

# ADVISORY PLANNING COMMISSION – MINUTES

VILLAGE OF ANMORE

Minutes of the Advisory Planning Commission Meeting held on Monday, March 13, 2017 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

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## **Members Present**

Steve Hawboldt (Vice-Chair)  
Ken Juvik  
Herb Mueckel  
Sandra Parfeniuk  
Mario Piamonte (Chair)

## **Members Absent**

Garnet Berg

## **Others Present**

Mayor John McEwen, Council Liaison  
Jason Smith, Manager of Development Services

### **1. Call to Order**

Chair Piamonte called the meeting to order at 7:05 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) Zoning Bylaw – Review Revised Draft**

Commission reviewed and discussed revisions to the updated Zoning Bylaw (proposed draft). Highlights of discussion are noted as follows:

- Changed secondary suite restrictions in 6.3.7 to limit secondary suites in accessory buildings to lots larger than ½ acre should read including and over 1 acre.
- Size of accessory suite increased from 100 m<sup>2</sup> to 120 m<sup>2</sup>.
- After meeting with builders and developers, it was proposed to delete 7.2.2. (a) and (b) noting if a parcel is less than 4,407 m, it would not be sub dividable.
  - concerns for those current parcels that are 98% in which have been rounded up to an acre
  - if less than 98%.would not be able to subdivide; would need to meet the minimum lot size
  - concerns would come about when infill housing is discussed
  - would not impact those who have a 1 acre; do not currently have subdivision capacity
  - 1.96 acres or above could be affected
  - if infill becomes a reality; could establish guidelines for the minimum lot size and the expectations around the overall density in the OCP
  - would not be an issue outside of infill circumstance
  - first minimum lot size then density; look at them separately
  - concerns with protecting those residents who believe they already have a 1 acre lot when in fact it is less
  - only for lots that are not created yet, more for subdivision purposes
  - needs to be clean and transparent
  - should not be penalized for a measuring error
  - members agreed to leave in section 7.2.2. (a) (b)
- Section 5.5 (5.4, 5.6 – tie together in proposing height)
  - calculating grade; provide a weighted average of the grade for the proposed building site
  - highest building face envelope; avoids building on a very steep slope and constructing a house with the average height but has a large face that is four stories high, is one example
  - will limit large wall faces
  - commission requests that each measurement example show 10 m
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- Section 5.7.1(a) – (amendments)
  - should read: “chimneys less than 1.8 m in horizontal length”
  - remove “elevators” and “ventilation machinery”
- Section 5.12 - Retaining Walls
  - at the property line when you have an exterior or front parcel line in addition to the height requirements and the stepping required, would be unable to build a wall that exceeds the grade line
  - further restriction on where retaining walls can be built
  - will need to comply with 1.8 m height and stepping
  - more forgiving on a rear and interior property line
  - fence does not have to adhered to the grade line

- retaining walls on steep slopes is part of an outstanding issue and it could be addressed properly through a steep slopes development permit area
- 5.15 (5) – external parking should read no more than 4 motor vehicles
- Check on Animal Control Bylaw to reflect correctly under section 6.7 – “Keeping of Animals”

Chair Piamonte wished to make note that the commission has reached a consensus and are happy with the proposed zoning bylaw changes and therefore will not require another meeting until directed by Council.

**7. Adjournment**

It was Moved and Seconded:

**“That the Meeting be adjourned.”**

**Carried Unanimously**

The meeting adjourned at 9:03 p.m.

Certified Correct:

**C.MILLOY**

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Christine Milloy  
Manager of Corporate Services

Approved:

**M.PIAMONTE**

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Mario Piamonte  
Chair