

Policy	Infill Development	Policy No.	61
Effective Date	July 17, 2018	Approved by	Council
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POLICY

Infill development is the creation of new parcels and homes within the already developed area of Anmore. To ensure that this new development maintains and enhances the semi-rural character of the Village the Infill Development Policy has been developed. The policy is intended to provide guidelines and to articulate the community's expectations as to how infill development should take shape. It should be noted that the policy is a framework for determining possible public benefits related to development and does not limit Council's ability to reject or approve such applications.

1. Parcel Sizes

The maximum density that is permitted in the Official Community Plan (OCP) for infill development is 2.04 parcels per acre. The expectation is that most new parcels created through infill development will be approximately 1/2 acre in size. Parcels as small as 1/3 of an acre will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

2. Road Frontage

To maintain the semi-rural character and to maintain green space between homes, all parcels created through infill development must have a 25 m frontage on a public highway.

3. Setbacks and parcel coverage

To maintain the Village of Anmore's semi-rural character and to ensure that new development is consistent with the existing development in the neighbourhood, the RS-1 setbacks and parcel coverage requirements must be maintained for all parcels.

4. House sizes

House size shall be associated to parcel size and homes built on an acre can be twice the size of a half-acre, If an existing principal dwelling and accessory buildings are to be maintained on one of the new parcels, the floor area that is in excess of the requirements for the new parcel containing the existing structures should be subtracted from the permitted floor area on the newly created parcel(s) that do not contain existing structures

to help ensure that the semi-rural character is maintained and that the landscape not be dominated by large buildings that are not in keeping with the parcel size. The restriction on floor area for the newly created parcel should be covenanted and kept in place for 10 years. After 10 years than the current zoning restrictions would come into full effect (currently 25% of parcel size). If more than two parcels are being created through infill development and there is a circumstance where existing buildings are being maintained on one of the parcels the floor area restriction should be divided equally amongst the new parcels.

5. Community Amenity Contributions

To ensure that infill development enhances the larger community, amenities will be expected, the following amenities are seen as particularly desirable for the community:

- Trails – provision of trails, dedicated as part of a public right of way, will be considered to enhance connectivity throughout the Village;
- Riparian Areas – Protection of the natural environment is an important value for the Village and preserving riparian areas in public ownership is an important component of protecting this valuable resource; and/or
- New Community Space/Municipal Hall – The Village needs a community gathering space and a new municipal hall. This is a costly project for a Village with limited financial means.

To realize these amenities a community amenity contribution target of \$150,000.00 has been established based on an analysis provided by G.P. Rollo and Associates. A combination of land and financial contribution will be considered where feasible and it is in the community's interest.

6. Tree Retention

Trees and green space are an important component of the semi-rural character of the Village. Infill development proposals should pursue tree retention and protection plans that exceed to current 20% retention requirement in the Tree Cutting Bylaw for both parcels. Trees along the road frontage and between homes are particularly important in maintain the semi-rural character.

7. Infrastructure

Financial sustainability is imperative for the Village, therefore any proposed infill development must not require the expansion of public infrastructure, in particular new roads and water lines.