

Infill Development/Subdivision RS-1A Policy FAQ

What is it?

The Village of Anmore adopted Bylaw No. 612-2019 on Dec 3 2019. This Bylaw supports the creation of the RS-1a Zone, which allows for subdivision to a minimum parcel size of 1348 sm (1/3 acre). The Village supports infill development and subsequent creation of new residences that maintain the existing semi-rural nature of Anmore. Infill development is the creation of new parcels within the existing developed area of the Village of Anmore that are serviced by existing infrastructure.

Does my lot meet the requirements for infill development?

Parcels that are eligible for consideration of infill development must:

1. Not have been created through a previous comprehensive development plan;
2. Be between 3925 sm and 8094 sm in area;
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
4. Can identify a building site(s) that are equal or less than 20% slope;
5. Not require the extension or expansion of any Village road or water infrastructure;
6. Have at least 50 m of frontage on a public highway; and
7. Have been in existence for at least 10 years.

How many new parcels of land may be created through infill subdivision?

The maximum density allowed for infill development is 2.04 parcels per acre, therefore, for any existing one acre parcel in the RS-1 zone, a rezoning to RS-1a will support the creation of one (1) additional parcel. For parcels of land two acres or larger in the RS-1 Zone, subdivision is supported without the need for rezoning and comprehensive development rezoning applications would be considered for larger parcels of land.

How much does it cost? And why?

A Community Amenity Contribution (CAC) is requested for each new lot created through infill development. Other Village fees will apply such as a Rezoning application

fee and the subdivision resulting from any successful rezoning will add other site servicing costs for connections, extensions and storm water management.

An applicant may incur costs to hire the following services that are common for rezoning and subdivision applications:

- **Surveying** – A survey will be needed for both the rezoning and subdivision process.
- **Engineering** – The subdivision process will require the services of an engineer to sign off on any water and drainage requirements.
- **Septic Evaluation** – Proof that a viable septic field can be constructed on the proposed lots will be required.
- **Environmental Consulting** – If the property is in the Watershed Protection development permit area, than the services of an environmental consultant will be required to ensure that what is being proposed complies with municipal and provincial environmental regulation.
- **Geotechnical** – A geotechnical report will be required to ensure that all proposed lots have viable and safe sites to construct a home.
- **Arborist** – An arborist report will be required to identify all of the trees on the property and outline how the proposal will comply with the requirements of the Village’s Tree Management Bylaw.

Fees directly associated with this process are as follows:

Rezoning Application Fees	\$3,500 + actual costs of consultants
Subdivision Application Fees	\$700 + \$100 per lot + actual costs of consultants
Development Cost Charge	\$10,719 per new lot must be paid upon approval of the subdivision
School Site Acquisition Charge	\$1,000 per new lot must be paid upon approval of the subdivision
TransLink Development Cost Charge (As of January 15, 2020)	\$2,100 per new lot upon approval of the subdivision

What is a Community Amenity Contribution (CAC)?

CACs are a tool commonly used by local governments to help ensure that the benefits of new development are shared in the wider community and play a key role in developing or securing new amenities that might not be otherwise possible or financially feasible. The target CAC for each new lot created through subdivision is \$150,000.00. This figure was reached by determining the added value or “lift” for properties in an infill development scenario. Based on commonly used practices in many other local government jurisdictions, The Village of Anmore determined 50% of the financial “lift” would be the basis for determining the CAC for these properties. It should be noted that the CAC target is a target and that each application that comes forward would be considered on its own merits, should infill be permitted. As with all rezoning, the CAC package would be discussed as part of the process.

How long does it take?

How long the process takes is difficult to predict, as each application is unique. Generally speaking, the rezoning process should be 3-4 month process and the subdivision process can take 6-7 months depending on how long outside agency approvals take. Rezoning Applications are valid for 18 months. Should an extension be required, an additional 18 months is available for a \$500.00 fee.