ADVISORY PLANNING COMMISSION - AGENDA

Agenda for the Advisory Planning Commission Meeting scheduled for Tuesday, February 21 at 6:00 p.m. at Anmore Elementary School, Multi-Purpose Room 30 Elementary Road, Anmore. BC



1. Call to Order

2. <u>Approval of the Agenda</u>

Recommendation: That the agenda be approved as circulated.

3. Minutes

Page 3 (a) Minutes of the Advisory Planning Commission meeting held on October 18, 2021

Recommendation: That the Minutes of the Advisory Planning Commission meeting

held on October 18, 2021 be adopted, as circulated.

4. <u>Business Arising from the Minutes</u>

5. Unfinished Business

6. New Business

Infill Zoning Application Reports

Members to review Infill Zoning Application Reports from the January 17, 2022 Regular Council Agenda.

Page 5 (a) 68 Elementary Zoning Amendment – Bylaw No. 665-2023

Report dated January 6, 2023 from Chris Boit, Manager of Development Services

Page 11 (b) 2519 East Road – Zoning Amendment – Bylaw No. 666-2023

Report dated January 6, 2023 from Chris Boit, Manager of Development Services

Page 17 (c) 2860 Sunnyside Rd Zoning Amendment – Bylaw No 667-2023

Report dated January 6, 2023 from Chris Boit, Manager of Development Services

Page 23 (d) 3060 Anmore Creek Way – Zoning Amendment – Bylaw No 668-2023

Report dated January 6, 2023 from Chris Boit, Manager of Development Services

Page 28 (e) 2192 Sunnyside Rd – Zoning Amendment – Bylaw No 669-2023

Report dated January 6, 2023 from Chris Boit, Manager of Development Services

(f) Parks and Recreation Committee

Members present to provide feedback and comments.

7. Adjournment

ADVISORY PLANNING COMMISSION – MINUTES

Minutes for the Advisory Planning Commission Meeting scheduled for Monday, October 18, 2021 at 7:00 p.m. virtually via Zoom



MEMBERS PRESENT

John Burgess, Chair Wayne Keiser (via teleconference) Julia Robertson Olen Vanderleeden

MEMBERS ABSENT

Tom Albanese Denny Arsene Tony Barone

OTHERS PRESENT

Mayor John McEwen, Council Liaison Chris Boit, Manager of Corporate Services

1. Call to Order

The meeting was called to order at 6:02 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

That the agenda be approved as circulated.

Carried Unanimously

3. Business Arising from the Minutes

None.

4. <u>Unfinished Business</u>

None.

5. New Business

(a) Zoning Bylaw Amendment Bylaw No. 651-2021 – Infill Development

Chris Boit, Manager of Development Services, provided an overview of infill zoning bylaw changes and rationale which includes the goal to keep existing homes compliant without requiring significant alterations, and an overview of the four applications.

Discussion points included:

- Minimum lot size and expectation that most new lots will be between 1/3 acre and 1/2 acre as included in the Infill Policy 61
- Floor Area Ratio requirement change is intended to ensure the existing home remains compliant with zone
- Accessory building floor area permits 30% in order to keep any accessory buildings subservient to the main structure
- Whether coach houses would be allowed. It was noted that in theory, yes, but the majority of the infill lots would not meet the requirements
- Rationale for setback reductions
- Parking allocation to be on lots with no street parking allowed
- Parcel coverage has been increased to ensure existing homes are compliant with zone; however, if a large home is already built on the existing lot it would fail the infill requirements

It was MOVED and SECONDED:

That the Advisory Planning Commission recommends to Council that Zoning Bylaw Amendment No. 651-2021, be supported.

Carried Unanimously

6. Adjournment

It was MOVED and SECONDED:

That this meeting be adjourned at 7:05 p.m.

Carried Unanimously

Certified Correct:	Approvea:
Karen Elrick	John Burgess
Corporate Officer	Chair, Advisory Planning Commission



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: January 6, 2023 File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 68 Elementary Zoning Amendment – Bylaw No 665-2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 665-2023 (Attachment 1) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw No. 665-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 665-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

68 Elementary Zoning Amendment – Bylaw No 665-2023 January 6, 2023

Discussion

The proposed property is 4,047m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

- 1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
- 2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.0 acres.
- 3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
- 4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
- 5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 145m of road frontage

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

68 Elementary Zoning Amendment – Bylaw No 665-2023 January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

 THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 665-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 665-2023. (recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 665-2023 and refer Anmore Zoning Amendment Bylaw 665-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 665-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 665-2023

OR

4. That Council not proceed with the infill rezoning.

Attachments

1. Bylaw Amendment 665-2023

68 Elementary Zoning Amendment – Bylaw No 665-2023 January 6, 2023

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

VILLAGE OF ANMORE

BYLAW NO. 665-2023

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 Bylaw Amendment Bylaw No. 665-2023".
- 2) That Anmore Zoning Bylaw No. 568- 2017 be amended by deleting the Example of Calculation of Total Floor Area Ratio under 9.20.4 and replacing with the following:

Example Calculation of Total Floor Area Ratio

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

$$(1826m^2 \times 0.25) + 60m^2 = 516.5m^2 \text{ (approx. 5560 ft}^2\text{)}$$

3) That the Anmore Zoning Bylaw No. 568-2017 Schedule 'A' Zoning Map be amended to change the zoning for the following parcel from Residential 1 – RS1 to INFILL DEVELOPMENT – INF

68 ELEMENTARY RD ANMORE PID: 029-145-015

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











VILLAGE OF ANMORE REPORT TO COUNCIL

Date: January 6, 2023 File No. 3900-20

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 2519 East Road- Zoning Amendment – Bylaw No 666-2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 666-2023 (Attachment 1) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw No. 666-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 666-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

2519 East Road- Zoning Amendment – Bylaw No 666-2023 January 6, 2023

Discussion

The proposed property is 4,047m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

- 1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
- 2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.0 acres.
- 3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
- 4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
- 5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 45m of road frontage on East Road and 45m of frontage onto Leggett Drive. Total frontage = 90m

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

2519 East Road- Zoning Amendment – Bylaw No 666-2023 January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

 THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 666-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 666-2023. (recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 666-2023 and refer Village of Anmore Zoning Amendment Bylaw 666-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 666-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 666-2023

OR

4. That Council not proceed with the infill rezoning.

2519 East Road- Zoning Amendment – Bylaw No 666-2023 January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 666-2023

Prepared by:	
abot.	
Chris Boit, P.Eng	
Manager of Development Services	
Reviewed for Form and Content / Approved for Submis	sion to Council:
Chief Administrative Officer's Comment/Concurrence	KELUL
-	Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 666-2023

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 Bylaw Amendment Bylaw No. 666-2023".
- 2) That the Anmore Zoning Bylaw No. 568-2017 Schedule 'A' Zoning Map be amended to change the zoning for the following parcel from Residential 1 RS1 to INFILL DEVELOPMENT INF

2519 EAST RD ANMORE PID: 024-652-687

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	
GER OF CORPORATE SERVICES	







VILLAGE OF ANMORE REPORT TO COUNCIL

Date: January 6, 2023 File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 667-2023 (Attachment 1) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 667-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023 January 6, 2023

Discussion

The proposed property is 7,124m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

- 1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
- 2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.76 acres.
- 3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
- 4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
- 5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 95m of road frontage onto Sunnyside Road and 52m onto Spence Way. Total Frontage = 147m

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023 January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

 THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 667-2023. (recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023 and refer Anmore Zoning Amendment Bylaw 667-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 667-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 667-2023

OR

4. That Council not proceed with the infill rezoning.

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023 January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 667-2023

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

VILLAGE OF ANMORE

BYLAW NO. 667-2023

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 Bylaw Amendment Bylaw No. 667-2023".
- 2) 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 RS1 to INFILL DEVELOPMENT INF

2860 SUNNYSIDE ROAD ANMORE

PID: 024-898-988

READ a first time the

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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

day of

MANAGER OF CORPORATE SERVICES







VILLAGE OF ANMORE REPORT TO COUNCIL

Date: January 6, 2023 File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

3060 Anmore Creek Way - Zoning Amendment - Bylaw No 668-

Subject: 2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 668-2023 (Attachment 1) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 668-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 668-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

3060 Anmore Creek Way - Zoning Amendment – Bylaw No 668-2023 January 6, 2023

Discussion

The proposed property is approximately 4,490m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

- Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
- 2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.11 acres.
- 3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
- 4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
- 5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 95m of road frontage.

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

3060 Anmore Creek Way - Zoning Amendment – Bylaw No 668-2023 January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

 THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 668-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 668-2023. (recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 668-2023 and refer Anmore Zoning Amendment Bylaw 668-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 668-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 668-2023

OR

4. That Council not proceed with the infill rezoning.

3060 Anmore Creek Way - Zoning Amendment – Bylaw No 668-2023 January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 668-2023

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

day of

MANAGER OF CORPORATE SERVICES

VILLAGE OF ANMORE

BYLAW NO. 668-2023

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 Bylaw Amendment Bylaw No. 668-2023".
- 2) 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 RS1 to INFILL DEVELOPMENT INF

3060 ANMORE CREEK WAY ANMORE PID: 026-124-823

READ a first time the

	,	
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
		MAYOR



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: January 6, 2023 File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 2192 Sunnyside Rd - Zoning Amendment - Bylaw No 669 -2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 669-2023 (Attachment 1) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 669-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023 January 6, 2023

Discussion

The proposed property is 4047m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

- 1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
- 2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.0 acres.
- 3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
- 4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
- 5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 95m of road frontage onto Sunnyside

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023 January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

 THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 669-2023. (recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023 and refer Anmore Zoning Amendment Bylaw 669-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 669-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 669-2023

OR

4. That Council not proceed with the infill rezoning.

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023 January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 669-2023

Prepared by:	
about.	
Chris Boit, P.Eng	
Manager of Development Services	
Reviewed for Form and Content / Approved for Submis	sion to Council:
Chief Administrative Officer's Comment/Concurrence	XELUL
_	Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 669 - 2023

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;

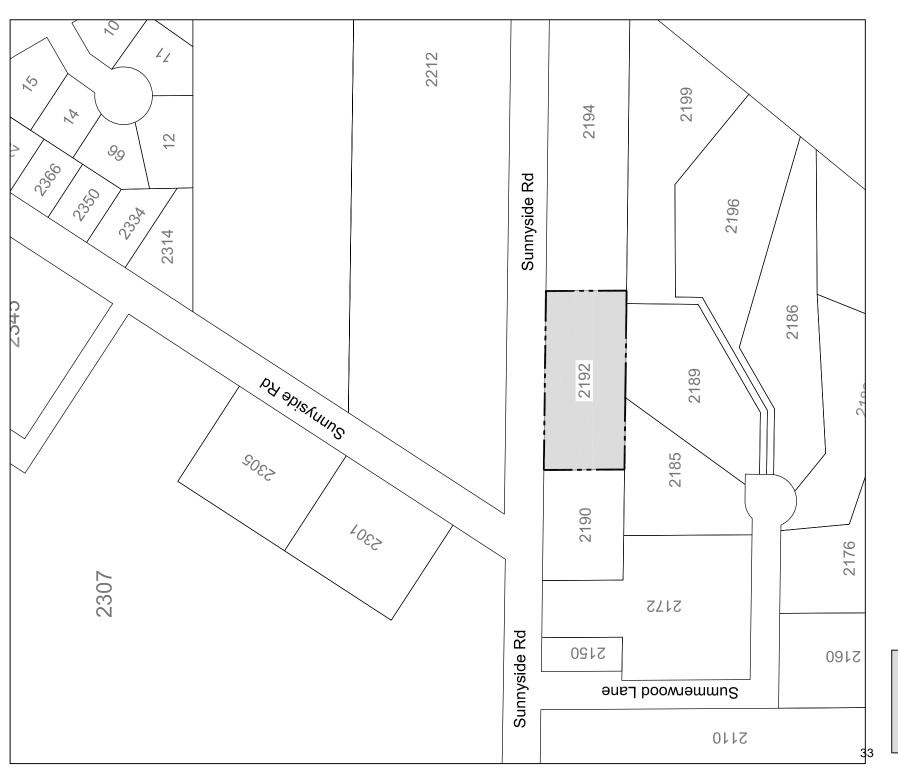
NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1) That this bylaw may be cited for all purposes as "Anmore Zoning Bylaw Amendment Bylaw No. 669 2023".
- 2) 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 RS1 to INFILL DEVELOPMENT INF

2192 SUNNYSIDE ROAD, ANMORE PID: 016-135-164

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	
ANAGER OF CORPORATE SERVICES	









INFILL ZONE