

PUBLIC HEARING– AGENDA

Agenda for the Public Hearing scheduled for
Tuesday, June 21, 2022 at 7:00 p.m. in **Gymnasium at Anmore Elementary
School, 30 Elementary Road, Anmore, BC**



NOTE: This public hearing will be held in person,, 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. 661-2022.**

- a. Proposed Zoning Bylaw Amendment Bylaw No. 661-2022 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. **Presentation of Zoning Bylaw Amendment Bylaw No 662-2022**

- a. Proposed Zoning Bylaw Amendment Bylaw No. 662-2022 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.

5. **Close of Public Hearing**

VILLAGE OF ANMORE

BYLAW NO. 661-2022

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. 661-2022”.
- 2) That Village of Anmore Zoning Bylaw No. 568- 2017 be amended by deleting section 9.8 Civic Institutional – P-1 and replacing with the text included in Schedule A which forms part of this bylaw.
- 3) That the Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels from Equestrian Commercial -C3 to Residential 1 – RS1

265 ALPINE DR ANMORE PID: 018-357-601	275 ALPINE DR ANMORE PID: 023-999-756
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- 4) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels from Park P-2 -to Civic Institutional P-1

2697 SUNNYSIDE RD ANMORE PID: 024-481-912
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READ a first time the	7	day of June, 2022
READ a second time the	7	day of June, 2022
PUBLIC HEARING HELD the		day of
READ a third time the		day of,
ADOPTED the		day of,

MAYOR

MANAGER OF CORPORATE SERVICES

SCHEDULE A

9.8 CIVIC INSTITUTIONAL – P-1

9.8.1 Purpose

This **zone** is intended to provide **land** for the purpose of accommodating facilities owned and operated by a government agency or a non-profit organization, where **civic institutional, public service** or **assembly** are the **principal uses**.

9.8.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Civic Institutional	560 m ²
Public Service	560 m ²
Accessory One-Family Dwelling	n/a
Assembly	560 m ²
Community Garden	n/a

9.8.3 Maximum Height

- (a) The maximum **height** for **principal buildings and structures** shall be 15 m.
- (b) The maximum **height** for **accessory buildings and structures** shall be 4.5 m.

9.8.4 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	5 m	2 m	2 m	0 m
Accessory Buildings and Structures	5 m	1.5 m	1.5 m	0 m

9.8.5 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 50% of the **parcel**.

9.8.6 Off-Street Parking

- (c) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
 - (i) Civic **use** - 1 space per 90 m² of **gross floor area**;
 - (ii) School – 2 spaces per classroom
 - (iii) Public service **use** – No spaces required
 - Civic use – 1 accessible parking space.

**NOTICE OF PUBLIC HEARING on
ANMORE ZONING AMENDMENT BYLAW No. 661-2022**

Anmore Municipal Council has scheduled a Public Hearing to be held at the Anmore Elementary School Gymnasium, 30 Elementary Road, Anmore on Tuesday, June 21st, 2022 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 zone P1 – Civic Institutional to remove reference to residential allowance, decrease parking and setback requirements; rezone a parcel from P2 - Park to P1 – Civic Institutional; and rezone 2 parcels from C3 – Equestrian Commercial to RS-1 Residential. The lots are described as:

P2 to P1 - 2697 SUNNYSIDE RD - Lot B Plan LMP41762 Section 20 Township 39 Land District 36 - PID: 024-481-912

C3 – RS1 – 265 ALPINE DR - Strata Lot 5 Plan LMS983 Section 20 Township 39 Land District 36 - PID: 018-357-601

C3 – RS1 – 275 ALPINE DR - Lot 2 Plan LMP36398 Section 20 Township 39 Land District 36 - PID: 023-999-756

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 at www.anmore.com or in person at Village Hall temporary location, 100 Buntzen Creek Road, Anmore, BC during regular office hours

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, 100 Buntzen Creek 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 June 21st, 2022.

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



VILLAGE OF ANMORE

BYLAW NO. 662-2022

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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. 662-2022”.
- 2) That Anmore Zoning Bylaw No. 568- 2017 be amended by adding the text which forms part of this bylaw.
- 3) That the Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels from Residential 1-RS-1 to Residential 2-RS-2.

2318 SUNNYSIDE RD ANMORE PID: 000-635-111	3 ALDER WAY ANMORE PID: 010-537-392	10 BIRCH WYND ANMORE PID: 010-537-520
2334 SUNNYSIDE RD ANMORE 010-537-571	4 ALDER WAY ANMORE PID: 010-537-406	11 MAPLE CRT ANMORE PID: 002-769-956
2350 SUNNYSIDE RD ANMORE PID: 007-429-134	5 ALDER WAY ANMORE PID: 007-428-995	12 MAPLE CRT ANMORE PID: 010-537-538
2366 SUNNYSIDE RD ANMORE PID: 007-429-126	6 ALDER WAY ANMORE PID: 010-537-422	66 MAPLE CRT ANMORE PID: 006-671-861
2382 SUNNYSIDE RD ANMORE PID: 000-598-305	7 BIRCH WYND ANMORE PID: 010-537-457	14 MAPLE CRT ANMORE PID: 010-537-546
1 ALDER WAY ANMORE PID: 007-429-002	8 BIRCH WYND ANMORE PID: 010-537-503	15 MAPLE CRT ANMORE PID: 007-429-100
2 ALDER WAY ANMORE PID: 000-774-391	9 BIRCH WYND ANMORE PID: 010-537-511	21 BIRCH WYND ANMORE PID: 000-635-138
22 BIRCH WYND ANMORE PID: 005-812-011	23 BIRCH WYND ANMORE PID: 000-635-146	24 BIRCH WYND ANMORE PID: 000-635-154
25 BIRCH WYND ANMORE PID: 000-522-830	26 BIRCH WYND ANMORE PID: 006-647-081	27 BIRCH WYND ANMORE PID: 007-617-917
28 BIRCH WYND ANMORE PID: 007-431-473		

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ADOPTED the		day of,	

MAYOR

MANAGER OF CORPORATE SERVICES

SCHEDULE A

9.21 RESIDENTIAL 2 – RS-2

9.21.1 Purpose

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

9.21.2 Minimum Parcel Size

Permitted Uses	Parcel Size
One-Family Dwelling	750 m ²

9.21.3 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

9.21.4 Maximum Floor Area Ratio for Parcel of Land

Permitted Use	Max FAR
Principal Building and Accessory Buildings	0.35

The maximum **gross floor area** for the **principal building** and all **accessory buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.35, except that:

Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.

9.21.5 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	6 m	7.6 m	3.0 m	1.5 m

Accessory Building and Structure	6 m	2.5 m	3.0 m	1.5 m
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9.21.6 Off-Street Parking

Off-street parking spaces shall be provided on the same **parcel** as the **use** being served in accordance with the following minimum requirements:

- a) 2 spaces per **one-family dwelling**;
- b) 2 Spaces per **secondary suite**;

9.21.7 Maximum Parcel Coverage

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

9.21.8 Other Regulations

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

9.21.9 Zoning Plan

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

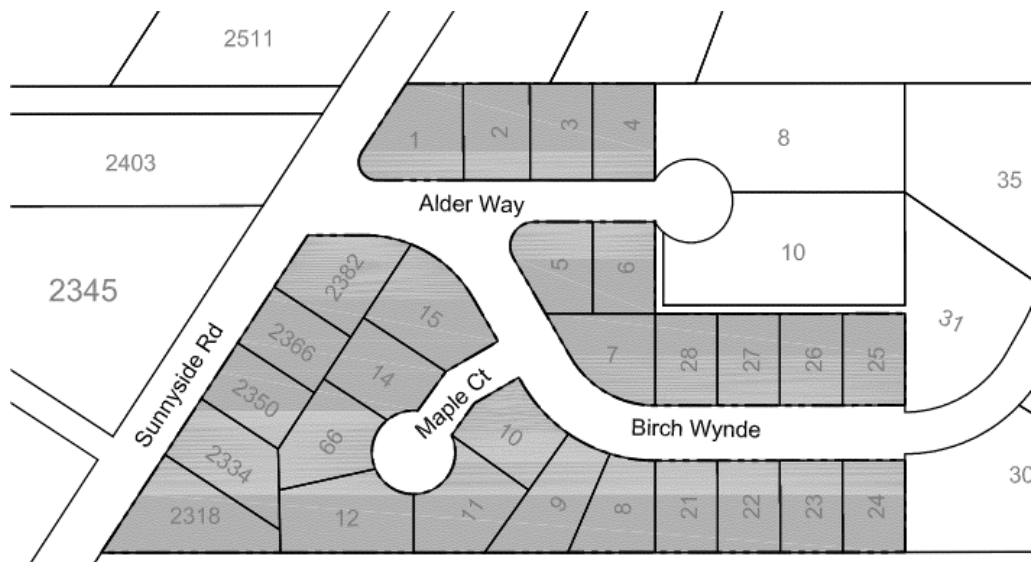
**NOTICE OF PUBLIC HEARING on
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Anmore Municipal Council has scheduled a Public Hearing to be held at Anmore Elementary School Gymnasium, 30 Elementary Road, Anmore on Tuesday, June 21st, 2022 starting at 7:00 p.m.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to rezone 28 parcels from RS-1 Residential to RS-2 - Residential 2. The RS2 Zone will decrease the minimum lot size requirements, increase Lot Coverage and Floor area Ratios and decrease the setback requirements. The proposed zone will better represent the existing legally non conforming lots. The lots are described as:

2318 SUNNYSIDE RD ANMORE PID: 000-635-111	3 ALDER WAY ANMORE PID: 010-537-392	10 BIRCH WYND ANMORE PID: 010-537-520
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