

PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for
Tuesday, November 16, 2021 at 6:30 p.m. in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC



NOTE: The Village Hall/Council Chambers is open to the public. Members of the public are required to follow public health orders to wear a mask in public indoor spaces. 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-BY6qZzAVEKX5cMWcAQ?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. 651-2021.**

- a. Proposed Zoning Bylaw Amendment Bylaw No. 651-2021 Attached.
- b. Public Hearing notice attached.

There were no written submissions received prior to agenda publishing deadline. 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. 651-2021

A bylaw to amend the Village of 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. 651-2021”.
- 2) That Village of Anmore Zoning Bylaw No. 568- 2017 be amended by adding the text and maps 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 2175 East Road, PID 014-846-756, from Residential 1 to Infill Development – INF.
- 4) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 125 Hummingbird Drive, PID 023-971-860, from Residential 1 to Infill Development – INF.
- 5) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 2345 Sunnyside Road, PID 008-921-083, from Residential 1 to Infill Development – INF.
- 6) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 2110 Sunnyside Road, PID 013-594-940, from Residential 1 to Infill Development – INF.

READ a first time the 14th day of September, 2021

READ a second time the 2nd day of November, 2021

PUBLIC HEARING HELD the day of , 2021

READ a third time the day of , 2021

ADOPTED the day of , 2021

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.20 INFILL DEVELOPMENT – INF

9.20.1 Purpose

This **zone** is intended to provide **land** solely for the purpose of one-family **residential** housing as the **principal use**.

9.20.2 Minimum Parcel Size

Permitted Uses	Parcel Size
One-Family Dwelling	1,349 m ²

Refer to Village of Anmore Policy No. 61 for guidance on Property line requirements during subdivision.

9.20.3 Maximum Number of Buildings and Height

Permitted Use by Parcel	Maximum Number	Maximum Building Height
Principal Building:	1	10 m
Accessory Buildings and Structures	1	7 m

9.20.4 Maximum Floor Area Ratio for Parcel of Land

Parcel Size	Ratio	Bonus Floor Area
>1349m ² to <1799m ²	0.25	0 m ²
>1799m ² to <2200m ²	0.25	60 m ²
>2200m ²	0.30	125 m ²

Example Calculation of Total Floor Area Ratio

A parcel of land totaling 1826m² is created through subdivision the maximum **FAR** will be:

$$(1826\text{m}^2 \times 0.25) + 100\text{m}^2 = 556.5\text{m}^2 \text{ (approx. 5990 ft}^2\text{)}$$

9.20.4.1 – Accessory Buildings Floor Area

Accessory building floor area shall not exceed 30% of the total allowable **Floor Area Ratio** for the Parcel of Land.

9.20.4.2 – Coach House

Coach House will only be allowable on parcels of land 2695 m² or larger.

9.20.5 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	3.0 m
Accessory Building and Structure	7.6 m	7.6 m	5.0 m	3.0 m

9.20.6 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**;
- b) 2 Spaces per **secondary suite**;
- c) 2 Spaces per **coach house**.

9.20.7 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 35% per **parcel**.

9.20.8 Other Regulations

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

9.20.9 Zoning Plan

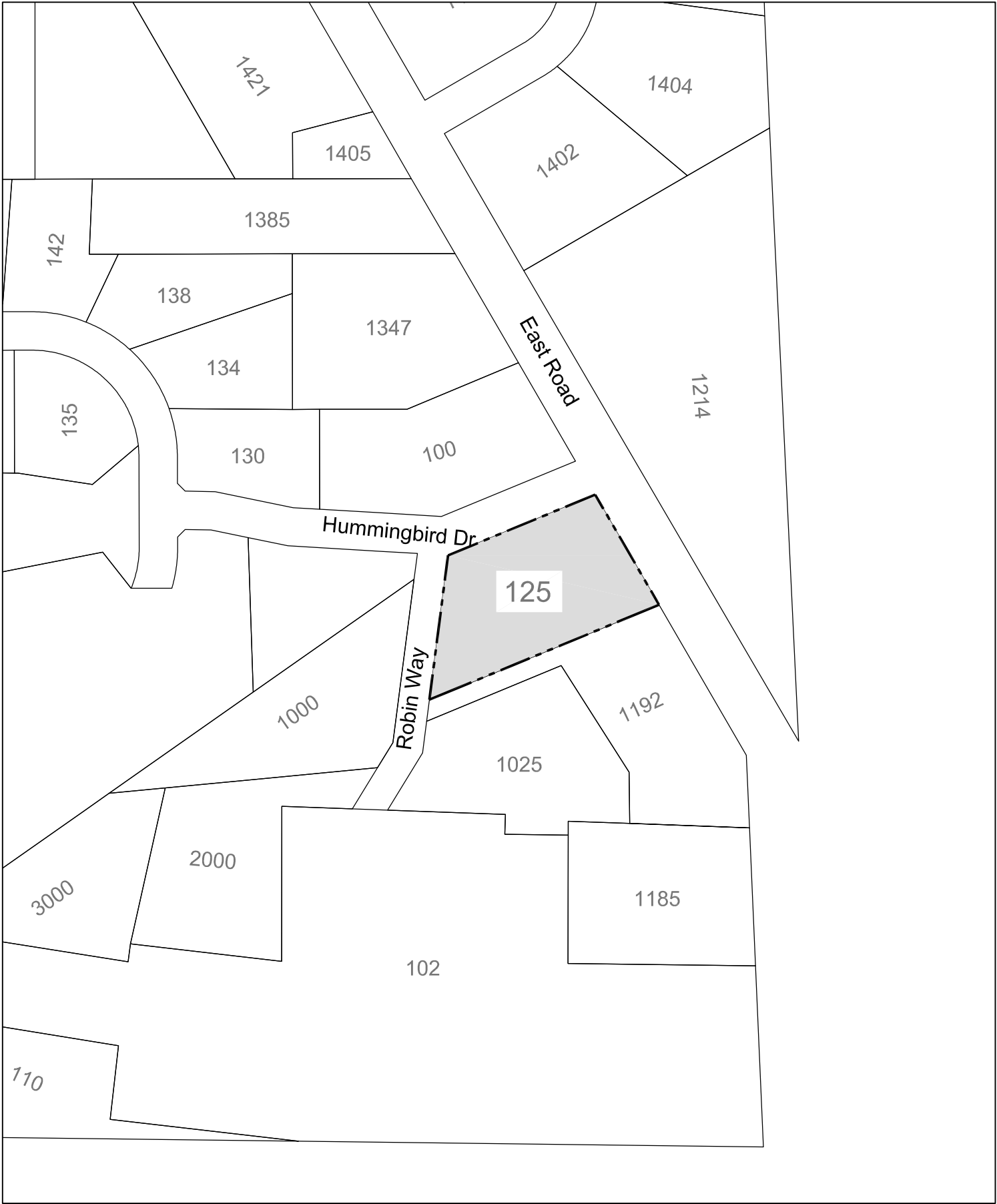
The Zoning Plan(s) contained within this Bylaw form an integral component of this **zone**.



INFILL ZONE

ZONING MAP

INFILL - 1



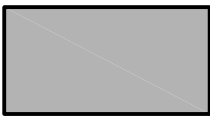
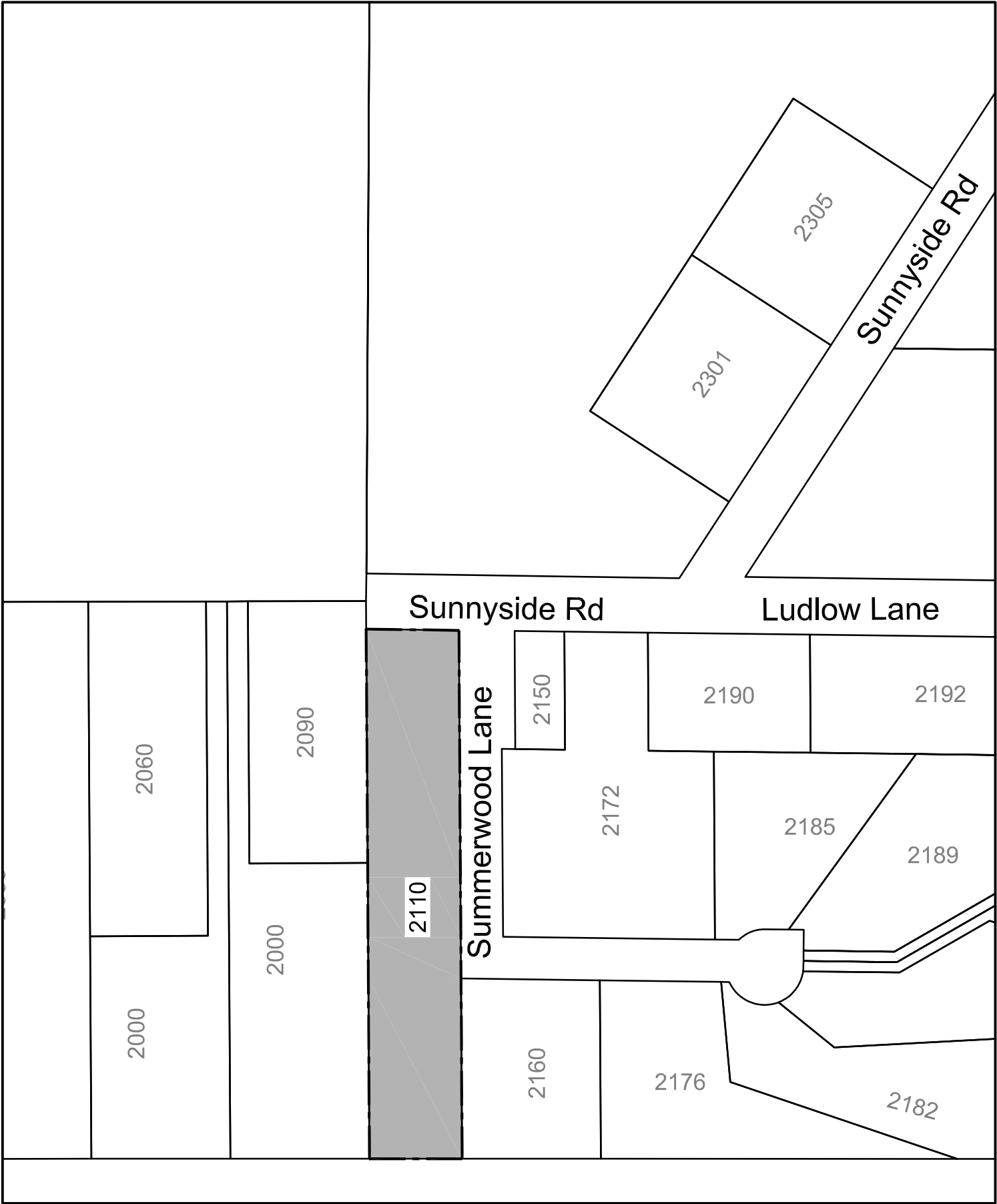
INFILL ZONE

ZONING MAP
INFILL-2



INFILL ZONE

ZONING MAP
INFILL-3



INFILL ZONE

ZONING MAP

INFILL-4

NOTICE OF PUBLIC HEARING on ANMORE ZONING AMENDMENT BYLAW No. 651-2021

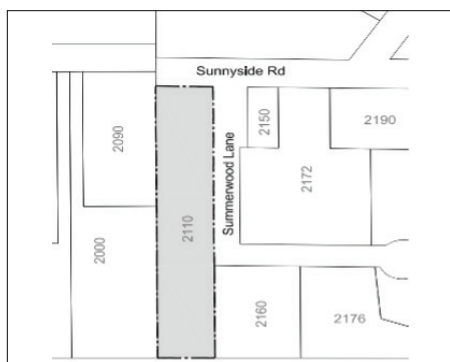
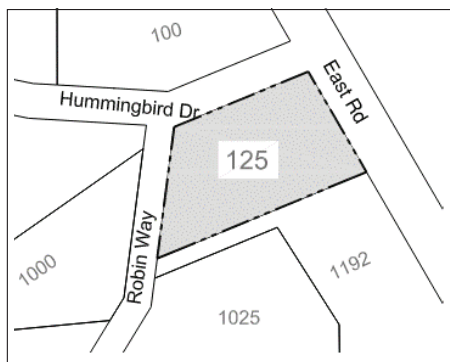
Anmore Municipal Council has scheduled a Public Hearing to be held at the Village of Anmore's Council Chambers on Tuesday, November 16th, 2021 starting at 6:30 p.m.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to create a new zone entitled Infill – INF. The proposed zone will decrease the minimum parcel size to 1/3 acre and vary existing Floor Area Ratios, Lot Coverage and Setbacks.

As part of the zoning amendment, the following parcels are being considered as part of the new zone Infill – INF. The parcels are described as:

CIVIC ADDRESS	LEGAL ADDRESS
2175 East Rd	LOT A SECTION 20 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 82752
125 Hummingbird Dr	LOT 4 SECTION 16 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN LMP35960
2345 Sunnyside Rd	LOT 47 SECTION 20 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 27900
2110 Sunnyside Rd	PARCEL "B" (REFERENCE PLAN 16382) LOT 44 SECTION 17 TOWNSHIP 39 NEW WESTMINSTER DISTRICT

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 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 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 November 16th, 2021.

Council cannot receive new or additional information concerning the bylaw described above after the close of the public hearing.

Karen Elrick
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