

REGULAR COUNCIL MEETING – MINUTES

Minutes 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



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
Chris Boit, Manager of Development Services
Josh Joseph, Planner

1. Call to Order

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

2. Approval of the Agenda

It was MOVED and SECONDED:

R068/24: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public made comments on:

- Small Scale Multi-Unit Housing legislation affect on existing RS1 zoned properties
- Pinnacle Ridge Hillside – OCP Amendment Application, public input, tree removal, and lot sizes

4. Delegations

None.

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

It was MOVED and SECONDED:

R069/24: THAT the Minutes of the Regular Council Meeting held May 7, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R070/24: THAT the Consent agenda be adopted.

Carried Unanimously

(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

None.

9. Legislative Reports**(a) Bylaw 697-2024 – Zoning Bylaw Amendment – Bill 35, 44**

The Planner provided an overview and presentation of the report dated May 31, 2024. The presentation is attached and forms part of the minutes.

Discussion Points included:

- Clarification on coach house allowances and regulations and having a scale in relation to the size of a lot to determine allowable dwellings
- Parking regulations and enforcement associated with secondary dwellings
- Emergency response implications
- Future development connection to Metro Vancouver water and sewerage
- Strata bylaws subject to the Strata Act, Local Government Act, and municipal bylaws
- Secondary suites being limited to a primary dwelling
- Building code compliance for secondary suites
- Sustainability for TransLink service in rural communities
- Prohibition to public hearings when rezoning is in compliance with the OCP
- Limiting short term rentals to either secondary dwelling or accessory dwelling

It was MOVED and SECONDED:

R071/24: THAT Council grant first, second, third and fourth reading to Anmore Zoning Bylaw Amendment Bylaw 697-2024 as amended to change all references to off street parking to 2 spaces per dwelling unit.

Carried Unanimously

(b) Zoning Bylaw Amendment - Coach Houses

The Manager of Development Services provided an overview of the report dated May 31, 2024.

Discussion Points included:

- Subdivision limitations
- Stratification
- Use of garages as coach houses after inspection
- Maximum allowable size of coach houses
- Scale for lot sizes to allow for secondary dwellings

It was MOVED and SECONDED:

R072/24: 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".

Carried Unanimously

(c) Anmore Community Hub – Facility Rentals for Meetings

The Chief Administrative Officer provided an overview of the report dated May 31, 2024.

Discussion Points included:

- Organizations and businesses can seek facility rental approval for use outside of the policy as a delegation
- Incremental policy and Fees and Charges Bylaw reviews
- Potential and implications of having residential rates
- Concern regarding independent access to the building when staff is not present

It was MOVED and SECONDED:

R073/24: 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,

As amended to remove evening and weekend rentals, to allow for organizations and businesses to seek facility rental approval through a delegation to council, that the policy, fees, and charges be reviewed by the end of October 2024, and that Elections BC be approved to rent the facility outside of regular operating hours.

THAT a budget of \$6,000 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

Carried Unanimously

10. Unfinished Business

None.

11. New Business**(a) UBCM Meeting Requests**

It was MOVED and SECONDED:

R074/24: THAT staff be directed to request the following Minister meeting requests at the 2024 UBCM Convention scheduled for September 16 – 20, 2024:

Minister of Transportation regarding connectivity and transportation throughout the region.

Carried Unanimously

(b) Committee Recommendations

The Chief Administrative Office provided an overview of the report dated May 31, 2024.

It was MOVED and SECONDED:

R075/24: That the report dated May 31, 2024 entitled “Council Committee Recommendations” prepared by the Chief Administrative Officer be received for information.

Carried Unanimously

(c) Pinnacle Ridge Hillside – OCP Amendment Application

The Manager of Development Services provided an overview of the report dated May 31, 2024, that indicated this application was in alignment with the OCP and an amendment was not required.

Discussion Points included:

- Existing single-family dwellings subject to Bill 44
- Alignment with OCP
- Charlotte Crescent roadway extension
- Septic provision to be discussed at the rezoning stage and approved by external agencies
- Density requirements for fiscal responsibility
- Housing types and density
- Public engagement opportunities through rezoning process

- CD Zoning purpose

It was MOVED and SECONDED:

R076/24: 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.

Motion Failed
 Opposed Councillor Trowbridge
 Opposed Councillor Krier
 Opposed Councillor Weverink
 Opposed Councillor Richardson

It was MOVED and SECONDED:

R077/24: THAT Staff be directed to bring forward a rezoning amendment bylaw, including housing type and density, for Council’s consideration in relation to the Pinnacle Ridge Hillside application.

Carried
 Opposed Mayor McEwen

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

None.

13. Mayor’s Report

Mayor McEwen reported that:

- He attended PoCo May Days on May 11
- He attended the Tri Cities Chamber of Commerce Economic Summit on May 14
- He attended a Welcome Pole brushing ceremony at təmtəmíxʷtən (Belcarra Regional Park) on May 15
- He attended the Eagle Mountain Middle School Entrepreneur Fair on May 28
- The Garden Club completed planting at the Anmore Community Hub on May 29 and thanked volunteers and staff
- Carmen Disiewich is retiring
- He expressed concern about fireworks and suggested potential for drone for events

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14. Councillors Reports

Councillor Krier reported that:

- She attended 2 Healthier Community Partnership meetings
- She participated in McHappy Day
- She attended the Tri Cities Chamber of Commerce Economic Summit Poco days
- She attended PoCo May Days
- She commended the Garden Club work at the Anmore Community Hub and thanked volunteers
- She attended a Tri-Cities Food Council meeting
- She will attend a Port Moody Town Hall meeting regarding new legislation
- She will attend a Metro Vancouver Regional Culture Committee meeting

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Tax notices have been mailed, payment due date is July 2
- Anmore South Engagement Workshops on June 12, 13, and 19

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

17. Public Question Period

Members of the public asked questions regarding:

- Bylaw Enforcement Officer vacancy and hours of enforcement
- Legislation regarding short term rentals
- Traffic infractions and safety
- Acknowledgement of BC Seniors Week
- Administrative correction on the Village website

18. Adjournment

It was MOVED and SECONDED:

R078/24: That the meeting be adjourned at 9:39 pm.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor



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 Bylaw No. 697-2024 – Zoning Bylaw Amendment – Bill 35, 44

JUNE 4TH, 2024



Agenda

- INTRODUCTION
- BACKGROUND
- DISCUSSION
- PROPOSED ZONING AMENDMENTS
- LEGISLATIVE COMPLIANCE
- RECOMMENDED OPTION




Introduction

- PROVINCIAL HOUSING LEGISLATION OVERVIEW
- INCLUDING BILL 35 AND BILL 44
- REQUIRED PROPOSED ZONING BYLAW AMENDMENTS



Background

- **LATE 2023:** BILL 44 AND BILL 35 WERE PASSED (AMENDMENTS TO THE LOCAL GOVERNMENT ACT (LGA))
- **MAY 1ST 2024:** BILL 35 – SHORT TERM RENTAL LEGISLATION IN FORCE
- **JUNE 30TH 2024:** DEADLINE FOR COMPLIANCE WITH BILL 44
- REQUIREMENTS APPLICABLE TO THE VILLAGE
- PROPOSED BYLAWS FOR VILLAGE COMPLIANCE



Discussion: BILL 44

Small Scale Multi-Unit Housing (SSMUH)

GOAL

- INCREASE GROUND-ORIENTED AND FORM/SCALE COMPATIBLE HOUSING IN BC:
- SECONDARY SUITES, DETACHED ACCESSORY DWELLING UNITS (COACH HOUSES), DUPLEX, TRI-PLEX, TOWNHOMES

APPLICABILITY:

- POPULATION SIZE AND PROXIMITY TO URBAN CONTAINMENT BOUNDARY

DEADLINE:

- JUNE 30TH, 2024

RESEARCH AND REVIEW: VILLAGE REQUIREMENTS

- PROVINCIAL POLICY MANUAL & SITE STANDARDS - SMALL SCALE MULTI-UNIT HOUSING (POLICY GUIDELINES)
- LEGAL OPINION



LGA 481.3 (3)

Secondary Suites and/or ADUs

PERMIT THE USE AND DENSITY OF **ONE OR BOTH** OF THE FOLLOWING IN SINGLE-DETACHED OR TWO-UNIT RESIDENTIAL ZONES

- **SECONDARY SUITE**: AT LEAST ONE ADDITIONAL HOUSING UNIT WITHIN A DETACHED DWELLING UNIT THAT WOULD OTHERWISE BE A SINGLE-FAMILY DWELLING.
- **ACCESSORY DWELLING UNIT (ADU)**: 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.



LGA 481.3 (4)

3-4 Dwelling Units in the UCB

PERMIT THE FOLLOWING NUMBER OF HOUSING UNITS FOR LANDS WHOLLY OR PARTLY IN THE URBAN CONTAINMENT BOUNDARY (UCB)

- **3 UNITS:** EACH PARCEL $\leq 280\text{M}^2$ (~3014 FT²)
- **4 UNITS:** EACH PARCEL $> 280\text{M}^2$ (~3014 FT²)

EXEMPTION:

- POPULATION LESS THAN 5000 **AND** NO PART IS WITHIN UCB
- PARCELS $\geq 4050\text{M}^2$ (LGA 481.3 (3) STILL APPLY)
- LAND THAT IS NOT CONNECTED TO A WATER **OR** SEWER SYSTEM SERVICED BY A MUNICIPALITY OR REGIONAL DISTRICT (MUST BE CONNECTED TO BOTH)



Proposed Zoning Amendments

Secondary Suites

- PERMIT ONLY SECONDARY SUITES IN ALL RESIDENTIAL ZONES OUTSIDE OF THE UCB

LGA REQUIRED CONSIDERATIONS

- MUST CONSIDER PROVINCIAL POLICY MANUAL & SITE STANDARDS – SSMUH
- NON-BINDING POLICY GUIDANCE
- PROPOSED BYLAWS MUST PERMIT THE SSMUH DENSITY REQUIREMENTS



Table 5. Provincial Policy Guidelines

- MOSTLY LARGE LOT – SINGLE FAMILY
- ONLY SECONDARY SUITES
- FAR AND LOT COVERAGE ALLOWS 3 STOREYS
- SETBACKS CAN ACCOMMODATE SECONDARY SUITES

PROPOSED CHANGES

HEIGHT

- CURRENT: 9.5 AND 10M
- PROPOSED: 11M

OFF-STREET PARKING

- CURRENT: 2 SPACES PER DWELLING UNIT
- PROPOSED: 1 SPACE PER DWELLING UNIT

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	



Proposed Zoning Amendments

3-4 units Urban Containment Boundary

THREE RESIDENTIAL ZONES IN UCB:

- RCH-2 (ANMORE GREEN ESTATES)
- RS-1 (RESIDENTIAL 1)
- INF (INFILL DEVELOPMENT)

LGA REQUIRED CONSIDERATIONS

- MUST CONSIDER PROVINCIAL POLICY MANUAL & SITE STANDARDS – SSMUH
- NON-BINDING POLICY GUIDANCE
- PROPOSED BYLAWS MUST PERMIT THE SSMUH DENSITY REQUIREMENTS



Table 6. Provincial Policy Guidelines

RCH-2 ANMORE GREEN ESTATES

- 39 STRATA LOTS GREATER THAN 280M²
- UP TO 4 DWELLING UNITS PERMITTED

PROPOSED CHANGES

SETBACKS

- CURRENT: FRONT 5.5M, REAR 2M, INTERIOR SIDE 1.5, EXTERIOR SIDE 3M
- PROPOSED: FRONT 4M, BOTH SIDE YARD 1.2M

HEIGHT

- CURRENT: 9.5M FOR PRIMARY
- PROPOSED: 11M FOR PRINCIPAL DWELLING & 7M FOR COACH HOUSE

OFF-STREET PARKING

- CURRENT: 2 SPACES PER DWELLING UNIT
- PROPOSED: 1 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 metres 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 metres 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. Provincial Policy Guidelines

RS-1 AND INFILL DEVELOPMENT

- 8 RS-1 LOTS, 2 INF PARCELS, 3 LOTS OVER 4050M²
- UP TO 4 DWELLING UNITS PER LOT
- PREVIOUS PROPOSED AMENDMENTS TO THESE ZONES APPLY

PROPOSED CHANGES

FLOOR AREA RATIO (FAR) FOR INFILL IN UCB

- CURRENT:

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

- PROPOSED: FAR OF 0.3 WITH 125M² BONUS FLOOR AREA FOR PARCELS >2200M²

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 metres 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.



Part 2 - Definitions

Principal 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

DELETE:

- 6.3.4 WHICH PROHIBITS SECONDARY SUITES FROM A TWO-FAMILY DWELLING
- 6.3.7 WHICH PROHIBITS SECONDARY SUITES IN THE RCH-1, RCH-2 AND ALL CD ZONES

6.6.1(B) BED AND BREAKFAST

- INCLUDE PRINCIPAL RESIDENCE REQUIREMENT
- LIMIT SHORT TERM RENTAL TO PRINCIPAL RESIDENCE **AND/OR** EITHER A SECONDARY SUITE OR ACCESSORY DWELLING UNIT



Public Hearing Requirements

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 (≥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 FIRST READING IN ACCORDANCE WITH SECTION 467 OF THE LGA.

****ALL LEGISLATED REQUIREMENTS HAVE BEEN MET AND COUNCIL MAY GRANT FIRST, SECOND, THIRD AND FOURTH READING OF THE PROPOSED AMENDMENT BYLAW.**



Rrecommended Option

**1. THAT COUNCIL GRANT FIRST, SECOND, THIRD AND
FOURTH READING TO ANMORE ZONING BYLAW
AMENDMENT BYLAW 697-2024 AS PRESENTED**



Questions?

