

PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for
Thursday, July 29, 2021 at 6:00 p.m. in Council Chambers at Village Hall, 2697
Sunnyside Road, Anmore, BC



NOTE: The Village Hall/Council Chambers is now open to the public. Members of the public are encouraged to follow public health recommendations to wear a mask in indoor spaces for those who are not fully vaccinated (2 weeks past your second dose). Alternatively, members of the public may view our Public Hearing by accessing the meeting via our new YouTube channel.

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

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1. **Call to Order**
 2. **Opening Statement by Chair – Mayor John McEwen**
 3. **Presentation of Zoning Bylaw Amendment Bylaw No. 650-2021 (CD6 – Bella Terra)**
 - a. Proposed Zoning Bylaw Amendment Bylaw No. 650-2021 Attached.
 - b. Public Hearing notice attached.
 - c. Comments from Public

Written submissions received prior to agenda publishing are attached. 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. 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 May, 2021

READ a second time the 18th day of May, 2021

REREAD a second time, as amended, the 6th day of July, 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

9.18 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	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	840 m ²	24m	27
Secondary Suite	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 9.18.3, 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	3.0 m	3.0 m
Accessory Building and Structure	18 m	1.8 m	3.0 m	1.0 m

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

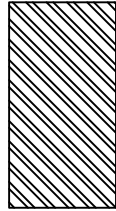
An **open space amenity/park land** shall be provided and not be smaller than 38,193m² and shall include green space and trails.

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

Development Plan 9.18.9

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 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC on Thursday, July 29, 2021 starting at 6:00 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, amend parcel setbacks, remove reference to maximum parcel size, and to rectify clerical errors 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 will be made available for public inspection on the Village's website and will be available for inspection at Village Hall during regular office hours until 4:00 p.m. Thursday, July 29, 2021.

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 to Village Hall, 2697 Sunnyside Road, Anmore, BC or, by email to juli.halliwell@anmore.com. In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on July 29, 2021. This public hearing will be held in accordance with any public health recommendations and live streamed. Details will be made available on the Village website or contact juli.halliwell@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



2697 Sunnyside Road, Anmore, BC V3H 5G9

Phone: 604 469 9877 | Web: www.anmore.com

Karen Elrick

From: Greg Winterbottom [redacted]
Sent: July-20-21 1:14 PM
To: Karen Elrick
Subject: RE: Zoning Amendment Bylaw No 650-2021

Yes, please include it.

Thanks, Greg Winterbottom

Sent from Mail for Windows 10

From: Karen Elrick <Karen.Elrick@anmore.com>
Sent: Tuesday, July 20, 2021 9:02:02 AM
To: Greg Winterbottom [redacted]
Subject: RE: Zoning Amendment Bylaw No 650-2021

Good morning,

The Public Hearing for Zoning Bylaw Amendment 650-2021 is now scheduled for July 29, 2021 @ 6 p.m. at Village Hall. As the June 1 Public Hearing that you originally provided this submission for was cancelled, would you like your submission to be included as a submission to this public hearing?

Regards,

Karen Elrick

Manager of Corporate Services

VILLAGE OF
ANMORE 

T 604 469 9877 | F 604 469 0537 | anmore.com

2697 Sunnyside Road, Anmore, BC V3H 5G9

Correspondence with any government body, including Village of Anmore Council, staff and consultants, is subject to disclosure under the Freedom of Information and Protection of Privacy Act.

From: Greg Winterbottom [redacted]
Sent: June-01-21 1:29 PM
To: Karen Elrick <Karen.Elrick@anmore.com>
Subject: Zoning Amendment Bylaw No 650-2021

Karen/Council

I understand the administrative clean up in Anmore Zoning amendment Bylaw No. 650-2021, however there are a couple of components that I don't understand the need for. The higher density was granted in the original CD zoning, so I don't see the need for increasing it with secondary suites now. More importantly, I don't see the reasoning for the roadway change. The new proposal seems to be cutting off neighbouring property access, and possibly creating a need for a second crossing of Anmore Creek.

Greg Winterbottom

2875 Sunnyside Road

Sent from Mail for Windows 10

Karen Elrick

From: Linda Weinberg [redacted]
Sent: July-20-21 9:45 PM
To: Karen Elrick
Subject: Re: For the Public Hearing

Thank you for the notice of the Public Hearing. Since I will be unable to attend, I would appreciate the inclusion of my submission to the hearing.

Sincerely,

Linda Weinberg

From: Karen Elrick <Karen.Elrick@anmore.com>
Sent: July 20, 2021 9:04 AM
To: Linda Weinberg [redacted]
Subject: RE: For the Public Hearing

Good morning,

The Public Hearing for Zoning Bylaw Amendment 650-2021 is now scheduled for July 29, 2021 @ 6 p.m. at Village Hall. As the June 1 Public Hearing that you originally provided this submission for was cancelled, would you like your submission to be included as a submission to this public hearing?

Regards,

Karen Elrick
Manager of Corporate Services
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From: [redacted]
Sent: June-01-21 3:23 PM
To: Karen Elrick <Karen.Elrick@anmore.com>
Subject: For the Public Hearing

To Anmore Council

I have had a conversation with Mr. Trever Mueckel who is concerned about the changes to the bylaw that will allow a developer to receive subdivision approval without filing specific road and lot placements with their application for approval. I understand that blocking out these plans without these placements allows for alterations without triggering a public hearing or a return to Council for approval, and I don't generally disagree with this change. However, when a proposed development might negatively affect the development of a neighboring property, there doesn't seem to be any method for the neighbor to appeal designs that create negativity. There also doesn't seem to be any requirement for the design of a subdivision to be made public before actual building is begun. So, while generally being in favor of the approving officer being able to make alterations in a design proposal, I would like to see in addition, some protection for neighboring properties, and a full public design before construction is allowed to begin.

Sincerely,
Linda Weinberg