

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, April 2, 2024 at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC**



NOTE: Written submissions directed to Council, for consideration under Public Input or Public Question Period, may be submitted to rhonda.schell@anmore.com, no later than 12:00 noon on meeting days, to be circulated to Council prior to the meeting.

This meeting's proceedings will be live streamed and available as a recorded archive on the Village's YouTube Channel: <https://www.youtube.com/@villageofanmore1199/streams>

1. Call to Order

2. Approval of the Agenda

Recommendation: THAT the Agenda be approved as circulated.

3. Public Input

**Note: To encourage civic engagement, Council welcomes your participation in the public portion of our meeting. We want to remind members of the public that matters raised here are for Council's consideration and should be constructively focused on agenda items only and not individuals. To ensure that we are providing a positive work environment in alignment with Council's Strategic Plan and the Village's Respectful Workplace Policy, we ask that Council is engaged in a manner that is respectful and productive. Please limit comments to two-minutes and save any questions for Question Period later in the meeting.*

4. Delegations

Page 5 (a) CPR Accredited Trainer

Suzanne Wilson, Accredited Trainer and Business Operator to present the Heart & Stroke Foundation's CardiacCrash™ CPR course overview.

Page 6 (b) Tri-Cities Off Road Cycling Association (Torca)

Juan Pablo Gaviria, Torca, to introduce Torca and request approval to work with Parks and Recreation Committee.

5. Adoption of Minutes

Page 7 (c) Minutes of the Regular Council Meeting held on March 19, 2024

Recommendation: THAT the Minutes of the Regular Council Meeting held March 19, 2024, be adopted, as circulated.

6. Business Arising from Minutes

7. Consent Agenda

Note: Any Council member who wishes to remove an item for further discussion may do so at this time.

Recommendation: That the Consent agenda be adopted.

Page 14 **(a) 2023 Anmore Water Rates and Regulations Bylaw Amendment**

Recommendation: THAT Anmore Water Rates and Regulations Amendment Bylaw No. 690-2024 be adopted.

Page 15 **(b) 2023 Anmore Solid Waste Management Bylaw Amendment**

Recommendation: THAT Anmore Solid Waste Management Amendment Bylaw No. 691-2024 be adopted.

Page 17 **(c) Request for funds for SVFD Volunteer Appreciation Dinner**

Recommendation: THAT Council approve a \$500 donation from the Volunteer Appreciation budget to the Sasamat Volunteer Fire Department Volunteer Appreciation Dinner on behalf of the Village of Anmore.

Page 18 **(d) Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors**

Recommendation: THAT the communication dated March 21, 2024 from Metro Vancouver regarding a Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors, be received for information.

Page 20 **(e) Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan**

Recommendation: THAT the communication dated March 1, 2024 from Metro Vancouver regarding Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan, be received for information.

8. Items Removed from the Consent Agenda

9. Legislative Reports

Page 23 **(a) Zoning Bylaw Review - Coach Houses**

Report dated March 27, 2024, from the Manager of Development Services, attached.

Recommendation: THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 687-2024.

10. Unfinished Business

None

11. New Business

Page 140 **(a) Tri Cities Healthier Community Partnership (TC HCP)**

Letter dated March 25, 2024, from the Tri-Cities Healthier Community Partnership, attached.

Recommendation: THAT Council appoint _____ as Council liaison representative to Tri Cities Healthier Community Partnership.

Page 144 **(b) Tri Cities Region Food Council**

Letter dated March 25, 2024, from the Tri Cities Region Food Council, attached.

Recommendation: THAT Council appoint _____ as Council liaison representative to Tri Cities Region Food Council.

12. Items from Committee of the Whole, Committees, and Commissions

13. Mayor’s Report

14. Councillors Reports

15. Chief Administrative Officer’s Report

16. Information Items

- Page 149 (a) **Committees, Commissions, and Boards – Minutes**
- Minutes of the Advisory Planning Commission meetings held on January 16, 2024 and February 12, 2024

- Page 155 (b) **General Correspondence**
- Communication from Town of Osoyoos dated February 9, 2024 regarding Support for Resolution

17. Public Question Period

**Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

18. Adjournment

APRIL 2 1PM



Delegation to Council Request Form

Contact Information

Name of presenter: Suzanne Wilson
Name of organization: accredited trainer of Heart & Stroke Found
Mailing Address: [redacted] + Anmore
Phone Number: _____
Email Address: _____

Presentation Information

Preferred meeting date at which you wish to appear (if known): April 2
Number of person(s) expected to attend: 1

Reason(s) for presentation:

- To provide information
- To request funding
- To request letter of support
- Other request use of community room

Resources:

- Projector and Screen (bring own laptop)
- Other _____

Please submit the completed form and related presentation materials to the Manager of Corporate Services by 12:00 p.m. on the Thursday prior to the Council Meeting via email to rhonda.schell@anmore.com or delivered to village hall.
For questions regarding this process, please phone Rhonda Schell at 604-469-9877.



Delegation to Council Request Form

Contact Information

Name of presenter: Juan Pablo Gaviria

Name of organization: Torca (Tri-cities Off Road Cycling Association)

Mailing Address: 21 000

Phone Number: -

Email Address: jp@torca.ca

Presentation Information

Preferred meeting date at which you wish to appear (if known): April council meeting

Number of person(s) expected to attend: 1

Reason(s) for presentation:

- To provide information
- To request funding
- To request letter of support
- Other Introduce Torca to council and request approval to work with Parks and Recreation committee

Resources:

- Projector and Screen (bring own laptop)
- Other _____

Please submit the completed form and related presentation materials to the Manager of Corporate Services by 12:00 p.m. on the Thursday prior to the Council Meeting via email to rhonda.schell@anmore.com or delivered to village hall.

For questions regarding this process, please phone Rhonda Schell at 604-469-9877.

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, March 19, 2024 at 7:00 p.m. in **Council Chambers** at the
Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Polly Krier
Councillor Kim Trowbridge
Councillor Doug Richardson
Councillor Paul Weverink

ABSENT

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer
Rhonda Schell, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R026/24: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public provided comments on:

- The proposed process for Anmore South development.

4. Delegations

None.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on February 20, 2024

It was MOVED and SECONDED:

R027/24: THAT the Minutes of the Regular Council Meeting held on February 20, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

Items (b) and (c) were removed from the consent agenda.

It was MOVED and SECONDED:

R028/24: THAT the Consent agenda be adopted.

Carried Unanimously

(a) Soroptimist International of the Tri-Cities Give Her Wings Awards Gala

THAT Councillor Krier be authorized to register for the 2024 Soroptimist International of the Tri-Cities Give Her Wings Awards Gala at a cost of \$65, as budgeted for in the 2023 – 2027 Financial Plan.

(d) School District 43 – 2024 Eligible School Sites Proposal Resolution

THAT the communication dated March 14, 2024 from School District 43 regarding the 2024 proposed eligible school sites proposal, be received for information.

8. Items Removed from the Consent Agenda

(b) Government of BC - Emergency and Disaster Management Act Implementation - Indigenous Engagement Requirements Funding Program

Discussion points included:

- Purpose of the funding to assist communities to meet new Indigenous engagement requirements in the Emergency and Disaster Management Act
- Potential for collaboration on a joint project with neighbouring communities

It was MOVED and SECONDED:

R029/24: THAT Council receive the letter dated January 12, 2024 from the Ministry of Emergency Management and Climate Readiness regarding the Anmore Emergency and Disaster Management Act Implementation - Indigenous Engagement Requirements Funding Program allocation.

Carried unanimously

**(c) Metro 2050 Type 2 Proposed Amendment
City of Maple Ridge (Yennadon Lands)**

Discussion points included:

- Metro Vancouver Urban Containment Boundary Map tool for research purposes

It was MOVED and SECONDED:

R030/24: THAT the communication dated March 1, 2024 from Metro Vancouver regarding a Metro 2050 Type 2 Proposed Amendment for the City of Maple Ridge (Yennadon Lands), be received for information.

Carried unanimously

9. Legislative Reports

(a) 2023 Anmore Water Rates and Regulations Amendment Bylaw No. 690-2024

Discussion points included:

- Project to install water meters being funded from capital reserves
- Fees collected under the Water Rates and Regulations Bylaw are used to allocate to capital reserves for future water system improvements
- Water meter to property line installation is ongoing and installing Neptune water meters taking place over multiple years, funded from capital reserves
- Increase in cost of water due to inflationary costs passed on from Metro Vancouver and City of Port Moody
- Removing Section 39 from the Bylaw as a result of the mentioned legislation being repealed
- Fees associated with agreement with Port Moody to supply water to Anmore

It was MOVED and SECONDED:

R031/24: THAT first, second, and third reading be given to Anmore Water Rates and Regulations Amendment Bylaw No. 690-2024.

Carried Unanimously

(b) 2023 Anmore Solid Waste Management Amendment Bylaw No. 691-2024

The Manager of Financial Services provided an over of the report dated March 15, 2024.

Discussion points included:

- Options for bin replacement

It was MOVED and SECONDED:

R032/24: THAT first, second, and third reading be given to Anmore Solid Waste Management Amendment Bylaw No. 691-2024.

Carried Unanimously

(c) Anmore South OCP Amendment Neighbourhood Plan Terms of Reference (ToR)

The Manager of Development Services provided an over of the report dated March 15, 2024.

Discussion points included:

- Collaborative approach with the applicant and clarification that the applicant is responsible for completing the required studies and assessments with the Village independently verifying data
- Clarification on the timing and order of studies to be completed and when they will no longer be considered in draft form. Staff commented that various topics throughout the ToR will inform when studies can be completed.
- Metro Vancouver requirements including consultation on the Regional Context Statement, a Business Case for Servicing Requirements, and Transportation Planning

It was MOVED and SECONDED:

R033/24: THAT the Draft Neighbourhood Plan Terms of Reference in relation to Bylaw 686-2023, attached to the report dated March 15, 2024 from the Manager of Development Services be approved and staff be directed to work with the applicant in moving the consideration

of the Anmore South OCP amendment application process forward.

Carried
Opposed Councillor Richardson

10. Unfinished Business

None.

11. New Business

(a) Motion for Discussion and Decision - Anmore Procedure Bylaw Review

Councillor Krier provided introductory statement regarding the rationale for introducing this motion.

It was MOVED and SECONDED:

R034/24: WHEREAS the 2022-2026 Council Strategic Plan sets an objective to maintain and enhance service levels; and,

WHEREAS the Anmore Procedure Bylaws has not been reviewed since 2021,

THEREFORE be it resolved that Council direct staff to complete a comprehensive review of the Anmore Procedure Bylaw and report back with recommendations to improve the bylaw based on current best practices.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions

None.

13. Mayor's Report

Mayor McEwen reported that:

- He attended the Sasamat Volunteer Fire Department Board of Trustee Meeting on March 14, 2024
- He thanked the people who reached out and had Coffee With the Mayor meetings and encouraged residents to continue booking appointments
- Buntzen Lake was at full capacity both Saturday March 16th and Sunday March 17th because of unseasonably warm weather

- He encouraged residents to participate in the Easter Egg Hunt on March 30th at noon

14. Councillors Reports

Councillor Trowbridge reported that:

- He attended the Sasamat Volunteer Fire Department Board of Trustee Meeting on March 14, 2024

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- The Easter Egg Hunt will take place on March 30th at noon at Anmore Community Hub
- Work continuing in upper Spirit Park including paving and plaza work that will be completed prior to the Easter Egg Hunt event
- Staff is continuing to work through policy, fee, and insurance requirements related to public use of the Anmore Community Hub and anticipates bringing forth a report to council by summer
- Youth Bingo will resume at the Anmore Community Hub at the end of April

16. Information Items

(a) Committees, Commissions, and Boards – Minutes

- Minutes of the Community Engagement, Culture, and Inclusion Committee held on May 13, 2021
- Minutes of the Public Hearing held on October 3, 2023

(b) General Correspondence

- Metro Vancouver Board in Brief for meetings held on February 23, 2024
- Copy of letter dated March 6, 2024 from the New Westminster & District Labour Council regarding the Day of Mourning for Workers Killed and Injured on the Job
- Copy of letter dated March 7, 2024 from the District of Hudson's Hope regarding support for Bill-34

17. Public Question Period

Members of the public asked questions regarding:

- Cordovado sub-division development being serviced septic or sewer. It was confirmed it would be serviced by septic
- The Sasamat Volunteer Fire Department Board of Trustee Meeting on March 14, 2024
- Addressing the mayor as "your worship"
- The invoice for tree removal on public land at Ravenswood Drive and Sunnyside Road and how scope of work was communicated to the contractor
- Dogwood trees and Spirit Park Concept Drawing from the March 5, 2024 Regular Council Meeting
- Possibility of a bike rack near the Community Hub

18. Adjournment

It was MOVED and SECONDED:

R035/24: That the meeting be adjourned at 8:04 pm.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor

VILLAGE OF ANMORE

BYLAW NO. 690-2024

A bylaw to amend Anmore Water Rates and Regulations Bylaw 555-2016

WHEREAS the Council may, by bylaw, fix the rates and terms under which water may be supplied and used and may provide for the classification of users and prescribe different rates, terms and conditions for different users;

AND WHEREAS Council wishes to amend the water user fees in Schedule “B” of the Anmore Water Rates and Regulation Bylaw No. 555-2016;

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 Water Rates and Regulations Amendment Bylaw No. 690-2024”.
2. That the following portion of Section 39 be deleted “as provided in the Municipal Act”.
3. Schedule “B” Section 1 and 2 is amended by changing the per cubic meter of water rate to \$3.39.
4. Anmore Water Rates and Regulations Bylaw No. 555-2016 is hereby amended accordingly.

READ a first time the 19th day of March, 2024

READ a second time the 19th day of March, 2024

READ a third time the 19th day of March, 2024

ADOPTED the day of April, 2024

MAYOR

CORPORATE OFFICER

VILLAGE OF ANMORE

BYLAW NO. 691-2024

A bylaw to amend Anmore Solid Waste Management Bylaw No. 554-2016

WHEREAS it is deemed expedient to amend Anmore Solid Waste Management Bylaw No. 554-2016.

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 Solid Waste Management Amendment Bylaw No. 691-2024**”.
2. That Schedule “A” Section 1 items (a) – (d) be deleted and replaced with the following:

Domestic Waste

- (a) Purchase of Collection Carts are the responsibility of the property owners. Ownership is transferred to the Village for wear and tear maintenance and replacement. Each property shall have two Collection Carts, one for Garbage and one for Kitchen Waste and Yard Waste.

	120 Litre	240 Litre
Collection Cart Purchase	\$250.00	\$264.00

- (b) All owners will receive an annual utility notice that shall be payable by the due date, which will be no less than 21 days from the date of mail out.

January 1 to December 31, 2024	\$380.00 for two Collection Carts
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Additional organic or garbage Collection Carts may be purchased for homes with secondary suites at the annual rate.

- (c) Upon issuance of an occupancy permit for a building that will be serviced by this bylaw, owners shall pay the pro-rated amount for the remainder of the year.
- (d) Replacement or repair of Garbage Collection Carts or Kitchen Waste and Yard Waste Collection Carts due to damage by Wildlife or anyone other than the Collection Crew will be invoiced to the Owner at the following rates:

	120 Litre	240 Litre
Collection Cart Replacement	\$250.00	\$264.00
Collection Cart Repair	\$15 / per occurrence	
Bear Lock Replacement	\$10 / per occurrence	

3. Anmore Solid Waste Management Bylaw No. 554-2016, as amended, is hereby amended accordingly.

READ a first time the 19th Day of March, 2024

READ a second time the 19th Day of March, 2024

READ a third time the 19th Day of March, 2024

ADOPTED the Day of April, 2024

MAYOR

CORPORATE OFFICER



Serving Anmore & Belcarra since 1978

Dear Mayor and Council,

March 17th, 2024

Re: Request for Funds for the SVFD Volunteer Appreciation Dinner.

We are writing on behalf of Chief Sharpe and the members of the SVFD to seek financial assistance from each village to partner with our Firefighter's Association to cater a dinner for the fire department volunteers.

Last year these funds contributed to a very successful evening for our volunteers. It was an opportunity for our members to relax, socialize and come together outside of our normal training and emergency events.

As we stated in our previous request (March 2023), we recognize and do appreciate that each village hosts a volunteer evening for all of our community volunteers. This Firefighter's dinner is not meant to undermine that very important event. However, many of our members believe that in our critical role as first responders, it is important for us to celebrate and socialize in a way that improves morale and makes us a better team.

To make this dinner a success, our Association will contribute \$600.00, but we are also asking each village for a contribution of \$500.00. This would enable us to cater a dinner for the 30 or so members who would attend.

We appreciate your consideration for this request. If Mayor and Council requires any further information, we would be happy to attend your regular meeting as a delegation.

We look forward to hearing from you.

Yours truly,

Colin Richardson
Deputy Fire Chief

Rob Schofield
Captain, President Sasamat Firefighter's Association

Sasamat Fire Department, 2690 East Rd. Anmore, B.C., Canada, V3H 5G9 Tel: 604 469 0349

March 21, 2024

File: CR-12-01
Ref: RD 2024 02 23

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com; rhonda.schell@anmore.com

Dear Mayor John McEwen and Council:

**Metro 2050 Type 3 Proposed Amendment to Reflect
Accepted Regional Context Statements and Correct Minor Errors**

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver in a way that protects important lands like agricultural, ecologically important, and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the regional land use designation for a site then, as part of the process, they have agreed to have the Metro Vancouver Board consider any regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

Over the first year since *Metro 2050* was adopted on February 24, 2023, Metro Vancouver staff identified some minor inconsistencies in terminology, formatting, numerical references, and mapping that are proposed to be corrected through a Type 3 amendment. The proposed amendment also includes mapping revisions that stem from MVRD Board-accepted regional context statements, regional land use designation amendments made under the municipal flexibility clause, updates to *Metro 2050* reference maps based on new data (e.g., new sensitive ecosystem inventory map) and corrections to map text and designation boundaries. The proposed revisions are administrative in nature, and do not alter the intent of *Metro 2050*. This amendment is an administrative amendment intended to ensure that *Metro 2050* contains the most current and correct maps and text.

66164757

At its February 23, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the Metro 2050 Type 3 Amendment to reflect accepted regional context statements and correct minor errors;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024”; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments, First Nations, and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50% + 1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated January 23, 2024, titled “*Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors*” providing background information and a summary of the amendment.

You are invited to submit written comments via council resolution on the proposed amendment. If you have any questions, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **May 5, 2024**.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Karen Elrick, Chief Administrative Officer, Village of Anmore
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated January 23, 2024, titled “Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors” \(pg. 139\)](#)

March 21, 2024

File: CR-12-01
Ref: RD 2024 02 23

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com, rhonda.schell@anmore.com

Dear Mayor John McEwen and Council:

Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important, and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the regional land use designation for a site then, as part of the process, they have agreed to have the Metro Vancouver Board consider any regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

Amendments are proposed to *Metro 2050* that will better align its land use designations with the MVRD Board-adopted 2018 Electoral Area A Official Community Plan that applies to the majority of the rural and remote portions of the Electoral Area (excluding UBC, UEL, Bowyer Island, Passage Island, and First Nation reserve lands). Staff have identified *Metro 2050* regional land use designation changes to ninety-two Electoral Area A parcels for the MVRD Board's consideration.

These proposed amendments are consistent with *Metro 2050's* goals and strategies, and bring the *Metro 2050* and OCP land use designations into closer alignment. They do not alter the intent of *Metro 2050*.

66173847

At its February 23, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) *initiate the Metro 2050 Type 2 and Type 3 amendment processes to reflect the Electoral Area A Official Community Plan;*
- b) *give first, second, third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1378, 2024”;*
- c) *give first, second, third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1379, 2024”;* and
- d) *direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments, First Nations, and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

The proposed amendments are either Type 2 and Type 3 amendments to *Metro 2050*. The first requires adoption with a weighted 2/3 majority of the Board, and the second requires adoption by a weighted 50%+1 vote of the Board. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated January 20, 2024, titled “Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to submit comments via council resolution on the proposed amendment. If you have any questions, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **May 5, 2024**.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/JWD/hm

cc: Karen Elrick, Chief Administrative Officer, Village of Anmore
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated January 20, 2024, titled "Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan" \(pg. 197\)](#)

66173847



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: March 27, 2024 File No. 3900-30
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

Purpose / Introduction

The purpose of this report is to provide Council with an update on the Coach House zoning and the associated Zoning Bylaw update.

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 687-2024.

Background

At the June 6th 2023 Regular Council Meeting, Council directed staff to amend the current zoning regulations regarding coach houses and make recommendations on how to make coach house sizing easier to understand and regulate. The attached Bylaw amendment represents Staff's recommendations to the requested update.

Discussion

Over the past year, staff have met with Council and Advisory Planning Commission (APC) members to review the Zoning Bylaw in relation to coach house allowances as further clarification and input was required by staff to update the Zoning Bylaw. The proposed Zoning Bylaw Amendment (ATTACHMENT 1) has combined the feedback by these bodies and staff have incorporated some updates to the Bylaw to bring the Municipality into compliance with the Provincial housing Bill 44 as it relates to small-scale multi-family housing (SSMUH).

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

March 27, 2024

Small-Scale Multi-Family Housing (SSMUH).

The SSMUH requirements are directly linked to Bill 44 – Housing Statutes (residential development), that was enacted at the end of 2023. The Bill has implications to the Village's zoning requirements, most requirements are in relation to accommodating secondary suites in residential zones. A policy document was produced by the province entitled “Provincial Policy Manual & Site Standards – Small-Scale, Multi-Unit Housing”. The following sections are directly from the Policy and provide some context for Staff recommendations.

2. Site standards package A

2.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a secondary suite and/or an accessory dwelling unit** in addition to the principal residence. Lots and jurisdictions to which this requirement applies include:

- the lands within a regional electoral area that are not identified in an urban containment boundary established by a regional growth strategy or that are wholly outside of the boundary,
- the portions of municipalities or municipalities that are wholly outside of urban containment boundaries, and
- municipalities with populations less than 5,000 that do not have urban containment boundaries.

There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government).

Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the *Agricultural Land Commission Act* and Agricultural Land Reserve Use Regulation.

Further information can be found at: [Housing in the ALR](#).

2.2 Objectives

The objectives of the benchmark zoning bylaw regulations in Table 5 include:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

March 27, 2024

Table 5: Recommended zoning regulations for lots requiring a minimum of 2 units

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 5 – 6 metres	This front lot line setback maintains some consistency with conditions in most rural and semi-rural areas.
Rear Lot Line Setback	Minimum of 6 metres for principal buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Minimum of 1.2 metres	This minimum requirement will enable flexibility for a large range of lot sizes, configurations, and building types. Larger distances from property lines are likely to be used by builders or developers to meet BC Building Code requirements for combustible buildings, and to accommodate drive aisles to back of the property (if used).
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof on principal buildings At least 8 metres for accessory dwelling units	A universal height limit that permits three stories regardless of the method of measurement, site gradient, or roof style is recommended to help improve the viability and diversity of SSMUH housing forms.
Maximum Number of Storeys	3 storeys for principal dwellings 2 storeys for accessory dwelling units	In smaller lot settings, permitting 3 stories may reduce the loss of trees, green space, or farmland. In larger lot settings, large distances between adjacent dwellings mitigate relative height and privacy concerns.
Maximum Lot Coverage	25-40%	Relatively low lot coverages will help limit the size and cost of new units on large lots. 25% may be appropriate for large lots and up to 40% for smaller lots.
Off-Street Parking Requirements	One space per dwelling unit	

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

March 27, 2024

Zoning Bylaw update

Staff have conducted a comprehensive review of the definitions of the Bylaw and relevant polices that affected the implementation of coach houses, secondary suites and primary uses of land use.

Part 2 – Definitions

The amendment of the definitions is required to ensure a clear definition of what a coach house and secondary suite are. As the current definitions are intertwined which has led to confusion over what is and isn't allowed on a parcel.

Part 5 – General Regulations

Due to the deletion and replacement of floor area, the Bylaw no longer provided an exemption for garages. 5.24 introduces a sliding scale of exemption based on parcel size. We have maintained the 90m² exemption for larger parcels, but have introduced appropriate exemptions for small parcels.

Part 6 – Specific Use Regulations

This section identifies the regulations required for both secondary suites and coach houses. The current Bylaw lacks clarity as it refers to coach houses and secondary suites under the same regulations, but they should be separated as not all regulations apply to each type of dwelling unit.

The main areas that have been updated for secondary suites are:

- Providing clarity to remove the possibility of secondary suites to be constructed with a breezeway to the primary residence, which in essence creates a coach house.
- Permit secondary suites within all residential zones, due to the new Bill 44 requirements.
- Increase to the maximum floor area allowed for a suite to 180m² (1937 ft²). Following a recommendation from APC committee.

The main areas that have been updated for secondary suites are:

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

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- Coach house size is regulated by parcel size
- Coach houses are to be a minimum of 5m from the primary residence
- Basements are not permitted in a coach house
- Coach houses may be constructed on parcels that are 1/3 acre and above.

Part 8 – Zoning District Schedules

The section is a housekeeping item as staff identified that 3 zones were missing from the schedule.

Part 9 – Zoning Districts

The existing RS-1 zone has a number of areas that introduce ambiguity regarding coach houses and secondary suites. The proposed update will provide clarity in these areas.

The main areas that have been updated are:

- Removed a bonus that increased allowable Floor Area Ratio if setbacks were increased
- Clarifies that an RS-1 parcel can have up to 3 dwelling units
- Decreases the front yard setback to 7.6m, to comply with the new Bill 44 requirements and brings the zone into alignment with the Infill (INF) zone.
- Parking requirements decreased to comply with the new Bill 44 requirements.
- Housekeeping in the RCH-1 zone, density was list twice and conflicted with each other

Options

1. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 687-2024.
(recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024 and refer Anmore Zoning Amendment Bylaw 687-2024 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

March 27, 2024

date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 687-2024.

OR

3. That Council advise staff of any further changes they would like incorporated into Anmore Zoning Amendment Bylaw 687-2024

OR

4. That Council not proceed with the Zoning Amendment Bylaw.

Attachments

1. Anmore Zoning Bylaw Amendment Bylaw 687-2024
2. Anmore Zoning Bylaw 568-2017 with markups

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  ----- Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 687-2024

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. 687-2024”.
2. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 2 – Definitions as follows:
 - a. delete the definition for **Basement** and replace it with the following: **Basement** means a storey having more than one-half its height below finished grade;
 - b. delete the definition for **Building** and replace it with the following: **Building** means a structure wholly or partly covered by a roof or roofs supported by walls, columns, or posts;
 - c. delete the definition for **Coach House** and replace it with the following: means a **building** containing only one **dwelling unit** and which is located on the same lot as the **principal building**. For clarification, the lot containing the coach house and **principal building** cannot be subdivided under the Strata Property Act;
 - d. delete the definition for **Dwelling unit** and replace it with the following: Dwelling unit means a self-contained suite of rooms used or intended to be used as a residence by one family and containing both cooking and sanitary facilities;
 - e. delete the definition for Floor area or gross floor area* and replace it with the following: means the area of all storeys of the building measured to the exterior surfaces of the walls. For basement floor area calculations see definition for basement exemption section 5.25
 - f. delete the definition for Floor area ratio and replace it with the following: means the figure obtained when the gross floor area of all buildings on a lot is divided by the legal area of the lot.
 - g. delete Floor area, below grade, where specified by this Bylaw
 - h. delete the definition for Secondary Suite and replace with the following: means a second dwelling unit located within the Principal Building otherwise used for a single residential use, with sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite.

- i. Delete the definition for Principal building or structure and replace it with the following: means the building or structure for the principal use of the parcel as listed under the permitted uses of the applicable zone
 - j. Delete the definition of Residential and replace it with the following: means the use of a dwelling unit for the accommodation and home life of a person or family and excludes emergency shelters and transitional housing;
 - k. Delete the definition of Floor area ratio and replace it with the following: means the figure obtained when the gross floor area of all buildings on a lot is divided by the legal area of the lot.
3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 5 – General Regulations by adding:

5.24 GARAGE

In residential use zones, not more than the following table shall be exempt from the computation of gross floor area, in **garage** areas:

Lot Size	Exemption
≥ 3966 m ²	90 m ²
≥ 2024m ² to 3965m ²	70 m ²
≥ 1349m ² to 2023m ²	50 m ²
≤ 1348 m ²	30 m ²

5.25 BASEMENT EXEMPTION

In residential use zones the following will apply, unless expressly provided for in a Zone.

Basement Exemption

In Family Residential Use zones, all or part of the basement **floor area** shall be exempted from the calculation of Gross Floor Area by a percentage calculated under subsections (a) to (d).

(a) Subject to subsection (b), 100% of the **Gross Floor Area** shall be exempted under where the first storey floor height is less than 1.22 m (4 ft) above finished grade.

(b) The exemption under subsection (a) shall not exceed the lesser of the basement floor area or 25% of the total lot area.

(c) There shall be no exemption of a basement from Gross Floor Area where the first storey floor height is greater than 2.22 m (7 ft) above finished grade.

(d) Where the first storey floor height is greater than 1.22 m (4 ft) and less than 2.22m (7 ft) above grade, then the amount of Gross Floor Area to be exempted shall be calculated on the basis of the following formula where “P” represents the percentage:

$$P = (2.22 - H_{\text{actual}}) \times 100$$

where H_{actual} = height of first floor above average finished grade

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 6 – Specific Use Regulations as follows:
 - a. delete Section 6.3 in its entirety and replace it with the following:

6.3 SECONDARY SUITE

A Secondary Suite use, where permitted, must conform to the regulations of this section:

- 6.3.1 Shall be wholly contained within an integral part of the One Family Dwelling.
- 6.3.2 Shall not be connected to the primary dwelling unit by a breezeway or enclosed hallway.
- 6.3.3 The registered owner(s) of the property shall occupy either the primary dwelling unit or the Secondary Suite dwelling unit as their principal residence.
- 6.3.4 Shall meet all BC Building Code requirements for **Secondary Suite** within newly constructed buildings or the alternate compliance methods for alterations to existing buildings to add a secondary suite.
- 6.3.5 One **Secondary Suite** is permitted per primary residence.
- 6.3.6 A **secondary suite** shall not have a **floor area** that exceeds 180 m².
- 6.3.7 A **secondary suite** shall be permitted in all residential use zones.

- b. add the following section after section 6.6:

6.7 COACH HOUSE

A Coach House, where permitted, must conform to the regulations of this section:

6.7.1 The registered owner(s) of the property shall occupy either the primary dwelling unit or the **Coach house** as their principal residence.

6.7.2 One **Coach house** is permitted per lot.

6.7.3 A **Coach house** shall not have a **floor area** that exceeds the following:

Lot Size	Coach House Floor Area Allowed	Minimum Dwelling units
≥ 3966 m ²	Maximum 180m ²	3 units
≥ 2024m ² to 3965m ²	Maximum 100m ²	2 units
≥ 1349m ² to 2023m ²	Maximum 100m ²	2 units
≤ 1348 m ²	0 m ²	2 units

6.7.4 A **Coach house** shall have a minimum separation of 5m from the primary residence and shall adhere to the minimum setbacks for accessory building as stated in the applicable zone.

6.7.5 A **Coach house** shall provide a minimum of 1 parking stall for the dwelling unit.

6.7.6 A maximum of 2 enclosed parking stalls are allowed to be incorporated into the **coach house** structure.

6.7.7 The area of garage shall not be included in the calculation of floor area of the coach house. However, it will contribute to the FAR of the lot.

6.7.8 A **basement** is not permitted within a **Coach House**.

6.7.9 A **Coach House** shall be permitted in all residential zones.

5. That Anmore Zoning Bylaw No. 568- 2017 be amended under add the following to Part 8 Zoning District Schedules by adding:

Zoning District Name	Short Form	Min. Parcel Size
Comprehensive Development 7 (CORDOVADO)	CD-7	n/a
Infill Development	INF	1,349 m ²
Residential 2	RS-2	750 m ²

6. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 9 ZONING DISTRICTS as follows:

a. by deleting section 9.1 RESIDENTIAL 1 – RS – 1 and replacing it with the following:

9.1 RESIDENTIAL 1 – RS-1

9.1.1 Purpose

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

9.1.2 Permitted Uses

Permitted Primary Uses	Permitted Secondary Uses
One-Family Dwelling	Accessory Building Coach House Home Occupation Bed and Breakfast

9.1.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.25 FAR	11m
Accessory Building	1	120 m ²	7m
Coach House	1	Refer to 6.7.3	7m

- (a) The maximum **gross floor area** for the and all **buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.25,
- (b) For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
- (c) Maximum number of dwelling units allowed on a parcel shall not exceed 3.
- (d) Maximum number of structures allowed on a parcel not to exceed 3.

9.1.4 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	7.6 m	5 m
Accessory Buildings and Structures	7.6 m	7.6 m	7.6 m	5 m

- (a) For **accessory buildings and structures** less than 10 m² and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.0 m.

9.1.5 Minimum Parcel Size

The minimum **parcel size** shall be 4,047 m².

9.1.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% of the **parcel**.

9.1.7 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) 1 spaces per **dwelling unit**;
- (b) 1 spaces per **secondary suite**.

9.1.8 Other Regulations

- (a) For **subdivision** regulations, see Part 7.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.

b. by deleting section 9.3.3 and replacing it with the following

9.3.3 Maximum Density

The maximum **gross density** shall not exceed 8 **parcels/acre**.

7. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the 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

This is a consolidated copy of the following bylaws, provided for CONVENIENCE only.

1. Anmore Zoning Bylaw No. 568-2017
2. Anmore Zoning Amendment Bylaw No. 571-2018
3. Anmore Zoning Amendment Bylaw No. 600-2019
4. Anmore Zoning Amendment Bylaw No. 612-2019
5. Anmore Zoning Amendment Bylaw No. 634-2020
6. Anmore Zoning Amendment Bylaw No. 647-2021
7. Anmore Zoning Amendment Bylaw No. 650-2021
8. Anmore Zoning Amendment Bylaw No. 651-2021
9. Anmore Zoning Amendment Bylaw No. 661-2022
10. Anmore Zoning Amendment Bylaw No. 662-2022
11. Anmore Zoning Amendment Bylaw No. 665-2023
12. Anmore Zoning Amendment Bylaw No. 669-2023
13. Anmore Zoning Amendment Bylaw No. 668-2023

For copies of individual bylaws, please contact the Manager of Corporate Services.

ANMORE ZONING BYLAW (CONSOLIDATED)

A bylaw to regulate the zoning and development of
real property within the municipality

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ENACTMENT

1.1 INTRODUCTION

PART 1

WHEREAS the *Local Government Act* authorizes a local government to enact bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the *Local Government Act* also authorizes a local government to exercise these powers in a single bylaw;

NOW THEREFORE the Municipal Council of the Village of Anmore in open meeting assembled enacts the following.

1.2 TITLE

This Bylaw may be cited for all purposes as "Anmore Zoning Bylaw No. 568-2017".

1.3 PURPOSE

The principal purpose of this Bylaw is to regulate **development** in the **municipality** for the benefit of the community as a whole.

AMENDED BY BYLAW NO. 571-2018*

PART 2

DEFINITIONS

In this Bylaw:

A

- | | |
|---|---|
| Accessory building or structure | means a building or structure located on a parcel , the use of which is incidental and ancillary to the principal permitted use of the land , buildings or structures located on the same parcel ; |
| Accessory use | means a use that is clearly incidental and ancillary to, the principal use of land , buildings or structures located on the same parcel ; |
| Accessory one-family residential | means a use accessory to a campground use, a civic and assembly use, a commercial use, or a manufactured home park use, where a building is used for one dwelling unit for the accommodation of an owner, operator, manager or employee on the same parcel as that on which the use occurs; |
| Active floodplain | means an area of land that supports floodplain plant species and is:
(a) adjacent to a watercourse that may be subject to temporary, frequent or seasonal inundation, or |

	(b) within a boundary that is indicated by the visible high water mark ;
Agriculture, urban	means growing or producing flowers, native and ornamental plants, edible berries, fruits, nuts and vegetables as well as the keeping of honey bees (<i>Apis mellifera</i>);
Approving Officer	means the Approving Officer pursuant to the <i>Land Title Act</i> and the <i>Strata Property Act</i> ;
Assembly	means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; includes churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools , kindergartens, play schools , and group daycares ;

B

Basement	means that portion of a building that is below the first storey; means a storey having more than one-half its height below finished grade;
Bed and breakfast	means an accessory use of a dwelling unit in which bedrooms are rented to paying customers on an overnight basis with no more than one meal served daily and before noon;
Boarding	means an accessory use of one or more sleeping units contained within a dwelling unit for the accommodation of no more than two persons not being members of the family occupying the dwelling unit ;
Breezeway	means a structural connection between an accessory building or structure and a principal building . For the purposes of this Bylaw, a breezeway does not create a single building or structure out of the two buildings or structures it connects;
Building	means any structure and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any permitted use or occupancy; means a structure wholly or partly covered by a roof or roofs supported by walls, columns, or posts;
Bylaw Enforcement Officer	means the Bylaw Enforcement Officer for the Village of Anmore;

C

Campground	means a use providing designated sites for the temporary accommodation, not exceeding 30 consecutive days, of the travelling
-------------------	--

public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of the trailers, campers and tents;

Civic institutional means a use providing for public functions; includes **municipal offices, schools**, community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards;

Coach House ~~means a separate **dwelling unit** which is completely contained within an accessory **building** containing bathroom, sleeping and living areas, and cooking facilities and areas, is of a size that is clearly incidental to the size of the principal **dwelling unit**, and shall comply with the requirements of section 6.3 of this Bylaw;~~
means a **building** containing only one **dwelling unit** and which is located on the same lot as the **principal building**. For clarification, the lot containing the coach house and **principal building** cannot be subdivided under the Strata Property Act;

Commercial means a use providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any person;

Community garden means the non-**commercial** use of **land** for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables;

Council means the Municipal Council of the Village of Anmore;

Crawl Space* means that portion of a **building** which is located below the first storey or **basement** and has a height of not more than 1.5 m measured from the floor or surface of the ground to the underside of the floor system directly above it.;

D

Daycare, family means the use of a dwelling unit for the care of not more than seven (7) children, licensed under the *Community Care and Assisted Living Act*;

Daycare, group means a use or facility providing for the care of more than seven (7) children in a group setting, licensed under the *Community Care and Assisted Living Act*, and includes a nursery **school** and preschool;

Derelict vehicle means a car, truck or similar vehicle that has not been licensed for a period of one (1) year and is not enclosed within a **structure** or **building**;

Development means a change in the use of any **land, building** or **structure** and shall include the carrying out of any **building**, engineering, construction or

other operation in, on, over or under **land** or water, or the construction, addition or alteration of any **building** or **structure**;

Dwelling unit ~~means one or a set of habitable rooms used or intended to be used for the residential accommodation of one family and containing only one set of cooking facilities;~~
Dwelling unit means a self-contained suite of rooms used or intended to be used as a residence by one family and containing both cooking and sanitary facilities;

E

Equestrian means the **commercial** accommodation of horses for the purpose of **boarding**, training, breeding, riding lessons, community riding functions, rental to the general public, and other such functions associated with the operation of a horse stable or riding academy including an administrative **office**, customers' lounge, waiting area and restrooms;

F

Family means:
(a) one person alone, or two or more persons related by blood, marriage, adoption, common law or foster parenthood sharing one **dwelling unit**; or
(b) not more than three unrelated persons sharing one **dwelling unit**;

Fence means a type of **screening** consisting of a **structure** that is used to form a boundary or enclose an area, but excludes hedges, trees and other types of natural vegetation;

Floor area or gross floor area* ~~Floor Area or Gross Floor Area means the total of the gross horizontal area of each floor of a building as measured from the outermost perimeter wall of the building and, for principal buildings, includes below grade floor area. The area of a garage will be included in the calculation of floor area, except:~~

~~a) for up to 90 m² of garage located within principal building; or~~

~~b) for up to 90 m² of garage located within an accessory building that does not contain a coach house. (Bylaw No. 600-2019)~~

~~means the area of all storeys of the building measured to the exterior~~

surfaces of the walls. For basement floor area calculations see definition for basement exemption section 5.25

Floor area, below grade, where specified by this Bylaw

~~means that portion of the floor area of the basement in a principal building that is situated below the average finished grade, the amount to be determined by the application of the following formula: (Bylaw No. 600-2019)~~

~~$$\frac{\text{Distance from basement floor to average finished grade} \times \text{Gross floor area}}{\text{Distance from basement floor to floor level of story above of basement}}$$~~

~~Distance from basement floor to floor level of story above of basement;~~

Floor area ratio

~~means the figure obtained when the floor area of all buildings on a parcel is divided by the area of the parcel;~~

means the figure obtained when the gross floor area of all buildings on a lot is divided by the legal area of the lot.

Forestry and lumbering

means a use providing for the extraction of primary forest resources on a **parcel**, and in addition, includes only the preliminary grading and/or cutting of such material for shipment and for consumption on the same **parcel** but specifically excludes all manufacturing and retail sales of products and any processing not specifically included in this definition;

G

Garage

means an accessory **building** or that portion of a **principal building**, which is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors;

Grade, average

is measured around the perimeter of the **building** or **structure** at or directly above or below the outermost projection of the exterior walls or the posts of carports (see section 5.5);

Grade, finished

means the final ground surface after **development**, excluding:

- (a) minor planters less than 1.2 metres in width measured out from the wall, or local mounding of soil, and
- (b) window wells with a clear width measured out from the wall of less than 0.8 metre to a maximum of 3 metres in cumulative length along each **building** face;

Grade, natural

means the elevation of the ground surface existing prior to any disturbance, alteration, excavation or filling, as determined by a registered British Columbia Land Surveyor, but excludes localized depressions in all cases;

Grade Line	in reference to retaining walls and grade buildup, means a line above which retaining walls and finished grade are restricted (see section 5.12);
Grocery retailing	means a use providing for the retail sale of foodstuffs, including groceries, meats, confections, and factory prepared snacks;
Gross density	means the number that is determined by dividing the total number of parcels of land created by subdivision by the area of the parcel that is being subdivided;

H

Height, for the purpose of a building or structure	means the vertical height of a building or structure (see section 5.6);
Height, for the purposes of measuring wall height, screening or fences	means the vertical distance measured from finished grade to the highest point of the vertical wall component;
Highest building face*	means of the four building elevations (front, rear, left or right side) the one which has the building's lowest average finished grade along that face;
Highest building face envelope	means a three-dimensional envelope, within which the entire building must be situated (see section 5.4);
High water mark	means the visible high-water mark of a stream or where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream or character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain ;
Highway	includes a public street, road , path, lane , walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property;
Home occupation	means an occupation or profession carried on by an occupant of the dwelling unit for consideration which is clearly incidental and subordinate to the use of the parcel for residential purposes, shall be subject to the provisions of Section 6.5, and includes a family daycare facility;

Horticulture	means the use of land for growing grass, flowers, ornamental shrubs and trees;
Hydro industrial	means industrial activities that are specifically associated with the generation of hydroelectric power at BC Hydro's power plant and pumphouse facilities on Buntzen Lake;
I	
Industrial	means a use by a public authority for the intended benefit of the public;
J	
Junk yard	means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies;
L	
Land	means real property without improvements, has the same meaning as in the <i>Environmental Assessment Act</i> , and includes the surface of water;
Landscaping	means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and/or maintained to change, modify, or enhance the appearance of a parcel . The terms landscape and landscaped have a corresponding meaning to landscaping;
Lane	means a highway more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to parcels of land ;
Loading space	means a space for the loading or unloading of a vehicle, either outside or inside a building or structure , but specifically excludes maneuvering aisles and other areas providing access to the space;
Lot	means the same as parcel ;
M	
m	means the metric measurement distance of a metre;
m²	means square metres;
Manufactured home	means:

- (a) a **one-family dwelling** constructed in a factory to CAN/CSA-A277 standards, transported to a **parcel** and placed on a permanent foundation complying with the BC Building Code, or
- (b) a manufactured **dwelling unit** constructed to CAN/CSA-Z240 standards, transported on its own chassis and placed on a temporary foundation, and complies with the *Manufactured Home Regulation of the Manufactured Home Act*, and does not include a **recreational vehicle**;

Manufactured home park means **land** used or occupied by any person for the purposes of providing spaces for the accommodation of two or more **manufactured homes** and for imposing a charge or rental for the use of such space, and other uses associated with the accommodation of **manufactured homes** including recreational areas, identification signs, common storage areas for the storage of **recreational vehicles**, boats and other property of residents, and **buildings** or **structures** ancillary to the above as permitted and/or required by the Anmore Manufactured Home Park Bylaw;

Marijuana means all parts of the genus cannabis whether growing or not and the seed or clone of such plants;

Marijuana dispensary means a business or service which is used for dispensing, selling, or distributing **marijuana**, and is not licensed or regulated by applicable federal or provincial law pertaining to **medical marijuana**;

Medical marijuana means **marijuana** that is possessed, produced, grown, cultivated from seed or clone to a plant for harvest, stored, packaged, or warehoused, or any combination of these things, pursuant to authorization under applicable federal or provincial law;

Medical marijuana production means the use of **land**, **buildings** or **structures**, licenced under federal regulations, for the growing, drying, packaging, storage, distribution, and/or sale, of **medical marijuana**;

Medical Marijuana Research and Development means the use of **land**, **buildings** or **structures** for the systematic research, testing, data collection and manipulation, or technical or scientific development of medical **marijuana**, and may include a research laboratory, but does not include **medical marijuana production**;

Municipality means the Village of Anmore;

N

n/a means not applicable to this category;

Natural boundary means the visible **high water mark** on any **watercourse** where the presence and action of the water are so common and usual, and so

long continued in all ordinary years, as to mark upon the soil of the bed of the **watercourse** a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself, and in cases where there is no visible **high water mark** shall mean the average **high water mark**;

Net density means the calculation that is determined by dividing the size of the **parcel** proposed to be subdivided exclusive of the area used or intended for **roads** by the number of proposed **parcels** to be created;

New means subsequent to the adoption of this Bylaw;

O

Off-street parking means the use of **land** for the parking of vehicles other than on a **highway** including the **parking spaces** and the maneuvering aisle;

Office means the occupancy or use of a **building** for the purpose of carrying out business or professional activities, but specifically excludes retail trade and personal service use;

One-family dwelling means a **building** which is used for only one **dwelling unit**, but may contain a **secondary suite**;

Open space amenity means that portion of a **parcel** that is prohibited from future **development** and maintained as open space for such purposes as recreation, tree retention, stream or wetland preservation, or the protection of other unique and/or significant environmental values, with such **land** being subject to additional restrictive covenants, or site specific comprehensive **development** zoning, to be determined by the zoning board on a case by case basis;

Outdoor storage area means an area outside a **building** that is used for the storage of garbage containers, maintenance materials and equipment, and similar activities;

P

Panhandle parcel means any **parcel**, the **building** area of which is serviced and gains street frontage through the use of a relatively narrow strip of **land** which is an integral part of the **parcel**, called "the access strip";

Parcel means any **lot**, block, or other area in which **land** is held or into which it is subdivided, but does not include a **highway**;

Parcel coverage means the total horizontal area at grade of all **buildings** or parts thereof, as measured from the outermost perimeter of all **buildings** on the **parcel**, and expressed as a percentage of the total area of the **parcel**;

Parcel depth	means the distance between the front parcel line and the most distant part of the rear parcel line of a parcel ;
Parcel line, exterior side	means the parcel line or lines not being the front or rear parcel line , common to the parcel and a highway ;
Parcel line, front	means the parcel line common to the parcel and an abutting street. Where there is more than one parcel line abutting a street, the shortest of these lines shall be considered the front. In the case of a panhandle parcel , the front parcel line , for the purpose of determining setback requirements, is at the point where the access strip ends and the parcel widens;
Parcel line, interior side	means a parcel line not being a rear parcel line , common to more than one parcel or to the parcel and a lane ;
parcel line, rear	means the parcel line opposite to and most distant from the front parcel line or where the rear portion of the parcel is bounded by intersecting side parcel lines , it shall be the point of such intersection;
Parcel size	means the total horizontal area within the boundaries of a parcel ;
Parcel width	means the mean distance between side parcel lines , excluding access strips of panhandle parcels (see section 7.2);
Parent parcel	means the original parcel of land that was or is proposed to be the subject of a plan of subdivision ;
Park	means public land used or intended for outdoor recreation purposes, and includes an archaeological, historical or natural site;
Parking area	means a portion of a parcel that is used to accommodate off-street parking ;
Parking space	means the space for the parking of one vehicle either outside or inside a building or structure , but excludes maneuvering aisles and other areas providing access to the space, and must be not less than 5.5 metres in length and not less than 2.5 metres in width;
Parking use	means providing parking spaces for the temporary parking of vehicles where such use is the principal use of the parcel or building ;
Patio, sunken	means a surfaced, open space of land below grade adjacent to a dwelling unit which is used as an extension to the interior of the home for private or semi-private entertainment or leisure activities;
Permitted use	means the permissible purpose for which land, buildings or structures may be used;
Premises	means the buildings and structures located on a parcel of land ;

Principal building or structure	means the building or structure for the principal use of the parcel as listed under the permitted uses of the applicable zone; means the building or structure for the principal use of the parcel as listed under the permitted uses of the applicable zone ;
Principal use	means the primary use of land, buildings or structures on the parcel ;
Property line	Property line means parcel line;
Public service	means a use providing for the essential servicing of the Village with water, sewer, electrical, telephone and similar services where such use is established by the Village , by another governmental body or by a person or company regulated by and operating under Federal and Provincial utility legislation, and includes broadcast transmission facilities;

R

Recreational vehicle	means a vehicle that is designed to provide temporary living accommodation for travel, vacation or recreational use, and may be self propelled, towed, or transported and may include, but not be limited to, motor homes, campers, travel trailers, tent trailers, but does not include a manufactured home ;
Remainder parcel	means the parcel of land that is the residual portion of a larger parent parcel of land that has or is proposed to be subdivided, and has the potential of being further subdivided into two or more parcels in accordance with the minimum parcel size requirements of the applicable zone ;
Residential	means a use providing for the accommodation and home life of a person or persons, and domestic activities customarily associated with home life including gardening, recreation, storage and the keeping of animals as household pets when such animals are normally kept within a dwelling unit and when such animals are not kept for financial gain; means the use of a dwelling unit for the accommodation and home life of a person or family and excludes emergency shelters and transitional housing;
Retaining wall	means a structure erected to hold back or support a bank of earth;
Road	means the same as highway ;

S

Screening	means a continuous fence , wall, compact evergreen hedge or combination thereof, supplemented with landscape planting;
School	means a school as defined by the <i>School Act</i> ;
Secondary suite	means a separate dwelling unit which is completely contained within a principal containing bathroom, sleeping and living areas, and cooking facilities and areas, is of a size that is clearly incidental to the size of the principal dwelling unit, and shall comply with the requirements of section 6.3 of this Bylaw; means a second dwelling unit located within the Principal Building otherwise used for a single residential use, with sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite.
Setback	means the minimum permitted horizontal distance measured from the respective parcel line , natural boundary or top-of-bank to the nearest portion of a building or structure ;
Solar energy device	means a device designed to collect, store and distribute solar energy;
SPEA	means Streamside Protection and Enhancement Area as designated by a Qualified Environmental Professional, pursuant to <i>Riparian Areas Protection Act Riparian Areas Regulation BC Reg. 376/2004 (RAR)</i> of the assessment methodology and/or a Village of Anmore Watercourse Development Permit pursuant to this Bylaw;
Strata parcel	means a strata parcel as defined by the <i>Strata Property Act</i> ;
Structure	means anything constructed or erected, the use of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground, and excludes an in-ground sewage disposal tile field;
Subdivision	means the division of land into two (2) or more parcels , or the consolidation of two or more parcels into one, whether by plan, apt description, words, or otherwise;
Sustainable building technologies	means structural or technological elements designed to decrease the carbon footprint of a building or structure . Such features shall include solar energy devices , roof mounted micro wind turbines, infrastructure needed to access and maintain a green roof and the like;
Swimming pool	means any structure or construction, intended primarily for recreation that is, or is capable of being, filled with water to a depth of 0.45 m or more. For the purpose of this definition, a hot tub shall not be considered a swimming pool;

T

- Top-of-bank** means :
- (a) the point closest to the boundary of the **active floodplain** of a stream where a break in the slope of the **land** occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and
 - (b) for a floodplain area not contained in a ravine, the edge of the **active floodplain** of a stream where the slope of the **land** beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge;

Two-family dwelling means a single **building** which is used only for two (2) **dwelling units**, the two (2) **dwelling units** to be situated side by side sharing a common wall for a minimum of 10 metres;

U

Use means the purpose for which any **parcel, land, site, surface of water, building or structure** is designed, arranged or intended, or for which it is occupied or maintained;

V

Village means the Village of Anmore;

W

Watercourse means any natural or man-made depression with well defined banks and a bed of 0.6 metre or more below the surrounding **land** serving to give direction to or containing a current of water at least six (6) months of the year and includes the sea or any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether enclosed or in a conduit;

Water resource means a use providing for the generation of hydro-electric power and for the extraction, compounding, pumping, filtering and treatment of water for bulk shipment or distribution;

Y

Yard, front means that portion of a **parcel** between the **front parcel line** and a line extending along the front face of a **principal building** to the side **parcel** lines;

- Yard, rear** means that portion of a **parcel**, between the **rear parcel line** and a line extending along the rear face of a **principal building** to the side **parcel** lines;
- Yard, side** means that portion of a **parcel** extending from the **front yard** to the **rear yard**, between the side **parcel** line and a line extending along the side face of a **principal building**;
- Z**
- Zone** means a zoning district established by this Bylaw;

INTERPRETATION

PART 3

3.1 PERMITTED USES

The list of **uses** under the heading Permitted Uses in each of the zoning districts set out in Part 9 of this Bylaw shall be interpreted to mean the **uses** listed in that particular zoning district and no others shall be permitted.

3.2 MINIMUM PARCEL SIZE

Any **parcel** created by **subdivision** shall be equal to or greater than the minimum **parcel size** specified for the **Zone** in which it is located, in accordance with Schedule A - Zoning Map, whether under the *Land Title Act* or the *Strata Property Act*, unless expressly provided for in this Bylaw.

3.3 MAXIMUM NUMBER AND SIZE

Where a “Buildings and Structures” and a “Maximum Number and Size of Buildings and Structures” regulation applies in a zoning district, such regulation shall be interpreted as meaning that a **parcel** which is designated on the Zoning Map of the **Village**, as being regulated by that Schedule shall not be occupied by:

- (a) a greater number of **dwelling units** than the number specified; and
- (b) a **building** or **structure** that exceeds the amount of **floor area** that is specified.

3.4 MAXIMUM HEIGHTS

The specification of measurements for **buildings, structures** or under the general heading of Maximum Heights in a zoning district schedule shall be interpreted as meaning the greatest **height**, as **height** is defined in this Bylaw, to which a **building, structure** or **accessory building** may be constructed on a **parcel** which is designated on the Zoning Map as being regulated by that Schedule.

3.5 MINIMUM SETBACKS FROM PROPERTY LINES

3.5.1 If this Bylaw specifies a distance under the column headings Front Parcel Line Setback, Rear Parcel Line Setback, Interior Side Parcel line Setback, or Exterior Side Parcel Line Setback in the Minimum Building Setbacks section of a zoning district schedule table, no portion of a **building** or **structure** may be constructed within the specified distance of the front, rear, interior side or **exterior side parcel line**, unless expressly provided for in this Bylaw.

3.5.2 Where a permitted **land use** or **structure** is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum **setback** from a **property line** for that permitted **land use** or **structure** shall be the measurement specified.

3.5.3 One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel. **(Bylaw No. 600-2019)**

3.6 MAXIMUM PARCEL COVERAGE

Where a zoning district schedule includes a regulation entitled Maximum Parcel Coverage, such regulation shall be interpreted as meaning that a **parcel** which is designated on the Zoning Map as being regulated by that schedule may not have a **parcel coverage**, as defined in this Bylaw, which exceeds the percentage specified.

3.7 MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA

Where a zoning district schedule includes a regulation entitled Maximum Floor Area Ratio or Maximum Floor Area, it shall be interpreted to mean that a **parcel** in an area designated as being regulated by that zoning schedule may not have **buildings** erected on that **parcel** which exceed the maximum **floor area** or **floor area ratio**, as defined in this Bylaw.

3.8 ZONING DISTRICT BOUNDARIES

3.8.1 Where a **zone** boundary is designated as following a **highway** or a **watercourse**, the centreline of the **highway** of the **natural boundary** of the **watercourse** shall be the **zone** boundary.

3.8.2 Where a **zone** boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map, by a surveyor.

3.8.3 Where a **parcel** is divided by a **zone** boundary, the areas created by such division shall be deemed to be separate **parcels** for the purpose of determining the requirements of each zoning district.

3.9 STATUTES

A reference to a statute refers to a statute of the Province of British Columbia unless otherwise indicated, and a reference to any statute, regulation, code or bylaw refers to that enactment as it may be amended or replaced from time to time.

APPLICATION AND COMPLIANCE

4.1 APPLICATION

PART 4

No **land**, water surface, **building** or **structure** shall be used or occupied, and no **building** or **structure** or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw, except as otherwise provided for in this Bylaw or in the Local Government Act.

4.2 COMPLIANCE

Subject to the provisions of the *Local Government Act* respecting non-conforming **uses**, no **buildings**, **structure** or **land**, including the surface of water, shall be used or occupied, and no **buildings** or **structure** or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this Bylaw.

PART 5

GENERAL REGULATIONS

5.1 SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES

5.1.1 No **buildings** or **structure** shall be constructed, reconstructed, sited, altered, or extended so as to cause any existing **building** or **structure** on the same **parcel** to violate the provisions of this Bylaw.

5.1.2 The interior **parcel** line **setbacks** of this Bylaw shall not apply to adjoining **strata parcels** under a deposited plan pursuant to the *Strata Property Act* where there is a common wall shared by two or more units within a **building**.

5.2 NUMBER OF BUILDINGS

No more than one **principal building** and two **accessory buildings** may be sited on one **parcel**, except as otherwise provided for in this Bylaw.

5.3 ACCESSORY BUILDINGS AND STRUCTURES

5.3.1 Buildings and structures containing an **accessory use** are permitted in each **zone**, unless otherwise provided for in this Bylaw, provided that:

- (a) the **principal use** is being carried out on the **parcel**; or
- (b) a **building** for the purpose of the **principal use** has been constructed on the **parcel**; or
- (c) a **building** for the purpose of the **principal use** is in the process of being constructed on the **parcel**.

5.3.2 An **accessory building or structure** shall not contain a **dwelling unit**, except as expressly provided for in this Bylaw.

5.4 HIGHEST BUILDING FACE ENVELOPE

5.4.1 **Highest building face envelope** is created by drawing a series of vertical lines at all points along the exterior face of a **building**, up to the **height** specified in the **zone** from ground level then inward over the **building** at right angles to the plane of the **building** face at an angle of 45°.

5.4.2 For purposes of this regulation, ground level:

- (a) is measured from the outermost extent of the enclosed portion of the building projected to the **finished grade**;
- (b) in front of a **garage** door, is interpreted as a line joining the ground level at each side of the **garage** door; and
- (c) is based off of **finished grade**.

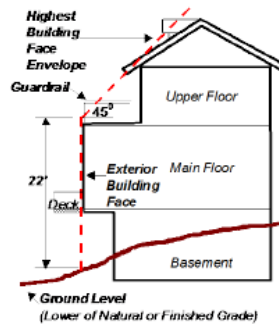
5.4.3 One third of the length of the **building** need not comply with this requirement.

5.4.4 All other portions of the **building** must be within the **highest building face envelope**, except:

- (a) decks, eaves, projecting decorative features not enclosing the interior of the **building**;
- (b) the pitched roof portion of either gable ends or dormers; and
- (c) for pitched roof portions:
 - (i) the area above the intersection of the ceiling joist and the exterior wall which encloses a non-habitable attic; and
 - (ii) the area above the intersection of the vaulted roof joist and the exterior wall.

5.4.5 **Highest building face envelope** is shown in Figure 1 (provided for illustrative purposes only).

Figure 1



5.5 AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT

5.5.1 **Average grade** (natural and finished) is measured around the perimeter of:

- (a) a **building** at or directly above the outermost projections of the exterior walls and includes the dimensions around the posts of an attached carport. A deck attached to a **building** is not considered in determining the perimeter; or
- (b) a **structure** that is not defined as a **building**.

5.5.2 The lower of average **natural grade** or average **finished grade**, each calculated separately, will be used in **building height** and **floor area ratio** calculations.

5.5.3 To calculate the average **finished grade** and **natural grade** for the **building**:

- (a) calculate the **average grade** elevation for each wall section having a constant grade along the finished and natural wall section by dividing the grade elevation at each end by 2 [(grade 'x' + grade 'y') ÷ 2 = average], then multiply this **average grade** elevation by the length of that wall section;
- (b) add the resulting numbers for each section of wall; and
- (c) divide this total number by the total perimeter wall length of the **building**.

This will be the **average grade**, natural or finished.

5.5.4 Additional calculation points and sections are required along a wall if there is a significant change in elevation or **grade** slope along that length of the wall (for example, if it is level along half the wall and then drops significantly over the second half, there would be two **average grade** elevations on that section of wall.

5.5.5 Where the undisturbed ground level of **natural grade** cannot be ascertained because of existing **landscaping, buildings** or **structures**, and appears to have been significantly altered, the level of **natural grade** shall be determined by the Building Inspector, who may

rely on the professional opinion of a British Columbia Land Surveyor on the determination of **natural grade** at the cost of the property owner.

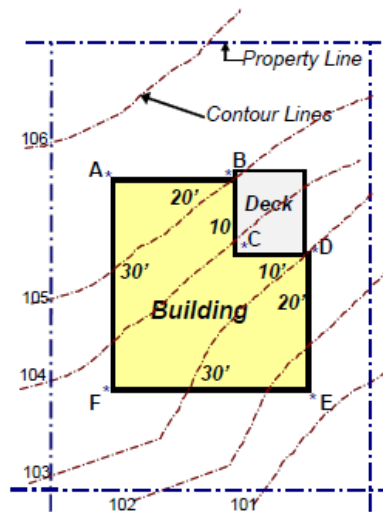
5.5.6 An example of calculating **average grade** is shown below (see Figure 1, provided for illustrative purposes only).

Example:

Wall Section	X	Length	= Y
Average Grade			
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 942.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 947.25
Totals:		36 m	= 3744

Total Y ÷ Total perimeter length = Average grade
 $3744 \div 36\text{m} = 104 \text{ m}$

Figure 1



5.6 BUILDING AND STRUCTURE HEIGHT

5.6.1 Height is measured from the average **natural grade**.

5.6.2 Height is measured up to:

- (a) the highest point of a **building** with a flat roof (for example, the top of the highest of the roof finish, parapet, or roof deck railing) (see Figure 1, provided for illustrative purposes only);

- (b) the midpoint between the highest point of a **building** with a pitched roof and a point 2.4 metres above the floor immediately below (see Figure 2, provided for illustrative purposes only); or
- (c) the highest point of all other **structures**.

Figure 1

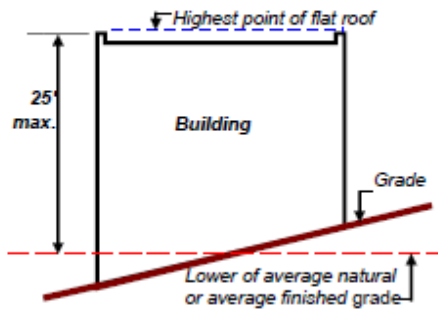
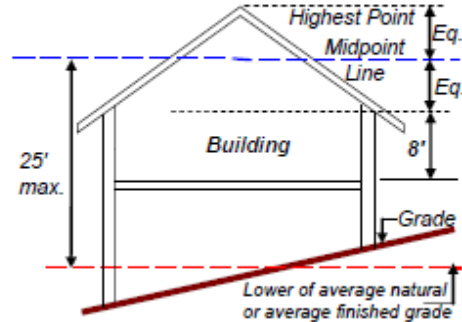


Figure 2



5.6.3 Where a roof is composed of a combination of pitched and flat elements, **height** is measured to the higher of:

- (a) the highest point of the flat roof; or
- (b) the midpoint of a pitched roof as described above using the projected peak of the pitched roof as the highest point.

5.6.4 A roof having a slope of less than 2 in 12 is considered to be a flat roof for purposes of this section.

5.6.5 In calculating **height**, mechanical equipment and enclosures, and skylights over 0.6 metre in **height**, shall be included. Skylights less than 0.6 metre in **height** shall only be exempted, if they are less than 3 metres in horizontal length. Chimneys less than 1.8 metres in horizontal length and vent pipes shall not be included.

5.7 HEIGHT EXEMPTIONS

5.7.1 The following types of **buildings, structures** or structural parts shall not be subject to the **height** requirements of this Bylaw:

- (a) Church spires; belfries; steeples, monuments; fire and hose towers; transmission towers; chimneys less than 1.8 metres in horizontal length; flag poles; telecommunication antennae; aerials; **sustainable building technologies**; and **structures** required for a **public service use**.

5.7.2 Notwithstanding subsection 5.7.1, no **building** or **structure** listed in subsection 5.7.1(a) and located within a **residential zone** shall exceed twice the maximum allowable **height** permitted by the **zone**; the **height** of the **building** or **structure** provided that such **buildings**

or **structures** do not cover more than 20% of the **parcel** area or more than 10% of the roof area if located on a **building** or **structure**, except in the case of **solar energy devices** which shall have no roof coverage limit.

5.7.3 Notwithstanding subsection 5.7.1, no **structure** listed in subsection 5.7.1(a) and located within a **residential zone** shall cover more than 20% of the **parcel** area or more than 10% of the roof area if located on a **building** or **structure**, except in the case of **solar energy devices** which shall have no roof coverage limit.

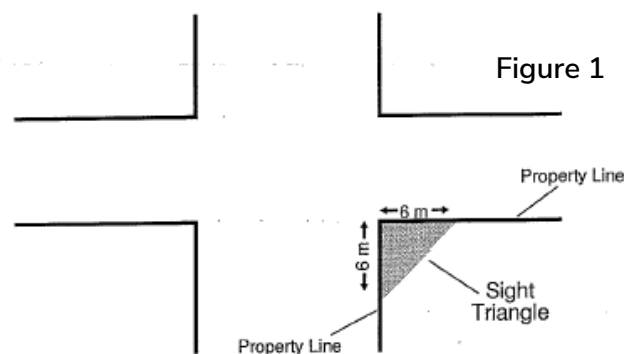
5.8 SITING EXCEPTIONS

5.8.1 Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows or ornamental features project beyond the face of a **building**, the distance of the projection toward an abutting **parcel** line shall be no more than 1.22 metres, unless expressly provided for in this Bylaw. Except for roof soffit projections, a minimum setback of 1.2 m from any parcel line must be maintained. *(Bylaw No. 600-2019)*

5.8.2 Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a **building**, the distance of the projection towards an abutting **parcel** line shall be no more than 1.22 metres, unless expressly provided for in this Bylaw.

5.9 OBSTRUCTION OF VISION

On a corner **parcel** in any **zone** there shall be no obstruction to the line of vision between the **heights** of 1.0 m and 3.0 m above the established **grade** of a **highway** (excluding a **lane**) or an access route within a strata title **subdivision** within the sight triangle, being a triangular area formed by extending a 6.0 m boundary along the **parcel** lines from the point of the exterior corner intersection of the **parcel** lines and a line connecting these two points as illustrated in Figure 1 (provided for illustrative purposes only).



5.10 ENTRY GATES FOR DRIVEWAYS

Private vehicle entry gates are permitted on any **parcel** in **residential zones** provided that the following conditions are satisfied to address **road** safety and provide access to emergency services:

- (a) the gate is **setback** from the **highway** a minimum distance of 6 m to ensure that vehicles do not obstruct public rights of way;
- (b) the gate has battery backup, if the gate is lockable and electronic;
- (c) electronic gate lock codes are provided to the **Village** and to the City of Surrey Fire Department Dispatch, if the gate is lockable and electronic; and
- (d) manual gate keys are provided for in an unobstructed and accessible coded lockbox, the location of which is provided to the **Village** and to the City of Surrey Fire Department Dispatch, if the gate has a keyed lock.

5.11 FENCES

5.11.1 Fences shall not exceed a **height** of 1.6 metres in the **front yard** or a **height** of 1.8 metres in the **rear or side yards**.

5.11.2 Where a **fence**, wall or similar **structure** is located on top of a **retaining wall**, the **height** of the **fence** shall include the **height** of the **retaining wall**, except that where their combined **height** exceeds 1.8 metres, the **fence**, wall or similar **structure** by itself may have a **height** of not more than 1.0 metre.

5.11.3 Barbed wire and razor wire **fences** are prohibited in all **zones** except when expressly provided for in this Bylaw, or for an **industrial, civic institutional, or commercial use**.

5.12 RETAINING WALLS

5.12.1 The following shall not exceed the elevation of the **grade** line described below:

- (a) creation of grade above the **natural grade** whether by **retaining walls** or otherwise;
- (b) any **retaining wall** used in the creation of **finished grade**, including stacked rock walls;
or
- (c) garden walls not used for retaining purposes.

5.12.2 The **retaining wall** grade line is drawn vertically from **natural grade**, or **finished grade** where grade has been altered as a result of the construction of a public **road**, at any and all points on the **parcel** lines, then inward over the **parcel**, perpendicular to such **parcel** lines, in accordance with the following:

- (a) a front **parcel** line or exterior **parcel** line - up 1.2 metres and then in towards the property at a 75% slope (See Figure 1, provided for illustrative purposes only); or
- (b) all other **parcel** lines - up 1.2 metres and then in towards the property at a 100% slope (See Figure 2, provided for illustrative purposes only).

Figure 1

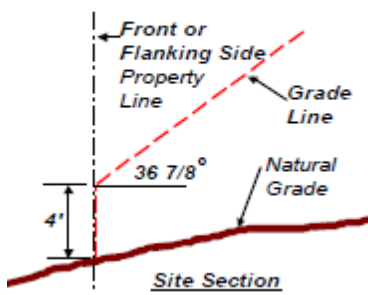
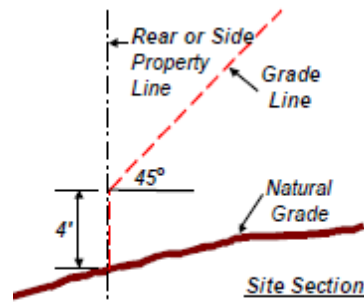


Figure 2



- 5.12.3** A **retaining wall** or berm shall not exceed a **height** of 1.8 metres.
- 5.12.4** Notwithstanding subsection 5.12.3, a **retaining wall** or berm may exceed a **height** of 1.8 metres in cases where the **retaining wall** or berm consists of more than one vertical component in which case each vertical component shall:
- (a) not exceed a **height** of 1.8 metres;
 - (b) be separated from each other by a horizontal component of not less than 1.2 metres wide; and
 - (c) in no case shall the entire **retaining wall** or berm exceed a **height** of more than 3.6 metres, unless vertical component is separated by a horizontal component of not less than 3.6 metres.
- 5.12.5** In cases where a **fence** is used in combination with a **retaining wall** or berm, the entire **structure** shall not exceed a **height** of 3.6 metres, with the **fence** being offset by not less than 1.2 metres.
- 5.12.6** A landscape screen is required for **retaining walls** as per section 5.13 of this Bylaw.

5.13 SCREENING

- 5.13.1** Where a **parcel** is developed for a **commercial, industrial, civic institutional** or comprehensive **development use**, and where such a **parcel** shares a **parcel line(s)** with a **parcel** that is within a **residential zone**, the owner of the non-residential or more intensive use **parcel** shall provide a **fence** or landscape **screening** along such **property line(s)** of not less than and not more than 1.83 metres (6 feet) in **height**, except where the **screening** consists of plant material in which case there shall be no maximum **height**.
- 5.13.2** Notwithstanding subsection 5.13.1, a **fence** or landscape **screening** will not be required along the shared **parcel** line in cases where:
- (a) a **building** is built on the **parcel** line; or

(b) a **residential use** is developed on a **parcel** that is zoned **commercial, industrial, or civic institutional** at the time of adoption of this Bylaw.

5.13.3 Where a **parcel** is developed for a **commercial, industrial, or civic institutional use** and where such a **parcel** is separated by a **lane** from a **parcel** that is:

- (a) within a **residential zone**; or
- (b) occupied with a **one-family dwelling**

the owner of the non-residential **parcel** shall provide a **fence** or landscape **screening** along the entire **parcel** line abutting the **lane** of not less than 1.22 metres (4 feet) in **height**, and not more than 1.83 metres (6 feet) in **height**, except where the **screening** consists of plant material, in which case there shall be no maximum **height**.

5.13.4 Notwithstanding subsection 5.13.3, a **fence** or landscape **screening** will not be required for the points of vehicular ingress and egress and for a distance of 3.05 metres (10 feet) on either side of the points of ingress and egress.

5.13.5 Garbage containers exceeding 0.5 cubic metres (0.65 cubic yards) in capacity shall be located so as not to be visible from any **highway** other than a **lane**, unless such a container is completely concealed from view by a **fence** with a gate or landscape **screening**.

5.13.6 A landscape screen of a **height** no less than 1.83 metres (6 feet) is required along the entire length of a **retaining wall** at each 1.22 metre (4 feet) horizontal separation component of a **retaining wall** consisting of more than one 1.83 metre (6 feet) vertical component.

5.13.7 Landscaped screens where required by this Bylaw shall be maintained at all times by the owner of the **parcel** on which they are required.

5.14 LANDSCAPING

5.14.1 On a **parcel** located within a **commercial, industrial, or civic institutional zone**, any part of such **parcel** which is not used for **buildings**, exterior display areas, parking or loading facilities shall be fully landscaped and properly maintained in a permeable state.

5.14.2 On a **parcel** located in a **residential zone** a minimum of 30% of the total surface area of such **parcel** shall be in its natural state or landscaped and maintained in a permeable state.

5.14.3 For the purposes of subsections 5.14.1 and 5.14.2, the following surfaces are not permeable:

- (a) **buildings** and **structures**;
- (b) asphalt;
- (c) concrete; and
- (d) pavers.

5.14.4 For the purposes of subsections 5.14.1 and 5.14.2, water surfaces of **structures** designed to retain water, including **swimming pools**, reflecting pools, and ornamental ponds, are permeable.

5.14.5 For all landscape **screening**, landscaped buffers or other landscaped areas required by this Bylaw for a **commercial, industrial, civic institutional**, or comprehensive development **zone**, the following landscape requirements shall apply:

- (a) existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Building Inspector that removal is required to accommodate a permitted **land use, building** or **structure** on the **parcel** or if the plants pose a safety hazard. Existing **landscaping** or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the **natural grade** within the root **zone** more than 20 cm, unless an arborist report indicates otherwise and is approved by the **Village**;
- (b) at installation, planted deciduous trees shall be min. 8 cm caliper in **commercial zones** and min. 8 cm caliper in **industrial, civic institutional**, or comprehensive **development zones**;
- (c) at installation, planted coniferous trees shall have a minimum **height** of 3.0 m in **commercial zones** and a minimum **height** of 2.0 m in **industrial, civic institutional**, and comprehensive **development zones**;
- (d) **new** landscape plantings shall consist of native xeric or water-conserving herbaceous and/or woody plant species proven to be enduring in the **Village** area and shall exclude invasive species;
- (e) appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the owner of the **parcel** with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas; and
- (f) **landscaping** shall make special consideration of Bear Aware criteria for plant selection.

5.15 STORAGE OR PARKING OF VEHICLES, TRAILERS, BOATS AND EQUIPMENT

5.15.1 In all **zones**, storage or parking of **derelict vehicles** is prohibited on any **parcel** except if it is used for fire department training purposes.

5.15.2 In all **zones**, storage or parking of vehicles, trailers, boats and equipment shall not occupy any portion of the **landscaping** provided and maintained on a **parcel**.

5.15.3 In all **residential zones** except for **parcels** in the RS-1 **zone** equal to or larger than 4047 m², storage or parking of any vehicle, trailer or similar conveyance which exceeds a manufacturer's gross vehicle weight rating of 5,500 kg is prohibited on any **parcel** except for those which are parked for the purposes of delivery or supply of chattels, materials or

services to the **parcel**. For **parcels** equal to or larger than 4047 m², the storage or parking of any vehicle, trailer or similar conveyance which exceeds a manufacturer's gross vehicle weight rating of 5,500 kg is prohibited in the **front yard** and/or the exterior **side yard**.

5.15.4 In all **residential zones** except for **parcels** in the RS-1 **zone** equal to or larger than 4047 m², storage or parking of any construction equipment is prohibited on any **parcel** except for the purpose of construction in progress on the **parcel**. For **parcels** equal to or larger than 4047 m², the storage or parking of any construction equipment is prohibited, except for the purpose of construction in progress on the **parcel**, in the **front yard** and/or the exterior **side yard**.

5.15.5 In all **residential zones**, storage or parking of vehicles, trailers and boats is permitted on a **parcel** only if they are ancillary to the **permitted uses** thereon and shall be limited to:

- (a) 5 motor vehicles parked outside which do not exceed 3,000 kg licensed gross vehicle weight each;
- (b) One recreation vehicle which does not exceed a manufacturer's gross vehicle weight rating of 5,500 kg or one utility trailer which does not exceed a manufacturer's gross vehicle weight rating of 3,000 kg;
- (c) One pleasure boat kept not for gain, rent or sale;
- (d) for **parcels** larger than 2024 m², one additional **recreational vehicle** or utility trailer as described in (b) of this section shall be permitted; and
- (e) utility trailers less than 4 m are not subject to this regulation.

5.15.6 In all **residential zones**, storage or parking of a recreation vehicle, utility trailer or pleasure boat is permitted on a **parcel** only if it is:

- (a) Licensed and registered to the owner or occupier of the **parcel**;
- (b) Stored or parked at least 1.0 m away from the front **parcel** line, **interior side parcel line** and any **exterior side parcel line**;
- (c) The parking or storage of a recreation vehicle, utility trailer (over 4 m in length) or pleasure boat shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres (6 feet) in **height** and located between the said recreation vehicle, utility trailer or pleasure boat and any point on the **lot** line within 7.5 metres (25 feet) of the said house trailer or boat, in order to obscure the view from the abutting **lot** or street, except:
 - (i) on a corner **lot**, this required landscape **screening** shall not be located in an area bounded by the intersecting **lot** lines at a street corner and a straight line joining points 9 metres (30 feet) along the said **lot** lines from the point of intersection of the 2 **lot** lines;
 - (ii) where the driveway or the **parking area** is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and
 - (iii) **screening** is not required for the parking or storage of a recreation vehicle, utility trailer or pleasure boat for a period less than 15 days within a 6 month period; and

(d) Stored or parked such that it does not obstruct access to and from the adjacent street for motor vehicles using any other **parking spaces** required on the **parcel**.

5.15.7 Subsection 5.15.6 shall apply to a **parcel** containing a **one-family dwelling** regardless of whether the **one-family dwelling** contains a **secondary suite, coach house** or one or more boarders, except that one additional motor vehicle not exceeding 3,000 kg licensed gross vehicle weight may be stored or parked on the **parcel** in lieu of one permitted recreation vehicle, utility trailer or pleasure boat.

5.15.8 Within the C-1, C-2, C-3 and P-1 **zones, outdoor storage areas** within 15 metres of a **highway** shall be bounded on all sides by a landscape screen of not less than 1.5 metres or more than 1.8 metres in **height**.

5.15.9 For parcels that are double fronting a highway and a front parcel line cannot be defined, the front parcel line shall be as shown in the map below. For these parcels that are larger than 4047 m², with regards to the storage or parking of vehicle, trailer, or similar conveyance which exceeds a manufacturer's gross vehicle weight rating of 5,550 kg or construction equipment in the rear yard must be adequately screened by compact evergreen trees or shrubs at least 1.8 metres in height and located between the vehicle, trailer, or construction equipment and any point on a parcel line within 7.5 metres of the vehicle, trailer, or construction equipment, in order to obscure the view from the abutting parcel or street.

DOUBLE FRONTING PARCELS



■■■■■■■■■■ DENOTES FRONT PARCEL LINE

(Bylaw No. 600-2019)

5.16 SIGNS

5.16.1 Within the C-1, C-2 and C-3 **zones**, signs and other visual advertising devices shall be limited to:

- (a) an area of 0.9 m² for each lineal metre of wall to which they are affixed, or a maximum area of 4.7 m² where they are not affixed to the wall of a **building**; and
- (b) a maximum **height** equal to the eave level of the wall to which they are affixed, or a maximum **height** of 7.5 metres from the nearest **finished grade** of the site upon which they are situated, whichever is the lowest.

- 5.16.2** Within the RS-1, RS-2, and CD **zones**, signs and other visual advertising devices shall be limited to one non-illuminated “for rent”, “for sale”, professional practice, home craft or occupation identity sign not exceeding 0.6 m² in area on any **parcel**; and shall be confined to the same **parcel** as the function, purpose or objects to which they refer.
- 5.16.3** Within any **zone**, no backlit signs shall be permitted, except those displaying a property address.
- 5.16.4** Notwithstanding subsection 5.16.2, the size of a sign used for the advertising of a **development** project may be increased from 0.4 m² to 1.5 m² provided that the following conditions are satisfied:
- (a) no dimension of the sign shall exceed 2 metres;
 - (b) the sign shall be removed within 12 months of its erection; and
 - (c) a security deposit in the amount of \$500.00 shall be posted with the **Village** to be used should the sign not be removed within 7 days of its required removal date.
- 5.16.5** Notwithstanding subsection 5.16.2, a sign providing the name of a **residential** project are permitted provided that:
- (a) the design of the sign shall be aesthetically pleasing and shall not detract from the architectural integrity of any **building** or **structure** to which it is attached, or beside which it is located. The arrangement and grouping of signs on a **building** shall be integrated with the architecture of the said **building** and, notwithstanding the **setback** or location regulations of signs in this Bylaw, their **setback** and/or location may be regulated by a **development** permit issued by **Council**. Structural supports, bracing and ties for signs shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the sign itself;
 - (b) all signs together with their supporting **structures** and any electrical equipment shall be kept fully operable, in good repair and maintained in a safe and clean condition;
 - (c) no sign shall be erected or lighted in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist visibility at an access to or egress from a **highway** or so as to be unsafe to the public in the vicinity of such sign;
 - (d) the sign identifying the **residential development's** main entry does not exceed the following:
 - (i) 1.22 metre minimum **setback** from any **parcel** line;
 - (ii) 0.51 metre maximum width;
 - (iii) 6.4 metre maximum length;
 - (iv) 1.93 metre maximum **height**; and
 - (e) the **residential development's** corner entry sign does not exceed the following:
 - (i) 1.22 metre minimum **setback** from any **parcel** line;
 - (ii) 0.51 metre maximum width;
 - (iii) 2.6 metre maximum length;
 - (iv) 1.93 metre maximum **height**.

5.17 SWIMMING POOLS

5.17.1 **Swimming pools** shall not be constructed or located within any required **front** or exterior **side yard** or located within 3.5 metres of any other **parcel** line, unless expressly provided for in this Bylaw.

5.17.2 **Swimming pools** shall be enclosed in a **structure** or surrounded by a **fence** with a **height** of no less than 1.5 metres, provided that the **fence** does not obstruct visibility through it.

5.18 SPORTS COURTS

Shall not be constructed or located within any required **front yard** or exterior **side yard** or within any **accessory building or structure setback** requirement for that **zone**.

5.19 RENEWABLE ENERGY

5.19.1 In a **residential** or **commercial zone**, **sustainable building technologies** shall be permitted provided that the technologies shall:

- (a) be attached to a principal or **accessory building**;
- (b) not extend beyond the ridgeline of the roof; and
- (c) not extend beyond the outermost edge of the roof.

5.19.2 In an **industrial** or **civic institutional zone**, **sustainable building technologies** shall be permitted provided that the technologies are located on or within the either principal or **accessory building** in which case the technology shall not extend beyond the outermost edge of the roof, or as a standalone **structure** subject to the zoning requirements for the **principal building** on the **parcel** where the technology is located.

5.19.3 The production of the renewable energy as well as any device used to produce the energy must comply with all other municipal, provincial and federal bylaws, statutes and regulations, including but not limited to a **building** permit and *BC Building Code* regulations.

5.20 SETBACKS FROM WATERCOURSES

5.20.1 Notwithstanding the **setback** requirements specified in each of the **zones**, no **building** shall be constructed, reconstructed, sited, moved, extended, or located within 15 metres of the **natural boundary** and **top-of-bank** of a river, creek or stream, unless a reduced **setback** is substantiated by a report prepared by a professional engineer and a qualified environmental professional.

5.20.2 No area used for habitation shall be located within any **building** such that the underside of the floor system or top of the concrete slab is less than 1.5 metres above the **natural boundary** of a river, creek, or stream.

5.21 RIPARIAN AREAS PROTECTION

- 5.21.1** Words and phrases in this section must be interpreted in accordance with the definitions and meanings established in the *Fish Protection Act* and the *Riparian Area Regulation (RAR)*.
- 5.21.2** Despite any other provision in this or another bylaw of the **Village**, for the purpose of protecting fish habitat in accordance with the *Fish Protection Act* and *RAR*, where **land** in any **parcel** includes a riparian assessment area, a person must not, in relation to **residential, commercial or industrial development** within the riparian assessment area do, direct, cause, suffer or allow to be done any of the following:
- (a) remove, alter, disrupt or destroy vegetation;
 - (b) disturb soils;
 - (c) construct, erect or install **buildings, structures**, flood protection works, **roads**, trails, docks, wharves or bridges;
 - (d) create non-structural impervious or semi-impervious surfaces;
 - (e) develop drainage systems or utility corridors;
 - (f) provide or maintain sewer and water service systems; or
 - (g) subdivide, within the meaning of **subdivision** in the *Land Title Act* or under the *Strata Property Act*, except in strict accordance with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the *Ministry of Forests, Lands and Natural Resource Operations of British Columbia*, of which report the **Village** has received notice from that Ministry; or otherwise only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in section 6.
- 5.21.3** Subsection 5.21.2 does not apply to **developments** requiring a permit from the **Village** issued only for the purpose of enabling reconstruction or repair of a permanent **structure** described in section 532 of the *Local Government Act* if the **structure** remains on its existing foundation.
- 5.21.4** Without limiting subsection 5.21.2, for the purpose of protecting the natural environment, its ecosystems and biological diversity in areas of **land** designated as a Watercourse Protection Development Permit Area under Schedule F of *Village of Anmore Official Community Plan Bylaw No. 532, 2014 (Village OCP)*, a **development** permit is required for any **residential, commercial or industrial development** proposed for any area of **land** that is within those designated areas.
- 5.21.5** As a guideline for **development** of areas designated under Schedule F of the *Village OCP*, any proposed **residential, commercial or industrial development** for **land** within a Watercourse Protection Development Permit Area must strictly comply with any and all conditions, restrictions, requirements and recommendations of an assessment report completed by a qualified environmental professional under the *RAR*, as received and accepted by the *Ministry of Forests, Lands and Natural Resource Operations of British Columbia*, of which report the **Village** has received notice from that Ministry; or otherwise

only as authorized by the Minister of Fisheries and Oceans (Canada) as set out in subsection (6).

5.21.6 Where an assessment report of a riparian assessment area indicates that implementation of a **development** proposal would result in harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions that support fish life processes in the riparian assessment area, the **Village** may approve or allow the **development** to proceed on receiving evidence to the satisfaction of the **Village** or its designated official that the HADD has been authorized in writing by the Minister of Fisheries and Oceans Canada or specifically by a regulation under the *Fisheries Act (Canada)*. In these circumstances, any and all conditions, restrictions, requirements and recommendations of the *Minister* become a term and condition of a **development** permit, **building** permit, **subdivision** approval or other permit or approval of **development** by the **Village** within a riparian assessment area.

5.22 WATERSHED PROTECTION

5.22.1 Agricultural **buildings** and facilities identified by the *Agricultural Waste Control Regulation* that are considered to have a high risk for causing pollution, such as, but not limited to Solid Agricultural Waste Field Storage with greater than two weeks storage, Confined Livestock Area with greater than 10 agricultural units and Seasonal Feeding Areas must be set back 30 m from **top-of-bank** from any **watercourse** and/or stream.

5.22.2 Agricultural **buildings** and facilities covered by the *Agricultural Waste Control Regulation* that are considered to have a lower risk for causing pollution such as but not limited to Agricultural Waste Storage Facilities (engineered manure pits), chemical, compost and wood waste storage, on farm growing media production, mushroom barn, confined livestock area with less than 10 agricultural units, silo, incinerator and petroleum storage must be set back a minimum distance of 15 m from **top-of-bank** from any **watercourse** and/or stream.

5.22.3 Agricultural **buildings** and facilities that are considered to be a high risk of discharging contaminants and are not covered under the *Agricultural Waste Control Regulation*, such but not limited to livestock barns, brooder house, fur farming shed, livestock shelter and stable, hatchery and milking facilities are to be **setback** 15 m from **top-of-bank** of natural and channelized **watercourse** and/or streams and 5 m from constructed channels and ditches.

5.22.4 Agricultural **buildings** and facilities where the risk of discharging contaminants is unlikely and/or can be easily contained, such as but not limited to greenhouses, machine storage, on farm processing, direct farm marketing, crop storage, granary, shelters, hives, machine and equipment storage, cidery, retention and detention ponds and other impervious surfaces shall have the following **setbacks**, measured from **top-of-bank** of a **watercourse** and/or stream:

Watercourse Type	Setback from Top-of-Bank
Natural Stream	15 m

Channelized Stream	2 m ^(a)
Constructed Channel and/or Ditch	5 m ^(b)

- (a) for a channelized stream with a minimum width of 10 metres and maximum width of 15 metres; and
- (b) the minimum agricultural **building setback** from a constructed channel or ditch for which the **municipality** is responsible for maintaining is 7 metres.

5.22.5 Notwithstanding all of the above, the **setback** from a domestic water intake for all agricultural **buildings** is 30 m from **top-of-bank** of a **watercourse** and/or stream.

5.22.6 Any horse trails which cross such a stream shall do so by means of a bridge having a deck which shall be as watertight as is practicable and having rails or **fences** extending a minimum distance of 15 metres from the bridge on both sides of the trails leading to and from the bridge.

AMENDED BY BYLAW NO. 571-2018

5.23 GATE AT HIGHWAY

The erection of a gate of any type on either public or private property that obstruct vehicular access from a public **highway** onto either:

- (a) a shared driveway with more than two – one **family dwelling units**; or
- (b) a strata road including access routes and common property within a strata **subdivision** shall be prohibited.

5.24 GARAGE

In residential use zones, not more than the following table shall be exempt from the computation of gross floor area, in **garage** areas:

<u>Lot Size</u>	<u>Exemption</u>
<u>≥ 3965 m²</u>	<u>90 m²</u>
<u>≥ 2024m² to 3965m²</u>	<u>70 m²</u>
<u>≥ 1349m² to 2023m²</u>	<u>50 m²</u>
<u>≤ 1348 m²</u>	<u>30 m²</u>

5.25 BASEMENT EXEMPTION

In residential use zones the following will apply, unless expressly provided for in a **Zone**.

**Basement
Exemption**

In Family Residential Use zones, all or part of the basement floor area shall be exempted from the calculation of Gross Floor Area by a percentage calculated under subsections (a) to (d).

(a) Subject to subsection (b), 100% of the Gross Floor Area shall be exempted under where the first storey floor height is less than 1.22 m (4 ft) above finished grade.

(b) The exemption under subsection (a) shall not exceed the lesser of the basement floor area or 25% of the total lot area.

(c) There shall be no exemption of a basement from Gross Floor Area where the first storey floor height is greater than 2.22 m (7 ft) above finished grade.

(d) Where the first storey floor height is greater than 1.22 m (4 ft) and less than 2.22m (7 ft) above grade, then the amount of Gross Floor Area to be exempted shall be calculated on the basis of the following formula where "P" represents the percentage:

$$P = (2.22 - H_{\text{actual}}) \times 100$$

where H_{actual} = height of first floor above average finished grade

PART 6

SPECIFIC USE REGULATIONS

6.1 USES PERMITTED IN ALL ZONES

6.1.1 A **public service use** provided that it is contained in a **structure** or a **building** containing less than 5 m² and complies with all the applicable siting and **height** requirements of the **zone** in which the **use** is located.

6.1.2 **Park** and **open space amenity**.

6.2 USES PROHIBITED IN ALL ZONES

Unless a **zone** expressly provides otherwise, the following **uses** shall be prohibited in all **zones**;

- (a) a tent or trailer used for habitation, except as specifically permitted in this Bylaw;
- (b) the storage of **derelict vehicles** except for fire department training purposes;
- (c) a **junk yard**; and

- (d) **Medical Marijuana Production, Medical Marijuana Research and Development and Medical Marijuana Dispensaries.**

~~6.3 SECONDARY SUITE~~

- ~~6.3.1~~** — Not more than one **~~secondary suite or coach house~~** shall be permitted on a **~~parcel~~** of land, except for **~~parcels~~** in the **~~RS-1 zone~~** with only one **~~principal building~~** that are equal to or larger than **~~4047 m²~~** where one **~~secondary suite~~** and one **~~coach house~~** are permitted) so long as the combined **~~floor area~~** of the **~~secondary suite~~** and **~~coach house~~** does not exceed **~~180 m²~~**.
- ~~6.3.2~~** — A **~~secondary suite~~** shall not have a **~~floor area~~** that exceeds the lesser of **~~90 m²~~** or 40% of the **~~floor area~~** of the **~~principal building~~**.

~~AMENDED BY BYLAW NO. 571-2018~~

- ~~6.3.3~~** — For **~~parcels~~** less than **~~4047 m²~~**, a **~~coach house~~** shall not have a **~~floor area~~** that exceeds **~~100 m²~~**. For **~~parcels~~** equal to or larger than **~~4047 m²~~**, a **~~coach house~~** shall not have a **~~floor area~~** that exceeds **~~130 m²~~**. For the purposes of calculating floor area of a coach house, if there is garage area in the accessory building containing coach house — the area of garage shall not be included in the calculation of floor area of the coach house but the area of garage will be included in the calculation of floor area for the accessory building. **~~(Bylaw No. 600-2019)~~**
- ~~6.3.4~~** — A **~~secondary suite~~** shall not be permitted in a **~~two-family dwelling~~**.
- ~~6.3.5~~** — For the purposes of this Bylaw, an area of a **~~principal building~~** or **~~accessory building~~** constructed to include fire separation, rough-in wiring and plumbing, and means of egress for the purposes of a **~~secondary suite or coach house~~** will be considered as fulfilling the definition requirements of a **~~secondary suite or coach house if in an accessory building~~**.
- ~~6.3.6~~** — Unless expressly provided for in this Bylaw, **~~coach houses~~** are prohibited in **~~RCH-1, RCH-2 and CD zones~~**, or **~~parcels~~** having an area less than **~~2,024 m²~~**.
- ~~6.3.7~~** — Unless expressly provided for in this Bylaw, **~~secondary suites~~** are prohibited in **~~RCH-1, RCH-2 and all CD zones~~**.

6.3 SECONDARY SUITE

A Secondary Suite use, where permitted, must conform to the regulations of this section:

- 6.3.1** Shall be wholly contained within an integral part of the One Family Dwelling.
- 6.3.2** Shall not be connected to the primary dwelling unit by a breezeway or enclosed hallway.

- 6.3.3 The registered owner(s) of the property shall occupy either the primary dwelling unit or the Secondary Suite dwelling unit as their principal residence.
- 6.3.4 Shall meet all BC Building Code requirements for **Secondary Suite** within newly constructed buildings or the alternate compliance methods for alterations to existing buildings to add a secondary suite.
- 6.3.5 One **Secondary Suite** is permitted per primary residence.
- 6.3.6 A **secondary suite** shall not have a **floor area** that exceeds 180 m².
- 6.3.7 A **secondary suite** shall be permitted in all residential use zones.

6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE

An **accessory one-family residential** use shall:

- (a) be limited to one per **parcel**;
- (b) have a maximum **floor area** of 100 m²; and
- (c) where located within the same **building** as the **principal use**, be provided with a separate entrance.

6.5 HOME OCCUPATION USE

In any **zone** in which a **home occupation use** is permitted, the following conditions shall be satisfied:

- (a) the activities shall be conducted entirely within the **principal building** or **accessory building** except where such activity involves **horticulture** or a **family daycare**;
- (b) the **use** shall not involve the storing, exterior to the **building** or **buildings**, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation;
- (c) the **use** may involve the display and the sale of a commodity that is produced on the **premises**, however in no case shall the retailing of the commodity be the primary **home occupation use**;
- (d) the **use** within the **principal building** shall occupy no more than 30% of the **floor area** of the **principal building**, up to a maximum of 100 m²;
- (e) the **use** within one or more **accessory buildings** shall occupy a total of not more than 100 m².
- (f) in no case shall the aggregate **floor area** of all **buildings** used for **home occupation use** exceed 100 m² on a **parcel** of land;
- (g) the total display area of any outdoor advertising sign shall not exceed 0.4 m²;
- (h) the **use** or occupation shall be solely operated by a person resident in the **dwelling unit** and shall not involve the employment of more than two full-time employees on the **premises**;
- (i) home crafts or occupations shall not discharge or emit the following across **parcel** lines:

- (i) odorous, toxic or noxious matter or vapours;
- (ii) heat, glare, electrical interference or radiation;
- (iii) recurring ground vibration; or
- (iv) noise levels exceeding 45 decibels;
- (j) the **use** shall provide parking in accordance with the requirements in the applicable **zone**; and
- (k) no automobile, boat, or other machinery servicing repair is permitted as a **home occupation use**.

6.6 BED AND BREAKFAST

6.6.1 When permitted in a **zone**, a **bed and breakfast** operation shall be required to comply with the following regulations:

- (a) not more than two bedrooms in a **dwelling unit** shall be used for **bed and breakfast** accommodation;
- (b) **bed and breakfast** operations may be permitted within either the principal or **accessory building**;
- (c) should a **parcel** be used as a **bed and breakfast** operation, then an **secondary suite** shall not be allowed;
- (d) one **off-street parking space** shall be provided for each bedroom used as **bed and breakfast**, in addition to the parking requirement for the **one-family dwelling**
- (e) signage shall be limited to one sign with an area not to exceed 0.4 m² and shall comply with the requirements of section 5.16 of this Bylaw;
- (f) the **bed and breakfast** operation shall be owned and operated by the resident of the **principal building**;
- (g) no cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
- (h) no patron shall stay for more than 20 days in a 12-month period; and
- (i) all **bed and breakfast** operations shall have approved water and sewage disposal systems.

6.6.2 No **bed and breakfast** operation shall operate without a business license.

6.7 COACH HOUSE

A Coach House, where permitted, must conform to the regulations of this section:

6.7.1 The registered owner(s) of the property shall occupy either the primary dwelling unit or the Coach house as their principal residence.

6.7.2 One Coach house is permitted per lot.

6.7.3 A Coach house shall not have a floor area that exceeds the following:

Lot Size	Coach House Floor Area Allowed	Minimum Dwelling units
≥ 3966 m ²	Maximum 180m ²	3 units
≥ 2024m ² to 3965m ²	Maximum 100m ²	2 units
≥ 1349m ² to 2023m ²	Maximum 100m ²	2 units
≤ 1348 m ²	0 m ²	2 units

- 6.7.4 A Coach house shall have a minimum separation of 5m from the primary residence and shall adhere to the minimum setbacks for accessory building as stated in the applicable zone.
- 6.7.5 A Coach house shall provide a minimum of 1 parking stall for the dwelling unit.
- 6.7.6 A maximum of 2 enclosed parking stalls are allowed to be incorporated into the coach house structure.
- 6.7.7 The area of garage shall not be included in the calculation of floor area of the coach house. However, it will contribute to the FAR of the lot.
- 6.7.8 A basement is not permitted within a Coach House.
- 6.7.9 A Coach House shall be permitted in all residential zones.

PART 7 **REGULATIONS FOR THE SUBDIVISION OF LAND**

7.1 REGULATION OF SUBDIVISION

The purpose of this Part is to regulate the minimum dimensions and area of **parcels of land** that may be created by **subdivision**.

7.2 MINIMUM PARCEL SIZE AND WIDTH

7.2.1 The size and width of a **parcel** to be created by **subdivision** and which may lawfully be used as the site for a **building** shall not be less than the minimum dimensions and area for the construction of **buildings** or dwellings, as set out in the “Minimum Parcel Size” and width statement in the applicable zoning district schedule, where such minimum area and width have been specified.

7.2.2 Notwithstanding subsection 7.2.1, **parcels of land** may be created that are less than the “Minimum Parcel Size” requirement applicable in a zoning district provided that:

- (a) the **parcel** shall not be less than 98% of the size of the “Minimum Parcel Size” requirement; and
- (b) not more than one such undersized **parcel** shall be permitted in a plan of **subdivision**.

7.2.3 For the purpose of determining **parcel width**:

- (a) where there are only two side **parcel** lines and both are parallel, the **parcel width** is the perpendicular distance between the side **parcel** lines;
- (b) where at least one of the side **parcel** lines is not perpendicular to the **road**, **parcel width** is the distance between the side **parcel** lines, measured at right angles to the bisector of the angle formed by the side **parcel** lines projected to their intersection; or
- (c) if there are more than two side **parcel** lines, or the **parcel** is irregular in shape, the **parcel width** is measured at the **front yard setback** line and is the shortest straight line between the side **parcel** lines at the required **front yard setback** line.

7.3 MINIMUM FRONTAGE

- 7.3.1 As required by the *Local Government Act*, no **parcel** of **land** in any proposed **subdivision** shall have less than 10% of its perimeter fronting on a **highway**. This regulation may be relaxed by the **Council** upon application by the property owner.
- 7.3.2 Notwithstanding subsection 7.3.1, the minimum frontage for **parcels** of **land** in a proposed cul-de-sac **subdivision** may be less than 10% of the perimeter of the **parcel**, provided that the minimum frontage is not less than 15 metres and the width of the **parcel** is not less than 20 metres measured 10 metres back in a perpendicular manner from the front **parcel** line.

7.4 PARCELS EXEMPT FROM MINIMUM PARCEL SIZE REQUIREMENTS

- 7.4.1 The consolidation of two or more **parcels** into a single **parcel** may be permitted, notwithstanding that the consolidated **parcel** may not comply with the “Minimum Parcel Size” requirement as specified in the zoning district in which the **new parcel** is situated.
- 7.4.2 The realignment of **property lines** to create **new parcels** may be permitted provided that:
 - (a) the number of **new parcels** created by **subdivision** would be equal to or less than the number of **parcels** that existed prior to the **subdivision**, and;
 - (b) the boundary change would not result in the creation of a **parcel** having less than 80% of the area of any of the original **parcels**.
- 7.4.3 Within the RS-1 **zone**, a minimum **parcel size** of 3,240 m² (0.8 acres) may be permitted provided that:
 - (a) the average **parcel size** of all **parcels** created by **subdivision**, except the **remainder parcel**, shall not be less than 4,047 m² (1 acre);
 - (b) no **parcel** of land, except the **remainder parcel**, shall be created that is greater than 8,090 m² (1.99 acres);
 - (c) not less than 2 additional **parcels** of **land** shall be created; and
 - (d) not more than 2 **parcels** of **land** less than 4,047 m² (1 acre) shall be created.

7.5 UNDERSIZED PARCELS

Notwithstanding section 7.2, **parcels** of **land** that are shown on a plan deposited in the Land Title Office prior to the adoption of this Bylaw, which have less than the “Minimum Parcel Size” requirement as established in the **zone** in which that **parcel** is situated, may be used for any **use** permitted in that **zone**, subject to all the regulations for that **zone**.

7.6 PARCEL SHAPE

7.6.1 Unless the pattern of existing **subdivision** precludes it, and unless it is impracticable, side **parcel** lines shall be perpendicular or radial to the adjoining **highway**.

7.6.2 No **panhandle parcel** shall be created where the access strip is narrower than 7.5 m.

7.7 BARE LAND STRATA SUBDIVISION

Any **parcel** created under a Bare Land Strata Plan pursuant to the *Strata Property Act* shall be subject to the provisions of this Bylaw.

7.8 SUBDIVISION FOR RELATIVE

No **parcel** less than 1 hectare shall be subdivided pursuant to section 514 of the *Local Government Act*.

PART 8 ZONING DISTRICT SCHEDULES

Zoning District Name	Short Form	Min. Parcel Size
Residential 1	RS-1	4,047 m ²
Residential 1A	RS-1A	2,023 m ²
Compact Housing 1	RCH-1	223 m ²
Compact Housing 2	RCH-2	325 m ²
Local Commercial	C-1	4,047 m ²
Campground Commercial	C-2	2 ha.
Equestrian Commercial	C-3	2 ha.
Civic institutional	P-1	560 m ²
Park	P-2	n/a
Watershed	W-1	n/a
Industrial	I-1	n/a
Comprehensive Development 1	CD-1	n/a
Comprehensive Development 2	CD-2	n/a
Comprehensive Development 3	CD-3	n/a
Comprehensive Development 4	CD-4	n/a
Comprehensive Development 5	CD-5	n/a

Comprehensive Development 6	CD-6	n/a
<u>Comprehensive Development 7</u>	<u>CD-7</u>	<u>n/a</u>
<u>Infill Development</u>	<u>INF</u>	<u>1,349 m²</u>
<u>Residential 2</u>	<u>RS-2</u>	<u>750 m²</u>

ZONING DISTRICTS

9.1 RESIDENTIAL 1 RS-1

9.1.1 Purpose

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

9.1.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	4,047 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite /Coach House	n/a
Urban Agriculture	n/a

~~(BYLAW NO. 612-2019, BYLAW 634-2020)~~

9.1.3 Maximum Building Size and Height

AMENDED BY BYLAW NO. 571-2018 Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Buildings and Accessory Buildings (a)	1(e)	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	25% of principal building —up to 120 m ²	

(a) 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 0.25, except that:

- (i) in cases where all **buildings** are sited on a **parcel** in such a manner that all the **setbacks** for all the **buildings** are increased 1.5 m beyond that which are required pursuant to subsection 9.1.4 for every 152 m² of additional **floor area**;
- (ii) notwithstanding this restriction, a **principal building** with a **gross floor area** of not more than 232.4 m² will be permitted on any **parcel**; and

~~AMENDED BY BYLAW NO. 571-2018~~

(b) The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of

120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:

- (i) for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations);
 - (ii) up to 30 m² of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
 - (iii) Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.”
- (c) The maximum number of **principal buildings** may be increased to 2 one-family residential dwellings, provided that the **parcel** size is greater than 0.8 ha:

9.1.4 — 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	10 m ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	10 m	7.6 m	7.6 m	5 m

- (a) For a **parcel** that is less than 4,047 m², the front **setback** may be reduced to 7.6 m.
- (b) For **accessory buildings and structures** less than 10 m² and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.5 m.
- (c) For **parcels** less than 1200 m², the rear and interior side **setbacks** may be reduced to 1 m for one **accessory building or structure**.

9.1.5 — Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.1.6 — 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 **dwelling unit**;
- (b) 1 space per employee for **home occupation**;
- (c) 1 space per boarder; and
- (d) 2 spaces per **secondary suite**.

9.1.7 — Other Regulations

- (a) For **subdivision** regulations, see Part 7.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.

(d) Secondary suite and ~~coach house~~ shall be subject to the requirements of section 6.3.

9.1 RESIDENTIAL 1 – RS-1

9.1.1 Purpose

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

9.1.2 Permitted Uses

Permitted Primary Uses	Permitted Secondary Uses
One-Family Dwelling	Accessory Building Coach House Home Occupation Bed and Breakfast

9.1.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.25 FAR	11m
Accessory Building	1	120 m ²	7m
Coach House	1	Refer to 6.7.3	7m

- The maximum **gross floor area** for the and all **buildings** on the **parcel** shall not exceed a **floor area ratio (FAR)** of 0.25.
- For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
- Maximum number of dwelling units allowed on a parcel shall not exceed 3.
- Maximum number of structures allowed on a parcel not to exceed 3.

9.1.4 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	7.6 m	5 m
Accessory Buildings and Structures	7.6 m	7.6 m	7.6 m	5 m

- (a) For accessory buildings and structures less than 10 m² and in-ground swimming pools, the rear and interior side setbacks may be reduced to 3.0 m.

9.1.5 Minimum Parcel Size

The minimum parcel size shall be 4,047 m².

9.1.6 Maximum Parcel Coverage

The maximum parcel coverage shall be 25% of the parcel.

9.1.7 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) 1 spaces per dwelling unit;
- (b) 1 spaces per secondary suite.

9.1.8 Other Regulations

- (a) For subdivision regulations, see Part 7.
- (b) Home occupation shall be subject to the requirements of section 6.5.
- (c) Bed and breakfast shall be subject to the requirements of section 6.6.

9.2 RESIDENTIAL 1A – RS-1A

9.2.1 Purpose

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

9.2.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	2,023 m ²
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite /Coach House	n/a
Urban Agriculture	n/a

Parcels as small as 1,348 m² will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

9.2.3 Maximum Density

Any plan of subdivision within this **zone** cannot exceed a gross density of 2.04 parcels per acre.

9.2.4 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Buildings and Accessory Buildings (a)	1(c)	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	25% of principal building – up to 120 m ²	

- (a) 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 0.25, except that:
- in cases where all **buildings** are sited on a **parcel** in such a manner that all the **setbacks** for all the **buildings** are increased 1.5 m beyond that which are required pursuant to subsection 9.1.4 for every 152 m² of additional **floor area**;
 - notwithstanding this restriction, a **principal building** with a **gross floor area** of not more than 232.4 m² will be permitted on any **parcel**; and
- (b) The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
- for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations).
 - up to 30 m² of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
 - Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.”
- (c) The maximum number of principal buildings may be increased to 2 one-family residential dwellings, provided that the **parcel** size is greater than 0.8 ha.

9.2.5 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	10 m ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	10 m	7.6 m	7.6 m	5 m

- (a) For a **parcel** that is less than 4,047 m², the front **setback** may be reduced to 7.6 m.
- (b) For accessory buildings and structures less than 10 m² and in-ground swimming pools, the rear and interior side setbacks may be reduced to 3.5 m.
- (c) For parcels less than 1200 m², the rear and interior side setbacks may be reduced to 1 m for one accessory building or structure.

9.2.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.2.7 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 **dwelling unit**;
- (b) 1 space per employee for **home occupation**;
- (c) 1 space per boarder; and
- (d) 2 spaces per **secondary suite**.

9.2.8 Other Regulations

- (a) For **subdivision** regulations, see Part 7.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.
- (d) Secondary suite and **coach house** shall be subject to the requirements of section 6.3.

Parcels that are eligible for consideration under this zone should review Village of Anmore Policy No. 61 – Infill Development.

9.3 COMPACT HOUSING 1 (COUNTRYSIDE) – RCH-1

9.3.1 Purpose

This **zone** is intended to accommodate the conversion of the Countryside Manufactured Home Park into a bare **land** strata **subdivision** where one-family **residential** housing is the **principal use**.

9.3.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	223 m ²
Home Occupation	n/a
Urban Agriculture	n/a

~~**9.3.3** Maximum Density~~

Any plan of subdivision within this zone cannot exceed a gross density of 2.04 parcels per acre

9.3.3 Maximum Density

The maximum gross density shall not exceed 8 parcels/acre.

9.3.3 Maximum Building Size and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.6 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

(a) The maximum number of **one-family dwelling units** shall not exceed 92 and the maximum number of **principal buildings** per **parcel** shall not exceed 1.

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(b) The maximum **gross floor area** for the **principal building** on the **parcel** shall not exceed a **floor area ratio (FAR)** of 0.6, and the maximum **gross floor area** of the second storey of the **principal building** shall not exceed 80% of the **floor area** (including the area used for **garage**) of the first storey.

(c) The maximum **gross density** shall not exceed 8 **parcels/acre**.

(d) The maximum **gross floor area** for an **accessory building** shall not exceed 46.5 m², but in no case shall the combined **floor area** of the principal and **accessory building** exceed a **floor area ratio (FAR)** of 0.6.

(e) In cases where a pitched roof is provided for **accessory buildings and structures**, the maximum **height** may be increased to 4 m.

9.3.4 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	3.0 m	2.0 m	4.0 m	1.2 m ^(d)
Accessory Buildings	See (c)	2.0 m	4.0 m	1.2 m

(a) In the case where there is a **watercourse** on the property, the **setback** requirements outlined in section 5.20 shall also apply, except in the case where a **new building** is replacing an existing **building** that does not satisfy this requirement provided that the non-conformity is not further exaggerated.

(b) In the case where there is a **garage** or carport, the **garage** or carport shall be located not less than 5.5 metres from the **property line** where driveway access is provided from.

- (c) An **accessory building and structure** shall be sited to the rear of the front face of the **principal building**.
- (d) The required **interior side parcel line setback** shall be 2.2 m for all storeys above the first storey.

9.3.5 Maximum Parcel Coverage

- (a) The maximum **parcel coverage** shall be:
 - (i) 50% for **parcels** with frontages of less than 12.2 metres; or
 - (ii) 55% for **parcels** with frontages of greater than 12.2 metres

9.3.6 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
 - (i) 2 spaces per **dwelling unit**; and
 - (ii) 1 space per employee for **home occupation**;

9.3.7 Other Regulations

- (a) For the purpose of **subdivision**, this **zone** shall only be used for the creation of bare **land strata parcels**.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Basements** and **sunken patios** are permitted in Area 1 and prohibited in Area 2 of this **zone** (see Schedule A).

9.4 COMPACT HOUSING 2 (ANMORE GREEN) – RCH-2

9.4.1 Purpose

The intent of this **zone** is to accommodate the potential conversion of Anmore Green Estates into a bare **land strata subdivision** where one-family **residential** housing is the **principal use**.

9.4.2 Permitted Uses

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	325 m ²
Home Occupation	n/a
Urban Agriculture	n/a

9.4.3 Maximum Building Size and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.5 FAR	9.5 m
Accessory Buildings and Structures	46.5 m ²	3 m

- (a) The maximum number of **one-family dwelling units** shall not exceed 39.
- (b) The maximum **gross density** shall not exceed 8 **parcels/acre**.

9.4.4 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	5.5 m	1.5 m	3.0 m	1.5 m
Accessory Buildings	See (c)	1.5 m	3.0 m	1.2 m

- (a) The minimum distance between **principal buildings** shall be 6 metres except for that portion of a **principal building** that is used for a **garage**, in which case the minimum distance may be reduced to not less than 2.44 metres.
- (b) The **interior parcel line setback** for that portion of the **principal building** that is used for a **garage** may be reduced to 1 metre.
- (c) An **accessory building and structure** shall be sited to the rear of the front face of the **principal building**.

9.4.5 Maximum Parcel Coverage

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

9.4.6 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 **dwelling unit**; and
- (b) 1 space per employee for **home occupation**;

9.4.7 Other Regulations

- (a) For the purpose of **subdivision**, this **zone** shall only be used for the creation of bare **land strata parcels**.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.

9.5 COMMERCIAL 1 – C-1

9.5.1 Purpose

This **zone** is intended to provide **land** for the purpose of accommodating local **commercial** establishments, where **grocery retailing** is the **principal use**.

9.5.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Grocery Retailing	666.4 m ²
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.5.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.5.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.5.5 Maximum Parcel Coverage

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

9.5.6 Off-Street Parking

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

- (i) A **building** for grocery retail **use** - 1 space per 38 m² of **gross floor area**;
- (ii) **Accessory one-family residential use** - 2 spaces;
- (iii) Each **parking space** shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high;

(iv) The minimum width of maneuvering aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

(b) Parking spaces shall be free of mud, be graded for proper drainage and be hard surfaced.

9.5.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.5.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of section 6.4.

9.6 CAMPGROUND COMMERCIAL – C-2

9.6.1 Purpose

This **zone** is intended to provide **land** for the purpose of accommodating a **campground** as the **principal use**.

9.6.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Campground	2 ha
Accessory One-Family Residential	n/a
Accessory Uses	n/a

9.6.3 Campground Regulation Bylaw

The **use** of **land**, **buildings**, and **structures** shall conform to the regulations of *Village of Anmore Campground Regulation Bylaw*.

9.6.4 Maximum Height

The maximum **height** for **principal buildings** and **structures** shall be 7.6 m.

9.6.5 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	10 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

9.6.6 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
- (i) **Campground use** - as required by the *Village of Anmore Campground Regulation Bylaw*;
 - (ii) **Accessory one-family residential use** - 2 spaces;
 - (iii) Each **parking space** shall not be less than 2.7 metres wide, 6 metres long, and 2.2 metres high;
 - (iv) The minimum width of maneuvering aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	6.7 metres

- (b) Parking spaces shall be free of mud, be graded for proper drainage and be hard surfaced except for the **parking spaces** located at each campsite.

9.6.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of trucks shall be provided on site.

9.6.8 Other Regulations

Accessory one-family residential use shall be subject to requirements of section 6.4.

9.7 EQUESTRIAN COMMERCIAL – C-3

9.7.1 Purpose

This **zone** is intended to provide **land** for the purpose of accommodating local **commercial equestrian** operations.

9.7.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
Equestrian	2 ha
Agriculture	2 ha
One Family Dwelling	2 ha
Boarding	2 ha
Home Occupation	2 ha
Accessory One-Family Residential ^(a)	n/a
Accessory Uses	n/a

9.7.3 Maximum Floor Space and Height

Permitted Use	Maximum GFA	Maximum Building Height
Principal Building	110 m ²	7.5 m
Accessory Buildings and Structures	50 m ²	4.5 m

9.7.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Buildings	10 m	7.6 m	7.6 m	5 m

9.7.5 Maximum Parcel Coverage

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

9.7.6 Off-Street Parking

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

(i) **Equestrian use – 1 parking space** per every two horses made available to the public;

- (ii) **Accessory one-family residential use - 2 parking spaces;**
- (iii) Each **parking space** shall be not less than 2.7 metres wide, 6 metres long, and 2.2 metres high; and
- (iv) The minimum width of maneuvering aisles shall be as follows:

Angle between Parking Stall and Aisle	Width of Aisle
30° – 45°	4.6 metres
45° – 60°	5.5 metres
60° – 75°	6.0 metres
75° – 90°	9.7 metres

- (b) Parking spaces shall be free of mud, be graded for proper drainage and be hard surfaced.

9.7.7 Off-Street Loading

Adequate space for loading, unloading, and maneuvering of loads shall be provided on site.

9.7.8 Other Regulations

- (a) An **equestrian use** shall be limited as follows:
 - (i) No more than 28 resident horses shall be accommodated on the first 2 hectares of **land** developed for pasture and for **equestrian use** except that non-resident horses shall be brought to the **premises** for periods of less than 24 hours duration for the purpose of utilizing the **equestrian** facilities;
 - (ii) Additional resident horses shall be accommodated on **land** in excess of the first two hectares at a density of 10 horses per hectare.
- (b) **Accessory one-family residential use** shall be subject to requirements of section 6.4.
- (c) For **subdivision** regulations, see Part 7.
- (d) **Home occupation** shall be subject to the requirements of section 6.5
- (e) Secondary suite shall be subject to the requirements of section 6.3.

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

- (c) The maximum **height** for **principal buildings and structures** shall be 15 m.
- (d) 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

- (e) **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.

(Bylaw 661-2022)

9.9 PARK – P-2

9.9.1 Purpose

This **zone** is intended to provide **land** for passive parks under the jurisdiction of the Metro Vancouver Regional District, BC Hydro and the Provincial Government.

9.9.2 Permitted Uses

- (a) **Park**
- (b) **Accessory Uses**

9.9.3 Maximum Building Height

The maximum **height** of **accessory buildings and structures** shall be 7.6 m.

9.9.4 Minimum Setback Requirements

From all **property lines**: 7.5 metres, except in the case where the adjacent property is used for **residential** purposes in which case the minimum **building setback** shall be 30 metres.

9.9.5 Off-Street Parking

Off-street parking shall be provided on the same **parcel** as the **use** being served.

9.10 WATERSHED – W-1

9.10.1 Purpose

This **zone** is intended to provide for the protection and preservation of **land** that serves as a watershed for domestic water supply sources.

9.10.2 Special Conditions

- (a) **Land** within this **zone** shall not be used for other than the catchment, containment, and diversion of water, and any other activities that are required to maintain a watershed.
- (b) No area shall be used or developed for public recreational **use** or access within the area zoned W-1 on the Zoning Map.

9.11 INDUSTRIAL – I-1

9.11.1 Purpose

This **zone** is intended to provide **land** for the purposes of accommodating facilities associated with BC Hydro power plant.

9.11.2 Permitted Uses

- (a) **Hydro industrial**
- (b) **Accessory uses**

9.11.3 Buildings and Structures

Permitted Use	Maximum Building Height
Principal Building	10 m
Accessory Buildings and Structures	4.5 m

9.11.4 Minimum Building Setbacks

For all **parcel** lines 7.5 metres, except in the case where the adjacent property is used for **residential** purposes in which case the minimum **building setback** shall be 30 metres.

9.12 COMPREHENSIVE DEVELOPMENT – CD

9.12.1 Purpose

This **zone** is intended to accommodate comprehensive **residential development** in accordance with the policies of the Official Community Plan where one-family **residential** housing is the **principal use**. Each **zone** differentiated by a suffix shall be treated as a separate **zone**.

9.12.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	1,012 m ²
Secondary Suite	2,023 m ²

9.12.3 Maximum Number of Buildings, Size and Height

Permitted Use	Parcel Size Range	Maximum Number per Parcel	Maximum Floor Area Ratio	Maximum Building Height
Principal Buildings:	2,023 m ²	1	0.28 FAR	9.5 m
	1,349 m ²		0.30 FAR	
	1,012 m ²			
Accessory Buildings and Structures	n/a	1	45 m ²	7 m

- (a) The maximum number of **principal buildings** shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.
- (b) Where located within the same **building** as the **principal use**, be provided with a separate entrance.

9.12.4 Minimum Building Setbacks

The minimum **building setbacks** shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall a **setback** be less than that in the RS-1 **zone**.

9.12.5 Maximum Parcel Coverage

The maximum **parcel coverage** shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw, but in no case shall the **parcel coverage** be greater than:

Parcel Size	Maximum Parcel Coverage
2,023 m ²	25%
1,349 m ²	25%
1,012 m ²	20%

9.12.6 Off-Street Parking

Off-street parking shall be provided in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.12.7 Open Amenity Space

An **open space amenity** shall be provided in conjunction with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.13 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1

9.13.1 Purpose

The intent of this **zone** is to accommodate a small **parcel residential bare land strata subdivision** that retains environmentally sensitive **land** as Common Property where one-family **residential** housing is the **principal use**.

9.13.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	20 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	n/a	n/a
Accessory Equestrian	n/a	n/a
Accessory Uses	n/a	n/a

9.13.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.30 FAR	10 m

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- (a) Notwithstanding the definition of floor area in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- (b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed **70 m²**.
- (c) The maximum **height** of a **fence**, other than for an accessory **equestrian use**, shall be subject to section 5.11.

9.13.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.13.5 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
 - (i) 2 spaces per **dwelling unit**;
 - (ii) 1 space per employee for **home occupation**; and
 - (iii) 2 spaces per **secondary suite**.

9.13.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% of the **parcel**.

9.13.7 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

9.13.8 Special Regulations for an Accessory Equestrian Use

An accessory **equestrian use** shall be subject to the following:

- (a) the accessory **equestrian use** shall be limited generally to the area designated **equestrian use** on the Comprehensive Development Plan;

- (b) not more than 12 horses may be accommodated within the area designated **equestrian use** on the Comprehensive Development Plan;
- (c) notwithstanding the **setback** requirements of section 9.12.4, all **buildings** used for an accessory **equestrian use** shall be sited in accordance with the Comprehensive Development Plan; and
- (d) the accessory **equestrian use** shall comply with the regulations of the *Anmore Animal Control Bylaw*.

9.13.9 Other Regulations

- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Bed and breakfast** shall be subject to the requirements of section 6.6.
- (c) Secondary Suite shall be subject to the requirements of section 6.3.

9.13.10 Comprehensive Development Plan

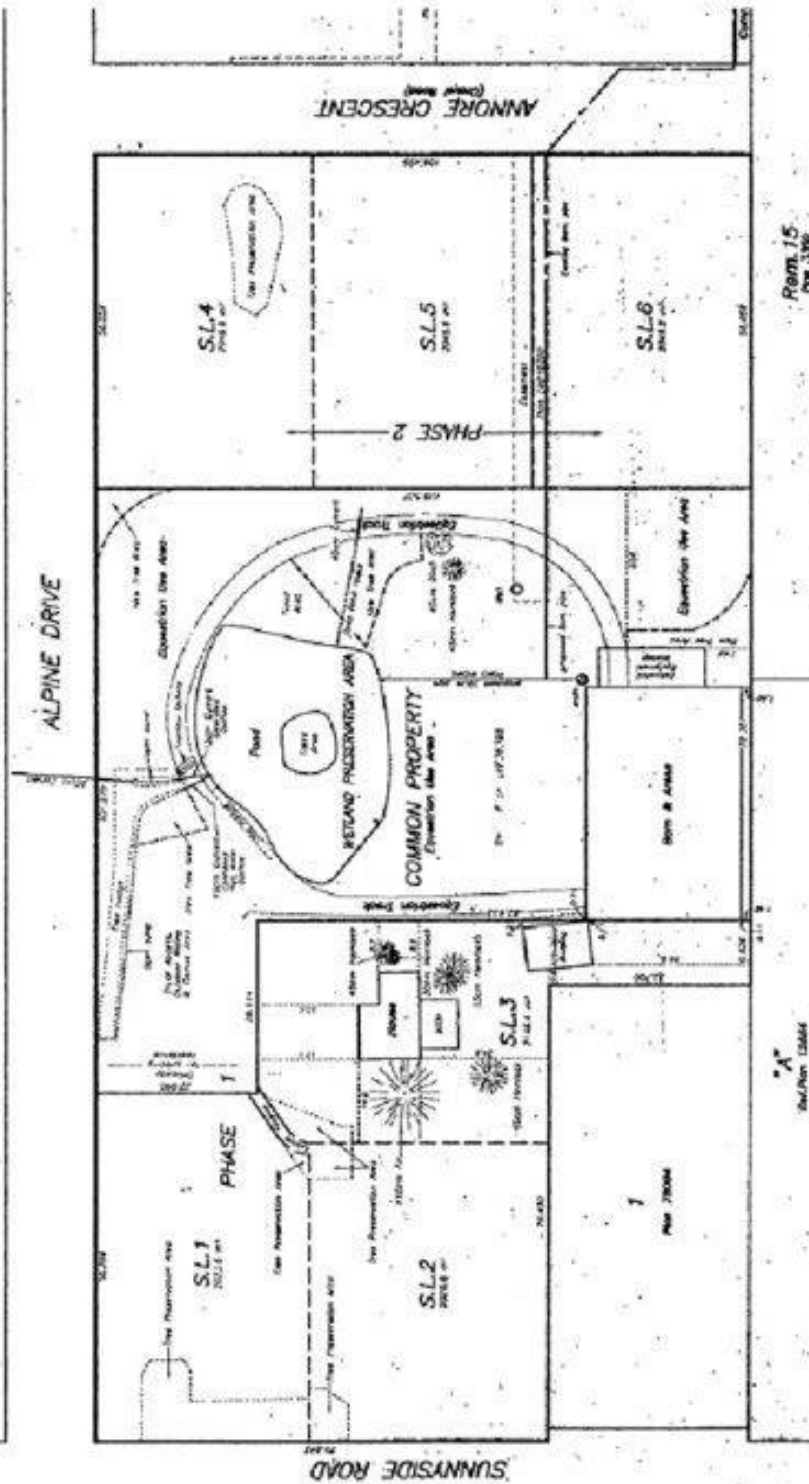
The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

COMPREHENSIVE DEVELOPMENT PLAN TO ACCOMPANY VILLAGE OF ANMORE
 RE-ZONING BYLAW C.O.1 FOR ALPINE VILLAGE ESTATES LTD.
 ON LOT 1 SECTION 20 TOWNSHIP 39
 NEW WESTMINSTER DISTRICT PLAN LMP16398

CD-1
 PLAN



1:3
 AND 3:500



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 Telephone: 604-273-8811

Plan prepared by: ME

9.14 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2

9.14.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that provides green space in accordance with policy framework of the Official Community Plan where one-family **residential** housing is the **principal use**.

9.14.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,349 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	2,023 m ²	30 m
Accessory Uses	n/a	n/a

9.14.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

- (a) Notwithstanding the 0.2 FAR requirement, the FAR for all principal and **accessory buildings** on a **parcel** may exceed 0.2, but only in such cases where the **gross floor area** for all principal and **accessory buildings** shall not exceed a maximum of 278.8 m² (3,000 ft²).

AMENDED BY BYLAW NO. 571-2018

- (b) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- (c) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m².

9.14.4 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	10 m	7.6 m	7.6 m	5 m

9.14.5 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 **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 2 spaces per **secondary suite**.

9.14.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.14.7 Maximum Number of Parcels

Not more than 35 **parcels** may be created as a result of **subdivision**.

9.14.8 Open Space Amenity

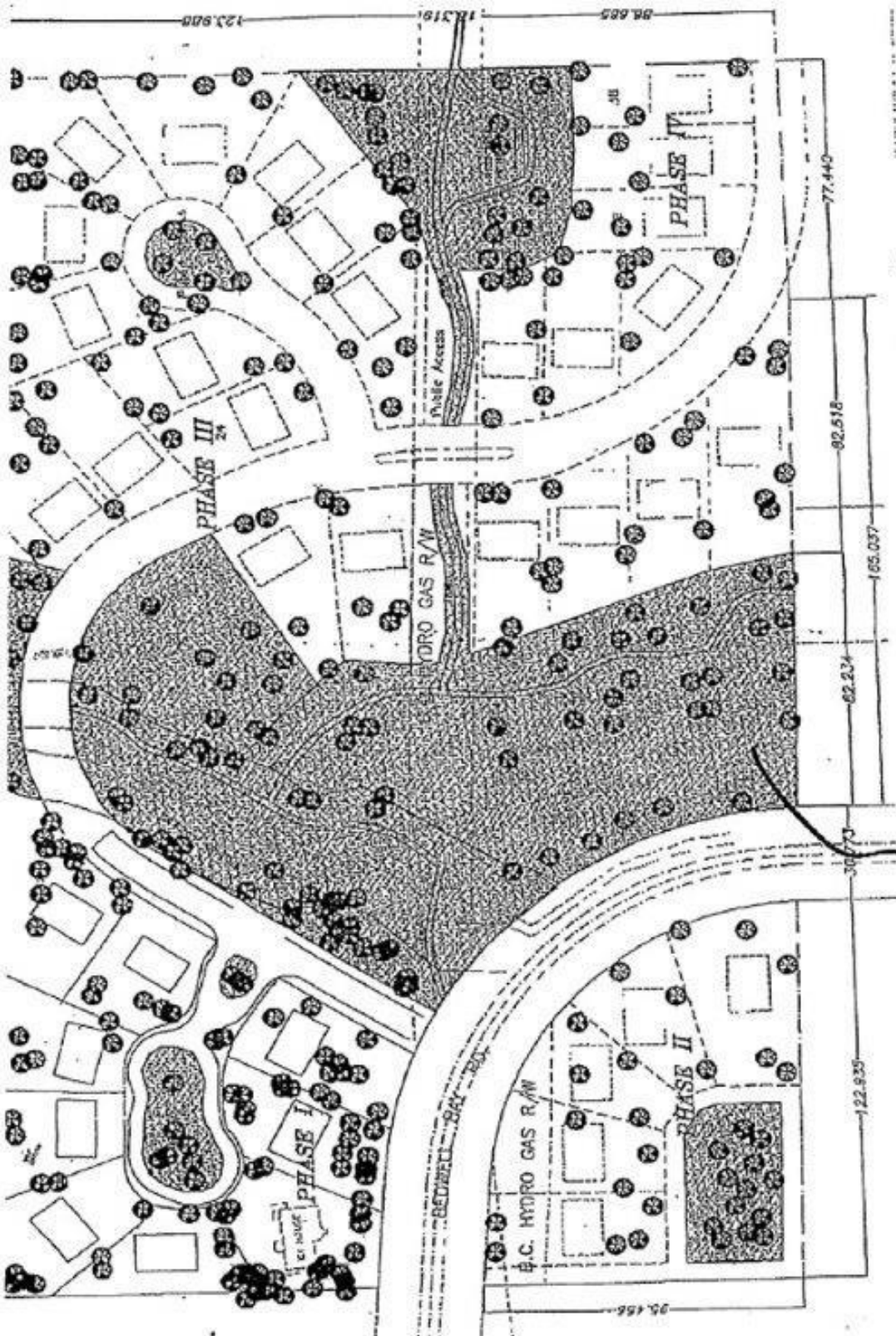
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

9.14.9 Other Regulations

- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Bed and breakfast** shall be subject to the requirements of section 6.6.
- (c) Secondary suite shall be subject to the requirements of section 6.3.

9.14.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.



CD-2
PLAN

Open Space Amenity (Typical)

9.15 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

9.15.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that provides green space in accordance with policy framework of the Official Community Plan where one-family **residential** housing is the **principal use**.

9.15.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,500 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.15.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

AMENDED BY BYLAW NO. 571-2018

- (a) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- (b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m².

9.15.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.15.5 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
 - (i) 2 spaces per **dwelling unit**;
 - (ii) 1 space per employee for **home occupation**;

9.15.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.15.7 Maximum Number of Parcels

- (a) Not more than 25 **parcels** may be created as a result of subdivision.
- (b) Not more than 9 **parcels** may have a “Minimum Parcel Size” less than 2,023 **m²**.

9.15.8 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

9.15.9 Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.15.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

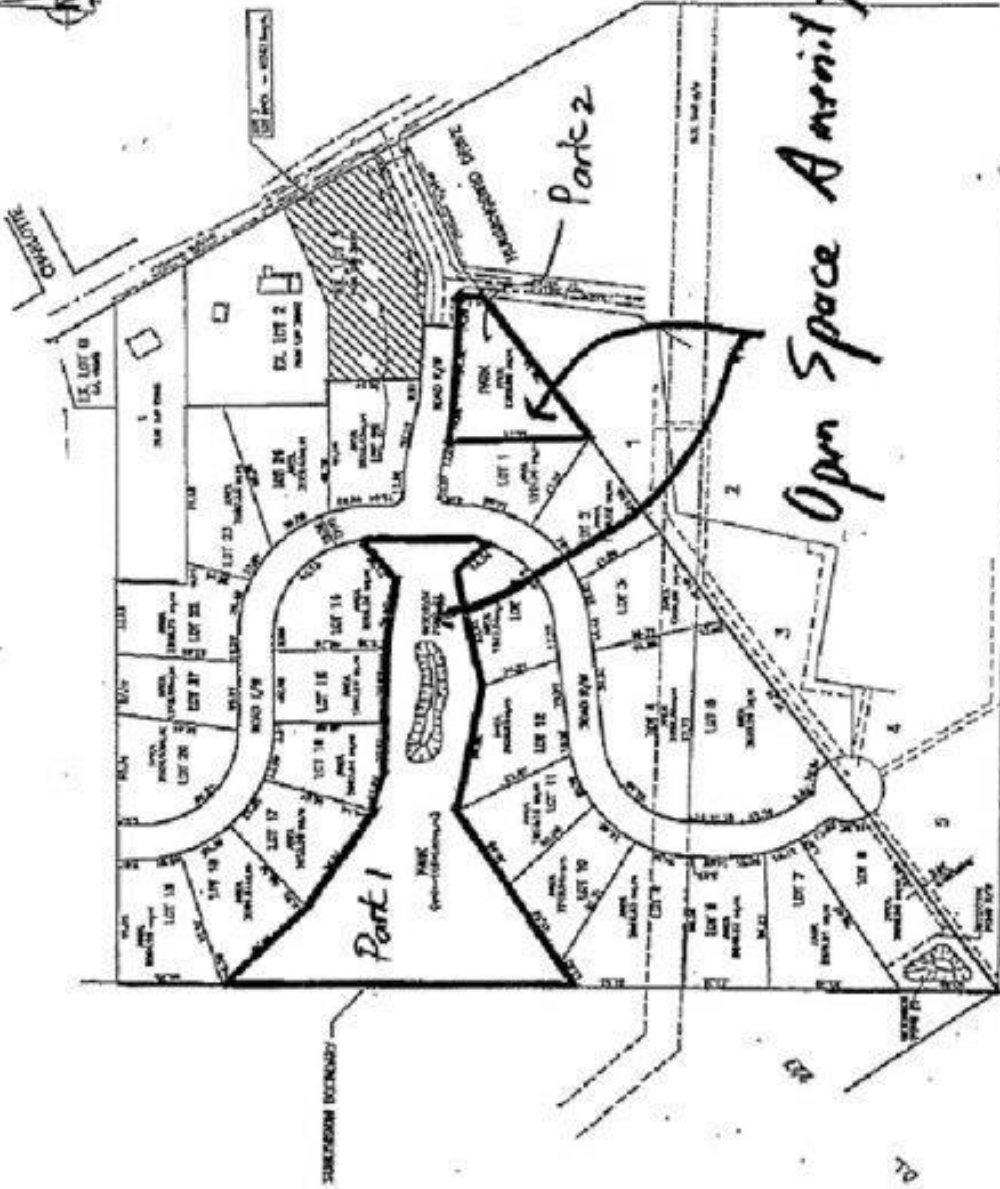
OWNER HAS AGREED TO HOLD THE LAND IN
 AN OPEN SPACE AREA FOR THE USE AND ENJOYMENT
 OF THE PUBLIC AS A PARK OR RECREATION AREA
 AND TO MAINTAIN THE SAME AS SUCH.

SCALE INDICATION

- SHADED AREA - PLANNED OPEN SPACE
- STIPPLED AREA - EXISTING OPEN SPACE
- STIPPLED AREA WITH DOTTED LINES - PLANNED OPEN SPACE WITH DOTTED LINES
- STIPPLED AREA WITH SOLID LINES - EXISTING OPEN SPACE WITH SOLID LINES
- NO. OF LOTS - 28
- 1/47 ACRE LOTS - 18 (23.5 AC. OF OPEN SPACE)
- 1/2 ACRE LOTS - 10 (11.5 AC. OF OPEN SPACE)

LEGEND

- 30' SIDE SETBACK (20' MIN.)
- 12'
- 15'
- MINIMUM FRONT SETBACK (20' MIN.)
- 15'
- 18'



CD-3
 PLAN

DATE	01 2000
SCALE	AS SHOWN

COMPOSITIONAL DEVELOPMENT LAYOUT

MERRILL ENGINEERING LTD., 1000-1010 101 ST. NW, EDMONTON, ALBERTA T6E 0K6
 PREPARED FOR: [Name obscured]

MURKIN PROPERTIES LTD. 100-1010 101 ST. NW, EDMONTON, ALBERTA T6E 0K6
 200 LOT SUBDIVISION

DATE: [Date obscured]
 DRAWN BY: [Name obscured]
 CHECKED BY: [Name obscured]

9.16 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4

9.16.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that provides green space in accordance with policy framework of the Official Community Plan where one-family **residential** housing is the **principal use**.

9.16.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	1,860 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.16.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

AMENDED BY BYLAW NO. 571-2018

- (a) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- (b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m².

9.16.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.16.5 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
- (i) 2 spaces per **dwelling unit**; and
 - (ii) 1 space per employee for **home occupation**.

9.16.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 15% and may be increased to 20% for a maximum of 11 **residential parcels** provided the **buildings** are limited to 1 story – rancher style homes, the specific **parcels** to be identified at the time of **subdivision** through the use of restrictive covenant.

9.16.7 Maximum Number of Parcels

Not more than 44 **residential parcels** may be created as a result of **subdivision**.

9.16.8 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

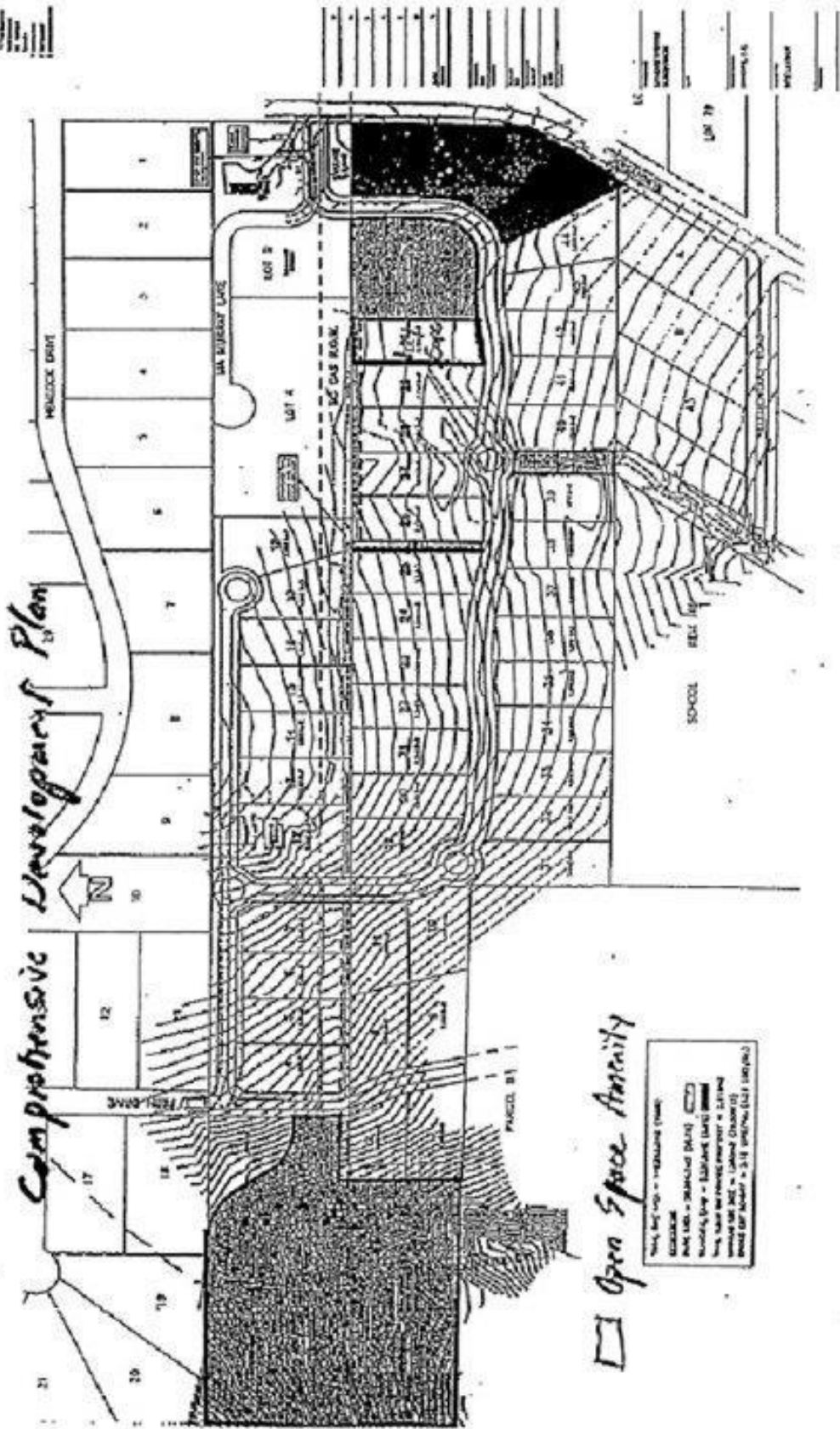
9.16.9 Other Regulations

- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.16.10 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

CD-4
PLAN



9.17 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5

9.17.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that is subject to design controls and provides amenities to the **Village** in accordance with policy framework of the Official Community Plan where one-family **residential** housing is the **principal use**.

9.17.2 Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Residential	2,023 m ²	25 m
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Accessory Uses	n/a	n/a

9.17.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

(a) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m².

9.17.4 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	10 m	7.6 m	7.6 m	5 m
Accessory Building	10 m	7.6 m	7.6 m	5 m

9.17.5 Off-Street Parking

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

- (i) 2 spaces per **dwelling unit**; and
- (ii) 1 space per employee for **home occupation**.

9.17.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 15% of the **parcel**.

9.16.7 Maximum Number of Parcels

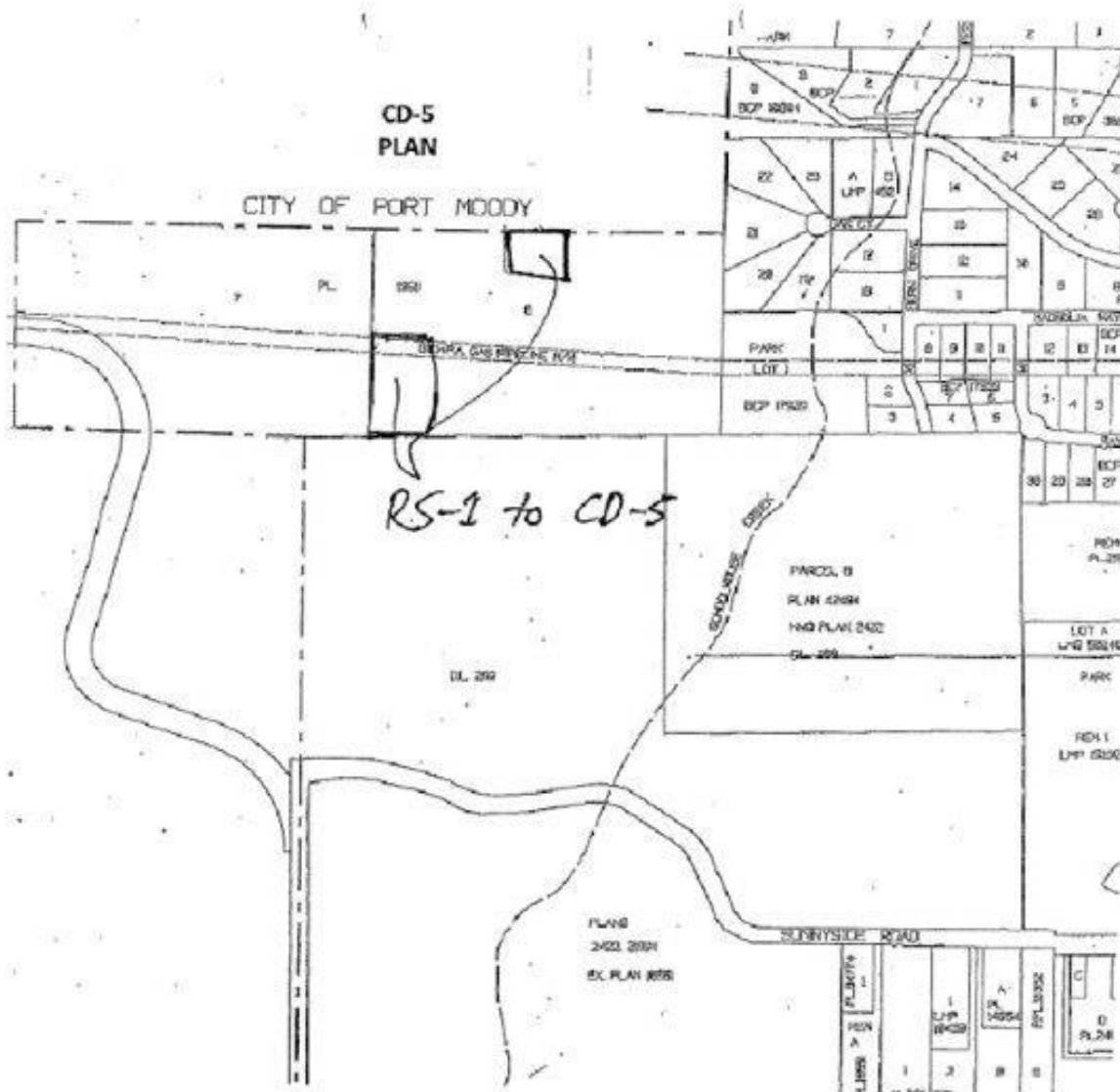
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

9.17.8 Other Regulations

- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.17.9 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.



9.18 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6

(AMENDED BYLAW 650-2021)

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

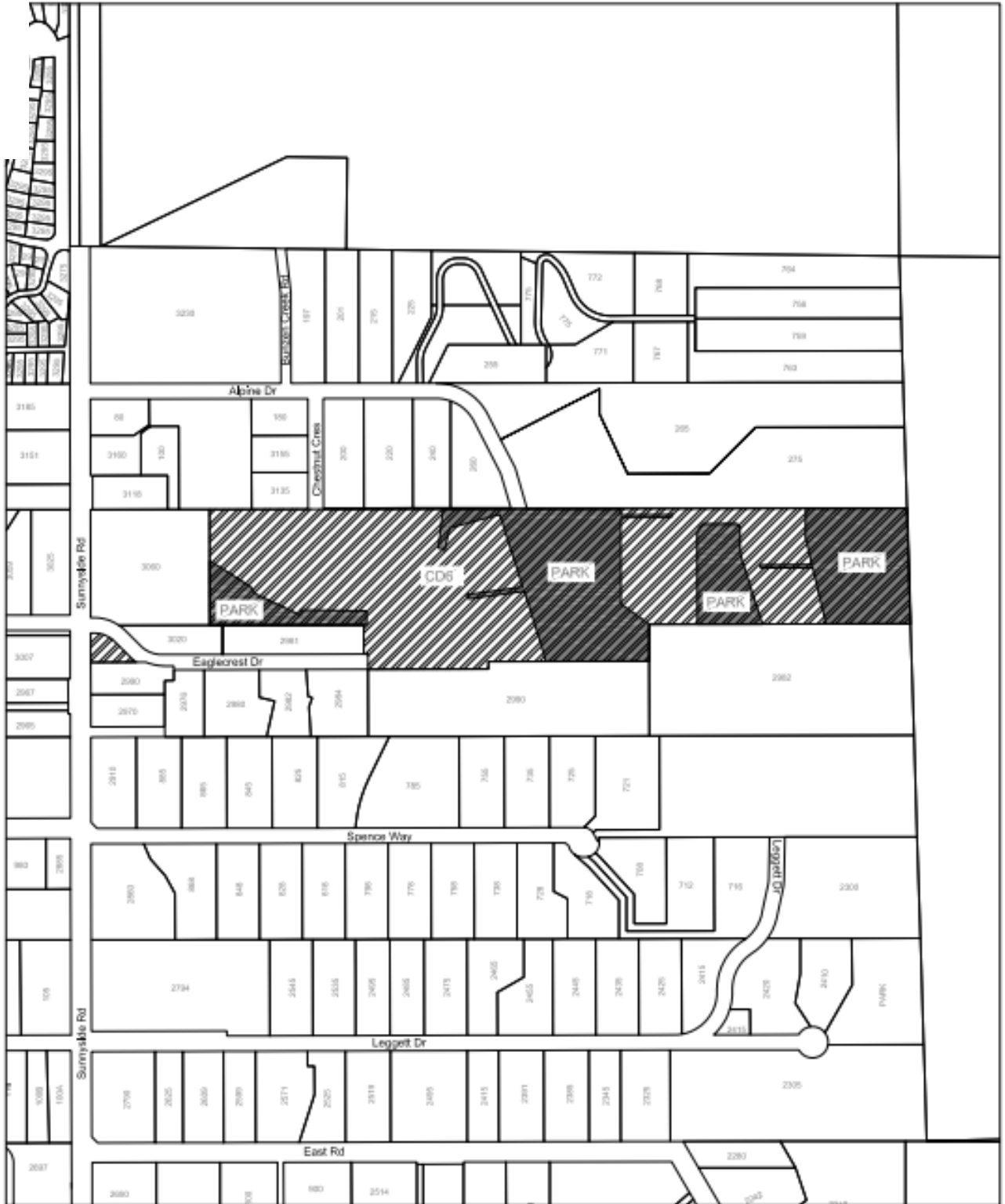
An **open space amenity/park land** shall be provided and not be smaller than 38,193m² and shall include green space and trails.

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



9.19 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7

(AMENDED BYLAW 647-2021)

9.19.1 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

9.19.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Parcel Size	Maximum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	1,349 m ²	2,023 m ²	19
Secondary Suite	YES	YES	

9.19.3 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

9.19.4 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	7.6 m	7.6 m	5.0 m	5.0 m

9.19.5 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:

- c) 2 spaces per **one-family dwelling**; and

d) 2 spaces per **secondary suite**.

9.19.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

9.19.7 Open Space Amenity

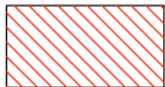
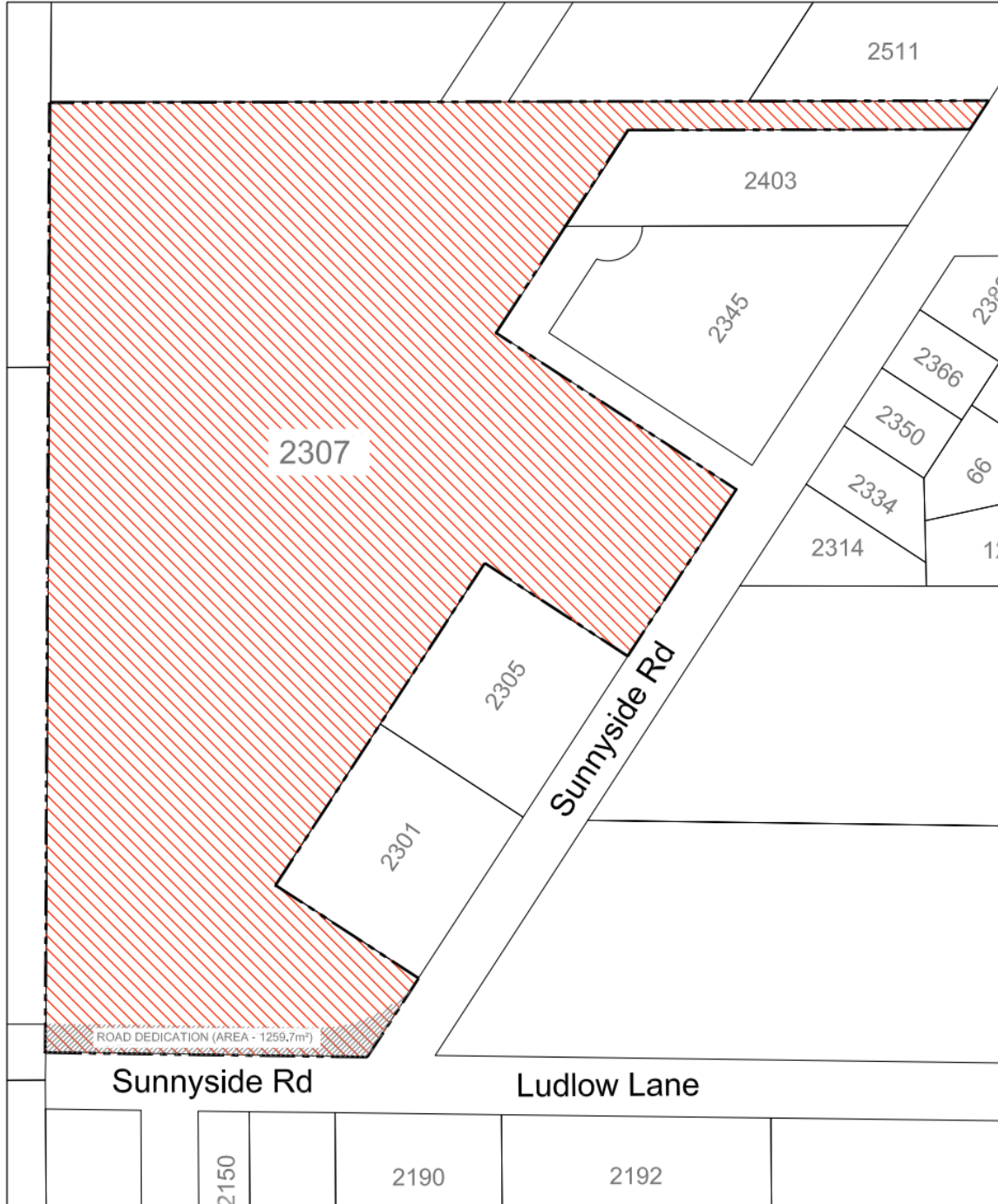
An **open space amenity** shall be provided and not be smaller than 17,570m² and shall include green space and trails.

9.19.8 Other Regulations

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

9.19.9 Comprehensive Development Plan Zoning Map

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.



CD-7

ZONING MAP

CD-7



(BYLAW 647-2021)

9.20 INFILL DEVELOPMENT - INF

(AMENDED BYLAW 651-2021)

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 (AMENDED BYLAW 665-2023)

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

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

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**.

9.21 RESIDENTIAL 2 – RS-2

(BYLAW 662-2022)

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

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**.

• INF Map – 2175 East Road

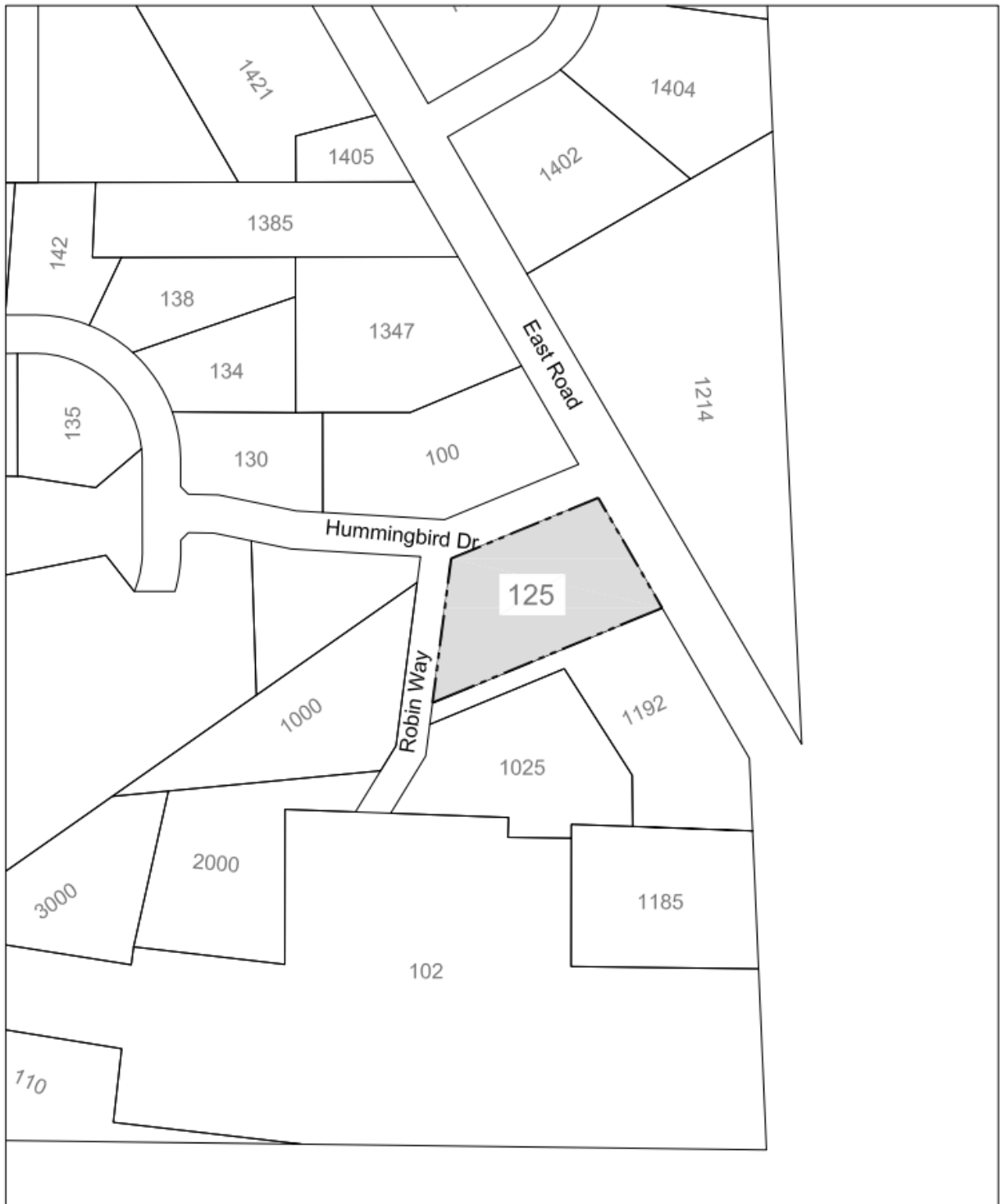


ZONING MAP
INFILL - 1



(BYLAW 651-2021)

• INF Map – 125 Hummingbird Drive



ZONING MAP
IN FILL-2



(BYLAW 651-2021)

- INF Map - 2345 Sunnyside Road



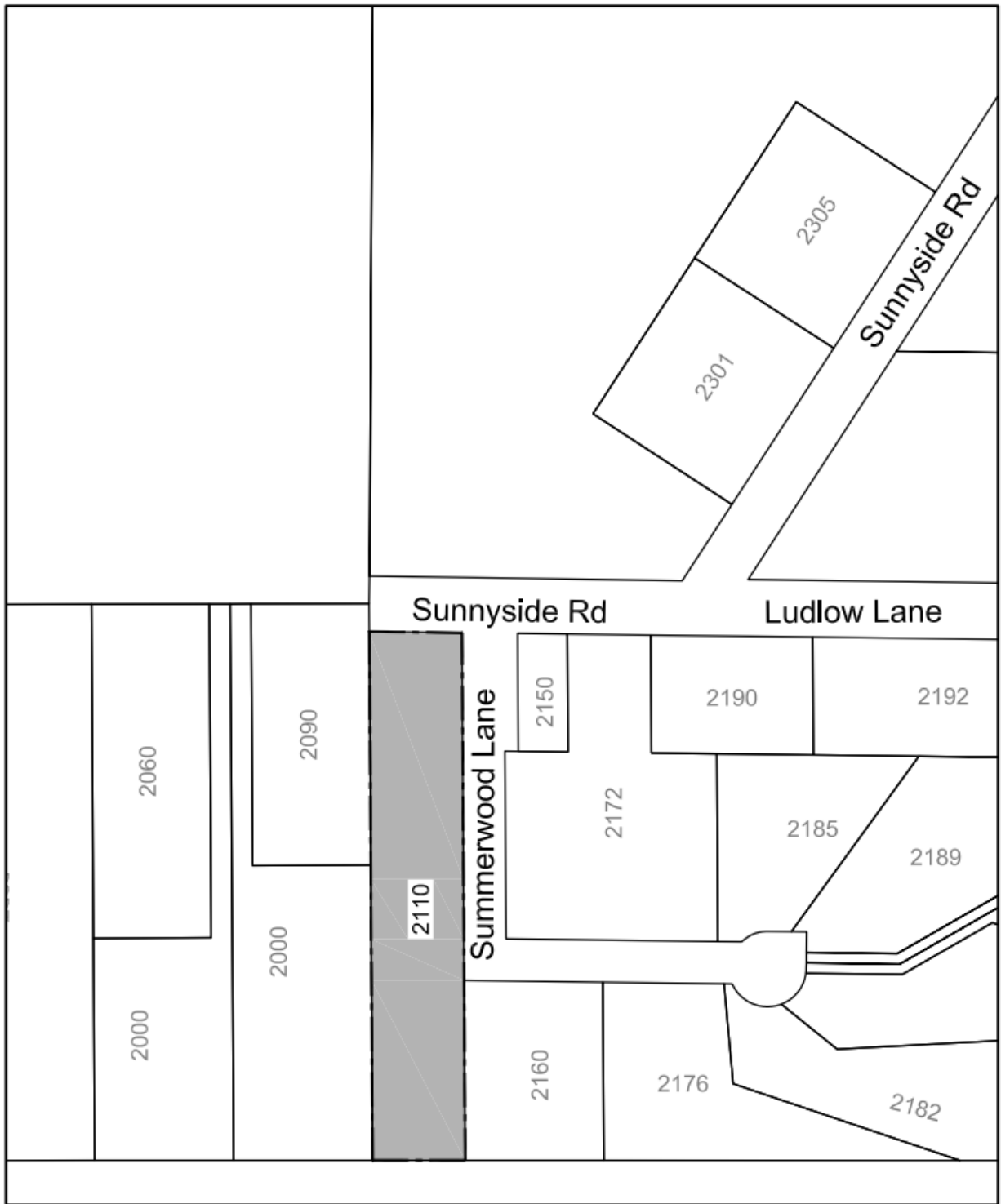
INFILL ZONE

ZONING MAP
INFILL-3



(BYLAW 651-2021)

- INF Map – 2110 Summerwood Lane



ZONING MAP
INFILL-4



(BYLAW 651-2021)

SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

PART 10 If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

10.2 VIOLATIONS

Each person who contravenes any of the provisions of this Bylaw shall commit an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

10.3 PENALTY

Each person who commits an offence shall be liable on summary conviction to the penalties prescribed in the Offence Act.

10.4 ENTRY

10.1 SEVERABILITY

10.4.1 Bylaw Enforcement Officer Entry – Premises or Lands

The **Bylaw Enforcement Officer** or his/her designate may enter, at all reasonable times, **premises** or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed.

10.4.2 Bylaw Enforcement Officer – Performance of Duties

Obstruction of the **Bylaw Enforcement Officer** in the performance of his/her duties shall constitute an offence.

REPEAL AND EFFECTIVE DATE

11.1 REPEAL OF PREVIOUS BYLAW

Village of Anmore Zoning Bylaw No. 374, 2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

PART 11

11.2 EFFECTIVE DATE OF BYLAW

This Bylaw comes into force and effect on the date of adoption.



VILLAGE OF ANMORE

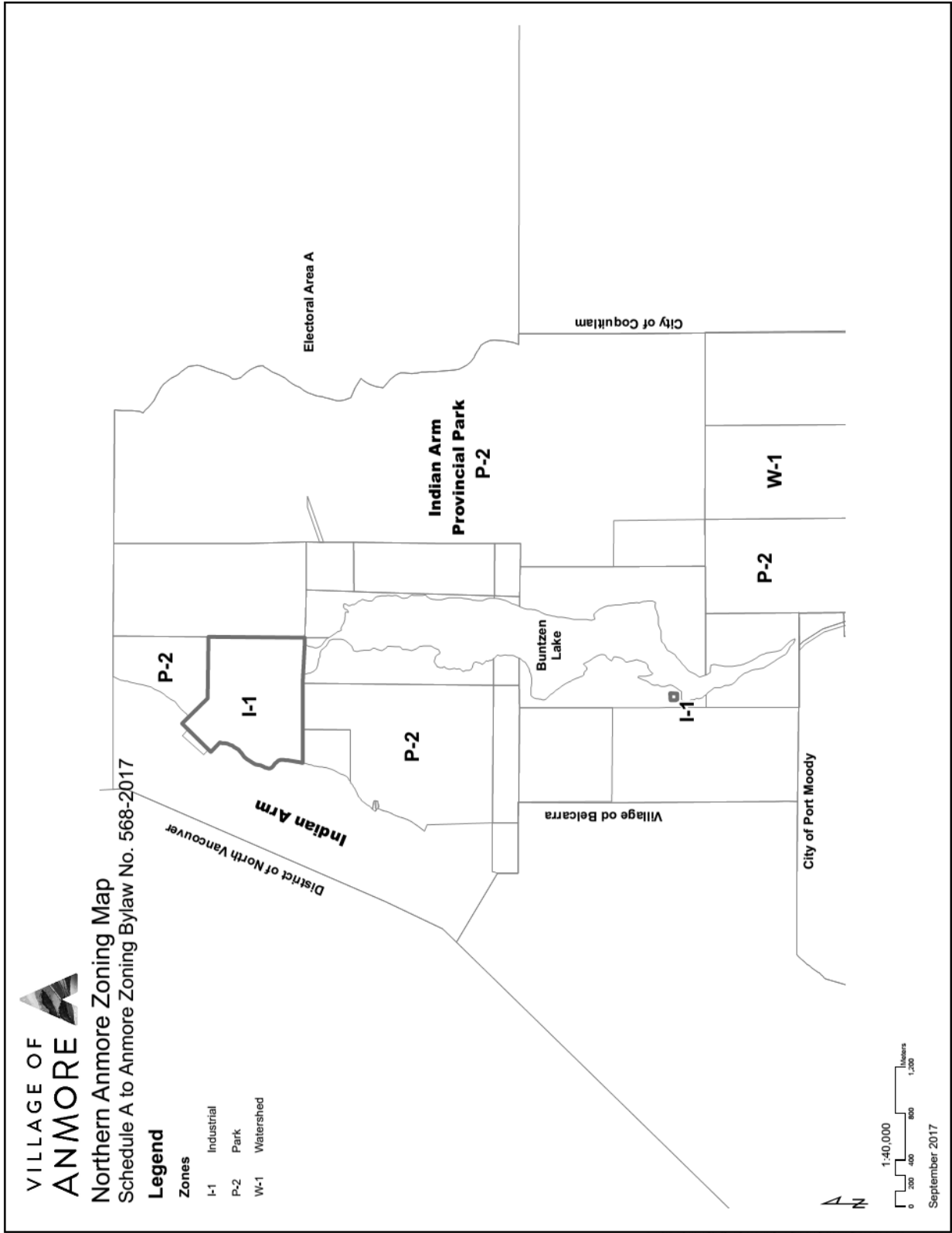
Northern Anmore Zoning Map

Schedule A to Anmore Zoning Bylaw No. 568-2017

Legend

Zones

- I-1 Industrial
- P-2 Park
- W-1 Watershed



September 2017



Mayor and Council
Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 5G9

March 25, 2024

Re: Village of Anmore Council Representation at the Tri-Cities Healthier Community Partnership

Dear Mayor and Council,

We are writing on behalf of the Tri-Cities Healthier Community Partnership (TC HCP) to request Council representation at our partnership table. The TC HCP is a cross-sector partnership between Fraser Health, Tri-Cities municipalities, School District 43, Ministry of Children and Family Development, Fraser Northwest Division of Family Practice, and local community coalitions. The goal of this partnership is to facilitate collaborative action to promote health and wellbeing in our communities. We aim to identify health needs and areas of priority and collectively develop goals, objectives, and strategies to address the determinants of health. Attached to this letter is our Terms of Reference.

Our TC HCP is currently co-chaired by Dr. Cheryl Young, Fraser Health Medical Health Officer for the Tri-Cities and a Council representative from Coquitlam, Port Coquitlam, or Port Moody on a two-year rotating basis, currently held by Councillor Glenn Pollock from Port Coquitlam. Fraser Health's Tri-Cities Community Health Specialist provides coordination support for the partnership.

In recent years, our TC HCP has explored a range of health-related topics, including community health resources and programs like the Foundry, BC211 and Pathways Community Services Directory, extreme heat and smoke, decriminalization and toxic drug response, outdoor play across the lifespan, anti-racism, and road safety. We also established the Mental Health & Wellness sub-committee that looks to facilitate collaborative action to support mental wellness and social connectedness in our community. Through our collaborative discussions, our partnership provides a valuable space for information sharing, strengthening cross-sector connections, and identifying opportunities for local action.

We would like to acknowledge and thank Village of Anmore Councillor Polly Krier for her continued support of the TC HCP for the past several years, and we would be pleased to have her serve on this HCP in a formal capacity going forward. Therefore, we kindly ask Council to formally appoint a representative to attend our bi-monthly (6 times per calendar year) meetings. We want to ensure the Village's voice is properly represented at this table and further explore how we can collaborate to support our mutual health and wellness priorities. If Council should have any questions, we are happy to provide additional information or arrange a time to meet to discuss further.

With many thanks,



Dr. Cheryl Young
Tri-Cities Healthier Community Partnership Co-Chair
Fraser Health Medical Health Officer, Tri-Cities
Cheryl.young@fraserhealth.ca

Councillor Glenn Pollock
Tri-Cities Healthier Community Partnership Co-Chair
City Councillor, Port Coquitlam
pollockg@portcoquitlam.ca

TRI-CITIES HEALTHIER COMMUNITIES PARTNERSHIP TERMS OF REFERENCE 2022-2024

BACKGROUND

The World Health Organization defines a healthy community as *“one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to health care services which focus on prevention and staying healthy.”* The provincial Healthy Families BC strategy promotes partnerships between municipalities and health authorities, which embrace this vision, based on the concept that *“health is more than the absence of disease, and, in this context, health is defined broadly to include the full range of quality of life issues.”*

The purpose of the Healthier Communities Partnership (HCP) program is to establish a **formalized partnership** between Municipalities and Fraser Health to create or to enhance existing formalized structures in each community, which engages a broad group of key stakeholders in a consistent manner to address determinants of health, including **social, economic, and environmental determinants as well as safety and access to appropriate health care services**. Local HCPs would seek to **understand the community issues**, identify opportunities and preferred solutions for short, medium and long term improved health outcomes. This initiative was endorsed by The Fraser Health Municipal Government Advisory Council comprised of the Mayors (or their delegates) from the 20 municipalities served by Fraser Health Authority.

PURPOSE

The Tri-Cities Healthier Communities Partnership (Tri-Cities HCP) or “the Partnership,” is an initiative of key stakeholders within the Tri-Cities community. Local municipalities, community organizations and Fraser Health partner to facilitate cross-sector action to promote health and wellbeing in each community.

The Tri-Cities HCP aims overall to identify health needs and areas of priority in the community, and collectively develop goals, objectives and strategies to address the social determinants of health.

The Tri-Cities HCP achieves this through convening community groups across sectors: 1) to discuss and bring forward strategic health policy issues that are within the purview of a municipality and 2) to facilitate coalition building among community groups that span the social determinants of health.

PARTNERS

The Tri-Cities HCP represents groups of organizations or departments with direct involvement or responsibility for upstream health concerns in the community. The Tri-Cities HCP Partners include:

- The City of Port Coquitlam, the City of Coquitlam, the City of Port Moody, the Village of Anmore and the Village of Belcarra (the municipalities)
- School District 43
- Tri-Cities Chambers of Commerce
- Fraser Northwest Division of Family Practice
- Fraser Health
- Tri-Cities Seniors Action Network
- Tri-Cities Local Immigration Partnership
- Tri-Cities Early Childhood Development Committee
- Tri-Cities Middle Childhood Matters Committee
- Tri-Cities Homelessness and Housing Task Group

- Tri-Cities Community Services Cooperative
- Ministry of Children and Family Development
- Coquitlam Public Library
- Tri-Cities Overdose Community Action Team (TC CAT)
- Tri-Cities Food Council

Quorum:

Attendance by at least one representative from 7 of the 15 Tri-Cities HCP Partners is required to establish quorum.

STRUCTURE

The Tri-Cities HCP will meet up to 6 times per calendar year at the discretion of the Chair(s). Meetings will not typically be held in August or December. The Tri-Cities HCP will be Co-Chaired by Fraser Health Medical Health Officer and one local elected representative. The Co-Chairs and the Fraser Health Staff Lead will collaborate on agenda preparation for all HCP meetings.

Decisions will be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice).

Approved regular minutes are shareable, and observers are welcome to attend meetings. By the consensus of the members, meetings may be closed at any time. Closed minutes, if any, will be distributed to members only and will not be shared with the public.

If required, subgroup meetings will be arranged outside of these meetings at a time convenient to subgroup members.

The local elected representative Co-Chair will rotate every 2 years between the City of Port Coquitlam, the City of Coquitlam, and the City of Port Moody. All meetings will be hosted by the municipality of the Co-Chair. The host municipality will be responsible for providing a schedule of the meetings including times, locations, and dates at the beginning of the year. Meeting times and locations may be altered as deemed appropriate by the Co-Chairs.

Staff support for the different types of meetings is described below.

MEETINGS

Goals and Objectives:

- Build community coalitions and facilitate community co-decision making.
- Determine strategies and policy priorities for discussion with local elected representatives.
- Consult and advise on community health strategies and policies.
- Coordinate delivery of community health programs and services across sectors.
- Identify and advocate for opportunities for healthier policies at the municipal level
- Share information amongst municipalities and community networks on community health actions and health-related policy and plans

Chair:

The Chair of the meetings is the Fraser Health Medical Officer or their alternate. The membership can elect a chair to run the meeting in the absence of the Chair.

At their discretion, members may designate an alternate to represent them at meetings. The Tri-Cities HCP Partners must identify the representative and alternate to the Fraser Health Staff Lead prior to the meeting.

Local elected representatives will participate on the Tri-Cities HCP as Council Liaisons, consulting to provide guidance on process and strategic direction.

Support:

The Fraser Health Staff Lead (Community Health Specialist for Tri-Cities) will provide meeting coordination, agenda management, minute taking, minute distribution and provision of information. Meeting space will be provided by the host municipality and coordinated by the Fraser Health Staff Lead and the staff representative from the host municipality.

PRINCIPLES OF WORKING TOGETHER

We need to coordinate efforts, learn from others, and share expertise and resources. Such work requires commitment and concerted action to work. The Partners agree to adhere to the following principles for working together:

- Commitment to ongoing involvement with the TCHCP
- Open communication and information sharing
- Working together while still working within our independent bodies
- Integrity in our working relationships
- Respect for the differing perspectives of Partners, but honoring the decisions of the TCHCP
- Celebrate successes

REPORTING

Partners are accountable to their respective organizations and will each develop a reporting structure that fits the needs of their organization. As needed, municipal representatives will advise on appropriate municipal reporting structures and procedures for submitting policy requests to local elected representatives.

AMENDMENT, MODIFICATION OR VARIATION

The Terms of Reference may be terminated, amended, varied or modified in writing after consultation and agreement by the Partners. The Terms of Reference will be reviewed by the Partners every two years.

Version	Date	Summary of changes	Approved by
1.0	July 2014	N/A	Chair and Partners
2.0	November 2017	Update Partners Update Roles and responsibilities	Chairs and Partners
3.0	March 2019	Removed partner lists for working and policy meetings; Host municipality to rotate every two years; Terms of Reference to be reviewed every two years	Chairs and Partners
4.0	January 2020	Removed distinction between “working” and “policy” meetings; Added new partners to membership	Chairs and Partners
5.0	September 2022	Added new partner to membership	Chairs and Partners
Next scheduled review: 2024			

Mayor and Council
Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 5G9

March 25, 2024

Re: Village of Anmore Council Representation at the Tri-Cities Region Food Council

Dear Mayor and Council,

We are writing on behalf of the Tri-Cities Region Food Council (TCFC) to request Council representation at our partnership table.

In 2019, in recognition of the value of cross-sector partnership, members of the Tri-Cities Healthier Community Partnership put out a call of interest to establish a partnership to work collaboratively to improve community food security and strengthen the local food system. The City of Port Moody's 2016 Resolution to form a Food Security Task Force, and previous policy-related work in this area led by local stakeholders, catalyzed the formation of the Tri-Cities Region Food Council (TCFC). With support from the Cities of Port Moody, Port Coquitlam, Coquitlam and the Village of Anmore, and key stakeholders, the TCFC works collaborative to enhance our local food system to support a healthy, vibrant community.

The current membership has grown to 40 people representing a cross-section of organizations as well as interested residents. The following organizations are represented:

City of Port Moody	Tri-Cities Senior Planning Network
City of Coquitlam	Growing Chefs
Village of Belcarra	Steps Together Foundation
Village of Anmore	Tri-Cities Chamber of Commerce
Fraser Health	Sobeys
Ministry of Child and family Development	Port Coquitlam Farmers Market
Port Coquitlam Foundation	Grow Local Tri-Cities
The People's Pantry Food Rescue Society	Port Moody Police Community Gardens
Tri-Cities Housing & Homelessness Task Group	SD43
City Reach	DPAC Food Security Rep
SHARE Society	Douglas College
Tri-Cities Local Immigrant Partnership	Simon Fraser University
Immigrant Link Centre Society	

The TCFC provides leadership and works collaboratively to support and strengthen a resilient, sustainable local food system where all residents can access safe, nutritious, affordable and culturally appropriate food in a dignified manner. The group brings together knowledge, expertise and connections to share information, align efforts, and catalyze the ongoing development of policies, programming and partnerships for a thriving, equitable Tri-Cities food system.

Through our collaborative discussions, our partnership provides a valuable space for information sharing, strengthening cross-sector connections, and identifying opportunities for local action. Included with this letter is our Terms of Reference.

The TCFC is currently co-chaired by Donna Whitham, Fraser Health Public Health Dietitian for the Tri-Cities and Terri Evans a resident of the Tri-cities and PhD candidate at SFU who a member of the council since its inception has been.

We would like to acknowledge and thank Village of Anmore Councillor Polly Krier for her continued support of the TCFC for the past several years, and we welcome her or another member of Council, to serve on the TCFC

in a formal capacity going forward. Therefore, we kindly ask Council to formally appoint a representative to attend our bi-monthly (6 times per calendar year) meetings. We want to ensure the Village's voice is properly represented at this table and further explore how we can collaborate to support our mutual food security goals.

If Council should have any questions, we are happy to provide additional information or arrange a time to meet to discuss further.

With many thanks,

Donna Whitham, RD, B.Sc.(Dietetics)
Tri-cities Region Food Council Co-Chair
Public Health Dietitian, Tri-Cities
donna.whitham@fraserhealth.ca

Terri Evans
Tri-cities Region Food Council Co-Chair
PhD candidate, SFU
terri@sfu.ca

Tri-Cities Food Council Terms of Reference 2020-2022

Background: As described in Canada’s Food Policy, food systems are “integral to the wellbeing of communities, including northern and Indigenous communities, public health, environmental sustainability, and the strength of the economy.” (3)¹A food system is understood as “the production, harvesting, processing, distribution, consumption and waste management of food... [and] can occur at multiple geographical levels, including (but not limited to) provincial, bio-regional, and community levels. It can include social, economic, and biophysical processes that influence food systems.” (19)² Building a healthier, resilient food system that supports all residents requires collaborations at the national, provincial and local levels.

In 2019, in recognition of the value of cross-sector partnership, members of the Tri-Cities Healthier Community Partnership put out a call of interest to establish a partnership to work collaboratively to improve community food security and strengthen the local food system. The City of Port Moody’s 2016 Resolution to form a Food Security Task Force, and previous policy-related work in this area led by local stakeholders catalyzed the formation of the Tri-Cities Food Council (TCFC).

With support from the Cities of Port Moody, Port Coquitlam, Coquitlam and the Village of Anmore, and key stakeholders, the TCFC works collaborative to enhance our local food system to support a healthy, vibrant community.

Purpose: The TCFC provides leadership and works collaboratively to support and strengthen a resilient, sustainable local food system where all residents can access safe, nutritious, affordable and culturally appropriate food in a dignified manner. The group brings together knowledge, expertise and connections to share information, align efforts, and catalyze the ongoing development of policies, programming and partnerships for a thriving, equitable Tri-Cities food system.

Goals: The work of the TCFC is guided by the following strategic, interconnected goals:

- **Access:** Expand access to healthy, affordable, and culturally appropriate food for all residents in a dignified manner
- **Food Culture:** Promote and celebrate a Tri-Cities food culture where residents feel connected to and interact with the local food system, and where local food traditions, skills, initiatives and eating together is valued.
- **Economy:** Strengthen and local our Tri-Cities food economy by raising awareness about food security, food sovereignty and food justice; facilitating opportunities and empowering residents and organizations to participate in and engage with our local food economy; and by promoting and expanding connections between residents and those who grow and produce food.
- **Capacity Building:** Enhance local knowledge, awareness and engagement around food and the local food system through education, transformative leadership, collaboration, and innovation.
- **Community Connections:** Strengthen our local food system as an asset and mechanism through which to promote social connectedness, health, and wellbeing within individual municipalities and across the Tri-Cities.
- **Political Will:** Develop, grow, and maintain political commitment to improving food security and strengthening the local food system by serving as an advisory body that encourages

¹Canada. Ministry of Agriculture and Agri-Food Canada. *Food Policy for Canada. Everyone at the Table*. 2019. <https://www.canada.ca/content/dam/aafc-aac/documents/20190614-en.pdf>, p.3

²BC Centre for Disease Control. *Conceptual framework for food security indicators in British Columbia: Summary report*. Vancouver, B.C.: BC Centre for Disease Control, Population and Public Health, p. 19.

governments and local decision-makers to develop and support policies, programs and best practices to accomplish the above goals.

Equity: The TCFC understands equity as a state of inclusive, diverse, fair, respectful and dignified treatment and consideration of all people. We acknowledge that there are disparities and systemic barriers that reduce opportunities and optimal health outcomes for diverse populations and communities within the Tri-Cities. We will continue to strive to better understand these disparities which are deeply rooted in our colonial and western narratives and institutions that continue to perpetuate injustices in our communities, and recognize that full participation of equity-seeking groups (including women, visible minorities, Indigenous peoples, LGBTQ+, people with disabilities, seniors, low income families, people who are homeless) remain at the forefront of our commitment.

We will apply an equity lens in any policy recommendations, processes and initiatives to identify and mitigate barriers and biases that arise from this group. Working towards a more equitable food system, we will continue to learn, measure, reflect and engage with our community, and will look to address gaps in our understanding and perspectives.

Role & Scope: The TCFC works collaboratively to support a healthy local food system, including food production, distribution, access, consumption, processing and waste handling. Our efforts in these areas aim to strengthen this local system and enhance community food security where food is:

- Local, safe, nutritious, and culturally appropriate
- Affordable, available and accessible to all in a dignified manner
- Produced, processed, marketed, consumed and celebrated, and where food products intended for the waste stream are reused, redistributed and managed in a manner that:
 - Protects the health and dignity of people
 - Minimally impacts the environment

Membership & Composition: The TCFC is open to individuals and organizations who share common goals related to strengthening our local food system. We function on the basis of inclusiveness, diversity and non-discrimination.

The TCFC will actively seek representation from the following groups, but not limited to:

<ul style="list-style-type: none"> • Municipalities • First Nations community • Non-profit organizations • Health Authorities • Other Government Organizations • LGBTQ2S+ • Community garden groups • Property developers • Seniors • Youth 	<ul style="list-style-type: none"> • Community and neighbourhood associations • Food producers, processors and distributors • Chefs, restaurateurs, retailers • School Districts, post secondary institutions • Immigrants and refugees • Students, young professionals • Educators • Researchers
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Meetings are open to any members of the public who wish to attend. Anyone who has attended three (3) meetings annually, or is a representative from one of the groups mentioned above, is eligible to become a voting member. Voting membership will be confirmed by the TCFC co-chairs. Membership will be reviewed on an annual basis.

³“Mandate & Terms of Reference.” Vancouver Food Policy Council, accessed July 2020. <http://www.vancouverfoodpolicycouncil.ca/about/terms-of-reference/>

Table Co-chairs: There will be two co-chairs elected by members of the group for a two-year term. Terms will overlap by one year to maintain continuity. The co-chairs are responsible for setting the agenda and facilitating meetings. Co-chairs are also responsible for setting meeting dates and distributing important information to the group.

Municipal Representation: Council members from the Cities of Port Moody, Port Coquitlam, Coquitlam, Village of Anmore and the Village of Belcarra are invited to all meetings. One member of Council (Councillor) from each of the Cities/Villages can participate as a voting member.

At least one staff representative from the Cities of Port Moody, Port Coquitlam, and Coquitlam is requested to be present at the meetings. The TCFC may call upon the resources of Cities to support projects, as needed.

Sub-committees: At times, an issue or topic may arise that requires further discussion or follow-up action. The TCFC may form a subcommittee to undertake this work. Subcommittees can be ad hoc (they form for a limited time to address a specific issue) or can be long-standing, and can include TCFC members and members of the public on a volunteer basis.

Subcommittees will meet outside of regular TCFC meetings and report back to the group at regularly scheduled meetings.

Meetings: The TCFC will meet at least six (6) times per calendar year at the discretion of the chairs. Co chairs are responsible for setting the agenda and sending it to group members prior to the meeting. Members are encouraged to provide input on the agenda at the start of each meeting. Minutes will be taken by members on a rotating, volunteer basis.

Decision-making: Decisions will be made by consensus. Where consensus is not possible, a vote can be called by the co-chairs to facilitate decision-making. If a vote is called by the co-chairs, each participating organization or group is entitled to one vote. The TCFC is an autonomous group; decisions may not necessarily run consistent with positions taken by participating municipalities or organizations.

Reporting: Members of the TCFC are responsible for reporting back to their respective organizations, as appropriate. The TCFC will provide advice and reports to municipal Councils on food security-related issues. When necessary, municipal representatives will advise on appropriate municipal reporting structures and procedures for submitting policy-related requests to Councils.

Although the TCFC is autonomous, regular updates on group efforts will be provided by a member of the group at other relevant community network meetings, for example, the Tri-Cities Healthier Community Partnership meetings.

Resources: The TCFC will operate through in-kind resources provided by participating members. The group will actively seek funding opportunities to support activities and collective efforts.

Approval of the Terms of Reference: The Terms of Reference may be terminated, modified or amended in writing after consultation and agreement by members. The Terms of Reference will be reviewed by the group every two years.

Date	Changes	Next Review
July 24, 2020	Approval of TOR	July 2022

ADVISORY PLANNING COMMISSION – MINUTES



Minutes of the Advisory Planning Commission Meeting held on Tuesday, January 16, 2024 at 6:00 p.m. in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.

MEMBERS PRESENT

John Burgess
Fiona Cherry
Tony Barone
Olen Vanderleeden
Darren Smurthwaite
Denny Arsene
Peter Ludeman

MEMBERS ABSENT

OTHERS PRESENT

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

1. Call to Order

The Corporate Officer called the meeting to order at 6:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as amended, to move item 6 c to 6 a.

Carried Unanimously

3. Minutes

(a) **Minutes of the Advisory Planning Commission meeting held on February 21, 2023**

It was MOVED and SECONDED:

That the Minutes of the Advisory Planning Commission meeting held on February 21, 2023 be adopted, as circulated.

Carried Unanimously

4. Business Arising from the Minutes

None

5. Unfinished Business

None

6. New Business**(c) Appointment of Chair and Vice-Chair**

Members to appoint a Chair and Vice-Chair, by majority vote.

It was MOVED and SECONDED:

THAT John Burgess be appointed Chair of the Advisory Planning Commission for the term ending January 2026.

Carried Unanimously

It was MOVED and SECONDED:

THAT Tony Barone be appointed Vice Chair of the Advisory Planning Commission for the term ending January 2026.

Carried Unanimously

Chair John Burgess began chairing the meeting.

(a) Welcome and Introductions

Chair Burgess lead a roundtable of welcomes and introductions.

(b) Functions of the Advisory Planning Commission

The Manager of Corporate Services provided an orientation including overview of APC roles, responsibilities, Terms of Reference, and legislation.

(d) Establish Meeting Schedule

It was MOVED and SECONDED:

THAT the Advisory Planning Commission meetings be scheduled, as required, or at the call of the Chair and start at 6pm.

Carried Unanimously

(e) Zoning Bylaw Update – Coach House

Manager of Development Services provided an overview of the report to Council dated October 20, 2023.

Discussion points included:

- Definitions in the Zoning Bylaw
- Upcoming housing legislation
- Regulation of parking
- Septic overload
- Basements
- Defining setbacks and floor area ratio to determine where a coach house can be built on a property
- Options to relax setbacks for environmental considerations
- Height, size, design elements, occupancy and use of coach houses
- Updates to the Tree Bylaw
- What zones should have coach houses or secondary suites

It was MOVED and SECONDED:

THAT the Advisory Planning Commission schedule another meeting for more in-depth discussion before providing a recommendation to Council on the Zoning Bylaw Update – Coach House report dated October 20, 2023.

Carried Unanimously

7. Adjournment

It was MOVED and SECONDED:

That the meeting be adjourned at 8:29 p.m.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John Burgess”

John Burgess
Chair

ADVISORY PLANNING COMMISSION – MINUTES



Minutes of the Advisory Planning Commission Meeting held on Tuesday, February 12, 2024 at 6:00 p.m. in the Boardroom at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.

MEMBERS PRESENT

John Burgess
Fiona Cherry
Tony Barone
Olen Vanderleeden
Darren Smurthwaite
Denny Arsene

MEMBERS ABSENT

Peter Ludeman

OTHERS PRESENT

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

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Minutes

(a) **Minutes of the Advisory Planning Commission meeting held on January 16, 2024**

It was MOVED and SECONDED:

That the Minutes of the Advisory Planning Commission meeting held on January 16, 2024 be adopted, as circulated.

Carried Unanimously

4. Business Arising from the Minutes

None.

5. Unfinished Business**(a) Zoning Bylaw Update – Coach House**

Attachments for reference included: Report to Council dated October 20, 2023 from Chris Boit, Manager of Development Services, Minutes from the October 24, 2023 Committee of the Whole meeting, and the following motion:

At the November 7, 2023 Regular Council meeting the following resolution was passed:

“THAT Council refer the Coach House report from the Manager of Development Services, dated October 20th, 2023 to the APC for comment.”

Discussion points included:

- Clarification on the recommended definitions of portable or temporary structures covered by roofs, allowance for a dwelling unit to have multiple cooking facilities, gross floor area ratio restrictions, allowance for multiple stories below finished grade, maximum allowable size for secondary suites, coach houses not being allowed outside RS1
- Bill 44 requirements and plans to update the OCP and Zoning Bylaw
- Enforcement of the Zoning Bylaw
- Market flexibility that comes from suites and coach houses
- Limiting to either coach house or secondary suite on lots under 1/3 acre, 1/2 acre, or 1 acre
- Whether or not to allow coach houses on 1/3 acre, 1/2 acre, or 1 acre
- Whether or not to limit the size of coach houses in relation to property size
- Whether or not to limit the size of primary residence if there is a coach house
- Limiting size of a basement suite in relation to the total basement area
- Driveway and parking requirements for coach houses and basement suites for tenant access and emergency response
- Whether coach houses or basement suites would more likely attract young families
- Septic field overcapacity and lack of regulation

There was general consensus to:

- Update bylaw to allow for either coach house or secondary suite in following zones if requirements are met:
 - RS-1 – allow coach house (not to exceed 180 sq.m.), basement suite, up to 3 total dwelling units
 - Infill - 1/2 acre up to 1 acre - allow coach house (not to exceed 100 sq.m.), basement suite, up to 3 total dwelling units
 - Infill - 1/3 acre – allow coach house (not to exceed 100 sq.m.), basement suite, up to 2 total dwelling units
 - Infill – less than 1/3 acre – coach house not allowed
- Change “include below grade floor area” to “exclude below grade floor area” under Floor Area or Gross Floor Area definition
- Locations of coach house offset from primary dwelling being a minimum of 5 meters for fire separation
- Minimum 2 parking stalls per dwelling (pending legislative review)
- Not allow coach houses in front of main dwelling
- Limit height and mass of dwellings through DP approval process and resolve appeals through the Board of Variance
- Not allow short term rentals

6. **New Business**

7. **Adjournment**

It was MOVED and SECONDED:

That the meeting be adjourned at 8:15 p.m.

Carried Unanimously

Rhonda Schell
Corporate Officer

John Burgess
Chair

February 29, 2024

Via Email

UBCM Member Municipalities

Dear UBCM Members:

Re: Support for Resolution

I am writing to you on behalf of Osoyoos Town Council to request your support for our proposed resolution on legislative changes regarding personal and defamatory attacks on municipal leaders at the upcoming SILGA Convention, in advance of the UBCM Convention this fall.

Municipal leaders across the province are facing increasing levels of personal and defamatory attacks, which not only impact our ability to effectively serve our communities but also have a negative impact on the overall functioning of local government. It is imperative that we address this issue and advocate for legislative changes that provide better protection for municipal leaders.

At the February 27, 2024, Regular Open Council Meeting, Town Council passed the following resolution:

Whereas Local Governments recognize the importance of fostering respectful and constructive dialogue within the community; and

Whereas personal and defamatory attacks on local government leaders, including both senior staff and elected officials, undermine the integrity of the democratic process and create a hostile working environment, and

Whereas current legislative and legal frameworks, including those of WorkSafeBC and Workers Compensation Act, do not provide adequate protection against such attacks, thereby hindering the ability of local government leaders to carry out their duties effectively,

Therefore be it resolved that UBCM advocate for legislative changes that address the issue of personal and defamatory attacks on local government leaders; and

Further be it resolved that these changes should aim to strengthen protections for local government leaders against unfounded, defamatory and malicious accusations while also upholding principles of freedom of speech and transparency;

Further be it resolved that UBCM is encouraged to collaborate with other relevant stakeholders, the Ministry of Municipal Affairs, including legal experts and advocacy groups, to develop comprehensive proposals for legislative reform.

2

Together, we can work towards creating a safer, more respectful environment for all municipal leaders to effectively carry out their duties on behalf of their communities. We look forward to and appreciate your support on this matter.

Attachments:

ToO Background Information SILGA Resolution

Yours truly,



Sue McKortoff
Mayor

c: Town Council
R. Risling, CAO
Brianna Hillson, Director of Corporate Services
Honourable Anne Kang, Minister of Municipal Affairs

Legislative Changes - Personal and Defamatory Attacks on Municipal Leaders

Background Information:

There has been a concerning rise in the frequency and severity of personal and defamatory attacks directed toward municipal leaders (including Council members and staff). These attacks are often through various channels, including social media, and create a hostile working environment and hinder the ability of municipal leaders to carry out their duties effectively. The repercussions of defamatory personal attacks extend beyond the municipal realm and can detrimentally affect Council members who are working professionals by impacting their livelihood. The damaging effects of the personal attacks are not confined to professional settings; they often infiltrate into the personal lives of both staff and municipal council members, including incidents outside of business hours.