



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: May 12, 2021

File Number: 3900-30

Submitted by: Chris Boit, Manager of Development Services

Subject: Zoning Bylaw Amendment Bylaw No 650-2021 – Bella Terra CD6

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### Purpose / Introduction

The purpose of this report is to provide an update to Council regarding proposed amendments to the Bella Terra CD6 zone and request direction to set the public hearing date.

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### Recommended Option

That Council give first and second readings to Anmore Zoning Bylaw Amendment Bylaw No. 650-2021;

And That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 650-2021.

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### Background

During the zoning review for Comprehensive Development (CD) 7 – Cordovado Development, Council requested that Staff review existing active development zones and provide the opportunity for secondary suites. The only active development zone is CD6 (Bella Terra). The attached zoning amendment to CD6 will allow the zone to contained legal secondary suites.

### Discussion

During the review process of the existing CD6 zone, staff identified several areas within the Anmore Zoning Bylaw No. 568-2017 that should be amended to simplify the subdivision process and provide consistency within CD6 as well as with CD7. The following are the proposed changes:

#### Section 9.18.1 - Purpose

Secondary Suites have been added to the Purpose.

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### Section 9.18.2 – Permitted Use, Parcel Size and Number

The table has been updated as follows:

- Rows that were n/a have been removed,
- Secondary Suite are now allowable, and
- Maximum number of Parcels have been revised to reflect the approved 27 units.

This is to make the zone consistent with other sections of the Bylaw. Staff believe this was a clerical error, as 27 units were referenced within section 19.8.7 and the comprehensive development map.

### Section 9.18.3 – Maximum Number of Buildings, Size and Height

Allowable FAR within the zone has been standardized to 0.30 FAR. A zone should typically have a designated FAR within the zone. Note that a minimum FAR has been set at 269m<sup>3</sup>, the reason being the existing zone had an allowance for the presentation center lot.

### Section 9.18.4 – Minimum Building Setbacks

Minimum setbacks have been standardized for the zone, except for a minor relaxation for the presentation lot. This is consistent with the adopted zoning bylaw.

### Section 9.18.5 – Off-Street Parking

2 off-street spaces per secondary Suite are required.

### Section 9.18.6 – Maximum Parcel Coverage

The maximum parcel coverage remains 25% per parcel.

### Section 9.18.7 – Maximum number of Parcels

This section has been removed as lot numbers are identified within section 9.18.2 and subsequent sections have been renumbered.

### Section 9.18.8 – Maximum number of units per acre

This section has been removed as its redundant. It should be noted that it remains at 1.2 units per acre and subsequent sections have been renumbered.

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### Section 9.18.9 – Open Space Amenity

Open Space amenity has been set at 38,193m<sup>2</sup> which is the same as the adopted zoning bylaw.

### Section 9.18.10 – Parcel Shape

This section has been removed as its redundant and subsequent sections have been renumbered.

### Section 9.18.11 - Other Regulations

Removed reference to Home occupation and Bed and Breakfast and referred to current Anmore Subdivision and Development Control Bylaw.

### 9.18.12 – Development Plan

The zone is the same size and includes the same requirements for trails and open space; however, in this proposed amendment, the information has been embedded within the zoning bylaw in the relevant sections. The revised plan will provide some leeway in processing the proposed subdivision. It is not recommended to provide a detailed plan that is at the zoning bylaw level, as there could be unknown conditions which could prevent the subdivision being in compliance with the zoning schedule.

### Review by Committees

It is Staff's recommendation that this proposed zoning bylaw amendment not be referred to Committees, as the proposed development has not significantly deviated from the original zoning bylaw amendment and the proposed amendment is still in accordance with the comments provided by previous committees.

### Options

1. That Council give first and second readings to Anmore Zoning Bylaw Amendment Bylaw No. 650-2021;

And That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 650-2021. **[RECOMMENDED]**

2. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 650-2021

**Report/Recommendation to Council**

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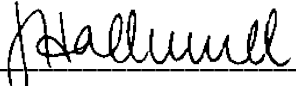
- 3. That Council direct staff not to proceed with the rezoning of this property.

**Financial Implications**

There are no financial implications associated with this proposed rezoning.

**Attachments:**

- 1. Anmore Zoning Bylaw Amendment Bylaw No. 650-2021

<b>Prepared by:</b>	
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Chris Boit, P.Eng. Manager of Development Services	
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>	
<b>Chief Administrative Officer's Comment/Concurrence</b>	
	 _____
	Chief Administrative Officer

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 \_\_\_\_\_ day of \_\_\_\_\_

**READ** a second time the \_\_\_\_\_ 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 <sup>2</sup>	2,023 m <sup>2</sup>	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 <sup>2</sup>	7 m

Notwithstanding the information within table 9.17.3, the minimum allowable FAR on any lot is 269 m<sup>2</sup>.

#### 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 38,193m<sup>2</sup> 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**.

# DEVELOPMENT PLAN



CD-6

## ZONING MAP

CD-6