

**VILLAGE OF ANMORE**

**BYLAW NO. 597-2019**

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

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**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

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MAYOR

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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.

