

PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for Tuesday, June 1, 2021 at 7:00 p.m. virtually via zoom pursuant to Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192.



NOTE: Pursuant to the Provincial Health Officer Order regarding Gatherings and Events updated on December 2, 2020, members of the public are not permitted to attend Council meetings in person at this time due to COVID-19. Members of the public may view our Public Hearing by accessing the meeting via Zoom.

For members of the public watching, staff will be moderating the meeting, but we ask that you please DO NOT turn on your camera or mic for the meeting until you are invited to do so by the Chair.

*Should you wish to provide a comment please do so by:

- Sending an email to Karen Elrick by 3 p.m. prior to the meeting at karen.elrick@anmore.com
- Using the “raise hand” function in the Zoom meeting to indicate you’d like to speak or turning on your mic when invited by the Chair

To access the meeting: <https://us02web.zoom.us/j/87172930779>

THIS MEETING’S PROCEEDINGS WILL BE LIVE STREAMED VIA ZOOM AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

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1. **Call to Order**
 2. **Opening Statement by Chair – Mayor John McEwen**
 3. **Presentation of Zoning Bylaw Amendment Bylaw No. 647-2021 (2307 Sunnyside Road - Cordovado)**

Page 3

Page 7

- a. Proposed Zoning Bylaw Amendment Bylaw No. 647-2021 Attached.
- 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. 650-2021 (CD6 – Bella Terra)

- Page 8 a. Proposed Zoning Bylaw Amendment Bylaw No. 650-2021 Attached.
- Page 12 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. 647-2021

A bylaw to amend the 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 Amendment Bylaw No. 647-2021”.
- 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 4th day of May, 2021

READ a second time the 4th day of May, 2021

PUBLIC HEARING HELD the day of

READ a third time the day of,

ADOPTED the day of,

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.19 COMPREHENSIVE DEVELOPMENT – CD-7

9.19.1 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** and **secondary suites** be permitted

9.19.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Parcel Size	Maximum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	1,349 m ²	2,023 m ²	19
Secondary Suite	YES	YES	

9.19.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:	1	0.30 FAR	10 m

9.19.4 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	7.6 m	7.6 m	5.0 m	5.0 m
Accessory Building and Structure	7.6 m	7.6 m	5.0 m	5.0 m

9.19.5 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 **one-family dwelling**; and
- b) 2 spaces per **secondary suite**.

9.19.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

9.19.7 Open Space Amenity

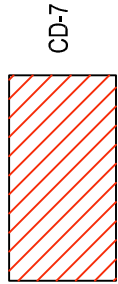
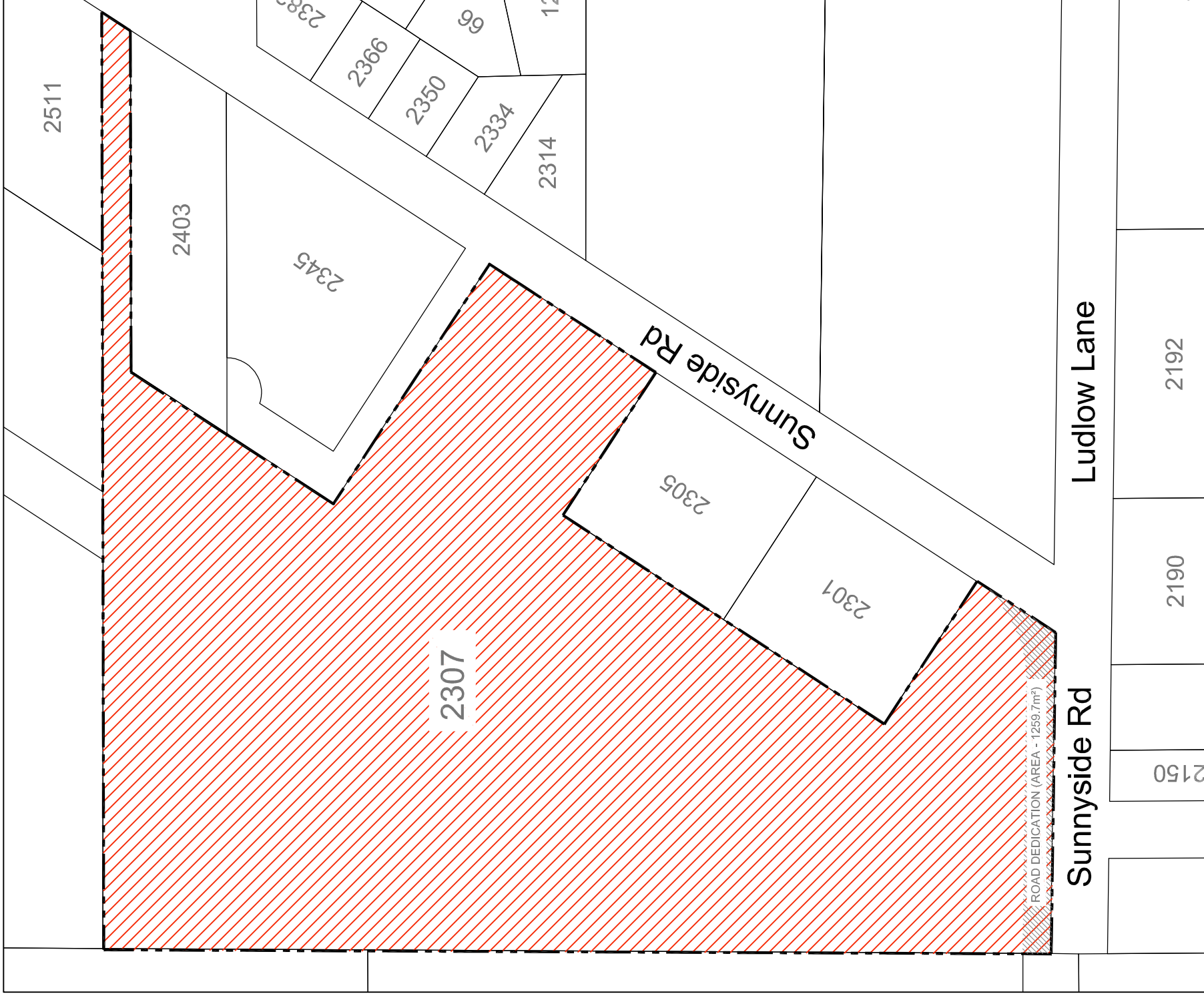
An **open space amenity** shall be provided and not be smaller than 17,570m² and shall include green space and trails.

9.19.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the *Subdivision and Development Control Bylaw NO. 633-2020*

9.19.9 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.



ZONING MAP

CD-7

NOTICE OF PUBLIC HEARING on ANMORE ZONING AMENDMENT BYLAW No. 647-2021

Anmore Municipal Council has scheduled a Public Hearing to be held virtually via zoom on **Tuesday, June 1, 2021** 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.

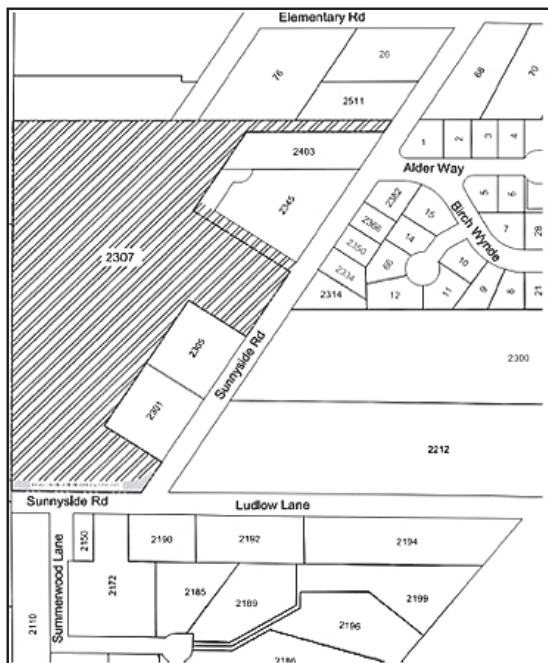
A copy of the bylaw and relevant information previously considered by Council along with zoom meeting details will be made available for public inspection on the Village's website under latest news at www.anmore.com or contact karen.elrick@anmore.com

All persons who deem themselves affected shall be afforded an opportunity to be heard via electronic means at the Public Hearing. Written comments will also be considered if submitted in person via drop box at Village Hall, 2697 Sunnyside Road, Anmore, BC 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 June 1, 2021.

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



VILLAGE OF ANMORE

BYLAW NO. 650-2021

A bylaw to amend the 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 Amendment Bylaw No. 650-2021”.
- 2) That Anmore Zoning Bylaw No. 568-2017 be amended by deleting the current section 9.18 and replacing with the Schedule A, which forms part of this bylaw.

READ a first time the 18th day of

READ a second time the 18th day of

PUBLIC HEARING HELD the day of

READ a third time the day of,

ADOPTED the day of,

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.18 COMPREHENSIVE DEVELOPMENT – CD-6

9.18.1 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** and **secondary suites** be permitted.

9.18.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Maximum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	840 m ²	2,023 m ²	24m	27
Secondary Suite	YES	YES		

9.18.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:	1	0.30 FAR	10 m
Accessory Buildings and Structures	1	45 m ²	7 m

Notwithstanding the information within table 9.17.3, the minimum allowable FAR on any lot is 269 m².

9.18.4 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	7.6 m	7.6 m	5.0 m	5.0 m
Accessory Building and Structure	18 m	1.8 m	3.5 m	1.0 m

Notwithstanding the setbacks established within table 9.17.4, Plan EPP70467, Lot 19 (030 152 046) may reduce their Interior Side Parcel Line Setback to 3.5m

9.18.5 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 **one-family dwelling**; and
- b) 2 spaces per **secondary suite**.

9.18.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

9.18.7 Open Space Amenity

An **open space amenity** shall be provided and not be smaller than 38,193m² and shall include green space and trails.

9.18.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the current Anmore Subdivision and Development Control Bylaw.

9.18.9 Development Plan

The Development Plan contained within this Bylaw forms an integral component of this **zone**.



CD-6

ZONING MAP

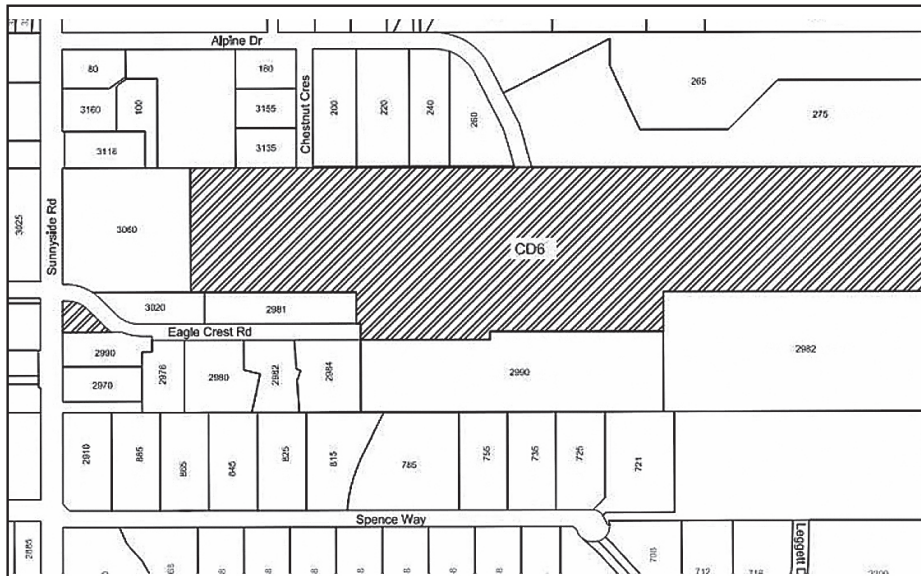
CD-6

NOTICE OF PUBLIC HEARING on ANMORE ZONING AMENDMENT BYLAW No. 650-2021

Anmore Municipal Council has scheduled a Public Hearing to be held virtually via zoom on Tuesday, June 1, 2021 starting at 7:00 p.m.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to amend the existing CD6 Zone legally described as NEW WESTMINSTER DISTRICT PLAN EPP70467 to allow secondary suites and to rectify inconsistencies within the existing zone's descriptions.

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 along with zoom meeting details will be made available for public inspection on the Village's website under latest news at www.anmore.com or contact karen.elrick@anmore.com

All persons who deem themselves affected shall be afforded an opportunity to be heard via electronic means at the Public Hearing. Written comments will also be considered if submitted in person via drop box at Village Hall, 2697 Sunnyside Road, Anmore, BC 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 June 1, 2021.

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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