

9.17.4 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 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 parcel line 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

9.17.5 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 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.

9.17.6 Maximum Parcel Coverage

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

9.17.7 Maximum Number of Parcels

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

9.17.8 Maximum Units per Acre

The maximum units per acre shall be 1.20.

9.17.9 Open Space Amenity

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

9.17.10 Parcel Shape

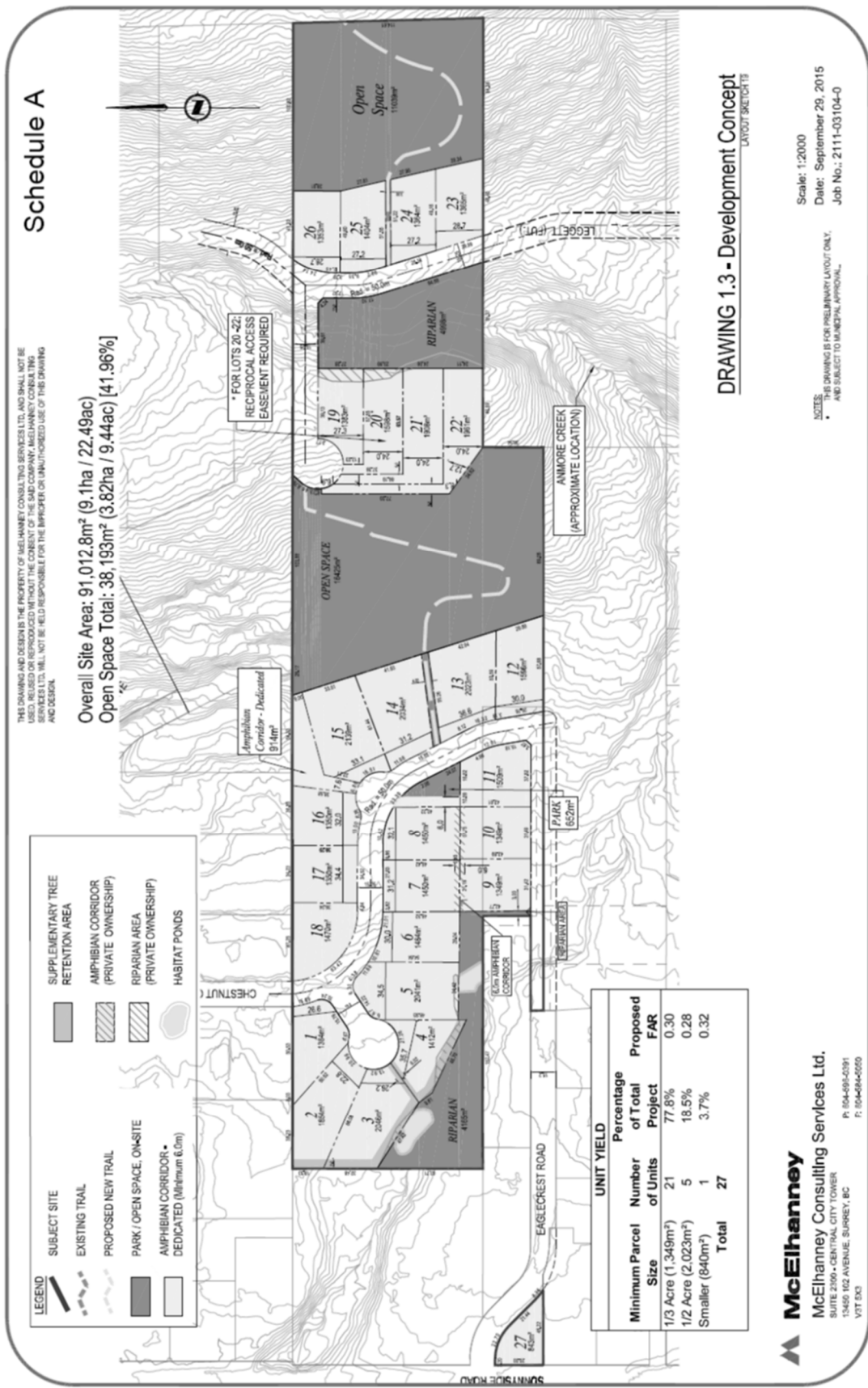
Notwithstanding subsection 7.6.2, for the purposes of this zone, no **panhandle parcel** shall be created where the access strip is narrower than 6.0 m.

9.17.11 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 6.5.
- (c) Bed and breakfast shall be subject to the requirements of section 6.6.

9.17.12 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

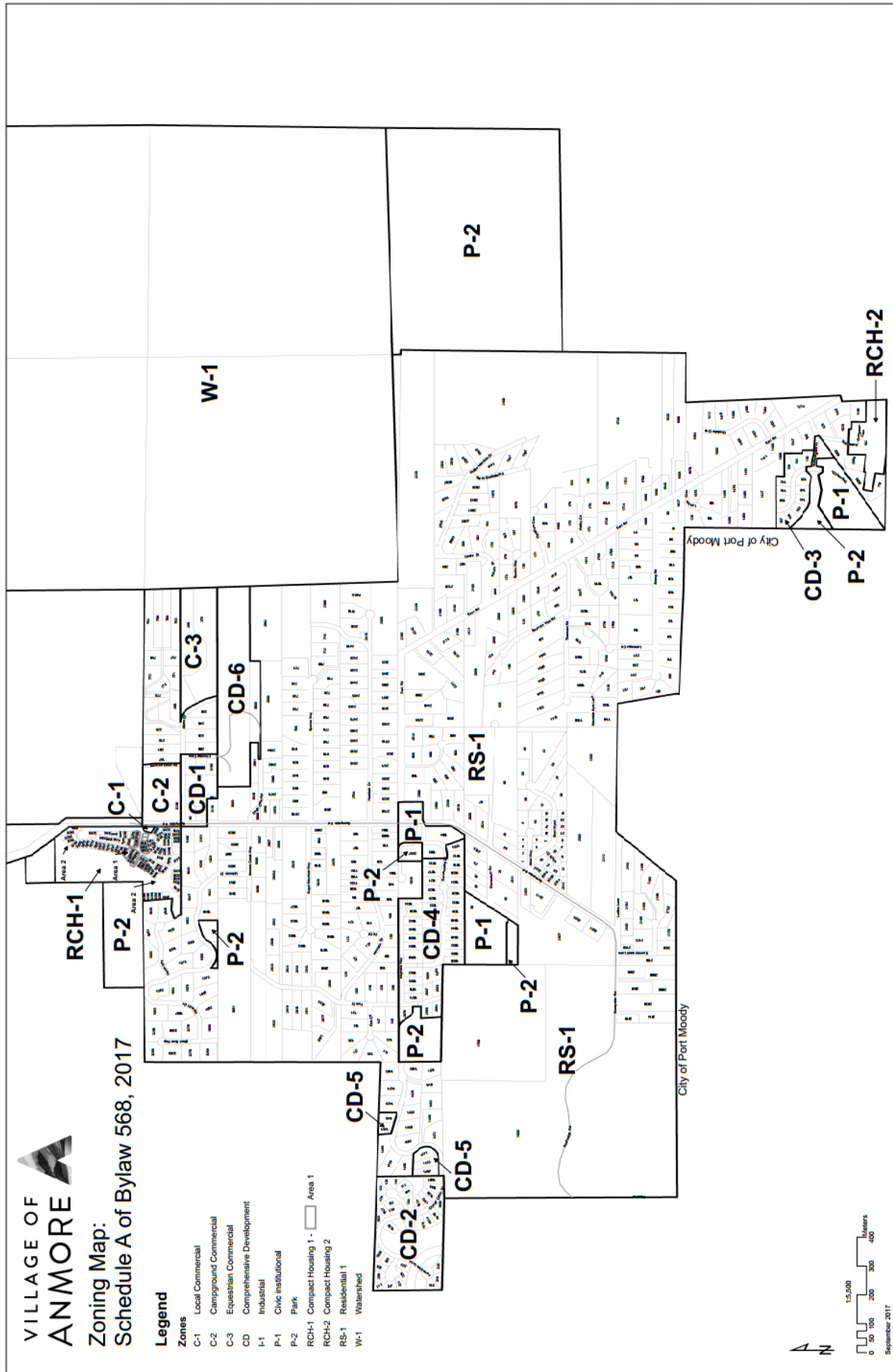
- 10.4.1 The Bylaw Enforcement Officer or his/her designate may enter, at all reasonable times, premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed.
- 10.4.2 Obstruction of the Bylaw Enforcement Officer in the performance of his/her duties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

PART 11 REPEAL AND EFFECTIVE DATE

11.1 REPEAL OF PREVIOUS BYLAW

Village of Anmore Zoning Bylaw No. 374, 2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

SCHEDULE A – ZONING MAP



READ a first time the day of , 2017

READ a second time the day of , 2017

PUBLIC HEARING held the day of , 2017

READ a third time the day of , 2017

ADOPTED this day of , 2017

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Zoning Bylaw No. 568-2017".

DATE

MANAGER OF CORPORATE SERVICES



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- <i>commercial use</i> 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: Grade, average		is measured around the perimeter of the building or structure at or directly above or below the outermost projection of the exterior walls or the posts of carports (see section 5.5).	
Definition added: 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 or structure</i> , or projections thereof	to identify 'finished grade' after, not prior, to construction to aid in establishing 'grade' definition
Definition added: 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.	
Definition added: Height, for the purpose of measuring wall		means the vertical distance measured from <i>finished 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 <i>parcel</i> . The terms <i>landscape</i> and <i>landscaped</i> have a corresponding meaning to <i>landscaping</i> .	to align with the new section added to the Zoning Bylaw and provide clarity to what the 'landscaping' consists of
Definition added: Marijuana, Marijuana Dispensary, Medical Marijuana, and Medical Marijuana Research and Development		<p>Marijuana: means all parts of the genus cannabis 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</p>	to identify the plant and its potential uses for the purposes of prohibiting in all 'zones'

		warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law. Medical Marijuana Research and Development: means the <i>use</i> of <i>land, buildings</i> or <i>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> .	
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>	created to align with ESC Bylaw

		<p>beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured 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 land, buildings or structures located on the same parcel	means a <i>building or 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, buildings or 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
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> . The area of a <i>garage</i> will be included in the calculation of <i>floor area</i> , except for up to 90 m ² of <i>garage</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: Height (of a building or structure)	(of a building or structure) means the vertical distance from Grade 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 structure without a roof, to the highest point of the structure;	means the vertical height of a <i>building</i> or <i>structure</i> (see section 5.6).	More detail on how height is calculated is now provided in the regulatory section of the 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 manufactured <i>dwelling unit</i> 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 <i>Manufactured Home Act</i>, and does not include a <i>recreational vehicle</i> .	revised definition to explicitly include both mobile homes and modular homes

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 or 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 : <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 erpendicularly from the edge. 	Revised to better align with RAR regulation.

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: Alter	means any change to a <i>building</i> or <i>structure</i> that would result in an increase in floor area.	Deleted	No longer used in bylaw
Definition Deleted: 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;	Deleted	No longer used in bylaw
Definition Deleted: Grade	(as applying to the determination of building height) means the lowest of the 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	Deleted	More specific definitions for average, finished and natural grade added.
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;	(1) <i>Fences</i> shall not exceed a <i>height</i> of 1.6 metres in the front <i>yard</i> or a <i>height</i> of 1.8 metres in the <i>rear</i> or <i>side yards</i> ;	Size of fences in front yards is reduced to 1.6 metres and reduced to 1.8 metres in all other locations. Setback required from retaining walls. Restrictions on

		<p>(2) Where a <i>fence</i>, wall or similar <i>structure</i> is located on top of a <i>retaining wall</i>, the <i>height</i> of the <i>fence</i> shall include the <i>height</i> of the <i>retaining wall</i>, except that where their combined <i>height</i> exceeds 1.8 metres, the <i>fence</i>, wall or similar <i>structure</i> by itself may have a <i>height</i> of not more than 1.0 metre.</p> <p>Barbed wire and razor wire <i>fences</i> are prohibited in all <i>zones</i> except when expressly provided for in this Bylaw, or for an <i>industrial</i>, <i>civic institutional</i>, or <i>commercial use</i>.</p>	materials used for fencing also added.
Regulation Change: Highest Building Face		See section 5.4 of Draft Zoning Bylaw for text and graphics. Corresponding definition for highest building face added in definition section.	Part of the new proposed approach to regulating building and structure heights
Regulation Change: Average Grade Calculation for Building and Structure Height		See section 5.5 of Draft Zoning Bylaw for text and graphics	Part of the new proposed approach to regulating building and structure heights
Regulation Change: Building and Structure Height		See section 5.6 of Draft Zoning Bylaw for text and graphics	Part of the new proposed approach to regulating building and structure heights
Regulation Change: Height Exemptions		See section 5.7 for text	Changes to allow for sustainable building technologies.

Regulation Change: Keeping of Animals		Deleted	Regulation is redundant and regulated through the Animal Control Bylaw
Regulation Change: Landscaping		See section 5.14 of proposed bylaw	Added requirements for Landscaping to help mitigate impacts of development and retaining walls
Regulation Change: Retaining Walls		See section 5.12 for text and graphics. Corresponding definition for grade line added in definition section.	Increased the required horizontal separation requirement between retaining wall systems to 3.6 metres and introduced grade line concept
Regulation Change: Screening		See Section 5.13 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 5.15	Section added to clarify and address issues with regard to the storage of items.
Regulation Change: Signs		See section 5.16	Greater specificity on sign regulation provided. Increased permitted for sale signs area from 0.4m ² to 0.6m ² to reflect actual size most commonly used.
Regulation Change: Sport Courts		(1) Shall not be constructed or located within any required <i>front yard</i> or <i>exterior side 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		<p>(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>, 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 added to clarify location of swimming pools and reduce impact on neighbours.
Regulation Change: Subdivision		<p>Added clarification on how parcel width is determined.</p> <p>Added limitation on panhandle parcels that only 50% of the area of the access strip will be included in determining minimum parcel size.</p>	
Regulation Change: Secondary Suite		<p>For parcels less than 4047 m², a <i>secondary suite</i> within an <i>accessory building</i> shall not have a <i>floor area</i> that exceeds 100 m². For parcels equal to or larger than 4047 m², a <i>secondary suite</i> within an <i>accessory building</i> shall not</p>	Added the ability on larger parcels to have larger secondary suites in an accessory building.

		have a <i>floor area</i> that exceeds 120 m ²	
Regulation Change: Renewable Energy		See section 5.19	Regulation added to allow for renewable energy technologies to be used.
Regulation Change: Watershed Protection		See section 5.22	Regulation updated to reflect latest requirements relating to Agricultural Buildings.
Compact Housing 1 – RCH-1			<p>Setbacks – Principal Buildings: Increased interior side setback to 2.2 m (from 1.2 m) for anything above the first storey, increased exterior side setbacks to 4 m (from 3 m), and increased rear setback to 2 m (from 1.5 m). Setbacks – Accessory Buildings: changed to reflect changes in principal building setbacks.</p> <p>FAR: reduced to 0.6 (from 0.7).</p> <p>Basements prohibited in areas without stormwater management infrastructure and permitted where it has been installed.</p>
Compact Housing 2 – RCH 2			Removed additional development capacity should the community sewage disposal field no longer be required. This was done to ensure consistency with the OCP in terms of permitted density and that there will be no municipal sewer systems.

Comprehensive Development Zones			<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. • Maximum parcel coverage established using APC voting results.
Residential 1 – RS1		Increased maximum amount of floor area permitted for accessory buildings from 100 to 152 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	

		Provisions for relaxed setback in rear and side yards for 1 accessory building to 1 m for lots smaller than 1200 m2.	This change was made to address the unique constraints that the RS-1 zone placed on parcels in the Birch Wynd neighbourhood where many lots are much smaller than others in the RS-1 zone.
Residential 1 – RS1	Maximum Number of Buildings permitted (a) May be increased to two One-Family Residential dwellings, provided that the lot size is greater than 0.8 ha.	deleted	Only 1 one family residence permitted per parcel. Should a second one family residence be desired than a subdivision should be pursued, as exception only applied to lands with subdivision potential.
Residential 2 – RS2		deleted	Not used in the Village
Residential 3 – RS3		deleted	No longer used in the Village



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: August 21, 2017

Submitted by: Juli Kolby, Chief Administrative Officer

Subject: Library Card Reimbursement Program

PURPOSE / INTRODUCTION

To obtain Council approval to update the Library Card Reimbursement Program to include all Village residents, not specifically students.

RECOMMENDATIONS

That Council approve the Library Card Reimbursement Program whereby residents of the Village of Anmore who purchase a library card at a neighbouring public library for a fee, be reimbursed for the full amount of the most economical membership fee paid by the resident.

BACKGROUND

Given the Village does not currently provide library services and the Port Moody Public Library charges a non-resident annual fee, at the June 12, 2012 Regular Council Meeting, Council passed the following resolution:

"That Council agrees to reimburse any student residing in the Village of Anmore for library card fees, to a maximum of forty dollars (\$40.00); and that a cap of one thousand dollars (\$1,000) be applied for the 2012 budget year."

In past years, the library card program has been utilized as follows:

	Budget	Amount Reimbursed
2012	\$1,000	\$613
2013	\$1,000	\$402
2014	\$1,000	\$860
2015	\$1,000	\$1,022
2016	\$1,200	\$740
2017 (to date)	\$1,200	\$700

DISCUSSION

In the past few years, more residents have been enquiring about the library card reimbursement program. The resolution that was passed by Council in 2012 is specific that

Report/Recommendation to Council

Library Card Reimbursement Program

August 21, 2017

only students can be reimbursed for their annual card fees. More individual and family memberships are being purchased by non-students and residents are requesting reimbursement for those fees.

Current annual fees for non-resident library cards at the Port Moody Public Library are \$45 for an individual and \$60 for a family. Staff is recommending that the Village reimburse the full amount of the fee for both individual and family memberships. Only the most economic membership will be reimbursed. For example, a family of four would not be reimbursed \$180 (4 X \$45) if four individual memberships were purchased as opposed to one family membership for \$60.

FINANCIAL IMPLICATIONS

The current budget of \$1,200 is not expected to be exceeded by broadening the eligibility criteria of the library card reimbursement program.

COMMUNICATIONS / CIVIC ENGAGEMENT

Residents will be advised of any changes to the current program by way of the Village's website and social media platforms.

COUNCIL STRATEGIC PLAN OBJECTIVES

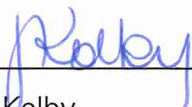
Providing a more broad eligibility criteria for residents to obtain reimbursement for library card fees is in line with Council's strategic objective to enrich the community through integrating physical activity, learning and arts and culture into daily life.

Report/Recommendation to Council

Library Card Reimbursement Program

August 21, 2017

Prepared by:



Juli Kolby

Chief Administrative Officer



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: August 22, 2017
Submitted by: Juli Kolby, Chief Administrative Officer
Subject: Award of 2017 Capital Works Tender

PURPOSE / INTRODUCTION

To obtain Council approval to award the contract for the 2017 Capital Works tender to Jack Cewe Ltd.

RECOMMENDATIONS

That Council approve the award of the contract for the 2017 Capital Works for a total contract price of \$376,000.00, excluding GST, to Jack Cewe Ltd.

BACKGROUND

On August 4, 2017, the Village issued a tender for the capital projects approved as part of the 2017-2021 5-Year Financial Plan, as follows:

Project	Budget
Strong Road Pavement Rehabilitation	\$250,000
Sunnyside Road Pavement Rehabilitation	98,000
Heron Way Swale Improvements	53,000
Sunnyside Road Bridge Replacement	27,000
Paving of gravel road off East Road	25,000
Total	\$453,000

At the closing time, five tenders were received.

DISCUSSION

The tenders were opened by Village staff and sent to ISL Engineering for review of the tenders and recommendation for award. The table below outlines the bid prices received:

Bidder	Tender Price (excl. GST)
Jack Cewe	\$342,000.00
Lafarge Canada	\$385,385.00
BA Blacktop	\$397,579.99
Arsalan Construction	\$398,888.00
Winvan Paving	\$421,992.90

Report/Recommendation to Council

Award of 2017 Capital Works Tender

August 22, 2017

Following the review of the budgets and tender prices, it was recommended by ISL Engineering that the Village allow for some additional paving work on the gravel road off of East Road for \$4,000. Further, an issue arose with the culvert on Strong Road which was not included in the tender as it was not known at the time. ISL Engineering also recommends that the replacement of the culvert be added to the scope of work awarded. The cost estimate for this work is \$30,000.

In summary, it is recommended that the contract be awarded to Jack Cewe Ltd. for a total contract price of \$376,000, excluding GST, which will include the additional work outlined above.

FINANCIAL IMPLICATIONS

While some individual project budgets were insufficient based on the tender results, some were also in excess of what was quoted, the contract price for Jack Cewe Ltd. as well as all engineering related costs are within the overall approved budget of \$453,000.

COMMUNICATIONS / CIVIC ENGAGEMENT

Schedules for construction, once determined, will be communicated to affected residents and made available on the Village's website and social media platforms.

COUNCIL STRATEGIC PLAN OBJECTIVES

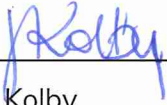
The completion of the 2017 Capital Works aligns with Council's Corporate Strategic Objective to keep pace with best practices for the safety, operations and maintenance of municipal roads and services.

Report/Recommendation to Council

Award of 2017 Capital Works Tender

August 22, 2017

Prepared by:



Juli Kolby

Chief Administrative Officer

ENVIRONMENT COMMITTEE MEETING – MINUTES

Minutes of the Environment Committee Meeting held on Thursday,
June 1, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road,
Anmore, BC



MEMBERS PRESENT

Councillor Paul Weverink (Chair)
Grace Bergman
Coleen Hackinen

MEMBERS ABSENT

Babak Taghvaei

OTHERS PRESENT

Mayor John McEwen
Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services

1. CALL TO ORDER

Chair Weverink called the meeting to order at 7:07 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"THE APPROVAL OF THE AGENDA."

CARRIED UNANIMOUSLY

3. MINUTES

Nil

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS

(a) **Welcome and Introductions**

Chair Weverink welcomed members to the new Environment Committee term, and then members introduced themselves and reported their past involvement with this Committee.

(b) Committee Orientation

Christine Milloy presented the Committee Orientation. Highlighted questions and concerns raised during the presentation included:

- It was clarified that the note taker would not include a member of the public as an “attendee” unless they are invited by the Chair to speak
- All invited guests, and staff are to be recorded within the minutes
- Staff to provide a template for the note taker to include key bullet points
- A “motion” is an idea which requires a “mover and a seconded” and further voted on; with the written resolution forwarded to council as a “recommendation”
- Information required from a neighbouring municipality should go through the chair or staff.

(c) Review of 2016 Action Items

Committee reviewed the 2016 action items. Highlighted comments are noted as follows.

- On question for an update on the Welcome to Anmore brochure, staff replied that the document is intended to be finalized by staff, however, the Committee is welcome to review the final draft if desired.
- The action item list does not include review of Anmore bylaws for compliance with the Weed Control Act.
- Committee requested that staff investigate the most recent activity for the following matters, as reviewed by the previous Committee:
 - Welcome to Anmore brochure
 - Weed Control Act – Anmore bylaw review
 - Solid Waste Bylaw – comments provided by member
 - Dark Sky Principle
- Committee discussed the following matters as possible options for review during their term:
 - Control of noxious weeds; enforcement authority linked to the Weed Control Act
 - Review of Solid Waste Bylaw
 - Dark Sky Principle
 - Wildlife – Human Interaction
 - Open Ditches
 - Septic System Maintenance (public and private properties)
 - Generator use; as linked to the Noise Control Bylaw.

- Committee requested that staff forward the following list to Council for approval, with the priority order as listed:
 - Wildlife-Human Interaction
 - Noxious Weed Control
 - Generator Use
 - Septic Systems
 - Dark Sky Principle
 - Open Ditches

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:41 p.m.

Certified Correct:

Approved:

Christine Milloy
Manager of Corporate Services

Councillor Paul Weverink
Chair, Environment Committee

FINANCE COMMITTEE MEETING – MINUTES

VILLAGE OF ANMORE

Minutes of the Finance Committee Meeting held on
Monday, March 27, 2017 in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC



COMMITTEE MEMBERS PRESENT

Mayor John McEwen
Councillor Ann-Marie Thiele
Councillor Paul Weverink
Nick Cheng
Mark Roberts

COMMITTEE MEMBERS ABSENT

Councillor Ryan Froese
Councillor Kim Trowbridge

OTHERS PRESENT

Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
John Weninger, Financial Sustainability Strategist and Partner, Urban Systems

1. CALL TO ORDER

Chair McEwen called the meeting to order at 8:10 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

“THAT THE AGENDA BE APPROVED AS CIRCULATED.”

CARRIED UNANIMOUSLY

3. MINUTES

(a) Minutes of the Meeting held on March 6, 2017

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE FINANCE COMMITTEE MEETING
HELD ON MARCH 6, 2017 BE ADOPTED AS AMENDED.”**

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS**(a) Asset Management Plan and Strategic Financial Framework Policy**

Juli Kolby reported that part of the RFP for the asset management plan included writing a policy for a strategic financial framework.

John Weninger presented an overview of the Long-term Strategic Financial Framework Policy and Asset Management Plan next steps.

Highlights of the presentation are noted as follows:

- Five guiding principles will help identify financial goals, which are: resilience, flexible, fairness, value, transparent
- Fiscal balance will be achieved with money in vs. money out
- Revenue streams include:
 - property taxes
 - utility user fees
 - reserve and surplus funds
 - debts
 - grants (\$56,000/year until 2023)
 - development financing
 - asset renewal and replacement
 - new capital investments

John Weninger left the meeting at 9:12 p.m.

(b) 5-Year Financial Plan (2017-2021)

Juli Kolby reported that on the outstanding items for the 5-Year Financial Plan (2017-2021).

Highlighted comments are noted as follows:

- Wastech has a lone agreement with City of Coquitlam, who pays 100% of costs.
- Environmental consultant to review Farley Road. Staff met with Dillon Consulting and there isn't anything we can do from a recovery standpoint.
- Budget will be presented to Council on April 4, 2017.

Juli Kolby reported that her recommendation for the Asset Management Plan next step will be for staff to make a recommendation to Finance Committee for review.

Mayor McEwen thanked and congratulated Mark Roberts and Nick Cheng for their efforts and for reapplying to the Committee.

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 9:25 p.m.

Certified Correct:

C. MILLOY

Christine Milloy
Manager of Corporate Services

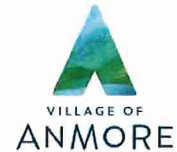
Approved:

J. McEWEN

Mayor John McEwen
Chair, Finance Committee

FINANCE COMMITTEE MEETING – MINUTES

Minutes of the Finance Committee Meeting held on Monday, June 26, 2017
in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



COMMITTEE MEMBERS PRESENT

Mayor John McEwen
Councillor Ann-Marie Thiele
Councillor Kim Trowbridge
Mark Roberts

COMMITTEE MEMBERS ABSENT

Councillor Ryan Froese
Councillor Paul Weverink
Nick Cheng

OTHERS PRESENT

Juli Kolby, Chief Administrative Officer
Cory Sivell, Municipal EIT, Urban Systems

1. CALL TO ORDER

The Chair called the meeting to order at 7:07 p.m.

2. APPROVAL OF THE AGENDA

Council agreed to add to the agenda item 6(d) Sasamat Volunteer Fire Department Fundraising.

It was MOVED and SECONDED

"THAT THE AGENDA BE APPROVED AS AMENDED."

CARRIED UNANIMOUSLY

3. MINUTES

(a) Minutes of the Meeting held on March 27, 2017

It was MOVED and SECONDED

**"THAT THE MINUTES OF THE FINANCE COMMITTEE MEETING
HELD ON MARCH 27, 2017 BE ADOPTED."**

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS**(a) Asset Management Plan & Long Term Financial Framework Policy**

Juli Kolby reported that the Long Term Financial Framework Policy will be presented at a future meeting.

Cory Sivell presented background information on the Asset Management Plan, including the following points:

- The following five questions that were addressed for the Management Investment Plan (MIP):
 1. What does the Village own (i.e. inventory)?
 2. How much would it cost (in today's dollars) to replace all Village infrastructure?
 3. What condition are the assets in?
 4. When do they need to be replaced – in 10, 15, 20 years?
 5. How much do we need to begin investing today to ensure that our services can be provided in future?
- Assumptions on road replacement were made using costs of the study done by Tetra Tech EBA.
- Federation of Canadian Municipalities has announced funding opportunities are available for a new Climate Asset Management program.
- Assets are funded under 'General Operating' and 'Water'.
- Anmore budgeted \$825,000 in 2017 for asset management.
- Infrastructure deficit can be calculated if desired, but it often has a negative connotation and a dollar amount that might not be attainable.

Juli Kolby reported that the Asset Management Plan is targeted for presentation to Council at the end of July.

It was MOVED and SECONDED:

**"THAT THE FINANCE COMMITTEE ENDORSE THE DRAFT
ASSET MANAGEMENT PLAN, AND RECOMMEND COUNCIL'S
APPROVAL FOR THE DRAFT ASSET MANAGEMENT PLAN."**

CARRIED

Councillor Thiele opposed

Cory Sivell left the meeting at 8:05 p.m.

(b) Banking & Investment Services RFP Award

The Chair read comments provided by Councillor Froese regarding consideration for Credit Unions.

It was MOVED and SECONDED:

“TO TABLE ITEM 6(B).”

CARRIED UNANIMOUSLY

(c) Ralph Drew Funding Request

Committee considered the letter dated June 12, 2017 from Ralph Drew, as referred by Council on June 20, 2017.

It was MOVED and SECONDED:

“TO APPROVE THE PRE-PURCHASE OF SIXTY (60) TOWNSITE TALES HISTORICAL BOOKS FROM AUTHOR RALPH DREW FOR A TOTAL COST OF TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500), TO BE FUNDED FROM COMMUNITY GRANTS; AND THAT THE BOOKS BE USED AS GIFTS AND AVAILABLE FOR RESALE; AND THAT ANY REALES BE PUT BACK INTO THE COMMUNITY GRANTS ACCOUNT.”

CARRIED UNANIMOUSLY

(d) Sasamat Volunteer Fire Department Fundraising

Councillor Thiele declared potential conflict for this item, and then remained at the meeting. Committee further discussed the procedure for a member declaring conflict of interest. The Chair presented information further to his recent discussions with the SVFD and the Village of Belcarra, and then the Committee discussed the SVFD's challenges with administration costs.

It was MOVED and SECONDED:

“THAT THE SVFD FUNDRAISING WILL BE TABLED UNTIL THE NEXT FINANCE MEETING.”

CARRIED UNANIMOUSLY

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:44 p.m.

Certified Correct:

C. MILLOY

Christine Milloy
Manager of Corporate Services

Approved:

J. McEWEN

Mayor John McEwen
Chair, Finance Committee

Sasamat Volunteer Fire Department Board of Trustees

Thursday, July 13, 2017
7:00 – 9:00 PM
Anmore Fire Hall
2690 East Road, Anmore

Chair:	Councilor Darrell Penner	MV Board	P
Note Taker:	Diana Bennett	Metro Vancouver	A
Members:	Councilor Bruce Drake	Village of Belcarra	P
	Mayor Ralph Drew	Village of Belcarra	P
	Councilor Jennifer Glover	Village of Belcarra	A
	Mayor John McEwen	Village of Anmore	P
	Councilor Kim Trowbridge	Village of Anmore	P
	Councilor Paul Weverink	Village of Anmore	P
Staff :	Rob Nicholls	Metro Vancouver	P
	Fire Chief Jay Sharpe	Fire Chief	P
	District Fire Chief Dave Gregory	Anmore District Chief	A
	District Fire Chief Jol Drake	Belcarra District Chief	A

MINUTES

Call to order 7:00pm

Item #	Item	Status
1.	<p><u>Approval of Agenda:</u></p> <p>MOTION: to approve the Agenda as distributed.</p> <p>Moved and seconded</p>	Carried
2.	<p><u>Housekeeping Items and Metro Vancouver Updates:</u></p> <p>From March 9th BOT Meeting; MOTION: to retain an Engineering and Design Service to provide a report, plan and cost estimate to address seismic concerns by possibly adding an additional Bay to each of the Fire Halls and any building deficiencies.</p> <p>Moved and seconded</p> <ul style="list-style-type: none"> Update: Metro Vancouver was directed to include the provision of adding a possible future suite at each fire station be included in the RFP/process for the seismic review and development of plans. 	Carried

Page 2

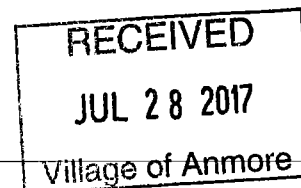
**Sasamat Volunteer Fire Department
Board of Trustees**

July 13, 2017

Page 3

4.	<p><u>New Business:</u></p> <p><u>Budget</u></p> <p>A discussion was held on the recently introduced policy in respect to establishing the Corporate Allocation charges for Metro Vancouver administering and supporting the Sasamat Volunteer Fire department. The draft 2018 budget was reviewed and the following resolution put forth;</p> <p>MOTION: To approve the 2018 budget as presented.</p> <p>Moved and seconded</p> <p><u>Middle-School, Fire Protection Services</u></p> <p>The Trustees discussed the information from a letter dated May 31, 2017 from Metro Vancouver CAO Ms. Carol Mason to the School District 43 Board of Education Chair Ms. Kerri Palmer Isaak. The Trustees directed Rob Nicholls to draft a letter for their review and furtherance by end of September to the School Board through the SVFD BOT Chair that states;</p> <ol style="list-style-type: none">1. The SVFD Board of Trustees acknowledge that the middle-school is within the Sasamat Fire Department Fire Protection Service Area.2. The Sasamat Fire Department will provide fire and rescue services as per bylaw 1204, 2014, subject to the limitations of the volunteer fire department's current response capabilities, available manpower and apparatus.3. The Board of Trustees recommends that the School Board review their required level of service against what will be provided by the Sasamat Volunteer Fire Department. If the School Board considers additional and/or higher levels of fire protection services are required and/or desirable, consideration be given to renewing and/or entering into an agreement with the City of Port Moody or another suitable service provider.	Carried
5.	<p><u>Next Meeting</u></p> <p>At the Call of the Chair.</p>	

Meeting Adjourned at 9:10 pm



Board and Information Services, Legal and Legislative Services
Tel. 604 432-6250 Fax 604 451-6686

File: CR-12-01
Ref: RD 2017 Jun 23

JUL 27 2017

Christine Milloy, Manager of Corporate Services
Village of Anmore
2697 Sunnyside Road RR1
Anmore, BC V3H 5G9

Dear Ms. Milloy:

Re: UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings

At the UBCM Convention in September, Metro Vancouver will be presenting two resolutions which aim to facilitate more electric vehicle charging infrastructure in multi-family buildings. The purpose of these resolutions is to request that the Province make changes to the *BC Strata Property Act* and the *BC Utilities Commission Act* which reduce uncertainty for residents and strata councils, and enable innovative private sector solutions to this challenge.

At its June 23, 2017 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", as amended by the Climate Action Committee at its meeting of June 7, 2017, to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the BC Strata Property Act and the BC Utilities Commission Act; and*
- b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.*

I have enclosed the resolutions, along with a report that was presented to our Board on June 23, 2017, titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi Unit Residential Buildings", for context. We would like to request that this correspondence be put before Mayor and Council prior to the UBCM convention this September.

If you have any questions, please contact Eve Hou, Air Quality Planner, by phone at 604-451-6625 or by email at Eve.Hou@metrovanancouver.org.

22097016

Sincerely,

A handwritten signature in black ink, appearing to read 'CP', is positioned above the printed name.

Chris Plagnol
Corporate Officer

CP/RQ/eh

Encl: Report dated June 12, 2017, titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings" (*Doc #21921001*)

22097016

To: MVRD Board of Directors

From: Climate Action Committee

Date: June 12, 2017

Meeting Date: June 23, 2017

Subject: **UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings**

RECEIVED

JUL 28 2017

Village of Anmore

CLIMATE ACTION COMMITTEE RECOMMENDATION

That the MVRD Board:

- a) Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", as amended by the Climate Action Committee at its meeting of June 7, 2017, to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
- b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.

At its June 7, 2017 meeting, the Climate Action Committee considered the attached report titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", dated May 17, 2017. Arising from Committee discussion, it was recommended to amend the language in the proposed UBCM resolution, in Attachment 1 to the staff report, to reflect the allocation of costs to users. The amended UBCM resolution is shown as follows:

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging is an impediment to EV uptake;

AND WHEREAS a significant and growing proportion of British Columbia residents live in multifamily dwellings, most of which are stratified;

AND WHEREAS requirements for approval by a strata corporation under the *BC Strata Property Act* for alteration of common property represent a significant barrier to installing and accessing means of charging in stratified buildings;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *BC Strata Property Act*, before the end of 2018, such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing ~~powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure~~ or install new powered outlets and/or electric vehicle charging infrastructure, where the assignment of associated costs are to be determined by the strata council and/or the strata corporation.

Attachment:

“UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings”, dated May 17, 2017.

21953450

To: Climate Action Committee

From: Eve Hou, Air Quality Planner
Parks, Planning and Environment Department

Date: May 17, 2017 Meeting Date: June 7, 2017

Subject: **UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings**

RECOMMENDATION

That the MVRD Board:

- Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings" to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
- Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.

PURPOSE

To recommend that the MVRD Board submit two resolutions to the Union of British Columbia Municipalities (UBCM) aimed at removing two key barriers to electric vehicle charging in stratified multi-unit dwellings.

BACKGROUND

Lack of access to electric vehicle (EV) charging is considered a primary impediment to EV uptake. In order to charge an EV at home (where 80-90% of charging typically occurs) a resident must have charging infrastructure and the right to access electricity.

For single-detached home owners, and even some ground-oriented townhome and duplex/triplex dwellers, this is not a significant barrier. Barriers can be substantial, however, in multi-unit dwellings with strata-managed common parking garages.

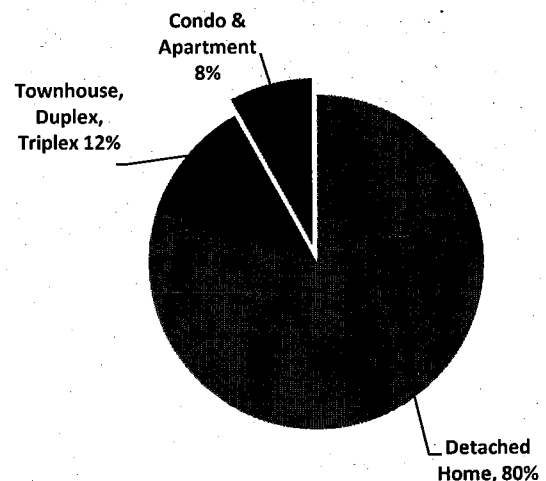


Figure 1: Percent of BC EV owners by dwelling type (2015)

This challenge is evident when considering that electric vehicle owners are disproportionately likely to reside in single-detached homes or duplexes (92%)¹. As shown in the figure below, only 8% of EV owners surveyed in BC live in apartments or condominiums, while in contrast, according to the 2011 Census, 39% of residents and 49% of

¹ Axsen et al. (2015) "Electrifying Vehicles: Insights from the Canadian Plug-in Electric Vehicle Study", available at [http://rem-main.rem.sfu.ca/papers/jaxsen/Electrifying_Vehicle_\(Early_Release\)-The_2015_Canadian_Plug-in_Electric_Vehicle_Study.pdf](http://rem-main.rem.sfu.ca/papers/jaxsen/Electrifying_Vehicle_(Early_Release)-The_2015_Canadian_Plug-in_Electric_Vehicle_Study.pdf)

households in the Metro Vancouver region live in apartments, condominiums and row homes.

Access to charging in multi-family dwellings is a regional issue that affects virtually every municipality in Metro Vancouver. It is also a pressing issue because:

- 1) Multi-family dwellings represent an increasing share of the total number of homes in Metro Vancouver, based on regional housing starts data and Metro 2040 goals;
- 2) Electric vehicle uptake is growing rapidly in this region, and the expectation is that the launch of second generation vehicle models in 2017 and 2018 (e.g., Tesla Model 3) will result in more demand from strata residents for access to home charging.

Timely action on the part of the Provincial Government is needed to address existing institutional barriers to EV uptake in multi-family buildings.

BARRIERS TO ELECTRIC VEHICLE CHARGING IN STRATA BUILDINGS

There are about 6,700 strata corporations in Metro Vancouver. Two key barriers for EV owners living in stratified multi-family dwellings are governance and electricity resale, as described below.

Governance

The first barrier is governance. A strata corporation does not have any obligation to allow access to existing power outlets in the common parking area or to permit new installation of electric vehicle charging infrastructure on common property at the request of an owner. Although many strata councils, when approached, will make an effort to explore the options, there are also many strata councils and corporations which have rejected requests from EV owners (see References).

Metro Vancouver's EVCondo.ca aims to address this governance barrier through the provision of information to property managers, strata councils and residents; however, education alone is insufficient to ensure standards and consistency between one strata and another.

Some jurisdictions, such as the State of Hawaii and State of California, have addressed this issue through passing "Right to Charge" legislation, which guarantees residents of multi-family dwellings the ability to access vehicle charging at home.

One solution is to amend the *BC Strata Property Act* such that a strata council or strata corporation must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, for access to existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure by the resident.

Electricity Resale

The second barrier is related to a strata corporation's ability to recover electricity costs associated with electric vehicle charging. Under the *Utilities Commission Act* (UCA) only a 'public utility' is permitted to resell electricity, with exemptions made for municipalities selling inside their boundaries, landlords selling to tenants, and employers selling to employees. For the purposes of electric vehicle charging, strata corporations are considered analogous to landlords, and have commonly charged a 'user fee' to cover the approximate cost of electricity from resident use. However, amendment of the UCA to explicitly exempt strata corporations selling to residents would eliminate any ambiguity resulting from the Act.

Similarly, businesses not considered public utilities are technically prohibited from reselling electricity that might be used for EV charging. This removes the incentive to install privately-operated EV charging stations in public places or, potentially, within strata buildings.

Currently, in Quebec, an “infrastructure as a service” model is being piloted through Federal funding. This model involves a private company working with a strata corporation to set up EV charging in a multi-family dwelling at the expense of the private business. The business would recover costs and generate revenues through charging EV-owning residents fees for accessing the charging equipment. This moves the upfront cost and risk from the strata corporation to the private business. This model is not allowable in BC under the current regulatory environment without either a Minister’s Regulation or Cabinet pre-approval, which represents a disproportionate level of cost and effort for very small-scale electricity resale for EV charging.

A recommended solution is to amend the *BC Utilities Commission Act* to exclude from the definition of a ‘public utility’ a small-scale reseller of electricity at profit for the purpose of electric vehicle charging in public and private settings.

PROVINCIAL MANDATE

In the *BC Climate Leadership Plan (CLP)*, the Province states that it will be “developing policies to facilitate installing electric vehicle charging stations in strata buildings and developments.” This indicates that the Province is aware of the issues raised in this report; however, no progress on these initiatives has been announced since the *CLP* was adopted in August 2016.

This region expects to see rapid uptake of electric vehicles in the next couple of years. This results in urgent need for these legislative barriers to be addressed by the Province in a timely manner.

The UBCM regularly brings resolutions to the Province in order to address the concerns of its members. Resolutions may be submitted by Area Associations, Boards or Councils prior to June 30. The submission of the attached resolutions prior to this date would allow for consideration in 2017, with the intention of requesting that the above Acts be amended by the end of 2018. The resolutions aim to facilitate access to electric vehicle charging in Metro Vancouver and the province as a whole.

It is proposed that the MVRD Board endorse the following two UBCM resolutions (Attachments 1 and 2) to request that the Province do the following before the end of 2018:

- amend the *BC Strata Property Act* such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure by the resident.
- amend the *Utilities Commission Act* to exclude from the definition of a ‘public utility’, strata corporations providing service to its members, and small-scale for-profit resellers of electricity for the purpose of electric vehicle charging in public and private settings. In both cases, consideration should be given to waiving reporting requirements set out in Section 71 of the Act. These require a filing of rates with the BC Utilities Commission and quarterly reporting of revenues, which may be onerous for strata corporations and small businesses.

ALTERNATIVES

1. That the MVRD Board:
 - a) Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings" to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
 - b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.
2. That the Climate Action Committee receive this report for information and refer this matter back to staff for further discussion among member jurisdictions.

FINANCIAL IMPLICATIONS

There are no financial implications associated with Alternative 1. As previously reported to the Climate Action Committee, programs are underway to remove barriers to electric vehicle use and charging within multi-unit residential buildings and workplaces. These programs are being carried out within approved operating budgets. The proposed resolutions aim to address two key barriers to electric vehicle charging in stratified multi-family dwellings, and could improve the effectiveness of current programs.

SUMMARY / CONCLUSION

Electric vehicle owners living in stratified multi-family dwellings face significant barriers in accessing home charging. In addition to infrastructure barriers, strata residents face institutional and governance challenges. With almost half of households in this region living in multi-family dwellings, and rapidly growing demand for electric vehicles, there is need for the Province to fulfill its commitments under the *Climate Leadership Plan* and remove these barriers in a timely manner. The UBCM regularly brings resolutions to the Province in order to address the concerns of its members. As this is an urgent issue for this region, and the Province as a whole, staff recommend Alternative 1; that the MVRD Board brings two resolutions to the UBCM Convention this September to petition the Province to make changes to the *BC Strata Property Act* and the *BC Utilities Commission Act* to address these barriers in a timely manner.

Attachments:

1. Proposed UBCM Resolution on changes to the *BC Strata Property Act*.
2. Proposed UBCM Resolution on changes to the *BC Utilities Commission Act*.

References:

1. September 3, 2014, "No charge: Couple forced to move because of electric vehicle", <http://bc.ctvnews.ca/no-charge-couple-forced-to-move-because-of-electric-vehicle-1.1987615>
2. March 30, 2016, "Condo Smarts: Strata won't allow charging station for electric car", <http://www.timescolonist.com/life/homes/condo-smarts-strata-won-t-allow-charging-station-for-electric-car-1.2219515#sthash.3mFLrOK8.dpuf>
3. March 29, 2016, "Olympic Village electric vehicle fight" <http://globalnews.ca/video/3344824/olympic-village-electric-vehicle-fight>

ATTACHMENT 1: Proposed UBCM Resolution on changes to the *BC Strata Property Act*.

EV CHARGING IN STRATA BUILDINGS

**Metro Vancouver
Regional District**

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging is an impediment to EV uptake;

AND WHEREAS a significant and growing proportion of British Columbia residents live in multifamily dwellings, most of which are stratified;

AND WHEREAS requirements for approval by a strata corporation under the *BC Strata Property Act* for alteration of common property represent a significant barrier to installing and accessing means of charging in stratified buildings;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *BC Strata Property Act*, before the end of 2018, such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure.

ATTACHMENT 2: Proposed UBCM Resolution on changes to the *BC Utilities Commission Act*.

RESALE OF ELECTRICITY FOR EV CHARGING

Metro Vancouver
Regional District

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging, especially in stratified dwellings, is an impediment to EV uptake;

AND WHEREAS exclusions from the definition of a 'public utility' under the *BC Utilities Commission Act* include a person providing a service or commodity to tenants, but are silent regarding strata corporations and its resident members;

AND WHEREAS processes for exemptions from provisions of the *BC Utilities Commission Act* discourage small-scale for-profit resale of electricity for the purpose of electric vehicle charging;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *Utilities Commission Act*, before the end of 2018, to specifically exclude from the definition of a 'public utility' a strata corporation providing services to its members, and exclude from the definition of a 'public utility' a small-scale reseller of electricity at profit for the purpose of electric vehicle charging in public and private settings; and, in both of the aforementioned cases, exempt the reporting requirements currently set out in Section 71 of the Act.

From: Judy Dobrowolski [<mailto:Judy.Dobrowolski@bchydro.com>]
Sent: August-08-17 12:37 PM
To: Ryan Froese <Ryan.Froese@anmore.com>; Ann-marie Thiele <Ann-marie.Thiele@anmore.com>; Kim Trowbridge <Kim.Trowbridge@anmore.com>; Paul Weverink <Paul.Weverink@anmore.com>; John McEwen <John.McEwen@anmore.com>
Cc: Juli Kolby <Juli.Kolby@anmore.com>
Subject: Metro North Transmission Project - Update

Dear Mayor and Council,

Our work continues on the Metro North Transmission Project. I'm writing to let you know that we are mailing a letter to those property owners who live along the right-of-way to inform them of some upcoming fieldwork we need to complete. I've attached this letter for your information.

If you have any questions about this work, please contact me.

Sincerely,

Judy Dobrowolski
Metro North Transmission Project

Judy Dobrowolski | Capital Projects Communications
BC Hydro
333 Dunsmuir St.
Vancouver, BC V6B 5R3

P 604 623 3839
M 604 928 7640
E judy.dobrowolski@bchydro.com

bchydro.com

Smart about power in all we do.

Properties

Phone: (604) 623-4582

e-mail: Betty.Lui@bchydro.com

August 8, 2017

FILE: 413-1402.0(6) <parcel>

BY MAIL

<owner name>

<owner address>

<owner city>, BC <owner pc>

Dear <owner name>:

Metro North Transmission (MNT) Project – Fieldwork Notification: Anmore Residents

As you may know, a new transmission line between Coquitlam and Vancouver is needed to address this region's growing demand for electricity. We are working to have the Metro North Transmission Project in place as early as 2021. As part of our ongoing work, we will be doing some field work and site investigations in Anmore beginning August 21, 2017.

The purpose of this work is to survey the area and gather information in preparation for our regulatory application to the British Columbia Utilities Commission (BCUC). We are planning to submit this application in early 2018.

This phase of field work will include survey, forestry, archaeology and geotechnical assessments by small crews within our right-of-way. There will also be some detailed investigative work required and I will follow up directly with those affected property owners to provide further information.

I will continue to keep you updated as these activities begin. If you have any questions or comments, please email me at betty.lui@bchydro.com or call me at 604-623-4582.

Yours truly,

BRITISH COLUMBIA HYDRO
AND POWER AUTHORITY
by:Betty Lui,
Property Representative

/jp

From: Salish Sea Trust [<mailto:SalishSeaTrust@shaw.ca>]

Sent: August-08-17 5:52 PM

To: district@dist100milehouse.bc.ca; info@abbotsford.ca; officeclerk@alertbay.ca; Village.hall@anmore.com; info@cityofarmstrong.bc.ca; admin@ashcroftbc.ca; inquiry@barriere.ca; belcarra@belcarra.ca; bim@bimbc.ca; clerks@burnaby.ca; village@burnslake.ca; admin@cachecreek.info; info@campbellriver.ca; village@canalflats.ca; castlegar@castlegar.ca; chase@chasebc.ca; d-chet@gochetwynd.com; info@chilliwack.com; admin@village.clinton.bc.ca; info@coldstream.ca; generalinquiry@colwood.ca; town@comox.ca; feedback@coquitlam.ca; info@courtenay.ca; info@cranbrook.ca; info@creston.ca; info@cumberland.ca; admin@dawsoncreek.ca; clerks@delta.ca; duncan@duncan.ca; info@elkford.ca; info@cityofenderby.com; info@esquimalt.ca; cityhall@fernie.ca; justask@northernrockies.ca; district@fortstjames.ca; info@fortstjohn.ca; rjholland@fraserlake.ca; info@village.fruitvale.bc.ca; info@gibsons.ca; villageofgoldriver@cablerocket.com; enquiries@golden.ca; info@grandforks.ca; general@villageofgranisle.ca; info@greenwoodcity.com; info@harrisonhotsprings.ca; info@hazelton.ca; info@hope.ca; doh@houston.ca; district@hudsonshope.ca; info@invermere.net; jumboglacierrm@gmail.com; info@kamloops.ca; admin@kaslo.ca; ask@kelowna.ca; cleee@district.kent.bc.ca; cao@keremeos.ca; info@kimberley.ca; districtofkitimat@kitimat.ca; info@ladysmith.ca; admin@lakecountry.bc.ca; general@lakecowichan.ca; jbowden@cityoflangford.ca; info@langleycity.ca; district@lantzville.ca; cityhall@lillooetbc.ca; reception@lionsbay.ca; districtofloganlake@loganlake.ca; info@lumby.ca; hotspot@lytton.ca

Subject: To All of BC's Mayors & Councils ...'Anointed by The Salish Sea', PM's Cultural & Natural Immersion Bodes Well for Canada's World Heritage Sites

To: All of BC's Mayors and Councils

Good afternoon,

It's summer and we thought you might enjoy a bit of fun, and a frivolous take on a topic of local and regional interest - as well as being particular to Canada and our World Heritage.

We also hope you are finding time, among all the demands, to enjoy the company of friends and family as well as some of the special places in B.C.

best wishes,

Laurie Gourlay
Interim Director
Salish Sea Trust

----- Forwarded Message -----

Subject:Media Release - 'Anointed by The Salish Sea', PM's Cultural & Natural Immersion Bodes Well for Canada's World Heritage Sites

Date:Tue, 8 Aug 2017 09:58:33 -0700

From:Salish Sea Trust <salishseatrust@shaw.ca>

To:SalishSeaTrust@shaw.ca <salishseatrust@shaw.ca>

Media Release - August 8, 2017

'Anointed by The Salish Sea'
PM's Cultural & Natural Immersion in the Briny Waters
Bodes Well for Canada's World Heritage Sites

[CEDAR, BC] – "We really appreciate the Prime Minister throwing himself into the sea," says Laurie Gourlay, Interim Director of the Salish Sea Trust, the organization that's proposed the Salish Sea as a World Heritage Site.(1) "I wish we had thought of that!"

"Taking a plunge in Canada's heritage is the cure for all our problems," says Gourlay. "Once you get to know the people who've lived and toiled here, as well as a sense of place, there's no denying how lucky we are, and why we need to work together to keep it that way."

"And immersing oneself in the subject is a great way to get to know the cultural and natural heritage of the Salish Sea!" Gourlay adds with a wry smile. "Especially this long civic weekend, as we reach out on the anniversary of the federal government inviting Canadians to submit applications for World Heritage Sites."

August 8th is the anniversary of Minister McKenna welcoming submissions to recognize places of outstanding universal value. (2) The Salish Sea Trust is celebrating the country's heritage by writing fellow World Heritage Site contenders - congratulating them for recognizing special places across Canada which should be protected for all humankind.

"Parks Canada is helping," Gourlay notes, "by forwarding our letter of congratulation to the other 40 sites across the country which hope to become UNESCO World Heritage Sites. We want to recognize the diversity of Canada's cultural and natural heritage, and extend a hand of friendship to all who are working hard to honour our country's inheritance." (3)

According to Gourlay, Prime Minister Trudeau's splashdown in the Salish Sea this weekend, "is the example all Canadians are looking for when it comes to diving into their cultural and natural heritage. It's good to see the Prime Minister really getting into the subject!"

The Salish Sea Trust hopes Canadians from across the country will get to know the special places in their neck of the woods, and waters, as well as the organizations that

are helping to recognize and protect them. "Take the plunge in Canada's heritage. You'll be glad you did," says Gourlay.

- 30 -

For more information,
Laurie Gourlay
250-722-3444

1. The Canadian Press, August 5/17, <http://www.cbc.ca/news/canada/british-columbia/trudeau-kayaks-on-vancouver-island-meets-regional-and-indigenous-leaders-1.4236731>
2. Government of Canada News Release, August 8/16, <http://news.gc.ca/web/article-en.do?nid=1107879&tp=1>
3. Letter to Canadian World Heritage Site Applicants, Salish Sea Trust, August 4/17 (copied below)

--

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1
250.722.3444, salishseatrust@shaw.ca (www.salishseatrust.ca)

(3. Letter to Canadian World Heritage Site Applicants...)

TheSalishSea
...World Heritage Site Campaign

August 4, 2017

My Fellow Canadians & World Heritage Site Applicants,

As you know Minister McKenna invited submissions by Canadians last year, August 8th, for those who wished to see cultural and natural places of outstanding universal value added to the Tentative List of prestigious World Heritage Sites.

We all submitted applications to Parks Canada in January, and we're all waiting patiently, hopeful that this December our special site may be announced as a UNESCO World Heritage Site contender.

With such excitement and expectation in our lives, and throughout our communities and regions, we at the Salish Sea Trust wanted to reach out across this vast country - to congratulate you and to express our appreciation for the hard work and attention you have given to Canada's cultural and natural heritage.

We are pleased to be in such good company! And when the time is right we look forward to hearing more about the exceptional places which you have championed, and which you help to protect as the common heritage of humankind.

The Salish Sea Trust believes that all applications, whether or not they are successful, serve to further the aspirations of Canadians and the greater global community. Within a framework of world heritage, indigenous people's experience and sustainable development there is much to celebrate ...and in a country as large and diverse as Canada there is much to learn, as well as inspiration in every corner.

All of you who are engaged in this important work should take a moment this summer to reflect on your contribution to the goals and vision that are part and parcel of UNESCO World Heritage Sites. Our cultural and natural heritage, our shared values, and our hopes and dreams for the betterment of society and this blue planet are something we should all be proud of.

We are together engaged in a wonderful and rewarding endeavour that seeks to help our world and all humanity, for all time.

Thank you.

Laurie Gourlay
Interim Director
On behalf of the Salish Sea Trust.

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1
250.722.3444, <SalishSeaTrust@shaw.ca> (www.salishseatrust.ca)



RECEIVED

AUG 15 2017

Village of Anmore

Board and Information Services, Legal and Legislative Services
Tel. 604 432-6250 Fax 604 451-6686

AUG 14 2017

File: CR-12-01
Request ID: 6737
Ref: SD 2017 Jul 28

Christine Milloy
Manager of Corporate Services/Emergency Program Coordinator
Village of Anmore
2697 Sunnyside Road RR1
Anmore, BC V3H 5G9

Dear Ms. Milloy:

Re: Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update

At its July 28, 2017 regular meeting, the Board of Directors of the Greater Vancouver Sewerage and Drainage District ('Metro Vancouver') adopted the following resolution:

That the GVS&DD Board:

- a) receive for information the report dated July 7, 2017, titled "Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update"; and*
- b) direct staff to forward a copy of the report to all MVRD member jurisdictions.*

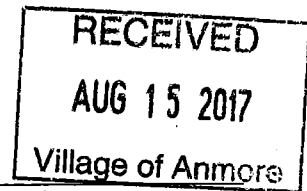
Please find attached a copy of the report dated July 7, 2017, titled "Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update".

Yours truly,

Chris Plagnol
Corporate Officer

CP/PH/ah

23012745



To: Zero Waste Committee

From: Chris Allan, Director, Solid Waste Operations

Date: July 7, 2017

Meeting Date: July 13, 2017

Subject: **Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update**

RECOMMENDATION

That the GVS&DD Board receive for information the report dated July 7, 2017, titled "Waste-to-Energy Facility Environmental Monitoring and Reporting, 2016 Update".

PURPOSE

To provide an overview of the current Waste-to-Energy Facility (WTEF) environmental monitoring program and a summary of 2016 greenhouse gas (GHG) and National Pollutant Release Inventory reporting.

BACKGROUND

Since 2010 annual environmental performance summaries of the Metro Vancouver Waste-to-Energy Facility have been provided to the Zero Waste Committee for information. This report provides 2016 environmental performance summaries.

WTEF ENVIRONMENTAL MONITORING AND REPORTING UPDATE

Since WTEF operations commenced in 1988, Metro Vancouver has strived to continually reduce emissions through assessment and improvement of operations, plant infrastructure and environmental controls. The WTEF is certified on an annual basis by the International Standards Organization Environmental Standard 14001, an independent review requiring continuous improvement and compliance with all environmental regulations. In addition to satisfying regulatory requirements, WTEF environmental monitoring provides Metro Vancouver with valuable data to assess both existing plant operations and potential capital improvements.

The current WTEF environmental monitoring program consists of three key parts:

- air emissions monitoring from the WTEF stack using both a continuous emission monitoring system and periodic manual stack tests;
- fly ash and bottom ash monitoring through manual sample collection and laboratory analytical analysis; and
- ambient air quality monitoring in the vicinity of the WTEF via three stations in Metro Vancouver's ambient monitoring network: T18 Burnaby South, T13 North Delta and T17 Richmond South.

To assess regulatory compliance, measurements from the WTEF environmental monitoring program are compared to regulatory limits specified in the 2011 Metro Vancouver *Integrated Solid Waste and Resource Management Plan* (ISWRMP). Results are reported in the following ways:

- monthly compliance reports, which provide a summary of all air emissions monitoring results for each month, are provided to the Ministry of Environment, the City of Burnaby (Burnaby) and the Fraser Health Authority;

- stack emissions testing results are provided to the Ministry of Environment, Burnaby and Fraser Health Authority four times per year;
- stack testing for semi-volatile organic compounds are provided to Ministry of Environment, Burnaby and Fraser Health Authority once per year;
- annual reporting of GHG emissions is provided to both Ministry of Environment and Environment Canada by June 1 of each year; and
- annual reporting of substances emitted to air and contained in ash transferred for off-site disposal is provided to Environment Canada for National Pollutant Release Inventory reporting by June 1 of each year.

The Ministry of Environment finalized an operational certificate for the WTEF on December 15, 2016 that set new regulatory limits for some substances and new reporting requirements. Metro Vancouver is implementing a number of capital projects over the next few years to meet these new regulatory requirements. These projects were approved by the Board in 2013, based on the requirements of the draft operational certificate that was published and submitted to the Ministry of Environment.

Environmental Monitoring Program

The 2016 WTEF environmental monitoring program consisted of the following:

- air emissions monitoring - continuous emission monitoring system:
 - the WTEF is equipped with a real-time flue gas continuous emission monitoring system that measures and records emission parameters at the exit of the air pollution control plant 24 hours per day, 7 days per week using a United States Environmental Protection Agency certified and auditable tracking system. The continuous emission monitoring system tracks the following emissions parameters: sulphur dioxide, nitrogen oxides (NO_x), carbon monoxide, carbon dioxide (CO₂) and opacity. The continuous emission monitoring system also monitors key operational parameters, including furnace temperature, total flue gas flow, flue gas moisture, and flue gas oxygen. Monitoring of operational parameters provides an indication of plant conditions and helps confirm that emissions monitored by manual stack testing are representative of year round conditions.
- air emissions monitoring – periodic manual stack testing:
 - four tests are conducted annually, one per quarter, in triplicate on each of the three plant lines to monitor for particulate matter, trace metals, total hydrocarbons, hydrogen chloride, hydrogen fluoride, sulphur dioxide, methane and nitrous oxide; and,
 - single test conducted annually on one boiler (rotating between boilers each year) in triplicate to monitor for semi-volatile organic compounds, including dioxins and furans, chlorobenzenes, chlorophenols, polychlorinated biphenyls, and polycyclic aromatic hydrocarbons.
- fly and bottom ash monitoring – analysis of bottom ash and fly ash; and,
- continuous ambient air quality monitoring results are available on Metro Vancouver website and are reported annually through the Lower Fraser Valley Air Quality Monitoring Report.

All air emission related parameters monitored during 2016 were in compliance with the requirements of the ISWRMP.

In 2015 Metro Vancouver commissioned a low-NO_x combustion control process in combination with an upgrade to the existing selective non-catalytic reduction system. Total NO_x emissions from the WTEF in 2016 were 203.4 tonnes, 7% lower than 2015 emissions (218.3 tonnes) and 39% lower than 2014 emissions (331.0 tonnes).

A summary of historic annual WTEF emission performance, including 2016 data, is presented graphically in the attachment to this report.

Greenhouse Gas Emissions Reporting

In mid-2009 the federal and provincial governments each enacted legislation for mandatory reporting of greenhouse gas (GHG) emissions for facilities with annual emissions above specified thresholds (50,000 and 10,000 tonnes of carbon dioxide equivalent per year, respectively). Based on these thresholds, the WTEF is subject to federal and provincial reporting on both biogenic (renewable) and anthropogenic (manmade or non-renewable) GHG emissions.

In accordance with the deadlines, 2016 GHG emissions were reported to the provincial and federal governments on May 31, 2017. Greenhouse gas emissions reported to the provincial government are required to be reviewed by an accredited verification body. Metro Vancouver contracted Price Waterhouse Coopers to complete Waste-to-Energy Facility verification services from 2016 to 2022. A copy of the verification report was attached to the provincial submittal. Greenhouse gas emissions reported to the federal government on May 31, 2017 were consistent with the values reported to the provincial government.

Greenhouse gas emissions from the WTEF are comprised mainly of CO₂ with small amounts of methane and nitrous oxides (the latter two substances have higher global warming potential than CO₂). Total emissions are reported as CO₂ equivalents.

Total GHG emissions for 2016 were estimated at 260,114 tonnes. Of these emissions, 45% are anthropogenic CO₂ and 55% are biogenic CO₂.

Anthropogenic GHG emissions for 2016 have been estimated at 118,272 tonnes, an increase of 3% from the previous year. This increase is due to increased organics diversion in 2016 relative to 2015.

Anthropogenic content of the total GHG emissions increased from 42% in 2015 to 45% in 2016 as a result of increased organic diversion and a trend towards plastic packaging rather than glass and other non-fossil based packaging materials. As in past reporting years, the WTEF accounted for less than one percent of all anthropogenic GHG emissions in the region.

National Pollutant Release Inventory Reporting

The National Pollutant Release Inventory is Canada's legislated, publicly accessible inventory of pollutant releases to air, water and land, as well as disposals and transfers for recycling. The National Pollutant Release Inventory is managed by Environment Canada and currently tracks over 300 substances and groups of substances. Metro Vancouver is required to report WTEF emissions for the preceding calendar year to National Pollutant Release Inventory by June 1 of each year.

Environment Canada requires reporting many of the ISWRMP-regulated air emissions to the National Pollutant Release Inventory (e.g., particulate matter, metals, organic compounds and acid gases), and also requires reporting of substances transferred for off-site disposal in fly ash and bottom ash.

The following table provides a summary of 2016 National Pollutant Release Inventory reporting.

Table 1: 2016 National Pollutant Release Inventory Substance Reporting Summary

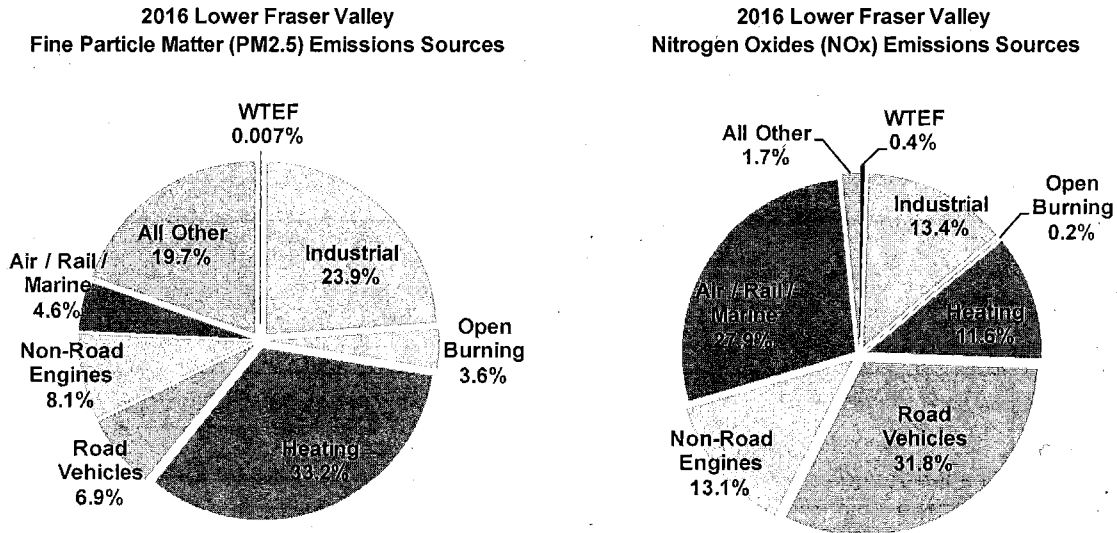
Substance	Reported Quantity (tonnes)	
	Stack Emissions	Ash Disposal
Nitrogen Oxides	203.4	N/A
Carbon Monoxide	31.1	N/A
Sulphur Dioxide	116.6	N/A
Hydrogen Chloride/Hydrochloric Acid	39.4	N/A
Aluminum (dust)	0.0111	N/A
Arsenic	0.00055	2.2
Cadmium	0.00015	2.0
Copper	0.00089	113.8
Lead	0.0009	35.60
Manganese	0.00074	31.6
Mercury	0.0017	0.094
Phosphorus	0.0031	590.7
Zinc	0.0064	228.7
Particulate Matter $\leq 10\mu\text{m}$ ⁽¹⁾	0.646	N/A
Particulate Matter $\leq 2.5\mu\text{m}$ ⁽¹⁾	0.517	N/A
Dioxins and Furans ⁽¹⁾	N/A	N/A
Hexachlorobenzene ⁽¹⁾	N/A	N/A

- Notes:**
- The substances listed above are required to be reported to the National Pollutant Release Inventory for the 2016 calendar year with the exception of those marked as ⁽¹⁾, which are included for informational purposes only.
 - All other substances are below the National Pollutant Release Inventory level of quantification and are not required to be reported.
 - 'N/A' indicates value is either below the level of quantification or below the detection limit.
 - Ash tonnages reported on a dry basis.

WTEF Emissions in a Regional Context

Figure 1 compares WTEF emissions to total emissions from all regional sources for two key air contaminants in the Lower Fraser Valley - fine particulate matter and NO_x (a key smog forming pollutant). In 2016, the WTEF accounted for only 0.007% of regional fine particulate matter emissions and 0.4% of regional NO_x emissions. The NO_x Reduction Upgrade project, completed in early 2015, has reduced NO_x emissions from 0.9% of the regional total in 2013 to 0.4% in 2016.

Figure 1: Regional Emissions Distribution (2016) – Fine Particulate Matter and Nitrogen Oxides



ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

This is an information report with no financial implications. Emission reduction projects are included in the Solid Waste Services capital plan.

SUMMARY / CONCLUSION

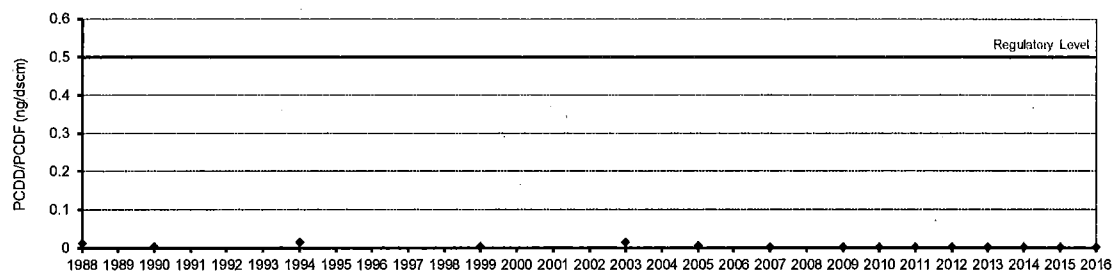
The WTEF has exceptional environmental performance, and a range of projects have been completed and are underway that continuously improve the environmental performance of the facility. Total NO_x emissions in 2016 were 7% lower than 2015 and 39% lower than 2014. All other air emission related parameters monitored during 2016 were in compliance with the requirements of the ISWRMP. Anthropogenic GHG emissions increased by 3% over 2015 levels.

Attachment:

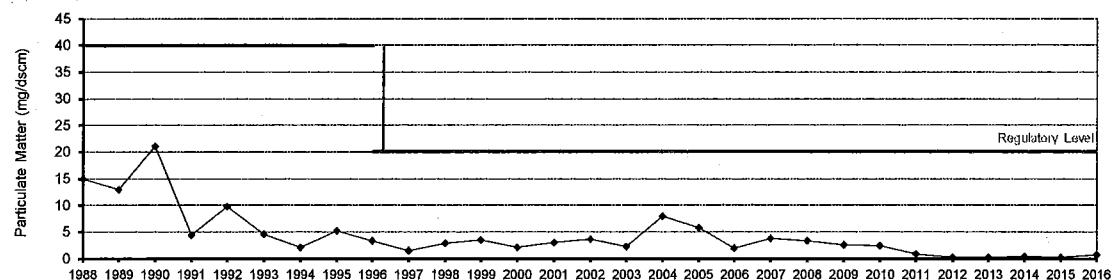
Metro Vancouver Waste-To-Energy Facility Summary of Air and Metals Emissions 1988-2016

Metro Vancouver Waste-To-Energy Facility Summary of Air and Metals Emissions 1988-2016

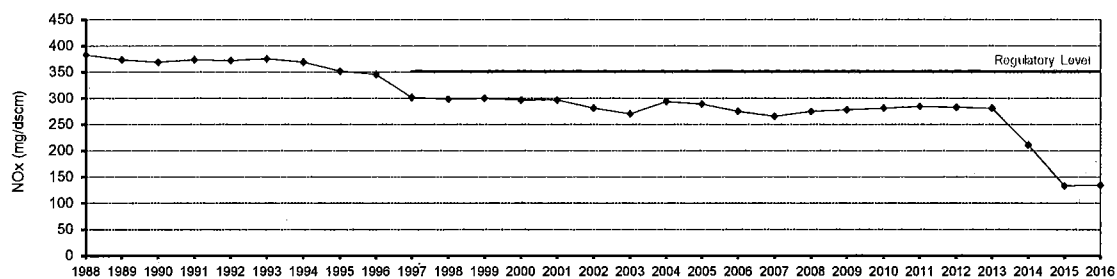
Dioxins/Furans



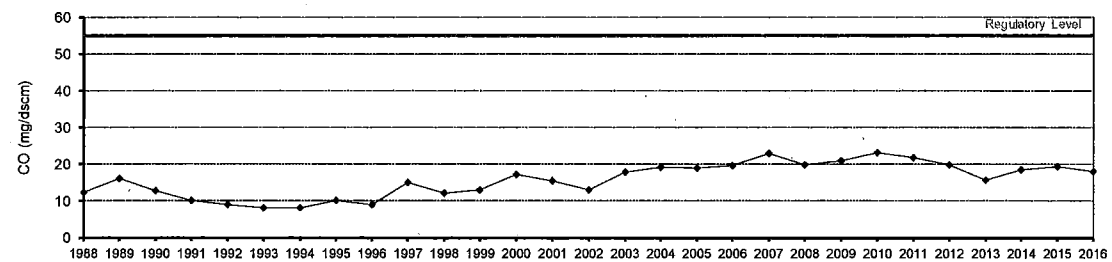
Particulate Matter



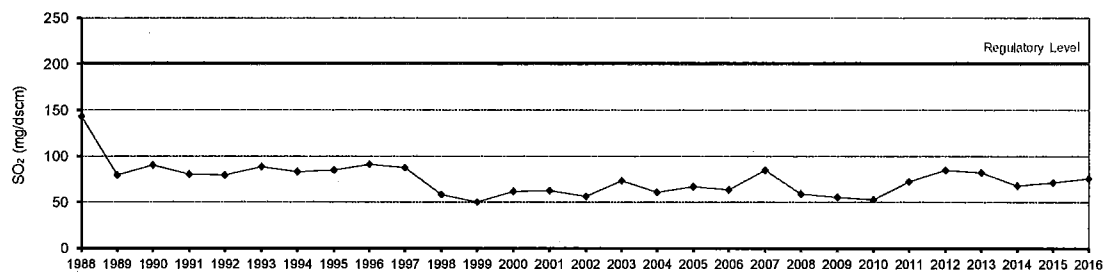
Nitrogen Oxides



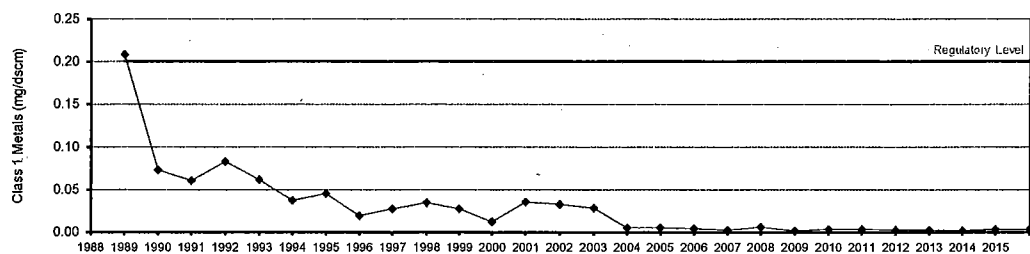
Carbon Monoxide



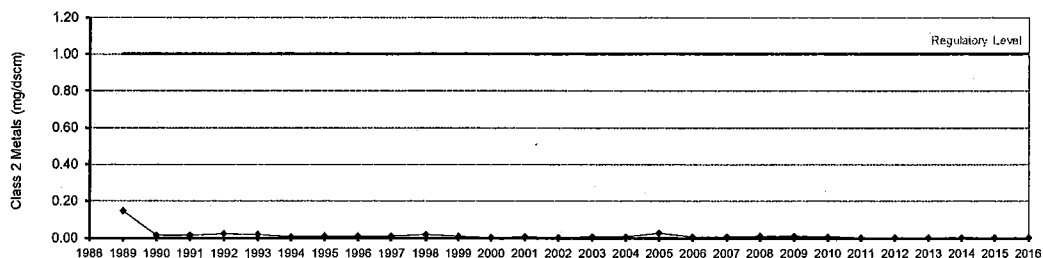
Sulfur Dioxide



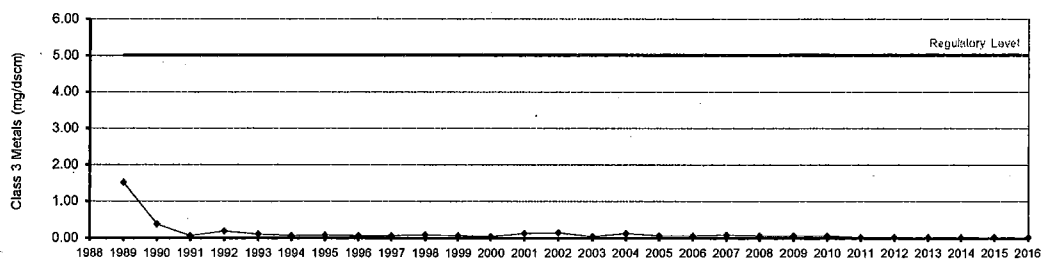
Class 1 Metals (Cd, Hg, Tl)



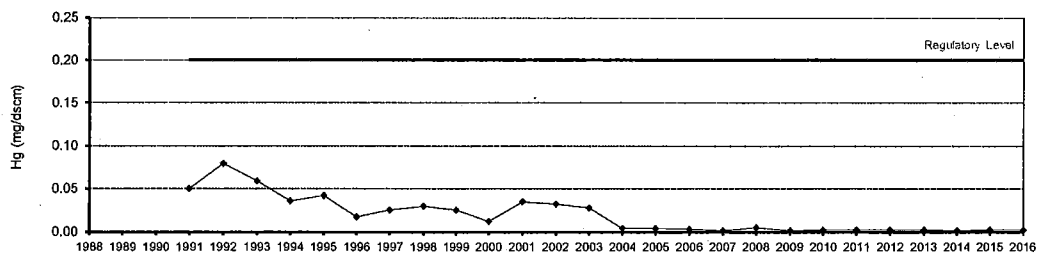
Class 2 Metals (As, Co, Ni, Se, Te)



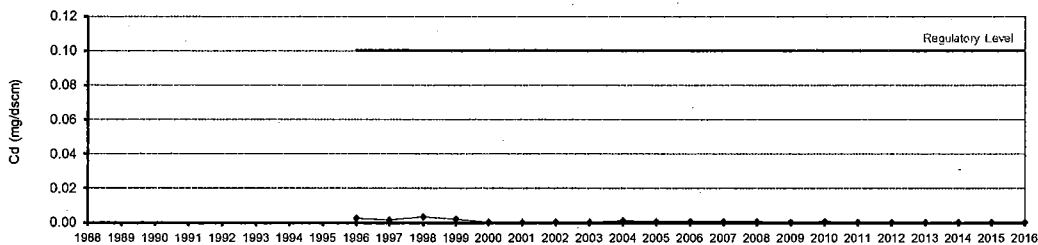
Class 3 Metals (Sb, Pb, Cr, Cu, Mn, V, Zn)



Mercury



Cadmium



Lead

