



## **PUBLIC HEARING – AGENDA**

Agenda for the Public Hearing scheduled for Tuesday, November 19, 2024, at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC**

**NOTE: Members of the public not attending in person may view our Public Hearing by accessing the meeting via our YouTube channel.**

<http://www.youtube.com/@villageofanmore1199>

THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA YOUTUBE AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

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1. **Call to Order**
2. **Opening Statement by Chair – Mayor John McEwen**
3. **Presentation of Zoning Bylaw Amendment Bylaw No. 687-2024**
  - a. Proposed Zoning Bylaw Amendment Bylaw No. 687-2024 attached.
  - b. Public Hearing notice attached.
  - c. Comments from the Public.

There were no written submissions received prior to agenda publishing deadline. Any written submissions received after agenda publishing and before the end of the public hearing will be provided to Council for their consideration and made available for public viewing.

4. **Close of Public Hearing**

## VILLAGE OF ANMORE

### BYLAW NO. 687-2024

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

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

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

1. That this bylaw may be cited for all purposes as “Anmore Zoning Bylaw Amendment Bylaw No. 687-2024”.
2. That Anmore Zoning Bylaw No. 568-2017 be amended under Part 2 – Definitions as follows:
  - a. Delete the definition for Basement and replace with the following: means a **storey** having more than one-half it’s height below the average **finished grade**;
  - b. Delete the definition for Building and replace with the following: means a **structure** wholly or partly covered by a roof or roofs supported by walls, columns, or posts, used or intended for supporting or sheltering any use or occupancy. For the purpose of this bylaw, a building does not include tents or temporary shelters.
  - c. Delete the definition for Coach House and replace 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: 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 add the following definition for Floor Area: means the greatest horizontal area of all **storeys** of a **building** within the outside surface of exterior wall sheathing, columns, or posts, and the centre line of firewalls.
  - f. Delete the definition for Floor Area, Below Grade, where specified by this bylaw.
  - g. Delete the definition for Floor Area Ratio and replace with the following: means the figure obtained when the **floor area** of all **buildings** on a lot is divided by the legal area of the lot.
  - h. Delete the definition for 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;
  - i. add the following definition for Storey in alphabetical sequence: means that portion of a **building** that is situated between the top of any floor and the top of

the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 5 – General Regulations as follows:

- a. Add section 5.24 with the following:

## 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
$\geq 3966 \text{ m}^2$	90 m <sup>2</sup>
$\geq 2022\text{m}^2$ to $3965\text{m}^2$	70 m <sup>2</sup>
$\geq 1349\text{m}^2$ to $2021\text{m}^2$	50 m <sup>2</sup>
$\leq 1348 \text{ m}^2$	30 m <sup>2</sup>

- b. Delete Section 6.3 in its entirety and replace it with the following:

## 6.3 SECONDARY SUITE

A **Secondary Suite** use, where permitted, must conform to the regulations of this section:

- 6.3.1 Shall be wholly contained within an integral part of the **One Family Dwelling**.
- 6.3.2 Shall not be connected to the primary **dwelling unit** by a **breezeway** or enclosed hallway.
- 6.3.3 The registered owner(s) of the property shall occupy either the primary dwelling unit or the **Secondary Suite dwelling unit** as their **principal residence**.
- 6.3.4 Shall meet all BC Building Code requirements for **Secondary Suite** within newly constructed **buildings** or the alternate compliance methods for alterations to existing buildings to add a secondary suite.
- 6.3.5 One **Secondary Suite** is permitted per principal residence.

**6.3.6** A **Secondary Suite** shall not have a **floor area** that exceeds 50% of the floor area of the **principal building**.

## 6.7 COACH HOUSE

A **Coach House**, where permitted, must conform to the regulations of this section:

**6.7.1** The registered owner(s) of the property shall occupy either the primary dwelling unit or the **Coach House** as their **principal residence**.

**6.7.2** One **Coach house** is permitted per lot.

**6.7.3** A **Coach house** shall not have a **floor area** that exceeds the following:

Lot Size	Maximum Floor Area
≥ 3966 m <sup>2</sup>	170 m <sup>2</sup>
2022 m <sup>2</sup> to 3965 m <sup>2</sup>	130 m <sup>2</sup>
1349 m <sup>2</sup> to 2021 m <sup>2</sup>	100 m <sup>2</sup>

**6.7.4** A **Coach house** shall have a minimum separation of 5m from the primary residence and shall adhere to the minimum setbacks for **accessory building** as stated in the applicable zone.

**6.7.5** A **Coach House** shall provide at a minimum a 25m<sup>2</sup> garage for the **dwelling unit**.

**6.7.6** The area of one garage shall not be included in the calculation of **floor area** of the **coach house**. However, it will contribute to the FAR of the lot.

**6.7.7** A **basement** is not permitted within a **Coach House**.

**6.7.8** A **Coach House** shall adhere to the minimum accessory building setbacks for each respective zone.

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under to Part 8 - Zoning District Schedules as follows:

a. Add the following Zoning District Names in accordance with the order they appear in the Table of Contents:

Infill Development	INF	1,349 m <sup>2</sup>
Residential 2	RS-2	750 m <sup>2</sup>

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

a. Delete section 9.1 in its entirety and replace it with the following:

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

(a) Notwithstanding section 9.1.2 and 9.1.3 or any other sections in this bylaw, **parcels** no larger than 4050m<sup>2</sup> zoned RS-1 that are wholly or partly within an **Urban Containment Boundary** shall be permitted a maximum of four (4) **Dwelling Units**;

### 9.1.3 Maximum Building Number, Floor Area and Height

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings	1	0.25 FAR	11 m
Accessory Buildings and structure	2 <sup>(a)</sup>	180m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

(a) Only 1 **Accessory Building** is permitted on a Parcel containing a **Coach House**.

- (b) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed a **Floor Area Ratio (FAR)** of 0.25%.

**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 Building	7.6 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures <sup>(a)</sup>	7.6 m	7.6 m	7.6 m	5 m

- (a) For **accessory buildings and structures** less than 10 m<sup>2</sup> and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.0 m.

**9.1.5** Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% 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**;

**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** shall be subject to the requirements of section 6.3.
- (e) **Coach House** shall be subject to the requirements of section 6.7

- b. Delete section 9.2.4 and replace with the following:

**9.2.4** Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings <sup>(a)</sup>	1 <sup>(c)</sup>	0.25 FAR	11 m

Accessory Buildings <sup>(b)</sup>	2 <sup>(d)</sup>	25% of <b>principal building</b> – up to 120 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

- (a) The maximum **floor area** for the **principal building** and all **accessory buildings** on the **parcel** shall not exceed a **floor area ratio (FAR)** of 0.25.
- (b) 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.
- (c) Only 1 **Accessory Building** is permitted on a parcel containing a **Coach House**.
  - c. Delete section 9.13.2 and 9.13.3 and replace with the following:

**9.13.2** Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	2,023 m <sup>2</sup>	20 m
	Bed and Breakfast		
	Secondary Suite/Coach House		
	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	10 m
Accessory Buildings and Structures	2	70 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

- (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 m<sup>2</sup>.

- (c) The maximum **height** of a **fence**, other than for an accessory **equestrian use**, shall be subject to section 5.11.
  - (d) Only 1 **Accessory Building** is permitted on a **parcel** containing a **Coach House**.
- d. Delete section 9.14.2 and section 9.14.3 and replace with the following:

**9.14.2** Permitted Uses and Minimum Parcel Dimensions

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

**9.14.3** Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building (Bylaw No. 697-2024)	1	0.20 FAR	11 m
Accessory Buildings and Structures	2	70 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	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 m<sup>2</sup> (3,000 ft<sup>2</sup>).
- (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 m<sup>2</sup>.
- (d) Only 1 **Accessory Building** is permitted on a **parcel** containing a **Coach House**.



e. Delete section 9.15.2 and section 9.15.3 and replace with the following:

**9.15.2** Permitted Uses and Minimum Parcel Dimensions

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

**9.15.3** Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building (Bylaw No. 697-2024)	1	0.20 FAR	11 m
Accessory Buildings and Structures	1	70 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

(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 m<sup>2</sup>.

f. Delete section 9.16.2 and section 9.16.3 and replace with the following:

**9.16.2** Permitted Uses and Minimum Parcel Dimensions

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

**9.16.3** Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building (Bylaw No. 697-2024)	1	0.20 FAR	11 m
Accessory Buildings and Structures	2	70 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

(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 m<sup>2</sup>.

(c) Only 1 **accessory building** is permitted on a **parcel** containing a **coach house**.

g. Delete section 9.17.2 and section 9.17.3 and replace with the following:

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

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

**9.17.3** Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building (Bylaw No. 697-2024)	1	0.20 FAR	11 m
Accessory Buildings and Structures	1	70 m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

(a) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 m<sup>2</sup>.

h. Delete section 9.19.2 and section 9.19.3 and replace with the following:

**9.19.2** Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Primary Uses	Permitted Secondary Uses	Parcel Size	Maximum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	Secondary Suite	1,349 m <sup>2</sup>	2,023 m <sup>2</sup>	19
	Coach House			

**9.19.3** Maximum Number of Buildings, Size and Height

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building (Bylaw No. 697-2024)	1	0.30 FAR	11 m
Coach House	1	Refer to 6.7.3	7 m

i. Delete section 9.20.2 and section 9.20.3 and replace with the following:

**9.20.2** Permitted Uses and Minimum Parcel Size

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

- (a) Refer to Village of Anmore Policy No. 61, as amended from time to time, 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 (Bylaw No. 697-2024)	1	11 m
Accessory Buildings and Structures	1	7 m

Coach House

1

7 m

j. Delete section 9.20.4.2.

1. 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 5<sup>th</sup> day of November, 2024

**READ** a second time the 5<sup>th</sup> day of November, 2024

**READ** a third time the

**ADOPTED** the

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MAYOR

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MANAGER OF CORPORATE SERVICES

**NOTICE OF PUBLIC HEARING**  
**ANMORE ZONING AMENDMENT BYLAW No. 687-2024**

NOTICE is hereby given that Anmore Municipal Council has scheduled a Public Hearing to be held in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore on Tuesday, November 19<sup>th</sup>, 2024, starting at 7:00 p.m.

The purpose of the bylaw is to consider amendments to the existing Village of Anmore Zoning Bylaw 568-2017 to update definitions, introduce new regulations for garages and basements, increase allowance and size of coach houses and secondary suites as well as general housekeeping updates to improve clarity and alignment with the proposed regulatory changes.

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

All persons who deem themselves affected shall be afforded an opportunity to be heard at the Public Hearing. Written comments will also be considered if submitted in person at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC or, by email to [rhonda.schell@anmore.com](mailto:rhonda.schell@anmore.com). In order to afford Council time for consideration of submissions, please allow for delivery prior to 3 p.m. on November 19<sup>th</sup>, 2024.

**Council cannot receive new or additional information concerning the bylaw described above after the close of the public hearing.**

Rhonda Schell  
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