

**NOTICE OF CONSIDERATION of  
ANMORE ZONING AMENDMENT BYLAW No. 697-2024**

NOTICE is hereby given that Anmore Municipal Council will be considering first, second, third reading and adoption of Anmore Zoning Bylaw Amendment Bylaw No. 697-2024 in accordance with Section 467 of the *Local Government Act* at the Regular Council Meeting scheduled for **Tuesday, June 4<sup>th</sup>, 2024 starting at 7:00 p.m.** at the Council Chambers, Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.

A copy of the bylaw is available for public inspection on the Village's website at [Official Notices - Anmore Village](#) or in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC during regular office hours.

The purpose of the bylaw is to amend the existing Village of Anmore Zoning Bylaw 568-2017 to bring the Zoning Bylaw into compliance with section 481.3 of the *Local Government Act* [zoning bylaws and small-scale multi-family housing]

Karen Elrick  
Chief Administrative Officer  
2697 Sunnyside Road, Anmore, BC V3H 5G9  
604 469 9877 | [www.anmore.com](http://www.anmore.com)



## VILLAGE OF ANMORE

### BYLAW NO. 697-2024

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

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**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. 697-2024”.
2. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 2 – Definitions as follows:
  - a. Add the following definition for Principal Residence in alphabetical sequence: means the residence in which an individual resides for a longer period of time in a calendar year than any other place;
  - b. 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.
  - c. add the following definition for Urban Containment Boundary in alphabetical sequence: means the regionally defined areas for urban development defined by Metro Vancouver’s Regional Growth Strategy;
3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 6 – Specific Regulations as follows:
  - a. Delete sections 6.3.2 and replace with the following:

**6.3.2** A secondary suite shall not have a floor area that exceeds 180 m<sup>2</sup>;
  - b. Delete sections 6.3.4 and 6.3.7;
  - c. Delete section 6.6.1(b) and replace it with the following:

(b) **bed and breakfast** operations may not be permitted except within either the operator’s **principal residence** or not more than one **secondary suite** or **coach house** located on the same property as the operator’s **principal residence**:

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 9 – Zoning Districts as follows:

- a. Delete Section 9.1.2 and replace it with the following:

**9.1.2 Permitted Uses and Minimum Parcel Size**

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

- (a) Notwithstanding section 9.1.2 or any other sections in this bylaw, **parcels** no larger than 4050m<sup>2</sup> zoned RS-1 that are wholly or partly within an **urban containment boundary** shall be permitted a maximum of four (4) **dwelling units** subject to the following configuration:

- (b) Delete section 9.1.3 and replace with:

**Maximum Building Size and Height**

	Maximum Size	Maximum Building Height
Buildings	0.25 FAR	11 m
Accessory Buildings and Structures	Up to 180m <sup>2</sup> FAR	7 m

The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed 25% for the Parcel area

- b. Amend the Maximum Building Height for Principal Building in section 9.1.3 by deleting “10m” and replacing it with “11m”;
- c. Amend the Maximum Size for Accessory buildings and structures in section 9.1.3 by deleting “25% of principal building – up to 120 m<sup>2</sup>” to “up to 180 m<sup>2</sup>”
- d. Delete Section 9.1.6 and replace it with the following:

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

e. Delete section 9.2.2 and replace it with the following:

**9.2.2 Permitted Uses and Minimum Parcel Size**

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

Parcels as small as 1,348 m<sup>2</sup> will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

- f. Amend the Maximum Building Height for Principal Building in section 9.2.4 by deleting “10m” and replacing it with “11m”;
- g. Delete section 9.2.7 and replacing it with the following:

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

h. Delete section 9.3.2 and replace it with the following:

**9.3.2 Permitted Uses and Minimum Parcel Size**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation	223 m <sup>2</sup>
	Secondary Suite	
	Urban Agriculture	

- i. Amend the Maximum Building Height for Principal Building in section 9.3.3 by deleting “9.5m” and replacing it with “11m”;
- j. Delete section 9.3.6 and replace it with the following:

**9.3.6 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per **secondary suite**.

- k. Delete section 9.4 COMPACT HOUSING 2 (ANMORE GREEN) – RCH - 2 in its entirety and replacing it with the following:

**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 and Minimum Parcel Size**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation	325 m <sup>2</sup>
	Secondary Suite /Coach House	
	Urban Agriculture	

**9.4.3 Maximum Building Size and Height**

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.5 FAR	11m
Accessory Building	1	46.5 m <sup>2</sup> FAR	3m
Coach House	2	100 m <sup>2</sup> FAR	7m

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

- (b) The maximum **gross floor area** for all **buildings** on the **parcel** shall not exceed a **floor area ratio (FAR)** of 0.5,
- (c) Maximum number of dwelling units allowed on a parcel shall not exceed 4.
- (d) Maximum number of structures allowed on a parcel not to exceed 4.

**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	4 m	1.5 m	1.2 m	1.2 m
Accessory Buildings and Structures	See (c)	1.5 m	1.2 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per secondary suite
- (d) 1 space per coach house

**9.4.7** Other Regulations

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

- l. Delete Section 9.12.2 and replace it with the following:

**9.12.2 Permitted Uses and Minimum Parcel Size**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	1,012 m <sup>2</sup>

- m. Amend the Maximum Building Height in section 9.12.3 by deleting “9.5m” and replacing it with “11m”;

- n. Delete Section 9.13.2 and replace it with the following:

**9.13.2 Permitted Uses and Minimum Parcel Size**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	2,023 m <sup>2</sup>	20 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Equestrian		
	Accessory Uses		

- o. Delete section 9.13.5 and replacing it with the following:

**9.13.5 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per **secondary suite**.

- p. Delete Section 9.14.2 and replace it with the following:

**9.14.2 Permitted Uses and Minimum Parcel Size and Dimensions**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,349 m <sup>2</sup>	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

q. Amend the Maximum Building Height for Principal Building in section 9.14.3 by deleting “10m” and replacing it with “11m”;

r. Delete section 9.14.5 and replace it with the following:

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

s. Delete Section 9.15.2 and replace it with the following:

**9.15.2 Permitted Uses and Minimum Parcel Size and Dimensions**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,500 m <sup>2</sup>	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

t. Amend the Maximum Building Height for Principal Building in section 9.15.3 by deleting “10m” and replacing it with “11m”;

u. Delete section 9.15.5 and replace it with the following:

**9.15.5 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per **secondary suite**.

v. Delete Section 9.16.2 and replace it with the following:



**9.16.2 Permitted Uses and Minimum Parcel Size and Dimensions**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,860 m <sup>2</sup>	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

w. Amend the Maximum Building Height for Principal Building in section 9.16.3 by deleting “10m” and replacing it with “11m”;

x. Delete section 9.16.5 and replace it with the following:

**9.16.5 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per **secondary suite**.

y. Delete Section 9.17.2 and replace it with the following:

**9.17.2 Permitted Uses and Minimum Parcel Size and Dimensions**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	2,023 m <sup>2</sup>	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

z. Amend the Maximum Building Height for Principal Building in section 9.17.3 by deleting “10m” and replacing it with “11m”;

aa. Delete section 9.17.5 and replace it with the following:

**9.17.5 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) 1 space per **dwelling unit**;
- (b) 1 space per employee for **home occupation**; and
- (c) 1 space per **secondary suite**.

bb. Amend the Maximum Building Height for Principal Building in section 9.18.3 by deleting “10m” and replacing it with “11m”;

cc. Delete section 9.18.5 and replace it with the following:

**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) 1 space per **dwelling unit**; and
- (b) 1 space per **secondary suite**.

dd. Amend the Maximum Building Height for Principal Building in section 9.19.3 by deleting “10m” and replacing it with “11m”;

ee. Delete section 9.19.5 and replace it with the following:

**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) 1 space per **dwelling unit**; and
- (d) 1 space per **secondary suite**.

ff. Delete Section 9.20.2 and replace it with the following:

**9.20.2 Permitted Uses and Minimum Parcel Size**

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	1,349 m <sup>2</sup>

- (a) Refer to Village of Anmore Policy No. 61 for guidance on Property line requirements during subdivision.
- (b) Notwithstanding section 9.20.2 or any other sections in this bylaw, parcels zoned Infill Development that are wholly or partly within an urban containment boundary shall be permitted a maximum of four (4) dwelling units subject to the following configuration:

**1 Principal Building + 1 Secondary Suite + 2 Coach Houses**

gg. Amend the Maximum Building Height for Principal Building in section 9.20.3 by deleting “10m” and replacing it with “11m”;

hh. Add the following under section 9.20.4:

- a) Notwithstanding section 9.20.4, all **parcels** no larger than 4050m<sup>2</sup> zoned Infill Development that are wholly or partly within an **urban containment boundary** shall be permitted a maximum **FAR** of 0.30 and a bonus floor area of 125m<sup>2</sup> for those parcels larger than 2200m<sup>2</sup>.

ii. Delete section 9.20.6 and replace it with the following:

**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) 1 space per **dwelling unit**;
- (b) 1 space per **secondary suite**; and
- (c) 1 space per **coach house**.

jj. Delete Section 9.21.2 and replace it with the following:

**9.21.2** Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	750 m2

kk. Amend the Maximum Building Height for Principal Building in section 9.21.3 by deleting “10m” and replacing it with “11m”;

ll. Delete section 9.21.6 and replace it with the following:

**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 requirements:

- (a) 1 space per **dwelling unit**; and
- (b) 1 space per **secondary suite**.

5. 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 \_\_\_\_\_

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_

**ADOPTED** the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES