REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, October 3, 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.

Public comments regarding the proposed zoning bylaw are not permitted at this time, as Council may not hear from or receive correspondence from the public with regard to the proposed zoning bylaw during the period of time after a Public Hearing and before adoption of the respective bylaw.

4. Delegations

5. Adoption of Minutes

page 1 **(a) Minutes of the Regular Council Meeting held on September 19, 2017**

Recommendation: That the Minutes of the Regular Council Meeting held on September 19, 2017 be adopted as circulated.

6. Business Arising from Minutes

7. Consent Agenda

8. Items Removed from the Consent Agenda

9. Legislative Reports

page 8 **(a) Anmore Zoning Bylaw No. 568-2017**

Report dated September 26, 2017 from the Manager of Development Services is attached.

10. Unfinished Business

11. New Business

(a) Environment Committee Recommendation

The following resolution was adopted by the Environment Committee on July 20, 2017.

"THE ENVIRONMENT COMMITTEE RECOMMENDS THAT COUNCIL INSTRUCT THE VILLAGE TO DRAFT A BYLAW THAT WOULD ALLOW FOR THE ENFORCEMENT OF THE BC WEED CONTROL ACT AS IT RELATES TO NOXIOUS WEEDS ON PRIVATE PROPERTY." - CARRIED UNANIMOUSLY

12. Mayor's Report

13. Councillors Reports

14. Chief Administrative Officer's Report

15. Information Items

pages
154 to 159

(a) Committees, Commissions and Boards – Minutes

- Community Engagement, Culture and Inclusion Committee Meeting minutes of June 8, 2017
- Environment Committee Meeting minutes of July 20, 2017

(b) General Correspondence

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.

Public questions regarding the proposed zoning bylaw are not permitted at this time, unless the bylaw has been adopted; as Council may not hear from or receive correspondence from the public with regard to the proposed zoning bylaw during the period of time after a Public Hearing and before adoption of the respective bylaw.

17. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on Tuesday, September 19, 2017 at 7:00 p.m. 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
Luke Guerin, Operations Superintendent

1. Call to Order

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

2. Approval of the Agenda

It was MOVED and SECONDED:

R157/2017 **"THAT THE AGENDA BE APPROVED AS CIRCULATED."**

CARRIED UNANIMOUSLY

3. Public Input

Jeorge Dyrkton, 1815A East Road, presented comments regarding item 11(a), including concerns regarding preservation of history despite financial debt, with a request to Council to pay the debt and inventory the heritage.

Lynn Burton, 1020 Sugar Mountain Way, presented comments regarding item 11(a), including appreciation for community members who rallied to try to save the homestead and for their work in attaining a $25,000 grant for the Village to catalogue the archives.

4. Delegations

Nil

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on September 5, 2017

It was MOVED and SECONDED:

R158/2017 **"THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON SEPTEMBER 5, 2017 BE ADOPTED AS CIRCULATED."**

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Nil

7. Consent Agenda

It was MOVED and SECONDED:

R159/2017 **"THAT COUNCIL ADOPTS THE CONSENT AGENDA."**

CARRIED UNANIMOUSLY

(a) Observance of the UN International Day of the Older Person

R160/2017 **"THAT COUNCIL PROCLAIMS OCTOBER 1, 2017 AS INTERNATIONAL DAY OF OLDER PERSONS IN THE VILLAGE OF ANMORE."**

ADOPTED ON CONSENT

(b) Proclamation of Waste Reduction Week

R161/2017 **"THAT COUNCIL PROCLAIMS OCTOBER 16-22, 2017 AS WASTE REDUCTION WEEK IN THE VILLAGE OF ANMORE."**

ADOPTED ON CONSENT

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports

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

It was MOVED and SECONDED:

R162/2017 **"THAT ANMORE SOLID WASTE MANAGEMENT AMENDMENT BYLAW NO. 566-2017 BE ADOPTED."**

CARRIED UNANIMOUSLY

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

It was MOVED and SECONDED:

R163/2017 **"THAT ANMORE FEES AND CHARGES AMENDMENT BYLAW NO. 567-2017 BE ADOPTED."**

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Anmore Heritage Society Proposal for Ma Murray Homestead

It was MOVED and SECONDED:

R164/2017 **"THAT COUNCIL DIRECT STAFF TO ADVISE THE DEPARTMENT OF CANADIAN HERITAGE, THE ANMORE HERITAGE SOCIETY AND HERITAGE BC THAT THE APPLICATION FOR THE 'RESTORATION OF MURRAY HOMESTEAD, ANMORE, BC' PROJECT IS WITHDRAWN;**

AND THAT A HAZARDOUS MATERIAL ASSESSMENT BE UNDERTAKEN AS SOON AS POSSIBLE;

AND THAT ALL ITEMS OF HISTORICAL SIGNIFICANCE BE REMOVED FROM THE OLD VILLAGE HALL AND APPROPRIATELY STORED UNTIL SUCH TIME AS THEY CAN BE INCORPORATED INTO A NEW VILLAGE HALL;

AND THAT THE OLD VILLAGE HALL, IN ITS ENTIRETY, BE DISMANTLED AND DISPOSED OF APPROPRIATELY;

AND THAT THE FUNDS REQUIRED TO UNDERTAKE THE HAZARDOUS MATERIAL ASSESSMENT, REMOVAL AND STORAGE OF HISTORICAL ITEMS AND THE DISMANTLING AND DISPOSITION OF THE BUILDING BE ALLOCATED FROM THE CAPITAL ASSET RESERVE – BUILDINGS."

CARRIED
Councillor Weverink opposed

(b) Award of Tractor with Flail Mower RFP

It was MOVED and SECONDED:

R165/2017 **"THAT COUNCIL APPROVE THE AWARD OF THE CONTRACT FOR THE PURCHASE OF A TRACTOR WITH FLAIL MOWER TO ROLLINS MACHINERY FOR A TOTAL CONTRACT PRICE OF ONE HUNDRED THIRTY-EIGHT THOUSAND NINE HUNDRED NINETY-THREE DOLLARS ($138,993.00), EXCLUDING GST, AND THAT THE PROJECT BUDGET BE INCREASED BY TWENTY-EIGHT THOUSAND NINE HUNDRED NINETY-THREE DOLLARS ($28,993.00) AND FUNDED FROM THE CAPITAL ASSET RESERVE – VEHICLES, MACHINERY & EQUIPMENT."**

CARRIED UNANIMOUSLY

(c) Award of Multi-Function Vehicle RFP

It was MOVED and SECONDED:

R166/2017 **"THAT COUNCIL APPROVE THE AWARD OF THE PURCHASE OF A MULTI-FUNCTION VEHICLE TO ROLLINS MACHINERY FOR A TOTAL CONTRACT PRICE OF FORTY-NINE THOUSAND FOUR HUNDRED SEVENTY DOLLARS ($49,470.00), EXCLUDING GST."**

MOTION DEFEATED

It was MOVED and SECONDED:

R167/2017 **"THAT COUNCIL DIRECT STAFF TO INVESTIGATE THE POSSIBILITY TO LEASE THE VENTRAC 4500 TRACTOR FOR A YEAR, AND ALSO INCLUDE THE OPTION OF A LEASE-TO-OWN CONTRACT; AND ALSO TO DO A SIDE-BY-SIDE COMPARISON WITH A UTILITY TRACTOR."**

CARRIED UNANIMOUSLY

(d) Support for 2017 UBCM Resolution, City of Abbotsford – The Case for Prevention of the Opioid Crisis

It was MOVED and SECONDED:

R168/2017 **"THAT ANMORE MUNICIPAL COUNCIL SUPPORTS THE CITY OF ABBOTSFORD'S 2017 UBCM RESOLUTION REGARDING THE CASE FOR PREVENTION OF THE OPIOID CRISIS."**

CARRIED UNANIMOUSLY

(e) Call for Support: Federal Action on Abandoned Vessels

It was MOVED and SECONDED:

R169/2017 **"THAT ANMORE MUNICIPAL COUNCIL SUPPORTS NANAIMO-LADYSMITH MP SHEILA MALCOLMSON'S 2017 UBCM RESOLUTION THAT CALLS FOR SUPPORT FOR FEDERAL ACTION ON ABANDONED VESSELS."**

CARRIED UNANIMOUSLY

12. Mayor's Report

Mayor McEwen reported the following:

- On September 6, he attended, with staff, a Village Centre site development workshop, and it was very informative. Council has a workshop scheduled for October 4.
- On September 7, he was on stage at the Tri-Cities Chamber of Commerce Mayor's Barbeque, and it was a great event.
- On September 10, Ma Murray Day was an amazing event. 300+ people attended. He thanked staff, Councillor Froese, Councillor Weverink, Councillor Trowbridge, and event organizer Rachel Carrier for their involvement.

- On September 13, he attended the Mayor's Coffee Talk at the Chamber of Commerce. Members of Brilliant Circle Group were in attendance and asked him questions regarding visions for loco, and shared that they will be restoring one of the building's on the town site, which will be used as an office and available for community use.
- On September 17, he attended two Terry Fox Runs – one in Port Moody and one in Anmore.
- On September 18, he heard great comments at the Public Hearing for the Zoning Bylaw update.
- Next week, he will attend the UBCM Convention. The Village has meetings scheduled with BC Hydro, and with other Village's in the region.

It was MOVED and SECONDED:

R170/2017 **"THAT COUNCIL AUTHORIZE MAYOR McEWEN TO STAY IN ACCOMMODATIONS WITHIN VANCOUVER FOR ONE NIGHT DURING THE 2017 UBCM CONVENTION AS PER THE POLICY FOR TRAVEL AND EXPENSE REQUIREMENT."**

CARRIED UNANIMOUSLY

13. Councillors Reports

Councillor Weverink reported that:
- Ma Murray Day was a good event. He was happy to have good competition in the lawn mower race.
- He congratulates Kerri Palmer Isaak for winning the Community Spirit Award.
- The Terry Fox Run was a great success, with special thanks to Dave McClosky and Kirsten Fox.

Cllr Thiele reported that:
- The Community Engagement, Culture and Inclusion Committee met on Thursday, and focused discussion on age friendly planning.
- Her family saw a larger cougar near her home on Sunday afternoon.
- She thanks those who were involved in planning Ma Murray Day.

Cllr Froese reported that:
- Ma Murray Day was a good event. He would like to keep an events coordinator involved in future.

14. Chief Administrative Officer's Report

Juli Kolby reported that:
- A cougar was spotted in Anmore and Port Moody, and there have been three recent bear sightings.

- The Public Hearing was held for the Zoning Bylaw review. Staff will bring a report to Council on October 3, which will include alternatives to what was heard during the Public Hearing.
- She will be attending UBCM next week with Mayor McEwen.

Mayor McEwen reported appreciation for the Sasamat Volunteer Fire Department and to the local RCMP for their efforts and involvement at Ma Murray Day.

15. Information Items

(a) Committees, Commissions and Boards – Minutes

- Community Engagement, Culture and Inclusion Committee Meeting minutes of June 8, 2017

(b) General Correspondence

- Letter dated September 1, 2017 from Green Communities Committee regarding Climate Action Recognition Program

16. Public Question Period

Nil

17. Adjournment

It was MOVED and SECONDED:

R171/2017 **"TO ADJOURN."**

CARRIED UNANIMOUSLY

The meeting adjourned at 8:11 p.m.

Certified Correct:

_____

Christine Milloy
Manager of Corporate Services

Approved by:

_____

John McEwen
Mayor

VILLAGE OF ANMORE

VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 26, 2017

Submitted by: Jason Smith, Manager of Development Services

Subject: Anmore Zoning Bylaw No. 568-2017

Purpose / Introduction

The purpose of this report is to present to Council a summary of the public hearing on the proposed new zoning bylaw, to address the main comments heard, to give Council the option to make amendments and adopt the new zoning bylaw.

Recommended Options

1. THAT Anmore Zoning Bylaw No. 568-2017 be read a third time, as amended; AND THAT Anmore Zoning Bylaw No. 568-2017 be adopted.

or

2. THAT the report dated September 26, 2017 from the Manager of Development Services regarding Anmore Zoning Bylaw No. 568-2017 be received for information; AND THAT staff be directed to bring a revised bylaw to Council for consideration at the next Regular Council Meeting.

Background

The Village of Anmore Council gave 1st and 2nd readings to Anmore Zoning Bylaw No. 568-2017, a proposed new zoning bylaw (Attachment 1), and directed staff to arrange the holding of a public hearing on the bylaw at its September 5, 2017 meeting. A public hearing was held on September 18, 2017.

The public hearing was attended by approximately 100 people and all members of Council were in attendance to hear the comments from the public.

Discussion

Public Hearing Summary

There was a range of comments on the proposed zoning bylaw and the minutes of the public hearing are attached (Attachment 2). From staff's perspective there were 4 main topic areas that the public commented on. The 4 topic areas are addressed below.

Storage and Parking of Vehicles

There were many comments regarding the new regulation being proposed that place new restrictions on parking, in particular the number of cars that can be parked outside and limits placed on the parking of recreational vehicles, trailers and boats. Most of the comments from the public felt that this was an over reach.

Council could consider the following possible amendments to the proposed regulation within the new Zoning Bylaw based on the comments heard as part of the public hearing:

1. The parking and storage of larger vehicles (recreational vehicles, trailers and boats) regulation could be limited to smaller lots (2024 m^2 or smaller).
2. The restrictions on trailers could only apply to the longer than 4 m (approximately 13 feet) or some other length in order to exempt smaller utility trailers.
3. The number of larger vehicles permitted to be stored could be increased for larger lots.

Some possible suggestions for wording changes to the regulation of storage and parking of vehicles is attached to facilitate discussion (Attachment 3).

2 Homes on Larger Lots in the RS-1 Zone

There were several comments at the public hearing regarding the removal of the provision to allow the construction of two principal residences on larger properties.

Should Council desire, the current language for the RS-1 zone could be inserted into the proposed zoning bylaw stating that the maximum number of principal buildings can be increased to 2 one-family residential dwellings, provided that the parcel size is greater than 0.8 hectares.

Countryside

There was a comment to rely on the BC Building Code to ensure that adequate storm water management practices are in place – staff reviewed this and determined that this was not

viable as it only addresses one property at a time, does not address the issue of where water goes once it leaves the property and is based on the assumption that there is a engineered storm water management system in place. Therefore, staff do not recommend any further changes to the proposed zoning bylaw with regards to the RCH-1 zone.

Anmore Green Estates

There were several commenters speaking to issues at Anmore Green Estates, in particular their desire to connect to the Greater Vancouver Sewerage and Drainage District (GVS&DD) for the provision of sewer services to manage their liquid waste. Most comments addressed the issue of what to do with liquid waste and did not pertain to the changes being proposed in the zoning bylaw. The changes being proposed to the zoning bylaw, the removal of the ability to expand the manufactured home park should the community septic field no longer be required, have no bearing on how the existing Anmore Green Estates homes can address their need to manage their liquid waste.

To reiterate, the changes being proposed in the new zoning bylaw are meant to bring the zoning for Anmore Green Estates in line with the Official Community Plan. Based on the fact that to connect any private home to the GVS&DD would require the entire Village becoming part of the GVS&DD, which contravenes the intent OCP Policy MS-7 and that Council has stated clearly that the Village is not interested in joining the GVS&DD. Additionally, OCP Policy RLU-15 states within the timeframe of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks, which signals the communities desire to see no further expansion of existing manufactured home parks. Further, the densities (8 lots/acre) that are being proposed to be removed from the RC-2 Zone are greatly exceed the highest densities - a maximum of1.8 lots/acre for Comprehensive Developments – currently allowed in the OCP.

Given that connecting Anmore Green Estates to sewer services requires full membership in the GVS&DD for the Village would contravene the OCP, that Council does not support joining the GVS&DD, that there is clear community policy that existing manufactured parks are not to be expanded, and that the densities in the current zoning bylaw for new development exceed the maximum densities permitted in the OCP, staff recommend that no further changes be made to the proposed zoning bylaw and that the zoning for RCH-2 (Anmore Green Estates) be made consistent with OCP policies.

Other Minor Changes

Staff received a comment, via email, that there was a mapping error in the zoning map presented as part of 1st reading, for the park off of Fern Drive had been wrongly zoned as RS-1 and it should be P-2. This has been corrected and the park is now shown correctly as P-2.

There was also discussion with Council regarding the setback requirements for gates, this section has been altered so that the setback requirement of 6 m is from the highway (paved section of road) rather than the property line.

Both of these minor changes have been included as part of the attached Zoning Bylaw.

Financial Implications

There are no financial implications associated with any of the proposed options. Should Council make changes to the Zoning Bylaw involving significant changes to land use or density, then there would be a requirement to have another public hearing and there are costs associated with hosting a public hearing.

Council Strategic Plan Objectives

Adopting the new Zoning Bylaw will achieve one of the objectives in Council's Strategic Plan.

Attachments:

1. Anmore Zoning Bylaw No. 568-2017
2. Minutes of September 18, 2017 Public Hearing
3. Storage and Parking of Vehicles Options for Zoning Bylaw

Prepared by:	
Jason Smith Manager of Development Services	

Attachment 1

PROPOSED

ANMORE ZONING BYLAW NO. 568-2017

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

TABLE OF CONTENTS

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 (Apis mellifera).
Approving Officer	means the Approving Officer pursuant to the *Land Title Act* and the *Strata Property Act*.

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.

Coach House means a separate dwelling unit which is completely contained within an 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.

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 *Community Care and Assisted Living Act*.

Daycare, group means a use or facility providing for the care of more than seven (7) children in a group setting, licensed under the *Community Care and Assisted Living Act*, 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.

F

Family means:

(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 *Environmental Assessment Act*, and includes the surface of water.

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

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

Loading space means a space for the loading or unloading of a vehicle, either outside or inside a building or structure, but specifically excludes 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.

m^2 means square metres.

Manufactured home means:

(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 *Manufactured Home Regulation* of the *Manufactured Home Act*,

and does not include a recreational vehicle.

Manufactured home park means land used or occupied by any person for the purposes of providing spaces for the accommodation of two or more manufactured homes and for imposing a charge or rental for the use of such space, and other uses associated with the accommodation of manufactured homes including recreational areas, identification signs, common storage areas for the storage of recreational vehicles, boats and other property of residents, and buildings or structures ancillary to the above as permitted and/or required by the 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 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 *Riparian Areas Protection Act Riparian Areas Regulation BC Reg. 376/2004 (RAR)* 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 *Strata Property Act*.

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

Subdivision means the division of 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 :

(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** of 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.

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 [(grade 'x' + grade 'y') ÷ 2 = 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.

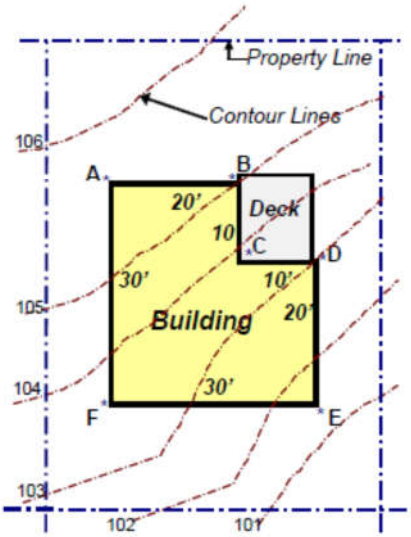
5.5.6 An example of calculating average **grade** is shown below (see Figure 1).

Example:

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

Total Y ÷ Total perimeter length = Average grade
3744 ÷ 36m = **104 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.

Figure 1

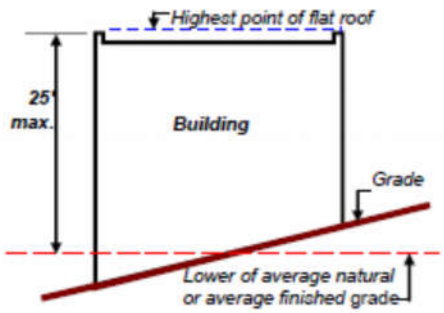
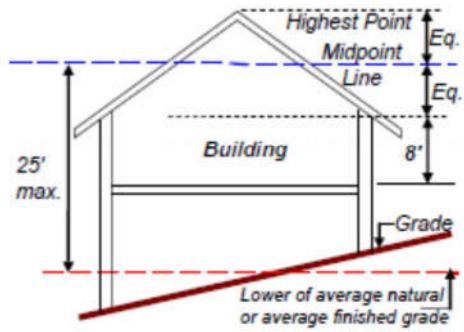


Figure 2



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

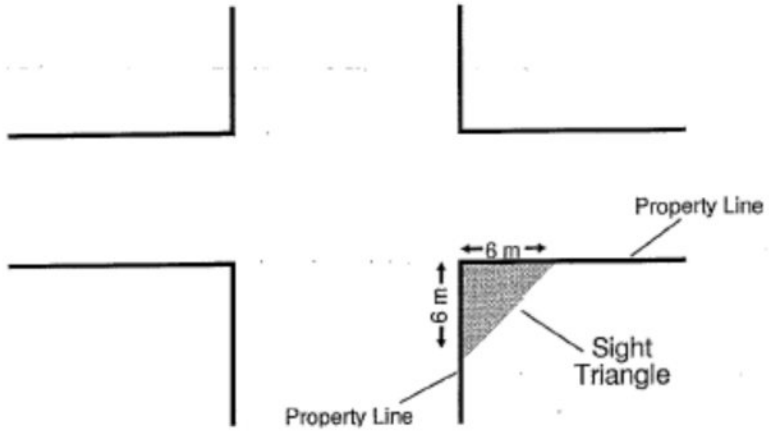
5.8.1 Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a **building**, the distance of the projection toward an abutting parcel line shall be no more than 1.22 metres, unless expressly provided for in this Bylaw.

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 *highway* 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

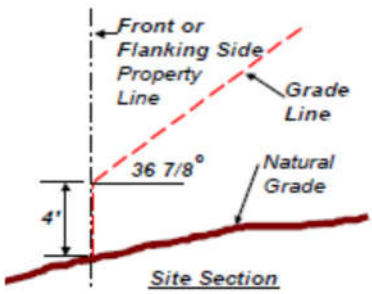
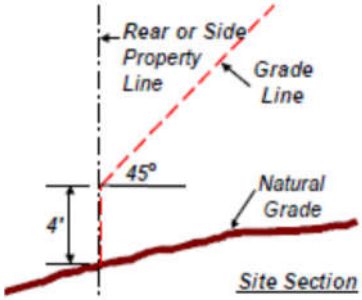


Figure 2



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 wall**s 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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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, coach house** 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 m^2 for each lineal metre of wall to which they are affixed, or a maximum area of 4.7 m^2 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 m^2 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 m^2 to 1.5 m^2 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 m^2 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 or coach house** 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 m^2 where one secondary suite and one coach house are permitted) so long as the combined floor area of the secondary suite and coach house does not exceed 180 m^2.

6.3.3 A **secondary suite** shall not have a **floor area** that exceeds the lesser of 90 m^2 or 40% of the **floor area** of the principal building.

6.3.4 For **parcels** less than 4047 m^2, a **coach house** shall not have a **floor area** that exceeds 100 m^2. For **parcels** equal to or larger than 4047 m^2, a **coach house** shall not have a **floor area** that exceeds 130 m^2

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 or coach house** will be considered as fulfilling the definition requirements of a **secondary suite or coach house if in an accessory building**.

6.3.7 Unless expressly provided for in this Bylaw, **coach houses** are prohibited in RCH-1, RCH-2 and CD zones, or **parcels** having an area less than 2,024 m^2.

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 m^2; 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 m^2;
(e) The use within one or more accessory buildings shall occupy a total of not more than 100 m^2.
(f) In no case shall the aggregate floor area of all buildings used for home occupation use exceed 100 m^2 on a parcel of land;
(g) The total display area of any outdoor advertising sign shall not exceed 0.4 m^2;
(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 m^2 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 m^2 (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 m^2 (1 acre);
(b) no parcel of land, except the remainder parcel, shall be created that is greater than 8,090 m^2 (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 m^2 (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 /Coach House	n/a
Urban Agriculture	n/a

9.1.3 MAXIMUM BUILDING SIZE AND HEIGHT

Permitted Use	Maximum Number	Maximum Size	Maximum Building Heig
Principal Buildings and Accessory Buildings (a)	1	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	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 m^2 of additional floor area;
   (ii) notwithstanding this restriction, a principal building with a gross floor area of not more than 232.4 m^2 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 m^2. For the purposes of determining gross floor area of all accessory buildings on a parcel, up to 30 m^2 of a coach house can be exempted from the total. Notwithstanding this restriction, an accessory building of not more than 55.7 m^2 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)]	10 m	7.6 m	7.6 m	5 m

(a) For a parcel that is less than 4,047 m^2, the front setback may be reduced to 7.6 m.
(b) For accessory buildings and structures less than 10 m^2 and in-ground swimming pools, the rear and interior side setbacks may be reduced to 3.5 m.
(c) For parcels less than 1200 m^2, the rear and interior side setbacks may be reduced to 1 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 and coach house 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 m^2, 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:
   i) A building for grocery retail use - 1 space per 38 m^2 of gross floor area;
   i) Accessory one-family residential use - 2 spaces;
   ii) Each parking space shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
   iii) 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 m^2 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	2,023 m2

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 m^2.
(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:

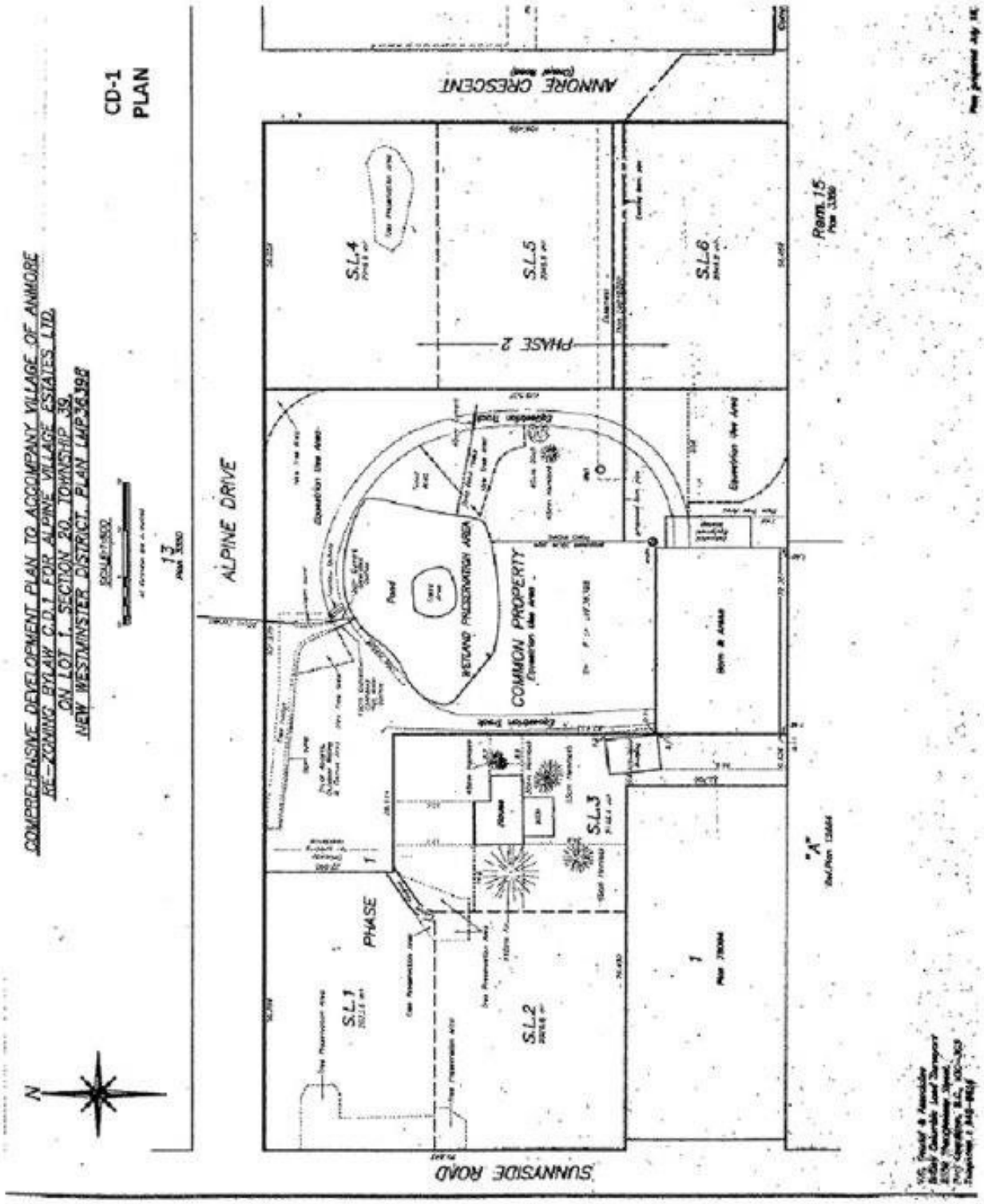
(a) the accessory equestrian use shall be limited generally to the area designated equestrian use on the Comprehensive Development Plan;
(b) not more than 12 horses may be accommodated within the area designated equestrian use on the Comprehensive Development Plan;
(c) notwithstanding the setback requirements 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.


COMPREHENSIVE DEVELOPMENT PLAN TO ACCOMPANY VILLAGE OF ANMORE
RE-ZONING BYLAW C.D.1 FOR ALPINE VILLAGE ESTATES LTD.
ON LOT 1, SECTION 20, TOWNSHIP 39,
NEW WESTMINSTER DISTRICT, PLAN LMP36398
CD-1
PLAN
ALPINE DRIVE
ANMORE CRESCENT
SUNNYSIDE ROAD
PHASE 2
PHASE 1
S.L.1
S.L.2
S.L.3
S.L.4
S.L.5
S.L.6
COMMON PROPERTY
WETLAND PRESERVATION AREA
Pond
Rem. 15
"A"
N

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 m^2 (3,000 ft^2).

(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 m^2.

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

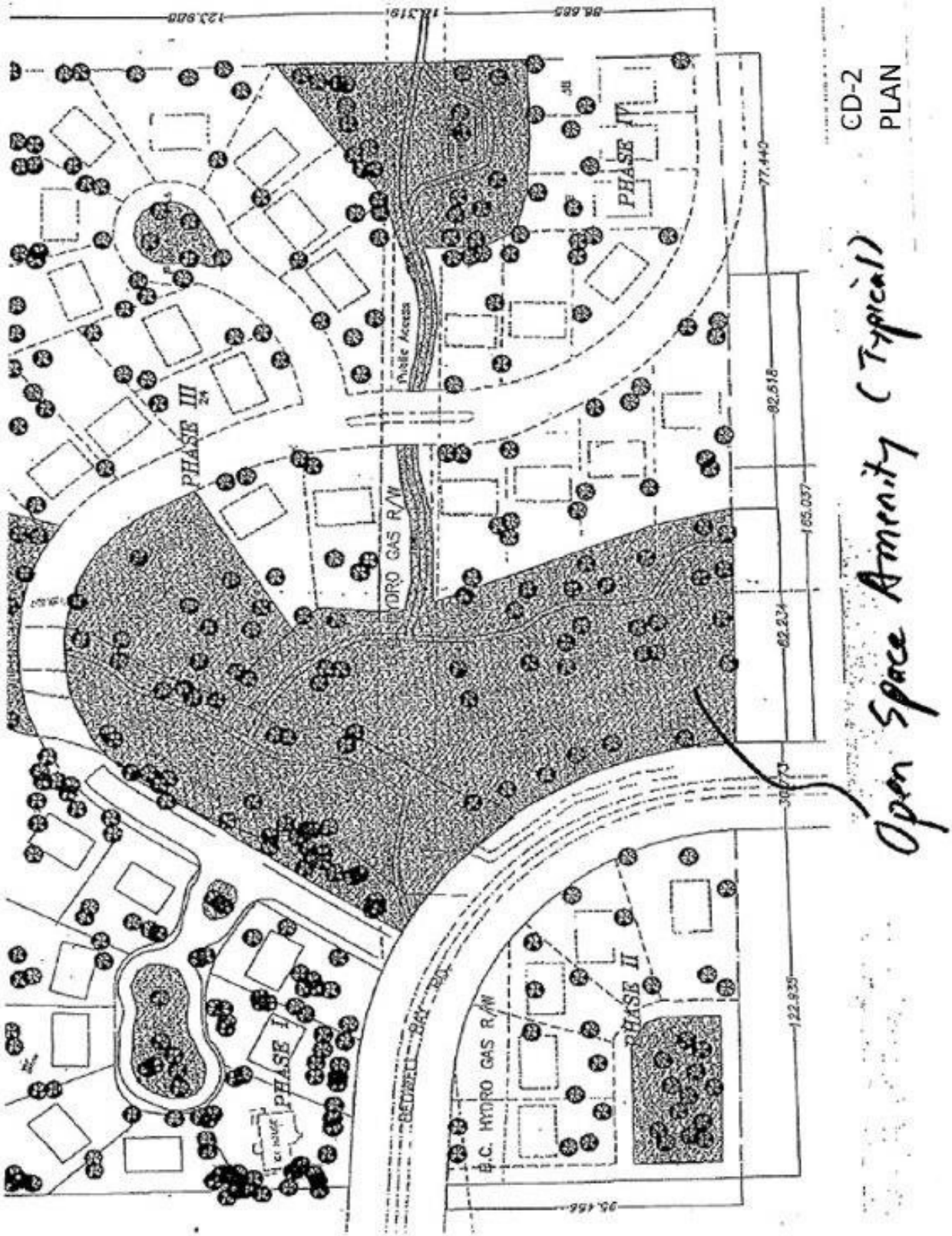
An open space amenity shall be provided generally in accordance with the Comprehensive Development Plan.

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)
PHASE I
PHASE II
PHASE III
PHASE IV
B.C. HYDRO GAS R/W
HYDRO GAS R/W
Trails Access
BEDWELL BAY ROAD
122.935
62.234
82.518
77.440
165.037
95.166

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 m^2.

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 m^2.

9.14.8 Open Space Amenity

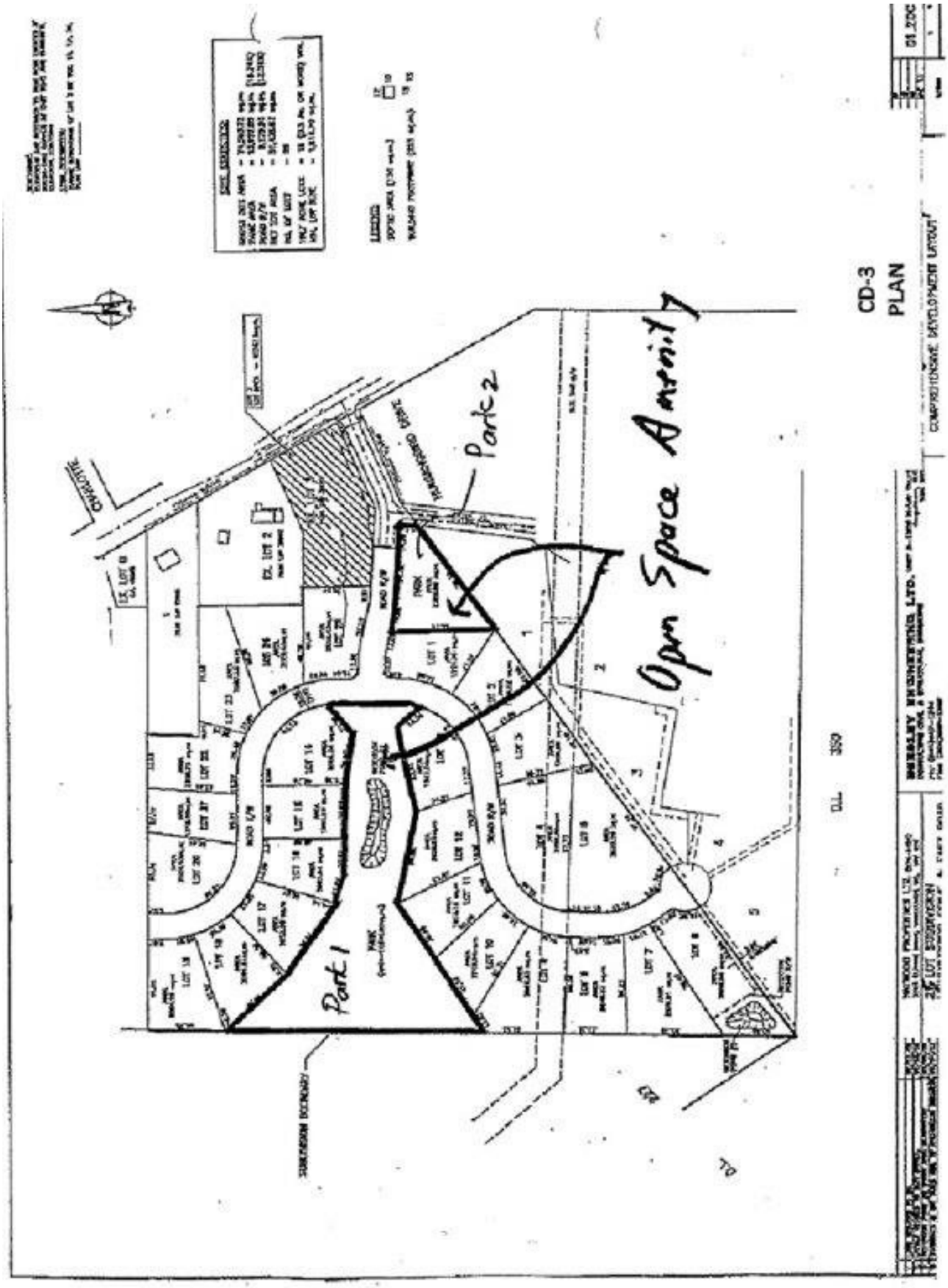
An open space amenity shall be provided generally in accordance with the Comprehensive Development Plan.

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.


CD-3
PLAN
Park 1
Park 2
Open Space Amenity

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 m^2.

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.

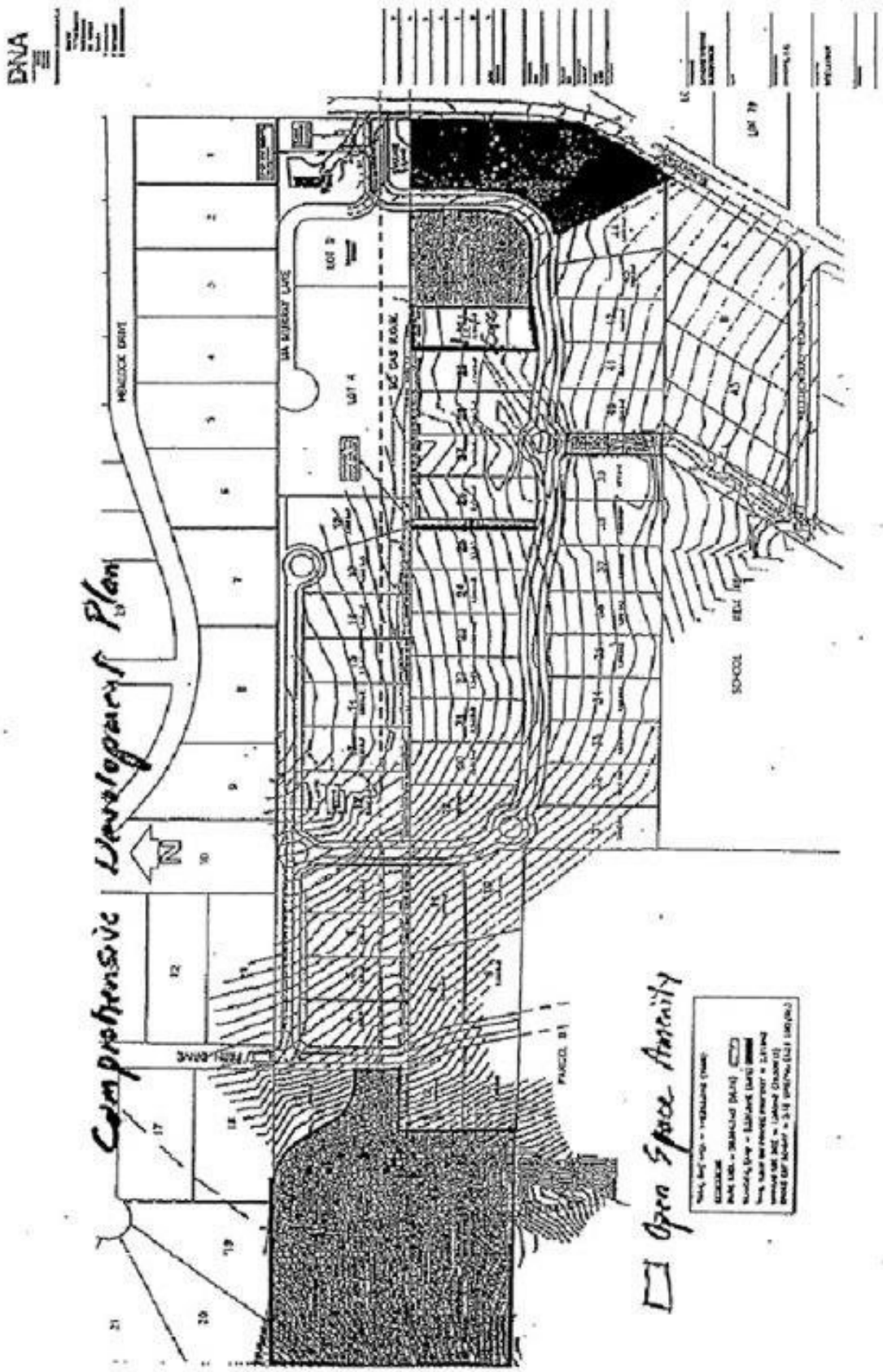
9.15.9 Other Regulations

(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


Comprehensive Development Plan
Open Space Amenity
HANCOCK DRIVE
SCHOOL

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 m^2.

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

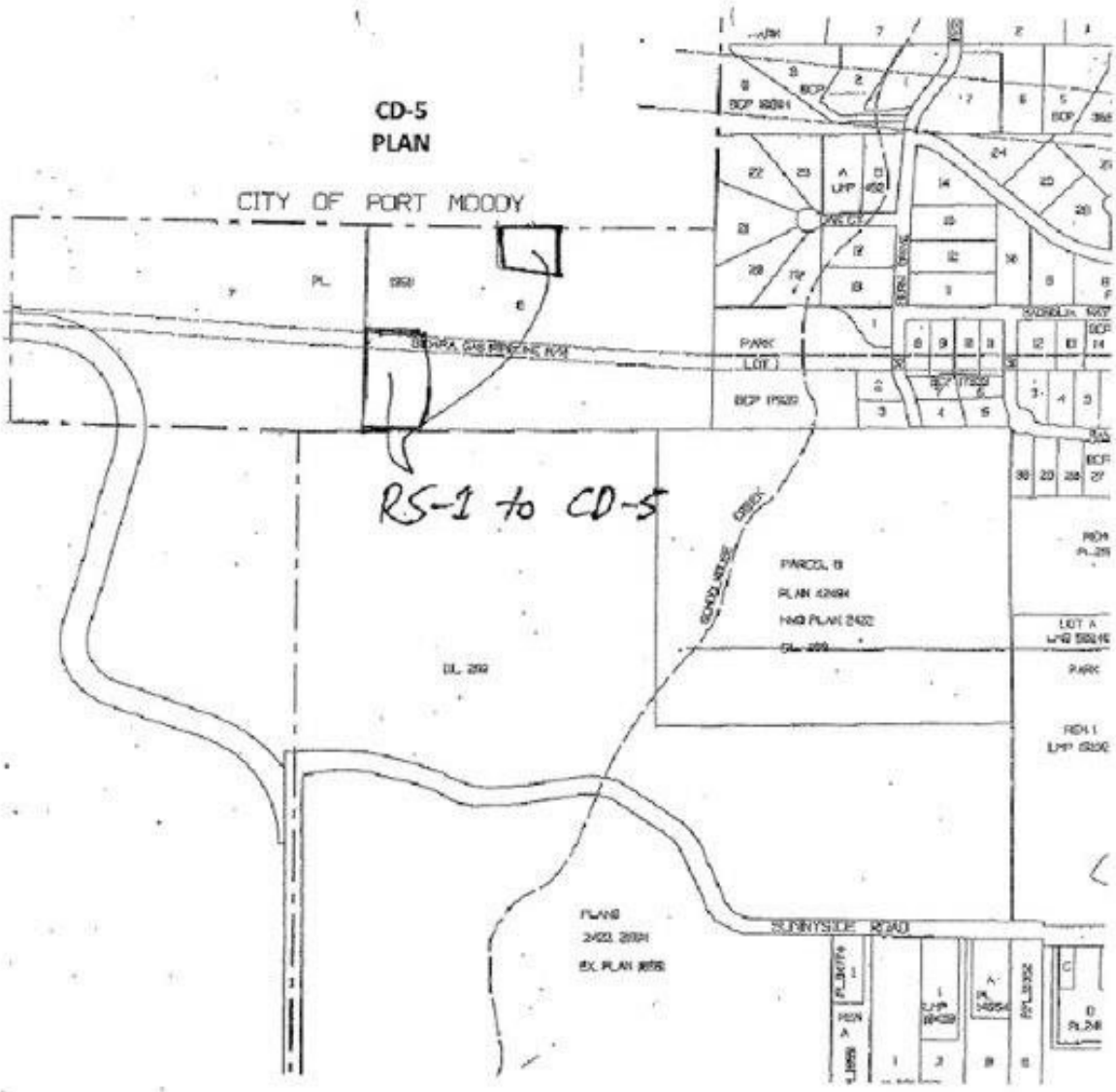
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

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.


CD-5
PLAN
CITY OF PORT MOODY
RS-1 to CD-5
PARK
LOT
SUNNYSIDE ROAD

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

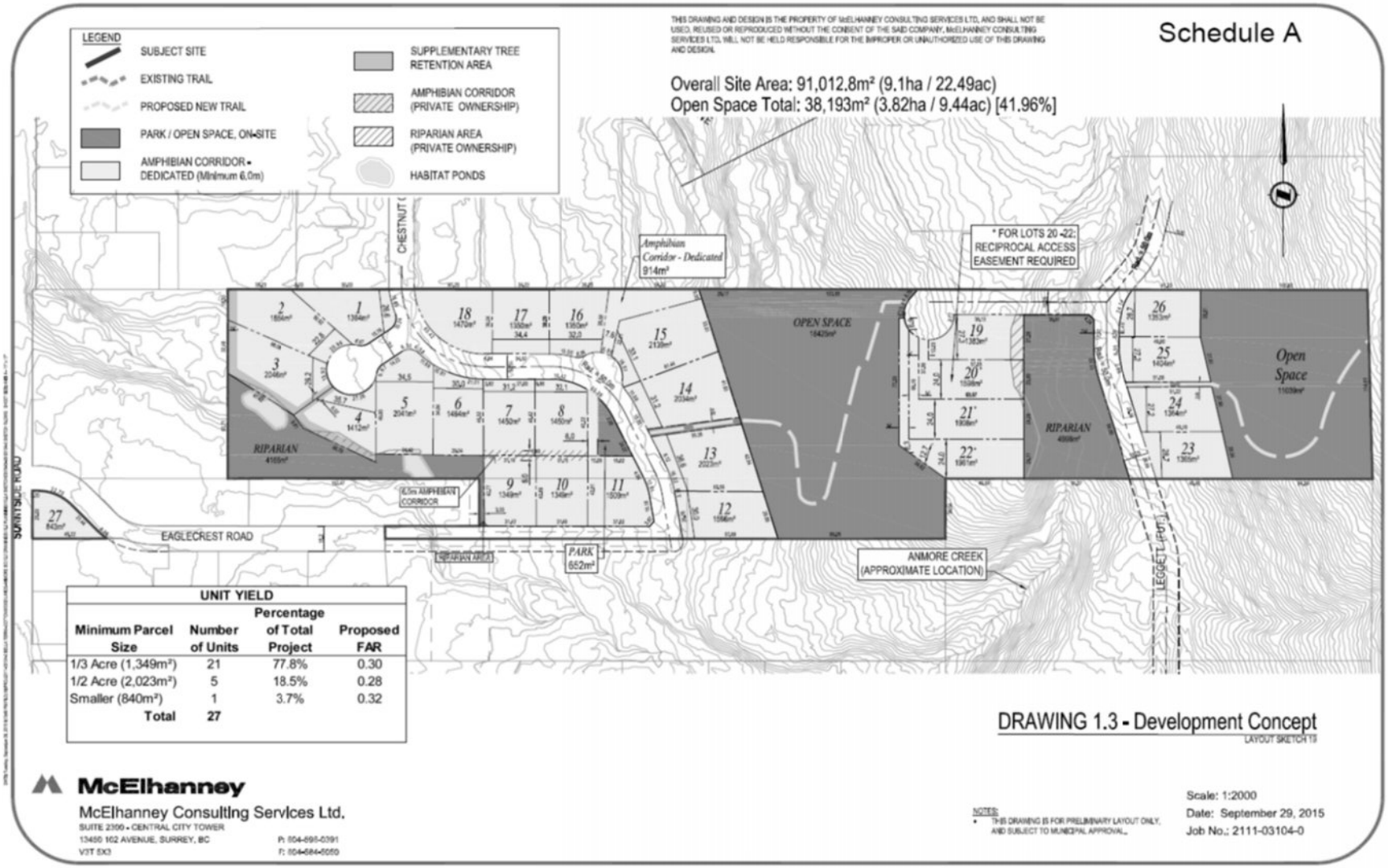
Notwithstanding subsection 7.6.2, for the purposes of this zone, no **panhandle parcel** shall be created where the access strip is narrower than 6.0 m.

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.


Schedule A
THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY CONSULTING SERVICES LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.
Overall Site Area: 91,012.8m² (9.1ha / 22.49ac)
Open Space Total: 38,193m² (3.82ha / 9.44ac) [41.96%]
LEGEND
SUBJECT SITE
EXISTING TRAIL
PROPOSED NEW TRAIL
PARK / OPEN SPACE, ON-SITE
AMPHIBIAN CORRIDOR - DEDICATED (Minimum 6.0m)
SUPPLEMENTARY TREE RETENTION AREA
AMPHIBIAN CORRIDOR (PRIVATE OWNERSHIP)
RIPARIAN AREA (PRIVATE OWNERSHIP)
HABITAT PONDS
CHESTNUT
Amphibian Corridor - Dedicated 914m²
* FOR LOTS 20 -22: RECIPROCAL ACCESS EASEMENT REQUIRED
OPEN SPACE
Open Space
RIPARIAN
EAGLECREST ROAD
6.0m AMPHIBIAN CORRIDOR
PARK 652m²
ANMORE CREEK (APPROXIMATE LOCATION)
LEGGETT (PUT)
SUNNYSIDE ROAD
UNIT YIELD
Minimum Parcel Size | Number of Units | Percentage of Total Project | Proposed FAR
1/3 Acre (1,349m²) | 21 | 77.8% | 0.30
1/2 Acre (2,023m²) | 5 | 18.5% | 0.28
Smaller (840m²) | 1 | 3.7% | 0.32
Total | 27
DRAWING 1.3 - Development Concept
LAYOUT SKETCH 13
McElhanney
McElhanney Consulting Services Ltd.
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5059
NOTES:
• THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
Scale: 1:2000
Date: September 29, 2015
Job No.: 2111-03104-0

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

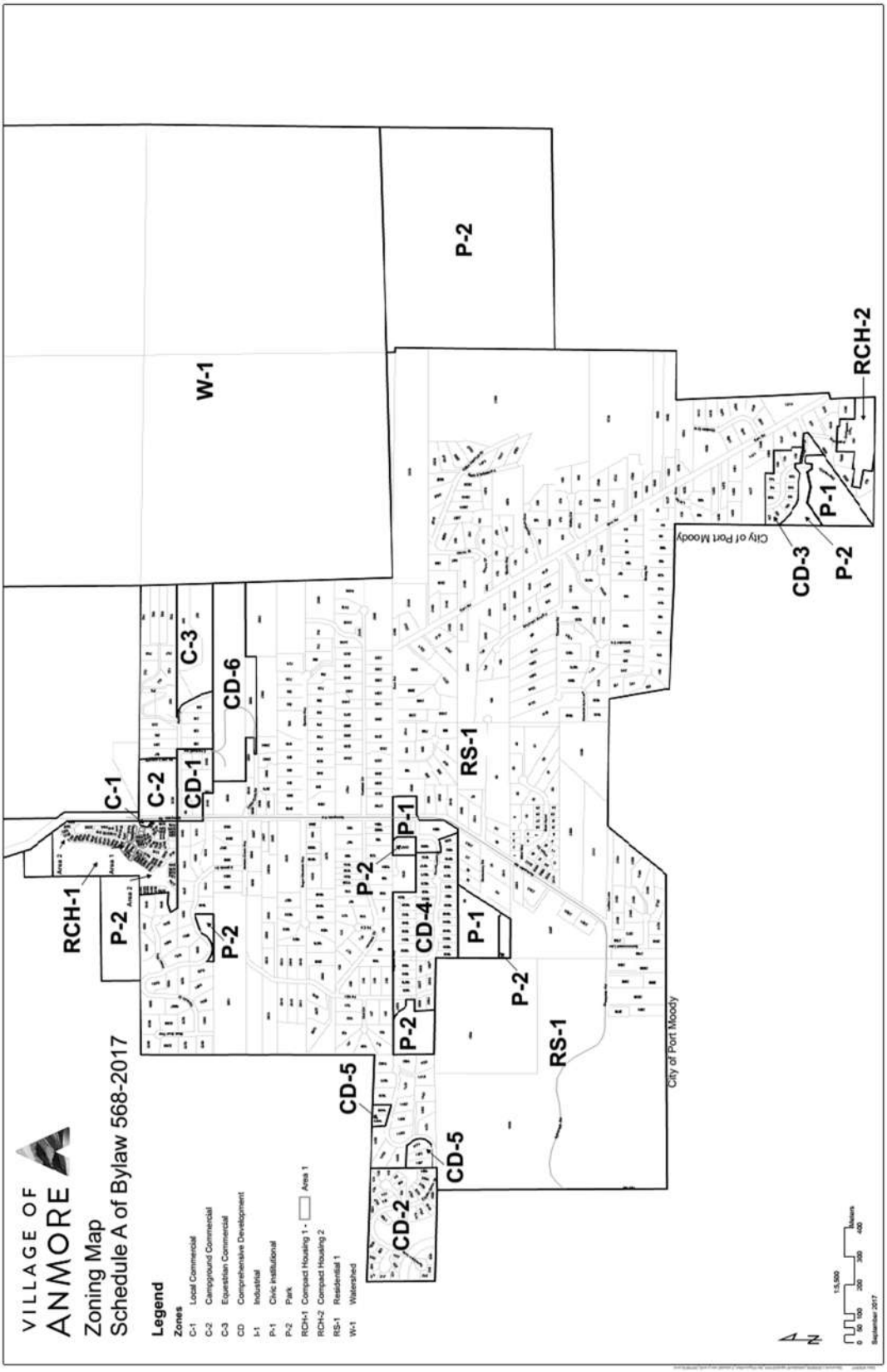
11.1 REPEAL OF PREVIOUS BYLAW

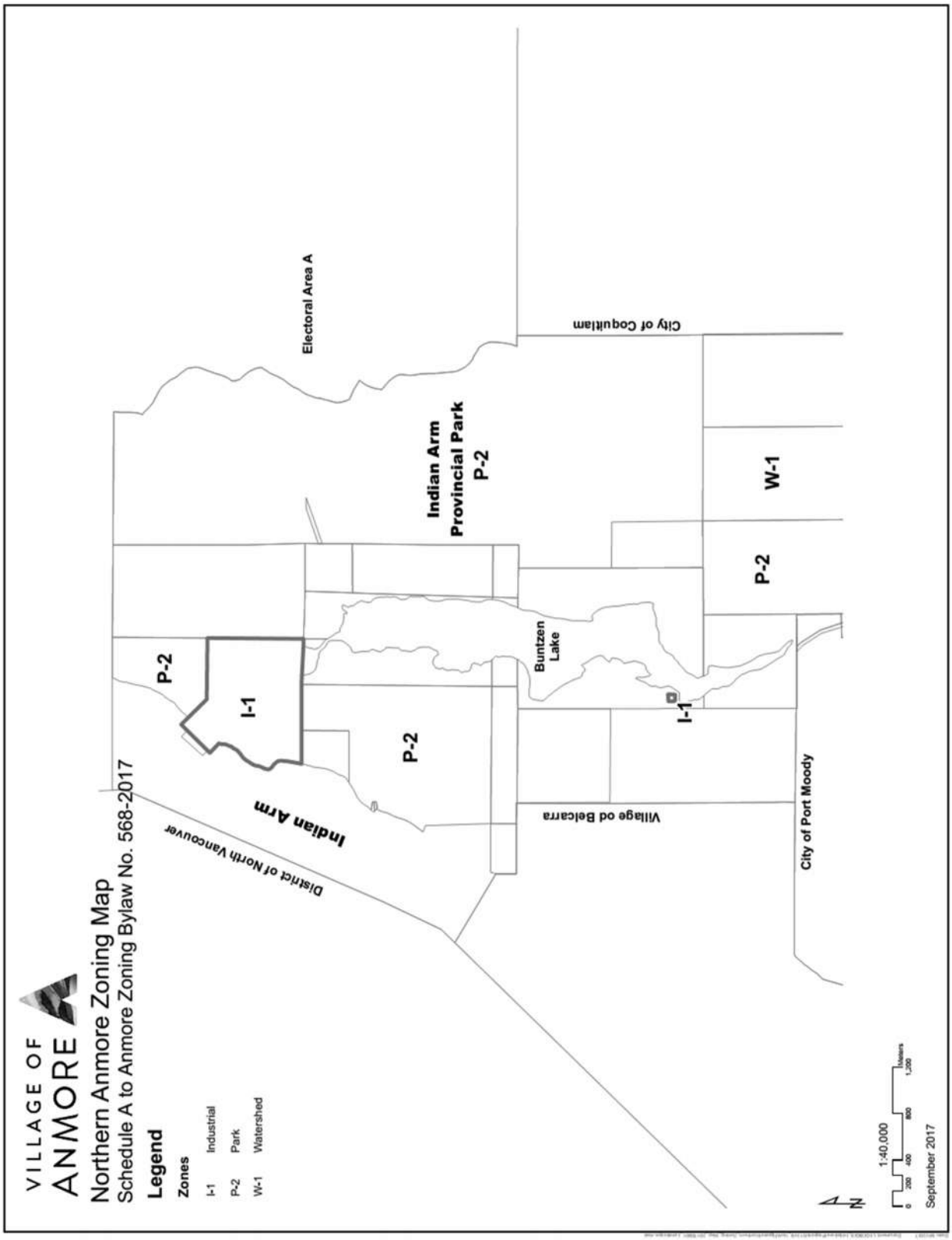
Village of Anmore Zoning Bylaw No. 374, 2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

11.2 EFFECTIVE DATE OF BYLAW

This bylaw comes into force and effect on the date of adoption.

SCHEDULE A – ZONING MAP




VILLAGE OF
ANMORE
Northern Anmore Zoning Map
Schedule A to Anmore Zoning Bylaw No. 568-2017
Legend
Zones
I-1 Industrial
P-2 Park
W-1 Watershed
Electoral Area A
City of Coquitlam
Indian Arm
Provincial Park
P-2
W-1
P-2
Buntzen
Lake
I-1
P-2
I-1
P-2
Indian Arm
District of North Vancouver
Village od Belcarra
City of Port Moody
N
1:40,000
0 200 400 800 1,200 Meters
September 2017

READ a first time the	5th day of	September, 2017
READ a second time the	5th day of	September, 2017
PUBLIC HEARING held the	18th day of	September, 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

Attachment 2

PUBLIC HEARING – MINUTES

Minutes of the Public Hearing held on Monday, September 18, 2017 in the gymnasium at Anmore Elementary School, 30 Elementary 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
Martin Greig, Building Inspector & Bylaw Enforcement Officer

1. Call to Order

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

2. Opening Statement by the Chair – Mayor John McEwen

Mayor McEwen presented an opening statement, which included the following highlighted points:

- The Public Hearing is being held under the authority of section 464 of the *Local Government Act*.
- Anyone who believes that his or her interests are affected by the proposed *Zoning Bylaw* will be provided an opportunity to present comments about the Bylaw.
- The Zoning Bylaw, in its present draft form, was available to the public for review over the past 2 months and has been presented various times to the public in the last year.
- Once the Public Hearing is concluded, the *Local Government Act* requires that Council not accept any further input from the public relating to the proposed bylaw unless another public hearing is scheduled.
- Any questions that arise following the Public Hearing are to be directed to Staff.

3. Presentation of Bylaw No. 568-2017

The purpose of the Bylaw is to replace the existing Zoning Bylaw with an updated version, which was last adopted in 2005. The Zoning Bylaw regulates land use and density within the municipal boundaries of the Village of Anmore. The changes being proposed in Anmore Zoning Bylaw No. 568-2017 will affect all properties and lands within the Village.

Jason Smith presented an overview of the bylaw review process and highlights of the major changes included in the proposed bylaw. A copy of Mr. Smith's presentation is attached herein and forms part of these Minutes.

4. Statement by the Corporate Officer

Christine Milloy presented a statement, which included the following highlighted points:

- The public notification requirements of the Local Government Act were met.
- Fifteen written submissions were received by the deadline.

5. Written Submissions

The following list shows written submissions received by the Corporate Officer prior to the Public Hearing. All correspondence noted is attached herein and form part of these Minutes.

1. Iryna Babik, 106 Blackberry Drive, letter received September 18, 2017
2. Oleskii Babik, 106 Blackberry Drive, letter received September 18, 2017
3. Robert Boies, President, Anmore Green Estates Strata LMS 3080, letter received September 5, 2017
4. Dave Leyh, 122 Blackberry Drive, letter received September 18, 2017
5. Louise Leyh, 122 Blackberry Drive, letter received September 18, 2017
6. Alfred Lo, 114 Blackberry Drive, letter received September 18, 2017
7. Allessandro Messina, 101 Blackberry Drive, letter received September 18, 2017
8. Candace Messina, 101 Blackberry Drive, letter received September 18, 2017
9. Louis and Sandy Meyer, 1161 Robin Way, email received September 15, 2017
10. Wanchao Xie, 142 Blackberry Drive, letter received September 18, 2017
11. Sara Zajac, 130 Blackberry Drive, letter received September 18, 2017
12. Thomas Zajac, 130 Blackberry Drive, email received September 18, 2017
13. Thomas Zajac, 130 Blackberry Drive, letter received September 18, 2017
14. Dorota Zygmunt, 138 Blackberry Drive, letter received September 18, 2017
15. Markus Zygmunt, 138 Blackberry Drive, letter received September 18, 2017

The following submissions were provided to the Corporate Officer during the Public Hearing. They are attached herein and form part of these Minutes.

1. Robert Bradbury, architect and representative for Countryside, letter received September 18, 2017
2. Coleen Hackinen, 105 Elementary Road, letter received September 18, 2017

6. Comments from the Public

There were 88+/- public members in attendance. Following are public comments, in the order in which they were heard.

1. Glen Coutts, 105 Elementary Road, commented that he is surprised that the Village correspondence that highlights the proposed changes does not include the proposal for ¼ acre lots for CD zones. He added that he is opposed to that, as was also expressed by many attendees at the Public Information Meeting. He added that the legality of the septic field access at Anmore Green should be looked into.

2. Dick Cresswell, 1608 East Road, asked questions regarding section 7.2.3 of the proposed Zoning Bylaw: 1. What's the reason for this change? 2. Does this apply to existing panhandles? 3. Does this apply to easements? 4. Since the panhandle is an integral part of the whole parcel, but 50% is excluded from the calculation of parcel size, who owns it; who pays taxes on it; and who maintains it? He commented that if the responsibility does not belong to the Village, then the proposed change should be removed as the Village cannot confiscate property that it has no right to.

3. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that Anmore has grown over the years at a predictable pace, despite many financial issues. He added that the Village has assets that it has no money to pay for. He further added that the septic plant at Anmore Green Estates continues to be non-compliant, and he claimed that today's heavy rains caused fecal coliform to flood out of the field, affecting 2,200 children and recreation users. He asked Council to stay with current zoning on this property so it can be used for its intended use.

4. Ray Neufeld, 1171 Robin Way, commented that he recently heard radio comments by the Mayor that neighbourhoods are changing in Anmore and more investment is welcome. He added that the Village would be wise to look into connecting sewer for the 39 units and easement properties.

5. Doug Richardson, 2305 East Road and 2794 Sunnyside Road, commented that the materials express a desire to better reflect the Official Community Plan, but he has not seen an explanation on how this would be better. He suggested that a guide be provided for residents on how to interpret the information. He added that it appears that the Village wants to enforce landscaping, restrict trailers of all sizes and the number of vehicles allowed, and that the bylaw is unclear on what is allowable. He further added that there seems to be an overbearing feel in Anmore now, where one or two people forcing the issue, and he does not understand why the Village cares if someone wants two houses on a large lot. He further suggested that the Village providing clarifying information and provide examples to show intents. Staff responded that, with regard to accessory buildings, the Village proposes to allow more, not less, and this carries over the intent of the current zoning below. He added that implications of parking and storage for all zones proposes to allow four vehicles, either a utility trailer or a recreational vehicle and one boat.

6. Coleen Hackinen, 105 Elementary Road, commented that she is thankful to the volunteers and to staff and Council for their involvement in preparing the bylaw, and stated that she supports some of the changes, but not all. She added that her main concern is regading the ¼ acre lot size and related floor area ratio for Comprehensive Development zones, as she believes a ¼ acre is too small because the increased density will have negative effects, including on the natural environment and with surface water runoff. She suggested that clarification is needed for the reference of 90m^2 provision that the garage is not included in floor area calculation. She presented a letter to the Corporate Officer for inclusion with written submissions. Staff responded that, for clarity, there is currently no limit on lot size; only a limit on density, which is in the Official Community Plan. The intent was to provide guidelines to help shape how Comprehensive Development zones are proposed.

7. Ray Houle, 2280 East Road, commented that he became aware of the information on the weekend and there are few things that personally affect him, including the reference for derelict vehicles. He added that he had a car that he was working on for several years that sat on his property, and he understands the need for reference in the bylaw, but he doesn't fully understand the intent. He added that he is also opposed to the reference for motorhomes and utility trailers, and asked if he would be in contravention of a bylaw to have them both parked on his property. He further asked for clarification of reference to insurance on trailers and vehicles when not in use. Staff responded that the licence section may be an overreach and it will be reviewed, and added that the intent is to ensure that the vehicles belong to the owner of the property to preclude someone from offering a service to others to park vehicles on a property.

8. Victor Gonzales, 136 Evergreen Crescent, commented that the septic field is contaminating the school fields and there are two options: that Anmore Green Estates gets hooked up to sewer or that it (septic) be repaired. He added that it cannot be repaired under the current permit, but if it could the cost would be $600,000. He further added that the cost to connect to sewer would be $100,000, which is included in the financial arrangement with the developer.

9. Nancy McPherson, 798 Spence Way, asked for clarification regarding the reference to trailers; specifically the size of trailers. Staff responded that she made a good suggestion.

10. Robert Bradbury, architect and representative for Countryside Estates, commented that he applauds the Village for clarifying some of the definitions, and added that he has three points to mention: (1) for section 9.2.3, he believes it is unnecessary as it is already being achieved; (2) for section 9.2.4(a), the setback alignment proposal seems imbalanced as it will favour some sites; and (3) for section 9.2.7(c), proposal is based on an understanding of adequate storm drainage, and in can be written in a simple way, in conformance with the Building

Code, which says that you can prove basements where adequate storm drainage can be provided, in accordance with provision of 9.14.5 of the BC Building Code.

11. Richard Knowles, 3116 Sunnyside Road, asked what the bylaw fines would be for having an extra trailer or boat or other similar bylaw infraction. Staff responded that the Village tries to encourage compliance and use opportunities to educate residents about what is possible; there are no prescribed fines set for such an infraction.

12. Jim Korchinkski, 1630 East Road, asked if the reference for two single family residences on one parcel would be grandfathered or if there would have to be an easement or a panhandle. Staff responded that, if the proposed change was accepted, the homes would be considered non-conforming and would be permitted; meaning that they do not comply with existing rules, and it would be assumed that they had complied when the house was constructed in accordance with the required building permit.

13. Peter Herzig, 3295 Sunnyside Road, asked for clarification regarding the bylaw adoption process. Mayor McEwen responded that first and second readings were given, currently is the Public Hearing, and following the Public Hearing no further public comments are to come forward to Council, and Council has the opportunity at the next Council Meeting to give third reading or third and fourth reading.

14. Doug Richardson, 1056 Ravenswood Drive, asked for the reasoning of four vehicles per house, and for clarification of what is defined as a 'car' – does it include motorbikes, tractors, other vehicles. Staff responded that the reference is for four vehicles parked outside visible.

15. Glen Coutts, 105 Elementary Road, commented that he supports Ray Houle's comments regarding vehicles as this is going overboard. He added that, regarding two family residences in the RS-1 zone, under provincial regulation people can go to 0.66 acres, and asked why having a second house should be difference than having a cottage house. He added that the proposal is somewhat detracting from property owner freedoms. Staff responded that coach houses are permitted on larger lots, 1 acre or larger, and added that the difference between a coach house and second house is the limit on size.

16. Dick Cresswell, 1608 East Road, referenced item 10 on the mail drop notice, with comment that he does not understand the restriction to one house on a larger property, and he feels like he is being urbanized. He added that he does not think the rezoning has been well thought out and he thinks that staff should go back to the drawing board and listen what the people have said and do something different. He asked if this applies to existing panhandles, and staff responded that the existing ones would not be impacted as this regulation would be for any new subdivision. He also asked if this applies to easements, and staff responded that it

is dependent on the calculation for minimum lot size of the property being created. He also asked, since the panhandle is an integral part of the whole parcel, and 50% is excluded, who owns it, and staff responded that the property owner does. He commented that staff should tell the assessor about this because they do not understand this. He also asked who pays taxes on it, and staff responded that taxes are assessed based on the assessed value. He also asked who maintains it, and staff responded that, like any current panhandle, the property owner would maintain it. He commented that the property owner should then have the right to do with it whatever he wants to do with it. Staff responded that the proposed change is to prohibit the creation of a panhandle lot at the beginning. He further commented that he does not think this has been well thought out, and he thinks it should be changed.

17. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that the 125 residents he represents are contributing to a serious health issue in this area every time they flush a toilet. He added that the Village does not want to join or have to be part of the Greater Vancouver Sewerage and Drainage District system. He added that he met with Metro Vancouver Chair Greg Moore, who has agreed to spearhead the UBC agreement.

18. Robert Bradbury, architect and representative for Countryside Estates, asked why a special circumstance would be created if there is an option allowable by the BC Building Code. He presented a letter to the Corporate Officer for inclusion with written submissions.

19. Doug Richardson, 2305 East Road and 2794 Sunnyside Road, suggested that the bylaw be changed to allow two 5,000 sq. ft. houses, instead of two 10,000 sq. ft. houses. He added that the fairness of bylaws in general needs to be apply to everybody, and be well thought out and well stated. He further added that making it up as you go along is not okay, so if it is not prescribed in a bylaw then you should not get a fine.

20. Louis Meyer, 1161 Robin Way, referenced submissions from Anmore Green Estates, and then asked if the Village is going to take boats or cars away. He added that all other speakers had their questions answered, but not a word was said about Anmore Green Estates. He further added that they pay taxes too, and said this bylaw should be rewritten.

21. Kerri Palmer Isaak, 230 Fern Drive, and School Board Trustee (Chair), commented that she met with Mr. Boies and School District staff at the site adjacent to Anmore Green Estates on September 15, and she wants to assure parents, families and students that the site is being monitored extensively, there is no negative report, and the testing will continue. She added that the School District is happy to help Anmore Green Estates or the Village with whatever outcome transpires.

22. Victor Gonzales, 136 Evergreen Crescent, commented that the problem at Anmore Green Estates was not created by (current residents), and they are being asked to remedy a problem that they did not create.

23. Ray Houle, 2280 East Road, asked if a trailer would be grandfathered if already owned. Staff responded that a trailer would not be grandfathered. He added that a lot of negativity has been heard tonight and he is shocked that we are at this point where stuff will be rammed down the community's throat when they surely do not want it.

24. Peter Herzig, 3295 Sunnyside Road, commented that Countryside Village was turned into a Strata community, the Council of that time enforced on the development to create affordable housing, and residents were told that Council would not allow another Anmore Green to happen, with respect to septic issues, so the information should be rewritten. Staff responded that the issue of sewer connection for Anmore Green Estates is not an issue of zoning, rather it is an issue of Greater Vancouver Sewerage and Drainage District and the governing legislation.

25. Cindy Hite, 1062 Magnolia Way, commented on item 4 of the mail drop notice, that when she moved to Anmore she was told by developers that there is supposed to be a 15 foot greenspace between the end of a yard and a house. In the past four years, Magnolia Way is slipping down and she feels deceived about moves that are being made because bylaw changes seem to be done in a slippery way. She added that preserving the environment is of utmost importance, and she sees Anmore being urbanized, adding that she did not buy a home in Anmore to be told what vehicles and devices she is allowed to have on her property.

26. Robert Boies, 102 Blackberry Drive and Anmore Green Estates Strata President, commented that he wants people to know the struggle that 125 residents have been facing. He added that Kerri Palmer Isaak has always been an excellent community leader. He further added that it is time to fix this problem.

27. Louis Meyer, 1161 Robin Way, asked if people realize what grandfathered means, as it means if something is destroyed then it needs to return to its previous state.

28. Doug Richardson, 2555 East Road and 2794 Sunnyside Road, commented that he is appalled at the desire to get into people's lots, adding that the trailer item bothers him a lot. He asked where the complaints about trailers are because it is new information that people want this.

29. Ray Neufeld, 1171 Robin Way, referred to the Mayor speaking on a radio show on September 15 at 6:20 a.m., where he said that he welcomes more investment and change, and then asked why it is being stopped.

7. Conclusion

Mayor McEwen made three calls for additional speakers, and then Mayor McEwen adjourned the Public Hearing at 8:29 p.m.

Certified Correct:

_____
Christine Milloy
Manager of Corporate Services

Approved by:

_____
John McEwen
Mayor

THESE MINUTES WERE RECORDED FOR RECORDS PURPOSES ONLY; NOT FOR ADOPTION

VILLAGE OF ANMORE

New Zoning Bylaw

PUBLIC HEARING – VILLAGE OF ANMORE BYLAW 568-2017

SEPTEMBER 18, 2017

Zoning Bylaw Update

- A Zoning Bylaw is a tool to regulate land use and density
- Impacts how a property can be used
- What can be built on a property and where
- Current Zoning Bylaw adopted in 2005

Zoning Bylaw Update

- New OCP adopted in 2014
- Implementation Challenges
- Council Strategic Priority
- Issues identified through discussions with staff, Council and Advisory Planning Commission (APC)
- Council initiated Zoning Bylaw Update in November 2016
- Meetings held with APC, design and building community and residents of Countryside
- Public Information Meeting held in May 2017 for all residents

Zoning Bylaw – Proposed Changes

- Floor Area – calculation includes parking area above 90 m^2
- Highest Building Face, Average Grade Calculation, Height of Buildings and Structures
- Retaining Walls – increased distance required between sections and the introduction of a grade line

Zoning Bylaw – Proposed Changes

- Landscaping and Screening Requirements – to help mitigate impacts of development and retaining walls
- Storage and Parking of Vehicles, Trailers, Boats, and other equipment
- Subdivision – 50% of the area of a panhandle included in calculation of minimum lot size
- Secondary Suites – Secondary suite in an accessory building (coach house) on parcels equal to or larger than an acre can be up to 130 m^2

Zoning Bylaw – Proposed Changes

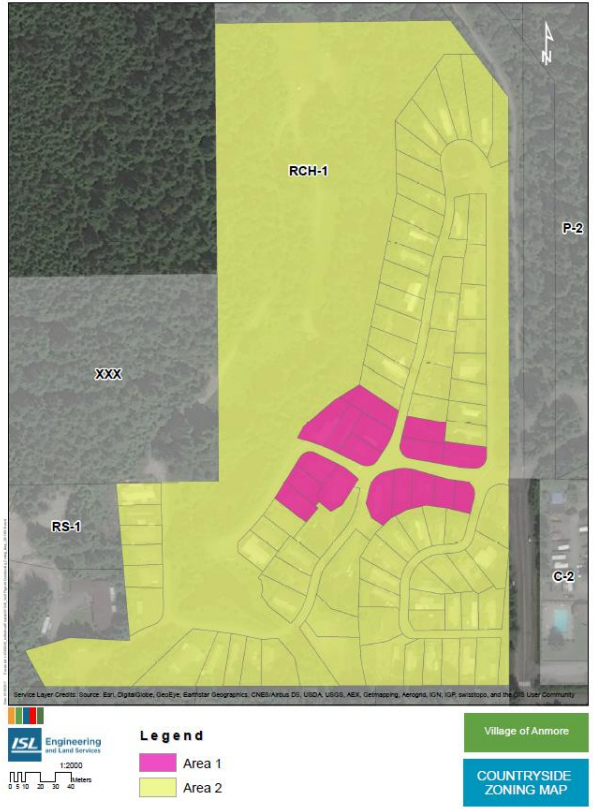
RCH-1 ZONE (COUNTRYSIDE)

- 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.
- Restricted basements to area where proper storm water infrastructure is in place.

Zoning Bylaw – Proposed Changes

RCH-1 ZONE (COUNTRYSIDE)

- Restricted basements to area where proper storm water infrastructure is in place.



Zoning Bylaw – Proposed Changes

RCH-2 ZONE (ANMORE GREEN ESTATES)

- Removed additional development capacity envisioned for the community sewage disposal field should it no longer be required.

RS-1 ZONE

- Increased maximum amount of floor area permitted for accessory buildings from 100 m^2 to 150 m^2.
- Removed ability to have two single family residences on parcels larger than 0.8 hectares (~2 acres).
- Reduced rear and interior side yard setbacks for 1 accessory building on small lots (less than 1200 m^2) .

Zoning Bylaw – Next Steps

- Summary of Public Hearing brought back to Council.
- Council will consider any further changes.
- Can adopt Bylaw as is or propose further changes to the Bylaw.
- If changes involve significant changes to land use or density than another Public Hearing is required.
- It is anticipated that this matter will be brought back to Council at their October 3, 2017 Regular Council Meeting.

Implications of New Zoning Bylaw

- Building permits in process on date of adoption will need to comply with current (2005) zoning bylaw requirements.
- Subdivision applications in process will have 12 months to complete subdivision under current zoning (2005) bylaw requirements.
- All new building permit or subdivision applications received after the adoption of the new zoning bylaw will need to comply with the new requirements.


VILLAGE OF
ANMORE

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Iryna Babik

Address: 106 Blackberry Dr, Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Oleksii Babik

Address: 108 Blackberry Dr., Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X

Anmore Green Estates

September 1, 2017

The Honourable Mayor McEwen and Council Members

Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Dear Honourable Mayor and Council Members,

We are a group of 39 long-time residents of our village. Our homes were developed from the mid- 1990s for use as one-family residential housing under a building strata plan with approval for an additional number of strata lots should our community sewage disposal field no longer be required. All necessary municipal easements and right-of-ways over our lands were long ago put in place, which were used to complete recent development of the Eagle Mountain Middle School. Prior to that these rights and our development infrastructure provided to the Village were used to convey the supply of GVRD water throughout the Village.

In point form brevity please be advised as follows:

1. **We Desire to Convert to a Bare Land Strata**:

   To better comply with our present "Compact Housing 2 ("RCH 2")" zoning, we desire to convert to bare land strata, which has had a prohibitive cost factor of approximately $150,000 or $3,846 per household.

2. **We Desire Your Return to November 2016 Wording for RCH2 ZONING:**

   The drafting language for proposed new RCH2 zoning as set forth by Village staff in November 2016, and also below for reference, preserved the opportunity to develop our failed sewerage disposal field.

   Recent removal of the pending development opportunity of our community sewerage disposal field property will have an adverse financial impact upon our strata owners and lost opportunity for substantial benefit of the Community as a whole.

3. **Reporting Substantive Progress made with MVS & DD – Private Sewerage Connection Planned:**

Further to our repeated sewer hook-up support requests over the past year, we are pleased report we believe we have reached an agreement with MVS &DD for a private sewerage connection at no cost and no membership requirement to the MVS &DD. Details of such progress are set out below.

Our Concerns:

Further to the Village's new OCP for a semi-rural feel throughout the Village, underpinned by the facts outlined our most recent Financial Sustainability Report relating to the apparent challenges we face in terms of our financial requirements for our Community of approximate 2,200 residents we are concerned with the recent July amendments to RCH2 zoning taking away a long standing development approval for sake of our failing sewerage disposal field.

In November 2016 the Village published a new draft from Village staff for our zoning bylaw. RCH2 zoning is specific to Anmore Green Estates. The November 2016 version contained at paragraph 9.5.3 (page 61) the following:

a) The maximum number of one-family dwelling units shall not exceed 39, unless:

   i) the community sewage disposal field is not required for sewage disposal purposes; and

   ii) not less than 1,335 m2 (0.33 acres) of land is allocated as common open space for use of the residents.

b) The maximum gross density shall not exceed 8 parcels/acre.

For sake of matters of adverse financial impact to us and the Community as a whole, as set forth below, we favour the November 2016 drafting for RCH2 zoning. Had we been made aware of the recent changes to RHC2, we would have been in contact with you much sooner with our concerns.

You will last recall in May of this year our ongoing difficulties maintaining the sewerage disposal field for which your support for a sewerage hook-up was requested. For primarily cost reasons we completely understand the Village was in no position to join Metro Vancouver's MVS & DD. We were told to pursue matters on our own as set forth in the attached letter from Village counsel. We were told to bring these matters back to you for reconsideration should we succeed with the MVS & DD.

What has Changed with MVS & DD:

We are pleased to report that Anmore Green Estates has made substantial progress on our own. It appears we have reached a solution in principle with Metro Vancouver's MVS & DD Chairman, the Honourable Port Coquitlam

Mayor Greg Moore. At the direction of certain staff of MVS & DD to approach the Board directly on our request for a private sewer connection the undersigned met with Chairman Moore on Friday, August 25th, 2017. In the result we appear to have reached a consensus for a private sewerage connection at no cost and no MVS membership requirement to the Village. The proposed connection will be upon a similar basis as was done in the past for U.B.C. and most recently for School District 43 whereby Anmore Green Estates owners will pay a twenty percent surcharge for sewerage services provided via a private connection to the MVS treatment plant via Port Moody. Chairman Moore indicated he would seek to be in contact with the Honourable Mayor on the foregoing.

Adverse Financial Impact to Anmore Green Estates:

a) Cost of Conversion to Bare Land Strata Paid by Development:

We advise that our conversion into a bare land strata to comply with RCH2 zoning will require a special meeting to be called for the Anmore Green Estates owners and their unanimous approval. Estimated legal, land title and survey costs to accomplish the conversion are approximately $150,000 or $3,846 per 39 home owners. The task could reasonably take six months to accomplish. To date the hold-up on the conversion to bare land strata appears to be a cost concern to residents.

b) Loss of Opportunity to Community from No Development:

The community property comprising the disposal field is 6,000 square meters, or 1.482632 acres in size. Based upon current B.C. assessment land only values, which average $639,000 per strata lot, 8 lots per acre represents an assessed value of $ 5,112,000 and as such it exceeds equivalent land values for similar sized parcels under the prevailing RS1 zoning throughout the Village. It represents a valuable new tax base of $2,986 per household or new annual tax revenue of $23,888 per acre for the Village. It represents an opportunity to the Village to generate significant community amenity revenue, which is suggested to be $50,000 per lot or $700,000. It represents the opportunity to the Village to generate additional development cost charges.

c) Development a Solution to Our Problems:

Development pays for and also resolves the following:

- all the anticipated $150,000 costs associated with our conversion to a bare land strata subdivision,
- our estimated $200,000 private sewerage connection,
- esimated $100,000 remediation of the disposal field,
- resolves the sewerage problem of the additional 12 separate residents presently using our sewerage disposal field, and

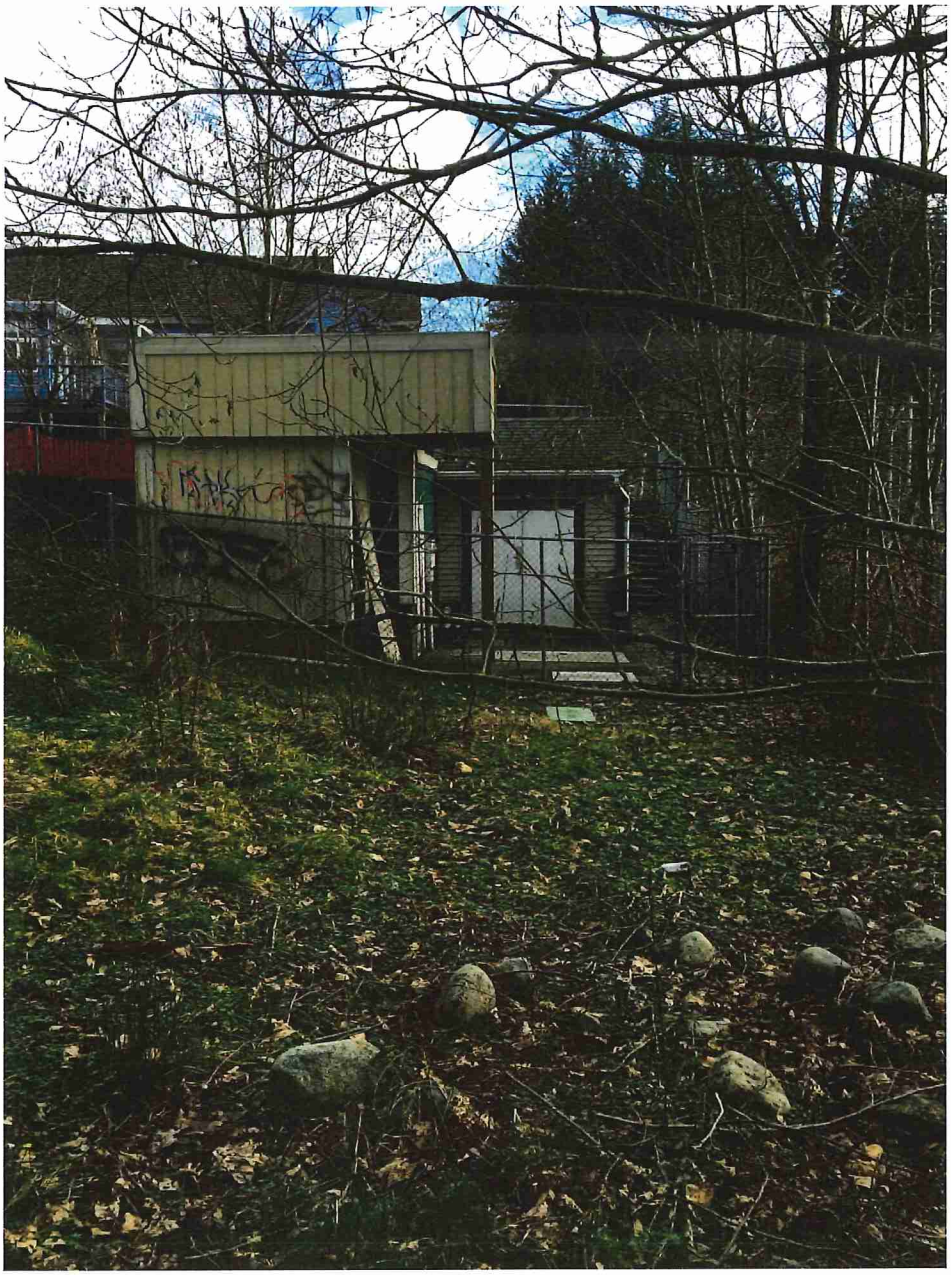
our strata will enjoy a better economy of scale in sharing our yearly operating costs divided among us.

d) Highest Best Use of Septic Disposal Field:

At present, the field has been a nuisance to Anmore Green Estates owners by the fact that children from the Secondary school use the field to go off school lands to smoke or vape e-cigarettes etc., and commit vandalism to our common property. It's development does not derogate from the semi-rural feel of the Community, because of where the field is situated. We are at the southernmost point of the Village immediately adjacent to dense urban areas of Port Moody, it's North Shore Community Park and two large schools for up to 2,200 students.

As you can see below the field is an eye sore and cannot contribute in a meaningful way to the vision of our semi-rural community as set forth in the OCP. We anticipate that the responsible development cleans up the environmental problem of our disposal field. For more than a decade, the development feature of up to 8 lots per acre comprising the Anmore Green Estates development has been considered to be an approved use of these scrub lands. Once we are converted into a bare land strata, compliant with the proposed RCH – 2 zoning we believe such development represents the highest and best use of these lands, without compromising the principles of the Village's OCP in these circumstances. It will bring a better economic impact to our Community.

These are current pictures of the field:



e) **Conclusion**:

If the opportunity to develop the disposal field at no cost to the Village, no membership requirement in the MVS & DD, no prejudice to the OCP is taken away it will put our Anmore Green Estates owners under substantial financial hardship, favouring mis-used scrub lands over completing the development of our particular neighborhood. It will also take away a win-win opportunity from both the Anmore Green Estates owners and the other residents in our Village Community as a whole. Are these the trade-offs that we really want to make? Please preserve the wording for RCH2 zoning published in November 2016. By doing so we will be able to solve our financial problems, environmental problems and contribute in a meaningful way to our Community as a whole at no cost to the Village and without need of MVS & DD membership.

f) **Action Request**:

We respectfully request that Council revise prior to or on first reading the wording for RCH2 zoning as it was proposed in November 2016.

Please find enclosed for information purposes only a copy of our Preliminary Petition for Local Area Service, which received unanimous approval of those attending our July 5th, 2017 meeting.

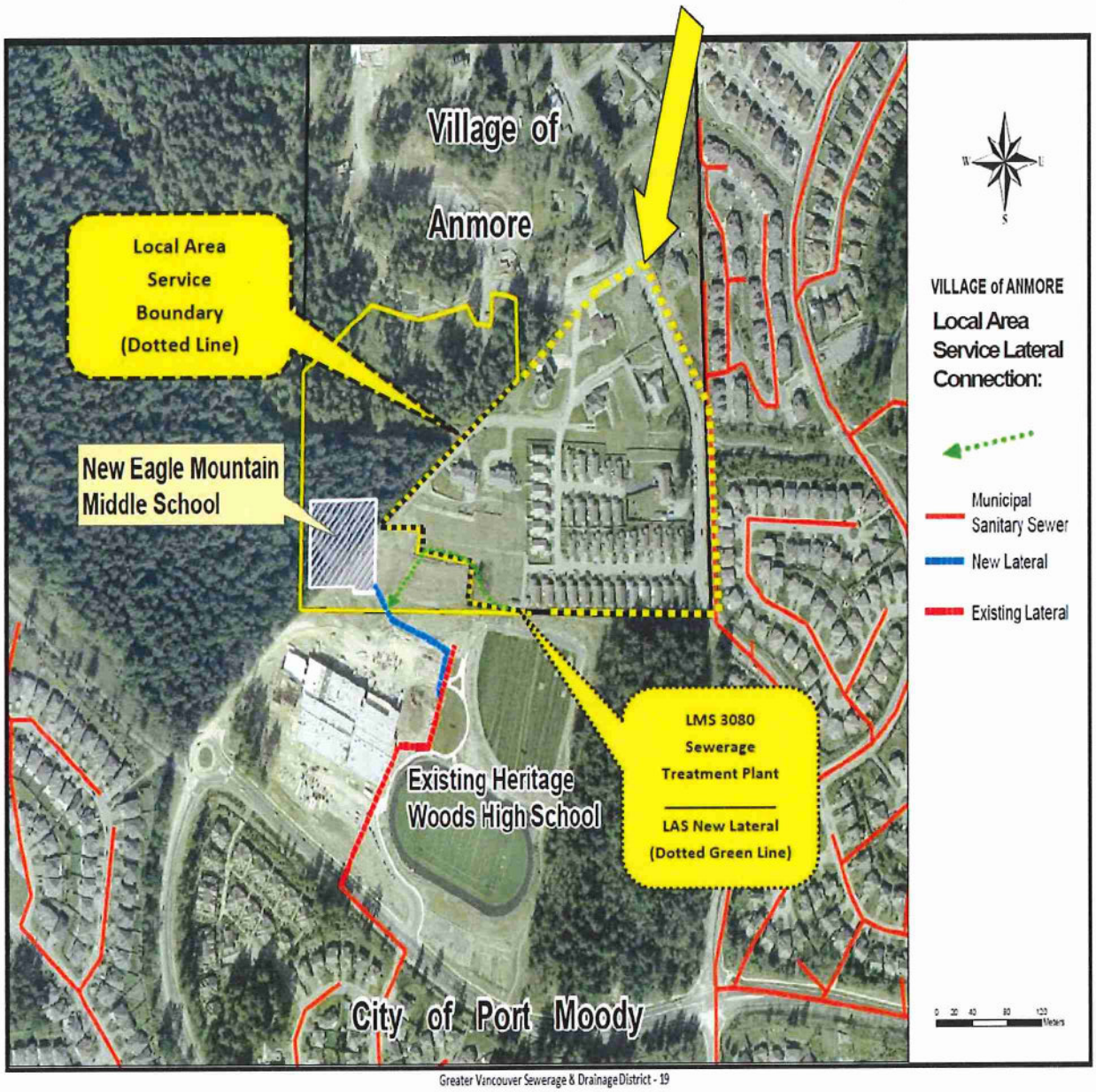
We look forward to hearing from you.

Sincerely yours,

On Behalf of the Owners, Strata Property LMS 3080 – Anmore Green Estates:

Robert Boies
President

PRELIMINARY PETITION FOR LOCAL AREA SERVICE



Greater Vancouver Sewerage & Drainage District - 19

PURPOSE:

1. **To resolve likelihood of public health risk to up to approximately 2200 students attending Heritage Mountain Secondary (Secondary School Lands) and Eagle Mountain Middle School (Middle School Lands);**

2. **To abate the further likelihood of exposure of pollution effluent into nearby watercourse and fish habitat connected to Burrard Inlet;**

3. **To further resolve the March 7, 2017 directive for a "sewer connection" issued by the Ministry of Environment to the Owners, Strata Plan LMS 3080 to comply with the terms of Permit #PE4606, in particular Section 2.15 thereof;**

PETITION OBJECTS:

We the undersigned property owners do hereby Petition Councils for the Village of Anmore, Port Moody, and also the Board of Directors for Metro Vancouver Sewerage and Drainage District (MVS & DD) as follows:

1. We hereby petition to establish a local area service within the boundaries of the lands comprising Strata Plan LMS 3080, and immediate adjacent lots thereto as depicted in dotted yellow/black lines on Page 1 above for identification purposes; to be more particularly legally described in a supporting affidavit made in support of this Preliminary Petition (the **"Local Area Lands"**);

2. At no cost to the other tax payers of Anmore and Port Moody, we shall construct within the boundaries of the Local Area Lands a sewerage connection system to be constructed on behalf of The Owners Strata Plan LMS 3080 upon the basis of pre-approved engineering plans for up to sixty-five (65) connections (such as those plans prepared by R.F. Binnie & Associates marked as **Exhibit "A"** hereto). Such construction work shall be funded by Anmore Estates Ltd., and performed under performance bond with work and materials acceptable to Port Moody (the **"Local Area Works"**);

3. We shall operate and maintain the Local Area Works upon substantially the same terms and conditions as set forth in the existing **Sewerage Services Agreement** dated August 1, 2014 made between Anmore, Port Moody and MVS & DD (formerly GVS & DD) a copy of which is appended to the supporting affidavit and marked as **Exhibit "B"** hereto whereby

Port Moody's prevailing utility charges[1] for the Local Area Services, including a 20% surcharge on such utility charges, shall be apportioned among and paid by each of the Local Area Land holders in the same manner as the Middle School in accordance with the Sewerage Services Agreement;

4. Whereby Port Moody shall provide the following sewerage services to the Local Area Lands (the **"Local Area Services"**):

   (a) the conveyance of sanitary sewerage generated on the Local Area Lands to the Middle School Lands and then to the Secondary School Lands and then through Port Moody's sewerage network to MVS&DD's sewerage network; and

   (b) the conveyance of storm water generated on Local Area Lands to the Middle School Lands to the Secondary School Lands and then into Port Moody's storm water drainage system.

Dated as of this 5th day of July, 2017

CONTACT:

Contact Person: **Robert Boies, President, Strata Council for Anmore Green Estates**

Address:

Telephone #: **(604) 341-3009**

E-mail: **Robert Boies [mailto:robboies@royallepage.ca]**

PLEASE SIGN BELOW:

[1] **(Reference is made to Port Moody's Oct 7, 2016 "2017-2012 Utilities Financial Plan (Draft)" at page 2:**

The resulting proposed total utility charges (excluding Storm Drainage) for a Single Family Dwelling (SFD) are as follows:

	2016	2017	2018	2019	2020	2021
Water	$ 403	$ 413	$ 431	$ 447	$ 464	$ 479
Sewer	$ 313	$ 327	$ 334	$ 345	$ 354	$ 362

Petition Councils for Anmore, Port Moody, and the Board of Directors for Metro Vancouver Sewerage and Drainage District for Local Area Service: Sewerage Connection to Anmore Green Estates Lands

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER
ROBERT BOIES	102 BLACKBERRY DR ANMORE BC	V3H		604 341 3059
LORNA WHALEN	119 2 East Rd Anmore BC	V3H 5B4		604 789 3088
DOROTA ZYGMUNT	138 BLACKBERRY ANMORE.	V3H 5B4		604 765 5717
MICHAEL CAMPBELL	1187 EAST RD	V3H 5B4		604 351 4571
RONALD GRZYWNAZ	133 BLACKBERRY ANMORE	V3H 5B4		604 4690387
Steve Mathias	139 Evergreen Cr	V3H 5B4		604-790-3519
Mei Wang	1000 ROBIN Way	V3H 5G1		604-561-2348
Liana Palmer-LeBlanc	123 Evergreen Cr	V3H 5B4		604 789-6775
Dan LeBlanc	123 Evergreen Cr	"		604 347-8448
Veronica Bodnariuc	1141 Robin Way	V3H 5B4		604-600-6952
David Bodnariuc	1141 Robin Way	V3H 5B4		604 949 1434
DORIN BODNARIUC	110 BLACKBERRY DR	V3H 5B4		604 939 2543
Ada Bodnariuc	110 Blackberry Dr.	V3H 5B4		604 939 2543
Iryna Babik	106 Blackberry Dr	V3H 5B4		778 237 0670 604
Oleksii Babik	106 Blackberry Dr	V3H 5B4		604 779 5085
BRAND LEE ROBERTS	105 BLACKBERRY DR	V3H 5B4		778-385-8059
MICHELLE HUNT	118 BLACKBERRY DR	V3H 5B4		6043155714
Brent Porter	109 Blackberry Dr	V3H 5B4		778-285-3091

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations.

Petition Councils for Anmore, Port Moody, and the Board of Directors for Metro Vancouver Sewerage and Drainage District for Local Area Service: Sewerage Connection to Anmore Green Estates Lands

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER
* ROBERT BOIES	102 BLACKBERRY DR ANMORE SL 39	V3H		604 341 3089
* LORNA WHALEN	119 2 East Rd Anmore BC	V3H 5B4		604 789 3088
* DOROTA ZYGMUNT	138 BLACKBERRY ANMORE.	V3H 5B4		604 765 5717
* MICHAEL CAMPBELL				
Sandra Trentadarie	117 Blackberry Dr.	V3H5B4		306-943
Victor Gomez	136 EVERGREEN Cr. ANMORE	V3H 5B4		6043142791
GIHWAN YUN	126 Blackberry Dr.	V3H 5B4		7788690037
ALEXANDRA PEREZ-SANTOS	135 EVERGREEN CRESCENT	V3H5B4		778-999-8609
Ray Newfield	1171 Robin Way	V3H 5B4		604.936.4447
Paulo Mota	137 Blackberry Dr.	V3H 5B4		604 999-0574
Syrus Kimiagar	146 Blackberry Dr	V3H5B4		6046009056

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations.

Petition Councils for Anmore, Port Moody, and the Board of Directors for Metro Vancouver Sewerage and Drainage District for Local Area Service: Sewerage Connection to Anmore Green Estates Lands

OWNER NAME	CIVIC ADDRESS	POSTAL CODE	SIGNATURE	TELEPHONE NUMBER
David Anderson	127 Evergreen Cres., Anmore	V3H 5B4		604.461-2243
Alexandra Meyer	1161 Robin Way Anmore	V3H 5B4		604 - 357 3932

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, c 165 and its associated regulations.

MURDY & MCALLISTER

BARRISTERS & SOLICITORS

TELEPHONE (604) 689-5263
FAX (604) 689-9029
WWW.MURDYMCALLISTER.COM

TWO BENTALL CENTRE
1155-555 BURRARD STREET
P.O. BOX 49059
VANCOUVER, CANADA V7X 1C4

June 1, 2017

VIA EMAIL

Greg Dureault
Barrister & Solicitor
8652 Commerce Court
Burnaby, B.C.
V5A 4N6

Dear Sir:

Re: Anmore Green Estates and Village of Anmore
Our File No. 2991

Thank you for your letter of May 18, 2017 and extensive attachments and the comprehensive review of the difficult background to this matter.

With respect to your request for support regarding connection to the regional sanitary sewer line through Port Moody, the Village's response to you was premised on its clear position that it is not prepared to join as a member of the Metro Vancouver Sewerage and Drainage District (MVS&DD) as a result of, primarily, cost concerns.

While you may believe it possible that the Village could maintain that position and support your client's request, the Village is concerned that any support for your client's request to connect could be relied upon by Metro Vancouver in support of seeking to have the Village join MVS&DD.

The Village does not wish to take any steps or authorize or encourage any actions which could be seen to be contrary to its position. This risk is heightened by the fact that in considering your request, the Village has already been put on notice by MVS&DD that it is not prepared to authorize individual connections such as are proposed, without the Village joining MVS&DD.

Despite the foregoing, if your client wishes to pursue this matter with Metro Vancouver and secures its approval then Council may well reconsider the matter, but for the time being, there does not seem to be anything new that would require reconsideration.

While you made reference to a petition to the Supreme Court, we are not aware of any legal basis for challenging Council's response to your request.

Yours truly

MURDY & McALLISTER

Christopher S. Murdy

CSM/dc

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Dave Leyh

Address: 122 Blackberry Drive, Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Louise Leyh

Address: 122 Blackberry Drive, Anmore

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: ALFRED LO

Address: 114 BLACKBERRY DR

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards; Alfred Lo

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Alessandro Messina

Address: 101 Blackberry Dr. Anmore, V3H-5B4

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Candace Messina

Address: 101 Cranberry Dr. Anmore. V3H-3B4

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

x C Messina

RECEIVED
SEP 13 2017
Village of Anmore

From: Louis [mailto:[redacted]]
Sent: September-15-17 5:37 PM
To: John McEwen <John.McEwen@anmore.com>; 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>; Village.hall@anmore.com; Jason Smith <Jason.Smith@anmore.com>; Juli Kolby <Juli.Kolby@anmore.com>; Christine Milloy <Christine.Milloy@anmore.com>; Carmen Disiewich <Carmen.Disiewich@anmore.com>
Cc: kpalmerisaak@sd43.bc.ca; kwatkins@sd43.bc.ca; ipark@sd43.bc.ca; mithomas@sd43.bc.ca; jshirra@sd43.bc.ca; dsowden@sd43.bc.ca; bhobson@sd43.bc.ca; cdenison@sd43.bc.ca; ccahoon@sd43.bc.ca; 'Robert Boies' <robboies@royallepage.ca>; 'Victor Gonzalez' <vhglez@gmail.com>; 'Syrus Kimiagar' <syrusk@gmail.com>; 'Locito' <locito@telus.net>
Subject: Protest to Change from Zoning Bylaw 374-2004 to 568-2017 for Anmore Green Estates
Importance: High

The Honorable Mayor McEwen and Council Members
Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Dear Honorable Mayor and Council Members,

Protest to Change from Zoning Bylaw 374-2004 to 568-2017 for Anmore Green Estates

Control of Urban STPs

In 1999, as recent immigrants to Canada, we were used to the concept that a detached single-family home, on its own piece of land, could only belong to, be maintained by, be repaired and insured by the Owner of the land it occupied. We were also accustomed to the equivalent of Strata Corporations in urban settings. Therefore, we did not question the value of "fee-simple, freehold" Title to our Strata Lot, nor were we given any reason to do so.

Septic sewerage systems were common but only in very isolated villages and rural areas. If a septic system was created anywhere near to a significant population, these systems were controlled and monitored by local government as the threat of cholera, or similar disease, was very real.

We were astonished to discover that, in first-world Canada, such systems were still being used so close to major cities.

The Realtor who sold us our property stated that it would only be a "couple of years" before sewer hookup would be achieved. [He is an Anmore resident]

We were shocked to find that the Village of Anmore can publicly state that these systems are none of their concern.

Home Purchased

My wife and I purchased our home in Anmore Green Estates [LMS3080] on the 16th December 1999.

We were unaware of the restrictions placed upon our home by the MOE's permit, as we were shown a completed home and our Realtor did not mention the fact that our house, as sold to us

with three bedrooms and three full bathrooms, plus a valid occupancy permit issued by the Village of Anmore, technically violated the provisions of the MOE's **permit No PE-04606**.

Zoning and Land Use

Subsequently, however, as issues around the question of who should insure, maintain and repair what, surfaced, regarding the various elements of LMS3080, the opinions of various lawyers were obtained and it became obvious that we had been created and approved by various levels of government, as the lawyers consulted put it, as a "unique anomaly" of a Strata Corporation.

As a result, unless these issues are resolved in the Supreme Court, or, probably more cost-effectively, by rezoning to a form of commonly-accepted, "non-anomaly" ownership preserving the right of the individual owners' to the legal, unambiguous Title to their land and the home built upon it, owners here will continue to be confused, underinsured, likely incorrectly taxed and less able to sell their homes at a fair market price.

Anmore Green Estates' and the Easement Properties' Bleak Future

LMS 3080 is being denied the right to hook up to the Metro Vancouver Sewer System.

LMS 3080 cannot [ie it is impossible; it cannot be done] "fix" the undersized STP and failing STP-field, no matter how much money we throw at it.

The Ministry of the Environment (MOE) has refused LMS3080 the right to increase the size [footprint] of our STP, the only way the problem can be permanently solved.

The STP-drainage field has been severely compromised by the manner in which the schools have been constructed. Ironically, no-one seems to have had any problem with giving both schools sewer connection!

Part of the MOE's permit dictates that nothing and no-one is to be allowed access to the STP and Field, apart from those who have to carry out tests, etc, there.

However, School District 43 is doing nothing to ensure that youth do not climb up the embankment behind Heritage Woods High School, behind the caretaker's unit [despite a sign warning of "video surveillance"]. Yesterday, Thursday 14th September, we took photographs of a continuing herd of students climbing up the eroded dirt embankment, climbing through the hole that was made in the school's fence some years ago, then walking along the embankment for a few feet, until they climbed through the hole that had been cut in the fence surrounding the STP building and Sewerage Field.

They then streamed through the grounds of the Sewerage Field and over the compacted, beaten track years of such abuse have hammered into the ground, to the place where students had torn away our fence a few years previously. Most of the students then used our roads to access Heritage Mountain's homes, situated in Port Moody. No wonder the Village of Anmore is considering the issue of pedestrians crossing East Road at Blackberry. I, Louis Meyer, although a member of LMS3080's Strata Council, have not seen any further communication between the Village of Anmore and our Strata Corporation regarding this issue.

This issue is obviously poses a community health issue. How does the Village Of Anmore propose to remedy this situation?

Village of Anmore Ignores STP Permit – 04606

Some years after we purchased we discovered that:

- The STP was designed, and approved for use by the Ministry of the Environment [MOE] in terms of permit No PE-04606, to receive and process the effluent from LMS3080's 39 two-bedroom homes and the "12 Easement Properties" consisting of three-bedroom homes.
- The Village of Anmore, without any further approval by the MOE, had allowed, inspected and approved the construction and occupancy of thirty-nine (39) three-bedroom homes at LMS3080 and eleven (11) four-bedroom Easement Property homes. [The twelfth Easement Property was sold to School District 43 by the Developer as part of the area required for the construction of Eagle Mountain Middle School.]

Over the last 20 years, it has been regularly reported to the Village of Anmore, that Anmore Green Estates [LMS 3080] has been plagued by a constantly failing Sewage Treatment Plant [STP], the primary result of the fact that the Village of Anmore without subsequent approval by the MOE had sanctioned this development, without increasing the size of the STP and Sewerage Drainage Field appropriately.

How can this situation be none of the Village of Anmore's concern?

Promise of Sewer Connection

The Village of Anmore had always held the solution to LMS3080's STP problem as sewer connection to the Metro Vancouver Sewage System, but would then blame the Municipality of Port Moody for non-cooperation in this regard, as the primary obstacle.

Hence the acceptance of the **Bylaw 257-1999** as amended by **Bylaw 374-2004** was clearing the way for LMS3080 to obtain Bare Land Strata Corporation status once this sewer connection has been accomplished.

LMS3080 has approached both the Port Moody Mayor and the Metro Vancouver Regional Board Chairman through Rob Boies [President, 2017 Strata Council] and Ewen Stewart [the Developer] and according to these gentlemen these authorities are not blocking LMS3080's sewer connection.

It thus appears that it is the **Village of Anmore's Council and Staff** who are refusing progress in this regard?

MOE's Citation

Approximately eighteen months ago, the Ministry of the Environment [MOE] suddenly decided to carry out an inspection of the STP and Field in the dead of winter, with about two feet of snow blanketing the STP and Sewerage Drainage Field. Subsequently, the Strata Corporation received a citation from the MOE threatening a fine of $40,000 should all the non-compliant elements in the STP not be resolved within a matter of weeks.

The MOE, to the shock and surprise of all Owners at LMS3080, issued this citation to LMS3080 stating that the STP was out of compliance in many areas. Furthermore, the official concerned speculated that, although the Sewerage Drainage Field could not be viewed or accessed for testing as it was covered in deep snow, it could possibly be leaking fecal coliform bacteria into the school yards of Heritage Mountain Secondary and Eagle Mountain Middle School.

I, Louis Meyer, in my role as Strata Council member, have not seen any further correspondence from the MOE.

The Village of Anmore is on record stating that they have no clue where the underground streams in Anmore flow. Dye tests conducted a number of years ago proved inconclusive.

The MOE cannot rule out the possibility of the houses along and above Hummingbird Way could also be contributing to the problem.

I subsequently queried the MOE as regards what exactly these non-compliant elements comprised of, but have to date, not received an official reply.

School District 43

The Owners here have been told by the Developer of LMS3080 [Ewen Stuart] that School District 43 has confirmed the biohazard contamination [sewage leakage] in the yards and on the playing fields of the recently built two schools, Heritage Mountain Secondary and Eagle Mountain Middle School.

Health risks aside, it is absolutely hypocritical for School District 43 to disrupt the proper functioning of our drainage field, then complain about the issues they have caused, while simultaneously procuring sewer connection for the new schools. Surely their engineers warned School District 43 about the risks associated with constructing schools in clay soil, downhill from a large septic sewage installation?

Why does School District 43 not make the environmental study that was done before the schools were built available for all to peruse?

We ask ourselves why School District 43 is not supporting sewer connection for LMS3080 and is instead refusing to allow LMS3080 to connect to the Port Moody sewer line that is available within 160 yards downhill from our STP. This system thereafter connects to the Metro Vancouver Sewerage System in down town Port Moody.

What is School District 43's agenda?

Drainage Undermined

It seems obviously that our STP and Sewerage Drainage Field would fail, due to the construction of the two schools that had necessitated a deep excavation, or "cut" all around the lower southern and western end of this Sewerage Drainage Field, so compromising its integrity.

Furthermore, the dumping of a huge amount of earth on the Sewerage Drainage Field's western flank to facilitate the building of the schools had further damaged the ability of the Field to function properly.

The fact that the forest had been clear-cut all around the Sewerage Drainage Field to make way for the playing fields, school buildings, parking areas and resultant concrete retaining walls certainly did not help, either.

Where was the Village of Anmore in all this?

Win-Win Sewer Connection

Yes, the **Developer of LMS3080** [Ewen Stuart] is depending on being able to develop the land now occupied by the STP and Sewerage Drainage Field once sewer connection to the Metro Vancouver Sewerage System has been approved. Yes, he would make a profit. This is what a

business enterprise is supposed to do in a capitalist society. If the Village of Anmore is concerned about Ewen's plans, the services of a lawyer to iron out the creases contractually can easily be acquired, and will be a lot less expensive for the Village taxpayers – us included – than litigation.

Yes, the **Owners of LMS3080** gain as they are then rid of an STP that the Village of Anmore effectively sabotaged by allowing development to exceed the plant's ability to properly cope with the resultant outflow of effluent.

Yes, the **Village of Anmore** is also reliant upon the sewer connection as they are responsible for creating the problem in the first place. Instead, what happened? Was it hubris, greed and/or poor planning that allowed the building of Eagle Mountain Middle School, right beside Anmore Green Estates and within the Village of Anmore's lands, without ensuring that LMS3080's plea for sewer connection was approved?

Frankly, it is really difficult to believe that the Village of Anmore cares for Anmore's environment in general and it's less spectacularly affluent inhabitants in particular.

The Village of Anmore is presently engaged in negotiations with other stakeholders regarding the future of the Ioco Lands. Apparently, this new development area will be connected to Metro Vancouver's sewage system. If this is so, why is Anmore Green being refused the right to connect?

Is the development of the Ioco Lands, including the issue of access, part of this issue?

What is the Village of Anmore's agenda?

Village of Anmore's Proposed New Bylaw 568-2017

If, the Village of Anmore's proposed Bylaw 568-2017 goes through in its present form, the result will be:

- The Developer will have no incentive to pay for the costs of the connection to Metro Vancouver Sewerage System for LMS3080 and the Easement Properties, and, of course, the eleven to thirteen new homes he has planned to build once the STP & Sewerage Drainage Field have been remediated.
- Since LMS3080 has no rational choice but to connect, it will have to do so at the owners' cost.

If the Village of Anmore continues to deny LMS3080 sewer connection, there are three likely outcomes:

- Continuing, escalating fines by the MOE, draining our reserves and making the expense of living in the homes we purchased prohibitive, while at the same time rendering our properties valueless. Result: we lose our homes.
- Someone else buys the land at fire-sale prices and waits until sewer connection goes through. Result: someone makes an obscene profit.
- LMS 3080 severs its relationship with the 11 Easement Properties. The latter then have to construct their own septic systems. We patch up our STP, in the hopes that the lower flow will solve the issues. Result: litigation.

We have no idea as to what would happen if the Village of Anmore "allowed" [ie sanitized] us to become Bare Land Strata without allowing sewer connection by anyone. This is the complete

opposite of the Village of Anmore's earlier stance ie sewer connection, **then** Bare Land Strata. To do so in any other order may result in further issues with the MOE.

What prompted this reversal?

The Developer's Promise

We attended the Village Council Meeting on 5 September 2017 when Rob Boies, our Strata President, speaking on behalf of the Developer, Ewen Stewart, and with the Developer's lawyer in attendance, offered to increase the amount previously offered to the Village, to a sum of $850,000.

Mr. Stewart has also verbally promised the Strata Corporation Owners, at our SGM on 5th July 2017 that he will pay all costs associated with our connection to the sewage system, and has likewise promised to carry all costs connected to turning us into a bare land strata, provided he is allowed to develop the land occupied by the STP and Sewerage Drainage Field.

Taxed without Services

At present, the STP building and the Sewerage Drainage Field are complete eyesores, with school children compacting the dirt that is supposed to be able to filter treated effluent. A fence was erected at significant cost to the owners, but we were stunned to witness a gang of kids tearing it down.

We have had strange people camping out amongst the trees on the Field, bringing the risk of fire, etc, with them.

The STP building has also been gang-tagged.

We had to drink stinking water for years before the chlorination plant was built – on land that was supposed to be a community park.

We pay for the maintenance of our roads.

We pay for our own garbage removal and we pay for our own sewage disposal.

We pay for our own snow removal while the Village of Anmore decided that the snow plow is not allowed to come through LMS3080, so must do an awkward turn around at the entrance to LMS3080 on Robin Way and then go back up the hill, then come down East Road. This is because our roads are supposed to be private, yet every Tom, Dick and Harriet uses our roadways as a short cut between the schools.

We have to ask: what are we paying the Village of Anmore's taxes for? It would seem as though we are being **discriminated** against because of the fact that we do not own vast houses on acreage. We would like to believe that we are every bit as important as our wealthier neighbours to the north, but we really can't see that happening, in practical terms. It is particularly galling to us to be so unfairly treated by the Village of Anmore, especially since Anmore Green Estates and Countryside's populations were probably key to Anmore's being allowed to incorporate.

Village Financially Strapped

The Village of Anmore appears to be struggling to sustain the costs of the sprawling development that is eating up the natural environment, while polluting this entire mountainous area.

The Village of Anmore cannot afford to build its own town hall.

The Village of Anmore cannot afford to save its **only historical building.**

The Village of Anmore's staff has to make do with portables.

When the current Council was elected, the Village finances were in such a state that taxes were increased by a staggering 10%.

Yet the Village of Anmore can afford to turn down a donation of $850,000 towards the building of the new Civic Centre?

Allowing Mr. Stewart to proceed with the development to our south would achieve much for Anmore, if correctly handled legally, practically and with concern and respect for its more middle-class citizens.

Housing advocates and activists, as well as all the local municipalities and the Provincial Government have stated that there is a massive housing crisis in the Greater Vancouver. [The Village of Anmore is apparently an exception.]

Another eleven to thirteen smaller homes would be a wonderful opportunity for people who have just about given up on owning their own home in Greater Vancouver to actually have the chance to own their own home.

The Village of Anmore would benefit via the increase in the tax base.

Village of Anmore's Parks

The Village of Anmore's struggle to maintain municipal parks may clearly be seen if one observes the maintenance of **Michael Rosen Park**.

The same applies to the "**municipal park"** adjacent to the chlorine Booster Station at the corner of Hummingbird Drive and Robin Way, where we were supposed to have a play area for the children of "Lower Anmore".

The Village Council has now publically admitted that it has neither the funds, nor the will, to maintain the heritage **Ma-Murray House.**

If there is no STP and Sewerage Drainage Field, is the Village of Anmore prepared to create a new "park" in its place? Who would maintain this area? If there is no LMS3080 at all, what is going to take its place?

Width of the Roads

We measured the width of Robin Way before it had entered into LMS3080 and found it to be roughly 18.5 feet, with the rest of Robin Way approximately maintains the same width, while Blackberry Drive is roughly 26 feet wide.
If we are rezoned, will we be viewed as a new development? If that is the case, would the width of our roads have to be adjusted to the new Bylaw's standard?

Those of us along Robin Way and Evergreen Drive will lose part of our front gardens.

There will not be enough space left over in front of the garages to accommodate two "regular" cars, much less the enormous SUV's, or trucks, that now seem to be the preferred vehicle of the driving public.

Loss of Value for LMS3080

At the present moment, this Strata Corporation is confronting a problem with its hands tied – **it can do nothing to**:

- remedy either the sewerage situation

  or

- correct the confusion created by the contorted zoning.

As regards the malfunctioning STP and the leaking outflow field, owners here have been paying a unending river of money to various experts as well as the operator, to try and rectify the issues.

Amongst other attempts, we spent approximately **$25 000** in 2004 and then again at least **$300,000** in 2009 to completely replace the old system with a modern system designed by Pinnacle Technologies, a respected expert in the field.

This failed because the STP was not enlarged.

The maintenance cost for this system, in addition to the retrofits, has been ± **$50 000** per household over the past 20 years.

If the Village of Anmore does not retain the previously approved **Bylaw 374-2004** then the Strata Lot Owners at LMS3080 face the following probable loss of value to their investment in LMS3080:

- The cost of repairing the STP and its field could cost as much as **$600 000**, which is **$12 000** per household assuming the Easement Properties actually pay their share.
- The possible loss in value to our properties could be as high as $100 000 to **$200 000.**
- The possibility of becoming a Bare Land Strata Corporation will probably evaporate, leading to further loss of value to the Owners.

Public Meeting for Countryside Village

According to the page 22 of the current report by the Manager of Development Services [Mr. Jason Smith] the Village held a number of meetings with Countryside Village in early 2017, to discuss and then subsequently amend, their new bylaw such that it accommodates the views of members of Countryside.

Why has LMS3080 not been afforded the same privilege?

Compensation

The net effect of the proposed Bylaw 568-2017 is to effectively strip the Owners of LMS3080 of a large portion of their property, without any compensation offered by the Village of Anmore.

If the Council of the Village of Anmore proceeds to openly **expropriating** our property, they should offer each Strata Lot Owner at LMS3080 at least **$200 000** in compensation and the Village should fund the connection of LMS3080 to the Metro Vancouver Sewage System. If the School District desires the land, each owner should be compensated at least $3, 000, 000 for their property.

This will fairly compensate Owners for the pain and suffering each has experienced over the last many years, for the cost of having to uproot and move, and for the purchase of a new single-family, fee simple, freehold home in an acceptable suburb in Greater Vancouver.

Request

We request that the Village of Anmore rephrases the details in the proposed Bylaw such that Mr. Stewart is allowed to build eleven to thirteen houses, **on condition** that he 100% funds both the connection to sewer and funds Anmore Green Estates' [LMS3080] rezoning to Bare Land Strata.

We request that the Village of Anmore supports connection to the Metro Vancouver sewage system and then, mandates rezoning.

Rezoning to bare-land Strata will actually be a step down for owners who now hold their Strata Lots Freehold/fee-simple. Speaking for ourselves, we will not consent to any form of rezoning that would result in our ownership rights being compromised. We will consent, however, to rezoning to bare-land Strata if our rights are formally, legally, guaranteed by the Village of Anmore, as we realize that such a rezoning will enable Anmore Green Estates to better fit into a recognized, "standardized" form of zoning/ownership.

We request further, that the Village of Anmore foregoes its requirement regarding road widths in the existing Anmore Green Estates.

We also request that no park or separate green space is imposed on Anmore Green Estates as such a space will only be a liability for residents, situated as it would be between two schools, as explained earlier. We would rather the Village mandate that the Developer line the new road with suitable shade trees to ensure a pleasant, acceptable semi- urban look for this extension of the development.

With thanks in anticipation of a positive outcome for all,

Sorry we may have missed the deadline for submissions but as you know we are seniors and not as quick as we used to be.

Louis and Sandy Meyer

Tel # [redacted]
1161 Robin Way
Anmore, BC
V3H 5B4
15th September 2017

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Wanchao Xie

Address: 142 Blackberry Dr. Anmore. BC. V3H5B4

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X Wanchao Xie

Tel: 778-835 6895

Sept 16, 2017

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Sara Zeiac

Address: 1300 Blackberry Drive

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

Thomas Zajac
130 Blackberry Dr.
Anmore, B.C., V3H 5B4

Sept 15, 2017

Via Email

The Honorable Mayor McEwen and Council Members
Village of Anmore
2697 Sunnyside Road
Anmore, BC, V3H 5G9

RE: Concerns regarding changes from Zoning Bylaw 374-2004 to 587-2017 RCH-2 Zone (Anmore Green Estates)

Dear Honorable Mayor and Council Members,

I have only just become aware of the potential changes to Anmore zoning bylaws and the impact these changes will have to Anmore Green Estates to which I am a resident. I am respectfully requesting that you retain the wording of the November 2016 draft zoning bylaw as clearly preferred by the local residents of Anmore Green Estates.

The insignificant and ugly parcel of land that is the Anmore Green sewage treatment plant has caused an enormous financial and emotional stress since I became a resident of Anmore in 2005. The failing STP is an environmental liability, created largely though the development school district lands as approved by Anmore and Port Moody councils. The logical solution of a connection to Metro Vancouver sewage system has continually been stonewalled at every opportunity. Finally, through the efforts of LMS3080 council it appeared a solution to the problem was within sight. If the propose changes to RCH-2 are passed, Anmore council will once again let down the residents of Anmore Green Estates.

I request that council fully appreciate the impact to the owners of Anmore Green Estates if the zoning bylaws are adopted. I request that you retain the language of the November 2016 draft zoning bylaw. I further request that council fully supports the efforts of Ewen Stewart to develop the STP lands, on the condition he connect Anmore Green Estates to the Metro Vancouver sewage system, remediate the land, and pays all costs associated with conversion of Anmore Green Estates to bare land strata. Please consider the wishes of the area residents before you choose to change the zoning bylaw that immediately impact us.

Sincerely,

Thomas Zajac

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: THOMAS ZAJAC

Address: 130 BLACK BERRY

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Dorota Zygmunt

Address:138 Blackberry Dr, Anmore BC

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

September 6, 2017

To: Mayor, Council, CAO, Development Services and the APC

From: As a resident of and/or property owner in the Village of Anmore

Name: Markus Zygmunt

Address:138 Blackberry Dr, Anmore BC

RE: Objection to the change in zoning of Anmore Green Estates Septic field;

I would like the record to show that I am opposed to any changes in the zoning bylaws as it relates to the Anmore Green Estates zoning bylaw that currently would allow for up to 14 new homes to be constructed if and when the area becomes serviced by a sewer connections.

Further, I would support the connection of the sewer to Anmore Green Estates "as a specified services area" based on the Village of Anmore not having to join the MVSW&DD, and that Anmore Green Estates owners and, including any new homes being constructed on the septic field area would pay for all costs for connection and ongoing sewer services.

Regards;

X_____.

RECEIVED
SEP 18 2017
Village of Anmore

Robert Bradbury

From: Robert Bradbury <robert@bradburyarchitecture.ca>
Sent: Monday, September 18, 2017 4:58 PM
To: [redacted]
Cc: 'Brad Hedblom'; 'Dave Schmidt'; jet@valmonte.ca
Subject: Countryside Impact Assesment to Proposed Zoning Ammendments

REJECT: **9.2.3 Reduction of FAR from 0.7 to 0.6**
PROPOSE: **Whereas the purpose of the proposed changes is to better control the massing of new construction : That this is already achieved by the combination of:**
increased upper floor side yard setbacks
the existing 80% rule for the uppermost floor
the new highest building face amendments, already address concerns about massing of new houses.

REJECT : **9.2.4.(a) that allow new houses can match the setbacks of existing structures on the sites.**
PROPOSE: **Maintaining the 7.5m Setback previously included in the zoning as the proposed changes to the zoning create challenges on sites where the existing structure was located further back on the site than 7.5m and must now potentially maintain a 15m setback.**

REJECT: **Amendment 9.2.7.(c) proposing to prohibit basements and sunken patios in most of countryside pending service upgrades**
PROPOSE: **Approve basements, where adequate storm drainage can be provided in accordance with provisions of 9.14.5 of BCBC 2012.**
9.14.5.1 – Foundation drains shall drain to a sewer, drainage ditch or dry well
9.14.5.2 – General requirements for sumps plus: 9.14.5.2 (3) " where gravity drainage is not practical, an automated sump pump shall be provided to discharge the water from the sump pit described ....
The applicant must provide the Village will require adequate documentation of compliance such as topographic surveys and detailed sump drawings to determine that 9.14.5 has been addressed as well as clarity on installation, sediment management, erosion control mitigation, etc

Coleen Hackinen
105 Elementary Road
Anmore, BC V3H 4Y6

18 September 2017

Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Council:

Reference: Proposed Anmore Zoning Bylaw No. 568-2017 presented at Public Hearing on 18 September 2017

Please accept this letter as my comments on the proposed zoning bylaw. I appreciate all the work that has been done by community volunteers, staff and council on producing this draft. I support many of the proposed changes.

My main concerns are regarding the proposed 1012 m^2 (¼ acre) minimum parcel size for CD zones and the associated FAR. In my opinion, ¼ acre is too small. Increased density will have negative consequences, including:

- degradation of our natural environment and semi-rural character, which we apparently value; and
- increased surface runoff through the creation of more impermeable surfaces. This will result in environmental degradation of our streams, increased costs to taxpayers for the Village to maintain effective storm water systems and increased risk of property damage. As climate change progresses, we can only expect more frequent and more extreme rainfall events which will further exacerbate effects of reducing pervious surface area through development.

Specific comments follow:

Floor Area calculation – The proposal to exclude up to 90 m^2 of parking area in the Floor Area calculation seems excessive. 90 m^2 (970 ft^2) is larger than the average 3 car garage and larger than many apartments. This area will be impermeable and as such, should be taken into account in the calculation of floor area.

For the most part, measurements presented in tables and text throughout the document are in metres whereas measurements in figures are shown in feet. The units should be consistent, preferably using the metric system. If feet must be used, then include them in brackets. For example, sections 5.4.5 Figure 1, 5.5.6, 5.12.2 Figure 1, etc.

s. 5.5.6 – There appear to be errors in the table based on the data shown in the associated Figure 1. For example:

- A-B: Point A is ½ way between contour 105 and 106 shown in Figure 1; thus one would presume the elevation of A is 105.5 (not 106.5 as shown in the table).
- E-F: Point E appears to be 101.5 and Point F at 103.5 (not 105.5 and 104 as shown in the table).

- F-A: Points F and A are closest to 103.5 and 105.5 respectively (not 104 and 106.5 as shown in the table).

Changes to the Wall Section Average Grades calculation will affect the calculation of Y, Total Y and thus the Average Grade.

s. 5.10 – Refers to the City of Surrey Fire Department Dispatch. Presumably this is correct.

s. 5.14 - In keeping with the principles set out in the Official Community Plan, this bylaw should be more explicit in encouraging the use of native plant species and retaining natural vegetation.

s. 5.14.4 – Swimming pools are not permeable and do not function in a manner that would minimize changes to natural hydrogeologic conditions. As such, they should not be considered permeable for the purposes of subsections 5.14.1 and 5.14.2.

s. 5.20.1 – The 15 metre setback prescribed in this section may be inconsistent with the Riparian Areas Regulation (RAR). It is my understanding that provincial law overrides municipal bylaw. As such, language should be included to indicate that where setbacks, determined via RAR, are greater than 15 m and that the setback determined via RAR would apply. See also s. 9.2.4(a).

s. 5.21 – The text refers to the *Fish Protection Act*, which is no longer correct as that statute was replaced by the *Riparian Areas Protection Act* in February 2016. Also, the correct name of the associated regulation is Riparian Areas Regulation ("Areas" is plural, not singular).

s. 5.22 – The setbacks prescribed in this section may be inconsistent with the Riparian Areas Regulation. The Watercourse Types are not defined and the setbacks are unlikely to be protective of water quality in watercourses.

s. 9.11.2 – The proposed minimum parcel size for CD zones of 1,012 m^2 (1/4 acre) is too small.

s. 9.14.3 and 9.15.3– The Maximum Size is shown as 0.20. Presumably this means 0.20 FAR.

Part 8 Zoning District Schedules – Comprehensive Development 6 lists "Check" as a minimum parcel size. Presumably this will be updated.

Thank you for the opportunity to comment on the draft Zoning Bylaw.

Sincerely,

Coleen Hackinen

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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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 equal to or larger than 4047 m^2, 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.
(d) for parcels larger than 2024 m^2, one additional recreational vehicle or utility trailer as described in (b) of this section shall be permitted.
(e) utility trailers less than 4 m are not subject to this regulation

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 (over 4 m in length) 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, coach house** 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.

COMMUNITY ENGAGEMENT, CULTURE AND INCLUSION COMMITTEE MEETING – MINUTES

Minutes of the Community Engagement, Culture and Inclusion Committee Meeting held on Thursday, June 8, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

MEMBERS PRESENT
Councillor Ann-Marie Thiele (Chair)
Ping Luo
Babak Taghvaei

MEMBERS ABSENT
Nil

OTHERS PRESENT
Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services

1. CALL TO ORDER

Chair Thiele called the meeting to order at 7:03 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"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 Thiele welcomed members to the new committee, and then members and staff introduced themselves and reported their interest in this Committee.

(b) Committee Orientation

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

- Committee members are permitted to ask exploratory questions of outside organizations when conducting research; however, if members feel they are getting close to a position of representing the Village it is best to request that staff get involved with the research task.
- Staff will provide sample committee meeting minutes for use by the Note Taker at the next meeting.

Committee asked staff to distribute the Age Friendly Action Plan to members for information and reference.

Committee asked staff to provide the latest statistical data (i.e. Census) to members for information and reference.

(c) Discuss Objectives for Current Term

Ping Luo left the meeting at 7:26 p.m.; and returned to the meeting at 7:26 p.m.

Committee discussed the following topics as options to review during their term:
- Community engagement (events, policy and governance issues)
- Heritage preservation (archives)
- Cultural diversity
- Welcome package review
- Age friendly planning
- Community outreach, with focus on new residents.

Committee requested that staff forward the following list to Council for approval:
- Community engagement
- Heritage preservation
- Cultural diversity
- Age friendly planning
- Community outreach to new residents.

7. ADJOURNMENT

It was MOVED and SECONDED:

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 8:09 p.m.

Certified Correct:

C. MILLOY

_____

Christine Milloy
Manager of Corporate Services

Approved:

A. THIELE

_____

Councillor Ann-Marie Thiele
Chair, Community Engagement, Culture and Inclusion Committee

ENVIRONMENT COMMITTEE MEETING – MINUTES

Minutes of the Environment Committee Meeting held on
Thursday, July 20, 2017 in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC

MEMBERS PRESENT
Councillor Paul Weverink (Chair)
Grace Bergman
Coleen Hackinen
Babak Taghvaei

MEMBERS ABSENT
Nil

1. CALL TO ORDER

Chair Weverink called the meeting to order at 7:13 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 June 1, 2017

It was MOVED and SECONDED:

"THAT THE MINUTES OF THE MEETING HELD ON JUNE 1, 2017 BE ADOPTED AS CIRCULATED."

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS

(a) Wildlife-Human Interaction

Committee discussed bear issues. Highlights of discussion included:

- Methods of identifying, type and location, of bear issues
- A member contacted WildSafe BC to discuss different programs that municipalities can take part in (possibly join others), continuing to educate public about Village bylaws and properly storing garbage and organic bins on non-collection days
- Keeping all bear attractants away
- For damaged bins due to bears, possibly charge additional fees to replace/fix or fine residents
- Staff to possibly provide a report regarding bins damaged by bears on non-collection days
- There is currently good information on Village website
- Members to speak with neighbours and/or peers to research how much of a problem bears are within their neighbourhood.

Action item: *Grace Bergman to contact Smithrite Disposal to investigate the location of bear problems within the Village.*

Action item: *Coleen Hackinen to contact Conservation Officer Society and request a list of bear encounters within the Village.*

Action item: *Coleen Hackinen to ask staff about waste collection at Anmore Green Estates and Countryside.*

Action item: *Chair Weverink to post on his Facebook page the question of who encounters bears in Anmore on a regular basis.*

(b) Noxious Weed Control

Committee discussed control of noxious weeds on private land. Highlights of discussion included:

- Focus on “Schedule B” of the BC Weed Control Act
- Follow up with the Village on noxious weed control on private properties
- The Province does not enforce noxious weed control on private land; it can be enforced through a municipal bylaw
- Invasive plants are a problem, whereas noxious weed are a bigger concern.

It was MOVED and SECONDED:

"THE ENVIRONMENT COMMITTEE RECOMMENDS THAT COUNCIL INSTRUCT THE VILLAGE TO DRAFT A BYLAW THAT WOULD ALLOW FOR THE ENFORCEMENT OF THE BC WEED CONTROL ACT AS IT RELATES TO NOXIOUS WEEDS ON PRIVATE PROPERTY."

CARRIED UNANIMOUSLY

7. ADJOURNMENT

It was MOVED and SECONDED:

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 8:13 p.m.

Certified Correct:

C. MILLOY

_____

Christine Milloy
Manager of Corporate Services

Approved:

P. WEVERINK

_____

Councillor Paul Weverink
Chair, Environment Committee