

## REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday,  
October 17, 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

(a) Robert Bradbury, Architect – Cordovado Development Proposal

### 5. Adoption of Minutes

page 1

(a) Minutes of the Regular Council Meeting held on October 3, 2017

Recommendation: That the Minutes of the Regular Council Meeting held on October 3, 2017 be adopted as circulated.

### 6. Business Arising from Minutes

### 7. Consent Agenda

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

Recommendation: That the Consent Agenda be adopted.

page 7

(a) Proclamation – Foster Family Month

Recommendation: That Council proclaim October as Foster Family Month in the Village of Anmore.

**8. Items Removed from the Consent Agenda****9. Legislative Reports**

page 9           **(a)     Anmore Zoning Bylaw No. 568-2017**

Report dated October 11, 2017 from the Manager of Development Services is attached.

page 101       **(b)     Anmore Fireworks Bylaw No. 569-2017**

Recommendation:     That Anmore Fireworks Bylaw No. 569-2017 be adopted.

page 110       **(c)     Anmore Fees and Charges Amendment Bylaw No. 570-2017**

Recommendation:     That Anmore Fees and Charges Amendment Bylaw  
No. 570-2017 be read a first, second and third time.

**10. Unfinished Business****11. New Business engage**

page 111       **(a)     Request for Road Name**

Report dated October 11, 2017 from the Manager of Corporate Services is attached.

page 114       **(b)     Award of Contract – Stormwater Master Plan**

Report dated October 10, 2017 from the Chief Administrative Officer is attached.

page 116       **(c)     Rezoning Proposal – 2307 Sunnyside Road – Cordovado Development Inc.**

Report dated October 11, 2017 from the Manager of Development Services is attached.

page 121       **(d)     Ministry of Public Safety – Legalization of Cannabis**

Letter dated September 21, 2017 from Mike Farnworth, Minister of Public Safety and  
Solicitor General is attached.

**12. Mayor's Report****13. Councillors Reports****14. Chief Administrative Officer's Report**

**15. Information Items****(a) Committees, Commissions and Boards – Minutes**pages  
131 to 141

- Parks and Recreation Committee Meeting minutes of December 15, 2016
- Parks and Recreation Committee Meeting minutes of June 21, 2017
- Public Safety Committee Meeting minutes of June 19, 2017

**(b) General Correspondence**pages  
142 to 159

- Letter dated September 18, 2017 from Rhonda Vanderfluit, Registrar, Youth Parliament of BC Alumni regarding British Columbia Youth Parliament, 89<sup>th</sup> Parliament
- Letter dated September 22, 2017 from Lois Jackson, Mayor, Corporation of Delta regarding the George Massey Tunnel Angus Reid Poll
- E-mail dated September 29, 2017 from Laurie Gourlay, Interim Director, Salish Sea Trust, regarding Salish Sea Heritage E-Petition 1269
- Letter dated October 6, 2017 from Kerri Palmer Isaak, Board of Education Chair, School District No. 43 regarding invitation to attend public information session on the future of schools on Burke Mountain.

**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, October 3, 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

#### 1. Call to Order

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

#### 2. Approval of the Agenda

Council agreed to add to the agenda item 9(b) Anmore Fireworks Bylaw No. 569-2017.

It was MOVED and SECONDED:

R172/2017

"THAT THE AGENDA BE APPROVED AS AMENDED."

CARRIED UNANIMOUSLY

#### 3. Public Input

Nil

#### 4. Delegations

Nil

#### 5. Adoption of Minutes

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

It was MOVED and SECONDED:

R173/2017                    "THAT THE MINUTES OF THE REGULAR COUNCIL MEETING  
HELD ON SEPTEMBER 19, 2017 BE ADOPTED AS  
CIRCULATED."

CARRIED UNANIMOUSLY

6.    Business Arising from Minutes

Item 11(c) - Award of Multi-Function Vehicle RFP – Mayor McEwen moved reconsideration of this item.

It was MOVED and SECONDED:

R174/2017                    "THAT COUNCIL RECONSIDER THE SECOND RESOLUTION  
UNDER ITEM 11(C) OF THE REGULAR COUNCIL MEETING  
HELD ON SEPTEMBER 19, 2017"

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R175/2017                    "THAT COUNCIL DIRECT STAFF TO INVESTIGATE (THREE)  
LEASE AND PURCHASE OPTIONS OF A VENTRAC 4500 OR A  
COMPACT UTILITY TRACTOR FOR SNOW CLEARING, TRAIL  
MAINTENANCE AND SIDEWALK MAINTENANCE."

CARRIED UNANIMOUSLY

7.    Consent Agenda

Nil

8.    Items Removed from the Consent Agenda

Nil

9.    Legislative Reports

(a)    Zoning Bylaw No. 568-2017

Councillor Thiele declared potential conflict and left the meeting at 7:35 p.m., citing conflict related to discussion of 0.8 acre lots.

Councillor Thiele returned to the meeting at 7:37 p.m..

It was MOVED and SECONDED:

R176/2017 "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."

CARRIED UNANIMOUSLY

(b) Fireworks Bylaw No. 569-2017

It was MOVED and SECONDED:

R177/2017 "THAT FIRST, SECOND AND THIRD READING BE GIVEN TO ANMORE FIREWORKS BYLAW NO. 569-2017; AND THAT STAFF BE DIRECTED TO DRAFT AN AMENDMENT TO ANMORE FEES AND CHARGES BYLAW NO. 545-2015 TO INCLUDE FEES FOR THE DISCHARGE AND SALE OF FIREWORKS.

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Environment Committee Recommendation

It was MOVED and SECONDED:

R178/2017: "THAT COUNCIL ENDORSE THE ENVIRONMENT COMMITTEE'S RECOMMENDATION TO DIRECT STAFF 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

Mayor McEwen reported that:

- On September 23, he attended the Creative BC event, where he received accolades for the Village.
- On September 24, he attended loco Days in Port Moody.
- On September 25, he attended the UBCM Mayors' Caucus and he is thankful for the respectful Councillors he has working with him.

- On September 26, he attended the Small Talk Forum, where discussion focused on Building Inspections and the BC Building Code.
- On September 27, he and Juli Kolby met with the Ministry regarding transmission lines, and later that date met with BC Hydro regarding Buntzen Lake and community impact.
- On September 29, he and other mayors of small municipalities met with Finance Minister Carole James to discuss challenges faced by small communities.
- On September 31, he attended the Annual Toy Run.
- On October 4, Council will participate in a Village Centre Planning Workshop.
- The organizing committee will meet to plan the events for Halloween, and he recommends again coordinating with Coquitlam RCMP to close vehicle access to Ravenswood.
- Discussion needs to commence for the Light Up Spirit Park event.
- The Thanksgiving long weekend is coming up.

Mayor McEwen wished everyone a Happy Thanksgiving.

- His meeting on September 27 included the Honourable Michaelle Jean Mongeau, Provincial staff, and BC Hydro staff (Chris O'Reilly, CEO; Antigone Dixon-Warren, Project Manager; and Judy Dobrowolski, Capital Projects Communications) and discussion was focused on the Metro North Transmission Study. He will work with Ms. Kolby to issue a press release that will outline the Village's requests to BC Hydro for power lines near residents to be put underground; that property owners be provided detailed survey documents to ensure the work being undertaken is on BC Hydro Right of Ways only; to communicate with property owners before entering their properties; and for a cost analysis on the estimated cost of \$25 million to put the transmission lines underground.

### 13. Councillors Reports

Councillor Froese reported that:

- The Public Safety Committee met and had good discussions. He added that the Committee would be willing to consider reviewing an emergency escape plan for Buntzen Lake and emergency disaster route signs.

Councillor Thiele reported that:

- The Community Engagement, Culture and Inclusion Committee met recently, and she asked staff to confirm if the topics listed in the Committee minutes of June 8, 2017 were endorsed by Council.

Councillor Weverink reported that:

- He received a request from Mark Obedzinski regarding this year's fireworks display.



**14. Chief Administrative Officer's Report**

Juli Kolby reported that:

- She attended UBCM last week with Mayor McEwen, including a session regarding local government funding where it was stated that there will be federal money available, with an anticipated funding split of 40/40/20 for new infrastructure projects. There was also discussion regarding Building Inspectors and the new Building Act, which comes into force on December 15, 2017. The Village's Building Bylaw will no longer be valid as of December 15, 2017; work by Village staff and the Municipal Insurance Association to update the bylaw is already underway.
- Utility bills will be issued later this week.
- On a personal note, she ran into Corporal Justin Abels after a run she did on the weekend, and he said to say hello to everyone.

**15. Information Items****(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**

Nil

**16. Public Question Period**

Herb Mueckel, 285 Alpine Drive, asked if the bylaw regarding noxious weeds could include visual reference. Mayor McEwen responded that that is a good point. He then asked if the Village Centre workshop is only open to Council. Mayor McEwen responded that it is a Council only meeting.

**17. Adjournment**

It was MOVED and SECONDED:

R179/2017      "TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 9:30 p.m.

Certified Correct:

Approved by:

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Christine Milloy  
Manager of Corporate Services

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John McEwen  
Mayor

**From:** Village.hall@anmore.com  
**Sent:** October-04-17 12:57 PM  
**To:** Christine Milloy <Christine.Milloy@anmore.com>  
**Cc:** Juli Kolby <Juli.Kolby@anmore.com>  
**Subject:** FW: Letter from the Honourable Katrine Conroy

**From:** Kuharic, Rhea MCF:EX [mailto:Rhea.Kuharic@gov.bc.ca]  
**Sent:** October-04-17 12:54 PM  
**To:** Village.hall@anmore.com  
**Subject:** Letter from the Honourable Katrine Conroy

Ref: 233709

His Worship Mayor John McEwen and Council  
Village of Anmore  
E-mail: [village.hall@anmore.com](mailto:village.hall@anmore.com)

Dear Mayor McEwen and Council:

As the new Minister of Children and Family Development, I am honoured and delighted to proclaim October as Foster Family Month. This is the 27<sup>th</sup> Anniversary of Foster Family Month in British Columbia – a time to acknowledge, celebrate and express our appreciation to foster caregivers for their incredible commitment and support to the children, youth and their families in our communities.

The Ministry of Children and Family Development and Delegated Aboriginal Agencies provide supports and services in your community. With approximately 6,900 children and youth in care across British Columbia, government relies on caregivers to provide day-to-day stability, care, and support to the children and youth placed in their care.

Foster Family Month is a wonderful opportunity to express our gratitude and thank caregivers for their many years of service to the fostering community and the citizens of this province. Foster caregivers are a crucial component of the child welfare system and we depend on these individuals to fulfill this challenging and important role. Foster caregivers are compassionate, dedicated, caring citizens whose important work often goes unnoticed. They are amazing people who reach out to help a child during their greatest time of need.

The Fostering Connection Web site has information to help raise awareness of fostering in your community. For more information please open the following link at: <http://fosteringconnections.ca>. We will also be featuring interviews with foster caregivers whose first-hand experience – speaks to the joys, challenges and rewards of this important role. These will be available on the Government of British Columbia Facebook page.

I encourage you to take time to recognize and celebrate Foster Family Month wherever possible. Your personal acknowledgement and recognition of caregivers will help to raise the awareness of fostering in your community.

On behalf of the Government of British Columbia, thank you for your recognition and continued support of foster caregivers in your community who care for this province's children- and youth-in-care.

Sincerely,

***ORIGINAL SIGNED BY***

Katrine Conroy  
Minister of Children and Family Development



**Client Relations Branch**  
Executive Operations  
Ministry of Children and Family Development



## VILLAGE OF ANMORE REPORT TO COUNCIL

Date: October 11, 2017  
Submitted by: Jason Smith, Manager of Development Services  
Subject: Zoning Bylaw Update

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### Purpose / Introduction

The purpose of this report is to update Council on the latest changes made to the proposed zoning bylaw, based on their comments and the public hearing, and to provide Council with the option to give additional readings and adopt the zoning bylaw.

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### Recommended Resolution

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

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### Background

Council last discussed the proposed zoning bylaw at the October 3, 2017 Regular Council Meeting. At that meeting, the outcome of the public hearing was discussed and Council offered comments to staff on what changes they would like to be made to the proposed zoning bylaw prior to adoption.

### Discussion

Council asked for changes to be made to several areas of the proposed zoning bylaw (Attachment 1). The following is a list of the changes that have been made in response to Council direction offered at the October 3<sup>rd</sup>, 2017 meeting:

1. 2 Homes on Large Lots in the RS-1 Zone – The ability to have 2 homes on properties larger than 0.8 ha has been added to the proposed zoning bylaw. The language mirrors what is in the current zoning bylaw.
2. Panhandles – The entire area of panhandles will count towards the determination of minimum lot size.

## **Report/Recommendation to Council**

### **Zoning Bylaw Update**

October 11, 2017

3. Storage and Parking of Vehicles – Changes were made to increase the permitted number of vehicles to be parked outside from 4 to 5 (5.15.5(a)), the ability to have an additional recreational vehicle or trailer on parcels larger than 2024 m<sup>2</sup> was added (5.15.5(d)), and an exemption from these storage and parking regulation for utility trailers less than 4 m in length was also added.

There was discussion about the proposed zoning changes being made to Countryside, and staff have provided an analysis of the impacts of the changes to FAR for all lots at Countryside (Attachment 2). From staff's perspective, the analysis confirms the intent of the zoning bylaw changes for Countryside, which was to scale back the size of development while respecting the original intent of the zoning to allow for allowing the redevelopment of the site with single family homes. Therefore, staff recommend no further changes to the RCH-1 Zone.

The proposed zoning bylaw has undergone a tremendous amount of work and review over the last year, which included several public meetings, Advisory Planning Commission review, review by a working group comprised of local designers, builders, developers, multiple meetings with Council where their input was incorporated, and the public hearing held on September 18, 2017. Staff recommend that Council adopt the proposed zoning bylaw that is attached to this report.

## **Options**

The following two options are presented to Council for consideration.

1. THAT Anmore Zoning Bylaw No. 568-2017 be read a third time;  
AND THAT Anmore Zoning Bylaw No. 568-2017 be adopted. [Recommended]

OR

2. That Council advise staff of any further changes that they would like staff to make prior to adopting Village of Anmore Bylaw 568, 2017.

## **Financial Implications**

There are no financial implications to any of the options presented.

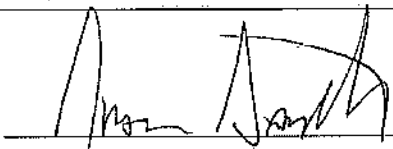

## **Council Strategic Plan Objectives**

Adopting the new zoning bylaw is one of the milestones and objectives identified in Council's Strategic Plan.

**Report/Recommendation to Council**  
Zoning Bylaw Update  
October 11, 2017

**Attachments:**

1. Anmore Zoning Bylaw No. 568-2017
2. Countryside Estates FAR Analysis

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





# ANMORE ZONING BYLAW NO. 568-2017

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



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## PART 1 ENACTMENT

### 1.1 INTRODUCTION

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

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

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

### 1.2 TITLE

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

### 1.3 PURPOSE

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

## PART 2 DEFINITIONS

In this Bylaw:

### A

<b>Accessory building or structure</b>	means a <b>building</b> or <b>structure</b> located on a <b>parcel</b> , the use of which is incidental and ancillary to the principal <b>permitted use</b> of the <b>land</b> , <b>buildings</b> or <b>structures</b> located on the same <b>parcel</b> ;
<b>Accessory use</b>	means a use that is clearly incidental and ancillary to, the <b>principal use</b> of <b>land</b> , <b>buildings</b> or <b>structures</b> located on the same <b>parcel</b> ;
<b>Accessory one-family residential</b>	means a use accessory to a <b>campground</b> use, a civic and assembly use, a <b>commercial</b> use, or a <b>manufactured home park</b> use, where a <b>building</b> is used for one <b>dwelling unit</b> for the accommodation of an owner, operator, manager or employee on the same <b>parcel</b> as that on which the use occurs;
<b>Active floodplain</b>	means an area of <b>land</b> that supports floodplain plant species and is: (a) adjacent to a <b>watercourse</b> that may be subject to temporary, frequent or seasonal inundation, or

(b) within a boundary that is indicated by the visible **high water mark**;

<b>Agriculture, urban</b>	means growing or producing flowers, native and ornamental plants, edible berries, fruits, nuts and vegetables as well as the keeping of honey bees ( <i>Apis mellifera</i> );
<b>Approving Officer</b>	means the Approving Officer pursuant to the Land Title Act and the Strata Property Act;
<b>Assembly</b>	means a use providing for the <b>assembly</b> 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 <b>schools</b> , kindergartens, play <b>schools</b> , and <b>group daycares</b> ;

## B

<b>Basement</b>	means that portion of a <b>building</b> that is below the first storey;
<b>Bed and breakfast</b>	means an <b>accessory use</b> of a <b>dwelling unit</b> in which bedrooms are rented to paying customers on an overnight basis with no more than one meal served daily and before noon;
<b>Boarding</b>	means an <b>accessory use</b> of one or more sleeping units contained within a <b>dwelling unit</b> for the accommodation of no more than two persons not being members of the <b>family</b> occupying the <b>dwelling unit</b> ;
<b>Breezeway</b>	means a structural connection between an <b>accessory building or structure</b> and a <b>principal building</b> . For the purposes of this Bylaw, a <b>breezeway</b> does not create a single <b>building or structure</b> out of the two <b>buildings or structures</b> it connects;
<b>Building</b>	means any <b>structure</b> and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any <b>permitted use</b> or occupancy;
<b>Bylaw Enforcement Officer</b>	means the <b>Bylaw Enforcement Officer</b> for the Village of Anmore;

## C

<b>Campground</b>	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;
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<b>Civic institutional</b>	means a use providing for public functions; includes <b>municipal offices, schools</b> , community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards;
<b>Coach House</b>	means a separate <b>dwelling unit</b> which is completely contained within an accessory <b>building</b> 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 <b>dwelling unit</b> , and shall comply with the requirements of section 6.3 of this Bylaw;
<b>Commercial</b>	means a use providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person;
<b>Community garden</b>	means the non- <b>commercial</b> use of <b>land</b> for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables;
<b>Council</b>	means the Municipal Council of the Village of Anmore;

## D

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

## E

<b>Equestrian</b>	means the <b>commercial</b> accommodation of horses for the purpose of <b>boarding</b> , 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
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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<sup>2</sup> 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:

$$\frac{\text{Distance from basement floor to average finished grade}}{\text{Distance from basement floor to floor level of story above basement}} \times \text{Gross floor area}$$

### 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;

<b>Grade, average</b>	is measured around the perimeter of the <b>building</b> or <b>structure</b> at or directly above or below the outermost projection of the exterior walls or the posts of carports (see section 5.5);
<b>Grade, finished</b>	means the final ground surface after <b>development</b> , 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 <b>building</b> face;
<b>Grade, natural</b>	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;
<b>Grade Line</b>	In reference to <b>retaining walls</b> and grade buildup, means a line above which <b>retaining walls</b> and <b>finished grade</b> are restricted (see section 5.12);
<b>Grocery retailing</b>	means a use providing for the retail sale of foodstuffs, including groceries, meats, confections, and factory prepared snacks;
<b>Gross density</b>	means the number that is determined by dividing the total number of <b>parcels</b> of <b>land</b> created by <b>subdivision</b> by the area of the <b>parcel</b> that is being subdivided;

## H

<b>Height, for the purpose of a building or structure</b>	means the vertical height of a <b>building</b> or <b>structure</b> (see section 5.6);
<b>Height, for the purposes of measuring wall height, screening or fences</b>	means the vertical distance measured from <b>finished grade</b> to the highest point of the vertical wall component;
<b>Highest building face</b>	means of the four <b>building</b> elevations (front, rear, left or right side) the one which has the building's lowest average <b>natural grade</b> or <b>finished grade</b> along that face;
<b>Highest building face envelope</b>	means a three dimensional envelope, within which the entire <b>building</b> must be situated (see section 5.4);
<b>High water mark</b>	means the visible <b>high water mark</b> 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 <b>active floodplain</b> ;
<b>Highway</b>	includes a public street, <b>road</b> , path, <b>lane</b> , walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property;
<b>Home occupation</b>	means an occupation or profession carried on by an occupant of the <b>dwelling unit</b> for consideration which is clearly incidental and subordinate to the use of the <b>parcel</b> for <b>residential</b> purposes, shall be subject to the provisions of Section 6.5, and includes a <b>family daycare</b> facility;
<b>Horticulture</b>	means the use of <b>land</b> for growing grass, flowers, ornamental shrubs and trees;
<b>Hydro industrial</b>	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;
<b>I</b>	
<b>Industrial</b>	means a use by a public authority for the intended benefit of the public;
<b>J</b>	
<b>Junk yard</b>	means any <b>building</b> or <b>land</b> used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies;
<b>L</b>	
<b>Land</b>	means real property without improvements, has the same meaning as in the <i>Environmental Assessment Act</i> , and includes the surface of water;
<b>Landscaping</b>	means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative <b>fences</b> and the like, arranged and/or maintained to change, modify, or enhance the appearance of a <b>parcel</b> . The terms landscape and landscaped have a corresponding meaning to landscaping;
<b>Lane</b>	means a <b>highway</b> more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to <b>parcels</b> of land;

<b>Loading space</b>	means a space for the loading or unloading of a vehicle, either outside or inside a <b>building</b> or <b>structure</b> , but specifically excludes maneuvering aisles and other areas providing access to the space;
<b>Lot</b>	means the same as <b>parcel</b> ;
<b>M</b>	
<b>m</b>	means the metric measurement distance of a metre;
<b>m<sup>2</sup></b>	means square metres;
<b>Manufactured home</b>	means: <ul style="list-style-type: none"> <li>(a) a <b>one-family dwelling</b> constructed in a factory to CAN/CSA-A277 standards, transported to a <b>parcel</b> and placed on a permanent foundation complying with the BC Building Code, or</li> <li>(b) a <b>manufactured dwelling unit</b> 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,</li> </ul> and does not include a <b>recreational vehicle</b> ;
<b>Manufactured home park</b>	means <b>land</b> used or occupied by any person for the purposes of providing spaces for the accommodation of two or more <b>manufactured homes</b> and for imposing a charge or rental for the use of such space, and other uses associated with the accommodation of <b>manufactured homes</b> including recreational areas, identification signs, common storage areas for the storage of <b>recreational vehicles</b> , boats and other property of residents, and <b>buildings</b> or <b>structures</b> ancillary to the above as permitted and/or required by the Anmore Manufactured Home Park Bylaw;
<b>Marijuana</b>	means all parts of the genus cannabis whether growing or not and the seed or clone of such plants;
<b>Marijuana dispensary</b>	means a business or service which is used for dispensing, selling, or distributing <b>marijuana</b> , and is not licensed or regulated by applicable federal or provincial law pertaining to <b>medical marijuana</b> ;
<b>Medical marijuana</b>	means <b>marijuana</b> 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;
<b>Medical marijuana production</b>	means the use of <b>land</b> , <b>buildings</b> or <b>structures</b> , licenced under federal regulations, for the growing, drying, packaging, storage, distribution, and/or sale, of <b>medical marijuana</b> ;

<b>Medical Marijuana Research and Development</b>	means the use of <b>land, buildings or structures</b> for the systematic research, testing, data collection and manipulation, or technical or scientific development of medical <b>marijuana</b> , and may include a research laboratory, but does not include <b>medical marijuana production</b> ;
<b>Municipality</b>	means the Village of Anmore;
<b>N</b>	
<b>n/a</b>	means not applicable to this category;
<b>Natural boundary</b>	means the visible <b>high water mark</b> on any <b>watercourse</b> 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 <b>watercourse</b> 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 <b>high water mark</b> shall mean the average <b>high water mark</b> ;
<b>Net density</b>	means the calculation that is determined by dividing the size of the <b>parcel</b> proposed to be subdivided exclusive of the area used or intended for <b>roads</b> by the number of proposed <b>parcels</b> to be created;
<b>New</b>	means subsequent to the adoption of this Bylaw;
<b>O</b>	
<b>Off-street parking</b>	means the use of <b>land</b> for the parking of vehicles other than on a <b>highway</b> including the <b>parking spaces</b> and the maneuvering aisle;
<b>Office</b>	means the occupancy or use of a <b>building</b> for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use;
<b>One-family dwelling</b>	means a <b>building</b> which is used for only one <b>dwelling unit</b> , but may contain a <b>secondary suite</b> ;
<b>Open space amenity</b>	means that portion of a <b>parcel</b> that is prohibited from future <b>development</b> 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 <b>land</b> being subject to additional restrictive covenants, or site specific comprehensive <b>development</b> zoning, to be determined by the planning space on a case by case basis;
<b>Outdoor storage area</b>	means an area outside a <b>building</b> that is used for the storage of garbage containers, maintenance materials and equipment, and similar activities;

## P

<b>Panhandle parcel</b>	means any <b>parcel</b> , the <b>building</b> area of which is serviced and gains street frontage through the use of a relatively narrow strip of <b>land</b> which is an integral part of the <b>parcel</b> , called "the access strip";
<b>Parcel</b>	means any <b>lot</b> , block, or other area in which <b>land</b> is held or into which it is subdivided, but does not include a <b>highway</b> ;
<b>Parcel coverage</b>	means the total horizontal area at grade of all <b>buildings</b> or parts thereof, as measured from the outermost perimeter of all <b>buildings</b> on the <b>parcel</b> , and expressed as a percentage of the total area of the <b>parcel</b> ;
<b>Parcel depth</b>	means the distance between the <b>front parcel line</b> and the most distant part of the <b>rear parcel line</b> of a <b>parcel</b> ;
<b>Parcel line, exterior side</b>	means the <b>parcel line</b> or lines not being the front or <b>rear parcel line</b> , common to the <b>parcel</b> and a <b>highway</b> ;
<b>Parcel line, front</b>	means the <b>parcel line</b> common to the <b>parcel</b> and an abutting street. Where there is more than one <b>parcel line</b> abutting a street, the shortest of these lines shall be considered the front. In the case of a <b>panhandle parcel</b> , the <b>front parcel line</b> , for the purpose of determining <b>setback</b> requirements, is at the point where the access strip ends and the <b>parcel</b> widens;
<b>Parcel line, interior side</b>	means a <b>parcel line</b> not being a <b>rear parcel line</b> , common to more than one <b>parcel</b> or to the <b>parcel</b> and a <b>lane</b> ;
<b>parcel line, rear</b>	means the <b>parcel line</b> opposite to and most distant from the <b>front parcel line</b> or where the rear portion of the <b>parcel</b> is bounded by intersecting side <b>parcel lines</b> , it shall be the point of such intersection;
<b>Parcel size</b>	means the total horizontal area within the boundaries of a <b>parcel</b> ;
<b>Parcel width</b>	means the mean distance between side <b>parcel lines</b> , excluding access strips of <b>panhandle parcels</b> (see section 7.2);
<b>Parent parcel</b>	means the original <b>parcel</b> of <b>land</b> that was or is proposed to be the subject of a plan of <b>subdivision</b> ;
<b>Park</b>	means public <b>land</b> used or intended for outdoor recreation purposes, and includes an archaeological, historical or natural site;
<b>Parking area</b>	means a portion of a <b>parcel</b> that is used to accommodate <b>off-street parking</b> ;
<b>Parking space</b>	means the space for the parking of one vehicle either outside or inside a <b>building</b> or <b>structure</b> , 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;
<b>Parking use</b>	means providing <b>parking spaces</b> for the temporary parking of vehicles where such use is the <b>principal use</b> of the <b>parcel</b> or <b>building</b> ;
<b>Patio, sunken</b>	means a surfaced, open space of <b>land</b> below grade adjacent to a <b>dwelling unit</b> which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities;
<b>Permitted use</b>	means the permissible purpose for which <b>land, buildings</b> or <b>structures</b> may be used;
<b>Premises</b>	means the <b>buildings</b> and <b>structures</b> located on a <b>parcel</b> of <b>land</b> ;
<b>Principal building or structure</b>	means the building or <b>structure</b> for the <b>principal use</b> of the <b>parcel</b> as listed under the <b>permitted uses</b> of the applicable <b>zone</b> ;
<b>Principal use</b>	means the primary use of <b>land, buildings</b> or <b>structures</b> on the <b>parcel</b> ;
<b>Property line</b>	Property line means <b>parcel</b> line;
<b>Public service</b>	means a use providing for the essential servicing of the <b>Village</b> with water, sewer, electrical, telephone and similar services where such use is established by the <b>Village</b> , 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

<b>Recreational vehicle</b>	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 <b>manufactured home</b> ;
<b>Remainder parcel</b>	means the <b>parcel</b> of <b>land</b> that is the residual portion of a larger <b>parent parcel</b> of <b>land</b> that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more <b>parcels</b> in accordance with the minimum <b>parcel size</b> requirements of the applicable <b>zone</b> ;
<b>Residential</b>	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 <b>dwelling unit</b> and when such animals are not kept for financial gain;
<b>Retaining wall</b>	means a <b>structure</b> 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 metre or more below the surrounding **land** serving to give direction to or containing a current of water at least six (6) months of the year and includes the sea or any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether enclosed or in a conduit;

### Water resource

means a use providing for the generation of hydro-electric power and for the extraction, compounding, pumping, filtering and treatment of water for bulk shipment or distribution;

## Y

### Yard, front

means that portion of a **parcel** between the **front parcel line** and a line extending along the front face of a **principal building** to the side **parcel lines**;

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

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

## Z

**Zone** means a zoning district established by this Bylaw;

## PART 3 INTERPRETATION

### 3.1 PERMITTED USES

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

### 3.2 MINIMUM PARCEL SIZE

Any **parcel** created by **subdivision** shall be equal to or greater than the minimum **parcel size** specified for the **Zone** in which it is located, in accordance with Schedule A - Zoning Map, whether under the *Land Title Act* or the *Strata Property Act*, unless expressly provided for in this Bylaw.

### 3.3 MAXIMUM NUMBER AND SIZE

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

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

### 3.4 MAXIMUM HEIGHTS

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

### 3.5 MINIMUM SETBACKS FROM PROPERTY LINES

3.5.1 If this Bylaw specifies a distance under the column headings Front Parcel Line Setback, Rear Parcel Line Setback, Interior Side Parcel line Setback, or Exterior Side Parcel Line Setback in the Minimum Building Setbacks section of a zoning district schedule table, no portion of a **building** or **structure** may be constructed within the specified distance of the front, rear, interior side or **exterior side parcel line**, unless expressly provided for in this Bylaw.

3.5.2 Where a permitted **land use** or **structure** is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum **setback** from a **property line** for that permitted **land use** or **structure** shall be the measurement specified.

### 3.6 MAXIMUM PARCEL COVERAGE

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

### 3.7 MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA

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

### 3.8 ZONING DISTRICT BOUNDARIES

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

### 3.9 STATUTES

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

## PART 4 APPLICATION AND COMPLIANCE

### 4.1 APPLICATION

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

### 4.2 COMPLIANCE

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

## PART 5 GENERAL REGULATIONS

### 5.1 SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES

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

### 5.2 NUMBER OF BUILDINGS

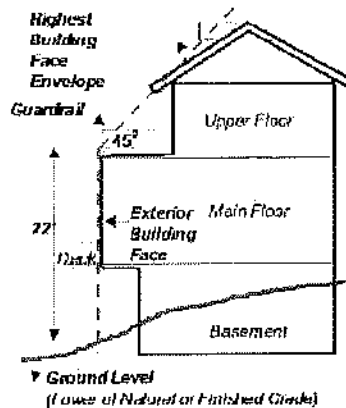
No more than one **principal building** and two **accessory buildings** may be sited on one **parcel**, except as otherwise provided for in this Bylaw.

### 5.3 ACCESSORY BUILDINGS AND STRUCTURES

- 5.3.1 **Buildings** and **structures** containing an **accessory use** are permitted in each **zone**, unless otherwise provided for in this Bylaw, provided that:
- (a) the **principal use** is being carried out on the **parcel**, or;
  - (b) a **building** for the purpose of the **principal use** has been constructed on the **parcel**, or;
  - (c) a **building** for the purpose of the **principal use** is in the process of being constructed on the **parcel**.
- 5.3.2 An **accessory building** or **structure** shall not contain a **dwelling unit**, except as expressly provided for in this Bylaw.
- ### 5.4 HIGHEST BUILDING FACE ENVELOPE
- 5.4.1 **Highest building face envelope** is created by drawing a series of vertical lines at all points along the exterior face of a **building**, up to the **height** specified in the **zone** from ground level then inward over the **building** at right angles to the plane of the **building face** at an angle of 45°.
- 5.4.2 For purposes of this regulation, ground level:
- (a) is measured from the outermost extent of the enclosed portion of the building projected to the **finished grade**;
  - (b) in front of a **garage door**, is interpreted as a line joining the ground level at each side of the **garage door**; and
  - (c) is based off of **finished grade**.
- 5.4.3 One third of the length of the **building** need not comply with this requirement.

- 5.4.4 All other portions of the **building** must be within the **highest building face envelope**, except:
- (a) decks, eaves, projecting decorative features not enclosing the interior of the **building**,
  - (b) the pitched roof portion of either gable ends or dormers; and
  - (c) for pitched roof portions:
    - (i) the area above the intersection of the ceiling joist and the exterior wall which encloses a non-habitable attic; and
    - (ii) the area above the intersection of the vaulted roof joist and the exterior wall.
- 5.4.5 **Highest building face envelope** is shown in Figure 1 (provided for illustrative purposes only).

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, provided for illustrative purposes only).

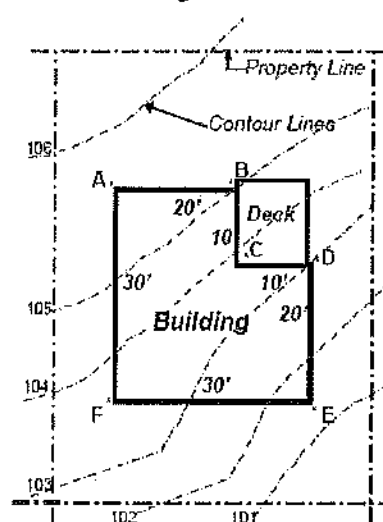
*Example:*

Wall Section	X	Length	= Y
<b>Average Grade</b>			
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 842.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 847.25
<b>Totals:</b>		<b>36 m</b>	<b>= 3744</b>

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

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

Figure 1





## 5.6 BUILDING AND STRUCTURE HEIGHT

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

5.6.2 **Height** is measured up to:

- (a) the highest point of a **building** with a flat roof (for example, the top of the highest of the roof finish, parapet, or roof deck railing) (see Figure 1, provided for illustrative purposes only);
- (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, provided for illustrative purposes only); or
- (c) the highest point of all other **structures**.

Figure 1

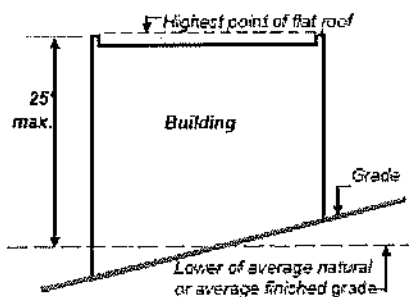
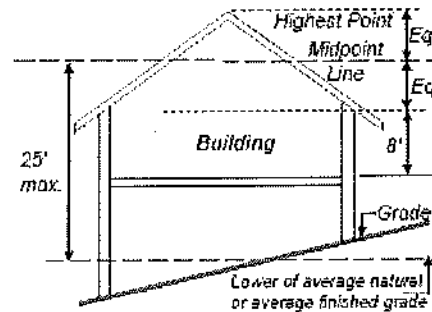


Figure 2



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% of the **parcel** area or more than 10% 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% of the **parcel** area or more than 10% 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.

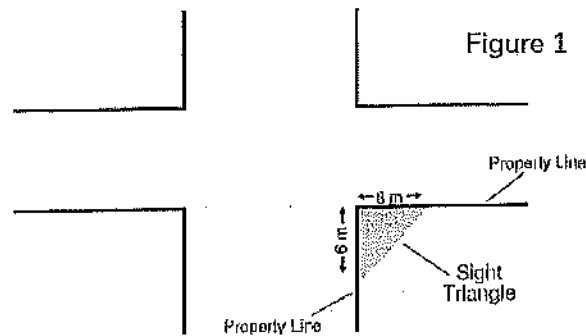
## 5.8 SITING EXCEPTIONS

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 (provided for illustrative purposes only).



## 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** 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** 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, provided for illustrative purposes only).
- (b) all other **parcel** lines - up 1.2 metres and then in towards the property at a 100% slope (See Figure 2, provided for illustrative purposes only).

Figure 1

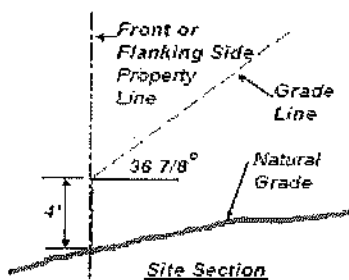
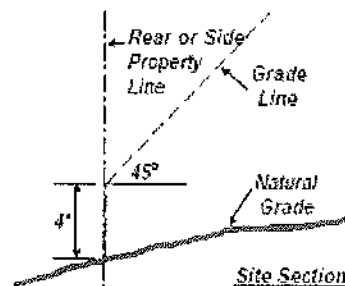


Figure 2



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

5.12.4 Notwithstanding subsection 5.12.3, a **retaining wall** or berm may exceed a **height** of 1.8 metres in cases where the **retaining wall** or berm consists of more than one vertical component in which case each vertical component shall:

- (a) not exceed a **height** of 1.8 metres; and
- (b) shall be separated from each other by a horizontal component of not less than 1.2 metres wide; and
- (c) in no case shall the entire **retaining wall** or berm exceed a **height** of more than 3.6 metres, unless vertical component is separated by a horizontal component of not less than 3.6 metres.

5.12.5 In cases where a **fence** is used in combination with a **retaining wall** or berm, the entire **structure** shall not exceed a **height** of 3.6 metres, with the **fence** being offset by not less than 1.2 metres.

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

## 5.13 SCREENING

5.13.1 Where a **parcel** is developed for a **commercial, industrial, civic institutional** or comprehensive **development use**, and where such a **parcel** shares a **parcel** line(s) with a **parcel** that is within a **residential zone**, the owner of the non-residential or more intensive use **parcel** shall provide

a **fence** or landscape **screening** along such **property line(s)** of not less than and not more than 1.83 metres (6 feet) in **height**, except where the **screening** consists of plant material in which case there shall be no maximum **height**.

5.13.2 Notwithstanding subsection 5.13.1, a **fence** or landscape **screening** will not be required along the shared **parcel** line in cases where:

- (a) a **building** is built on the **parcel** line; or
- (b) a **residential use** is developed on a **parcel** that is zoned **commercial, industrial, or civic institutional** at the time of adoption of this Bylaw.

5.13.3 Where a **parcel** is developed for a **commercial, industrial, or civic institutional use** and where such a **parcel** is separated by a **lane** from a **parcel** that is:

- (a) within a **residential zone**  
or
- (b) occupied with a **one-family dwelling**

the owner of the non-residential **parcel** shall provide a **fence** or landscape **screening** along the entire **parcel** line abutting the **lane** of not less than 1.22 metres (4 feet) in **height**, and not more than 1.83 metres (6 feet) in **height**, except where the **screening** consists of plant material, in which case there shall be no maximum **height**.

5.13.4 Notwithstanding subsection 5.13.3, a **fence** or landscape **screening** will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres (10 feet) on either side of the points of ingress and egress.

5.13.5 Garbage containers exceeding 0.5 cubic metres (0.65 cubic yards) in capacity shall be located so as not to be visible from any **highway** other than a **lane**, unless such a container is completely concealed from view by a **fence** with a gate or landscape **screening**.

5.13.6 A landscape screen of a **height** no less than 1.83 metres (6 feet) is required along the entire length of a **retaining wall** at each 1.22 metre (4 feet) horizontal separation component of a **retaining wall** consisting of more than one 1.83 metre (6 feet) vertical component.

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

## 5.14 LANDSCAPING

5.14.1 On a **parcel** located within a **commercial, industrial, or civic institutional zone**, any part of such **parcel** which is not used for **buildings**, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state.

5.14.2 On a **parcel** located in a **residential zone** a minimum of 30% of the total surface area of such **parcel** shall be in its natural state or landscaped and 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<sup>2</sup>, 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<sup>2</sup>, 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<sup>2</sup>, 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<sup>2</sup>, 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) 5 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;
  - (c) One pleasure boat kept not for gain, rent or sale;
  - (d) for **parcels** larger than 2024 m<sup>2</sup>, one additional **recreational vehicle** or utility trailer as described in (b) of this section shall be permitted; and
  - (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 feet) 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 feet) 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 feet) 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<sup>2</sup> for each lineal metre of wall to which they are affixed, or a maximum area of 4.7 m<sup>2</sup> 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, home craft or occupation identity sign not exceeding 0.6 m<sup>2</sup> 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<sup>2</sup> to 1.5 m<sup>2</sup> 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** 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 <sup>(a)</sup>
Constructed Channel and/or Ditch	5 m <sup>(b)</sup>

(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 the **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<sup>2</sup> 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<sup>2</sup> 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<sup>2</sup>.

6.3.2 A **secondary suite** shall not have a **floor area** that exceeds the lesser of 90 m<sup>2</sup> or 40% of the **floor area** of the **principal building**.

6.3.3 For **parcels** less than 4047 m<sup>2</sup>, a **coach house** shall not have a **floor area** that exceeds 100 m<sup>2</sup>. For **parcels** equal to or larger than 4047 m<sup>2</sup>, a **coach house** shall not have a **floor area** that exceeds 130 m<sup>2</sup>.

6.3.4 A **secondary suite** shall not be permitted in a **two-family dwelling**.

6.3.5 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**.

6.3.6 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<sup>2</sup>.

- 6.3.7 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<sup>2</sup>; 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<sup>2</sup>;
- (e) The **use** within one or more **accessory buildings** shall occupy a total of not more than 100 m<sup>2</sup>.
- (f) In no case shall the aggregate **floor area** of all **buildings** used for **home occupation use** exceed 100 m<sup>2</sup> on a **parcel** of land;
- (g) The total display area of any outdoor advertising sign shall not exceed 0.4 m<sup>2</sup>;
- (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<sup>2</sup> 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 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<sup>2</sup> (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<sup>2</sup> (1 acre);
- (b) no **parcel** of land, except the **remainder parcel**, shall be created that is greater than 8,090 m<sup>2</sup> (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<sup>2</sup> (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 <sup>2</sup>
Compact Housing 1	RCH-1	223 m <sup>2</sup>
Compact Housing 2	RCH-2	325 m <sup>2</sup>
Local Commercial	C-1	4,047 m <sup>2</sup>
Campground Commercial	C-2	2 ha.
Equestrian Commercial	C-3	2 ha.
Civic Institutional	P-1	560 m <sup>2</sup>
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	n/a

## PART 9 ZONING DISTRICTS

### 9.1 RESIDENTIAL 1 – RS-1

#### 9.1.1 PURPOSE

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

#### 9.1.2 PERMITTED USES AND MINIMUM PARCEL SIZE

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	4,047 m <sup>2</sup>
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 Height
Principal Buildings and Accessory Buildings (a)	1(c)	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	25% of <b>principal building</b> – up to 130 m <sup>2</sup>	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<sup>2</sup> of additional **floor area**;
  - (ii) notwithstanding this restriction, a **principal building** with a **gross floor area** of not more than 232.4 m<sup>2</sup> 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<sup>2</sup>. For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**, up to 30 m<sup>2</sup> of a **coach house** can be exempted from the total. Notwithstanding this restriction, an **accessory building** of not more than 55.7 m<sup>2</sup> will be permitted on any **parcel**.
- (c) The maximum number of **principal buildings** may be increased to 2 one-family residential dwellings, provided that the **parcel** size is greater than 0.8 ha.

#### 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 <sup>(a)</sup>	7.6 m	7.6 m	5 m
Accessory Buildings and Structures <sup>(b)(c)</sup>	10 m	7.6 m	7.6 m	5 m

- (a) For a **parcel** that is less than 4,047 m<sup>2</sup>, the front **setback** may be reduced to 7.6 m.
- (b) For **accessory buildings and structures** less than 10 m<sup>2</sup> 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<sup>2</sup>, the rear and interior side **setbacks** may be reduced to 1 m for one **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 <sup>2</sup>
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 <sup>2</sup>	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<sup>2</sup>, 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 <sup>(d)</sup>
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 <sup>2</sup>
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 <sup>2</sup>	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

**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**; and
- (b) 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 <sup>2</sup>
Accessory One-Family Residential <sup>(a)</sup>	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 <sup>2</sup>	7.5 m
Accessory Buildings and Structures	50 m <sup>2</sup>	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<sup>2</sup> of **gross floor area**;
  - (ii) **Accessory one-family residential use** - 2 spaces;
  - (iii) Each **parking space** shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
  - (iv) The minimum width of 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 <sup>(a)</sup>	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 <sup>2</sup>	7.5 m
Accessory Buildings and Structures	50 m <sup>2</sup>	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 <sup>2</sup>
Public Service	560 m <sup>2</sup>
Accessory One-Family Dwelling	n/a
Assembly	560 m <sup>2</sup>
Community Garden	n/a

### 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<sup>2</sup> 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 <sup>2</sup>
Secondary Suite	2,023 m <sup>2</sup>

### 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 <sup>2</sup>	1	0.28 FAR	9.5 m
	1,349 m <sup>2</sup>		0.30 FAR	
	1,012 m <sup>2</sup>			
Accessory Buildings and Structures	n/a	1	45 m <sup>2</sup>	7 m

- (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 <sup>2</sup>	25%
1,349 m <sup>2</sup>	25%
1,012 m <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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<sup>2</sup>.
- (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 568-2017 FOR ALPINE VILLAGE ESTATES LTD.  
ON LOT 1, SECTION 20 TOWNSHIP 10  
NEW WESTMINSTER DISTRICT, PLAN LRP34198

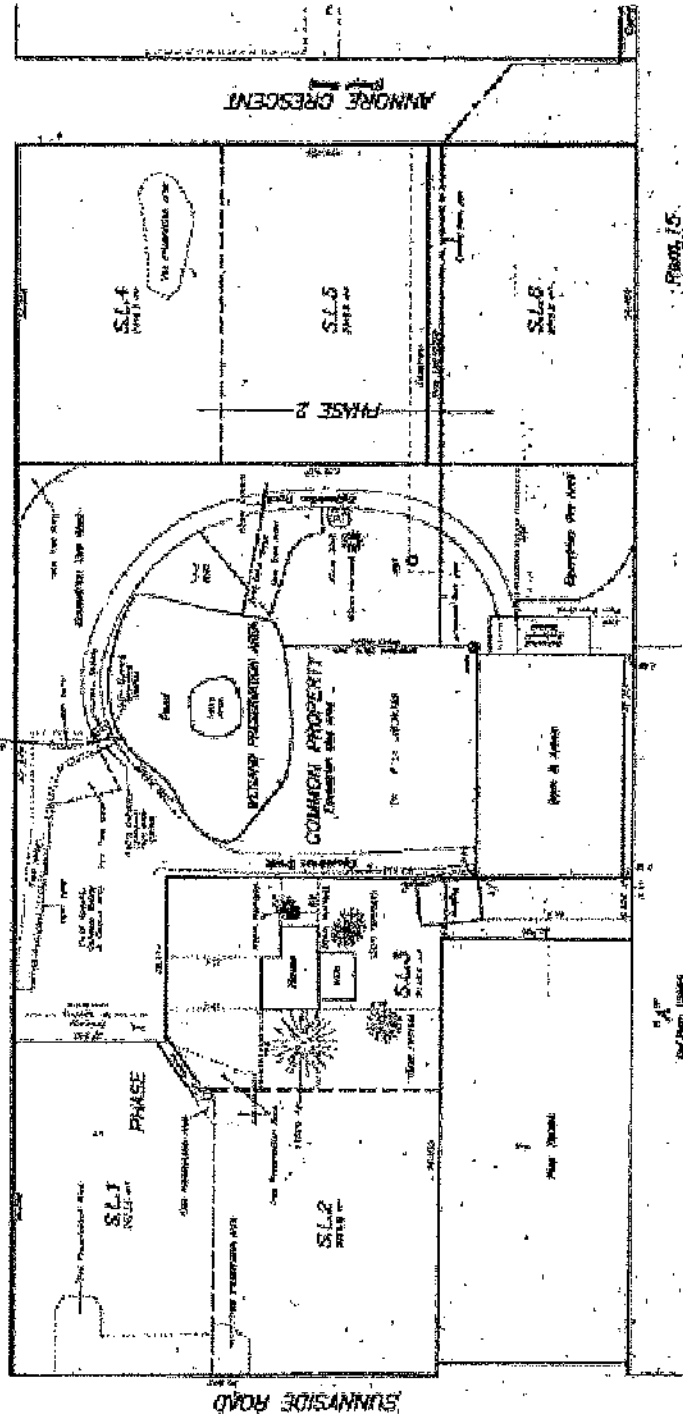


CD-1  
PLAN

SCALE  
1" = 100'

13  
SHEET

ALPINE DRIVE



Page 15  
Plan 316

14  
SHEET

NOT TO SCALE  
ALL DIMENSIONS IN METERS  
SEE EXHIBIT A FOR FURTHER DETAILS  
DATE: 10/10/2017



## 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 <sup>2</sup>	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	2,023 m <sup>2</sup>	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 <sup>2</sup>	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<sup>2</sup> (3,000 ft<sup>2</sup>).
- (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<sup>2</sup>.

### 9.13.4 Minimum Building Setbacks

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

#### 9.13.5 Off-Street Parking

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

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

#### 9.13.6 Maximum Parcel Coverage

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

#### 9.13.7 Maximum Number of Parcels

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

#### 9.13.8 Open Space Amenity

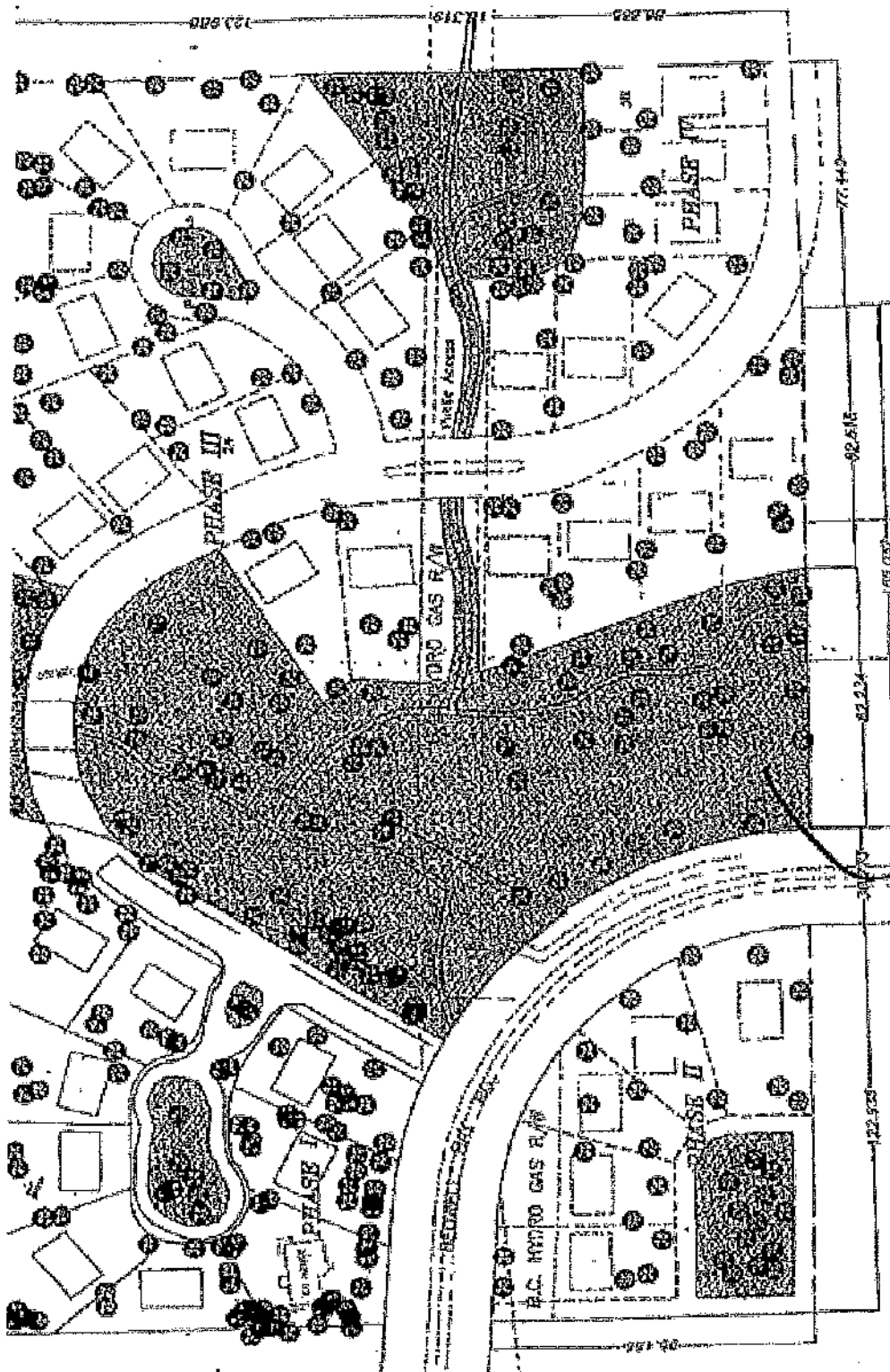
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

#### 9.13.9 Other Regulations

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

#### 9.13.10 Comprehensive Development Plan

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



CD-2  
PLAN

*Open Space Amenity (Typical)*

## 9.14 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

### 9.14.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that provides green space in accordance with policy framework of the Official Community Plan where one-family **residential** housing is the **principal use**.

### 9.14.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,500 m <sup>2</sup>	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 FAR	10 m
Accessory Buildings and Structures	1	70 m <sup>2</sup>	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<sup>2</sup>.

### 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<sup>2</sup>.

#### 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**.



## 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 <sup>2</sup>	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 FAR	10 m
Accessory Buildings and Structures	2	70 m <sup>2</sup>	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<sup>2</sup>.

### 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**.





## 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 <sup>2</sup>	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 <sup>2</sup>	7 m

- (a) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m<sup>2</sup>.

### 9.16.4 Minimum Building Setbacks

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

### 9.16.5 Off-Street Parking

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

#### 9.16.6 Maximum Parcel Coverage

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

#### 9.16.7 Maximum Number of Parcels

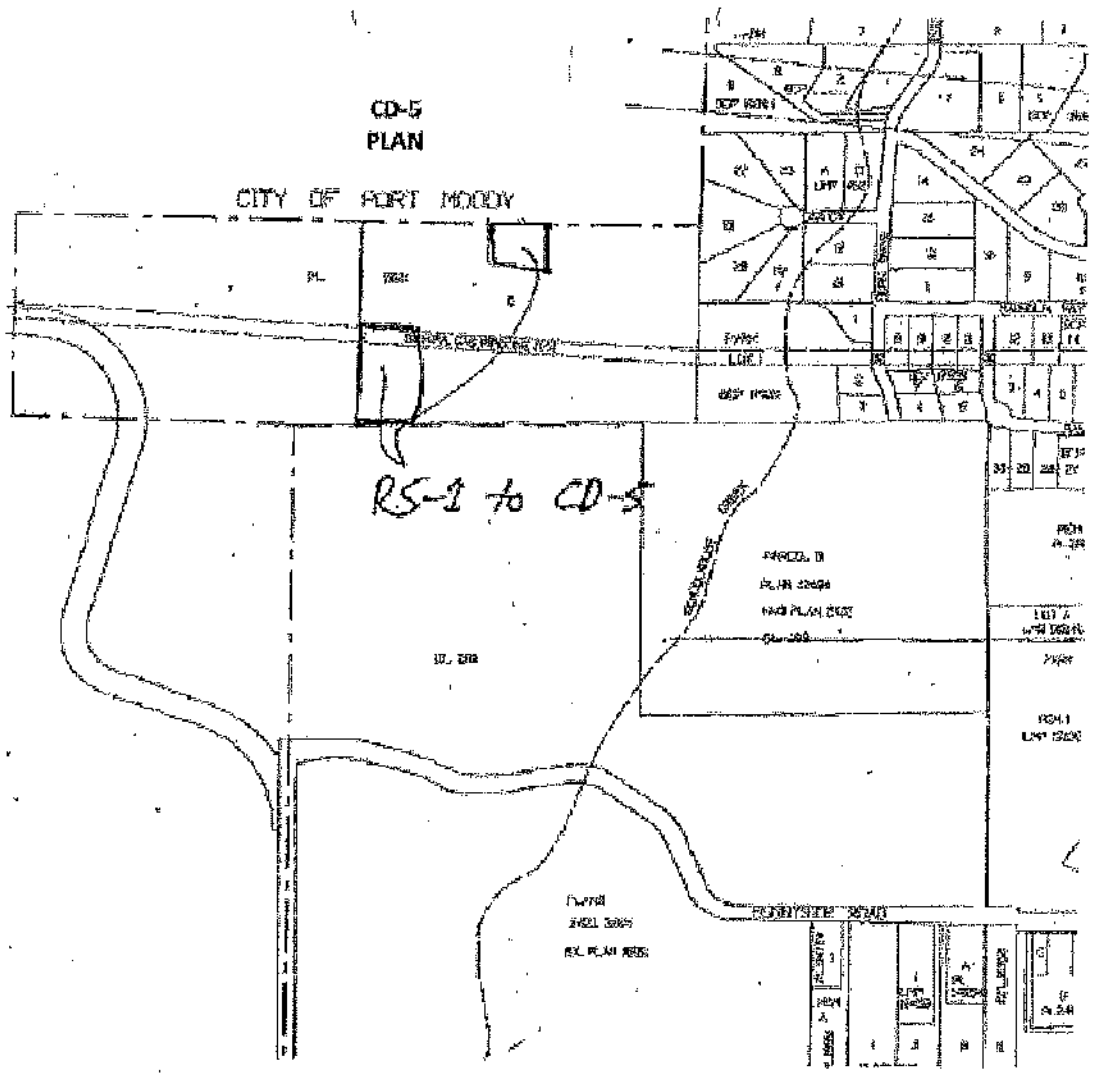
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

#### 9.16.8 Other Regulations

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

#### 9.16.9 Comprehensive Development Plan

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



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

### 9.17.1 Purpose

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

### 9.17.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	2,023 m <sup>2</sup>	24.0 m	n/a
	1,349 m <sup>2</sup>	24.0 m	21
	840 m <sup>2</sup>	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	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 <sup>2</sup>	1	0.28 FAR	10 m
1,349 m <sup>2</sup>	1	0.30 FAR	10 m
840 m <sup>2</sup>	1	0.32 FAR	10 m
Accessory Buildings and Structures	1	45 m <sup>2</sup>	7 m

#### 9.17.4 Minimum Building Setbacks

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

#### 9.17.5 Off-Street Parking

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

#### 9.17.6 Maximum Parcel Coverage

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

#### 9.17.7 Maximum Number of Parcels

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

#### 9.17.8 Maximum Units per Acre

The maximum units per acre shall be 1.20.

#### 9.17.9 Open Space Amenity

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

#### 9.17.10 Parcel Shape

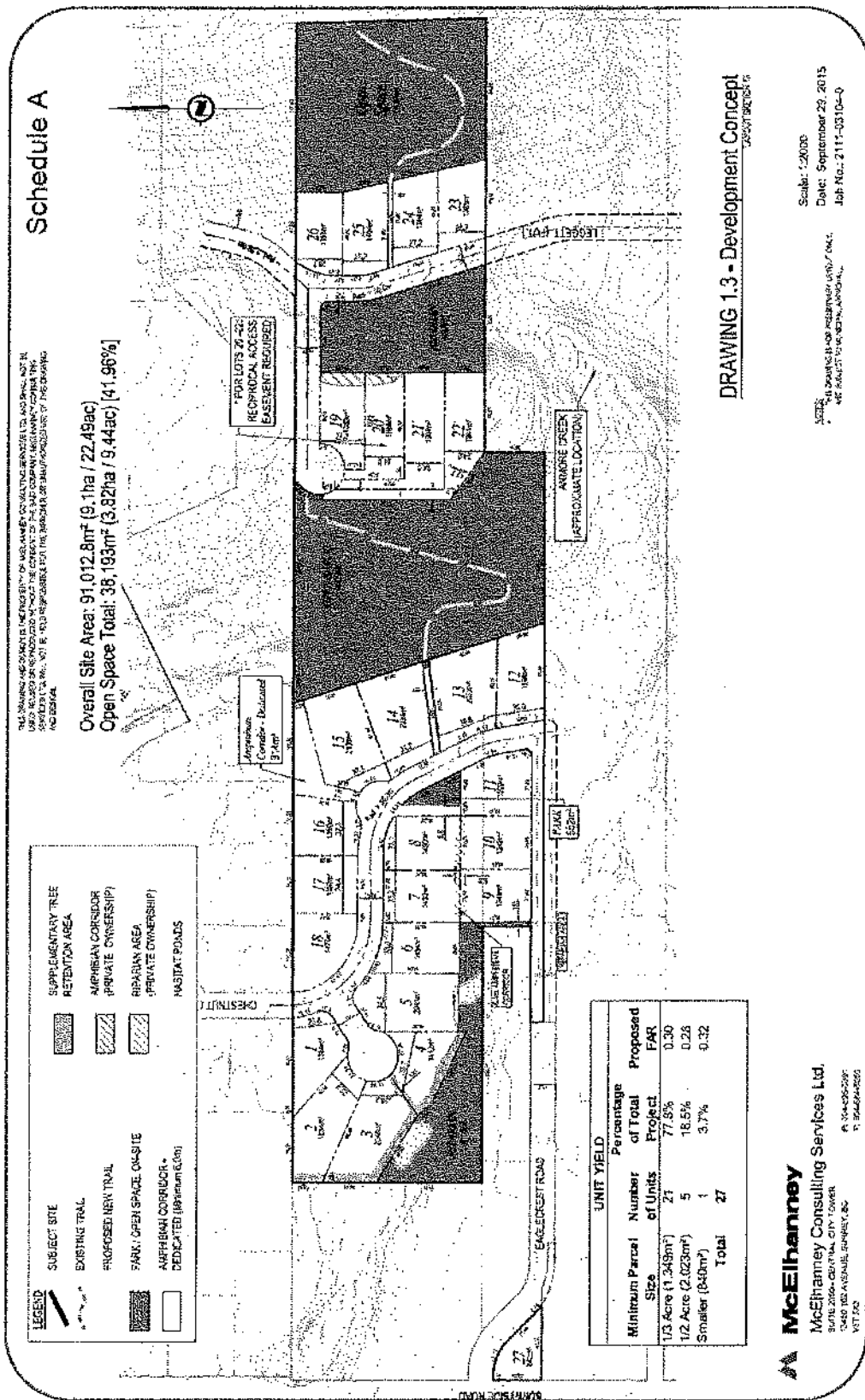
Notwithstanding subsection 7.6.2, for the purposes of this zone, no **panhandle parcel** shall be created where the access strip is narrower than 6.0 m.

#### 9.17.11 Other Regulations

- (a) All permitted **land uses** shall be connected to community services in accordance with the Anmore Works and Services Bylaw.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.

#### 9.17.12 Comprehensive Development Plan

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





## PART 10 SEVERABILITY AND ENFORCEMENT

### 10.1 SEVERABILITY OF BYLAW

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

### 10.2 VIOLATIONS

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

### 10.3 PENALTY

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

### 10.4 ENTRY

10.4.1 The **Bylaw Enforcement Officer** or his/her designate may enter, at all reasonable times, **premises** or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed.

10.4.2 Obstruction of the **Bylaw Enforcement Officer** in the performance of his/her duties shall constitute an offence.

## **PART 11 REPEAL AND EFFECTIVE DATE**

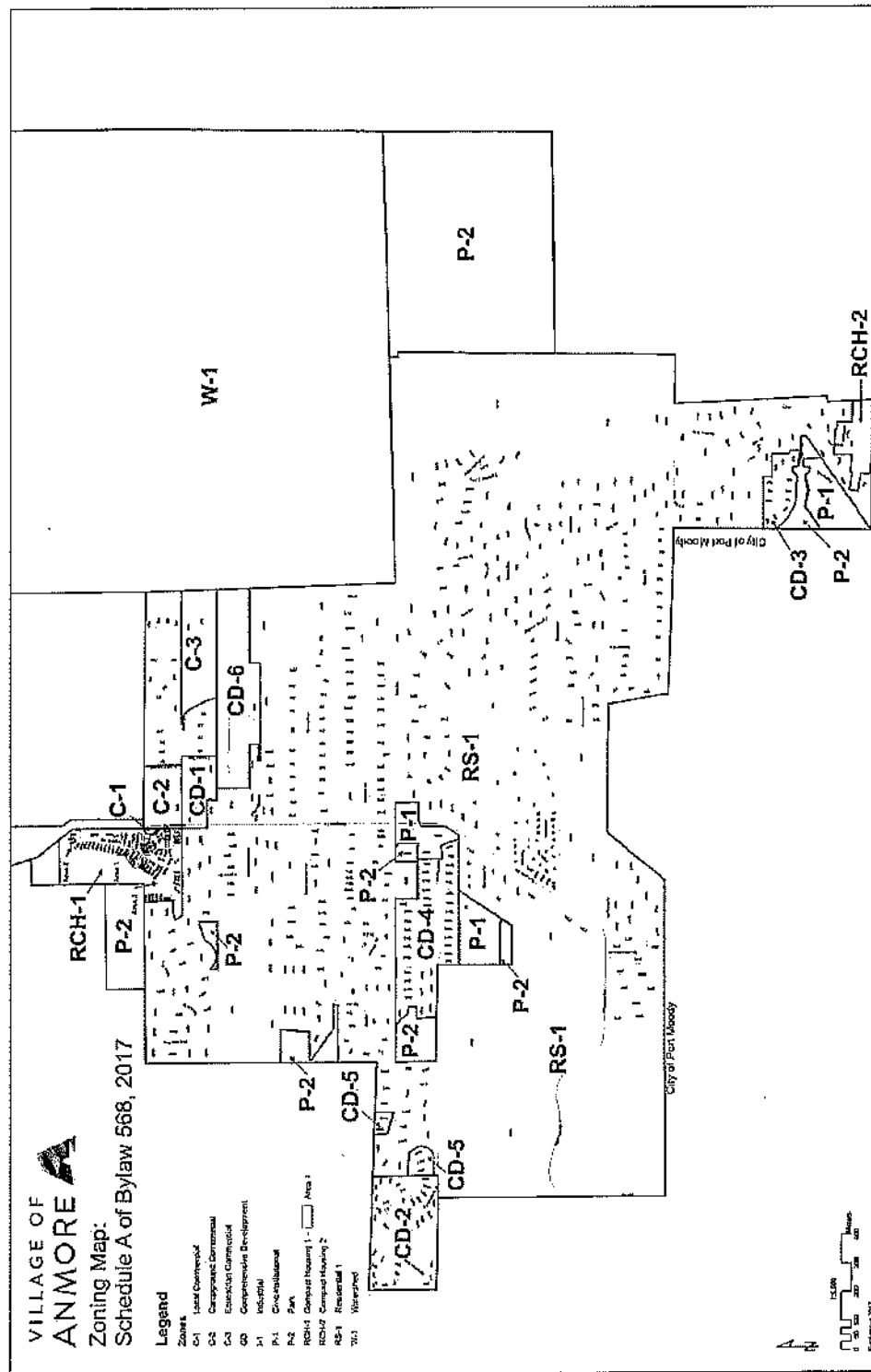
### **11.1 REPEAL OF PREVIOUS BYLAW**

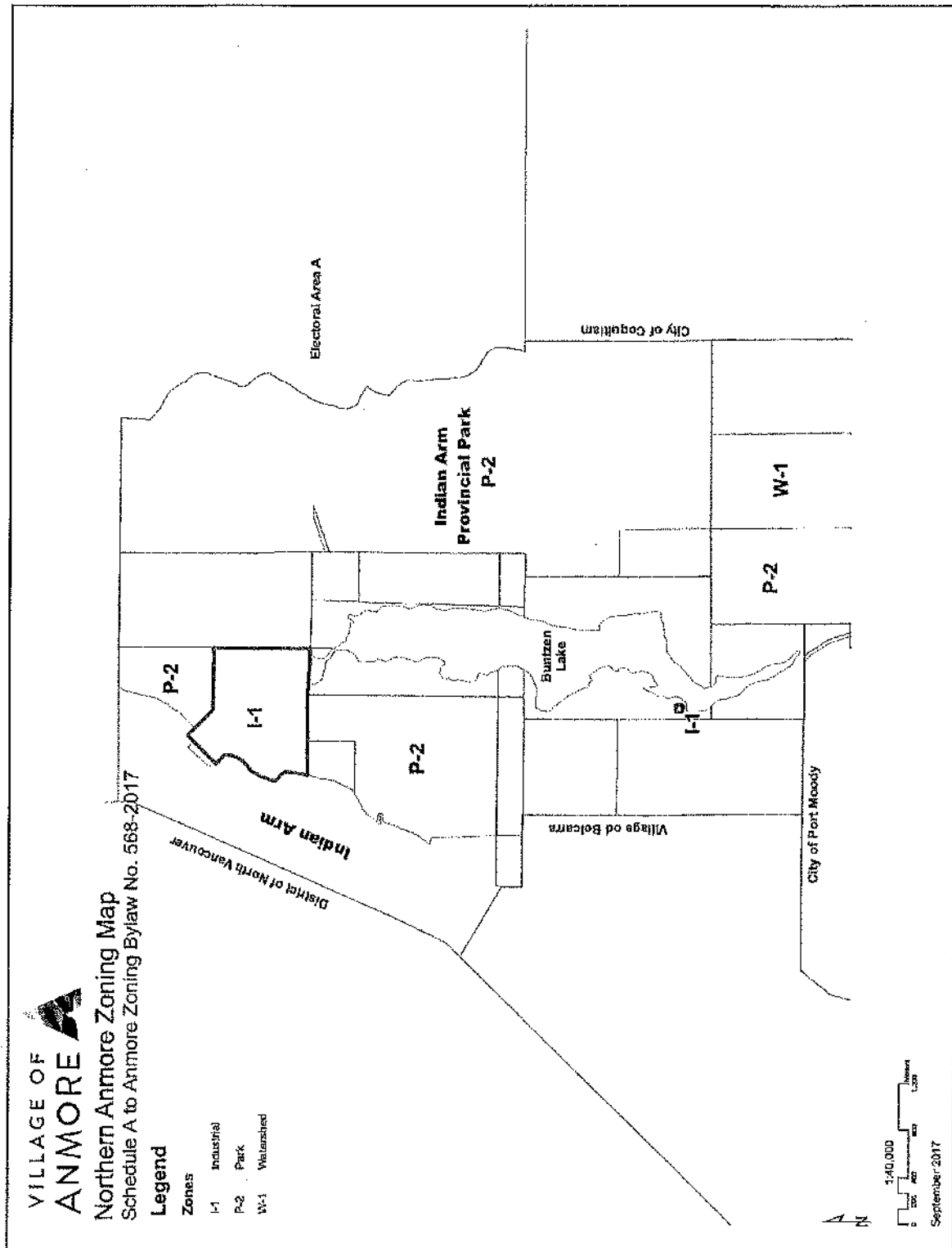
Village of Anmore Zoning Bylaw No. 374, 2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

### **11.2 EFFECTIVE DATE OF BYLAW**

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

# SCHEDULE A - ZONING MAP





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

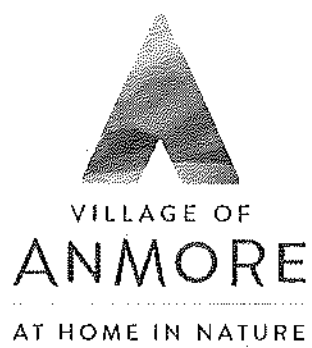
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES



## Countryside Estates

Strata Lot	Size (m2)	Size (ft2)	0.7 FAR	0.6 FAR	New Construction
1	422.9	4552.1	3186.4	2731.2	
2	379.4	4083.8	2858.7	2450.3	X
3	343.1	3693.1	2585.2	2215.9	
4	343.7	3699.6	2589.7	2219.7	X
5	416.7	4485.3	3139.7	2691.2	X
6	440.1	4737.2	3316.0	2842.3	
7	415.8	4475.6	3132.9	2685.4	X
8	378.5	4074.1	2851.9	2444.5	
9	393.7	4237.7	2966.4	2542.6	X
10	285.4	3072.0	2150.4	1843.2	
11	356.1	3833.0	2683.1	2299.8	
12	426.5	4590.8	3213.6	2754.5	X
13	443.8	4777.0	3343.9	2866.2	
14	470.7	5066.6	3546.6	3039.9	X
15	389.8	4195.8	2937.0	2517.5	X
16	376.7	4054.8	2838.3	2432.9	
17	369.6	3978.3	2784.8	2387.0	
18	983.4	10585.2	7409.7	6351.1	
19	755.7	8134.3	5694.0	4880.6	
20	679	7308.7	5116.1	4385.2	
21	497.9	5359.3	3751.5	3215.6	X
22	437.3	4707.1	3294.9	2824.2	
23	466.9	5025.7	3518.0	3015.4	
24	436.4	4697.4	3288.2	2818.4	X
25	490.2	5276.5	3693.5	3165.9	
26	484	5209.7	3646.8	3125.8	X
27	416	4477.8	3134.4	2686.7	
28	464.7	5002.0	3501.4	3001.2	
29	482.8	5196.8	3637.8	3118.1	
30	409.5	4407.8	3085.5	2644.7	X
31	407.5	4386.3	3070.4	2631.8	X
32	493.2	5308.8	3716.1	3185.3	
33	383.2	4124.7	2887.3	2474.8	
34	475.1	5113.9	3579.8	3068.4	
35	363	3907.3	2735.1	2344.4	X

36	339.4	3653.3	2557.3	2192.0	
37	260.6	2805.1	1963.6	1683.0	X
38	303.4	3265.8	2286.0	1959.5	
39	308.4	3319.6	2323.7	1991.8	
40	391.8	4217.3	2952.1	2530.4	
41	402.5	4332.5	3032.7	2599.5	X
42	439.4	4729.7	3310.8	2837.8	
43	336.9	3626.4	2538.5	2175.8	
44	356.1	3833.0	2683.1	2299.8	X
45	618	6652.1	4656.5	3991.3	
46	841.4	9056.7	6339.7	5434.0	
47	364.6	3924.5	2747.2	2354.7	
48	373.8	4023.5	2816.5	2414.1	
49	354.3	3813.6	2669.6	2288.2	X
50	340.2	3661.9	2563.3	2197.1	
51	488.1	5253.9	3677.7	3152.3	
52	440	4736.1	3315.3	2841.7	
53	279.9	3012.8	2109.0	1807.7	
54	261.5	2814.8	1970.3	1688.9	
55	312.3	3361.6	2353.1	2016.9	
56	288.6	3106.5	2174.5	1863.9	X
57	334.7	3602.7	2521.9	2161.6	X
58	403.4	4342.2	3039.5	2605.3	
59	381.7	4108.6	2876.0	2465.1	X
60	622.3	6698.4	4688.9	4019.0	
61	853.5	9187.0	6430.9	5512.2	
62	388.9	4186.1	2930.3	2511.6	
63	412.2	4436.9	3105.8	2662.1	
64	527.4	5676.9	3973.8	3406.1	
65	604.1	6502.5	4551.7	3901.5	X
66	903.7	9727.3	6809.1	5836.4	X
67	648.6	6981.5	4887.0	4188.9	
68	381.3	4104.3	2873.0	2462.6	
69	363.3	3910.5	2737.4	2346.3	X
70	482.5	5193.6	3635.5	3116.1	
71	1089.5	11727.3	8209.1	7036.4	
72	634.6	6830.8	4781.5	4098.5	
73	372.7	4011.7	2808.2	2407.0	



74	355.7	3828.7	2680.1	2297.2	
75	350.9	3777.1	2643.9	2266.2	
76	377.3	4061.2	2842.9	2436.7	
77	409.4	4406.7	3084.7	2644.0	
78	392.4	4223.8	2956.6	2534.3	
79	296.3	3189.3	2232.5	1913.6	
80	339.6	3655.4	2558.8	2193.3	
81	345.4	3717.9	2602.5	2230.7	
82	315.4	3394.9	2376.5	2037.0	
83	325.1	3499.3	2449.5	2099.6	
84	476.6	5130.1	3591.1	3078.0	
85	488.7	5260.3	3682.2	3156.2	
86	346.1	3725.4	2607.8	2235.2	
87	354.9	3820.1	2674.1	2292.1	X
88	1104.6	11889.8	8322.9	7133.9	
89	566.5	6097.7	4268.4	3658.6	
90	239.7	2580.1	1806.1	1548.1	X
91	471.8	5078.4	3554.9	3047.0	
92	477.6	5140.8	3598.6	3084.5	X



## VILLAGE OF ANMORE

### BYLAW NO. 569-2017

A bylaw for the preservation of life, prevention of injuries,  
protection of property, and control of firecrackers and fireworks

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**WHEREAS**, pursuant to the Community Charter, SBC Chapter 26, and any amendments thereto, Council may, by bylaw, regulate, prohibit and impose requirements in relation to firecrackers, fireworks and explosives;

**AND WHEREAS**, Council deems it expedient and desirable to provide such regulations;

**AND WHEREAS**, Council declares the Fireworks Act, SCBC Chapter 146, to be applicable;

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

**1. TITLE**

This bylaw may be cited for all purposes as "Anmore Fireworks Bylaw No. 569-2017".

**2. INTERPRETATION**

In this Bylaw,

**Approved** means approved by an Officer of the Sasamat Volunteer Fire Department;

**Chief Administrative Officer** means the person appointed as Chief Administrative Officer or Acting Chief Administrative Officer for the Village of Anmore;

**Council** means the Municipal Council of the Village of Anmore;

**Explosive** means gunpowder, nitro-glycerine, gun cotton, dynamite, blasting gelatin, gelignite, fulminate of mercury or other metals, coloured fire, and every other substance used or manufactured to produce a violent effect by explosion, or a pyrotechnic effect, and shall include fireworks, fuses, rockets, percussion caps, detonator, cartridges, and ammunition;

**Fire Chief** means the person appointed as Fire Chief or Acting Fire Chief for the Sasamat Volunteer Fire Department;

**Firecracker** means small fireworks with entwined fuses used solely as noisemakers, and not for pyrotechnic effect;

**Fireworks** means and includes either or:

- (a) High Hazard Fireworks means manufactured goods intended to be used for pyrotechnic effect that are classified by the Canada Explosives Regulations as high hazard fireworks for recreation (Class 7.2.1) such rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, bouquets, barrages, bombardos, waterfalls, fountains and mines, but excludes fireworks having a practical use (Class 7.2.5) such as distress signals, line-throwing rockets, signal smoke signals and wildlife control devices, when used as they are intended.
- (b) Low Hazard Fireworks means manufactured goods intended to be used for pyrotechnic effect that are classified by the Canada Explosives Regulations as low hazard fireworks for recreation (Class 7.2.2) such as firework showers, fountains, golden rain, lawn lights, pinwheels, Roman candles, volcanoes, and sparklers but excludes fireworks having a practical use (Class 7.2.4) such as highway flares or other small distress flares, when used as they are intended.

**Occupant** means an owner, tenant, lessee, agent, licensee, and any other person who has the right of access to, and control of, any land, building or premises to which this bylaw applies.

**Officer** means any person appointed by the Fire Chief to exercise the powers vested under this bylaw or under the Fire Services Act. An Officer includes members of the fire department appointed from time to time to the positions of Fire Chief, District Fire Chief, Captain, Acting Captain, Lieutenant and Acting Lieutenant, and also includes the Chief Administrative Officer.

**Peace Officer** means a person recognized as a regular member of the Sasamat Volunteer Fire Department as an Officer, or any person employed by the Village of Anmore as a Bylaw Enforcement Officer, or any person carrying out the duties of a Police Officer for the Village.

**Village** means the Village of Anmore.

### 3. GENERAL

- 3.1 In the event of any inconsistency between the provisions of this bylaw and the provisions contained in a statute and/or regulation enacted by Canadian federal government or the Province of British Columbia, the more restrictive provisions of those statutes and/or regulations shall apply.
- 3.2 If an Officer deems it advisable, on account of the existence of hazardous fire conditions, he/she may cancel or suspend for such time as is specified in the

order, any permits issued pursuant to this bylaw, or he/she may attach to any or all such permits such conditions and restrictions as may be deemed appropriate.

- 3.3 A Peace Officer is empowered to exercise the powers conferred in this bylaw, and further, the Fire Chief and his/her appointed Officers are empowered to exercise the powers conferred by this bylaw and the powers conferred by the Fire Services Act.
- 3.4 All permits issued pursuant to this bylaw shall be subject to such conditions, restrictions, and provisions, as an Officer may consider necessary or expedient to incorporate in such permit.

#### **4. STORAGE**

- 4.1 It shall be unlawful for any person to store, or keep in storage, any explosive or material used, or intended to be used for fireworks or firecrackers unless such person shall have first obtained express written permission from the Fire Chief or the Chief Administrative Officer.
- 4.2 An application for permission hereunder shall be made to the Fire Chief or the Chief Administrative Officer, and shall set out the premises, or portion thereof, on which it is proposed that such explosives, fireworks, firecrackers, or material intended to be used for fireworks or firecrackers, are to be kept or stored, and all particulars pertaining to the proposed storage and keeping of such materials shall be specified in such application.
- 4.3 No explosives, fireworks or firecrackers may be stored or kept contrary to the provisions of this bylaw or permission issued hereunder.
- 4.4 It shall be unlawful for any person to store or keep in any premises in which other flammable materials are kept or stored, except in a fireproof vault or fireproof storeroom, any material used for, or intended to be used for, fireworks in excess of ninety-one kilograms (91 kg) gross weight.
- 4.5 No person shall smoke, or allow any other person to smoke, in any area defined or set aside for storage of fireworks, firecrackers, or any material intended to be used as fireworks or firecrackers, and such area shall be so marked with signs displaying the words "No Smoking", or similar wording to that effect.

#### **5. WHOLESALE AND RETAIL SALES**

- 5.1 It shall be unlawful for any person to offer for sale, expose for sale, advertise or display, or sell at wholesale or retail, any firecrackers to any person or organization unless such person or organization is in possession of express

written permission of the Fire Chief or the Chief Administrative Officer authorizing a display including firecrackers.

- 5.2 The Fire Chief or the Chief Administrative Officer may give permission in writing to a person or organization to detonate or explode fireworks or firecrackers for theatrical, special effects, religious or ceremonial purposes, with any conditions restricting or limiting use as the Fire Chief or the Chief Administrative Officer deems advisable.

- 5.3 It shall be unlawful for any person directly or indirectly to sell, give or furnish to a person under the age of eighteen (18) years old, any fireworks or firecrackers whether for his/her own use or not.

5.3.1 It shall be unlawful for any person under the age of eighteen (18) years old to possess fireworks or firecrackers for any reason.

- 5.4 Unless authorized by the Fire Chief or the Chief Administrative Officer, it shall be unlawful for any person to possess, give, fire, or set off a firework, except low hazard fireworks for recreation (Class 7.2.2) between October 24 to November 1 in any year.

5.4.1 A permit issued by the Fire Chief or the Chief Administrative Officer pursuant to the provisions of this bylaw is required.

5.4.2 All requests for permits to sell or distribute fireworks will require site inspection and the fees shall be as set out in "Schedule A" of this bylaw.

5.4.3 The sales, distribution or storage of fireworks in or from vehicles, trailers or temporary structures is prohibited.

5.4.4 A Business Licence and Valid Permit are required for the selling of fireworks. Applications for business licences or permits to sell fireworks are to be received no later than the end of the first business day after October 7 in any year.

5.4.5 The selling of fireworks is only permitted between October 24 to October 30 in any year.

5.4.6 The selling of fireworks after October 30 at 9:00 p.m. is prohibited.

5.4.7 Vendors are to be held responsible for the cleanup of their sales area and all signage is to be removed no later than October 31 at 12:00 p.m.

5.4.7.1 The cleanup of the sales area and signage is not to be contracted out.

- 5.5 No person shall smoke, or allow any other person to smoke, in any area defined or set aside for wholesale or retail sale of fireworks, firecrackers, or any material intended to be used for fireworks or firecrackers, and such area shall be so marked with the appropriate signage as required in section 4.5 of this bylaw.
- 5.6 No person shall offer for sale at retail, or display for sale, any fireworks that are not enclosed behind glass or wire enclosures to prevent customers from handling the fireworks on display.
- 5.7 In addition to all installed fire protection systems, the minimum fire protection required for the sale of fireworks is two (2) approved 2 kilogram ABC dry chemical fire extinguishers, mounted and clearly visible.

## 6 REGULATION OF FIREWORKS AND FIRECRACKERS

- 6.1 Unless authorized by the Fire Chief or the Chief Administrative Officer, it shall be unlawful for any person to possess, give, fire, or set off, discharge or explode any fireworks, except low hazard fireworks for recreation (Class 7.2.2) between October 24 to November 1 in any year, whereby a permit is not required.
  - 6.1.1 Notwithstanding the exemption for a permit for low hazard fireworks for recreation (Class 7.2.2) on and including the dates between October 24 to November 1 any year, any person in possession of, setting off, discharging or exploding any fireworks shall comply with this bylaw.
- 6.2 It shall be unlawful for any person to set off, discharge or explode any fireworks on any public street, lane, or public place, unless such person or persons has first obtained both:
  - a) written permission from the property owner where the fireworks are to be set off; and
  - b) a permit issued by the Fire Chief or the Chief Administrative Officer for the display;

and it shall be the responsibility of the permit holder to ensure compliance with the provisions of this bylaw, or for any damages that may arise therefrom by reason of the issuance of such permit.

- 6.2.1 Notwithstanding section 6.2, the Village is exempt from requirement of a permit for any Village hosted community fireworks display, in any given year.
- 6.3 It shall be unlawful for any person to point or direct fireworks at any person, animal, building or motor vehicle where such fireworks are in the process of exploding or detonating and where it is capable of projecting or discharging a charge or pyrotechnical effect for a distance of more than one (1) metre.
- 6.4 A Peace Officer may seize firecrackers or fireworks being held in violation of this bylaw and may dispose of them without compensation.
- 6.5 Unless otherwise permitted by the Fire Chief or the Chief Administrative Officer, public display of fireworks and firecrackers shall be permitted only when the actual point at which the fireworks and firecrackers are to be fired shall be in accordance with the following, at minimum;
- (a) *High hazard fireworks for recreation (Class 7.2.1)* - high-level displays shall be at least one hundred (100) metres from the nearest permanent building, public highway or other means of travel, and shall not be permitted to cross over or burst over areas occupied by the public;
  - (b) *High hazard fireworks for recreation (Class 7.2.1)* - low-level displays shall be at least forty-five (45) metres from the nearest permanent building, public highway or other means of travel, and shall not be permitted to cross over or burst over areas occupied by the public;
  - (c) *Low hazard fireworks for recreation (Class 7.2.2)* - ground-level displays shall be at least thirty (30) metres from the nearest permanent building, public highway or other means of travel, and shall not be permitted to cross over or burst over areas occupied by the public; or
  - (d) No fireworks may be set off within three hundred (300) meters of a hospital, nursing home, health lodge or home for the aged, school or church, unless the consent of the Fire Chief or the Chief Administrative Officer and the owner is obtained.
- 6.6 The audience at a public display of fireworks and firecrackers shall be restrained behind a visible line, fence or barrier at least equal to the distances specified in section 6.5 of this bylaw. The discharge of fireworks shall cease whenever the public enters the area defined by the visible line, fence or barrier. The public display shall not resume until the public is relocated behind the visible line, fence or barrier; and only those in active charge of the display shall be allowed inside the visible line, fence or barrier.



- 6.7 All fireworks that fire a projectile shall be so set up that the projectile will go into the air as nearly as possible in a vertical direction. Provided that where such fireworks are to be fired beside a lake or large body of water, they may be directed in such a manner that the falling residue from the deflagration will fall into the said body of water.
- 6.8 Any fireworks and firecrackers that remain unfired after the display is concluded shall be immediately disposed of in a safe manner for the particular type of fireworks and firecrackers remaining.
- 6.9 No fireworks and firecrackers display shall be held during a windstorm in which the wind reaches a velocity of more than twenty (20) kilometres per hour. In such cases, the Fire Chief or the Chief Administrative Officer may authorize postponement of the display at a future date.
- 6.10 The persons in charge of the firing of fireworks and firecrackers for the public display shall be able-bodied persons of at least nineteen (19) years of age and shall be competent for the task.
- 6.11 There shall be at all times at least two operators for the display, constantly on duty during the discharge. Whenever fireworks classified as high hazard fireworks for recreation (Class 7.2.1) are discharged, at least one of the operators shall hold a valid Fireworks Supervisors Certificate.
- 6.12 At least two (2) approved 2 kilogram ABC dry chemical fire extinguishers shall be kept at as widely separated points as possible within the actual area in which the discharge is being done.
- 6.13 All disputes arising as a result of the administration of the provisions of this bylaw shall be referred to the Fire Chief or the Chief Administrative Officer, who shall be the authority in interpreting the regulations.

## 7. PENALTY SECTION

- 7.1 Every person who violates any of the provisions of this bylaw or who permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this bylaw, shall be guilty of an offense punishable on summary conviction and shall be liable to a fine of not more than five thousand dollars (\$5,000) or to imprisonment for not more than six months, or to both the penalties being enforced and the fines and costs being recoverable upon summary conviction in the manner provided by the Offence Act.

**8. SEVERABILITY**

- 8.1 If any section, subsection or clause of this bylaw is declared or held to be invalid by a Court of competent jurisdiction, then that invalid portion shall be severed and the remainder of this bylaw shall be deemed to have been enacted and adopted without the invalid and severed section, subsection or clause.

**9. REPEALMENT**

- 9.1 On adoption of this bylaw, Anmore Fireworks Bylaw No. 310-2001 is repealed.

READ a first time the 3rd day of October, 2017

READ a second time the 3rd day of October, 2017

READ a third time the 3rd day of October, 2017

ADOPTED this day of , 2017

---

MAYOR

---

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Fireworks Bylaw No. 569-2017".

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DATE

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MANAGER OF CORPORATE SERVICES

## SCHEDULE A

### SCHEDULE OF FEES

Except for the discharging of low hazard fireworks for recreation (Class 7.2.2) between October 24 to November 1 in any year, the following fees shall apply:

Application Fee and Permit Fee for sale of fireworks	\$50.00
Application and Permit Fee for Discharge of fireworks	\$25.00
Additional Site Inspections for sale or discharge of fireworks	\$50.00/hour

Application and Permit Fees are non-refundable  
Additional Site Inspection fees must be paid in advance of inspections



VILLAGE OF ANMORE

BYLAW NO. 570-2017

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

WHEREAS section 194 of the Community Charter, S.B.C., 2003, authorizes municipalities, by bylaw, to impose fees and charges for the provision of various services and/or information;

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

1. That this bylaw may be cited for all purposes as "Anmore Fees and Charges Amendment Bylaw No. 570-2017".
2. That Anmore Fees and Charges Bylaw No. 556-2016 be amended as follows:
  - (a) Add the following rows to the bottom of the "GENERAL ADMINISTRATION AND CORPORATE SERVICES (Administration/Corporate/Finance Departments)" table.

Fireworks Permits (applicable between November 1 to October 23 in any year)	
Application for Sale of Fireworks	\$50.00
Application for Discharge of Fireworks	\$25.00
Site Inspections for Sale or Discharge of Fireworks	\$50.00/hour

READ a first time the      day of      , 2017

READ a second time the      day of      , 2017

READ a third time the      day of      , 2017

ADOPTED this      day of      , 2017

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Fees and Charges Amendment Bylaw No. 570-2017".

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES





## VILLAGE OF ANMORE REPORT TO COUNCIL

Date: October 11, 2017  
Submitted by: Christine Milloy, Manager of Corporate Services  
Subject: Request for Road Name

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### PURPOSE / INTRODUCTION

To request that Council assign a new road name to address operational and emergency response concerns.

### RECOMMENDED RESOLUTION

THAT Council direct staff to name the road, illustrated in the report dated October 11, 2017 from the Manager of Corporate Services regarding Request for Road Name, as [Council appointed name of road];

AND THAT Council direct staff to inform the one directly affected property owner and adjacent property owners of this decision;

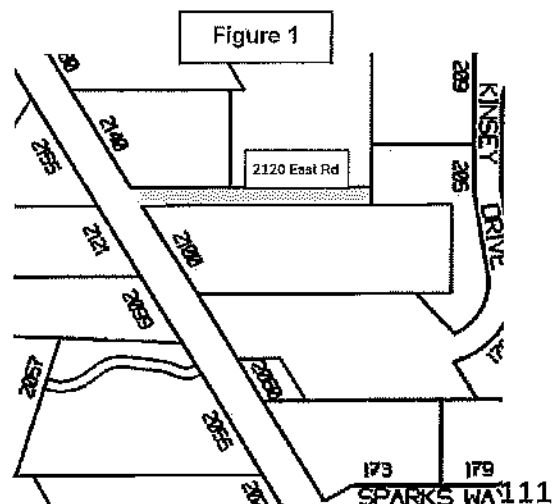
AND FURTHER THAT Council direct staff to coordinate the purchase and install of the road sign and update to Village mapping.

### BACKGROUND

Through staff discussions, it was identified that there is a road being serviced by the Village without a given road name, located east of East Road, north of Kinsey Drive.

### DISCUSSION

Following recent operational work in the Village, staff raised a concern regarding having an unnamed road in Anmore (see Figure 1). Having an unnamed road poses a challenge for would-be emergency responders and for municipal operational needs (e.g. location reference). Therefore, staff is requesting that Council assign a name to this road for future use and reference.



## Report/Recommendation to Council

Request for Road Name

October 11, 2017

Staff has communicated with Canada Post regarding a new potential road name in Anmore, and Canada Post holds no opposition in this regard. There is one property (2120 East Road) that would be impacted if a new civic address is assigned following the road being named. Canada Post would provide mail redirect service for 12 months from the date of notification by the Village, as the address change would be sanctioned by the Village.

Staff have been referring to the road as 'Farley Road' given its proximity to the nearby Farley residence; however, a list of proposed road names (first provided to Council in 2012) is attached for consideration (Attachment 1).

### FINANCIAL IMPLICATIONS

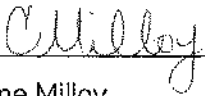


If the recommendation is adopted, staff estimates minimal cost (less than \$500) for the purchase and installation of road sign(s) and administrative costs such as notification to property owners and third party organizations (i.e. Canada Post, BC Assessment, (E-Comm 911) and updates to mapping.

### COUNCIL STRATEGIC PLAN OBJECTIVES

The naming of roads in the Village is aligned with the objective to keep pace with best practices for the safety, operations and maintenance of municipal roads and services.

Attachments:

1. List of Sample Road Name Options

<b>Prepared by:</b>  Christine Milloy Manager of Corporate Services	
<b>Corporate Review</b> Engineering Public Works	<b>Initials</b>  LG.
<b>Reviewed for Form and Content / Approved for Submission to Council:</b> Chief Administrative Officer's Comment/Concurrence  Chief Administrative Officer	



### EXISTING ROAD NAMES IN ANMORE

Alder Way	Chestnut Crescent	Forestview Lane	Maple Court	Summerwood Lane
Alpine Drive	Crystal Creek Drive	Hemlock Drive	Mountain Ayre Lane	Sunnyside Road
Anmore Creek Way	Deerview Lane	Heron Way	Oak Court	Sunset Ridge
Bedwell Bay Road	Dogwood Drive	Hummingbird Drive	Ravenswood Drive	Thomson Road
Birch Wynde	Eaglecrest Drive	Kinsey Drive	Robin Way	Uplands Drive
Black Bear Way	East Road	Lancaster Court	Seymour View Lane	Wollny Court
Blackberry Drive	Elementary Road	Lanson Court	Sparks Way	Wyndam Crescent
Buntzen Creek Road	Evergreen Crescent	Leggett Drive	Spence Way	
Canterwood Court	Fern Drive	Ma Murray Lane	Strong Road	
Charlotte Crescent	Fir Court	Magnolia Way	Sugar Mountain Way	

### SUGGESTED FUTURE ROAD NAMES FOR ANMORE

Anderson Close	Cottonwood Court	Grosbeak Drive	Lasure Drive	Pine Road
Applewood Court	Coyote Road	Hawk Crescent	Ludlow Lane	Salal Drive
Balsam Road	Daybreak Drive	Hawkridge	Marsh road	Salamander Drive
Barkwood Court	Denizen Road	Heritage Trail	Meadow Lane	Salmon Hill
Bedard Crescent	Eagles Nest Way	Hillcrest Lane	Moonlight Place	Schoolhouse Lane
Bridal Path	Elderberry Road	Hilltop Court	Moonlight Way	Spruce Road
Butterfly Lane	Fairhaven Lane	Holly Road	Morrissey Way	Thrush Road
Cedar Drive	Farley Court	Honeysuckle Road	Mount Royal Blvd.	Timber Way
Cedarcrest Ridge	Finley Drive	Horseman's Crescent	Mountain Crest Way	Towhee Drive
Chatt Lane	Flicker Road	Huckleberry Crescent	Owl Way	Valley View
Chickadee Road	Forrest Bluff	Jaybird Drive	Park Trail	Waxwing Road
City View	Foxglove Court	Junko Road	Pedersen Lane	Wildwood Drive
Clover Ridge	Garden Grove	Keen Court	Pigeon Drive	

This document was created for discussion purposes only.





## VILLAGE OF ANMORE REPORT TO COUNCIL

Date: October 10, 2017  
Submitted by: Juli Halliwell, Chief Administrative Officer  
Subject: Award of Stormwater Master Plan RFP

---

### PURPOSE / INTRODUCTION

To obtain Council approval to award the contract for the provision of a Stormwater Master Plan.

### RECOMMENDATION

That Council approves the award of the contract for the provision of a Stormwater Master Plan to GeoAdvice Engineering Inc. for a total contract price of \$168,176.00, excluding GST.

### BACKGROUND

On March 14, 2017 the Village was successful in receiving a grant for \$228,250 from the Federal and Provincial government under the Clean Water & Waste Water fund. The Village contributed \$46,750 as the required 17% contribution towards the total project value.

### DISCUSSION

ISL Engineering developed a request for proposal (RFP) that was issued on August 10, 2017. At the closing time, seven (7) response were received. Given ISL Engineering was one of the proponents, staff engaged another engineering firm (who had not submitted a bid) to perform the technical review and evaluation required. Barnett Consulting group provided the following summary ranking within their report:

Proponent	Ranking
GeoAdvice & Urban Systems	1
ISL Engineering	2
Aplin Martin	3
Parsons	4
Northwest Hydraulics	5
Wedler Engineering	6
Westhoff Engineering	n/a

As part of the evaluation process, Barnett Consulting Group conducted references checks for the top two ranked proponents. The reference scores have been incorporated in to the overall

**Report/Recommendation to Council**

Award of Stormwater Master Plan RFP

October 10, 2017

ranking of the proponents as shown above. Note: Westhoff Engineering was not evaluated as their submitted cost exceeded the Village's budget for the project.

ISL Engineering, in conjunction with the CAO, will be managing the awarded consultant throughout the project.

**FINANCIAL IMPLICATIONS**

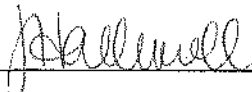
The overall budget for the project is \$275,000. The contract award amount is well within the allocated budget.

**COMMUNICATIONS / CIVIC ENGAGEMENT**

The proponents will be advised of the results of the evaluation and award.

**COUNCIL STRATEGIC PLAN OBJECTIVES**

Engaging a consultant to develop a stormwater master plan aligns with Council's Corporate Strategic Objective to keep pace with best practices for the safety, operations and maintenance of municipal roads and services, specifically our stormwater infrastructure.

**Prepared by:**

Juli Halliwell

Chief Administrative Officer



## VILLAGE OF ANMORE

### REPORT TO COUNCIL

Date: October 11, 2017

Submitted by: Jason Smith, Manager of Development Services

Subject: Rezoning Proposal – 2307 Sunnyside Road – Cordovado

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#### Purpose / Introduction

The purpose of this report is to introduce Council to the rezoning proposal received for 2307 Sunnyside Road and to seek direction on whether to proceed with further review.

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#### Options

The following two options are presented to Council for consideration.

1. THAT Council direct staff to inform the applicant that the Village is not willing to consider the rezoning application for 2307 Sunnyside Road, at this time.

OR

2. THAT Council direct staff to continue review of the rezoning application for 2307 Sunnyside Road;

AND THAT staff forward the rezoning application to the Advisory Planning Commission for their comments on the proposal;

AND FURTHER THAT staff engage a development finance consultant to review the proposed amenity package.

---

#### Background

This report is intending to provide Council with the initial proposal, a preliminary overview of the relevant policies to be considered in assessing this application from an OCP perspective and to provide Council an opportunity to provide input and determine if this application merits further work and review by staff.

The intention is that this will be the standard practice with all rezoning applications received, whereby staff provide an initial overview and background on the application and then seek Council's direction on whether to move forward with it or not. The intent is here is to ensure

## **Report/Recommendation to Council**

**Rezoning Proposal – 2307 Sunnyside Road – Cordovado**

**October 11, 2017**

that resources are best used and avoid circumstances where Village staff are spending time on an application that is not likely to proceed. This is also a benefit to the applicant, as they too can avoid investing time and resources in pursuing an application that will not likely proceed.

## **Discussion**

### The Rezoning Proposal

The Village of Anmore has received a request to rezone a property located at 2307 Sunnyside Road. As shown in the attached site plan (Attachment 1), this property has frontage along Sunnyside Road and also has access along an existing road right of way running north west off of Sunnyside Road.

The site is zoned Residential 1 (RS-1) and is 13.8 acres in size.

The current proposal is for 19 lots, and of which 4 lots are proposed to permit duplex dwellings; this works out to be 1.4 lots/acre or 1.7 units/acre as shown in the proponents site plan. This complies with the maximum density permitted in the OCP Policy RLU-8 regarding Comprehensive Development.

The proponent is proposing the following amenity package as part of the development proposal:

- Open Space – The proposal is for 40% of the property (5.4 acres) to be offered as public open space that would be given to the municipality.
- Trail connections – Trails through and across the property are being proposed. It is not clear if these would all be dedicated to public ownership.
- East Road Right of Way – Expanding the road right of way for East Road where it currently encroaches on to the subject property.
- \$450,000 Community Amenity Contribution – The proponent is offering \$450,000 to the municipality with the intent that the municipality could use these funds to help construct a new village hall.

The site would be serviced off of a new road constructed, in part, along an existing right of way. The first two lots would be accessed by a public road. The remainder of the development would be accessed by a strata road.

## **Report/Recommendation to Council**

Rezoning Proposal – 2307 Sunnyside Road – Cordovado

October 11, 2017

### Potential Next Steps

Should Council direct staff to continue consideration of this application, staff will evaluate the application for consistency with and support of the Official Community Plan (OCP) and all of the applicable policies. In particular, but not limited to, the following policies:

OCP Policy RLU-3 – Designing with the land and environment

OCP Policy RLU-4 – Maintaining the Semi-Rural Character

OCP Policy RLU-5 – Energy Efficiency and support for Greenhouse Gas Reduction

OCP Policy RLU-8 – Innovative Development that cannot be accommodated under existing zoning

OCP Policy RLU-9 – Retention of Landscapes and Screening

OCP Policy RLU-10 – Community Amenity Contributions

OCP Policy RLU-11 – Community Amenity Priorities

In addition to commencing the OCP analysis, the application will be sent to all of the Village's departments for comments on the proposal, the application will be provided to the Advisory Planning Commission for their initial comments, and staff will engage a development finance consultant to evaluate the community amenity package to ensure that the Village interests are fully realized.

### **Financial Implications**

There are no financial implications with any of the options. Should Council choose to proceed, staff time is covered by the application fees and any consultant fees are recoverable from the proponent. If Council chooses not to proceed, the limited staff time spent on this initial review will be recouped from the fees and the remainder would be refunded as per the Development Procedures Bylaw.

### **Communications / Civic Engagement**

It is recommended, should Council choose to proceed with further consideration of this proposal, that the proposal be referred to various departments in the Village for comment, and be referred to the Advisory Planning Commission for comment. At this stage of the rezoning process, it is not anticipated that there will be Village led public engagement, but the applicant is strongly encouraged to conduct public engagement to solicit initial public comments on their proposal.

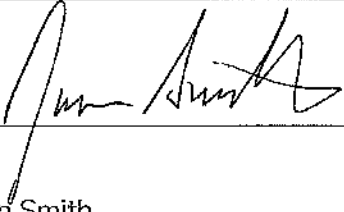
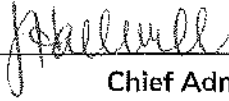
**Report/Recommendation to Council**

Rezoning Proposal – 2307 Sunnyside Road – Cordovado

October 11, 2017

**Attachments:**

1. 2307 Sunnyside Road Site Plan

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



**Attachment 1**

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Bradbury Lundberg

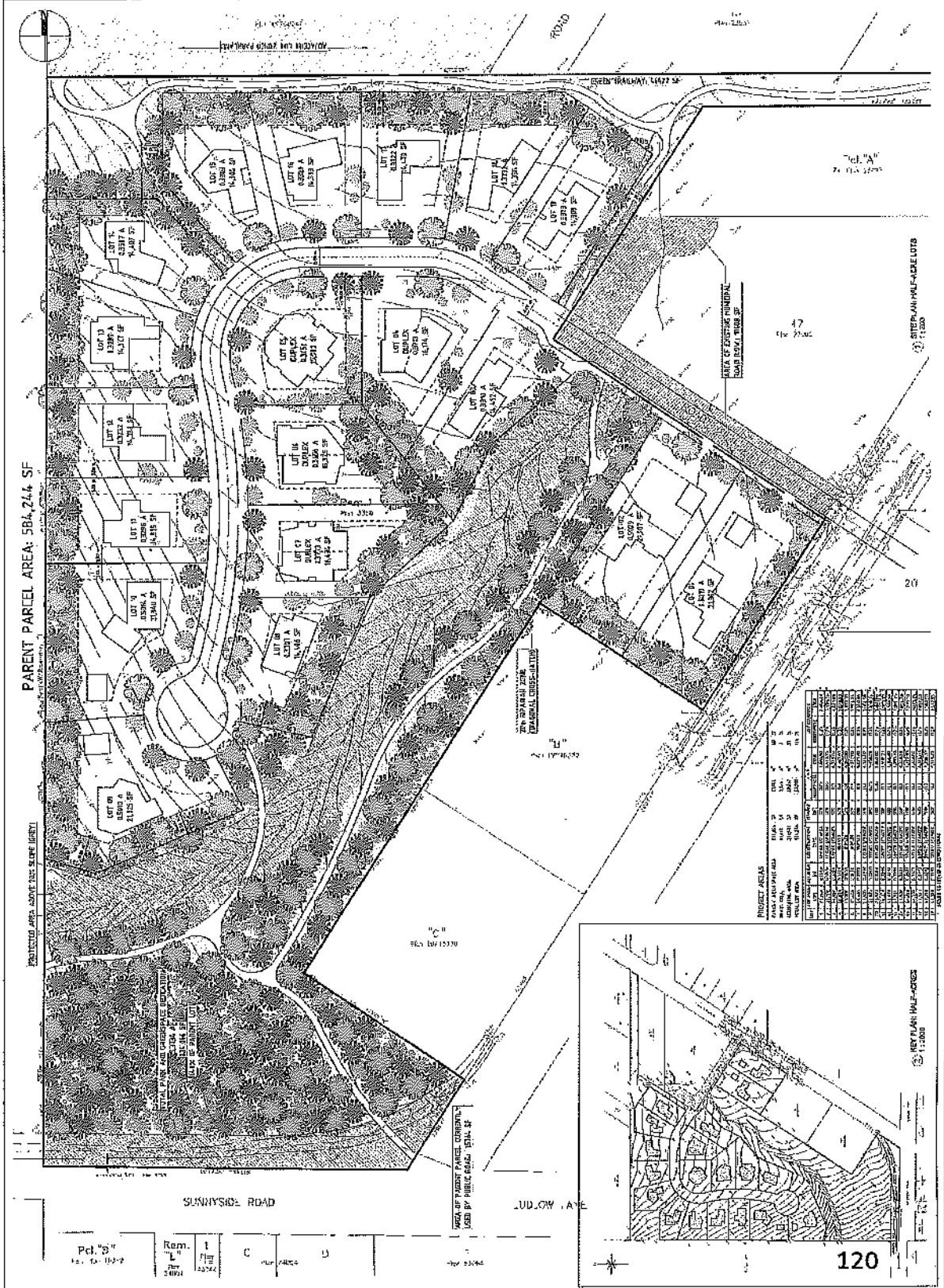
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of National Geographic. The magazine is published by National Geographic Society, a nonprofit organization that has been around since 1888. The magazine is published by National Geographic Society, a nonprofit organization that has been around since 1888.

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

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SEP 2 1 2017

Dear Mayors/Regional District Board Chairs:

In April 2017, the Government of Canada introduced two Bills in relation to the legalization of cannabis; Bill C-45 (the *Cannabis Act*) and Bill C-46 (amending the *Criminal Code* impaired driving provisions). The Bills are currently making their way through the federal parliamentary process with the goal of bringing Bill C-45 into force in July 2018, making non-medical cannabis legal in Canada as of that date. The federal government plans to bring into force the amendments related to drug-impaired driving as soon as Royal Assent is received.

While some aspects of non-medical cannabis regulation will be the responsibility of the Government of Canada, the Province of British Columbia will be responsible for other components. Under the proposed *Cannabis Act*, provinces and territories will regulate the distribution and sale of non-medical cannabis within their respective jurisdictions, subject to minimum federal conditions. Provinces and territories will have the authority to increase the minimum legal age established by the Government of Canada for purchase and possession of non-medical cannabis. In addition, provinces and territories will have the authority to regulate public consumption, establish additional restrictions on personal cultivation and possession limits, and address cannabis impaired driving in provincial road safety laws. As a result, British Columbia will have a number of decisions to make regarding how we regulate non-medical cannabis within our province.

We are interested in hearing what is important for your community concerning the legalization and regulation of non-medical cannabis in our province. As part of the broader engagement to support the development of the provincial regulatory framework, the Province will be engaging local governments directly, along with the public, Indigenous governments and organizations, and stakeholder groups. As part of this engagement, local governments are invited to provide written submissions to the Province. To help guide your submission, we have enclosed a discussion paper, which identifies a number of priority policy considerations for the development of a regulatory framework for non-medical cannabis in British Columbia.

.../2

Ministry of  
Public Safety  
and Solicitor General

Office of the Minister

Mailing Address:  
Parliament Buildings  
Victoria BC V8V 1X4

①

Dear Mayors/Regional District Board Chairs  
Page 2.

Please note that in order to promote the transparency of this engagement process, written submissions will be posted publicly. Submissions can either be made by email to [cannabis.secretariat@gov.bc.ca](mailto:cannabis.secretariat@gov.bc.ca) or mailed to the Cannabis Legalization and Regulation Secretariat no later than November 1, 2017 at 4:00 pm at the following address:

Attn: Cannabis Legalization and Regulation Secretariat  
Ministry of Public Safety and Solicitor General  
PO Box 9285 Stn Prov Gvt  
Victoria BC V8W 9J7

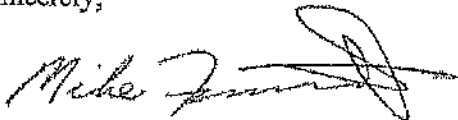
Please ensure your submission does not exceed five pages and does not include third party information or personal information, such as personal telephone numbers or stories that identify specific citizens.

Recognizing that local governments have a significant interest in the provincial regulatory framework for the legalization of cannabis, the Province intends to commence a process of consultation with the Union of BC Municipalities (UBCM). Provincial consultation with UBCM is anticipated to be ongoing until the provincial regulatory framework is developed. The Cannabis Legalization and Regulation Secretariat will also be holding a workshop on September 26<sup>th</sup> at the 2017 UBCM Convention. This workshop will provide an opportunity to outline the Province's work to date and start the dialogue with local governments about some of the challenges and opportunities arising out of the legalization of non-medical cannabis.

The Province looks forward to a productive engagement process and to working collaboratively with local governments. Your input is valued and the responses we receive through this engagement will help to inform the development of a regulatory framework that best represents the interests and priorities of British Columbians.

Thank you for sharing your perspectives with us.

Sincerely,



Mike Farnsworth  
Minister of Public Safety  
and Solicitor General

Enclosure

# **Cannabis Legalization and Regulation in British Columbia**

## Discussion Paper



Ministry of  
Public Safety and  
Solicitor General

## Introduction

In 2015, the federal government committed to legalizing non-medical cannabis in Canada. On June 30, 2016, it established the Task Force on Cannabis Legalization and Regulation (the Task Force) to consult and advise on the design of a new legislative and regulatory framework. The Task Force report was released on December 13, 2016, and provides a comprehensive set of recommendations for governments to consider.

On April 13, 2017, the federal government introduced Bill C-45, the *Cannabis Act* and Bill C-46 (the Act to amend the *Criminal Code*), in the House of Commons. The Bills are currently making their way through the parliamentary process. Bill C-46 amends the *Criminal Code* to simplify and strengthen its approach to alcohol and drug impaired driving, and the federal government plans to move quickly to bring the amendments into force once the Bill receives Royal Assent.

The federal government plans to bring Bill C-45 into force in July 2018; this will make non-medical cannabis legal in Canada as of that date. Bill C-45 is largely based on the recommendations of the Task Force. It seeks to balance the objectives of providing access to a regulated supply of cannabis, implementing restrictions to minimize the harms associated with cannabis use, and reducing the scope and scale of the illegal market and its associated social harms.

The federal government's decision to legalize cannabis creates a corresponding need for provincial and territorial governments to regulate it. While the federal government intends to assume responsibility for licensing cannabis producers and regulating production and product standards, provinces and territories will be responsible for many of the decisions about how non-medical cannabis is regulated in their jurisdictions. These include, but are not limited to: distribution and retail systems; compliance and enforcement regimes; age limits; restrictions on possession, public consumption and personal cultivation; and amendments to road safety laws.

As it considers these important decisions, the BC Government wants to hear from local governments, Indigenous governments and organizations, individual British Columbians, and the broad range of other stakeholders that will be affected by cannabis legalization.

This discussion paper has been prepared to help inform this public and stakeholder engagement. It addresses a number of key policy issues for BC, including minimum age, public possession and consumption, drug-impaired driving, personal cultivation, and distribution and retail. It draws heavily from the analysis of the Task Force, and identifies policy options to consider in developing a BC regulatory regime for non-medical cannabis.

Note that this paper does not address regulation of medical cannabis. For now, the federal government has decided to maintain a separate system for medical cannabis. The Province has a more limited role in the medical cannabis system, and the policy issues and policy choices available are very different, in part because of a history of court cases related to the *Canadian Charter of Rights and Freedoms*.

## Minimum Age

While Bill C-45 establishes a minimum age of 18 years to buy, grow, and publicly possess up to 30 grams of non-medical cannabis, provinces and territories can choose to establish a higher minimum age in their jurisdictions. This is consistent with the Task Force recommendations.

- BC could accept the federal minimum age of 18. However, the minimum age to buy tobacco and alcohol in BC is 19. 19 is also the BC age of majority, when minors become legal adults. In addition, since significant numbers of high school students turn 18 before they graduate, a minimum age of 18 could increase the availability of cannabis to younger teens.
- BC could set the minimum age at 19. This would be consistent with the minimum ages for tobacco and alcohol, and with the BC age of majority.
- BC could set the minimum age at 21 or higher. Emerging evidence suggests that cannabis use could affect brain development up to age 25. As a result, many health professionals favour a minimum age of 21.

However, as the Task Force recognized, setting the minimum age too high could have unintended consequences. Currently, persons under 25 are the segment of the population most likely to use cannabis. The greater the number of young users who cannot buy legal cannabis, the more likely that there will continue to be a robust illegal market where they can continue to buy untested and unregulated cannabis.

Finally, it's important to note that a legal minimum age is not the only tool to discourage cannabis use by young persons. As an example, public education campaigns that provide information about how cannabis use can limit academic performance and future opportunities have been found to be effective.

## Personal Possession - Adults

Bill C-45 establishes a 30 gram limit on public possession of dried cannabis. Practically, this means that this is the maximum amount that an adult could buy and take home at any one time (for context, one joint typically contains between .33g to 1g of cannabis). The legislation also sets possession limits for other forms of cannabis (e.g. oils, solids containing cannabis, seeds) and the federal government intends to add other types of cannabis products (e.g. edibles) by regulation at a later date.

The 30 gram limit is consistent with the Task Force recommendation and with public possession limits in other jurisdictions that have legalized non-medical cannabis. The reason for public possession limits is that possession of large amounts of cannabis can be an indicator of intent to traffic, so a public possession limit can help law enforcement to distinguish between legal possession for personal use, and illegal possession for the purpose of trafficking.

Provinces and territories cannot increase the public possession limit, but they can set a lower limit. However, a consistent possession limit across the provinces and territories would be easier for the public to understand and comply with.

## Personal Possession – Youths

While persons under 18 will not be able to buy or grow cannabis under Bill C-45, they are not prohibited from possessing up to 5 grams of dried cannabis or equivalent amounts for other cannabis products. This is consistent with the Task Force report, which took the position that youth should not be criminalized for possession of relatively small amounts of cannabis. However, provinces and territories can establish laws that prohibit possession by persons under an established provincial minimum age. Such a provincial law would not result in a criminal conviction and would be similar to how BC deals with alcohol – persons under 19 are prohibited from possessing alcohol, and a law enforcement officer can confiscate it and has the option of issuing a ticket.

## Public consumption

Bill C-45 will amend the federal *Non-smokers' Health Act* to prohibit cannabis smoking and vaping in certain federally-regulated places (e.g. planes, trains), but regulation of public consumption of cannabis will otherwise fall within provincial and territorial jurisdiction.

BC can restrict where non-medical cannabis can be consumed, and can place different restrictions on different types of consumption (e.g. smoked, eaten). If BC does not legislate restrictions on public consumption by the time Bill C-45 comes into force, it will be legal to smoke, vape, and otherwise consume cannabis in public, including in places where tobacco smoking and vaping are forbidden.

For the purpose of considering potential restrictions on public consumption, it may be helpful to consider cannabis smoking and vaping separately from other forms of consumption.

### *Cannabis Smoking and Vaping*

The Task Force recommended that current restrictions on public tobacco smoking be extended to cannabis. In BC, both tobacco smoking and vaping are currently prohibited in areas such as workplaces, enclosed public spaces, on health authority and school board property, and in other prescribed places such as transit shelters, and common areas of apartment buildings and community care facilities.

BC has a number of options to consider:

- BC could extend existing restrictions on tobacco smoking and vaping to cannabis smoking and vaping – under provincial law, adults would then be allowed to smoke or vape cannabis anywhere they can smoke or vape tobacco. Depending on the regulatory scheme established by the Province, local governments may also be able to establish additional restrictions, such as prohibiting cannabis smoking and vaping in public parks.
- BC could prohibit public cannabis smoking altogether, but allow cannabis vaping wherever tobacco smoking and vaping are allowed. Compared to smoking, vaped cannabis has a reduced odour and is less likely to be a nuisance to passersby. In addition, banning public cannabis smoking could help avoid normalizing cannabis use.



- BC could also prohibit public cannabis smoking and vaping altogether and establish a licensing scheme to allow designated consumption areas, e.g. cannabis lounges. However, it is unlikely that such a licensing scheme could be implemented in time for legalization.

#### *Other forms of consumption:*

While edible, drinkable, and topical forms of cannabis will not be commercially available immediately upon legalization, the federal government intends to regulate the production and manufacturing of these products for sale at some point. In addition, adults will be allowed to make their own edible and other products at home.

Public consumption of non-inhaled forms of cannabis would be very difficult to detect and enforce. While BC could legislate restrictions on public consumption of these forms of cannabis, it may be more practical to rely on public intoxication and disorderly conduct laws to manage intoxication issues related to public consumption.

## Drug-impaired Driving

With 17% of British Columbians reporting cannabis use within the previous year<sup>1</sup>, we know that it's very likely that a number of British Columbians are already driving with cannabis in their system, whether they are impaired or not. In 2016, drugs (cannabis or otherwise) were a contributing factor in fewer than 8% of BC road fatalities; however, legalization raises legitimate concerns about the potential for cannabis-impaired driving to increase, and make our roads less safe.

Drug-impaired driving is already prohibited under the *Criminal Code*, but Bill C-46 would overhaul existing impaired driving provisions and specifically address cannabis impairment. The amendments will provide authority for the federal government to set a blood tetrahydrocannabinol (THC) limit beyond which a person can be criminally charged with cannabis-impaired driving. This is similar to the blood alcohol limits in place for alcohol-impaired driving.

The proposed federal criminal penalties for drug-impaired driving range from a minimum of a \$1,000 fine to up to a maximum of 10 years in jail.

In BC, police who stop an alcohol-impaired driver can charge the driver criminally, but they also have the option of issuing an Immediate Roadside Prohibition (IRP) or an Administrative Driving Prohibition (ADP) under the *BC Motor Vehicle Act*. Sanctions can include licence prohibitions, monetary penalties, vehicle impoundment, and license reinstatement fees. These programs have been very effective in reducing the number of road fatalities on BC roads.

While the IRP and ADP schemes do not currently apply to drug-impaired driving, police officers in BC do have the option to issue a 24-hour roadside prohibition to a suspected drug-affected driver, with or without a criminal charge.

<sup>1</sup> Canadian Tobacco, Alcohol and Drugs Survey, 2015

One key challenge is that unlike with blood alcohol, there is not enough scientific evidence to link a particular blood THC level with impairment. In fact, it is known that THC can remain in the blood after any impairment has resolved, particularly for frequent users. An IRP or ADP-type scheme would therefore have to rely on other ways to assess impairment, such as a Standard Field Sobriety Test (SFST) conducted by a trained police officer, or evaluation by a Drug Recognition Expert (DRE). The approval of oral fluid screening devices and/or the setting of per se limits by the federal government could also influence the introduction of an administrative regime for drug-impaired driving.

BC could consider one or more of the following to address the risk that cannabis legalization could lead to increased impaired driving:

- BC could launch a public education and awareness campaign to inform British Columbians about the risks and potential consequences of cannabis-impaired driving.
- BC could set a zero-tolerance standard in respect of blood THC content for drivers in the Graduated Licensing Program (drivers with an "L" or "N" designation) and/or for drivers under a specific age threshold.
- BC could invest in SFST and DRE training for more police officers.
- BC could expand the IRP and/or ADP programs to include drug-impaired driving.

## Personal Cultivation

Bill C-45 allows adults to grow up to 4 cannabis plants per household, up to a maximum plant height of 100 centimetres. Bill C-45 does not place restrictions on where plants can be located (indoor vs. outdoor) and does not require home growers to put any security measures in place, but it is open to provinces and territories to establish such restrictions.

In considering personal cultivation, the Task Force acknowledged concerns about risks such as mould, fire hazards associated with improper electrical installation, use of pesticides, and risk of break-in and theft. However, it noted that these concerns were largely shaped by experience with large scale illegal grow operations, and found that on balance, allowing small-scale home cultivation of up to four plants was reasonable.

The Task Force recognized the need for security measures to prevent theft and youth access, and for guidelines to ensure that cannabis plants are not accessible to children. The Task Force also suggested that local authorities should establish oversight and approval frameworks, such as a requirement that individuals be required to notify local authorities if they are undertaking personal cultivation.

In thinking about possible restrictions on personal cannabis cultivation, it may be helpful to keep in mind that it is legal in Canada to grow tobacco and to produce wine or beer at home for personal use with

very few restrictions. In particular, the law does not require specific security measures to prevent theft, or access by children and youth.<sup>2</sup>

BC has several options to consider regarding restrictions on home cultivation of non-medical cannabis:

- BC could adopt a lower limit than 4 plants per household for non-medical cannabis cultivation.
- BC could set restrictions regarding where and how non-medical cannabis can be grown at home. For example, it could: prohibit outdoor cultivation; allow outdoor cultivation but require that plants not be visible from outside the property; and/or require that any outdoor plants be secured against theft.
- BC could establish a registration requirement for persons who want to grow non-medical cannabis at home. However, there would be significant costs associated with administering a registration requirement, and the benefits may be questionable, since those who do not plan to comply with laws on home cultivation may be unlikely to register in the first place.
- If BC decides not to implement one or more of the above measures, local governments could be authorized to do so.

## Distribution Model

Under Bill C-45, each province or territory will decide how cannabis will be distributed in its jurisdiction. Distribution is the process by which goods are supplied to retailers that sell to consumers. Distributors are often called wholesalers.

There are three basic models for the warehousing and distribution of cannabis to retailers in BC: government, private, or direct.

- Government distribution – In this model, government would be responsible for warehousing and distribution of cannabis. Licensed producers would send cannabis products to a government distributor, which would then fill orders from cannabis retailers. Government distribution allows for direct control over the movement of cannabis products, but requires significant up-front investment and set-up. The Task Force heard strong support for government distribution, noting that it has proven effective with alcohol.
- Private distribution – In this model, one or more private businesses could be responsible for the physical warehousing and distribution of cannabis. However, significant government oversight would be required in the form of licensing, tracking and reporting requirements, as well as regular audits and inspections.
- Direct distribution – In this model, the province would authorize federally licensed producers to distribute their own products directly to retailers. This model would also require significant

<sup>2</sup> Parents have a general legal duty to supervise and keep their children safe, but the law does not create specific requirements to protect children from all of the potential dangers that may be present in a home (e.g., alcohol, prescription drugs, and poisons).

government oversight and could make it challenging for smaller producers to get their products to market.

## Retail

Under Bill C-45, each province or territory will decide the retail model for cannabis in its jurisdiction. Recognizing that the July 2018 timeline may not give provinces or territories enough time to establish their retail regimes before legalization, the federal government will implement an online retail system as an interim solution.

BC has a number of options for retail:

- BC could establish a public or private retail system, or potentially a mix of both, as currently exists for alcohol. A public system would require significant up-front investment in retail infrastructure, but there could also be additional revenue generated from retail sales. A private system would require a more robust licensing, compliance and enforcement system, but the associated costs could be recovered through licensing fees.

In a private retail system, it could be possible to allow some existing illegal dispensaries to transition into the legal system; in a public system such as that planned in Ontario, this would not be possible.

- BC could require that cannabis be sold in dedicated storefronts, or it could allow cannabis to be sold out of existing businesses such as liquor stores or pharmacies.

One public health concern about co-locating cannabis with other products is that it could expose significant numbers of people to cannabis products who might not otherwise seek them out; this could contribute to normalization or more widespread use. In addition, the Task Force strongly recommended against allowing co-location of alcohol or tobacco sales with cannabis, but recognized that separating them could be a challenge in remote communities where a dedicated cannabis storefront might not be viable.

- BC could establish a direct-to-consumer mail-order system. This could help provide access to legal cannabis for those in rural and remote locations and persons with mobility challenges.

## Conclusion

Cannabis legalization presents complex policy challenges for the Province. We expect that, as in other jurisdictions that have legalized, it will take several years to develop, establish, and refine an effective non-medical cannabis regime that over time eliminates the illegal market. The information gathered through this engagement will inform the Province's policy decisions. We appreciate your interest and feedback.



**PARKS and RECREATION COMMITTEE – MINUTES**

Minutes of the Parks and Recreation Committee Meeting held on Thursday, December 15, 2016 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

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**MEMBERS PRESENT**

Councillor Paul Weverink (Chair)  
Mike Dykstra  
Susan Mueckel  
Bruce Scatchard

**OTHERS PRESENT**

Luke Guerin, Operations Superintendent  
Steve Sheldon, Tri-Cities Off Road Cycling Association (TORCA)  
Herbert Mueckel, Anmore Resident

**1. CALL TO ORDER**

Chair Weverink called the meeting to order at 7:05 p.m.

**2. ADDITIONS AND DELETIONS TO THE AGENDA**

Nil

**3. APPROVAL OF THE AGENDA**

It was Moved and Seconded:

**"That the Agenda be approved."**

**Carried Unanimously**

**4. DELEGATIONS**

Nil

**5. MINUTES**

**(a) Minutes of the Committee Meeting held on September 15, 2016**

It was Moved and Seconded:

**“That the Minutes of the Parks and Recreation Committee Meeting held on September 15, 2016 be adopted as circulated.”**

**Carried Unanimously**

**6. BUSINESS ARISING FROM THE MINUTES**

Nil

**7. UNFINISHED BUSINESS**

Nil

**8. NEW BUSINESS**

**(a) Anmore Trail Network**

Members discussed with Steve Sheldon and Herbert Mueckel possibility of connection and integration of Anmore's trail network.

Herbert Mueckel provided the following historical information:

- In the early-1980's, the Mueckel family applied for partial government funding trail projects to provide assistance to people who were unemployed.
- 20 km of trails (approximate) were built around Buntzen Lake area, which took about five and half years to complete.
- The work had to be planned, registered and approved by government jurisdictions.
- At the time, the trails were emphasized as use for horseback riding, as well as biking and hiking.
- Trails included areas within Anmore, prior to incorporation, Buntzen Lake, the outskirts of Belcarra Park and provincial Crown land.

Herbert Mueckel advised that, when building and obtaining 'good' trails, the following important steps should be taken:

1. Scouting the terrain to minimize steep slopes
2. Finding locations with good ground surface
3. Constructing good drainage
4. Keeping up with maintenance

Herbert Mueckel provided background information on the Wilderness Recreation and Parks Association (WRAP) that had started in 1998 to maintain trails, advising that the Association had more than 100 volunteers and was registered in Victoria, Insured. With the tremendous increase in insurance costs, WRAP was shut down in 2005, and all tools

purchased by WRAP, including a GPS unit, were turned over to the Village as they were required to be submitted to a government authority.

Following are highlights of Committee discussion with Steve Sheldon:

- TORCA consists of approximately 230 people, with membership of \$20.00 paid annually, including \$10.50 for insurance.
- TORCA's hopes to educate people about their presence and what they are about.
- Riders would like an alternative to East Road by connecting through trails instead.
- TORCA is helping to redevelop trails in Coquitlam (e.g. Riverview Forest and others in Burke Mountain).
- TORCA is currently growing a great relationship with the City of Port Moody, and is developing two multi-use trails that are legally sanctioned and recognized, along with another four trails that are under review.
- The Buntzen Lake Park Manager informed Herbert Mueckel that some trails that have not been maintained may have to be closed.
- Trail running and dog walking groups have offered assistance with maintaining trails.
- Discussions are needed with BC Hydro regarding Buntzen Lake trails; this may not be a Village priority at this time.
- TORCA has started dialogue with a BC Hydro park land representative.
- The trail network is a noted priority in the Anmore Official Community Plan.
- The Village lacks resources to maintain all trails within Anmore. TORCA could possibly assist, if the Village declares specific trails as 'multi-use'.
- TORCA could help to educate and empower people with creation of a trail association.
- TORCA might be able to provide assistance for a Village trail that connects with a mountain bike trail, if it cannot be maintained by the Village.
- Bella Terra and Pinnacle Ridge trails could be deemed as priority trails.
- In future, TORCA would like to be included in dialogue and offer their resources where future development in the Village provides an opportunity for trails that would benefit mountain bikers.

It was Moved and Seconded:

**"That the Village consider partnering with TORCA to build and maintain multi-use trails where opportunity exists; and that the Village review TORCA's Whistler Trail Standard and consider adopting it for our Parks Master Plan as the standard for our multi-use trails; and that the Village review TORCA's insurance and advise if TORCA can work in the Village without any liability issues or concerns."**

**Carried Unanimously**

9. **ADJOURNMENT**

It was Moved and Seconded:

**"To adjourn the meeting."**

**Carried Unanimously**

The meeting adjourned at 8:10 p.m.

Certified Correct:

**C. MILLOY**

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Christine Milloy  
Manager of Corporate Services

Approved:

**P. WEVERINK**

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Councillor Paul Weverink  
Chair, Parks and Recreation Committee



## PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on  
Wednesday, June 21, 2017 in Council Chambers at Village Hall,  
2697 Sunnyside Road, Anmore, BC



### MEMBERS PRESENT

Councillor Kim Towbridge (Chair)  
Mike Dykstra  
Polly Krier  
Susan Mueckel  
Bruce Scatchard

### MEMBERS ABSENT

Nil

### OTHERS PRESENT

Mayor John McEwen  
Christine Milloy, Manager of Corporate Services

#### 1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:02 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

**"THAT THE AGENDA BE APPROVED AS CIRCULATED."**

**CARRIED UNANIMOUSLY**

#### 3. MINUTES

Nil

#### 4. BUSINESS ARISING FROM THE MINUTES

Nil

#### 5. UNFINISHED BUSINESS

Nil

#### 6. NEW BUSINESS

(a) Welcome and Introductions

Chair Trowbridge welcomed members to the new Committee term, and then members introduced themselves and reported their interests in being involved with the Committee.

**(b) Committee Orientation**

- Christine Milloy presented the Committee Orientation. Highlighted questions and concerns raised during the presentation included:
  - Skeleton notes are all that are required by the designated note taker
  - 3 members including the chair are considered quorum
  - Keep conversation general in nature, not to include a specific property unless directed by council
  - A clear motion will be required for council or staff in order for it to be act upon
  - Once a resolution has been passed at the committee meeting, it could be included on the next regular council meeting
  - It was clarified that the staff liaison attends meeting when requested whereas the Manager Corporate Services manages the committee.

**(c) Review 2016 Action Item List and Discuss Objectives for Current Term**

- Committee reviewed the 2016 action items and discuss desired objectives for the current term. Highlighted comments are noted as follows.
- Committee requested that staff provide a copy of the Parks Master Plan to member Polly Krier, noting that other members already have copies.
- Committee requested that staff provide a copy of trail maps to all members.
- Committee requested that staff investigate the requirements for the Mossom Creek Bridge project.
- Committee discussed the following matters as possible options for review during their term:
  - Stairs at Summerwood Lane
  - Trail network
  - Mossom Creek Bridge project
  - Zoning bylaw
  - New upcoming developments

It was MOVED and SECONDED:

**"THAT WE ASK THAT STAFF PROVIDE US WITH THE RESULTS OF THE INVESTIGATION AS IT RELATES TO THE DRAINAGE AT SPIRIT PARK."**

**CARRIED UNANIMOUSLY**

It was MOVED and SECONDED:

**"THAT WE ASK STAFF TO INVESTIGATE THE VALIDITY OF THE ENVIRONMENTAL STUDY FROM ISL ENGINEERING DATED OCTOBER 14 2015; AND ASK STAFF TO ESTABLISH CURRENT COSTS TO COMPLETE THE MOSSOM CREEK BRIDGE PROJECT."**

**CARRIED UNANIMOUSLY**

It was MOVED and SECONDED:

**"THAT WE ASK STAFF TO INVESTIGATE THE COSTS OF BUILDING THE STAIRS AT SUMMERWOOD LANE."**

**CARRIED UNANIMOUSLY**

- Committee requested that staff forward the following list to Council for approval:
  - Trail connectivity
  - Partnership with TORCA
  - Memorial bench program
  - Adopt a Trail program
- Committee requested that staff provide an update on the following matters:
  - Memorial bench program
  - Adopt a trail program
  - Partnership with TORCA
  - Copies of trail maps and village's GIS mapping
  - Amount (\$) in the Village's Parks Reserve.

## **7. ADJOURNMENT**

It was MOVED and SECONDED:

**"TO ADJOURN."**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:38 p.m.

Certified Correct:

**C. MILLOY**

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Christine Milloy  
Manager of Corporate Services

Approved:

**K. TROWBRIDGE**

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Councillor Kim Trowbridge  
Chair, Parks and Recreation Committee

## PUBLIC SAFETY COMMITTEE MEETING – MINUTES

Minutes of the Public Safety Committee Meeting held on  
Monday, June 19, 2017 in Council Chambers at Village Hall,  
2697 Sunnyside Road, Anmore, BC



### MEMBERS PRESENT

Councillor Ryan Froese (Chair)  
Ken Juvik  
Glen Klassen  
Babak Taghvaei

### MEMBERS ABSENT

Travis Karr

### OTHERS PRESENT

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

#### 1. CALL TO ORDER

Chair Froese called the meeting to order at 7:10 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

**"THAT THE AGENDA BE APPROVED AS CIRCULATED."**

**CARRIED UNANIMOUSLY**

#### 3. MINUTES

Nil

#### 4. BUSINESS ARISING FROM THE MINUTES

Nil

#### 5. UNFINISHED BUSINESS

Nil

#### 6. NEW BUSINESS

##### (a) Welcome and Introductions

Chair Froese welcomed members to the new Committee, and then members introduced themselves and reported their interests in being involved with the Committee. 139

**(b) Committee Orientation**

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

- Which areas of public safety will be our focus - would the Committee address the community's immediate issues or set future plans and policies?
- Will focus be given to hazardous road conditions or risks for construction sites?
- Road safety concerns arose, and reflectors along roadways were recommended.

Chair Froese reported that public safety related bylaws may be under review for possible committee revisions and that the committee will take direction from Council on concerns or issues that arise.

**(c) Review 2016 Action Item List and Discuss Objectives for Current Term**

- Committee reviewed 2016 action items and discussed desired objectives for the current term. Highlighted comments are noted as follows.
  - Identify areas that require road safety improvement.
  - Identify safety concerns and possible improvements to the three-way stop at Sunnyside Road and East Road.
- Mayor McEwen and Ken Juvik presented background information regarding the former Emergency Preparedness Committee.
- Committee discussed the following matters for potential review:
  - Wildfire protection plan
  - Steep slopes and post-fire rehabilitation
  - Street lighting
  - Zoning bylaw review regarding public safety concerns (e.g. panhandles)
- Committee requested that staff forward the following list to Council for approval, with the priority order as listed:
  - Street lighting
  - Pedestrians crossing East Rd at Blackberry
  - Traffic concerns at intersection of Sunnyside & East Roads
  - Block Watch involvement and public education (i.e. school level and email notification)
  - Adopt a Street Program

- Committee requested that staff update emergency binders to include all possible contact numbers.
- Committee requested that, in the event of an emergency, staff ensure that the appropriate measures are adhered to and that communications are fully operational.

## 7. ADJOURNMENT

It was MOVED and SECONDED:

**"TO ADJOURN."**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:27 p.m.

Certified Correct:

**C. MILLOY**

---

Christine Milloy  
Manager of Corporate Services

Approved:

**R. FROESE**

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Councillor Ryan Froese  
Chair, Public Safety Committee

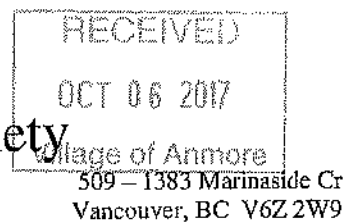




# Youth Parliament of British Columbia



# Alumni Society



(604) 604-646-6623  
registrar@bcyp.org

Dear Sir or Madam:

18 September 2017

## Re: British Columbia Youth Parliament, 89th Parliament

The British Columbia Youth Parliament's 89th Parliament will hold its parliamentary session in Victoria at the Provincial Legislative Chambers from December 27 to 31, 2017. The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the December parliamentary session and in community service activities throughout the year. **Youth Parliament is a one year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. Youth Parliament is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$350** registration fee. Thanks to fundraising efforts, a portion of the cost of transportation and accommodation is reduced but we encourage your municipality to contribute to the fees for those applicants in need. If you are not able to provide assistance, financial support is available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant's chance of being selected as a member. We also provide resources for applicants attempting to secure funding from community sources, including schools and service clubs (see [www.bcyp.org/joinus.html](http://www.bcyp.org/joinus.html)).

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Coast Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

I have enclosed an application form and two copies of a brochure about BCYP. I encourage you to make the application form and brochure available to interested young people and to make copies of the forms as needed. If your municipality sponsors a "youth of the year" award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for our organization. A soft copy of the form is available from our website at [www.bcyp.org/joinus.html](http://www.bcyp.org/joinus.html), along with soft copies of the brochure and a promotional poster.

**All applications must be received by October 24, 2017.** Applicants will be notified whether they have been selected in early November. If you require more information, please contact me by telephone or e-mail as indicated above, or visit our website at [www.bcyp.org](http://www.bcyp.org).

Yours truly,

Rhonda Vanderfluit  
Registrar, Youth Parliament of B.C. Alumni Society



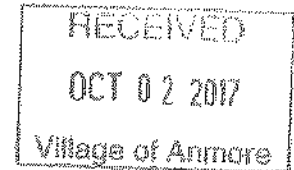


THE CORPORATION OF DELTA  
*Office of The Mayor, Lois E. Jackson*



September 22, 2017

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



Dear Mayor McEwen and Council,

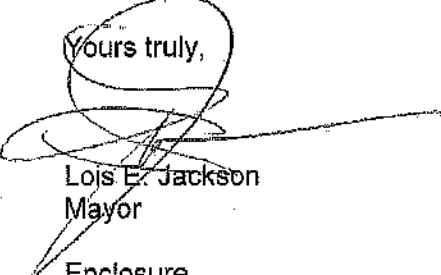
**Re: George Massey Tunnel – Angus Reid Poll**

At the September 18, 2017 Regular Meeting, Delta Council received for information a report from the Chief Administrative Office dated September 8, 2017 regarding the George Massey Tunnel Angus Reid Poll and resolved:

"THAT a copy of the report be sent to Ian Paton, MLA Delta South, Ravi Kahlon, MLA Delta North, the TransLink Board of Directors and all Metro Vancouver Mayors and Councillors."

Accordingly, this letter and report are provided for your information.

Yours truly,

  
Lois E. Jackson  
Mayor

Enclosure

cc: Delta Council  
George V. Harvie, Chief Administrative Officer



The Corporation of Delta  
COUNCIL REPORT  
Regular Meeting

**F.08**

RECEIVED

OCT 02 2017

Village of Anmore

To: Mayor and Council

From: Office of the Chief Administrative Officer

Date: September 08, 2017

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**George Massey Tunnel Replacement Project – Angus Reid Poll**

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▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to update Council regarding a recent poll completed by Angus Reid Global on behalf of the BC Road Builders and Heavy Construction Institute and the Association of Consulting Engineering Companies British Columbia regarding the George Massey Tunnel Replacement Project.

▪ **BACKGROUND:**

At the July 10, 2017 Regular Meeting, Council endorsed a report entitled "The Public Safety and Economic Imperative for the George Massey Tunnel Replacement Project". On August 3, 2017, Mayor Lois E. Jackson, George V. Harvie, Chief Administrative Officer, and Chief Constable Neil Dubord met with the Honourable Claire Trevena, Minister of Transportation & Infrastructure to discuss the tunnel replacement project.

Following this meeting, at the August 14, 2017 Regular Meeting, Council endorsed a report entitled "Provincial Review of the George Massey Tunnel Replacement Project", which urged the Provincial government to undertake a full review of the technical information and project rationale before making an informed decision regarding the project. On September 6, 2017, Delta's calls for a review were heeded when the Honourable Claire Trevena, Minister of Transportation & Infrastructure announced an independent technical review to explore the best options going forward.

▪ **DISCUSSION:**

Angus Reid Poll

Although an independent technical review will be undertaken by the Provincial government, it appears that the people of Metro Vancouver have already made up their minds in favour of a bridge to replace the George Massey Tunnel. According to a public

opinion poll conducted by Angus Reid Global on behalf of the BC Road Builders and Heavy Construction Institute and the Association of Consulting Engineering Companies British Columbia, 75% of people in Metro Vancouver support building a new, higher-capacity bridge to replace the tunnel. For full details of the poll results see Attachment 'A'. The online survey was conducted from August 25 to August 30, 2017 among a representative randomized sample of 610 adult Metro Vancouver residents and a probability sample of the survey carries a margin of error of +/- 4%, 19 times out of 20.

Other highlights of the poll include:

- The public opinion poll offers an opportunity to get past the politics of this issue and learn what residents really think. A total of 65% of respondents think the Provincial government should implement the existing plan, even if a majority of municipalities in the region are opposed.
- Young people aged 18-34, who are inherently invested in the prosperous future of the region, support the bridge plan more strongly (81%) than people over the age of 55, (67%) who are less likely to need the crossing for daily commuting purposes.
- More than half of respondents have experienced a delay of more than half an hour to get through the tunnel, including 31% who have waited more than 45 minutes and 14% who have waited more than one hour.
- Support for a new, higher-capacity bridge to replace the tunnel was universal across the region. In fact, although the bridge is supported universally, residents furthest away from the tunnel on the North Shore (84%) and in the City of Vancouver (80%) were actually the most likely to support the bridge.

Clearly, residents in other municipalities understand the importance of a new bridge better than their elected representatives. Not only are the technical reports and studies in favour of the new bridge, so too are the residents of Metro Vancouver.

#### Delta Communications Strategy Update

Delta's communications strategy has been effective at getting the facts of this issue to the public. Engagement statistics to date include:

- More than 3,000 views of Delta's animated video about the importance of the bridge on YouTube and more than 63,000 views of the video Facebook
- More than 6,500 page views on WeNeedABridge.ca
- Approximately 185,000 people reached through Facebook by Delta's posts about the new bridge and more than 3,000 engagements (likes, shares, comments) with Delta's posts

#### **Implications:**

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

A recent poll completed by Angus Reid Global on behalf of the BC Road Builders and Heavy Construction Institute and the Association of Consulting Engineering Companies British Columbia shows the regional support for a new, higher-capacity bridge to replace the George Massey Tunnel.

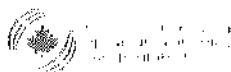


George V. Harvie  
Chief Administrative Officer

Department submission prepared by: Michael Gomm, MPP, Senior Corporate Policy Analyst

▪ **ATTACHMENT:**

A. Angus Reid Global poll results



For Immediate Release  
Metro Vancouver Public Opinion Poll

Page 1 of 8

## Three-quarters of Metro Vancouver residents support replacing Massey Tunnel with a bridge

*Two-thirds say the current plan should go forward, even if municipal governments object.*

**September 5, 2017** – Most Metro Vancouver residents support the provincial government's plan to replace the George Massey Tunnel with a higher-capacity bridge over the Fraser River, according to a new public opinion poll and supported by ACEC-BC as well as BCRBA.

The survey finds that four-in-five Metro Vancouver residents have used the tunnel in the last year, and many of those who did experienced significant delays when doing so.

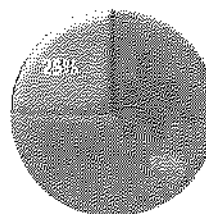
Against this backdrop, three-quarters (75%) say they support the bridge plan, and two-thirds (65%) say the province should implement the existing plan, even if a majority of municipal governments in the region are against it.

### Key Findings:

- Three-in-four Metro Vancouverites support building a new, higher-capacity bridge to replace the Massey Tunnel. This includes three-in-ten (29%) who do so "strongly," and 46 per cent who express moderate support
- Support for the bridge project – which began under the previous BC Liberal government – is strongest among those who voted for the Liberals in May's provincial election (90% support it), but the plan also enjoys the support of nearly two-in-three B.C. New Democratic Party voters (64%)
- Most users of the Massey Tunnel have experienced at least "a few" delays using it in the last year. Only one-in-five tunnel users (22%) never or hardly ever experience delays

### Strong support for bridge project

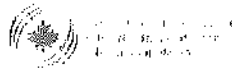
### What are your views on replacing the Massey Tunnel with a bridge?



■ Support ■ Oppose

### METHODOLOGY:

Angus Reid Global conducted an online survey from August 25 – 30, 2017 among a representative randomized sample of 610 adult Metro Vancouver residents who are members of the Angus Reid Forum. For comparison purposes only, a probability sample of this size would carry a margin of error of +/- 4 percentage points, 19 times out of 20. Discrepancies in or between totals are due to rounding. The survey is supported by ACEC-BC and BCRBA. Detailed tables are found at the end of this release.



For Immediate Release  
Metro Vancouver Public Opinion Poll

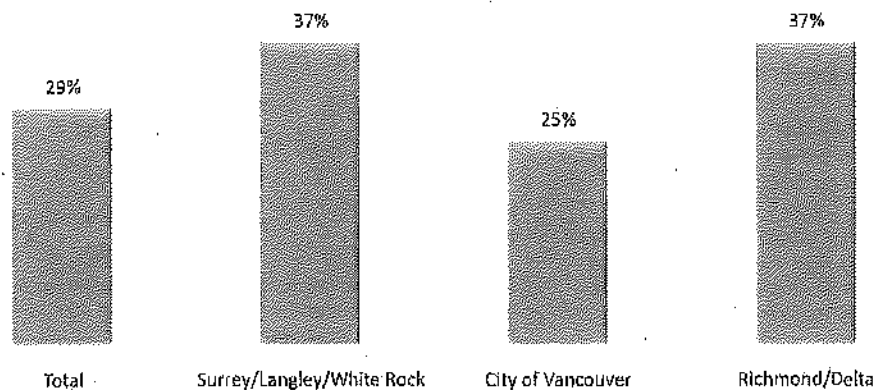
Page 2 of 8

Mayors and councils across Metro Vancouver have offered different views on the necessity of a new bridge to replace the aging Massey Tunnel. While Delta Mayor Lois Jackson is strongly supportive of the provincial government's plan for a 10-lane bridge to replace the four-lane tunnel, councillors across the Fraser River in Richmond have urged the new provincial NDP government to cancel the project.

Residents across the region are more inclined to take Jackson's position, this survey suggests. Two-thirds of respondents in Richmond and Delta (65%) say they support the project, and support is even higher among residents of Surrey, Langley, and White Rock (73%) and the City of Vancouver (80%).

Notably, though overall support is lowest among residents of Richmond and Delta, the percentage of respondents who say they "strongly support" the bridge project is highest there, reaching 37 per cent.

Percentage who 'strongly support' replacing the Massey Tunnel with a bridge:



Views on replacing the tunnel with a bridge also vary by respondent age, with those under age 35 more likely to support the plan (81% of those ages 18 – 34 do), and those ages 55 and older less so (67% support it).

Those who voted for the BC Liberals – who developed the bridge plan while they were in power in Victoria – overwhelmingly support a bridge (90% do). Those who cast ballots for the NDP are less supportive of the project, but still favour it by a two-to-one margin (64% versus 36%).

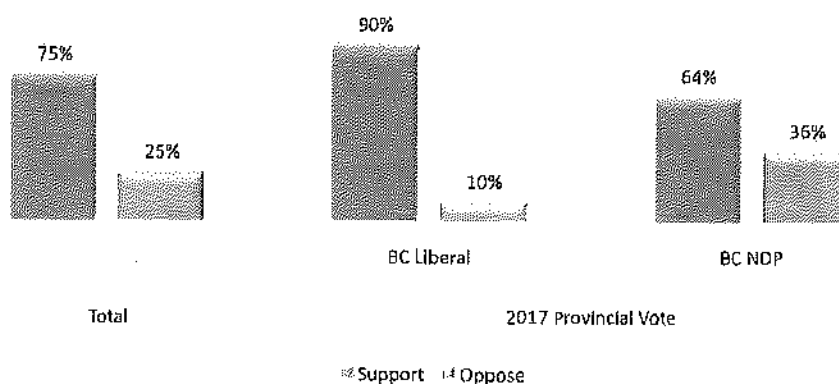




For Immediate Release  
Metro Vancouver Public Opinion Poll

Page 3 of 8

As you may be aware, the provincial government has developed a plan that would see the four-lane Massey Tunnel replaced with a new, higher-capacity bridge over the Fraser River. What are your views on replacing the tunnel with a bridge?



Preliminary work on the bridge is already underway, and the provincial government has spent roughly \$100 million on the estimated \$3.5-billion project so far. With this in mind, the survey asked respondents to choose between two opposing viewpoints:

- On one side, 65 per cent say "B.C. should implement the existing plan, even if a majority of municipalities in the region are opposed"
- The remaining 35 per cent choose the opposing statement: "B.C. should pursue other options, even if it's more expensive than implementing the existing bridge plan"

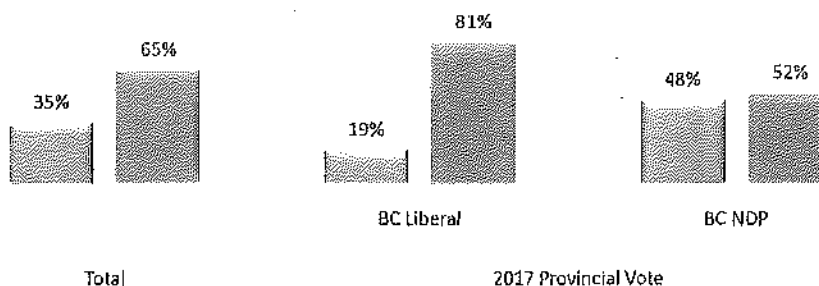
On this question, political divides are more pronounced, with New Democrats split almost evenly and supporters of the BC Liberals staunchly on the "implement the existing plan" side:



For Immediate Release  
Metro Vancouver Public Opinion Poll

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Given what you know about the issue at this time, which of the following statements is closer to your own view?



1 B.C. should pursue other options, even if it's more expensive than implementing the existing plan

2 B.C. should implement the existing plan, even if a majority of municipalities in the region are opposed

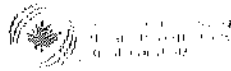
#### Nearly everyone uses the tunnel, and their experiences with it are mixed

In the last year, some four-in-five Metro Vancouver residents (80%) have traveled through the George Massey Tunnel at least once. For some – especially those living in Richmond and Delta – it's a part of their daily commute. For others, it's an occasional route – taken primarily on the way to the Tsawwassen ferry terminal or the U.S. border.

One-in-six (17%) report using the tunnel at least once per week in the last year; another almost three-in-ten (28%) used the tunnel at least monthly; and more than one-in-three (36%) used the tunnel less frequently than that.

Asked to rate their experiences, tunnel users are divided. Roughly one-third (35%) of those who traveled through the tunnel at least once in the last 12 months said their experiences using it were about equally positive and negative. A similar number (37%) say their experiences were more positive than negative, while 28 per cent say the negatives outweighed the positives.

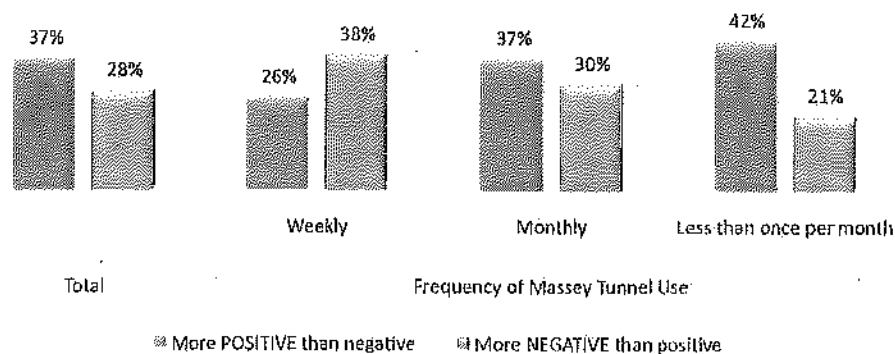
Frequent users are considerably more likely than less frequent users to rate their interactions with the tunnel as a net negative:



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Metro Vancouver Public Opinion Poll

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**All things considered, would you say your experiences using the Massey Tunnel in the last year or so have been mostly positive, mostly negative, or about an even mix of the two?**

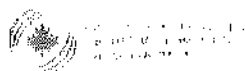


#### Most tunnel users have experienced delays

Delays are a primary driver of negative experiences with the Massey Tunnel. Most people who have used the tunnel in the last year report being delayed at the tunnel at least "a few times," and just one-in-five (22%) say they never or hardly ever get delayed there.

Most of the time, these delays are relatively short. A full majority (57%) of respondents who have experienced delays at the tunnel in the past year say the average amount of time they've been stuck in traffic there is 15 minutes or less.

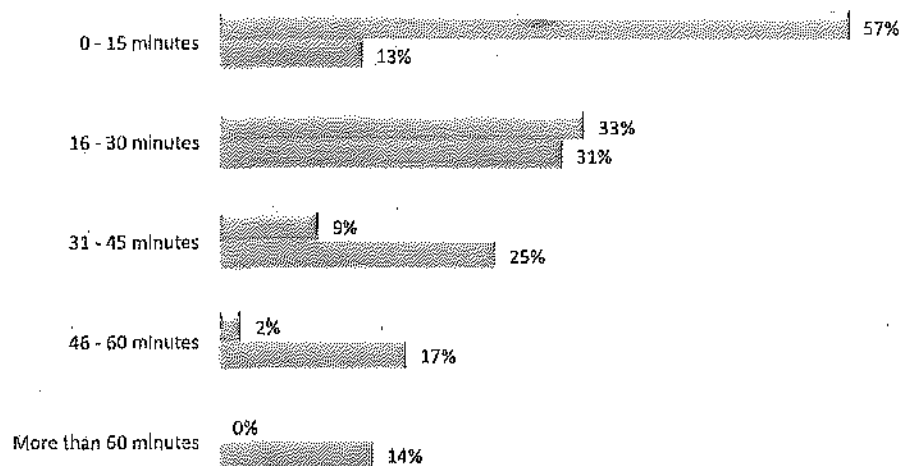
That said, the tunnel has also been known to cause horror stories. Asked to report the longest delay they've experienced at the Massey Tunnel, more than half (56%) can remember a time they waited half an hour or more to get through the tunnel. This includes 31 per cent who report waiting more than 45 minutes, and 14 per cent whose worst wait at the tunnel clocked in at more than an hour.



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Metro Vancouver Public Opinion Poll

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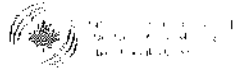
### Time waited at the Massey Tunnel:



■ Average delay    ■ Longest delay

As you may be aware, the provincial government has developed a plan that would see the four-lane Massey Tunnel replaced with a new, higher-capacity bridge over the Fraser River. What are your views on replacing the tunnel with a bridge?							
(unweighted sample sizes)	Total (610)	Region within Metro Vancouver					
		North Shore (44*)	Surrey/ Langley/ White Rock (183)	City of Vancouver (135)	Burnaby/ New Westminster (82*)	Richmond/ Delta (100)	Tri-cities * Maple Ridge/Pitt Meadows (66*)
Strongly support it	29%	27%	37%	25%	18%	37%	28%
Moderately support it	46%	57%	36%	55%	53%	28%	47%
Moderately oppose it	15%	8%	14%	11%	18%	18%	21%
Strongly oppose it	10%	7%	13%	9%	11%	18%	4%

\*small sample size



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Metro Vancouver Public Opinion Poll

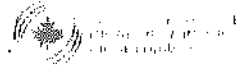
Page 7 of 8

All things considered, would you say your experiences using the Massey Tunnel in the last year or so have been mostly positive, mostly negative, or about an even mix of the two?

(weighted sample sizes)	Total (610)	Frequency of Massey Tunnel Use		
		Weekly (104)	Monthly (166)	Less than once a month (218)
Much more POSITIVE than negative	14%	12%	13%	16%
A little more POSITIVE than negative	23%	14%	24%	26%
About equally positive and negative	35%	36%	33%	37%
A little more NEGATIVE than positive	16%	18%	17%	13%
Much more NEGATIVE than positive	12%	20%	13%	8%

As you may be aware, the provincial government has developed a plan that would see the four-lane Massey Tunnel replaced with a new, higher-capacity bridge over the Fraser River. What are your views on replacing the tunnel with a bridge?

(weighted sample sizes)	Total (610)	2017 Provincial Vote	
		BC Liberals (175)	BC NDP (219)
Strongly support it	29%	46%	22%
Moderately support it	46%	44%	42%
Moderately oppose it	15%	7%	19%
Strongly oppose it	10%	3%	18%



For Immediate Release  
Metropolitan Vancouver Public Opinion Poll

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Given what you know about the issue at this time, which of the following statements is closer to your own view?			
(weighted sample sizes)	Total (610)	2017 Provincial Vote	
		BC Liberals (175)	BC NDP (219)
B.C. should pursue other options, even if it's more expensive than implementing the existing bridge plan	35%	19%	48%
B.C. should implement the existing plan, even if a majority of municipalities in the region are opposed	65%	81%	52%

#### CONTACT

BC Road Builders and Heavy Construction Association

Kelly Scott

kelly@roadbuilders.bc.ca

cell 778-837-2239

office 604-436-0220

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

**Sent:** September-29-17 4:55 PM

**To:** Salish Sea Trust <[salishseatruck@shaw.ca](mailto:salishseatruck@shaw.ca)>; [district@dist100milehouse.bc.ca](mailto:district@dist100milehouse.bc.ca); [info@abbotsford.ca](mailto:info@abbotsford.ca); [mailbox@acrd.bc.ca](mailto:mailbox@acrd.bc.ca); [officeclerk@albertbay.ca](mailto:officeclerk@albertbay.ca); [Village.hall@anmore.com](mailto:Village.hall@anmore.com); [info@cityofarmstrong.bc.ca](mailto:info@cityofarmstrong.bc.ca); [admin@ashcroftbc.ca](mailto:admin@ashcroftbc.ca); [inquiry@barriere.ca](mailto:inquiry@barriere.ca); [belcarra@belcarra.ca](mailto:belcarra@belcarra.ca); [bim@bimbc.ca](mailto:bim@bimbc.ca); [inquiries@rdbn.bc.ca](mailto:inquiries@rdbn.bc.ca); [postmaster@burnaby.ca](mailto:postmaster@burnaby.ca); [admin@cachecreek.info](mailto:admin@cachecreek.info); [info@campbellriver.ca](mailto:info@campbellriver.ca); [village@canalflats.ca](mailto:village@canalflats.ca); [ssantarossa@crd.bc.ca](mailto:ssantarossa@crd.bc.ca); [mailbox@cariboord.bc.ca](mailto:mailbox@cariboord.bc.ca); [castlegar@castlegar.ca](mailto:castlegar@castlegar.ca); [info@ccrd-bc.ca](mailto:info@ccrd-bc.ca); [info@rdck.bc.ca](mailto:info@rdck.bc.ca); [info@cord.bc.ca](mailto:info@cord.bc.ca); [municipalhall@csaanich.ca](mailto:municipalhall@csaanich.ca); [chase@chasebc.ca](mailto:chase@chasebc.ca); [d-chet@gochetwynd.com](mailto:d-chet@gochetwynd.com); [info@chilliwack.com](mailto:info@chilliwack.com); [admin@docbc.ca](mailto:admin@docbc.ca); [admin@village.clinton.bc.ca](mailto:admin@village.clinton.bc.ca); [inquiries@csrd.bc.ca](mailto:inquiries@csrd.bc.ca); [generalinquiry@colwood.ca](mailto:generalinquiry@colwood.ca); [town@comox.ca](mailto:town@comox.ca); [administration@comoxvalleyrd.ca](mailto:administration@comoxvalleyrd.ca); [feedback@coquitlam.ca](mailto:feedback@coquitlam.ca); [info@courtenay.ca](mailto:info@courtenay.ca); [cvrld@cvrd.bc.ca](mailto:cvrld@cvrd.bc.ca); [hales@cranbrook.ca](mailto:hales@cranbrook.ca); [info@creston.ca](mailto:info@creston.ca); [admin@dawsoncreek.ca](mailto:admin@dawsoncreek.ca); [clerks@delta.ca](mailto:clerks@delta.ca); [duncan@duncan.ca](mailto:duncan@duncan.ca); [info@rdek.bc.ca](mailto:info@rdek.bc.ca); [info@elkford.ca](mailto:info@elkford.ca); [info@cityofenderby.com](mailto:info@cityofenderby.com); [info@esquimalt.ca](mailto:info@esquimalt.ca); [cityhall@fernie.ca](mailto:cityhall@fernie.ca); [district@fortstjames.ca](mailto:district@fortstjames.ca); [info@fortstjohn.ca](mailto:info@fortstjohn.ca)

**Subject:** Dear Mayor & Council - Please consider BC, our Salish Sea Heritage, & House of Commons E-Petition 1269

Dear Mayor & Council,

You'll no doubt have gathered a lot of ideas from the UBCM meetings of this past week. We would like to add one more however - offering the balanced economic and environmental opportunity of our World Heritage Site application for the Salish Sea, and all the benefits which would follow.

Yesterday we invited BC MLAs, and Canada's MPs, to sign onto the federal E-Petition that would have the Salish Sea added onto Canada's Tentative List for UNESCO World Heritage Sites. The on-line House of Commons Petition is sponsored by BC MP Rachel Blaney, and follows from an application the Salish Sea Trust submitted to Parks Canada in May.

***With this letter we would like to invite your consideration in personally signing e-Petition 1269 for the Salish Sea.*** And, if you deem it appropriate and within your capacity as an elected representative, we would welcome you making this Petition known to those in your communities. We have just two months remaining to convince the federal government of the importance in protecting the Salish Sea's heritage and outstanding universal values. In December the PM or Environment Minister will announce those WHS applications which will be approved to the Tentative List.

By way of providing a quick update and background please note that some 15,000 individuals expressed support for the Salish Sea World Heritage Site application previously - including MPs, MLAs, local governments and First Nations. Our website provides an overview as well as a copy of the application. And you may find our short intro to the World Heritage Site initiative of interest as well ... "Salish Sea - A Legacy Moment": <https://vimeo.com/212160230>

The Salish Sea WHS E-Petition serves to remind our federal representatives of the importance of the Salish Sea, and the considerable economic and environmental benefits that come from being recognized as a World Heritage Site - with cultural and natural protections the foundation of the

proposal. The Lakes District in Britain, for example, sees overall tourism returns amounting to £2.2B, sustaining some 18,000 jobs. Their recent WHS cultural landscape designation is expected to add a minimum of £20M annually.

Cooperation and partnership, reconciliation and healing, sustainability and stewardship are similar priorities of the UNESCO World Heritage Site program – a program which requires all partners to agree, and a 6-10 year assessment and outreach process before approval may be given. The Salish Sea WHS application fits very specific targets of UNESCO's WHS program – including climate change, enabling indigenous communities, and ocean/marine health and revitalization. It is also of particular interest that the west coast of North America is under-represented in terms of WHS sites; and the potential for inter-jurisdictional and co-governance arrangements with WA/OR/CA coincides with present goals of consolidating coastal ecosystem-based management. Such management practices were embraced last year in the Great Bear Rainforest mid-coast agreement, and in the north coast Marine Plan Partnership. To our detriment the Salish Sea does not have a management plan in place at this time.

We can provide additional information with respect to the rationale, benefits and process particular to World Heritage Sites, and the Salish Sea in particular, on request. With this note however we simply wanted to invite you to show your support for the Salish Sea and its world-class heritage, by way of signing E-Petition 1269:

<https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1269> FYI, we have provided a copy of this Petition below, along with our press release announcement.

Please feel free to contact us directly if you have questions.

best wishes,

Laurie Gourlay  
Interim Director  
Salish Sea Trust

*"The sea lives in every one of us." - Wyland*

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1  
250.722.3444, <[salishseatrust@shaw.ca](mailto:salishseatrust@shaw.ca)> ([www.salishseatrust.ca](http://www.salishseatrust.ca))



Please Sign, & Circulate ...Press Release Posted Below.

42ND PARLIAMENT

**E-1269 (PROTECTION OF THE ENVIRONMENT)**

**...SALISH SEA, WORLD HERITAGE**

**Petition to the House of Commons in Parliament assembled**

**Whereas:**

- *The Salish Sea is an ecologically, economically, and culturally rich area which provides critical marine habitat, biodiversity and essential ecosystems that are of as much importance to nature as to the peoples, regions and nations which reside alongside this unique ocean environment;*
- *Canada has promised to meet its international commitment, to honour the United Nation's Sustainable Development Goals by protecting 10% of our coastline by the year 2020;*
- *There is a growing momentum and an increasing call to action by many nations of the world to find ways to meet the challenges of climate change, to restore our oceans and to work in partnership with First Peoples everywhere; and*
- *The Prime Minister and Government of Canada have invited applications to be submitted for places exemplifying the outstanding universal values embraced by World Heritage Sites, including the historical, cultural and natural landscapes and seascapes of significance that are the foundation of our country.*

*We, the undersigned, residents of Canada, call upon the House of Commons in Parliament assembled to show leadership for coastal and marine protection initiatives by supporting the application for the Salish Sea's Canadian waters to be added to our country's Tentative List, for consideration as a UNESCO World Heritage Site.*

Sign Petition E-1269 ...Here <<https://petition.parliament.ca/petitions/details?petition=E-1269>>

Media Release  
For Immediate  
Release

Sept. 27, 2017

**The Salish Sea Coasts Into The House of Commons**  
**E-Petition Calls For World Heritage Site Recognition**

[CEDAR, BC] – "The Salish Sea is ten weeks away from being recognized as a World Heritage Site," according to the ever-optimistic predictions of Laurie Gourlay, Interim Director of the Salish Sea Trust - the organization that submitted the UNESCO WHS application.

And just to be sure Canada's federal politicians appreciate the global significance of the Salish Sea's world-class heritage, MP Rachel Blaney is sponsoring their House of Commons on-line Petition E-1269. Blaney is MP for North Island - Powell River, and has a long history of working with coastal and indigenous communities.

"We want Parliamentarians to seize this legacy moment for Canada," says Gourlay. "To realize how important the Salish Sea is to the west coast's future, and to release the many economic and environmental benefits that will accrue by recognizing it as a World Heritage Site."

Working with SeaLegacy the non-profit Salish Sea Trust submitted a World Heritage Site application to Parks Canada in May. Accompanied by 15,000 signatures of support this spring the Trust's Petition maintains that the Pacific Ocean gateway is vitally important to Canadians, and directly calls upon MP's to 'show leadership for coastal and marine protection initiatives'.

"We're doubling down, reaching out to Parliament and to all Canadians," Gourlay adds. "We want support from all who love the Salish Sea, who appreciate its diversity and beauty, and the incredible historical, cultural and natural values these west coast waters embody."

The Petition calls for UNESCO World Heritage Site designation to help protect some 3000 species in this unique inner ocean, along with recognition of a 10,000 year old First Nation culture that deserves honour and respect. All Canadians are invited to show their support.

A copy of House of Commons Salish Sea Petition E-1269 can be found at: <https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1269>

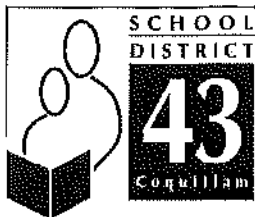
- 30 -

Further information:

Laurie Gourlay	Kait Burgan	MP Rachel Blaney
Interim Director	SeaLegacy	North Island—Powell River
Salish Sea Trust	<u>250-816-0046</u>	House of Commons
(250 722-3444)	<u><a href="http://www.sealegacy.org">www.sealegacy.org</a></u>	613-943-2185

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1  
250.722.3444, [salishseatrust@shaw.ca](mailto:salishseatrust@shaw.ca) ([www.salishseatrust.ca](http://www.salishseatrust.ca))

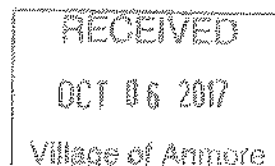
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550 Poirier Street, Coquitlam, BC Canada V3J 6A7 • Phone: 604-939-9201 • Fax: 604-939-6758

Learning for a Lifetime

October 6, 2017



Mayor John McEwen and Council  
Village of Anmore  
Via email: [village.hall@anmore.com](mailto:village.hall@anmore.com)

**BOARD OF  
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Dear Mayor and Council,

As you know, we have been working to meet the needs of the region's residents as we plan for schools across the district and on Burke Mountain in northeast Coquitlam. We have been listening to our community stakeholders and plan to share more information with them as a follow-up to the last session held in 2015.

The Board of Education for School District No. 43 (Coquitlam) cordially invites the Village of Anmore Mayor and Council to attend a public information session on the future schools on Burke Mountain.

Thursday, November 9, 2017 at 7:00 p.m. (Doors open at 6:30pm)  
Leigh Elementary School – Gymnasium  
1230 Soball Street, Coquitlam

Please email your RSVP by October 27, 2017 to [awalsh@sd43.bc.ca](mailto:awalsh@sd43.bc.ca).

Yours truly,

**SCHOOL DISTRICT NO. 43 (COQUITLAM) BOARD OF EDUCATION**

Kerri Palmer Isaak  
Chair, Board of Education

cc: Board of Education  
Patricia Gartland, Superintendent of Schools/CEO  
Chris Nicolls, Secretary-Treasurer/CFO

