



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 3, 2024

File No. 3900-30

Submitted by: Josh Joseph, Planner

Subject: 110 Hemlock Dr - Zoning Bylaw Amendment – Bylaw No. 695 -
2024

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to Anmore Zoning Bylaw Amendment Bylaw No. 695-2024 (**Attachment 1**) and direct staff to set a date for a public hearing for the proposed infill property.

Recommended Option

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.

Background

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

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

Report/Recommendation to Council

110 Hemlock Dr - Zoning Bylaw Amendment – Bylaw No. 695 -2024

May 3, 2024

Discussion

The proposed property is 4047m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria by creating a subsequent 1/3 acre parcel at the south end of the parcel fronting Ma Murray Way.

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

1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years.
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years.
2. The Parcel must be between 0.98 Ac to 2.04 acres.
 - a. The Parcel is 1.0 acres.
3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development.
4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure.
5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 44m of road frontage onto Hemlock Dr, and 12m onto Ma Murray Lane. However, the parcel to the south containing the Village HUB, is to be subdivided to realign the legal roadway dedications, which will result in the parcel having 44m of frontage onto Ma Murray Lane.

The proposed parcel of land meets the requirements as described in Infill Policy – 61. Supporting assessments and preliminary zoning reviews have been done and staff are prepared to sign a Preliminary Layout Review in support of the subdivision application.

Advisory Planning Commission

This application could be referred to the Advisory Planning Committee (APC). However, this application is consistent with the requirements of the Infill Policy. For context, APC have reviewed several similar infill applications and were supportive of the applications and the Bylaw Amendment as presented.

Staff does not recommend this rezoning application to be referred to the APC for comment.

Report/Recommendation to Council

110 Hemlock Dr - Zoning Bylaw Amendment – Bylaw No. 695 -2024

May 3, 2024

Zoning Amendment

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

Financial Implications

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

Options

1. 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 the public hearing for the Anmore Zoning Bylaw Amendment Bylaw No. 695-2024.

(recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 695-2024 and refer Anmore Zoning Amendment Bylaw 695-2024 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 695-2024.

OR

3. THAT staff be advised of any further changes Council would like made to Anmore Zoning Bylaw Amendment Bylaw No. 695-2024.

OR

4. THAT the infill rezoning application does not proceed.



Report/Recommendation to Council

110 Hemlock Dr - Zoning Bylaw Amendment – Bylaw No. 695 -2024

May 3, 2024

Attachments

1. Anmore Zoning Bylaw Amendment Bylaw No. 695-2024
2. Infill Rezoning Map 110 Hemlock Dr

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

VILLAGE OF ANMORE

BYLAW NO. 695 - 2024

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

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

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

- 1) That this bylaw may be cited for all purposes as "Village of Anmore Zoning Amendment Bylaw No. 695 - 2024".
- 2) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule 'A' Zoning Map be amended to change the zoning for the following parcels from Residential 1 – RS1 to INFILL DEVELOPMENT – INF

110 HEMLOCK DRIVE, ANMORE
 PID: 016-999-584

READ a first time the _____ day of _____

READ a second time the _____ day of _____

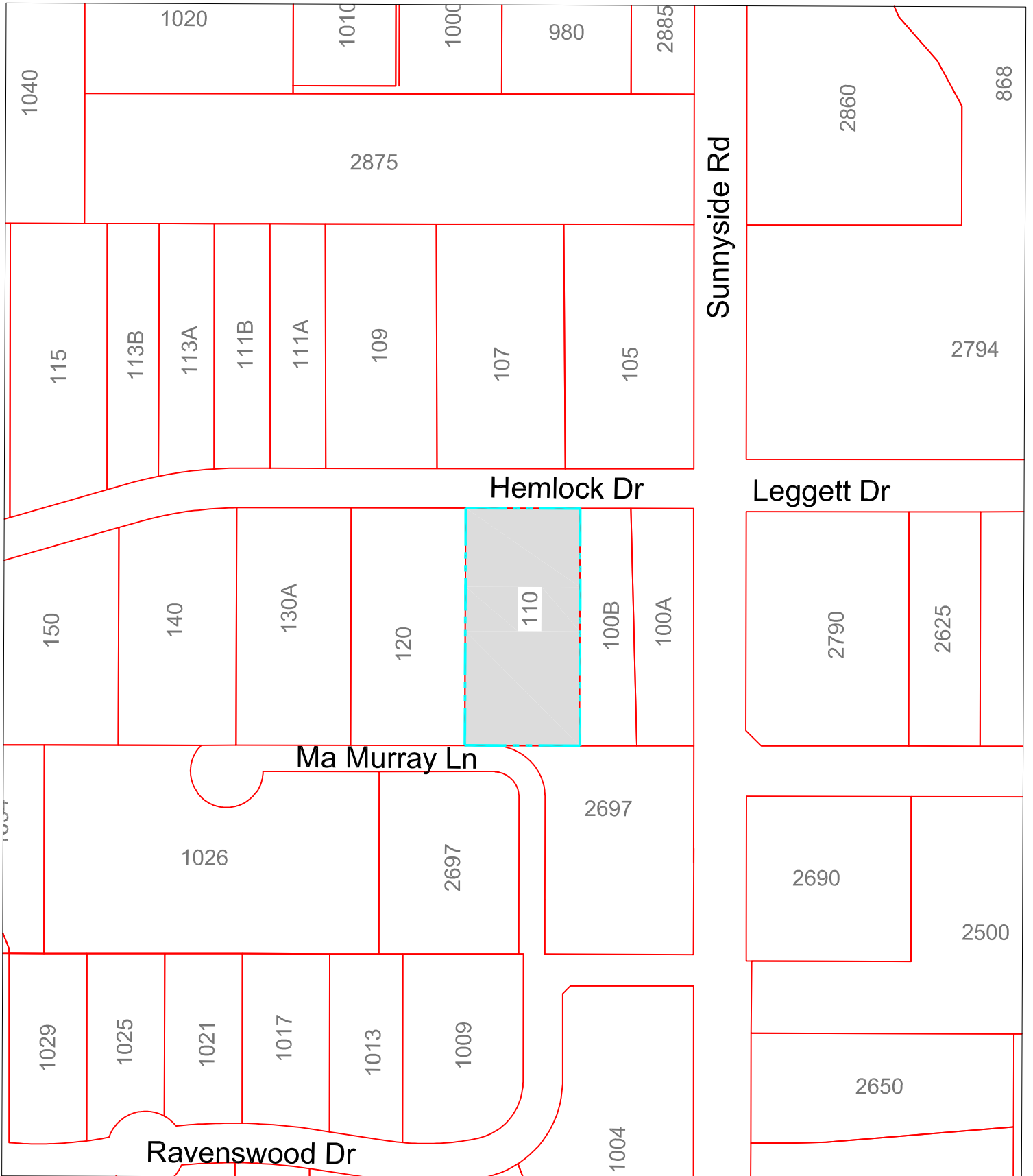
PUBLIC HEARING HELD the _____ day of _____

READ a third time the _____ day of _____

ADOPTED the _____ day of _____

MAYOR

MANAGER OF CORPORATE SERVICES



INFILL ZONE

ZONING MAP

110 HEMLOCK DR

