

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, June 4, 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

None.

5. Adoption of Minutes

Page 5 (a) **Minutes of the Regular Council Meeting held on May 7, 2024**

Recommendation: THAT the Minutes of the Regular Council Meeting held May 7, 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.

(a) **Release of Resolution from In-Camera Meeting**

At the May 7, 2024 In-Camera Meeting, Council authorized the release of the following resolution to a future open Council meeting.

“THAT staff be directed to provide a summary report(s) of housing legislation and coach house requirements to an open meeting for Council’s consideration and update the Zoning Bylaw to meet Bill 44 requirements.”

8. Items Removed from the Consent Agenda

9. Legislative Reports

Page 13 (a) **Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44**

Report dated May 31, 2024 from the Planner, attached.

Recommendation: THAT Council grant first, second, third and fourth reading to Anmore Zoning Bylaw Amendment Bylaw 697-2024 as presented.

Page 144 (b) **Zoning Bylaw Amendment - Coach Houses**

Report dated May 31, 2024 from the Manager of Development Services, attached.

Recommendation: THAT staff be directed to bring forward a Zoning Amendment Bylaw for Council’s consideration as outlined in the report date May 31, 2024 from the Manager of Development Services entitled “Zoning Bylaw Amendment – Coach House”.

Page 150 (c) **Anmore Community Hub – Facility Rentals for Meetings**

Report dated May 31, 2024, from the Chief Administrative Officer, attached.

Recommendation: That Facility Rentals Policy No. 53 and Anmore Community Spirit Park Policy No. 39 be rescinded, and

THAT Facility Rentals for Meetings Policy No. 78 be approved; and

THAT a budget of \$6,000 funded from the Community Enhancement Fund Reserve for New Services be approved for standby and on call staff costs for facility use; and

THAT first, second, and third reading be given to Anmore Fees and Charges Bylaw Amendment Bylaw No. 698-2024

10. Unfinished Business

None.

11. New Business

(a) UBCM Meeting Requests

THAT staff be directed to request the following Minister meeting requests at the 2024 UBCM Convention scheduled for September 16 – 20, 2024:

Page 168

(b) Committee Recommendations

Report dated May 31, 2024, from the Chief Administrative Officer, attached.

Recommendation: That the report dated May 31, 2024 entitled “Council Committee Recommendations” prepared by the Chief Administrative Officer be received for information.

Page 174

(c) Pinnacle Ridge Hillside – OCP Amendment Application

View the Pinnacle Ridge Hillside application and supporting documents [here](http://www.anmore.com) (www.anmore.com)

Report dated May 31, 2024, from the Manager of Development Services, attached.

Recommendation: THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application.

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

(a) Committees, Commissions, and Boards – Minutes

None.

(b) General Correspondence

- Letter dated May 9, 2024 from UBCM regarding the 2023 CEPF grant for the Anmore Emergency Operations Centre

Page 186

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

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, May 7, 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
Therese Mickelson, Mickelson Consulting Inc.
Paul Fripp, Partner, BDO Canada LLP *

1. Call to Order

The meeting was called to order at 7:01 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R056/24: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

None.

4. Delegations

(a) **2023 Financial Statements – Report on Financial Results for Year**

Paul Fripp, Partner, BDO Canada LLP presented the draft Financial Statements for 2023 which were distributed on table and are included as Attachment 1, and form part of the minutes.

Discussion points included:

- Comment on the net financial cash at year end
- Auditor reaffirmed that no fraud affecting the Village was detected or brought to their attention

It was MOVED and SECONDED:

R057/24: THAT the 2023 Financial Statements be received.

Carried Unanimously

* Mr. Fripp left the meeting at 7:07 p.m.

(b) Tri-Cities Community Action Team

Roxanne Saxon and Samantha Chong presented on the Tri-Cities Community Action Team and their response to the emergency health crisis around toxic drugs. The presentation is included as Attachment 2, and form part of the minutes.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on April 16, 2024

It was MOVED and SECONDED:

R058/24: THAT the Minutes of the Regular Council Meeting held April 16, 2024, be adopted, as circulated.

Carried Unanimously

(b) Minutes of the Special Council Meeting held on April 18, 2024

It was MOVED and SECONDED:

R059/24: THAT the Minutes of the Special Council Meeting held April 18, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R060/24: THAT the Consent agenda be adopted.

Carried Unanimously

(a) **2024 – 2028 Anmore Five Year Financial Plan**

Recommendation: THAT Anmore Five-Year Financial Plan Bylaw No. 693-2024 be adopted.; and,

THAT 2024 Anmore Tax Rates Bylaw No. 694-2024 be adopted.

(b) **School District 43 2025-26 Eligible School Sites Proposal Resolution**

Recommendation: THAT the School District 43 Board’s proposed eligible school site requirements be accepted.

(c) **Metro Vancouver Inclusionary Housing Policy Review**

Recommendation: THAT the letter from Metro Vancouver dated April 18, 2024 regarding Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework, be received for information.

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) **110 Hemlock Drive - Zoning Bylaw Amendment - Bylaw No. 695-2024**

The Manager of Development Services provided an overview of the report dated May 3, 2024.

Discussion points included:

- Staff commented that the map in the report is being updated and does not show the relocated Ma Murray Lane which provides additional frontage on the lot.
- Intent of infill zoning

- Possible trail development as part of Community Amenity Contribution

It was MOVED and SECONDED:

R061/24: THAT first and second reading be given to Anmore Zoning Bylaw Amendment Bylaw No. 695-2024; and,

THAT staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 695-2024.

Carried Unanimously

(b) 120 Hemlock Drive - Zoning Bylaw Amendment - Bylaw No. 696-2024

The Manager of Development Services provided an overview of the report dated May 3, 2024.

It was MOVED and SECONDED:

R062/24: THAT first and second reading be given to Anmore Zoning Bylaw Amendment Bylaw No. 696-2024; and,

THAT staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 696-2024.

Carried Unanimously

Discussion points included:

- Possible trail development as part of Community Amenity Contribution

10. Unfinished Business

None.

11. New Business

(a) Development Variance Permit Request – 3185 Sunnyside Road

The Manager of Development Services provided an overview of the report dated May 2024.

Discussion Points included:

- Clarification on the Survey Plan Showing the Location of Improvement

(page 77)

- Clarification on provincial requirements for construction with the RAR
- Alternatives to an easement
- Consultation with adjacent property owners
- That the easement runs with the title of the property

It was MOVED and SECONDED:

R063/24: THAT staff be authorized to issue notice of Council's consideration of DVP2024-01 to affected properties.

Carried Unanimously

(b) Anmore Community Hub – Facility Use

The Chief Administrative Officer provided an overview of the report dated May 3, 2024.

Discussion Points included:

- Gradual phase in of programming, services, and rentals
- Option for draft policies to be referred to appropriate committees and Committee of the Whole before adoption
- Cost recovery potential from market rate rental revenue
- Uses of building public spaces and fee schedule for residents and user groups
- Staff use of the boardroom during business hours
- Potential for future booking software options to integrate into Village website
- RFP for commercial space

It was MOVED and SECONDED:

R064/24: THAT Staff be directed to report to Council with a draft Policy and Fees and Charges Bylaw update to reflect all the recommendations included in the report dated May 3, 2024 from the Chief Administrative Officer entitled Anmore Community Hub – Facility Use.

Carried Unanimously

(c) Future Election Voting Opportunities

The Manager of Corporate Services provided an overview of the report dated May 3, 2024.

Discussion Points included:

- Additional voting opportunities and improving mail ballot voting
- Legislation changes in 2022 in relation to mail ballot voting

It was MOVED and SECONDED:

R065/24: THAT the May 3, 2024 Future Election Voting Opportunities be received for information.; and,

THAT staff be directed to bring back a report on the costs associated with additional voting opportunities.

Carried Unanimously

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

Staff provided introductory comments on select committee legislation and the advisory roles of committees, work that is complete or in progress on committee recommendations, and staff capacity for new projects.

It was MOVED and SECONDED:

R066/24: THAT staff report to council on committee recommendations, staff resources, and capacity.

Carried Unanimously

13. Mayor's Report

Mayor McEwen invited Ms. Mickelson from Mickelson Consulting to provide a statement on the public engagement session that took place on May 4, 2024 regarding Anmore South and the engagement principles that are being used to seek community input. The statement is included as Attachment 3, and form part of the minutes.

Mayor McEwen reported that:

- He participated in a tour of the completed Bowen Island Fire Station on April 19
- He attended a Port of Vancouver meeting on April 29
- He met with a resident to discuss infill zoning and process on April 30
- He attended the LMLGA Annual Conference from May 1 – 3
- He attended the Anmore South Open House at the Anmore Community Hub on May 4
- He attended the Eagle Ridge Hospital Foundation Fundraising Gala on May 4
- He participated in the Hike for Hospice on May 5

14. Councillors Reports

Councillor Krier reported that:

- She attended the Port Coquitlam Volunteer Awards
- She attended the Tri-Cities Chamber of Commerce Business Excellence Awards
- She attended the LMLGA Annual Conference
- She participated in the Hike for Hospice
- She toured the Sasamat Outdoor Center
- She attended the Anmore South Open House at the Anmore Community Hub
- She reminded all that May 8th is McHappy Day

Councillor Weverink reported that:

- He participated in a tour of the completed Bowen Island Fire Station
- He toured the Vancouver Landfill with the Metro Vancouver Zero Waste Committee
- He participated in the Hike for Hospice
- He attended the Anmore South Open House at the Anmore Community Hub

Councillor Richardson reported that:

- He chaired the Public Safety meeting on April 11 and encouraged residents to volunteer to join the committee

Councillor Trowbridge reported that:

- He attended the Anmore South Open House at the Anmore Community Hub

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Utility bills were mailed out and due on May 17
- The Alertable Emergency Notification launch for Emergency Preparedness Week, encouraged residents to sign up for Anmore emergency alerts

16. Information Items

(a) **Committees, Commissions, and Boards – Minutes**

- Minutes of the Community Engagement, Culture, and Inclusion Committee held on July 22, 2021
- Minutes of the Environment Committee meeting held on November 18, 2021
- Minutes of the Parks & Recreation Committee meeting held on November 17, 2021
- Minutes of the Tri-Cities Healthier Communities Partnership meeting held on January 25, 2024

(b) General Correspondence

- Letter dated April 16, 2024 from the District of North Vancouver regarding Support for Resolution Black Bear Cub Conflict Response by British Columbia Conservation Officer Service
- Letter dated April 24, 2024 from the Lung Transplant Housing Support, Transplant Support BC regarding Housing is Healthcare Resolution Support
- Metro Vancouver Board in Brief for meetings held on April 26, 2024

17. Public Question Period

Members of the public asked questions regarding:

- Anmore times no longer being available at the Hub
- The Village’s transition to electric tools and vehicles
- The procedure to submit written questions to Council for Public Question Period

18. Adjournment

It was MOVED and SECONDED:

R067/24: THAT the meeting be adjourned at 8:56 pm.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 31, 2024 File No. 3900-30
Submitted by: J. Joseph, Village Planner
Subject: Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

Purpose / Introduction

The purpose of this report is to provide Council with an overview of the provincial housing legislation including Bills 35, and 44 and to present the required proposed Zoning Bylaw amendments.

Recommended Option

THAT Council grant first, second, third and fourth reading to Anmore Zoning Bylaw Amendment Bylaw 697-2024 as presented. (recommended)

Background

In order to comply with new legislation requirements as they relate to Bill 44 staff is providing for Council’s consideration an update to the current zoning regulations. Staff have identified provisions in this report which apply to the Village in respect to Bills 35 and 44 and the attached Bylaw Amendment (Attachment 1) outlines staff’s recommendations to the requested update.

Discussion

BILL 44 LEGISLATED REQUIRMENTS

Small Scale Multi-Unit Housing (SSMUH)

Bill 44 aims to increase the amount of ground oriented and form/scale compatible Small-Scale Multi-Unit Housing (SSMUH) in BC such as secondary suites in a single-family dwelling, detached accessory dwelling units (ADUs) (garden suites, coach houses), triplexes, townhomes, and house-plexes. Various SSMUH regulations in the Local Government Act (LGA) apply to municipalities based on their population size, and whether any lands fall within an urban containment boundary established through a regional growth strategy. By June 30, 2024, local governments must amend their zoning bylaw to comply with the SSMUH requirements. In accordance with the “Provincial Policy Manual & Site Standards – Small-

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

Scale, Multi-Unit Housing” (policy guidelines) and through consultation of legal opinion, the following SSMUH requirements in the LGA have been interpreted by Staff to apply to the Village of Anmore:

481.3(3) - Secondary Suites and/or ADUs

A local government must permit the use and density to accommodate one or both of the following in any zone restricted to single-detached or two-unit (duplex) residential development as of December 11, 2023:

- Secondary Suite: At least one additional housing unit within a detached dwelling unit that would otherwise be a single-family dwelling.
- Accessory Dwelling Unit: At least one additional housing unit within another building on the same parcel or parcels of land on which a detached single-family dwelling is located.

481.3(4) - 3 to 4 Dwelling Units

At least the following prescribed number of housing units must be permitted for those lands within a municipality that are wholly or partly within an urban containment boundary established by a regional growth strategy, irrespective of population size:

- 3 housing units for each parcel of land that is 280m² (~3014ft²) or smaller,
- 4 housing units for each parcel of land that is larger than 280m² (~3014ft²).

Only municipalities with populations less than 5000 and for which no part is within an urban containment boundary are exempt from this requirement.

PROPOSED ZONING AMENDMENTS

Secondary Suites

As outlined, Bill 44 requires either a secondary unit or an accessory dwelling unit (ADU), or both, to be permitted in any zones restricted to single-detached or two-unit (duplex) residential development. As such, staff recommend amendments to the zoning bylaw to permit only secondary suites in all residential zones, except those lands wholly or partly within the Urban Containment Boundary, to satisfy the requirements for SSMUH.

Under section 481.3(7) of the LGA, a municipality **must consider** applicable policy guidelines under section 582.1 of the LGA when developing or adoption a zoning bylaw to permit the density required by SSMUH regulations. Adoption of the recommended guidelines can be

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

interpreted as a non-binding policy guidance for the provision of SSMUH; and therefore, strict compliance is not required. Nonetheless, a municipality must do its due diligence to ensure that proposed bylaws permit the provision of SSMUH regulations.

Staff have reviewed current zoning regulations in all residential zones in consideration of table 5 of the policy guidelines (Attachment 3) to ensure the viability of secondary suites. The Village is largely comprised of single-family detached housing on larger lots, typically one acre (4047m²). Staff noted that the RCH-1 zone exhibited the smallest lot size of 223m² with a maximum Floor Area Ratio (FAR) of 0.6, permitting a gross floor area of up to 133.8m². For context, the median above grade living area of a single-detached house in BC is 132.8m² according to Statistics Canada. The RS-2 zone, the second smallest lot size in the Village, permits a gross floor area of up to 262.5m², nearly double the median living area of a single-detached house in BC. In consideration of the above, staff recommend the following amendments and rationale for each residential zone which:

- **Setbacks (no changes)**

The policy considers a general minimum setback to accommodate both ADUs and secondary suites for flexibility of lot sizes and configurations including within rural and semi-rural areas. Staff are recommending only secondary suites to meet the SSMUH requirements and as such, setbacks in all residential zones may remain the same as larger minimum lot sizes offer flexibility for accommodating a secondary suite.

- **Height (from 10m to 11m)**

Given the variability in site gradient in the Village and a newer industry standard for ceiling height of 9ft (2.74m) rather than 8ft (2.43m), staff recommend an increase to the maximum height allowance of one-family dwellings in all residential zones to 11m to permit three storeys and increase the viability of secondary suites.

- **Storeys (no changes)**

The Village does not impose maximum number of storeys; however, this may be impacted by allowable FARs and maximum height allowances. Current FARs in all residential zones may permit three storey dwelling units which may be ensured with an increase to maximum building height of 11m.

- **Maximum Lot Coverage (no changes)**

The Policy guidelines offers recommended ranges for Lot coverage based on lot size and its accommodation of ADUs with an intention to limit the size and cost of new units on larger lots. Staff believe current lot coverage is aligned with the recommendations and would not hinder the provision of secondary suites in both larger and smaller lots within the Village.

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

- **Off-Street Parking (require only 1 space per dwelling unit)**

Currently, each primary dwelling unit and secondary suite are required to provide a minimum of 2 parking spaces. Staff recommend reducing the minimum parking spaces per primary dwelling unit and secondary suites to 1 in all residential zones.

Urban Containment Boundary

There are several parcels that are wholly or partly contained within the Urban Containment Boundary (UCB) where the Village is required to permit at least the following:

- 3 units for parcels < 280m²
- 4 for parcels ≥ than 280m²
- exemption for SSMUH density requirements for parcels ≥ than 4050m².

RCH-2 Proposed Amendments

Anmore Green Estates in the RCH-2 zone contains 39 strata lots all of which are greater than 280m² where a 4-unit density is permitted. Given the presence of single detached housing on each lot, the provision of SSMUH regulations will likely occur incrementally over time provided the Village provides flexible regulations. Staff have reviewed the zoning regulation in the RCH-2 zone in consideration with table 6 of the provincial policy guidelines (Attachment 3) and propose the following amendments:

- **Setbacks**

Reduce the current front yard setbacks from 5.5m to 4m rather than the prescribed 2m given the absence of sidewalks or public boulevards for trees. The rear yard aligns with the guidelines and may remain the same. The side yard setbacks, both interior and exterior, to be reduced to 1.2m

- **Height (From 9.5m to 11m)**

increase the maximum height from 9.5m to 11m for a principal building to ensure 3 storeys can be actualized and 8m for an ADU to accommodate a total of 4 units on one lot.

- **Site Coverage (no changes)**

Current 50% Site coverage aligns with the prescribed ratio outlined in the policy guidelines.

- **Off-street parking (require 1 space per dwelling unit)**

Require a minimum of one space per unit.

- **Permitted Uses**

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

The provincial policy manual recommends allowing a full range of combination and configurations of SSMUH housing to create more diversity in housing choices.

These proposed uses reflect a practical provision of SSMUH in the context of Anmore Green Estates to offer flexibility for future housing while considering existing access roads and lot configurations. Anmore Green Estates are existing strata units and require local government approval before a strata plan can be filed in a Land Title Office. Should Council choose to permit other forms of housing to satisfy the SSMUH requirements, such as duplexes, triplexes, or townhomes etc., the above process is required where a landowner wishes to subdivide to create multiple units, such as a duplex out of a principal dwelling.

It is important to note that Village currently has an agreement in place with Metro Vancouver regarding the units allowed to discharge to the regional sewer. This agreement would require amendment prior to any additional units being created in this zone.

RS-1 and Infill Development Proposed Amendments

There are eight (8) RS-1 zoned parcels and two (2) Infill zoned parcels in the Urban Containment Boundary. Of those, 3 parcels are larger than 4050m² and are exempt from densities that must be permitted in the UCB due to their potential to subdivide. Two of the three are municipally owned. Staff have reviewed the zoning regulation in each respective zone (RS-1 and Infill) which permit a density of up to 4 dwelling units for lands within the UCB in consideration with table 7 of the provincial policy guidelines (Attachment 3) and propose the following amendments:

- **Permitted Uses**

Permit up to 4 Dwelling units per lot.

- **FAR**

Increase the FAR to 0.3 for Infill zoned lots, regardless of size within the UCB and only include a bonus floor area for lots greater than 2200m² of 125m² which is consistent with current bonus structures for parcels these sizes. All other regulations for RS-1 and Infill will apply as staff determined these regulations would not limit the viability of the required density.

General Zoning Bylaw Proposed Amendments

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

Staff have conducted a 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. Given the limited timeframe, proposed amendments in this bylaw aim to allow the density required by the SSMUH regulations by the June 30th, 2024, deadline for Bill 44 compliance.

Part 2 – Definitions

Proposed amendments and addition of definitions are intended to align with the updated SSMUH requirements and include language necessary to align with Bill 35 and Bill 44. Staff have included the following definitions:

Principle Residence	means the residence in which an individual resides for a longer period of time in a calendar year than any other place;
Secondary suite	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.
Urban Containment Boundary	means the regionally defined areas for urban development defined by Metro Vancouver’s Regional Growth Strategy;

Part 6 – Specific Use Regulations

6.3 Secondary Suites

This section identifies the regulations required for both secondary suites and coach houses. Staff have deleted sections which would prohibit or limit the viability of SSMUH and the proposed associated amendments such as:

- section 6.3.4 which prohibits secondary suites from a two-family dwelling and
- section 6.3.7 which prohibits secondary suites in the RCH-1, RCH-2 and all CD zones.

Bill 35: Short Term Rentals (STRs)

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

Bill 35 aims to establish a provincial role to regulate Short Term Rentals consistently throughout BC and provide local governments with stronger enforcement tools. Effective May 1, 2024, a provincial principal residence requirement for all municipalities with populations over 10,000 including communities within 15km from a larger municipality which applies to the Village of Anmore. The principal residence requirement limits the operation of an STR to be only in the principal residence of a host **and/or** either a secondary suite or accessory dwelling unit.

STR regulations in the village largely align with the new requirements; however, minor changes have been proposed to section 6.6.1 (b) to ensure Municipal bylaws align with the STR regulations:

- Include the principle residence requirement
- Limit STR to be only in the principal residence of a host **and/or** either a secondary suite or accessory dwelling unit.

Bill 44: Public Hearing Requirements

Previously, local governments could choose to waive a public hearing requirement for a proposed zoning bylaw if the bylaw is consistent with an existing OCP and where a notice of the decision to waive a public hearing is given to the public prior to adoption of the bylaw.

Bill 44 amendments to the LGA now **prohibits** local governments from holding a public hearing on a proposed zoning bylaw/amendment if:

- An official Community Plan (OCP) is in effect for the area subject to the zoning bylaw,
- the bylaw is consistent with the OCP,
- a bylaw is to permit a development that is wholly or partly a residential development ($\geq 50\%$ of gross floor area of all buildings), and
- a zoning bylaw is proposed for the purpose of complying with SSMUH regulations in section 481.3 of the LGA.

Notice must still be given prior to the first reading of the proposed bylaw which satisfies the above criteria in accordance with section 467 of the LGA. All legislated requirements for section 467 of the LGA have been met and Council may grant first, second, third and fourth reading of the proposed zoning amendment bylaw.

Options

1. THAT Council grant first, second, third and fourth reading to Anmore Zoning Bylaw Amendment Bylaw 697-2024 as presented.

Report/Recommendation to Council

Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

May 31, 2024

(recommended)

OR

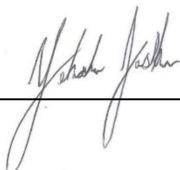

2. That Council advise staff of any further changes they would like incorporated into Anmore Zoning Amendment Bylaw 697-2024 (to be specified).

OR

3. That Council not proceed with the Zoning Amendment Bylaw 697-2024.

Attachments

1. Anmore Zoning Bylaw Amendment Bylaw 697-2024
2. Anmore Zoning Bylaw 568-2017 Consolidated with markups
3. Provincial Policy Manual and Site Standards – Small-Scale, Multi-Unit Housing

Prepared by:	
 _____	
Josh Joseph, Village Planner	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer's Comment/Concurrence	
	 -----
	Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 697-2024

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. 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 6.3.4 and 6.3.7;
 - b. 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 ²
	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 4050m² zoned RS-1 that are wholly or partly within an **urban containment boundary** shall be permitted a maximum of four (4) **dwelling units**:

(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 ² 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 m²” to “up to 180 m²”
- 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 ²
	Bed and Breakfast	
	Boarding	
	Secondary Suite /Coach House	
	Urban Agriculture	

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.

- 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 ²
	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 ²
	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 ² FAR	3m
Coach House	2	100 m ² 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 ²

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 ²	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 ²	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 ²	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 ²	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 ²	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 ²

- (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.

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 4050m² 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 125m² for those parcels larger than 2200m².

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

Attachment 2

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

TABLE OF CONTENTS

PART 1	ENACTMENT	1
1.1	INTRODUCTION	1
1.2	TITLE	1
1.3	PURPOSE	1
PART 2	DEFINITIONS	1
PART 3	INTERPRETATION	13
3.1	PERMITTED USES	13
3.2	MINIMUM PARCEL SIZE	13
3.3	MAXIMUM NUMBER AND SIZE	14
3.4	MAXIMUM HEIGHTS	14
3.5	MINIMUM SETBACKS FROM PROPERTY LINES	14
3.5.1	.....	14
3.5.2	.....	14
3.5.3	.....	14
3.6	MAXIMUM PARCEL COVERAGE	14
3.7	MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA	15
3.8	ZONING DISTRICT BOUNDARIES	15
3.8.1	.....	15
3.8.2	.....	15
3.8.3	.....	15
3.9	STATUTES	15
PART 4	APPLICATION AND COMPLIANCE	15
4.1	APPLICATION	15
4.2	COMPLIANCE	15
PART 5	GENERAL REGULATIONS	16
5.1	SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES	16
5.1.1	.....	16
5.1.2	.....	16
5.2	NUMBER OF BUILDINGS	16
5.3	ACCESSORY BUILDINGS AND STRUCTURES	16
5.3.1	.....	16
5.3.2	.....	16
5.4	HIGHEST BUILDING FACE ENVELOPE	16

5.4.1	.....	16
5.4.2	.....	16
5.4.3	.....	16
5.4.4	.....	17
5.4.5	.....	17
5.5	AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT.....	17
5.5.1	.....	17
5.5.2	.....	17
5.5.3	.....	17
5.5.4	.....	18
5.5.5	.....	18
5.5.6	.....	18
5.6	BUILDING AND STRUCTURE HEIGHT.....	19
5.6.1	.....	19
5.6.2	.....	19
5.6.3	.....	20
5.6.4	.....	20
5.6.5	.....	20
5.7	HEIGHT EXEMPTIONS	20
5.7.1	.....	20
5.7.2	.....	20
5.7.3	.....	21
5.8	SITING EXCEPTIONS.....	21
5.8.1	.....	21
5.8.2	.....	21
5.9	OBSTRUCTION OF VISION	21
5.10	ENTRY GATES FOR DRIVEWAYS.....	21
5.11	FENCES.....	22
5.11.1	.....	22
5.11.2	.....	22
5.11.3	.....	22
5.12	RETAINING WALLS.....	22
5.12.1	.....	22
5.12.2	.....	22
5.12.3	.....	23
5.12.4	.....	23
5.12.5	.....	23
5.12.6	.....	23
5.13	SCREENING.....	23
5.13.1	.....	23
5.13.2	.....	23
5.13.3	.....	24

5.13.4.....	24
5.13.5.....	24
5.13.6.....	24
5.13.7.....	24
5.14 LANDSCAPING	24
5.14.1.....	24
5.14.2.....	24
5.14.3.....	24
5.14.4.....	25
5.14.5.....	25
5.15 STORAGE OR PARKING OF VEHICLES, TRAILERS, BOATS AND EQUIPMENT	25
5.15.1.....	25
5.15.2.....	25
5.15.3.....	25
5.15.4.....	26
5.15.5.....	26
5.15.6.....	26
5.15.7.....	27
5.15.8.....	27
5.15.9.....	27
5.16 SIGNS.....	27
5.16.1.....	27
5.16.2.....	28
5.16.3.....	28
5.16.4.....	28
5.16.5.....	28
5.17 SWIMMING POOLS.....	29
5.17.1.....	29
5.17.2.....	29
5.18 SPORTS COURTS.....	29
5.19 RENEWABLE ENERGY.....	29
5.19.1.....	29
5.19.2.....	29
5.19.3.....	29
5.20 SETBACKS FROM WATERCOURSES	29
5.20.1.....	29
5.20.2.....	29
5.21 RIPARIAN AREAS PROTECTION.....	30
5.21.1.....	30
5.21.2.....	30
5.21.3.....	30
5.21.4.....	30

5.21.5.....	30
5.21.6.....	31
5.22 WATERSHED PROTECTION	31
5.22.1.....	31
5.22.2.....	31
5.22.3.....	31
5.22.4.....	31
5.22.5.....	32
5.22.6.....	32
5.23 GATE AT HIGHWAY	32
PART 6 SPECIFIC USE REGULATIONS	32
6.1 USES PERMITTED IN ALL ZONES	32
6.1.1	32
6.1.2	32
6.2 USES PROHIBITED IN ALL ZONES.....	32
6.3 SECONDARY SUITE	33
6.3.1	33
6.3.2	33
6.3.3	33
6.3.4	33
6.3.5	33
6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE	33
6.5 HOME OCCUPATION USE	33
6.6 BED AND BREAKFAST	34
6.6.1	34
6.6.2	35
PART 7 REGULATIONS FOR THE SUBDIVISION OF LAND	35
7.1 REGULATION OF SUBDIVISION	35
7.2 MINIMUM PARCEL SIZE AND WIDTH.....	35
7.2.1	35
7.2.2	35
7.2.3	35
7.3 MINIMUM FRONTAGE.....	36
7.3.1	36
7.3.2	36
7.4 PARCELS EXEMPT FROM MINIMUM PARCEL SIZE REQUIREMENTS	36
7.4.1	36
7.4.2	36
7.4.3	36
7.5 UNDERSIZED PARCELS.....	36

7.6	PARCEL SHAPE.....	36
7.6.1	.....	36
7.6.2	.....	37
7.7	BARE LAND STRATA SUBDIVISION.....	37
7.8	SUBDIVISION FOR RELATIVE.....	37
PART 8	ZONING DISTRICT SCHEDULES	37
PART 9	ZONING DISTRICTS.....	37
9.1	RESIDENTIAL 1 – RS-1.....	37
9.1.1	.....	37
9.1.2	.....	38
9.1.3	.....	39
9.1.4	.....	39
9.1.5	.....	39
9.1.6	.....	40
9.1.7	.....	40
9.2	RESIDENTIAL 1A – RS-1A.....	40
9.2.1	.....	40
9.2.2	.....	40
9.2.3	.....	41
9.2.4	.....	41
9.2.5	.....	42
9.2.6	.....	42
9.2.7	.....	42
9.2.8	.....	42
PARCELS THAT ARE ELIGIBLE FOR CONSIDERATION UNDER THIS ZONE SHOULD REVIEW		
VILLAGE OF ANMORE POLICY NO. 61 – INFILL DEVELOPMENT.....		43
9.3	COMPACT HOUSING 1 (COUNTRYSIDE) – RCH-1	43
9.3.1	.....	43
9.3.2	.....	43
9.3.3	.....	43
9.3.3	.....	43
9.3.4	.....	44
9.3.5	.....	44
9.3.6	.....	45
9.3.7	.....	45
9.4	COMPACT HOUSING 2 (ANMORE GREEN) – RCH-2	45
9.4.1	.....	45
9.4.2	.....	45
9.4.3	.....	46
9.4.4	.....	46
9.4.5	.....	47
9.4.6	.....	47

9.4.7	47
9.5 COMMERCIAL 1 – C-1	48
9.5.1	48
9.5.2	48
9.5.3	48
9.5.4	48
9.5.5	48
9.5.6	48
9.5.7	49
9.5.8	49
9.6 CAMPGROUND COMMERCIAL – C-2	49
9.6.1	49
9.6.2	49
9.6.3	49
9.6.4	49
9.6.5	50
9.6.6	50
9.6.7	50
9.6.8	50
9.7 EQUESTRIAN COMMERCIAL – C-3	51
9.7.1	51
9.7.2	51
9.7.3	51
9.7.4	51
9.7.5	51
9.7.6	51
9.7.7	52
9.7.8	52
9.8 CIVIC INSTITUTIONAL – P-1	53
9.8.1	53
9.8.2	53
9.8.3	53
9.8.4	53
9.8.5	53
9.8.6	53
9.9 PARK – P-2.....	54
9.9.1	54
9.9.2	54
9.9.3	54
9.9.4	54
9.9.5	54
9.10 WATERSHED – W-1	54
9.10.1.....	54

9.10.2.....	54
9.11 INDUSTRIAL – I-1	55
9.11.1.....	55
9.11.2.....	55
9.11.3.....	55
9.11.4.....	55
9.12 COMPREHENSIVE DEVELOPMENT – CD	56
9.12.1.....	56
9.12.2.....	56
9.12.3.....	56
9.12.4.....	56
9.12.5.....	57
9.12.6.....	57
9.12.7.....	57
9.13 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1.....	57
9.13.1.....	57
9.13.2.....	58
9.13.3.....	58
9.13.4.....	58
9.13.5.....	59
9.13.6.....	59
9.13.7.....	59
9.13.8.....	59
9.13.9.....	59
9.13.10.....	60
9.14 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2	62
9.14.1.....	62
9.14.2.....	62
9.14.3.....	62
9.14.4.....	63
9.14.5.....	63
9.14.6.....	63
9.14.7.....	63
9.14.8.....	63
9.14.9.....	64
9.14.10.....	64
9.15 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3	66
9.15.1.....	66
9.15.2.....	66
9.15.3.....	66
9.15.4.....	66
9.15.5.....	67
9.15.6.....	67

9.15.7.....	67
9.15.8.....	67
9.15.9.....	67
9.15.10.....	68
9.16 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4.....	70
9.16.1.....	70
9.16.2.....	70
9.16.3.....	70
9.16.4.....	70
9.16.5.....	71
9.16.6.....	71
9.16.7.....	71
9.16.8.....	71
9.16.9.....	71
9.16.10.....	72
9.17 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5.....	74
9.17.1.....	74
9.17.3.....	74
9.17.4.....	74
9.17.5.....	75
9.17.6.....	75
9.16.7.....	75
9.17.8.....	75
9.17.9.....	75
9.18 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6.....	77
9.18.1.....	77
9.18.2.....	77
9.18.3.....	77
9.18.4.....	78
9.18.5.....	78
9.18.6.....	78
9.18.7.....	78
9.18.8.....	78
9.18.9.....	78
9.19 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7.....	81
9.19.1.....	81
9.19.2.....	81
9.19.3.....	81
9.19.4.....	81
9.19.5.....	82
9.19.6.....	82
9.19.7.....	82
9.19.9.....	82

9.20	INFILL DEVELOPMENT - INF	84
9.20.1.....	84	84
9.20.2.....	84	84
9.20.3.....	84	84
9.20.4.....	84	84
9.20.4.1.....	86	86
9.20.4.2.....	86	86
9.20.5.....	86	86
9.20.6.....	86	86
9.20.7.....	86	86
9.20.8.....	86	86
9.20.9.....	87	87
9.21	RESIDENTIAL 2 – RS-2.....	87
9.21.1.....	87	87
9.21.2.....	87	87
9.21.3.....	87	87
9.21.4.....	87	87
9.21.5.....	88	88
9.21.6.....	88	88
9.21.7.....	88	88
9.21.8.....	88	88
9.21.9.....	88	88
• INF Map – 2175 East Road.....	89	89
• INF Map – 125 Hummingbird Drive.....	90	90
• INF Map - 2345 Sunnyside Road.....	91	91
• INF Map – 2110 Summerwood Lane.....	92	92
PART 10	SEVERABILITY AND ENFORCEMENT	93
10.1.....	93	93
10.2.....	93	93
10.3.....	93	93
10.4.....	93	93
10.1.....	93	93
10.4.1.....	93	93
10.4.2.....	93	93
PART 11	REPEAL AND EFFECTIVE DATE	94
11.1.....	94	94
11.2.....	94	94
• Schedule A – Zoning Map (Bylaw 662-2022).....	95	95

PART 1 ENACTMENT

1.1 INTRODUCTION

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 (*Apis mellifera*);

Approving Officer

means the Approving Officer pursuant to the *Land Title Act* and the *Strata Property Act*;

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;

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;

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;
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 <i>Community Care and Assisted Living Act</i> ;
Daycare, group	means a use or facility providing for the care of more than seven (7) children in a group setting, licensed under the <i>Community Care and Assisted Living Act</i> , 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;

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)*

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)*

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

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**;

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** means the vertical distance measured from **finished grade** to the highest point of the vertical wall component;

**height, screening
or fences**

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: <ul style="list-style-type: none"> (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 <i>Manufactured Home Regulation of the Manufactured Home Act</i>, 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 loading space 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 Residence	means the residence in which an individual resides for a longer period of time in a calendar year than any other place;
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;
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;
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 : <ul style="list-style-type: none"> (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

Urban Containment Boundary	means the regionally defined areas for urban development defined by Metro Vancouver's Regional Growth Strategy;
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;

PART 3 INTERPRETATION

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** or 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.

PART 4 APPLICATION AND COMPLIANCE

4.1 APPLICATION

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

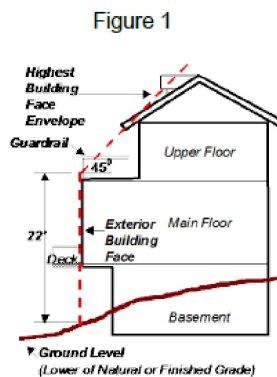
- 5.4.1** **Highest building face envelope** is created by drawing a series of vertical lines at all points along the exterior face of a **building**, up to the **height** specified in the **zone** from ground level then inward over the **building** at right angles to the plane of the **building** face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



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.

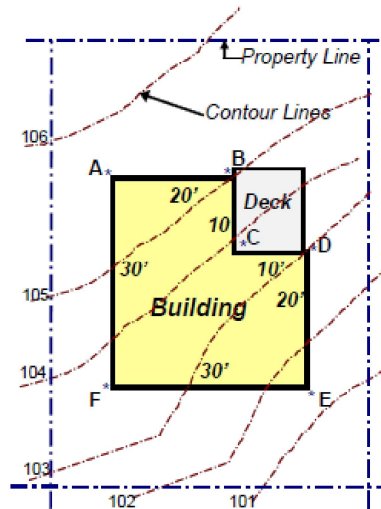
- 5.5.4** Additional calculation points and sections are required along a wall if there is a significant change in elevation or **grade** slope along that length of the wall (for example, if it is level along half the wall and then drops significantly over the second half, there would be two **average 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 Average Grade	X	Length	= Y
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



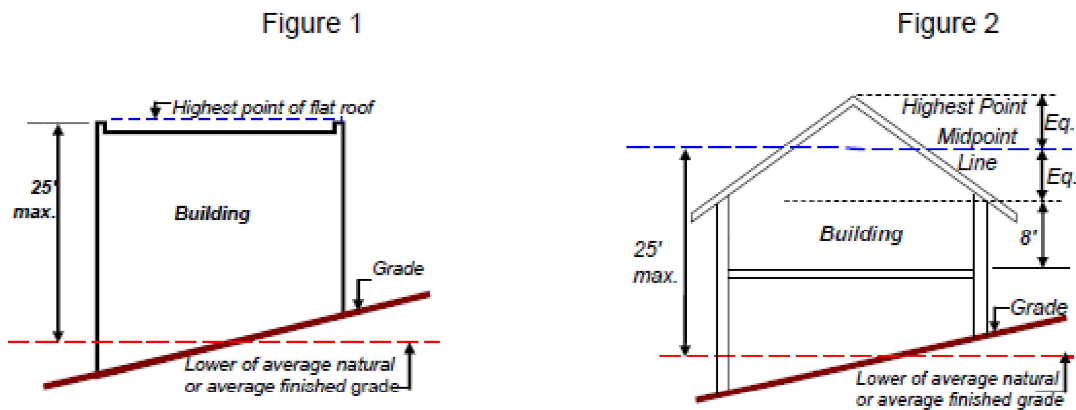
5.6 BUILDING AND STRUCTURE HEIGHT

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

5.6.2 **Height** is measured up to:

- 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);
- 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**.



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.

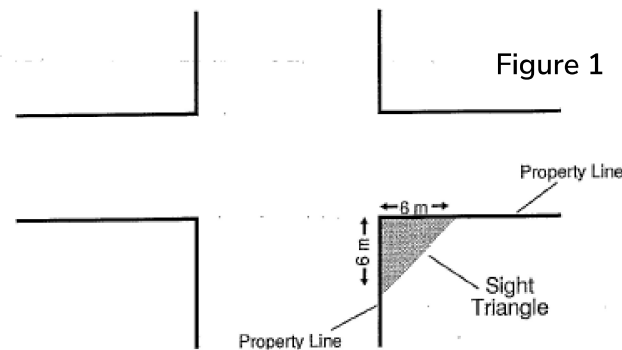
5.8 SITING EXCEPTIONS

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

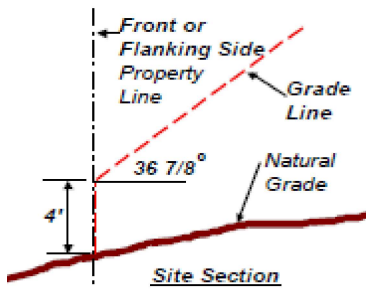
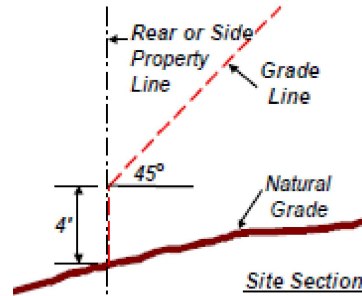


Figure 2



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.

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**.~~

- 6.3.4 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**.
- 6.3.5 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.~~

6.4 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 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**;
- (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.

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

PART 9 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)~~

9.1.2 Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation	4,047 m ²
	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 4050m² zoned RS-1 that are wholly or partly within an **urban containment boundary** shall be permitted a maximum of four (4) **dwelling units**.

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(c)	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	25% of principal building —up to 120-m ²	

(b) 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~~

(c) 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**.”

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.

9.1.3 Maximum Building Size and Height

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

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

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~~

~~2 spaces per secondary suite.~~

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

9.2 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.

9.2.2 Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
------------------------	--------------------------	---------------------

One-Family Dwelling	Home Occupation	2,023 m ²
	Bed and Breakfast	
	Boarding	
	Secondary Suite /Coach House	
	Urban Agriculture	

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	1110 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
- (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.

9.2.5 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**.~~

9.2.7 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**.

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

9.3.2 Permitted Uses and Minimum Parcel Size

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

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 Building Size and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.6 FAR	119.5 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.

AMENDED BY BYLAW NO. 571-2018

- (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;~~

9.3.6 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**.

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

9.4.2 Permitted Uses and Minimum Parcel Size

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

~~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**.

9.4.3 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 ²	3m
Coach House	2	100 m ²	7m

- (a) The maximum **gross density** shall not exceed 8 **parcels/acre**.
(b) The maximum **gross floor area** for the and 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	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**.

9.4.4 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) 2 spaces per **dwelling unit**; and~~
- ~~(b) 1 space per employee for **home occupation**;~~

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

- (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

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

9.12.2 Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	1,012 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	9.511 m
	1,349 m ²		0.30 FAR	
	1,012 m ²			
Accessory Buildings and Structures	n/a	1	45 m ²	7 m

- The maximum number of **principal buildings** shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.
- 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

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 ²	20 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Equestrian		
	Accessory Uses		

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	11 m
Accessory Buildings and Structures	2	70 m ²	7 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**.

9.13.5 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:

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

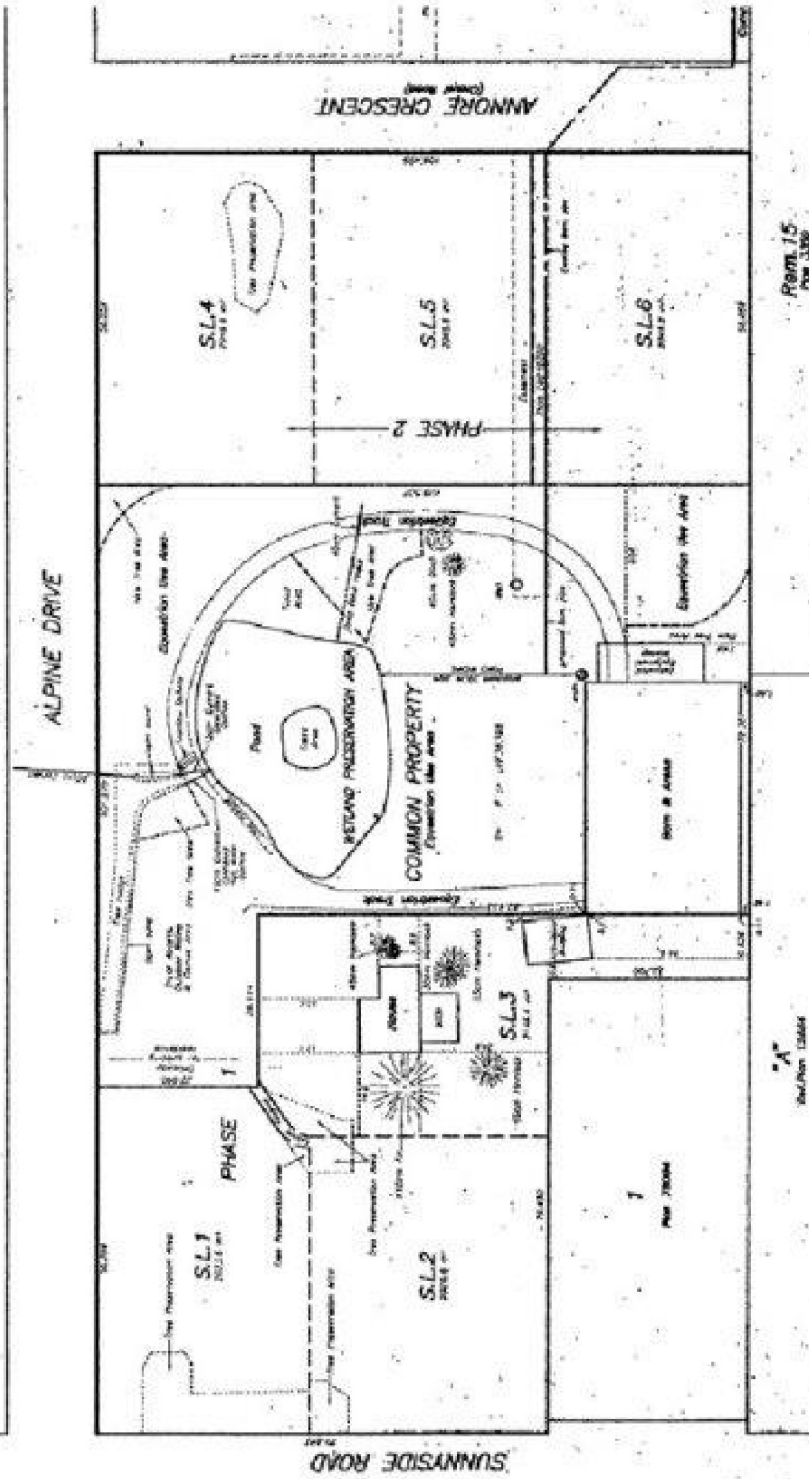
The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

COMPREHENSIVE DEVELOPMENT PLAN TO ACCOMPANY VILLAGE OF ANMORE
 RE-ZONING BYLAW C.U.I FOR ALPINE VILLAGE ESTATES LTD.
 ON LOT 1, SECTION 30, TOWNSHIP 39
 NEW WESTMINSTER DISTRICT, PLAN LMP-26398

CD-1
 PLAN



1" = 300'



Room 15
 Plan 3300

W.S. Taylor & Associates
 2500 Columbia Road, Burnaby
 BC V5A 4K6
 Tel: 604-431-1111
 Fax: 604-431-1112

Plan prepared July 2017

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

9.14.2 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 ²	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

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	11 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).

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- (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
Accessory Building	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.~~

9.14.5 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 spaces per dwelling unit;
- (b) 1 space per employee for home occupation; and
- (c) 1 space 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

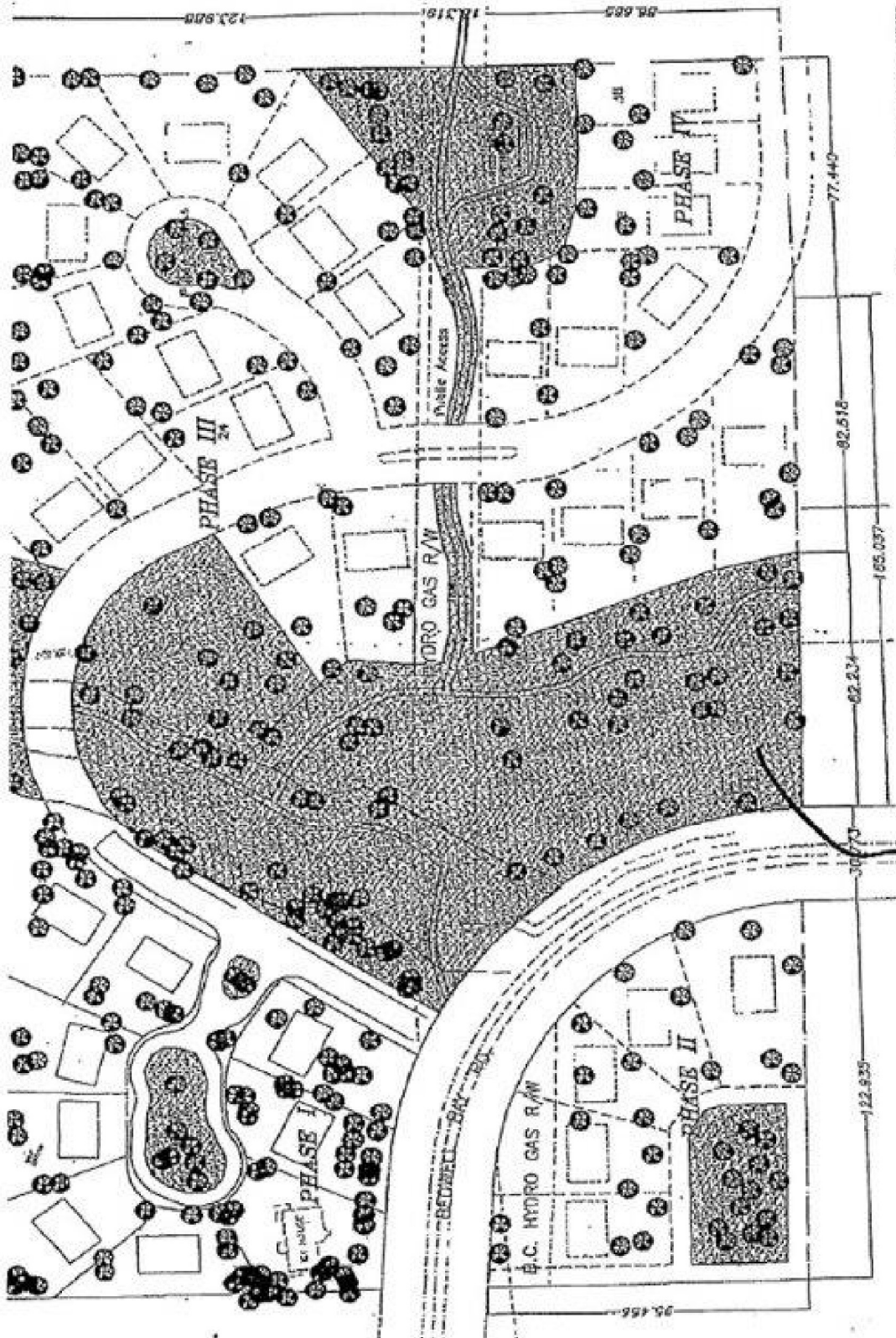
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

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

9.15.2 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 ²	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

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	1110 m
Accessory Buildings and Structures	1	70 m ²	7 m

AMENDED BY BYLAW NO. 571-2018

- Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- 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;~~

9.15.5 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:**
- (i) 1 spaces per dwelling unit;**
 - (ii) 1 space per employee for home occupation;**
 - (iii) 1 space per secondary suite.**

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**.

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

9.16.2 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 ²	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

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	1110 m
Accessory Buildings and Structures	2	70 m ²	7 m

AMENDED BY BYLAW NO. 571-2018

- Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
- 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.~~

9.16.5 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:
- (i) 1 spaces per **dwelling unit**;
 - (ii) 1 space per employee for **home occupation**; and
 - (iii) 1 space per **secondary suite**.

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.

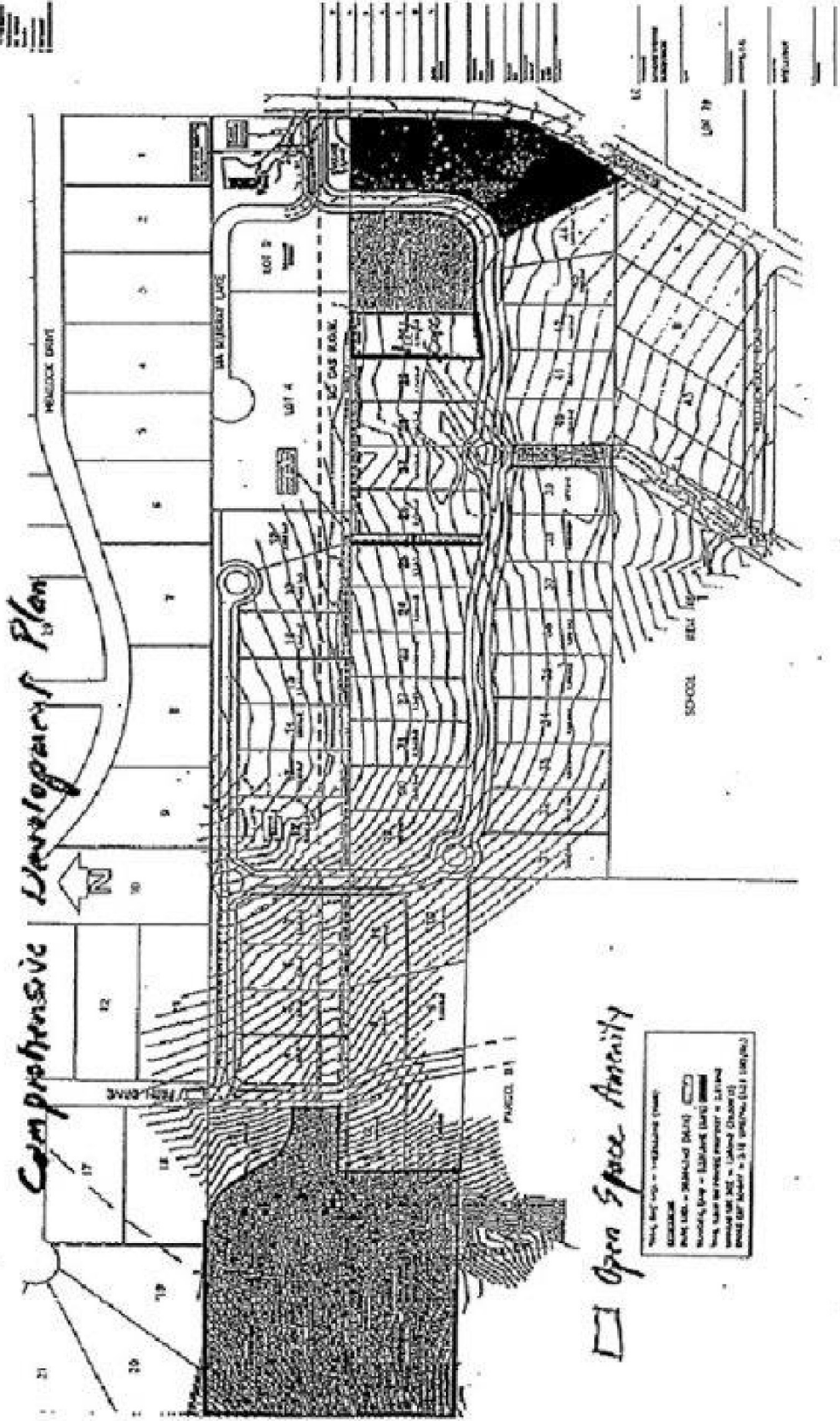
9.16.9 Other Regulations

- (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

9.17.2 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 ²	25 m
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		

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	10.11 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.~~

9.17.5 Off-Street Parking

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

9.17.6 Maximum Parcel Coverage

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

9.16.7 Maximum Number of Parcels

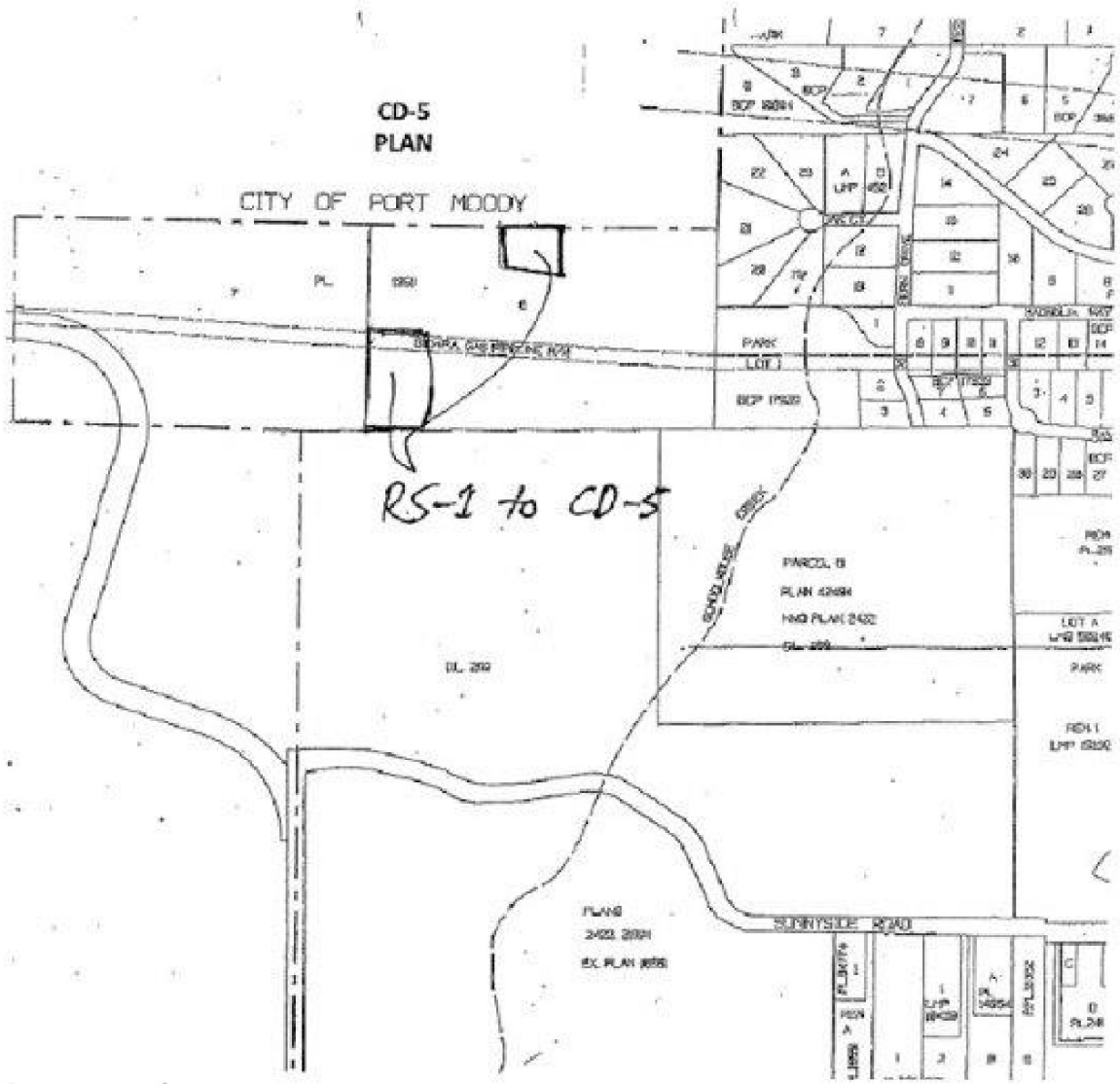
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

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 11 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.~~

9.18.5 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 spaces per one-family dwelling; and
- b) 1 space per secondary suite.

9.18.6 Maximum Parcel Coverage

The maximum parcel coverage shall be 25% per parcel.

9.18.7 Open Space Amenity

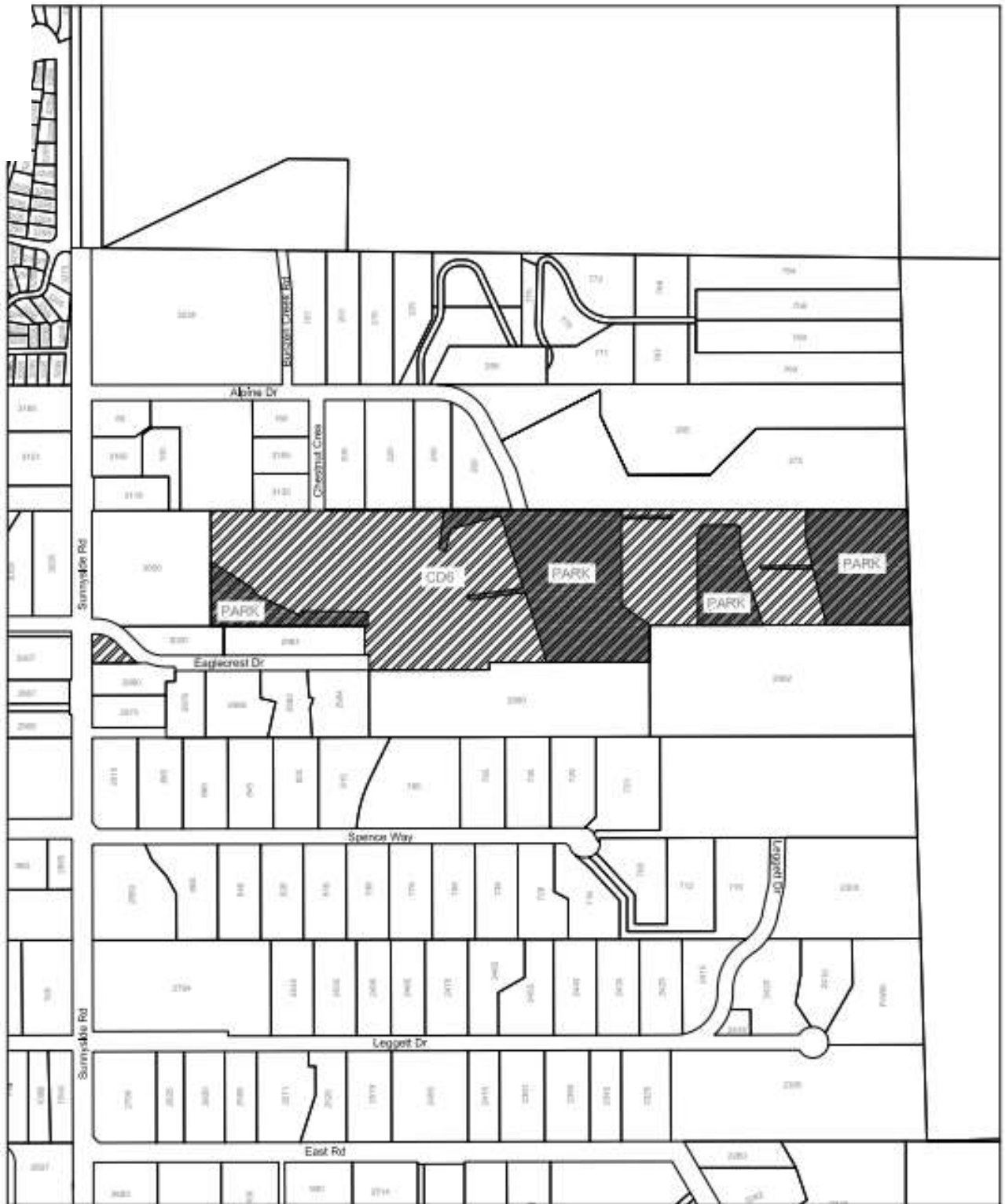
An open space amenity/park land shall be provided and not be smaller than 38,193m² and shall include green space and trails.

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 11 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:~~

~~2 spaces per one-family dwelling; and~~

2 spaces per ~~secondary suite~~.

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:

- a) 1 space per **one-family dwelling**; and
- b) 1 space per **secondary suite**.

9.19.6 Maximum Parcel Coverage

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

9.19.7 Open Space Amenity

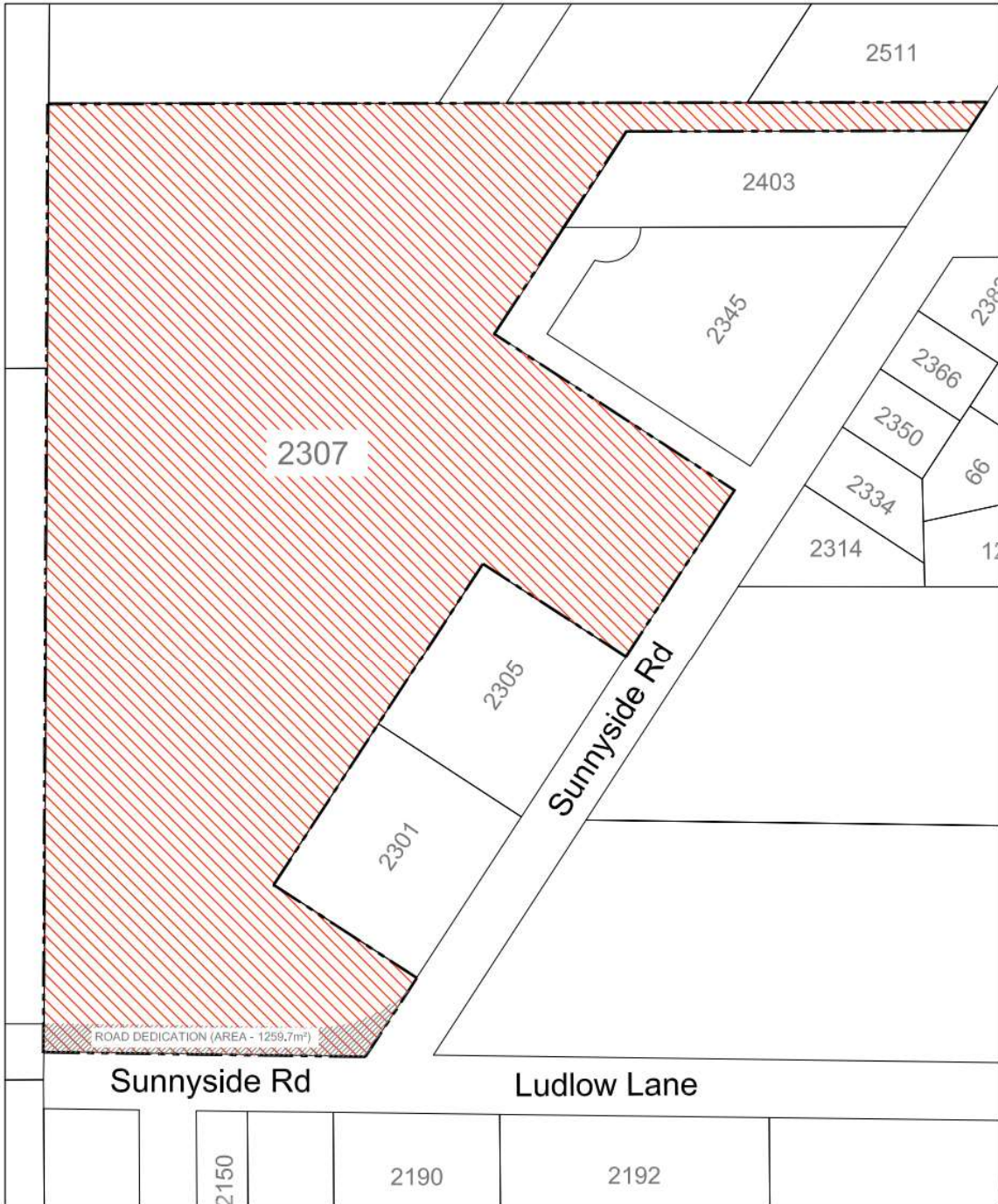
An **open space amenity** shall be provided and not be smaller than 17,570m² and shall include green space and trails.

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.~~

9.20.2 Permitted Uses and Minimum Parcel Size

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

- (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.

9.20.3 Maximum Number of Buildings and Height

Permitted Use by Parcel	Maximum Number	Maximum Building Height
Principal Building:	1	10 11 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:

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

- a) Notwithstanding section 9.20.4, all **parcels** no larger than 4050m² zoned Infill Development that are wholly or partly within an **urban containment boundary** shall be permitted a maximum **FAR** of 0.30 with no bonus floor area except for those parcels larger than 2200m² where a bonus floor area of 125m² will be granted.

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**.~~

9.20.6 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 **one-family dwelling**;
- b) 1 space per **secondary suite**;
- c) 1 space 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

9.21.2 Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	750 m ²

9.21.3 Maximum Number of Buildings and Height

Permitted Use by Parcel	Maximum Number	Maximum Building Height
Principal Building:	1	11 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**;~~

9.21.6 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:

- c) 1 space per **one-family dwelling**; and
- d) 1 Space 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

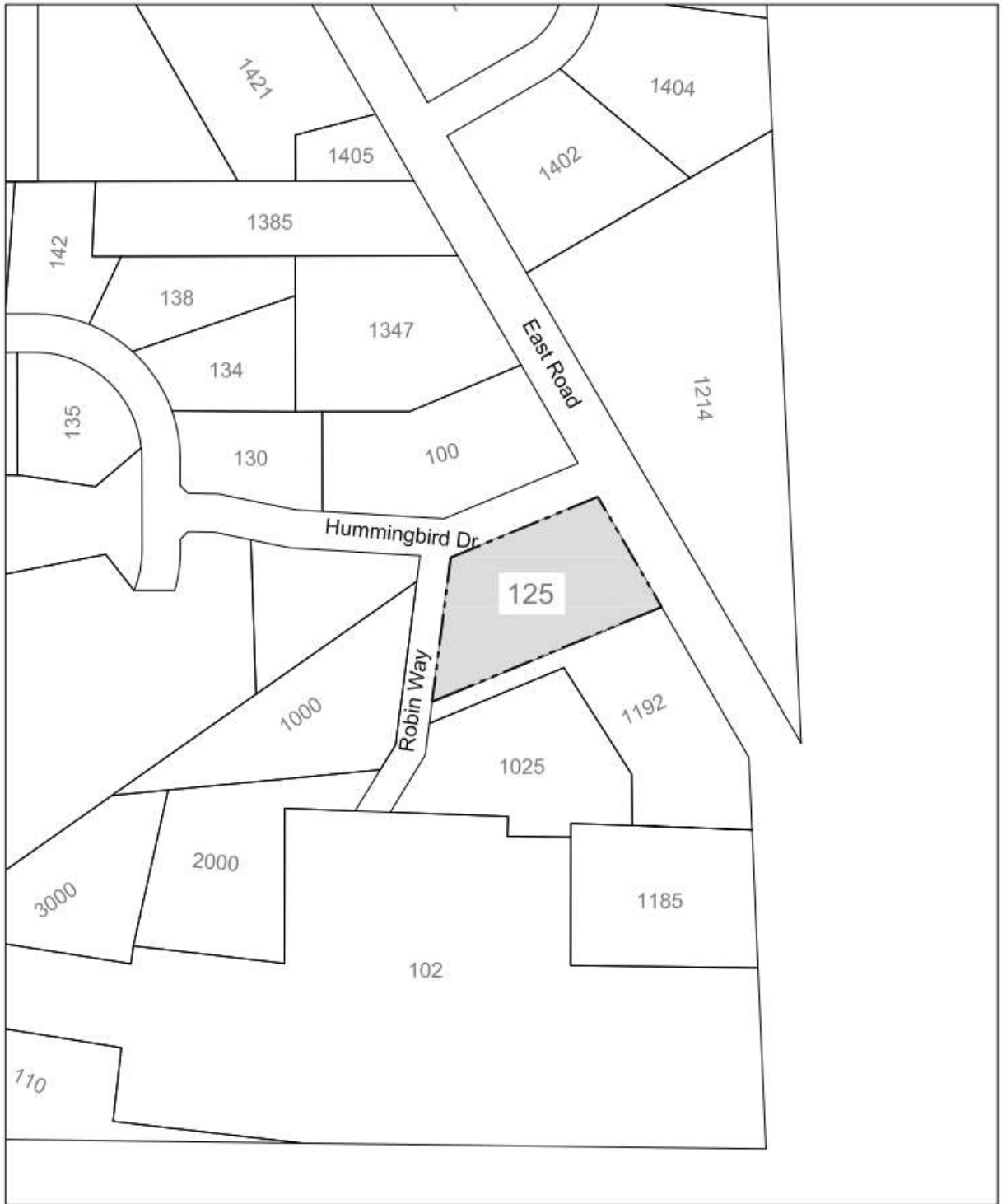


ZONING MAP
INFILL - 1



(BYLAW 651-2021)

• INF Map – 125 Hummingbird Drive



ZONING MAP
INFILL-2



(BYLAW 651-2021)

• INF Map - 2345 Sunnyside Road



INFILL ZONE

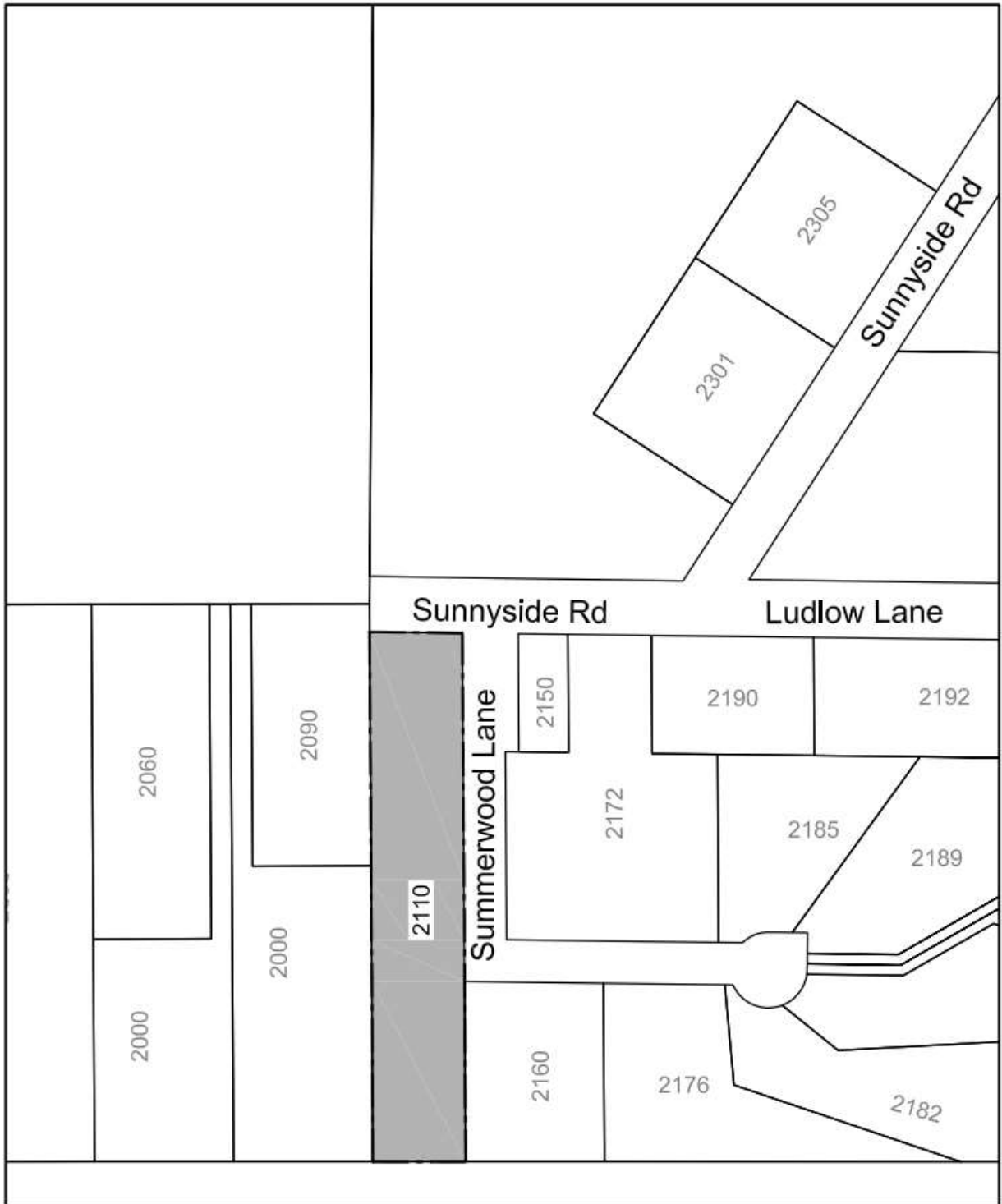
ZONING MAP

INFILL-3



(BYLAW 651-2021)

- INF Map – 2110 Summerwood Lane



ZONING MAP
INFILL-4



(BYLAW 651-2021)

PART 10 SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

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.

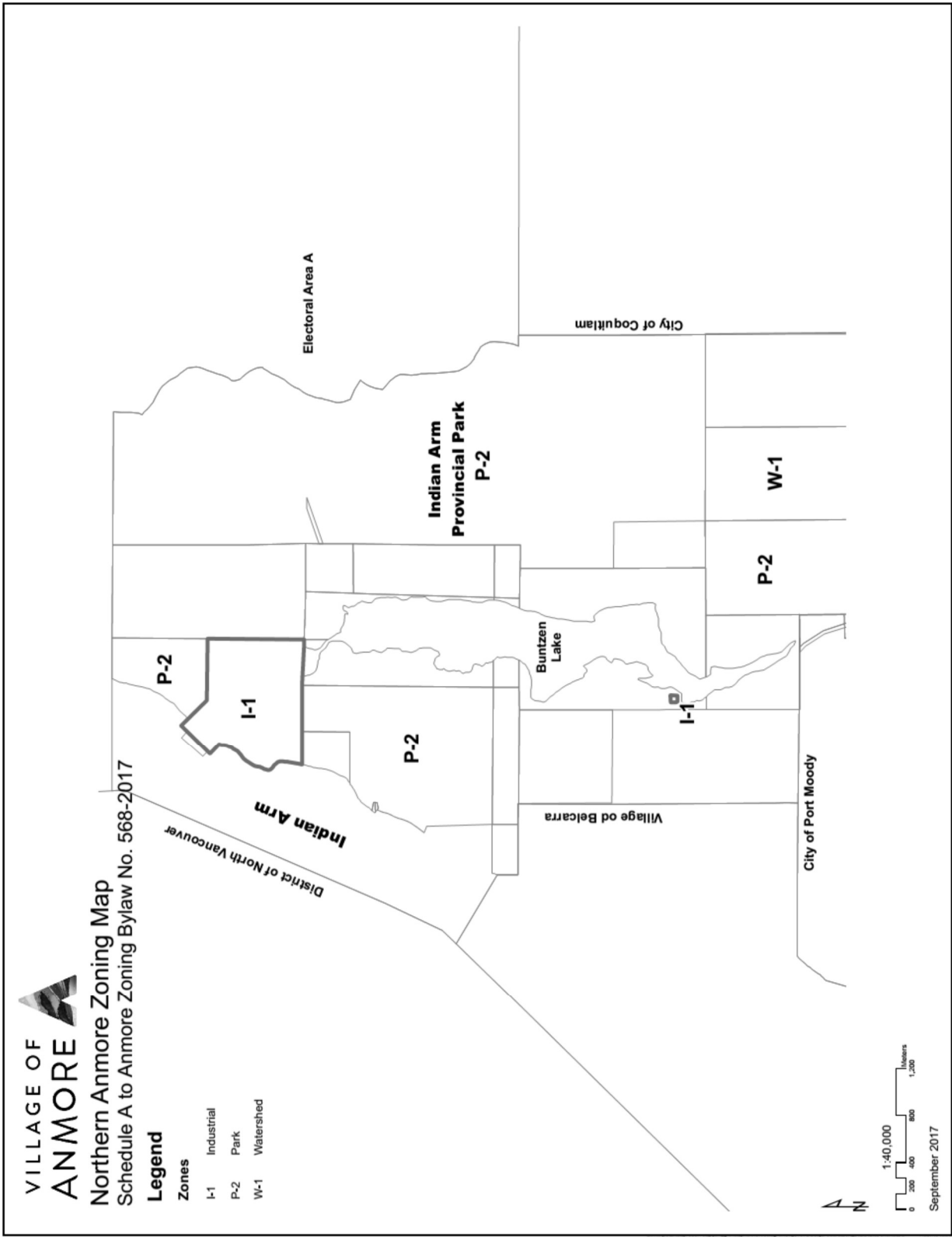
PART 11 REPEAL AND EFFECTIVE DATE

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.

11.2 EFFECTIVE DATE OF BYLAW

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





Attachment 3

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	

Table 6: Recommended zoning regulations for lots requiring a minimum of 3 or 4 units that are less than 1,215m² in size

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 2 metres	A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications.
Rear Lot Line Setback	Minimum of 1.5 metres for ADUs or main buildings	Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration.
Side Lot Line Setbacks	Minimum of 1.2 metres	Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	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	
Maximum Lot Coverage	50%	Onsite parking requirements will contribute significantly to impervious surface coverage on lots. Impervious coverages exceeding 60% may require on-site stormwater retention and/or treatment.
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) Maximum 1 space/unit otherwise	Other factors that could be used to set parking requirements include proximity to services (e.g., designated village or town centres), walk scores, and the availability of on-street or other parking alternatives. Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.

Table 7: Recommended zoning regulations for lots requiring a minimum of 4 units and are more than 1,215 m² in size

Zoning Bylaw Parameter	Recommended Benchmark Regulation	Considerations
Front Lot Line Setback	Minimum of 4-6 metres	
Rear Lot Line Setback	Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	
Side Lot Line Setbacks	Combined minimum setback for side-yards of 3 metres	Combined side-yard setback minimums (rather than individual side yard minimums) increase flexibility to respond to site conditions, and better support use of side yards for exterior living space. Minimum distances of 1.2 – 1.5 metres from property lines may be required for building code considerations (depending on combustibility). If parking is at the rear, setbacks of approximately 3 to 4 meters will be required on the side used for vehicular access.
Maximum Height	Maximum building height of 11 metres to the mid-point of a pitched roof or highest point of a flat roof	Depending on how height is measured by a local government, heights greater than 11 meters may be required on sloped sites to achieve 3 storeys.
Maximum Number of Storeys	3	
Maximum Lot Coverage	40%	Off-street parking requirements will increase impervious surface coverage significantly.
Off-Street Parking Requirements	Maximum 0.5 space/unit if lot is within 800 m of transit stop with a bus at a minimum frequency of every 15 minutes (measured between 7am – 7pm) Maximum 1 space/unit otherwise	Other factors to set parking requirements could include proximity to services (e.g. town centres), walk scores, and the availability of on-street or other parking alternatives. Higher maximum parking requirements (e.g., 1.5 spaces/unit) may be appropriate in smaller communities with no or limited public transportation, or for example, where on-street parking is impractical due to snow removal requirements.



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 31, 2024 File No. 3900-30
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: 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 staff be directed to bring forward a Zoning Amendment Bylaw for Council's consideration as outlined in the report date May 31, 2024 from the Manager of Development Services entitled "Zoning Bylaw Amendment – Coach House".

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. Prior to completion of the review, the provincial government enacted new housing legislation under Bill 44 that required changes to the Village's existing Zoning Bylaw as it relates to small scale multi housing units. At the April 2, 2024 Regular Council Meeting, a Zoning Bylaw amendment was presented with the intent of incorporating both changes as a result of the coach house review and the new housing legislation requirements. Council requested further clarification on the Bill 44 housing requirements as they relate specifically to Anmore and as a result, the Zoning Bylaw Amendment was decoupled and a report regarding the amendments solely for Bill 44 compliance was drafted and proposed Zoning Bylaw Amendment brought forward to Council at the June 4, 2024 Regular Council Meeting. Should Council choose to proceed with enacting the Bill 44 requirements, the amendments outlined below represent Staff's recommendations to the requested update related to coach houses.

Discussion

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

May 31, 2024

Over the past year, staff have met with Council, Committee of the Whole (COTW) 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. Staff would propose bringing forward a Zoning Bylaw Amendment incorporating the combined feedback by these bodies.

Zoning Bylaw update

Staff have conducted a comprehensive review of the definitions of the Bylaw and relevant policies 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. Proposed amendments would include:

- 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

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

May 31, 2024

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.

Part 5 – General Regulations

Due to the deletion and replacement of floor area, the Bylaw no longer provided an exemption for garages. 5.24 would introduce 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. Section 5.25 update is in relation to some confusion on how exemptions are calculated for basement. The proposed updates clarify this exemption.

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.

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

May 31, 2024

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

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.
- Increase to the maximum floor area allowed for a suite to 180m² (1937 ft²). Following a recommendation from APC committee.

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

May 31, 2024

The main areas that have been updated for coach houses are:

- 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 are proposed for updated are:

- Clarify that an RS-1 parcel can have up to 3 dwelling units
- Decrease the front yard setback to 7.6m which will maintain the same setbacks as Infill (INF) zone.
- Housekeeping in the RCH-1 zone, density was list twice and conflicted with each other

Options

1. THAT staff be directed to bring forward at Zoning Amendment Bylaw for Council's consideration as outlined in the report date May 31, 2024 from the Manager of Development Services entitled "Zoning Bylaw Amendment – Coach House".
(recommended)

OR

2. That staff be directed to incorporate further changes Anmore Zoning Amendment including:
 - a.

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

May 31, 2024

b.

OR

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

Attachments

None.

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

REPORT TO COUNCIL

Date: May 31, 2024 File Number: 0860-02
Submitted by: Karen Elrick, Chief Administrative Officer
Subject: Anmore Community Hub – Facility Rentals for Meetings

Purpose / Introduction

To provide a policy and bylaw update to facilitate rentals at Anmore Community.

Recommended Option

That Facility Rentals Policy No. 53 and Anmore Community Spirit Park Policy No. 39 be rescinded, and

THAT Facility Rentals for Meetings Policy No. 78 be approved; and

THAT a budget of \$6,000 funded from the Community Enhancement Fund Reserve for New Services be approved for standby and on call staff costs for facility use; and

THAT first, second, and third reading be given to Anmore Fees and Charges Bylaw Amendment Bylaw No. 698-2024

Background

As part of the newly constructed Anmore Community Hub, there are community spaces which may be utilized as an amenity for the community and/or as a source of income through rental of the space. Additionally, current policies and fees and charges require updating as they no longer reflect the current facility.

At the May 7, 2024 Regular Council meeting, the following resolution was passed:

“That Staff be directed to report to Council with a draft Policy and Fees and Charges Bylaw update to reflect all of the recommendations included in the report dated May 3,

Report/Recommendation to Council

Anmore Community Hub – Facility Rentals for Meetings

May 31, 2024

2024 from the Chief Administrative Officer entitled Anmore Community Hub – Facility Use.”

Discussion

Based on feedback from Council at the May 7, 2024 meeting, and existing staffing and other resources, staff recommends a phased approach to introducing user groups to the Anmore Community Hub.

Currently, there are two policies related to rental of municipal facilities:

Facility Rentals Policy No. 53 (ATTACHMENT 1) adopted in 2016 sets out criteria related to facility rental of the former Village Hall leased trailers with the following noted:

1. Primary use of the space is reserved for Village use
2. Rental space is only available outside of regular business hours
3. Liability insurance is required for all users

Anmore Community Spirit Park Policy No. 39 (ATTACHMENT 2) adopted in May 2004 sets out the criteria related to private reservation of Spirit Park with the following noted:

1. Rental of Spirit Park is restricted to Anmore residents and property owners
2. Daily rental fee of \$200 which may be waived for community based organizations

Staff recommends rescinding the existing policies and has provided a draft of a new Facility Rentals for Meetings Policy No. 78 (ATTACHMENT 3) for Council's consideration. This policy sets our criteria for rentals for meetings, workshops, classes and activities during set hours. Rentals that would include liquor, music, or gambling are not permitted under this policy. In considering a phased approach to rentals, initiation of a more controlled group of users with set criteria will assist in informing a subsequent policy setting out additional requirements for a broader user group.

Criteria for rentals in the policy include:

- Minimum age requirements
- Minimum and maximum advance booking dates
- Booking deposit/payment/cancellation schedule and damage deposit requirements

Report/Recommendation to Council

Anmore Community Hub – Facility Rentals for Meetings

May 31, 2024

- Minimum and maximum rental time periods and time of day (boardroom versus community room)
- Legal and liability requirements

Additionally, the policy has included a tiered approach to identifying user group categories which would dictate different rental fees or waiver or rental fees dependant on the type of group:

Community Volunteer Groups – established groups, as approved by council, that benefit the whole community through volunteer work.

Organizations - governments, nonprofit groups, school districts, strata councils etc.

Private user – individuals using the rental space for non-commercial use.

Commercial user- individuals or businesses using the rental space for profit.

Rental Fees

Based on similar spaces offered for rental in local communities, an Anmore Fees and Charges Amendment Bylaw No. 698-2024 (ATTACHMENT 4) has been drafted for Council's consideration. Once an additional policy is in place expanding the scope of rentals permitted, additional fees will be introduced, such as host fees, to capture the cost and impacts related to use.

As outlined in the previous report to Council presented at the May 7, 2024 Regular Council Meeting, the table below includes spaces that are comparable in size to what can be offered at the Anmore Community Hub:

Anmore Community Hub Room Capacity Guide

ROOM	BANQUET SETUP	MEETING SETUP	MAXIMUM CAPACITY
Boardroom	n/a	25	25
Council Chambers	50	70	70
Community Room – Servery side	190	260	260
Community Room – Whole room	240	330	330

Report/Recommendation to Council

Anmore Community Hub – Facility Rentals for Meetings

May 31, 2024

VENUE	CAPACITY	DEPOSIT	COMMUNITY GROUP OR NON-PROFIT	RESIDENT OR PRIVATE	NON-RESIDENT OR COMMERCIAL	KITCHEN	OTHER
Pitt Meadows Multipurpose	15-30	none	\$15.54/hr.	\$29.37/hr.	35.50-37.17/hr.	n/a	
PoMo Civic Meeting	25	none	\$18.05/hr.	\$36.05/hr.	\$51.50/hr.	n/a	
PoCo Meeting room (small)	1-50	none	\$17.56/hr.	\$21.94/hr.	\$26.37/hr.	n/a	
Minnekhada Lodge (Wedding Venue)	50	\$500	n/a	\$150/hr. (M-Th)	\$200/hr. (Fr-Sun)	included	Additional rooms included
Pitt Meadows Multipurpose	40-60	none	\$18.44/hr.	\$36.27/hr.	\$45.14-45.66/hr.	n/a	
PoMo Heritage Mtn Hall	100	\$500	\$20.60/hr.	39.15/hr.	51.50/hr.	n/a	
PoCo Various rooms (medium)	51-100	none	\$47.59/hr.	\$59.48/hr.	\$71.38/hr.	n/a	Cleaning \$38.70/hr.
Lions Bay Broughton Hall	110 Social event	\$100	\$25/event	110.00-125.00/day	n/a	included	Sound System \$50.00
Lions Bay Broughton Hall	110 Activity	none	\$25/month	\$25/2hrs \$50/4hrs	n/a	included	Setup fee \$55.00
Old Orchard Hall (Wedding)	125	\$500	\$47.75/hr.	\$100.80/hr.	\$212.20/hr.	included	15 hr. 424.20-1591.35
PoMo Glenayre Comm Centre	100	\$500	\$20.60/hr.	\$39.15/hr.	\$51.50/hr.	included	
Pitt Meadows Heritage Hall	100-200	\$1000	\$40.11/hr.	\$66.84/hr.	\$91.52-94.07/hr.	\$51.25-120.30/day	
Pitt Meadows South Bonson	160	\$1000	\$127.27/hr.	212.11/hr.	\$237.33-244.31/hr.	Servery incl. tables/chairs	Additional rooms included
Whonnock Lake (Wedding)	160	\$1000	n/a	\$212.11/hr.	\$237.33/hr.	\$87.12-\$122.71	Host Fee \$150
Pitt Meadows Heritage Hall	200-300	\$1000	\$56.97/hr.	\$99.70/hr.	\$149.85/hr.	\$51.25-120.30/day	
PoMo Rec Wellness room	225	none	\$41.20/hr.	\$97.85/hr.	\$123.60/hr.	included	\$30/hr. staffing afterhours
PoCo Mabbett Hall	101+	\$500	\$95.17/hr.	\$118.97/hr.	\$142.76/hr.	\$33.35/hr.	Cleaning \$154.80
Poco Park Shelters	n/a	none	\$57.68/4hr.	\$72.10/4hr.	\$86.52/4hr.	n/a	
Belcarra Picnic Shelter	n/a	none	n/a	\$77.00/day (M-F)	\$157/day (S-S+holiday)	n/a	
Pomo Park Shelter	125	none	n/a	\$165.7/4hr. (M-F)	\$177.40/4hr. (Sat-Sun)	n/a	Pricing based on group size

Report/Recommendation to Council

Anmore Community Hub – Facility Rentals for Meetings

May 31, 2024

Next Steps

Should Council choose to move forward with approval of the policy and advancement of the bylaw amendment, staff will bring forward the bylaw amendment for adoption to the next Council meeting currently scheduled for June 18, 2024. In conjunction with the bylaw adoption setting the fees, staff will create the necessary documentation including rental contract and keyholder agreement for review by legal council and insurance provider in order to facilitate initiation of rentals.

Financial Implications

Income generated from rental of the community space and park would be dependent on the volume of rentals generated. As there is currently no staff allocated to this service area, staff is requesting a budget of \$6,000 for the remainder of 2024 to fund staff standby or on call compensation for after hours rental use.

Options

1. That Facility Rentals Policy No. 53 and Anmore Community Spirit Park Policy No. 39 be rescinded, and

THAT Facility Rentals for Meetings Policy No. 78 be approved; and

THAT a budget of \$6,000 funded from Community Enhancement Fund Reserve for New Services be approved for standby and on call staff costs for facility use; and

THAT first, second, and third reading be given to Anmore Fees and Charges Bylaw Amendment Bylaw No. 698-2024

(recommended)

OR

2. That Council refer the report dated May 31, 2024 from the Chief Administrative Officer entitled Anmore Community Hub – Facility Rentals for Meetings to a future Committee of the Whole Meeting for comment and recommendations to Council.

Report/Recommendation to Council

Anmore Community Hub – Facility Rentals for Meetings

May 31, 2024

OR

3. That Council refer the report dated May 31, 2024 from the Chief Administrative Officer entitled Anmore Community Hub – Facility Rentals for Meetings to the select committees for comment and recommendations to Council.

Attachments:

1. Facility Rentals Policy No. 53.
2. Anmore Community Spirit Park Policy No. 39
3. Draft Facility Rentals for Meetings Policy No. 78
4. Anmore Fees and Charges Bylaw Amendment Bylaw No. 698-2024

Prepared by:



Karen Elrick
Chief Administrative Officer



Village of Anmore

COUNCIL POLICY

Policy	Facility Rentals	Policy No.	53
Effective Date	October 19, 2016	Approved by	Council
Date Amended	n/a	Resolution No.	R204/2016
Date Established	October 18, 2016		

PURPOSE

The Facility Rentals Policy is to provide guidelines regarding the rental and use of the leased trailers (“Rental Space”) in accordance with the applicable fees in the Fees & Charges Bylaw.

SCOPE

This policy establishes the allowable use, prioritization of user groups, requirements of users and process for application of use.

DEFINITIONS

Licensee means the individual or organization renting the Rental Space.

Rental Agreement means the agreement made between the Licensee and the Village in regards to type and duration of use of the Rental Space.

Rental Space means the leased trailers adjacent to the Village Hall, also used as Village of Anmore Council Chambers.

Village means the Village of Anmore.

POLICY

Allowable Use

The Rental Space will be made available to community groups and other users for meetings, workshops, events and activities outside of regular business hours (8:30am-4:00pm).

Prioritization of Use

The Licensee must represent properly constituted group or be an individual capable of accepting responsibility for conduct of participants and financial responsibility for any damages.

The Rental Space, first and foremost, will be used to conduct Village functions (i.e. Council meetings, Committee meetings, information sessions, public hearings, etc.) When available for user groups, the Rental Space will be booked on first come, first serve basis.

Use of Facilities

Tables and chairs are available for use, but must be set up and reconfigured by the group. No stationary, supplies (including dishes, kitchen items, etc.), or electronic equipment are available with the meeting space. The Licensee is responsible for setting up their own equipment and remedying technical problems encountered. A projector is available for use upon request.

Assignment of the Rental Agreement is not permitted. The Licensee acknowledges that the Village has the right to cancel or revoke either specific usage or the rental contract when the facilities are required for Village functions. In the case of Village function usage, the Village will do its best to provide the Licensee with appropriate notice. Provision of an alternate space in the Village is not guaranteed. A refund or credit will be provided to the Licensee where an alternate space is unavailable. The Village provides no stated or implied warranty as to the suitability or condition of the facilities for the Licensee's purposes. Any accident or incident should be reported to Juli Kolby, Chief Administrative Officer within 48 hours of the event.

Food and drink may be served while using the meeting room. The Licensee is required to bring and supply their own plates, cups, cutlery, and napkins. Groups are fully responsible for cleaning up following use of Village meeting space. The Licensee must ensure appropriate disposal of all supplies in the containers provided, including appropriate sorting of kitchen waste, recycling and garbage.

Supervision and Rules of Use

The Licensee will place a person in charge of the user group who is responsible for the admission, actions, and behavior of all participants and/or spectators. The individual designated will:

- a) Make himself/herself known to any staff or Council members that may be in the building;
- b) Enforce all Village rules, policies and procedures concerning the use of Rental Space;
- c) Supervise entrance and adjacent areas to prevent unauthorized persons from entering the building;
- d) Limit activities and participants to the Rental Space;
- e) Ensure that all members are out of the Rental Space when the event is completed; and
- f) Take all and any action that may be required for the preservation of the Village's property, and ensure that the Rental Space is left in the same order and condition as it was found.

Application for Use

The Licensee will be required to apply for use of the Rental Space. Applications should be submitted a minimum of five (5) business days prior to the meeting date and may not be made more than twelve (12) months in advance.

Please contact Carmen Disiewich, Executive Assistant and Communications Coordinator to submit a request for use of Village meeting space to: carmen.disiewich@anmore.com.

Deposit

A damage/cleaning deposit of \$100 is required for each booking of the Rental Space. If there is damage to the Rental Space or any of the contents within, the deposit, or a portion thereof, will be forfeited in order to repair or replace such damage. Similarly, if the Village is required to bring in a janitorial service to clean the Rental Space, that amount will be deducted from the deposit.

Deposits are due within 48 hours of booking confirmation, failing which the booking may be cancelled.

Damage

The Village shall not be responsible for any loss or damage to materials or equipment brought in by the Licensee.

Indemnification and Hold Harmless

The Licensee shall indemnify and hold harmless the Village of Anmore and its officers, employees, servants, agents, elected officials and contractors, from any and all loss, liability claims or expenses arising out of the use of the Rental Space by the Licensee and any of its officers, employees, servants, agents contractors and volunteers. The Licensee agrees to waive all rights of subrogation or recourse against the Village with respect to use.

Liability Insurance Coverage Required

The Licensee is responsible for obtaining commercial general liability insurance in an amount not less than \$3,000,000. The Village reserves the right to request additional coverage depending on the type of event being held within the Rental Space. The Licensee shall provide the Village with a certificate of insurance with the Village of Anmore named as an additional insured, prior to the rental date. If the certificate is not provided, the Village reserves the right to cancel the booking. The Licensee understands that they use the Facilities at their own risk.

Access to Facilities

The Rental Space will be made available to the Licensee only for the time and date(s) listed on the Rental Agreement. This includes all setup and clean up required before and after the event. All activities must be confined to the Rental Space, unless otherwise approved by the Village. The Licensee is responsible for picking up the key, alarm code and instructions during business hours at the village hall (on the meeting day/date or closest business day to the scheduled meeting). The Licensee is also responsible for returning the key immediately following the event by placing the key through the mail slot of the Village Hall.

Fees

Fees charged for the Rental Space will be in accordance with the Village of Anmore Fees & Charges Bylaw.

Fees (if applicable) must be paid no later than 1 day prior to the start of the meeting/program.

MONITORING/AUTHORITY

The Chief Administrative Officer, or his/her designate has authority in relation this policy.

VILLAGE OF ANMORE

POLICY NO. 39

ANMORE COMMUNITY SPIRIT PARK


POLICY STATEMENT

A policy to establish the rules for the reservation of the Anmore Community Spirit Park for private functions.

POLICY DETAILS

1. Anmore Community Spirit Park can only be reserved for private functions by residents and landowners of the Village of Anmore.
2. The cost for the reservation of Anmore Community Spirit Park for private functions is a \$200.00 daily rate.
3. Anmore community based organizations such as, but not limited to, Cubs, Scouts and municipal socials, are not required to pay the \$200.00 fee.
4. Anyone reserving the Anmore Community Spirit Park for private functions is required to clean the area afterwards and to ensure that there is no damage to the park facilities.
5. A \$500.00, fully refundable deposit is required to ensure compliance with the clean up/no damage stipulations.
6. Anyone reserving the Anmore Community Spirit Park is required to provide washroom facilities themselves, usually by arranging for a "temporary washroom facility" to be delivered.

APPROVED by the Municipal Council on the 25th day of May, 2004.



Hal Weinberg Mayor



Howard Carley - Administrator



COUNCIL POLICY

Policy	Facility Rentals for Meetings (Anmore Community Hub)	Policy No.	78
Effective Date		Approved by	
Date Amended		Resolution No.	
Date Established			

PURPOSE

The Facility Rentals for Meetings Policy provides guidelines regarding the rental and use of the Anmore Community Hub (“Rental Space”) in accordance with the applicable fees in the Fees & Charges Bylaw.

SCOPE

This policy establishes the allowable use, prioritization of user groups, terms and conditions of use, the application for use and the requirements of use for facility rentals at the Anmore Community Hub.

DEFINITIONS

Licensee means the individual or organization renting the Rental Space.

Invitee means any person who the Licensee invites or allows to enter the facility during the Rental Period.

Designate means an adult person who the Licensee places in charge on their behalf.

Rental Agreement means the agreement made between the Licensee and the Village regarding the meeting type, duration of use, associated fees, and other conditions of the Rental Space.

Rental Period means the date and time when the Rental Agreement is in effect.

Rental Space means a space located at the Anmore Community Hub, including the parking lots, plaza, and Spirit Park.

User Groups means the different categories of users as defined:

Community Volunteer Groups – established groups, as approved by council, that benefit the whole community through volunteer work.

Organizations - governments, nonprofit groups, school districts, strata councils etc.

Private user – individuals using the rental space for noncommercial use.

Commercial user- individuals or businesses using the rental space for profit.

Village means the Village of Anmore.

POLICY

Allowable Use

The Rental Space will be made available to User Groups for meetings, workshops, classes, and activities during the following hours:

Daytime – Monday to Friday, 9 a.m. to 3 p.m.

Evening – Monday to Friday, 3 p.m. to 9 p.m. (as available) *

Weekends – 9 a.m. to 9 p.m. (as available) *

**As available means there is a staff member available to be On Call during the rental period.*

Spirit Park and the Plaza are open to the public and as such exclusive access is not guaranteed. The lower parking lot may be rented exclusively in the evenings and on weekends.

The Licensee must be 19 years of age or older, represent a properly constituted group or be an individual capable of accepting responsibility for conduct of participants and financial responsibility for any damages.

The Licensee will only have access to the facility during the Rental Period as stated in the Rental Agreement. Access to the facility is not permitted outside of the Rental Period, which must include all setup and clean up time required. Licensees are required to always have the Rental Agreement with them. No other group or organization, unless named on the Rental Agreement, is permitted to use the facility without the authorization of the Village. Sub leasing of the Rental Space is not permitted.

The Village retains the right to cancel the Rental Agreement at any time without refund of any fees paid and will do so if any of the following events occur:

- Unsatisfactory conduct by the Licensee or invitees.
- Damage to the premises or to any facilities therein by the Licensee or invitees.
- Failure of the licensee to comply with any conditions of the Rental Agreement.
- Failure to provide proof of the required insurance coverage prior to the event.
- Failure to pay in full.

Prioritization of Use

The Rental Space, first and foremost, will be used to conduct Village functions (i.e. staff meetings, council meetings, committee meetings, information sessions, public hearings, community events, etc.) When available for User Groups, the Rental Space will be booked on a first come, first serve basis.

The Licensee acknowledges that the Village has the right to cancel or revoke either specific usage or the Rental Agreement under the following conditions:

- Facilities are required for Village functions.
- Unforeseen critical maintenance is required.
- The Village needs to respond to a disaster or enact the Emergency Operations Centre.

In the case of Village function usage, the Village will do its best to provide the Licensee with sufficient notice. Provision of an alternate space in the facility is not guaranteed. A refund or credit will be provided to the Licensee where an alternate space is unavailable.

Terms and Conditions of Use

The Licensee or adult delegate is responsible for the Rental Space, must be present during the Rental Period, and must enforce all Village policies and procedures as set out in the Rental Agreement. The Licensee or adult designate will take all and any action required for the preservation of Village property and ensure that the Rental Space is left in the same condition as it was found. Failure to do so will result in an additional fee for maintenance of \$125 added to the Rental Agreement.

The Village assumes no responsibility for any lost or stolen property, damage to materials or equipment brought in by the Licensee, and any property damage or injuries incurred during the activities authorized in the Rental Agreement. Persons using the facility, grounds or equipment do so at their own risk.

Room set up and take down

- The seating capacity of each Rental Space must be adhered to.
- There are a limited number of tables and chairs, a stage, a podium, and easels available for use and must be set up and taken down by the licensee. Only these items are available.
- Tables are not to be dragged across the floor.
- All furniture must be stored and stacked properly.
- No stationary or supplies (including dishes, kitchen items, linens, décor items, etc.), are available with the Rental Space.
- NO NAILS, TACKS, STAPLES, TAPE OR OTHER ADHESIVES applied on tables or walls.
- The use of confetti, rice or glitter will result in an additional cleaning fee of \$125.
- Audio Visual equipment is available for use with an additional deposit of \$100. Instructions for AV use will be provided to the Licensee.

Food and drink may be served while using the Rental Space, however there is no facility to cook food. The Licensee is required to supply plates, cups, cutlery, and napkins, and is responsible for cleanup of the Rental Space. The Licensee must ensure appropriate disposal of all supplies in the containers provided, including appropriate sorting of kitchen waste, recycling, and garbage. Alcohol is not permitted for this type of rental.

Limited parking is available with the Rental Space. Additional parking may be available at Anmore Elementary School and a permit must be obtained from SD43 Facility Rentals at an additional cost.

All Village owned or operated buildings and public spaces are designated 100% smoke free. *Anmore Smoking Control Bylaw 448-2008.*

Application for Use

Applications for Rental Space must be submitted a minimum of ten (10) business days prior to the Rental Period and may not be made more than twelve (12) months in advance. All rentals will require five (5) business days to process.

All facilities are rented on a first come, first serve basis. The Rental Space will be secured when the signed Rental Agreement and deposit payment have been received. The final payment and requirements are due seven (7) business days prior to the rental date.

Recurring rentals such as a weekly exercise class or club meeting must be paid for in full at the time of the initial application.

Commercial users are required to provide a copy of their Business License with the Village of Anmore if they are booking a public for profit event (i.e. Markets, Classes, Seminars, etc.)

Rental applications can be made via the Village website, www.anmore.com or via email to facilitybookings@anmore.com.

Requirements of Use

As per the Rental Agreement, the following requirements must be met by the Licensee.

Deposit A \$200 damage / cleaning deposit is required for each booking of the Rental Space. If there is damage to the Rental Space or any of the contents within, the deposit, or a portion thereof, will be forfeited to repair or replace such damage. Similarly, if the Village is required to bring in a janitorial service to clean the Rental Space, that amount will be deducted from the deposit.

Recurring rentals (i.e. weekly exercise class) will be charged a \$400 deposit for the entire block of rental dates. The Village retains the right to cancel the Rental Agreement if there is significant damage over and above the value of the damage deposit.

Key holder Agreement For afterhours rentals, the Licensee will be provided a keycard and alarm code for the facility. The Licensee is responsible for locking and securing the building, checking to ensure everyone has exited the building, and ensuring that all interior and exterior doors and windows are locked and secured prior to leaving the premises.

In the event of a facility emergency during the afterhours period, the Licensee will adhere to the emergency protocols outlined in the Rental Agreement and contact the appropriate staff member on call.

The Licensee is responsible for picking up the keycard, alarm code and instructions from the Village during business hours (Monday to Friday 8:30 a.m. to 4:00 p.m.) on the rental day or business day closest to the rental day. The Licensee is also responsible for returning the key on the earliest

business day immediately following the rental day. A \$50 deposit must be paid as part of the Key Holder Agreement and will be refunded once the keycard is returned.

Liability Insurance The Licensee is responsible for obtaining commercial general liability insurance in an amount not less than \$3,000,000. The Licensee must provide the Village with a certificate of insurance with the Village of Anmore named as an additional insured, seven (7) business days prior to the rental date. If the certificate is not provided, the Village retains the right to cancel the rental. The Licensee understands that they use the facilities at their own risk.

Any accident or incident should be reported to the Chief Administrative Officer within 48 hours of the event.

Indemnification and Hold Harmless The Licensee shall indemnify and hold harmless the Village of Anmore and its officers, employees, servants, agents, elected officials, and contractors, from any or all loss, liability claims or expenses arising out of the use of the Rental Space by the Licensee and any of its officers, employees, servants, agents, contractors, and volunteers. The Licensee agrees to waive all rights of subrogation or recourse against the Village with respect to use.

Fees The rental rates charged for the Rental Space are in accordance with the Village of Anmore Fees & Charges Bylaw.

Refunds / Cancellations Amendments to the Rental Agreement must be made no later than seven (7) business days prior to the booking date.

For a full refund, cancellations must be made in writing seven (7) business days prior to the rental date otherwise the full rental rate will be charged.

MONITORING/AUTHORITY

The Chief Administrative Officer, or his/her designate has authority in relation to this policy.

BYLAW NO. 698-2024

A bylaw to amend Anmore Fees and Charges Bylaw No. 608-2019

WHEREAS section 194 of the *Community Charter, S.B.C., 2003*, authorizes municipalities, by bylaw, to impose fees and charges for the provision of various services and/or information;

AND WHEREAS the *Local Government Act* authorizes a local government to amend its bylaws 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 Fees and Charges Bylaw Amendment Bylaw No. 698-2024”.
2. That Anmore Fees and Charges Bylaw No. 608-2019 be amended as follows:
 - a) The following section be removed from Schedule A under General Administration and Corporate Services:

Facility Rentals – Council Chambers	
Individuals or groups not providing a service for the community as a whole or on behalf of the Village of Anmore	\$20.00/per hour
Damage Deposit	\$100.00

- b) The following section be added to Schedule A under General Administration and Corporate Services:

Facility Rentals						
Rental Space	Room Capacity		Community Volunteer Group	Organization	Private User	Commercial User
	Banquet	Meeting				
Board Room (Afterhours only)	n/a	25	No charge	\$20.00/hr.	\$30.00/hr.	\$40.00/hr.
Community Room (Council Chambers)	50	70	No charge	\$50.00/hr.	\$60.00/hr.	\$70.00/hr.
Community Room (Servery Side)	190	260	No charge	\$80.00/hr.	\$100.00/hr.	\$120.00/hr.
Community Room (Whole Room)	240	330	No charge	\$100.00/hr.	\$150.00/hr.	\$200.00/hr.
Spirit Park or Parking Lot	n/a	n/a	No charge	\$50.00/4hrs \$100.00/day	\$75.00/4hrs \$125.00/day	\$100.00/4hrs \$150.00/day
Cleaning / Maintenance Fee						\$125
Damage Deposit (Regular) A Deposit (in the form satisfactory to the Village) must be made as part of the Rental Agreement and may be drawn down by the Village if the facility is damaged during the Rental Period. The deposit will be refunded (less any draw down) within thirty (30) days of the Rental Period ending.						\$200
Damage Deposit (Recurring Booking) A Deposit (in the form satisfactory to the Village) must be made as part of the Rental Agreement and may be drawn down by the Village if the facility is damaged during the Rental Period. The deposit will be refunded (less any draw down) within thirty (30) days of the last Rental Period ending.						\$400
Audio Visual Deposit (For use of the AV dongle) A Deposit (in the form satisfactory to the Village) must be made as part of the Rental Agreement and may be forfeited by the Village if the AV dongle is damaged or lost during the Rental Period. The deposit will be refunded once the AV dongle is returned.						\$100
Key Holder Deposit (For use of the Keycard) A Deposit (in the form satisfactory to the Village) must be made as part of the Rental Agreement and may be forfeited by the Village if the keycard is damaged or lost during the Rental Period. The deposit will be refunded once the keycard is returned.						\$50

- Anmore Fees and Charges Bylaw, No. 608-2019, as amended, is hereby amended accordingly.

READ a first time the		day of , 2024
READ a second time the		day of , 2024
READ a third time the		day of , 2024
ADOPTED the		day of , 2024

MAYOR

CORPORATE OFFICER



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 31, 2024 File Number: 0540-01
Submitted by: Karen Elrick, Chief Administrative Officer
Subject: Council Committee Recommendations

Purpose / Introduction

To provide information and seek direction from Council on referrals to staff and/or select committees of items of interest highlighted by committees.

Recommended Option

That the report dated May 31, 2024 entitled “Council Committee Recommendations” prepared by the Chief Administrative Officer be received for information.

Background

As part of the onboarding and orientation of the four council select committees, Community Engagement, Culture and Inclusion, Environment, Parks & Recreation and Public Safety, each of the committees engaged in a round table discussion to identify areas of interest for Council’s consideration. At the May 7, 2024 Regular Council Meeting, the following resolution was passed:

“THAT staff report to council on committee recommendations, staff resources, and capacity.”

Discussion

Each of the four select committees provided several items for consideration. Staff has identified and provided comment on underway and ongoing initiatives, potential projects, and potential events for Council’s consideration.

Report/Recommendation to Council

Council Committee Recommendations

May 31, 2024

Update or Underway/Ongoing

<u>Item</u>	<u>Comment</u>	<u>Committee</u>
Village of Anmore Accessibility Plan	Coordination is underway to have Disability Alliance BC attend a future meeting to assist in informing process and next steps	CECI
Village Hub Use/Rentals <ul style="list-style-type: none"> • Beginner Yoga • Scheduling Dementia Workshops • Village Hub Rental Policies • Recreation opportunities 	Staff is developing policy framework and fees for Council's consideration	CECI Pks Rec
Re-establishing Youth Bingo	Complete - Bingo events were scheduled on Sunday April 28 and Sunday June 2	CECI
Anmore Emergency Preparedness	<ul style="list-style-type: none"> • Alertable launch • Application for grant funding to support update to Community Wildfire Resiliency Plan underway • Shake Out BC earthquake drill • Staff representation at Regional and sub-regional Emergency Planning Committee • Assessment of implications new emergency management legislation • \$30,000 grant funding received for new Emergency Operations Centre at Village Hub • Coordination with sub-regional local governments and first nations to identify collaborative project for \$40,000 grant funding received • Ongoing assessment for updates to Emergency Response Disaster Plan including communication coordination with outside agencies and utilities • Staff training through Justice Institute of BC 	Pub Safety

Report/Recommendation to Council

Council Committee Recommendations

May 31, 2024

Current Traffic Issues (Speed Watch coordination)	<ul style="list-style-type: none"> • Tri Cities Speed Watch is partnership between Coquitlam RCMP, Port Moody Police, ICBC • Volunteer program (no Anmore Volunteers) • Areas to attend assessed on risk • 2024 January - April there has been one traffic complaint to RCMP from Anmore and two non-injury collisions so may be challenging to warrant when considering major corridors where this program operates 	Pub Safety
Future Traffic Issues and Emergency Access	<ul style="list-style-type: none"> • Engagement and assessment re future traffic issues and emergency access will take place through review of any development applications 	Pub Safety
Anmore Procedure Bylaw Update (public input)	<ul style="list-style-type: none"> • Procedure Bylaw update is on current staff work plan as directed by Council 	Pub Safety
Increase Bear Aware	<ul style="list-style-type: none"> • Continue coordination with Tri City Bear Aware that was initiated last year • Engage with working group consisting of regional local governments and Conservation Officer Service • Continue with communication and messaging to reduce attractants 	Enviro
SD43 community use agreement for Anmore Elementary original agreement	<ul style="list-style-type: none"> • Original agreement from 2003 no longer in effect. Agreement was updated and approved by Council and new agreement signed January 2018. 	Pks Rec
Tree Bylaw	<ul style="list-style-type: none"> • Following review by the Environment Committee and referral from Council, staff prepared a report and received direction from Council to provide some updates to the Tree Management Bylaw generally related to definitions, clarity and introduction of an accompanying policy. This is on staff's bylaw review workplan as capacity allows. 	Pub Safety

Report/Recommendation to Council

Council Committee Recommendations

May 31, 2024

Project

<p><u>FireSmart</u></p>	<ul style="list-style-type: none"> • Village amplifies FireSmart principles and resources • Joint tri cities project was initiated and complete in 2021 to promote awareness, encourage activity to reduce wildfire risk, provide funding support for mitigation • Steps to undertake FireSmart community recognition would require engaging with a paid contractor as a FireSmart Representative, Sponsoring a local Neighbourhood FireSmart Committee, conducting FireSmart events, each year, investing a minimum of \$2 per capita annually in local Neighbourhood FireSmart efforts , submission of an annual report to FireSmart Canada each year 	<p>Pub Safety</p>
<p>Village Events</p>	<p>Consideration of future Village events</p> <ul style="list-style-type: none"> • Collect donation items for charity • Candy Cane Lane • May Day Basket fundraiser • BYOEverything Picnic <p>Would require assessment and identification of budget and resource requirements to support new stand-alone events or incorporate components into existing Village events.</p>	<p>CECI</p>
<p>Local Phonebook</p>	<p>Due to privacy regulations this would need to be staff led with collection of information for this specific purpose. Staff could assess capacity/feasibility should Council determine as a priority.</p>	<p>CECI</p>
<p>Litter Reduction signage and awareness</p>	<ul style="list-style-type: none"> • Council may allocate budget and identify areas for signage • Bylaw updates may be considered noting this activity may be difficult to enforce. Staff could add to bylaw review as capacity allows. 	<p>Enviro</p>

Report/Recommendation to Council
 Council Committee Recommendations
 May 31, 2024

Development of Wildlife Corridors	<ul style="list-style-type: none"> • Subject matter expert (consultant) would need to be engaged to assess and determine next steps to initiate this activity should Council wish to allocate budget 	Enviro
Develop trail connectivity proposal with TORCA	<ul style="list-style-type: none"> • Staff can share current trail mapping for discussion • Staff is currently in communication with City of Port Moody staff to identify connectivity opportunities 	Pks Rec

Financial Implications

Underway and ongoing activities and initiatives are captured within existing budgets. Identification of additional projects will have budget and resource needs dependent upon the project which staff could bring forward for approval by Council on a case-by-case basis.

Options

That the report dated May 31, 2024 entitled “Council Committee Recommendations” prepared by the Chief Administrative Officer be received for information.

(recommended)

OR

That the following items be referred to the _____ Committee for input regarding _____ to report back to Council:


OR

That the following items be referred to staff to report back on cost and staff capacity or other resources required to undertake _____:

Report/Recommendation to Council
Council Committee Recommendations
May 31, 2024

Attachments:

None.

Prepared by:
 <hr data-bbox="207 682 787 686"/> <p data-bbox="207 751 568 835">Karen Elrick Chief Administrative Officer</p>



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 31, 2024 File No. 3030-20/3900-30
Submitted by: C. Boit, Manager of Development Services
Subject: Pinnacle Ridge Hillside OCP Amendment Application

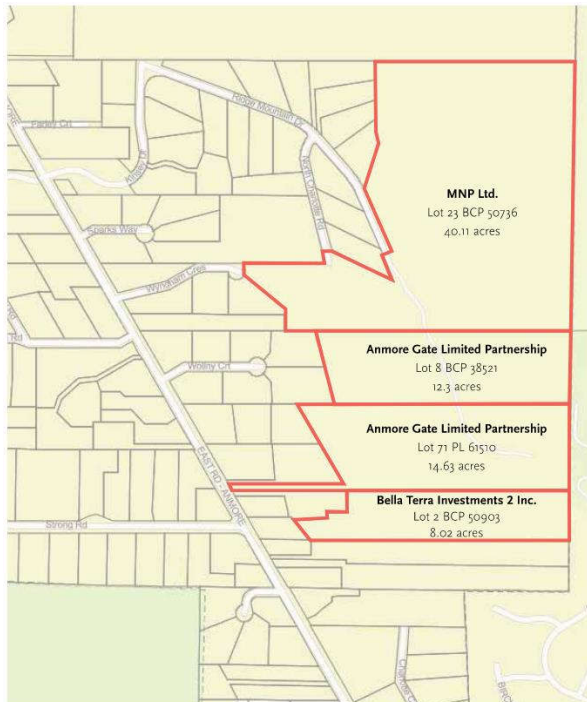
Purpose / Introduction

To provide Council with an introduction to the proposed development of the Pinnacle Ridge Hillside development

Recommended Option

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application.

Background



In December 2023, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the proponent) collectively submitted an application to amend the Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 in relation to the Pinnacle Ridge Hillside lands (Pinnacle Ridge) comprising of 4 parcels totally ~75 acres. The proponent has requested that the existing OCP Policy RLU-8 be amended by increasing the permitted density from 1.8 units per acre to 3.5 units per acre to allow for a future CD zone on the subject lands, which are designated as a Hillside Residential within Anmore's current OCP and are currently zoned as RS-1 development (1 acre lots). The

amendment to increase the density would allow for 261 residential housing units consisting of a mix of single-family, semi-detached homes, and townhomes.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

It is important to note, that the basis of the OCP amendment requests an increase from 1.8 units per acre to 3.5 units per acre. However, the Village's OCP states the following under Policy RLU-8 "Proposed development does not exceed a gross density of 1.8 **lots** per acre;". This is important as there is a significant difference between lots per acre and units per acre.

Discussion

Staff have reviewed the Pinnacle Ridge Hillside OCP Amendment Application (the Application), in consideration of Anmore's OCP policies and identified areas that align with the OCP residential land use policies but may need to be further analyzed in conjunction with the proposed amendments to density and associated plans. While the Village's residential settlement patterns have historically been focused on large lot single-family dwellings, the following is the stated intention for the OCP's residential land use policies: "to provide a framework for future residential development that will prioritize environmental protection, enhance the semi-rural character of the Village and minimize infrastructure costs."

Beyond the fundamental intent, the residential land use policies aim to welcome "the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place".

Considering the above, numerous residential land use policies in the OCP can be interpreted to direct new residential subdivision to Hillside Residential Areas where alternative and innovative development proposals shall be encouraged for lands in proximity to environmentally sensitive areas.

Lastly, Policy RLU-8 support the consideration of CD zoning for the following specific development proposals that Pinnacle Ridge may be interpreted to exhibit:

- Proposed development cannot be accommodated under existing zoning given possible site conditions such as varied terrain and natural environment features; or
- Proposed development evidences a level of innovation in site design and housing choice, that could not be otherwise accommodated by existing zoning; or
- Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically;

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

The following discussion highlights how the Pinnacle Ridge OCP Amendment Application meets these requirements.

The Application submitted by the applicant in December 2023, contains a comprehensive submission for an amendment to the Village's Official Community Plan. The Application outlines the applicant's collective vision "to craft a community seamlessly integrated with Anmore's natural beauty and recreational amenities" and aim for Pinnacle Ridge to "enhance Anmore's unique essence and preserve the surrounding environment while pioneering a financially sustainable model to benefit the community. The Application highlights the following development objectives:

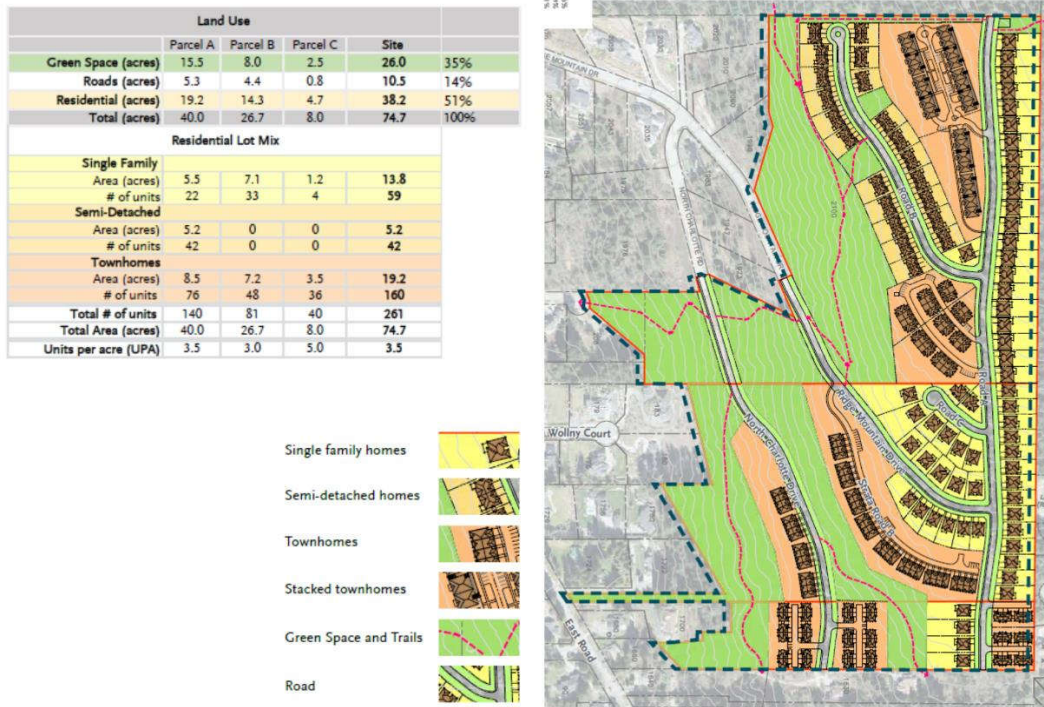
1. Protect the Semi-Rural Character
2. Enhance the Natural Environment
3. Establish a Financially Sustainable Community

Approximately 35% of the land is proposed to be dedicated to greenspace and integrated trail network acting as an interface between the lands and the surrounding neighborhood. The plan proposes to reduce the development footprint and preserve the natural environment by focussing clustered housing towards areas with gentle slopes. The application proposes design guidelines to align with the existing neighborhood character in tandem with the preservation of existing terrain and natural landscape with an aim to protect the semi-rural character of the Village. The clustered housing mix and density aims to establish a financially sustainable community by expanding Anmore's tax base. The proposed housing mix totals 261 housing units consisting of 59 single-family dwelling units, 42 semi-detached housing and 160 townhomes.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024



To provide context for the OCP amendment, Staff have reviewed the application against Anmore's existing policies regarding development and housing within the municipality. The main policy documents and reports used for assessment include the existing OCP Bylaw No. 532-2014 and the Housing Needs Assessment.

Current OCP vs Amendment

The current residential land use objectives are intended to provide a framework for future development that will prioritize the following:

- Environmental protection
- Enhance the semi-rural character of the Village
- Minimize infrastructure costs.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

Environmental protection

Several residential land use policies prioritise the preservation of the natural environment and environmentally sensitive areas. Certain policies allow flexibility for Hillside Residential lands such as **Policy RLU-2** which seeks to encourage “alternative and innovative development proposals” on hillsides in proximity to environmentally sensitive areas. **Policy RLU-6** encourages clustered housing zoning to enable hillsides to be development in a comprehensive and environmentally sensitive manner where the development does not exceed a gross density of 1.5 lots per acre. **Policy RLU-8** allows further flexibility to allow 1.8 lots per acre for Comprehensive Development (CD) where the proposed development cannot be accommodated by existing zoning given the varied terrain and natural environmental features and where value can be demonstrated from the proposed development such that the development upholds the intention and strategies of RLU-3 to design with the land and make use of best practices for ecological sensitivity, and anticipates and employes strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

The application proposes to dedicate 35% (~26 acres) of the lands for greenspace to the western portion of Pinnacle Ridge which generally exhibits steep slopes > 25% to minimize impacts to the existing natural environment and focus residential development to those portions of land on more gentle slopes to the west of Pinnacle Ridge. The Application was accompanied by an array of supporting assessments including an Environmental Assessment Report which identified streams within the northern parcel as defined by the Riparian Areas Protection Regulations (RAPR) and Water Sustainability Act for which site designs have adopted the recommended prescribed setbacks in accordance with the report. However, the proponent acknowledges these are provisional and contingent on the outcome of additional environmental studies where changes to the overall concept plan may be required.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024



Figure 1 - Proposed development layout

Enhance the Semi-Rural Character of the Village

There are numerous policies that intend to preserve and enhance the semi-rural character of the Village such as **Policy RLU-4** which encourages developers to incorporate landscape schemes, building design and exterior materials that keep with the natural setting and semi-rural character. **Policy RLU-16** supports Infill development that maintain the existing semi-rural nature of Anmore and allows a density of 2.04 parcels per acre. In this lens, The OCP can be interpreted to imply that increased density may not take away from the semi-rural character of the Village and may “enhance and not take away from the look and feel of the neighborhood.”

The application seeks to amend Policy RLU-8 to increase the maximum gross density of 1.8 lots per acre to 3.5 units per acre to accommodate the proposed development, which the current RS-1 zoning cannot accommodate and to fulfill the OCPs Growth Management Strategy. There is further commentary within this report regarding the lots per acre and units per acre request.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

The Application does specify a townhome housing type. This housing type is not part of the Village's current housing stock, therefore they may or may not be seen to fit with the Village's "semi rural character". The current OCP's housing policies are specified within S-3 to S-6, with S-3 providing partial alignment with reference to innovative and affordable housing. However, the current policies do not provide clear direction on whether town homes are seen as "semi rural" or fitting within the rural designation of Anmore.

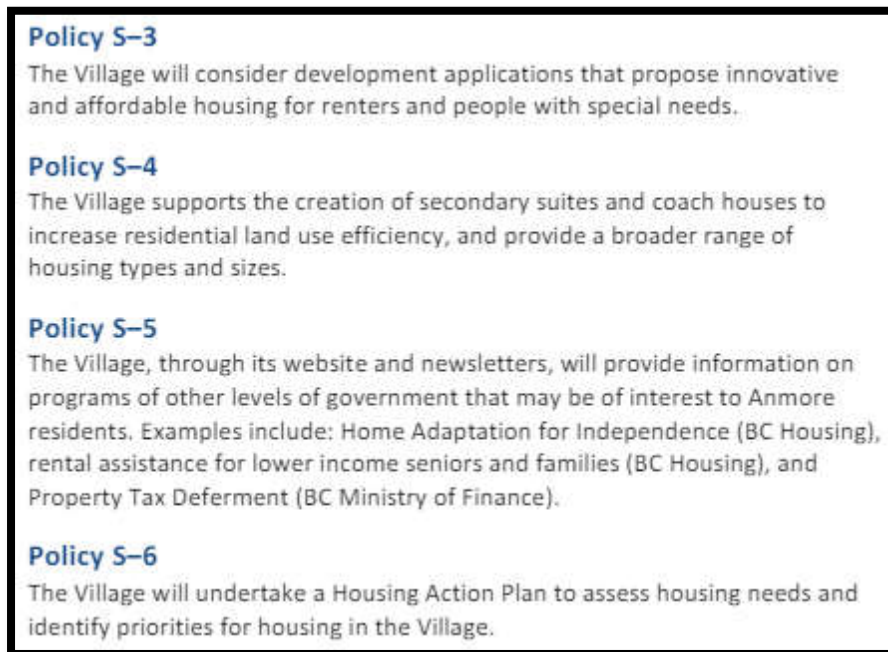


Figure 2- Extract from VoA OCP (Page 46)

Policy S-6 refers to housing action plan to assess housing needs. In 2021 the Village undertook a housing needs assessment, which highlighted the need for future townhomes, which this application proposes.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

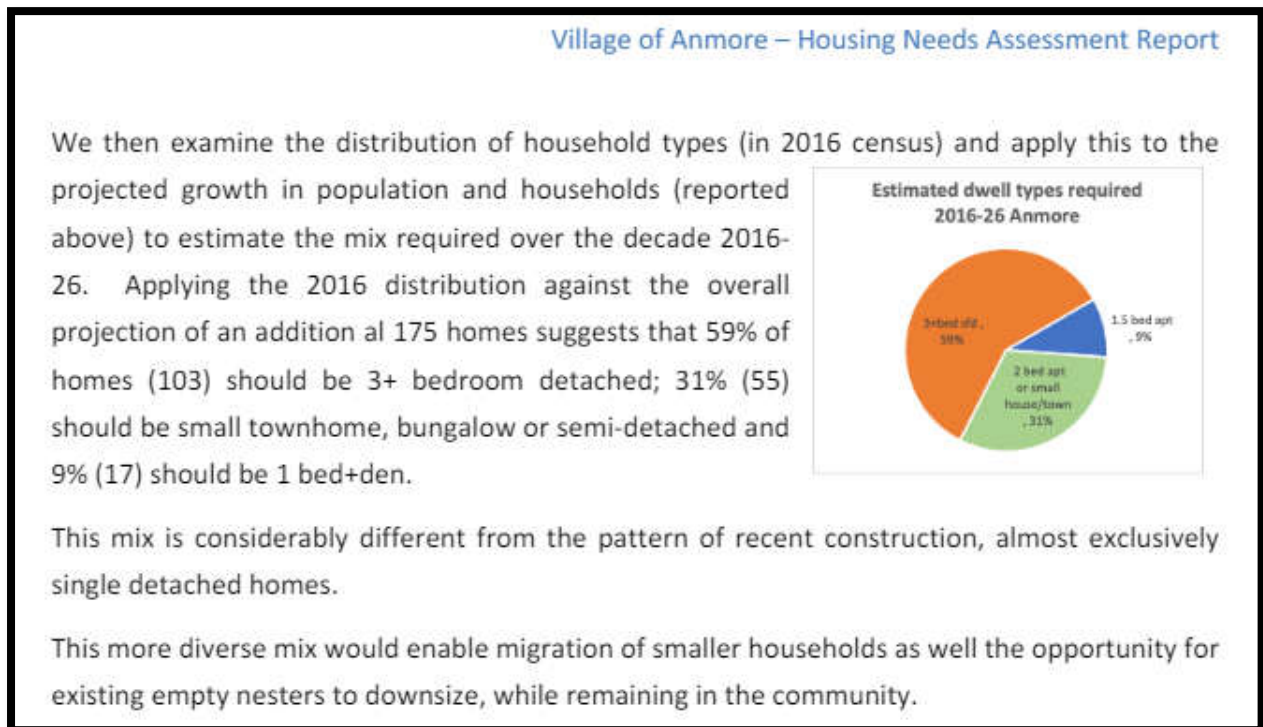


Figure 3 - Extract from VoA's Housing Needs Assessment Report (page 8)

Minimize Infrastructure Costs

Higher density allows infrastructure such as roadways, water, and electricity to serve more people within a smaller geographic area. This concentration reduces the per capita cost of providing these services and most importantly to the residents of the Village maintaining and replacing these assets, which will become a cost the Village taxpayer. Therefore, the proposed increased density of the Hillside development helps move the Village in the right.

Lots vs Units

It is important to distinguish between "lots per acre" and "units per acre" as they refer to different aspects of land use and housing density. The Village's OCP refers to Lots per acre and not units per acre. The following provides an overview of the definition of each.

Lots per Acre:

Definition: The number of individual parcels of land or lots within one acre of land.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

Usage: It is commonly used in the context of single-family residential developments where each lot typically contains one housing unit. For example, if there are 4 lots in an acre, the density is 4 lots per acre.

Characteristics: This measurement focuses on the division of land into separate, standalone plots. It is usually associated with suburban or low-density housing developments.

Units per Acre:

Definition: The number of individual housing units within one acre of land.

Usage: It can apply to various types of housing, including single-family homes, duplexes, townhouses, and multi-family apartment buildings. For instance, if a multi-family building on one acre contains 4 townhomes, the density is 4 units per acre.

Characteristics: This measurement focuses on the number of dwelling units rather than the number of lots. It provides a more flexible understanding of density as it encompasses different housing typologies and is often used in urban planning to assess and regulate housing density.

The primary reason for the OCP application was to provide an increase to the OCP's 1.8 units per acre. However, the applicant misinterpreted the OCP by stating units instead of lots. Following staff's review of the application and subsequent correspondence, they have confirmed that their proposed development is 1.25 lots per acre which is below the maximum of 1.8 lots per acre. For context, the Village currently allows 3 units per acre on a RS-1 lot and in some CD zones up to 6 units per acre.

Options for Consideration

Option 1 – Proceed to Rezoning Application

(recommended)

Based upon staff review of the OCP amendment application, it is Staff's opinion that an OCP amendment is **not** required for this development. As its is in general alignment with the current OCP and the policies contained within. Therefore, the applicant should proceed to submit a rezoning application, as the current zoning of RS-1 does not meet the requirements of development as set forth in their land use plan.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

A zoning bylaw amendment will provide Council the opportunity to regulate the land use and development by specifying the density, building height, lot size and dimensions, setbacks, building and site coverage among other aspects of the development. The zoning bylaws amendment will need to align with the OCP, which ensures the proposed zoning bylaw can not deviate significantly from the application provided to date in order to meet the criteria to bring forward for Council's consideration.

Option 2 – Proceed to a bylaw amendment 1st reading and referred to the Committee of the Whole

Council may determine the Application needs an OCP Amendment, as some of the land use, density or housing forms may not meet the intent of the current OCP. Should Council wish to proceed to a first reading of an OCP amendment, staff can draft an OCP amendment bylaw for first reading. This will enable the proposed bylaw amendment to formally be introduced for further assessment and consideration. Further, referring this matter to the Committee of the Whole (COTW) will allow for a more detailed and comprehensive discussion. The COTW may wish to invite the applicant to participate in the meeting, so that the Committee can delve into the specifics of the proposal, ensuring that all aspects are thoroughly reviewed and evaluated and provide feedback. This approach aligns with Council's commitment to transparent and inclusive decision-making, ensuring that all viewpoints and considerations are heard and addressed before the COTW makes a recommendation to Council for the next steps of the OCP Bylaw Amendment which could include referrals to Advisory Planning Commission and Village Committees.

Following the Committee of the Whole, Council may wish to ratify the Committee's recommendation and provide staff with direction as to the proposed bylaw amendment. This direction could include some of the following options, while ensuring Council's concerns and requests are addressed prior to moving to a second reading of the bylaw, such as a Village-led comprehensive OCP bylaw review or determining a terms of reference for a Neighbourhood Plan, or providing direction to proceed directly to second reading of the Bylaw.

Staff would recommend that a second reading of the Bylaw occur following COW and Advisory Planning Commission reviews and comments. This will help staff capture important topics for the bylaw amendment and ensure the bylaw represents Council's objectives. These reviews typically result in additional studies/analysis to provide important context for the bylaw amendment.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

Option 3 – Comprehensive OCP review

Since its adoption in 2014, the Village of Anmore's Official Community Plan (OCP) has been a guiding document for community development and planning. However, considering the provincial housing crisis and significant changes within the broader region, including upcoming changes to the legislation related to OCP, Zoning Bylaw, and ACC requirements, there is a compelling argument to update the Village's planning framework. The evolving housing needs and affordability challenges require innovative solutions. A comprehensive review of the OCP, led by the Village, with this amendment in mind, could integrate these new goals and align the plan with the current aspirations of the community, especially in response to the housing crisis.

Financial Implications

The required staff time and resources and costs to complete this application will be borne by the applicant.

Options

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside Estate application
(recommended)

OR

THAT an Official Community Plan Bylaw Amendment based on the December 2023 Pinnacle Ridge Hillside application be drafted and brought forward for consideration for first reading.,

OR

THAT staff be directed to undertake a comprehensive review of Village of Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 with all policies reviewed and updated.



Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

Attachments

None.

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

May 9, 2024

Mayor John McEwen and Council
Village of Anmore
100 Buntzen Creek Road
Anmore, BC V3H 5G9

Reference: AP7935

**Re: 2023 CEPF - Emergency Operations Centres Equipment & Training:
*Anmore Emergency Operations Centre***

Dear Mayor McEwen and Council,

Thank you for providing a final report and financial summary for the above noted project. We have reviewed your submission and all reporting requirements have been met.

The final report notes a total eligible expenditure of \$30,000. Based on this, a payment in the amount of \$30,000 will follow shortly by electronic fund transfer. This represents final payment of the grant and is based on one hundred per cent (100%) of the total reported expenditure.

I would like to congratulate the Village of Anmore for undertaking this project and responding to the opportunity to build local capacity through the purchase of equipment and supplies required to maintain or improve an EOC and to enhance EOC capacity through training and exercises.

The next Emergency Operations Centres deadline is February 28, 2025.

If you have any questions, please contact Community Emergency Preparedness Fund at 250-356-7123 or cepf@ubcm.ca.

Sincerely,



Lynsay Pacey, Program Officer

cc: *Karen Elrick, CAO*

The Community Emergency Preparedness Fund is funded by the Province of BC