

## PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for  
Tuesday, October 15, 2019 at 7:00 p.m. in Council Chambers at  
Village Hall, 2697 Sunnyside Road, Anmore, BC



- 
1. **Call to Order**
  2. **Opening Statement by Chair – Mayor John McEwen**
  3. **Presentation of Zoning Bylaw Amendment Bylaw No. 600-2019 (Zoning Bylaw Amendments)**

- Page 2 a. Proposed Zoning Bylaw Amendment Bylaw No. 600-2019 Attached.
- Page 5 b. Public Hearing advertisement attached.
- c. Comments from Public

No written submissions were received prior to agenda publishing. Any written submissions received after agenda publishing and before the end of the public hearing will be provided to Council for their consideration and made available for public viewing.

4. **Presentation of Zoning Bylaw Amendment Bylaw No. 597-2019 (Cordovado)**

- Page 6 a. Proposed Zoning Bylaw Amendment Bylaw No. 597-2019 Attached.
- Page 10 b. Public Hearing advertisement attached.
- c. Comments from Public

No written submissions were received prior to agenda publishing. Any written submissions received after agenda publishing and before the end of the public hearing will be provided to Council for their consideration and made available for public viewing.

5. **Close of Public Hearing**

## VILLAGE OF ANMORE

### BYLAW NO. 600-2019

A bylaw to amend Anmore Zoning Bylaw No. 568-2017

---

**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 authorizes a local government to amend its bylaws from time to time;

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

1. This Bylaw may be cited for all purposes as "Anmore Zoning Bylaw Amendment Bylaw No. 600-2019".
2. That Anmore Zoning Bylaw 568-2017 be amended as follows:
  - a) That the following text be added to the end of 5.8.1 "Except for roof soffit projections, a minimum setback of 1.2 m from any parcel line must be maintained."
  - b) That the following text be added after section 3.5.2 "3.5.3 – One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel."
  - c) That the final sentence of 6.3.3 be deleted and replaced with the following – "For the purposes of calculating floor area of a coach house, if there is garage area in the accessory building containing coach house – the area of garage shall not be included in the calculation of floor area of the coach house but the area of garage will be included in the calculation of floor area for the accessory building."
  - d) That the lead in sentence for the definition of **floor area, below grade** be deleted and replaced with the following: "means that portion of the **floor area** of the **basement** in a **principal building** that is situated below the average **finished grade**, the amount to be determined by the application of the following formula:"
  - e) That the definition under Part 2 Definitions for "**Floor Area or Gross Floor Area** be deleted and replaced with the following:

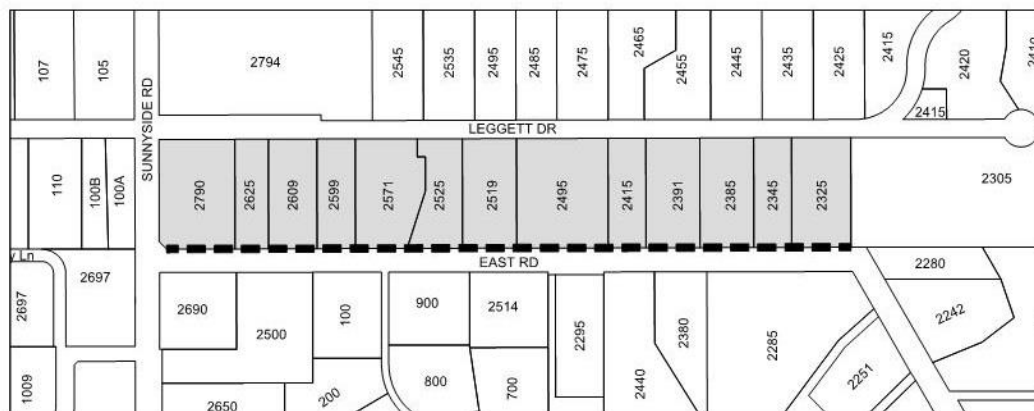
"Floor Area or Gross Floor Area means the total of the gross horizontal area of each floor of a **building** as measured from the outermost perimeter wall of

the **building** and, for **principal buildings**, includes **below grade floor area**. The area of a **garage** will be included in the calculation of **floor area**, except:

- a) for up to 90 m<sup>2</sup> of **garage** located within **principal building**; or
  - b) for up to 90 m<sup>2</sup> of garage located within an **accessory building** that does not contain a **coach house**.”
- f) That the following text be added after 9.7.6 (a)vi – “ vii) Civic use – 1 accessible parking space.”
- g) That the following section be added after 5.15.8:

“5.15.9 For parcels that are double fronting a highway and a front parcel line cannot be defined, the front parcel line shall be as shown in the map below. For these parcels that are larger than 4047 m2, with regards to the storage or parking of vehicle, trailer, or similar conveyance which exceeds a manufacturer’s gross vehicle weight rating of 5,550 kg or construction equipment in the rear yard must be adequately screened by compact evergreen trees or shrubs at least 1.8 metres in height and located between the vehicle, trailer, or construction equipment and any point on a parcel line within 7.5 metres of the vehicle, trailer, or construction equipment, in order to obscure the view from the abutting parcel or street.

**DOUBLE FRONTING PARCELS**



■■■■■■■■■■ DENOTES FRONT PARCEL LINE

**READ** a first time the 17 Day of September, 2019

**READ** a second time the 17 Day of September, 2019

**PUBLIC HEARING** held the \_\_\_ day of \_\_\_\_\_

**READ** a third time the \_\_\_ day of \_\_\_\_\_

**ADOPTED** the \_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

**NOTICE OF PUBLIC HEARING on  
ANMORE ZONING AMENDMENT BYLAW No. 600-2019**

Anmore Municipal Council has scheduled a Public Hearing to be held in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC, on Tuesday, October 15, 2019 starting at 7:00 p.m.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to make the following changes that would clarify the intent of the bylaw and address implementation challenges related to:

1. Siting Exceptions – Projections
2. Off street parking and front yard setbacks
3. Garages and coach houses
4. Accessible parking space P-1 Civic Institutional Zone
5. Construction equipment and large vehicles on double fronting lots

A copy of the bylaw and relevant information previously considered by Council will be made available on the Village's website, and will be available for public inspection at Village Hall during regular office hours until 4:00 p.m. Tuesday, October 15, 2019.

All persons who deem themselves affected shall be afforded an opportunity to be heard in person at the Public Hearing. Written comments will also be considered if submitted in person, by mail, or by email to [karen.elrick@anmore.com](mailto:karen.elrick@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on October 15, 2019.

**Council cannot receive new or additional information concerning the bylaw described above after the close of the public hearing.**

Karen Elrick  
Manager of Corporate Services

2697 Sunnyside Road, Anmore, BC V3H 5G9  
Phone: 604 469 9877 | Web: [www.anmore.com](http://www.anmore.com)



**VILLAGE OF ANMORE**

**BYLAW NO. 597-2019**

A bylaw to amend the Village of Anmore Zoning Bylaw No. 568-2017

---

**WHEREAS** the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

**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 “Village of Anmore Zoning Amendment Bylaw No. 597-2019”.
- 2) That Village of Anmore Zoning Bylaw No. 568- 2017 be amended by adding the text and map included in Schedule A which forms part of this bylaw.
- 3) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 2307 Sunnyside Road from Residential 1 to Comprehensive Development (CD-7)

**READ** a first time the 30 day of April, 2019

**READ** a second time the 30 day of April, 2019

**PUBLIC HEARING HELD** the day of , 2019

**READ** a third time the day of, 2019

**ADOPTED** the day of, 2019

---

MAYOR

---

MANAGER OF CORPORATE SERVICES

## Schedule A

### 9.17 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7

#### 9.17.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that clusters **one-family dwellings** on a variety of **parcel** sizes to preserve public open space and ecologically sensitive areas 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	Maximum No. of Parcels
One-Family Dwelling	2,023 m <sup>2</sup>	5
	1,349 m <sup>2</sup>	14
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	n/a	n/a
Accessory Uses	n/a	n/a

#### 9.17.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel Size	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:			
2,023 m <sup>2</sup>	1	0.28 FAR	10 m
1,349 m <sup>2</sup>	1	0.30 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 9 to 22, and 27 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	5 m
Accessory Building and Structure	7.6 m	7.6 m	5 m	5 m

### 9.17.5 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
- (i) 2 spaces per **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; and
  - (iv) 2 spaces per **secondary suite**.

### 9.17.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% per **parcel**.

### 9.17.7 Maximum Number of Parcels

The maximum number of **parcels** created by **subdivision** shall be 19.

### 9.17.9 Open Space Amenity

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

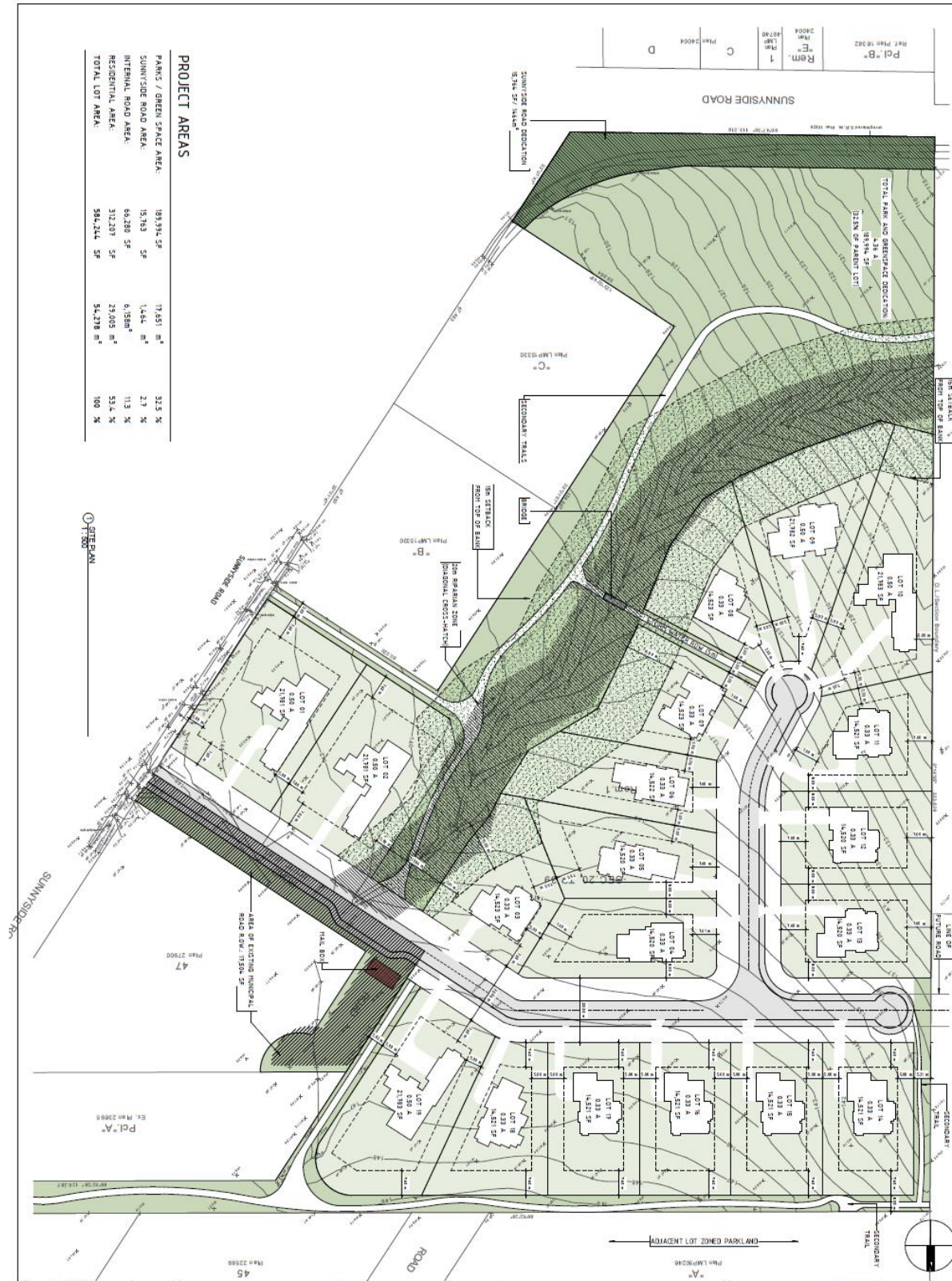
### 9.17.11 Other Regulations

- (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.

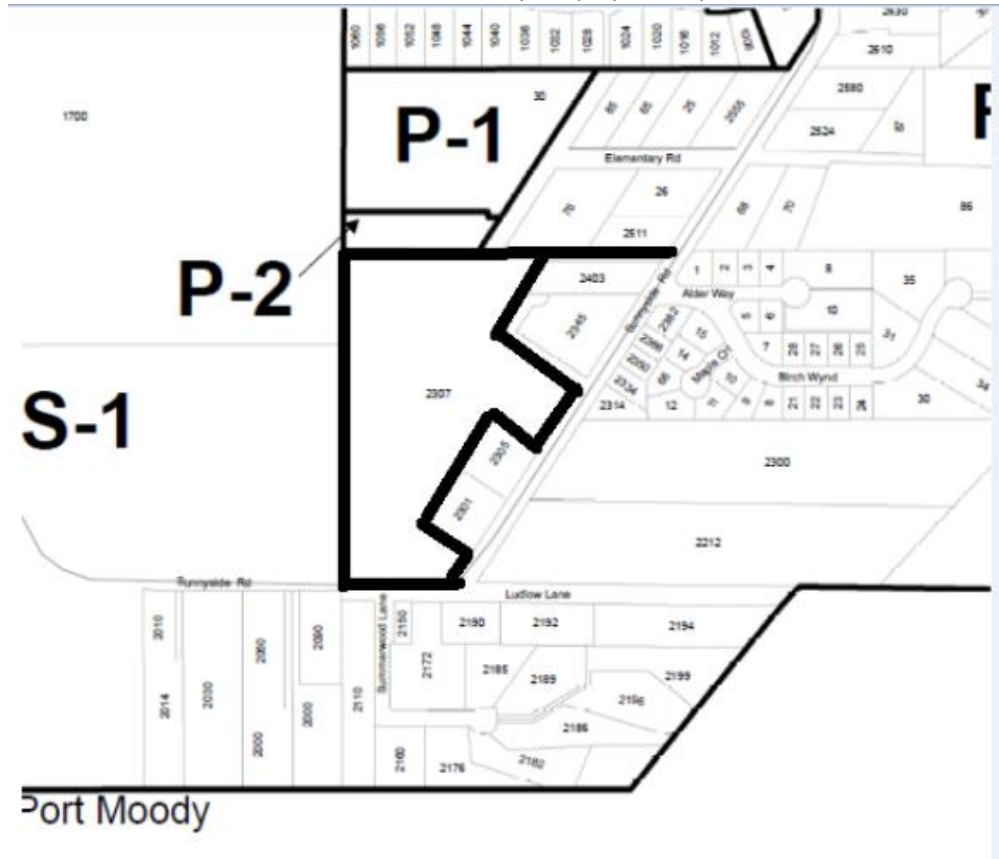


**NOTICE OF PUBLIC HEARING on  
ANMORE ZONING AMENDMENT BYLAW No. 597-2019**

Anmore Municipal Council has scheduled a Public Hearing to be held in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC, on Tuesday, October 15, 2019 starting at 7:00 p.m.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to change the zoning for 2307 Sunnyside Road legally described as LOT 1 EXCEPT: FIRSTLY: PARCEL "A" (EXPLANATORY PLAN 23695) SECONDLY: PART SUBDIVIDED BY PLAN 27900 AND THIRDLY: PART SUBDIVIDED BY PLAN LMP15330 SECTIONS 16 AND 20 TOWNSHIP 29 NEW WESTMINSTER DISTRICT PLAN 3350 from Residential 1 to Comprehensive Development (CD-7). If the rezoning is adopted it will allow for consideration of subdivision of the property into 19 lots.

The relative location of the land to be affected by the proposed bylaw is outlined on the sketch below:



A copy of the bylaw and relevant information previously considered by Council will be made available on the Village's website, and will be available for public inspection at Village Hall during regular office hours until 4:00 p.m. Tuesday, October 15, 2019.

All persons who deem themselves affected shall be afforded an opportunity to be heard in person at the Public Hearing. Written comments will also be considered if submitted in person, by mail, or by email to [karen.elrick@anmore.com](mailto:karen.elrick@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on October 15, 2019.

**Council cannot receive new or additional information concerning the bylaw described above after the close of the public hearing.**

Karen Elrick  
Manager of Corporate Services



2697 Sunnyside Road, Anmore, BC V3H 5G9  
Phone: 604 469 9877 | Web: [www.anmore.com](http://www.anmore.com)