

PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for
Tuesday, December 1, 2020 at 7:00 p.m. in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC



NOTE: The Village Hall/Council Chambers is now open in a limited capacity to the public due to COVID-19. Physical distancing measures have been put in place to allow members of the public to attend in person. Alternatively, members of the public may view the Public Hearing by accessing the meeting via our new YouTube channel. Written submissions to Council for consideration at this Public Hearing may be submitted up to the close of the Public Hearing by email to karen.elrick@anmore.com or delivery to Village Hall before the close of the Public Hearing.

https://www.youtube.com/channel/UCeLV-BY6gZzAVEKX5cMWcAQ?view_as=subscriber

THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA YOUTUBE AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

1. **Call to Order**
2. **Opening Statement by Chair – Mayor John McEwen**
3. **Presentation of Zoning Bylaw Amendment Bylaw No. 634-2020 (Zoning Bylaw Amendments)**
 - a. Proposed Zoning Bylaw Amendment Bylaw No. 634-2020 Attached.
 - b. Public Hearing advertisement attached.

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. **Close of Public Hearing**

VILLAGE OF ANMORE

BYLAW NO. 634-2020

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 “Anmore Zoning Bylaw Amendment Bylaw, No. 634-2020”.
2. That Part 8 Zoning District Schedules be amended to include the text in Schedule A which forms part of this Bylaw after Residential 1;
3. That the following text be deleted from section 9.1.2 : “For parcels zoned Residential 1 (a) the **minimum parcel size** is 1348 sq. m. and any plan of **subdivision** cannot exceed a gross density of 2.04 **parcels/acre**,”
4. That section 9.2 be added and subsequent sections and references to sections be renumbered accordingly as follows:

9.2 RESIDENTIAL 1A – RS-1A

9.2.1 Purpose

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

9.2.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	2,023 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite /Coach House	n/a
Urban Agriculture	n/a

Parcels as small as 1,348 m² will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

9.2.3 Maximum Density

Any plan of subdivision within this **zone** cannot exceed a gross density of 2.04 parcels per acre.

9.2.4 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 principal building – up to 120 m ²	

- (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 m² of additional **floor area**;
 - (ii) notwithstanding this restriction, a **principal building** with a **gross floor area** of not more than 232.4 m² 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 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
 - (i) for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations).
 - (ii) up to 30 m² of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
 - (iii) Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² 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.

9.2.5 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 ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	10 m	7.6 m	7.6 m	5 m

- (a) For a **parcel** that is less than 4,047 m², the front **setback** may be reduced to 7.6 m.
- (b) For **accessory buildings and structures** less than 10 m² and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.5 m.
- (c) For **parcels** less than 1200 m², the rear and interior side **setbacks** may be reduced to 1 m for one **accessory building or structure**.

9.2.6 Maximum Parcel Coverage

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

9.2.7 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**.

9.2.8 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.

Parcels that are eligible for consideration under this **zone** should review Village of Anmore Policy No. 61 – Infill Development.

READ a first time the 17th day of November, 2020

READ a second time the 17th day of November, 2020

PUBLIC HEARING held the _____ day of _____, 2020

READ a third time the _____ day of _____, 2020

ADOPTED the _____ day of _____, 2020

MAYOR

CORPORATE OFFICER

Schedule A

Zoning District Name	Short Form	Min. Parcel Size
Residential 1A	RS-1A	2,023 sq. m

NOTICE OF PUBLIC HEARING on ANMORE ZONING AMENDMENT BYLAW No. 634-2020

Anmore Municipal Council has scheduled a Public Hearing to be held in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC, on Tuesday, December 1, 2020 starting at 7:00 p.m.

The purpose of the bylaw is to amend the existing Anmore Zoning Bylaw 568-2017 to prescribe regulations for the RS1A Zone including permitted uses and minimum parcel size, maximum density, building size, and height, minimum building setbacks, maximum parcel coverage, and off-street parking requirements.

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, December 1, 2020.

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. In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on December 1, 2020. Due to the COVID pandemic, this public hearing will held with safety measures in place and live streamed. Details will be made available on the Village website or contact karen.elrick@anmore.com

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



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