

ZONING CHECKLIST - Village of Anmore

Civic Address:		Date:	
Legal Address:		Completed By:	
PID:			
Contractor:		Cell:	
Email:		License No.:	
Address:		Postal Code:	
Complies with Zoning Bylaw No. 568-2017 Consolidated-August-2022		YES or NO	
Description of Work:			
Zoning:	INFILL DEVELOPMENT - INF	Ground snow load	2.9 Kpa / 60.57 PSF Y / N / NA
Occupancy Classification:	Residential	Climate Zone: 5	Step Code: 3 Y / N / NA
Setbacks (m)	Exterior Side - All Types: Min 5.0	Interior Side - All Types: Min 3.0	Front - All Types: Min 7.6
	Proposed:	Proposed:	Proposed:
	Watercourse: Min 15	Floodplain / RAR REPORT: Report	Pools: 3.5m
	Proposed:	Proposed:	Proposed:
Parcel Area (sf): 14,520.52 (min) / 1349m ²	Proposed GFA Building (sf):	Parcel Coverage Max (%): 35%	F.A.R Max - SFD/Acc:
	Proposed Accessory GFA (sf):	Parcel Coverage Max (sf):	F.A.R Max Proposed:
	Proposed Suite/Coach GFA (sf):	Parcel Coverage Proposed (sf):	F.A.R Max - ACC (sf): 30% GFA
# Parking Spaces	SFD Min: 2	Sec. Suite Min: 2	Coach Min: 2
	SFD Proposed:	Sec. Suite Proposed:	Coach Proposed:
Notice of Charge:	Type	Restrictions	Encoarchments
			Y or N
	Water	No Build	
	Sewer	No Build	
	Road	No Build	
	Hydro	No Build	
	Tel	No Build	
	Fire Sprinkler		
	RAPR		
	Wildlife		
	Flooding		
	Landslide / Steep Slopes		

PARCEL SIZE	Ratio	Bonus Floor Area (can be added onto total proposed Gross Floor Area)
>1349 m ² to <1799 m ²	0.25	0 m ²
>1799 m ² to <2200 m ²	0.25	60 m ² / 645.83 sf
>2200 m ²	0.30	125 m ² / 1345.49 sf

Max parcel coverage shall be 35% per parcel.

SECONDARY SUITE
Max Gross Floor Area (GFA) of a secondary suite 90 m² or 40% of the floor area of the principal building (dwelling).
Secondary suite not permitted when parcel operates a bed and breakfast.

COACH HOUSE
Max Gross Floor Area (GFA) of a secondary suite and coach house 180 m² (1937.50sf) when parcels > 4,047 m² (43,561.55sf) so long.
Max area of a coach house 100 m² (1076.39sf) when parcel < 4,047 m² (43,561.55sf).
Max area of a coach house 130 m² (1399.31sf) when parcel > 4,047 m² (43,561.55sf).
Garage Floor Area exempt in the calculation of floor area of the coach house.
Coach House will only be allowable on parcels of land 2695 m² (29,008.73sf) or larger.

ACCESSORY BUILDINGS
Accessory building floor area shall not exceed 30% of the total allowable Floor Area Ratio for the Parcel of Land.

GENERAL NOTES
Max 90m² (968.75sf) of garage floor area within a principle (dwelling) may be exempted in the total FAR calculation.
Max 90m² (968.75sf) of garage floor area within an accessory building, that does not contain a coach house, may be exempted in the total FAR calculation.
Floor Area or Gross Floor Area (GFA) 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: (refer to Zoning Definitions).
Floor Area Ratio (FAR) means the figure obtained when the floor area of all buildings on a parcel is divided by the area of the parcel.
Floor Area, below grade 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: (refer to Zoning Definitions).
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.
One-family dwelling means a building which is used for only one dwelling unit, but may contain a secondary suite.
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.
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
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.