



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

Disclosure Package



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: June 2, 2023 File No. 3900-30/3760-13
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: Zoning Bylaw Review – Coach Houses

Purpose / Introduction

The purpose of this report is to provide Council with an update on the Coach House zoning review and seek Council's direction to amend the Zoning Bylaw.

Recommended Option

THAT staff be directed to amend the Zoning Bylaw in accordance with the recommendations in the Zoning Bylaw Review – Coach Houses report from the Manager of Development Services, dated June 2, 2023.

Background

At the November 15, 2022 Regular Council Meeting, Council directed staff to review the current zoning regulations regarding coach houses and make recommendations on how to make coach house sizing easier to understand and regulate.

Discussion

Staff has reviewed the Zoning Bylaw (the Bylaw) and identified sections that need to be amended in order to provide clarity to coach house allowances

When staff review permit applications, such as subdivision and building permits, it is important to note that an application **must** meet all requirements as set out in the zoning bylaw. Therefore, if there are conflicting requirements, it can become almost impossible to satisfy the Bylaw, which typically leaves residents and staff frustrated on how to proceed with the permitting. The following discussion points are just some of the conflicting issues we have reviewed as part of the coach house review. Council should be aware that there are other issues contained within the Bylaw that provide similar frustrations to residents/developers and

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staff would recommend that a more fulsome review of the Bylaw be conducted to address other identified areas of concern.

Definitions

The existing Zoning Bylaw has numerous conflicting definitions, interpretations and convoluted descriptions when referring to accessory buildings, secondary suites, and coach houses. To provide clarity on coach house sizing, staff is recommending the following changes to the zoning bylaw.

The following definitions are taken directly from the Zoning Bylaw, the selected list generally refer to coach houses and their uses. It is important to note, the bolded words refer to definitions within the bylaw.

Zoning Bylaw 568-2017 Part 2 - Definitions:

Permitted use	means the permissible purpose for which land, buildings or structures may be used;
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 ;
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, <u>and excludes an in-ground sewage disposal tile field</u> ;
<i><u>Recommended Change 1:</u></i>	<i>This sentence causes confusion, as it could be read as “if the structure has a septic system is EXCLUDED”. This is clearly not the intent of this section. Should be rewritten for clarity.</i>
Coach House	means a separate dwelling unit which is completely contained within an <u>accessory building</u> 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;
<i><u>Recommended Change 2:</u></i>	<i>The definition reference should be “accessory building” not building.</i>

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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 ;
<i><u>Recommended Change 3:</u></i>	<i>The wording within this section appears to indicate that the accessory building should be something similar to the permitted use, but should be a lesser function of it. This could be interpreted that you are not supposed to allow a family live within the residence full time, like the principal dwelling.</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;
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 ;
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;
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 m ² of garage located within principal building ; or b) for up to 90 m ² of garage located within an accessory building that does not contain a coach house . <i><u>(Bylaw No. 600-2019)</u></i>

Part 6 – Specific Use regulations

The following are excerpts from Part 6:

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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.

Recommended Change 4:– 6.3.1 is written poorly and introduces a lot of uncertainty to the definition and use of secondary suites. For instance “except for **parcels** in the RS-1 **zone** with only one **principal building** that are equal to or larger than 4047 m²” – the way in which this sentence is constructed, it implies that the principal building needs to be 4047m². However, it is likely that it is intended to refer to the parcel size and not the building size. Staff understanding of this section is it is intended to regulate the construction of a secondary suite and coach house (2 additional dwelling units), provided the parcel of land is larger than 4047m².

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**.

Recommended Change 5:– 6.3.2 –This section introduces a 40% limit on suites, but the way in which the coach house definition is written, it also refers to coach houses as well. As it is referred to in the Coach House definition (see below)

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;

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)*

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Recommended Change 6.6.3.3 – If Council wish to regulate coach houses based on parcel size. Staff would recommend that a sliding scale be introduced, instead of arbitrary sizes. This would help proportion the coach house building to the principal dwelling, while maintaining liveable housing sizes

Example for RS-1 zone

Parcel size = 4047m²

Max Parcel FAR = 4047x 0.25 = 1011.75m²

Parcel FAR x 0.15 (example ratio) = Allowable Coach house FAR

1011.75 m² x 0.15 = 151.7m² = Allowable Coach house FAR

Floor area and garage allowance

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.

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**.

Recommended Change 7: 6.3.3 - A coach house by definition is an accessory building, therefore you should not separate the floor area in this manner. If the definition in 6.3.3 referred to the total parcel floor area (FAR) it would make more sense. There is reference to a maximum of 130m² but this conflicts with individual zoning parameters, the size should be stated once for a zone for clarity.

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The circular references and convoluted English, makes understanding the exceptions for garages etc. extremely difficult for both Staff and Developers to understand. Staff recommend that these sections be rewritten so they provide clarity on what is allowed and not allowed. Preferably in a table format, with an example calculation.

Residential 1 - RS-1

The following are extracts of the RS-1 zone and the notes following each section would relate to the RS-1A zone as well.

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**.

Recommended Change 8: - The sentence is constructed in a way that it implies only “one”-family residential is allowed as the principal use. The could be rewritten to provide clarity, such as:

*“This zone is intended to provide land for the **primary use of residential family dwelling units.**”*

This description implies that the zone is for residential housing and does not limit the number of family dwellings via the description.

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	

Recommended Change 9:- The heading “Maximum Building Size and Height” does not refer to the number of allowable units, this should be amended for clarity. The table references

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accessory buildings twice with different max numbers. Recommend that the table is rewritten for clarity and it include reference to coach housing.

- (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

Recommended Change 10: – (a)(i) makes little sense when read in conjunction with (a)(ii). Staff recommend removing these sections from the Bylaw. As (ii) seems extremely limiting and conflicts with the majority of existing homes and the rest of the RS-1 description.

- (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**.”

Recommended Change 11: – This section of the Bylaw is a challenge to understand, and it appears to contradict many elements of the Zoning Bylaw. Staff would recommend that this section be removed, and relevant components be incorporated in the appropriate areas of the bylaw. For instance (ii) appears to state that 30m² can be exempted from a coach house size calculation, resulting in confusion of what size of coach house is allowed.

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Example

120m² (taken from section b) + 30m² section b(ii)= 150m²

Or

100m² (taken from 6.3.3) + 30m² section b(ii)= 130m²

In addition to this, section (iii) states “regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**.”. This statement appears very defined, an accessory building (which a coach house is defined as), can only be 55.7 m². Clearly, this contradicts the sections above. Staff recommend that section (b) be removed.

Options

1. THAT staff be directed to amend the zoning bylaw in accordance with the recommendations in the Zoning Bylaw Review – Coach Houses report from the Manager of Development Services, dated June 2, 2023.
(recommended)

OR

2. That Council advise staff of any further changes they would like made to Anmore Zoning Bylaw

OR

3. That Council direct staff not to proceed with any amendments to the zoning bylaw.

Attachments

None

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June 2, 2023

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

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, June 6, 2023 at 7:00 p.m. in **Multipurpose Room at
Anmore Elementary School, 30 Elementary Road, Anmore, BC**



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Kim Trowbridge
Councillor Doug Richardson
Councillor Polly Krier

ABSENT

Councillor Paul Weverink

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

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:

R062/23: That the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Resident comments regarding Zoning Bylaw Definitions
Written submission regarding Growing Communities Grant spending

4. Delegations

None.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on May 2, 2023

It was MOVED and SECONDED:

R063/23: THAT the Minutes of the Regular Council Meeting held on May 2, 2023 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

It was MOVED and SECONDED:

R064/23: That the Consent agenda be adopted.

Carried Unanimously

(a) MATI Community Planning for Local Government Professionals

THAT the Chief Administrative Officer be authorized to attend the MATI Community Planning for Local Government Professionals course in 2023, as budgeted for in the 2023 – 2027 Financial Plan.

(b) Land Use Designation Amendment to Metro 2050 Township of Langley – Gloucester Industrial Park

That the communication dated May 16, 2023 from Metro Vancouver regarding a Land Use Designation Amendment to Metro 2050 for Township of Langley – Gloucester Industrial Park, be received for information.

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) Zoning Bylaw Review – Coach Houses

Mr. Chris Boit, Manager of Development Services, provided an overview of the staff report outlining recommendations and challenges related to zoning bylaw updates for coach houses.

It was MOVED and SECONDED:

R065/23: THAT staff be directed to further investigate coach houses, suites, and quantities in all zones throughout the Village and report back to Council.

Carried Unanimously

(b) Council meeting calendar amendments – June and July 2023

It was MOVED and SECONDED:

R066/23: THAT staff be directed to amend the 2023 Regular Council meeting calendar to reflect the following meeting dates for June and July:

June 20 – No Meeting

June 27 – Regular Council Meeting

July 4 – No Meeting

July 18 – Regular Council Meeting

Carried Unanimously

10. Unfinished Business

None.

11. New Business

(a) Appointment of Corporate Officer

It was MOVED and SECONDED:

R067/23: THAT Rhonda Schell be appointed as the Corporate Officer for the Village of Anmore pursuant to section 148 of the Community Charter.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions**(a) BC Growing Communities Grant Funding**

It was MOVED and SECONDED:

- R068/23: THAT staff be directed to report back on options for allocation of the Growing Community Grant of \$1.73M in the following areas:
1. Public Works Yard Improvements for Equipment and Vehicles;
 2. Enhancements to Anmore Community HUB and surrounding area;
 3. Ravenswood Drive realignment and tree management of area;
 4. Wildfire protection initiatives including FireSmart principles, potential bylaw updates, and vegetation management, including trail improvements; and
 5. Water System Service Planning.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that:

- June 11 is Belcarra Day
- he attended the Federation of Canadian Municipalities conference in Toronto on behalf of Metro Vancouver
- he attended the May Day Parade in Port Coquitlam
- he attended the May 30th Committee of the Whole Meeting
- he attended the Sasamat Fire Department Trustee Meeting
- property taxes notices were sent out
- he gives kudos to finance staff for the tax notice insert
- he noted the wildfire risk and ground conditions in the village that need to be addressed

14. Councillors Reports

Councillor Krier reported that:

- she attended the Healthier Communities Partnership Meeting
- she attended a Fraser Health Meeting
- she attended a meeting with the Hillside Group
- she attended the May 30th Committee of the Whole Meeting
- she participated in McHappy Day where \$3000 was raised for the Tri-Cities Homelessness and Housing Task Group
- she commented on letters received from the Ministry of Housing
- she thanked Coquitlam Search and Rescue
- the Age-Friendly Grant is open and suggested potential projects

Councillor Richardson reported that:

- he attended a meeting at the Sasamat Outdoor Centre
- he attended a Port Moody council meeting
- he commented on letters received from the Ministry of Housing
- he would like to honour long time residents, Hal and Linda Weinberg who are moving away

Councillor Trowbridge reported that:

- he attended the May Day Parade in Port Coquitlam
- he attended the Sasamat Fire Department Trustee Meeting
he provided remarks on amount of existing conservation/recreation area within Anmore

15. Chief Administrative Officer's Report

Ms. Elrick reported that:

- The Village received additional grant funding approval of \$375,000 for Spirit Park Improvements and \$30,000 for Emergency Operations Centre, with a total of almost \$6M in grant funding since early 2022
- the campfire ban is still in effect
- staff acknowledges service interruptions with GFL and that staff is working with them towards a solution
- staff has received an OCP Amendment Application from icona for Anmore South Lands and staff is in preliminary stages of reviewing the application before it is brought forward to council

16. Information Items

(a) Committees, Commissions and Boards – Minutes

- DRAFT Committee of the Whole Minutes for meeting held on May 30, 2023

(b) General Correspondence

- Metro Vancouver Board in brief for meetings held on April 28, 2023
- Letter dated May 10, 2023 from Ministry of Housing, Hon. Ravi Kahlon regarding the Housing Supply Act
- Letter dated May 31, 2023 from Ministry of Housing, Assistant Deputy Minister Bindi Sawchuk regarding Notification of Housing Supply Act and Regulations
- Coquitlam Search and Rescue 2022 Annual Report

17. Public Question Period

- Resident question regarding the Zoning Bylaw and FireSmart initiatives

- Resident question regarding equity, diversity, and inclusion provisions and initiatives; Village correspondence; bear aware communications; and Village minutes.
- Resident comment regarding honouring residents who are moving away.
- Resident question regarding land acknowledgements on developments.

18. Adjournment

It was MOVED and SECONDED:

R069/23: That the meeting adjourned at 8:14 pm

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: March 27, 2024 File No. 3900-30
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: Bylaw 687-2024 – 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 Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 687-2024.

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. The attached Bylaw amendment represents Staff's recommendations to the requested update.

Discussion

Over the past year, staff have met with Council 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. The proposed Zoning Bylaw Amendment (ATTACHMENT 1) has combined the feedback by these bodies and staff have incorporated some updates to the Bylaw to bring the Municipality into compliance with the Provincial housing Bill 44 as it relates to small-scale multi-family housing (SSMUH).

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Small-Scale Multi-Family Housing (SSMUH).

The SSMUH requirements are directly linked to Bill 44 – Housing Statutes (residential development), that was enacted at the end of 2023. The Bill has implications to the Village's zoning requirements, most requirements are in relation to accommodating secondary suites in residential zones. A policy document was produced by the province entitled “Provincial Policy Manual & Site Standards – Small-Scale, Multi-Unit Housing”. The following sections are directly from the Policy and provide some context for Staff recommendations.

2. Site standards package A

2.1 Where should it apply?

This group of zoning bylaw regulations is intended for lots in *Restricted Zones* that are **required to permit a secondary suite and/or an accessory dwelling unit** in addition to the principal residence. Lots and jurisdictions to which this requirement applies include:

- the lands within a regional electoral area that are not identified in an urban containment boundary established by a regional growth strategy or that are wholly outside of the boundary,
- the portions of municipalities or municipalities that are wholly outside of urban containment boundaries, and
- municipalities with populations less than 5,000 that do not have urban containment boundaries.

There is no size limit for the lots to which the requirement for a secondary suite and/or accessory dwelling unit applies. (To mitigate risks related to groundwater contamination, only secondary suites, not accessory dwelling units, should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government).

Lands in the Agricultural Land Reserve that are zoned for single-family use must also permit secondary suites and/or an accessory dwelling unit, subject to the 2021 changes to the *Agricultural Land Commission Act* and Agricultural Land Reserve Use Regulation.

Further information can be found at: [Housing in the ALR](#).

2.2 Objectives

The objectives of the benchmark zoning bylaw regulations in Table 5 include:

- recognizing and maintaining consistency with the rural and semi-rural characteristics of the lots and jurisdictions to which they will apply,
- discouraging and mitigating the impacts of sprawl, and
- providing flexibility on the lot for various building forms and configurations.

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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	

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Zoning Bylaw update

Staff have conducted a comprehensive 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.

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.

Part 5 – General Regulations

Due to the deletion and replacement of floor area, the Bylaw no longer provided an exemption for garages. 5.24 introduces 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.

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.
- Permit secondary suites within all residential zones, due to the new Bill 44 requirements.
- Increase to the maximum floor area allowed for a suite to 180m² (1937 ft²). Following a recommendation from APC committee.

The main areas that have been updated for secondary suites are:

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- 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 have been updated are:

- Removed a bonus that increased allowable Floor Area Ratio if setbacks were increased
- Clarifies that an RS-1 parcel can have up to 3 dwelling units
- Decreases the front yard setback to 7.6m, to comply with the new Bill 44 requirements and brings the zone into alignment with the Infill (INF) zone.
- Parking requirements decreased to comply with the new Bill 44 requirements.
- Housekeeping in the RCH-1 zone, density was list twice and conflicted with each other

Options

1. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 687-2024.
(recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 687-2024 and refer Anmore Zoning Amendment Bylaw 687-2024 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a

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date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 687-2024.

OR

3. That Council advise staff of any further changes they would like incorporated into Anmore Zoning Amendment Bylaw 687-2024

OR

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

Attachments

1. Anmore Zoning Bylaw Amendment Bylaw 687-2024
2. Anmore Zoning Bylaw 568-2017 with markups

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

BYLAW NO. 687-2024

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

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.

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

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 6 – Specific Use Regulations as follows:
 - a. 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 primary residence.
- 6.3.6 A **secondary suite** shall not have a **floor area** that exceeds 180 m².
- 6.3.7 A **secondary suite** shall be permitted in all residential use zones.

- b. add the following section after section 6.6:

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	Coach House Floor Area Allowed	Minimum Dwelling units
≥ 3966 m ²	Maximum 180m ²	3 units
≥ 2024m ² to 3965m ²	Maximum 100m ²	2 units
≥ 1349m ² to 2023m ²	Maximum 100m ²	2 units
≤ 1348 m ²	0 m ²	2 units

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 a minimum of 1 parking stall for the dwelling unit.

6.7.6 A maximum of 2 enclosed parking stalls are allowed to be incorporated into the **coach house** structure.

6.7.7 The area of 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.

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

6.7.9 A **Coach House** shall be permitted in all residential zones.

5. That Anmore Zoning Bylaw No. 568- 2017 be amended under add the following to Part 8 Zoning District Schedules by adding:

Zoning District Name	Short Form	Min. Parcel Size
Comprehensive Development 7 (CORDOVADO)	CD-7	n/a
Infill Development	INF	1,349 m ²
Residential 2	RS-2	750 m ²

6. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 9 ZONING DISTRICTS as follows:

a. by deleting section 9.1 RESIDENTIAL 1 – RS – 1 and replacing 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

Permitted Primary Uses	Permitted Secondary Uses
One-Family Dwelling	Accessory Building Coach House Home Occupation Bed and Breakfast

9.1.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.25 FAR	11m
Accessory Building	1	120 m ²	7m
Coach House	1	Refer to 6.7.3	7m

- (a) The maximum **gross floor area** for the and all **buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.25,
- (b) For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
- (c) Maximum number of dwelling units allowed on a parcel shall not exceed 3.
- (d) Maximum number of structures allowed on a parcel not to exceed 3.

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	7.6 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	7.6 m	7.6 m	7.6 m	5 m

- (a) For **accessory buildings and structures** less than 10 m² and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.0 m.

9.1.5 Minimum Parcel Size

The minimum **parcel size** shall be 4,047 m².

9.1.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% of the **parcel**.

9.1.7 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 spaces per **dwelling unit**;
- (b) 1 spaces per **secondary suite**.

9.1.8 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.

b. by deleting section 9.3.3 and replacing it with the following

9.3.3 Maximum Density

The maximum **gross density** shall not exceed 8 **parcels/acre**.

7. 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 _____

PUBLIC HEARING HELD the _____ day of _____

READ a third time the _____ day of, _____

ADOPTED the _____ day of, _____

MAYOR

MANAGER OF CORPORATE SERVICES

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

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ENACTMENT

1.1 INTRODUCTION

PART 1

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 (<i>Apis mellifera</i>);
Approving Officer	means the Approving Officer pursuant to the <i>Land Title Act</i> and the <i>Strata Property Act</i> ;
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; means a storey having more than one-half its height below finished grade;
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; means a structure wholly or partly covered by a roof or roofs supported by walls, columns, or posts;
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
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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;~~
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;

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 *Community Care and Assisted Living Act*;

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

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)~~

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

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)~~

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

~~Distance from basement floor to floor level of story above 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;~~

~~means the figure obtained when the gross floor area of all buildings on a lot is divided by the legal area of the lot.~~

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 height, screening or fences	means the vertical distance measured from finished grade to the highest point of the vertical wall component;
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:

- (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 *Manufactured Home Regulation of the Manufactured Home Act*, 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 zoning board 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 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; 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; 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;
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 :
- (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

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;

INTERPRETATION

PART 3

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** of 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.

APPLICATION AND COMPLIANCE

4.1 APPLICATION

PART 4

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**.

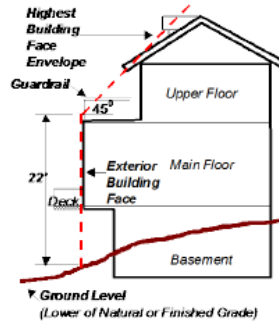
5.4.3 One third of the length of the **building** need not comply with this requirement.

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).

Figure 1



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.

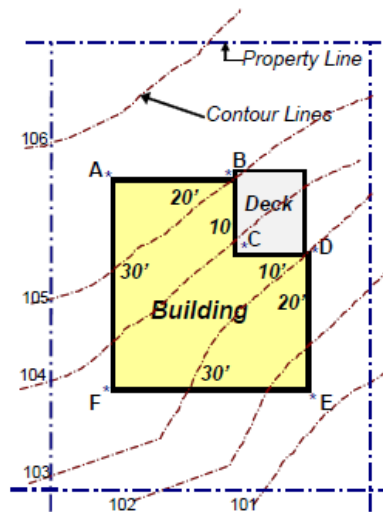
5.5.6 An example of calculating **average grade** is shown below (see Figure 1, provided for illustrative purposes only).

Example:

Wall Section	X	Length	= Y
Average Grade			
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:

- (a) 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);

- (b) 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**.

Figure 1

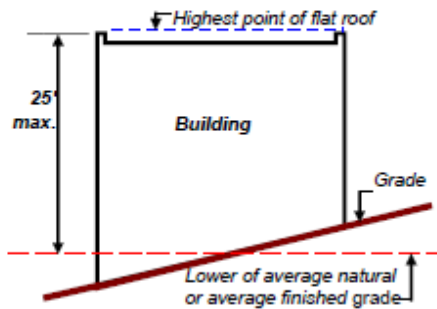
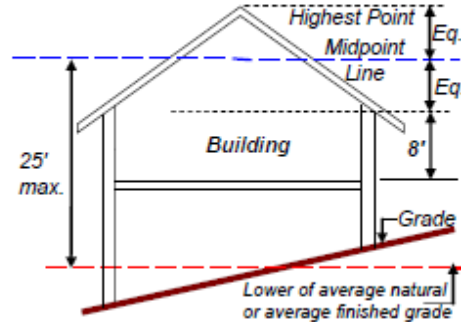


Figure 2



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.

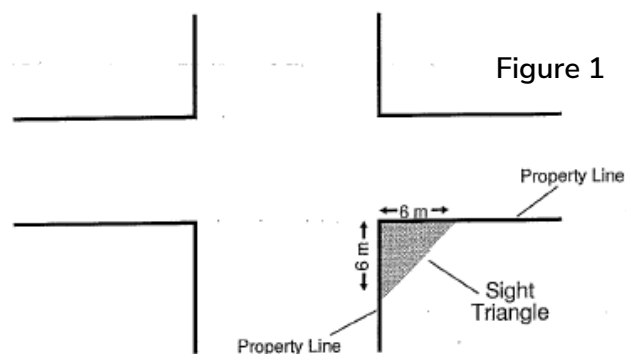
5.8 SITING EXCEPTIONS

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

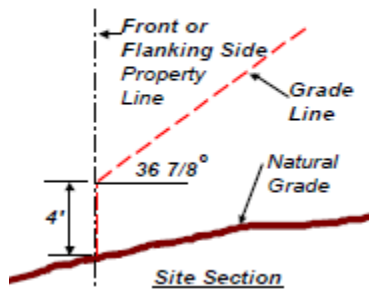
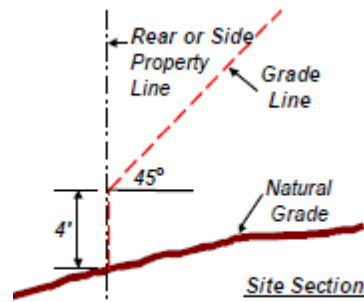


Figure 2



- 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

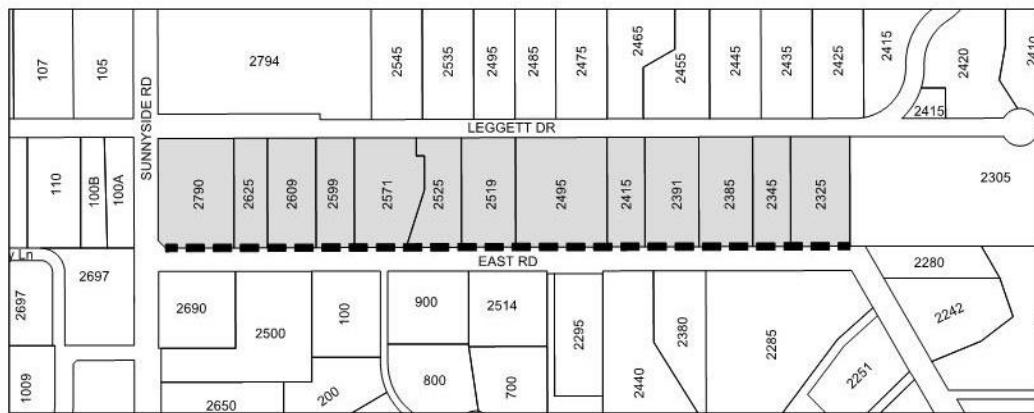
(d) Stored or parked such that it does not obstruct access to and from the adjacent street for motor vehicles using any other **parking spaces** required on the **parcel**.

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.

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:

<u>Lot Size</u>	<u>Exemption</u>
<u>≥ 3965 m²</u>	<u>90 m²</u>
<u>≥ 2024m² to 3965m²</u>	<u>70 m²</u>
<u>≥ 1349m² to 2023m²</u>	<u>50 m²</u>
<u>≤ 1348 m²</u>	<u>30 m²</u>

5.25 BASEMENT EXEMPTION

In residential use zones the following will apply, unless expressly provided for in a **Zone**.

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

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~~**.
- ~~6.3.5~~** — 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~~**.
- ~~6.3.6~~** — 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~~**.

6.3 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 primary residence.
- 6.3.6 A **secondary suite** shall not have a **floor area** that exceeds 180 m².
- 6.3.7 A **secondary suite** shall be permitted in all residential use 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 be permitted within either the principal or **accessory building**;
- (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.

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	Coach House Floor Area Allowed	Minimum Dwelling units
≥ 3966 m ²	Maximum 180m ²	3 units
≥ 2024m ² to 3965m ²	Maximum 100m ²	2 units
≥ 1349m ² to 2023m ²	Maximum 100m ²	2 units
≤ 1348 m ²	0 m ²	2 units

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 a minimum of 1 parking stall for the dwelling unit.

6.7.6 A maximum of 2 enclosed parking stalls are allowed to be incorporated into the **coach house** structure.

6.7.7 The area of 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.

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

6.7.9 A **Coach House** shall be permitted in all residential zones.

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
<u>Comprehensive Development 7</u>	<u>CD-7</u>	<u>n/a</u>
<u>Infill Development</u>	<u>INF</u>	<u>1,349 m²</u>
<u>Residential 2</u>	<u>RS-2</u>	<u>750 m²</u>

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)~~

9.1.3 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(e)	0.25 FAR	10 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

~~AMENDED BY BYLAW NO. 571-2018~~

- (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:

9.1.4 — 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
- (d) 2 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.

9.1 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

Permitted Primary Uses	Permitted Secondary Uses
One-Family Dwelling	Accessory Building Coach House Home Occupation Bed and Breakfast

9.1.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.25 FAR	11m
Accessory Building	1	120 m ²	7m
Coach House	1	Refer to 6.7.3	7m

- (a) The maximum **gross floor area** for the and all **buildings** on the **parcel** shall not exceed a **floor area ratio (FAR)** of 0.25.
- (b) For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:
- (c) Maximum number of dwelling units allowed on a parcel shall not exceed 3.
- (d) Maximum number of structures allowed on a parcel not to exceed 3.

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	7.6 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures	7.6 m	7.6 m	7.6 m	5 m

- (a) For accessory buildings and structures less than 10 m² and in-ground swimming pools, the rear and interior side setbacks may be reduced to 3.0 m.

9.1.5 Minimum Parcel Size

The minimum parcel size shall be 4,047 m².

9.1.6 Maximum Parcel Coverage

The maximum parcel coverage shall be 25% of the parcel.

9.1.7 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 spaces per dwelling unit;
- (b) 1 spaces per secondary suite.

9.1.8 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.

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.

9.2.3 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	10 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**.

9.2.8 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

~~**9.3.3** Maximum Density~~

Any plan of subdivision within this zone cannot exceed a gross density of 2.04 parcels per acre

9.3.3 Maximum Density

The maximum gross density shall not exceed 8 parcels/acre.

9.3.3 Maximum Building Size and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings	0.6 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 92 and the maximum number of **principal buildings** per **parcel** shall not exceed 1.

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(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**;

9.3.7 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

9.4.3 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**.

9.4.4 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**.

9.4.5 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**;

9.4.7 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

- (e) **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

9.12.3 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	9.5 m
	1,349 m ²		0.30 FAR	
	1,012 m ²			
Accessory Buildings and Structures	n/a	1	45 m ²	7 m

- (a) The maximum number of **principal buildings** shall be in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.
- (b) 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
Accessory Uses	n/a	n/a

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

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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**.

9.13.6 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

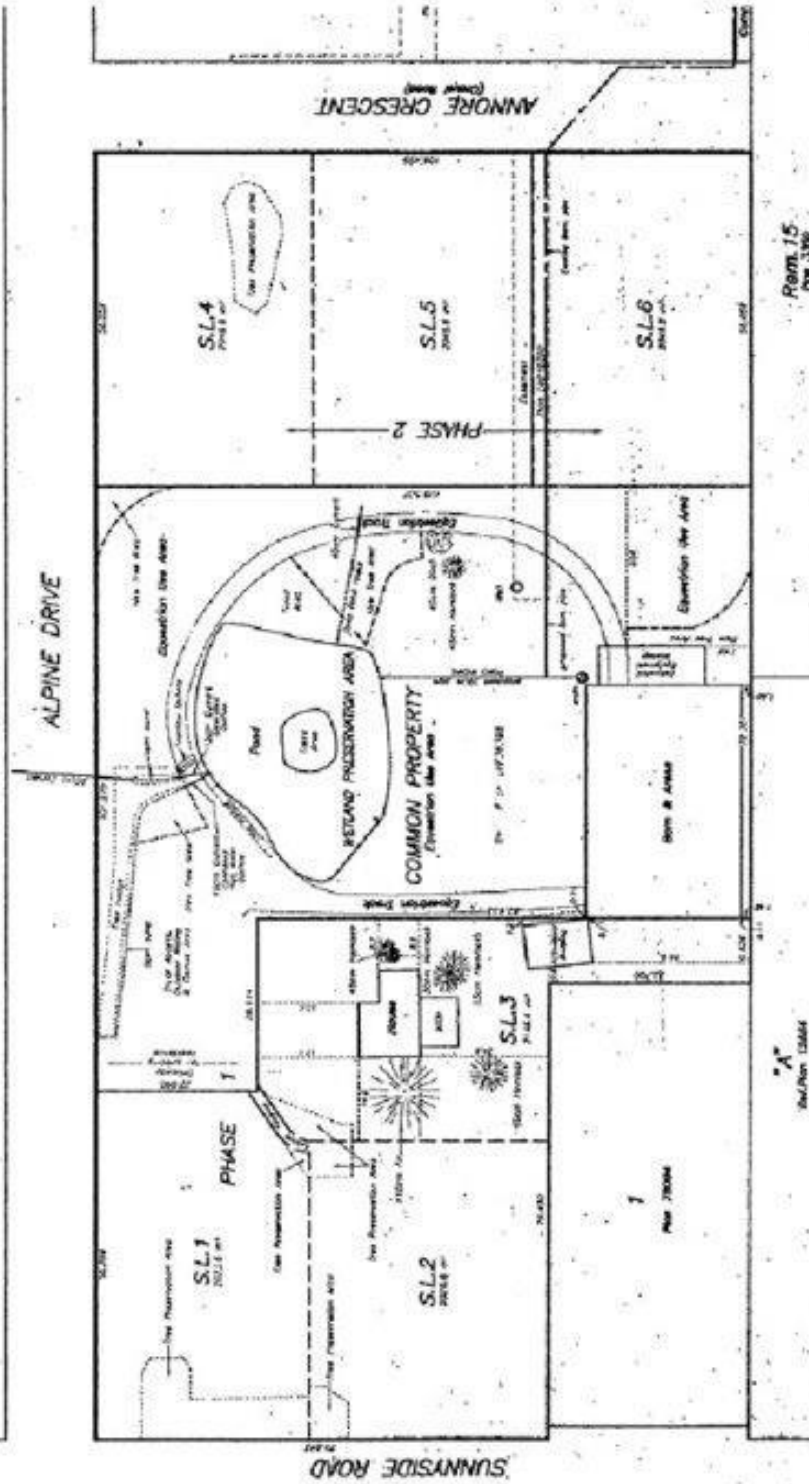
The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

COMPREHENSIVE DEVELOPMENT PLAN TO ACCOMPANY VILLAGE OF ANMORE
 RE-ZONING BYLAW C.O.1 FOR ALPINE VILLAGE ESTATES LTD.
 ON LOT 1, SECTION 20, TOWNSHIP 39,
 NEW WESTMINSTER DISTRICT, PLAN LMP16398

CD-1
 PLAN



1:3
 AND 1:500



Room 15
 Plan 1330

V.S. Powell & Associates
 10000 144th Street, Surrey, B.C.
 V4N 1V7
 Telephone: 604-273-8811

Plan prepared by: ME

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

9.14.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	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

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**.

9.14.6 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

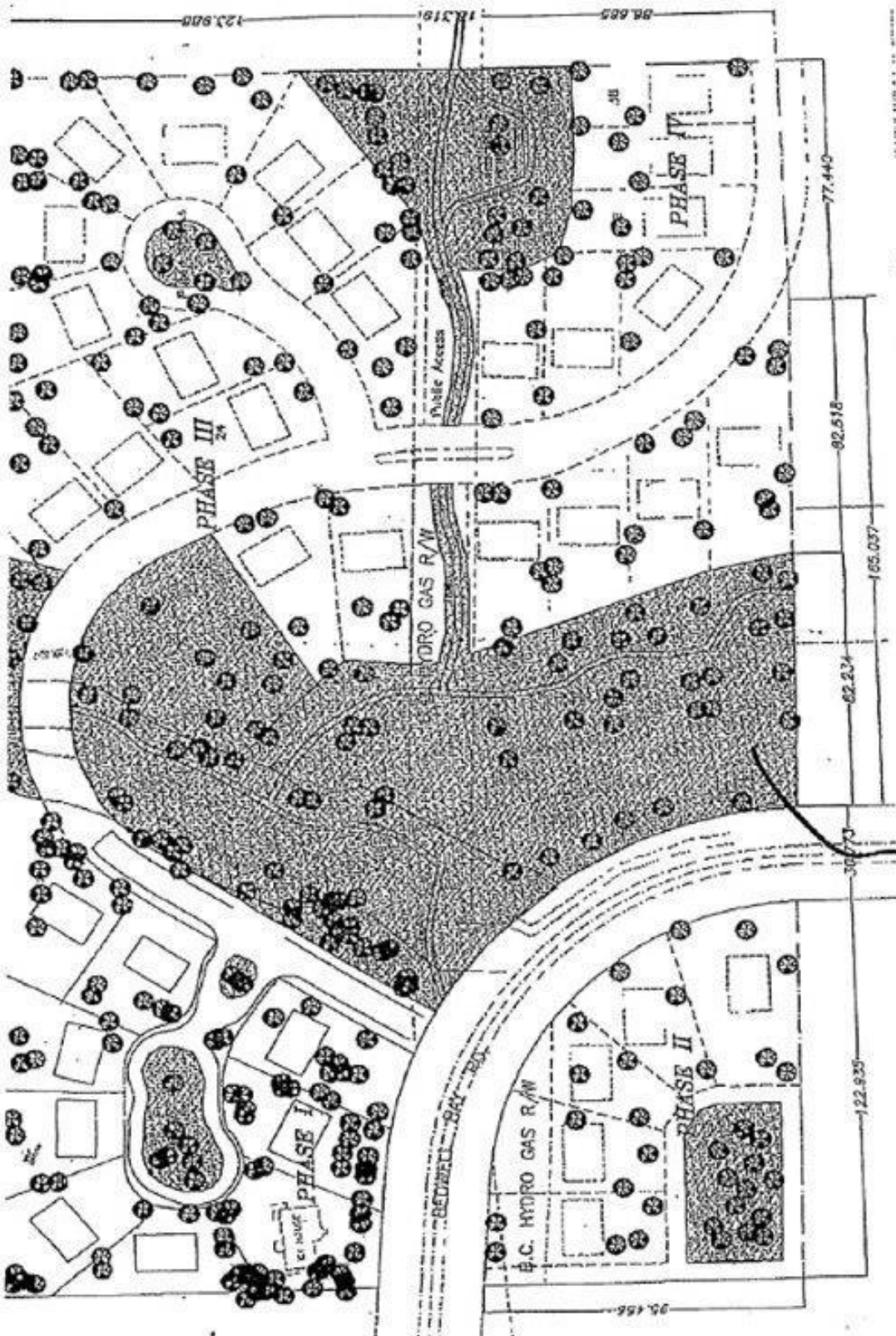
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

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

9.15.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	1	70 m ²	7 m

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- 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**;

9.15.6 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

9.16.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 m
Accessory Buildings and Structures	2	70 m ²	7 m

AMENDED BY BYLAW NO. 571-2018

- (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.

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**.

9.16.6 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**.

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

9.17.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.20 FAR	10 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**.

9.17.6 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 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**.

9.18.6 Maximum Parcel Coverage

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

9.18.7 Open Space Amenity

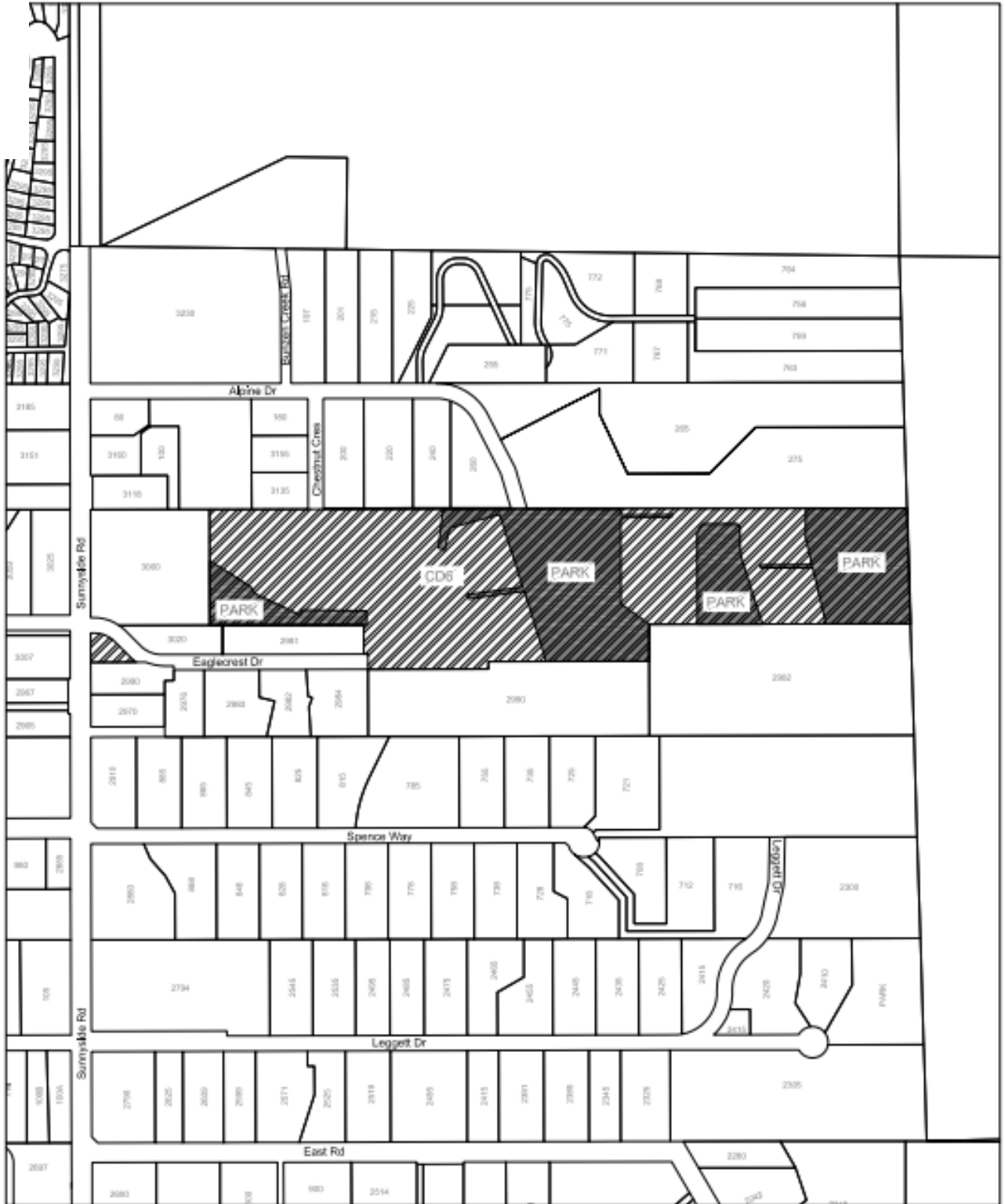
An **open space amenity/park land** shall be provided and not be smaller than 38,193m² and shall include green space and trails.

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 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:

- c) 2 spaces per **one-family dwelling**; and

d) 2 spaces per **secondary suite**.

9.19.6 Maximum Parcel Coverage

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

9.19.7 Open Space Amenity

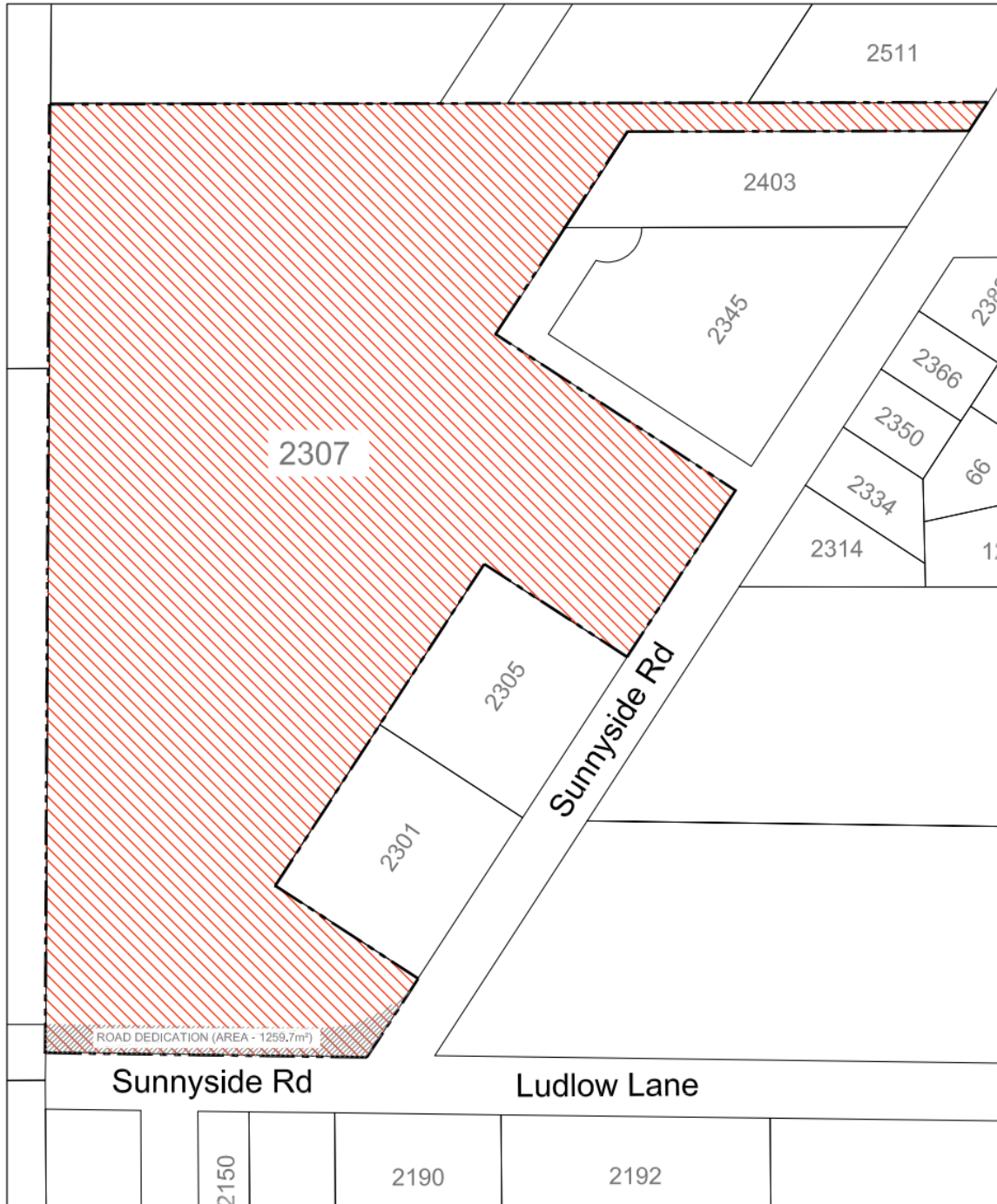
An **open space amenity** shall be provided and not be smaller than 17,570m² and shall include green space and trails.

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.

9.20.3 Maximum Number of Buildings and Height

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

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

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**.

9.20.7 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

9.21.3 Maximum Number of Buildings and Height

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

9.21.7 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

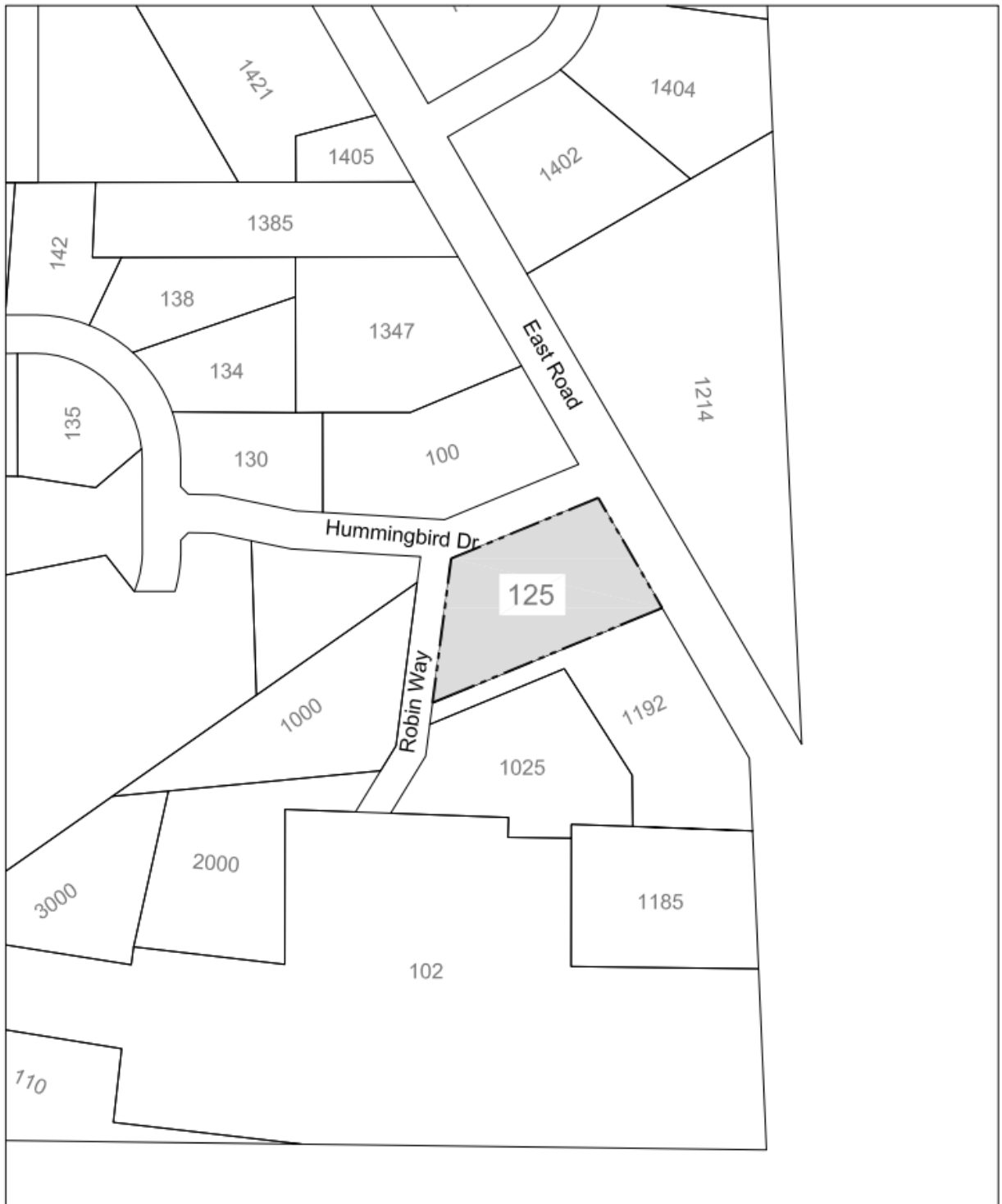


ZONING MAP
INFILL - 1



(BYLAW 651-2021)

• INF Map – 125 Hummingbird Drive



ZONING MAP
INFILL-2



(BYLAW 651-2021)

• INF Map - 2345 Sunnyside Road

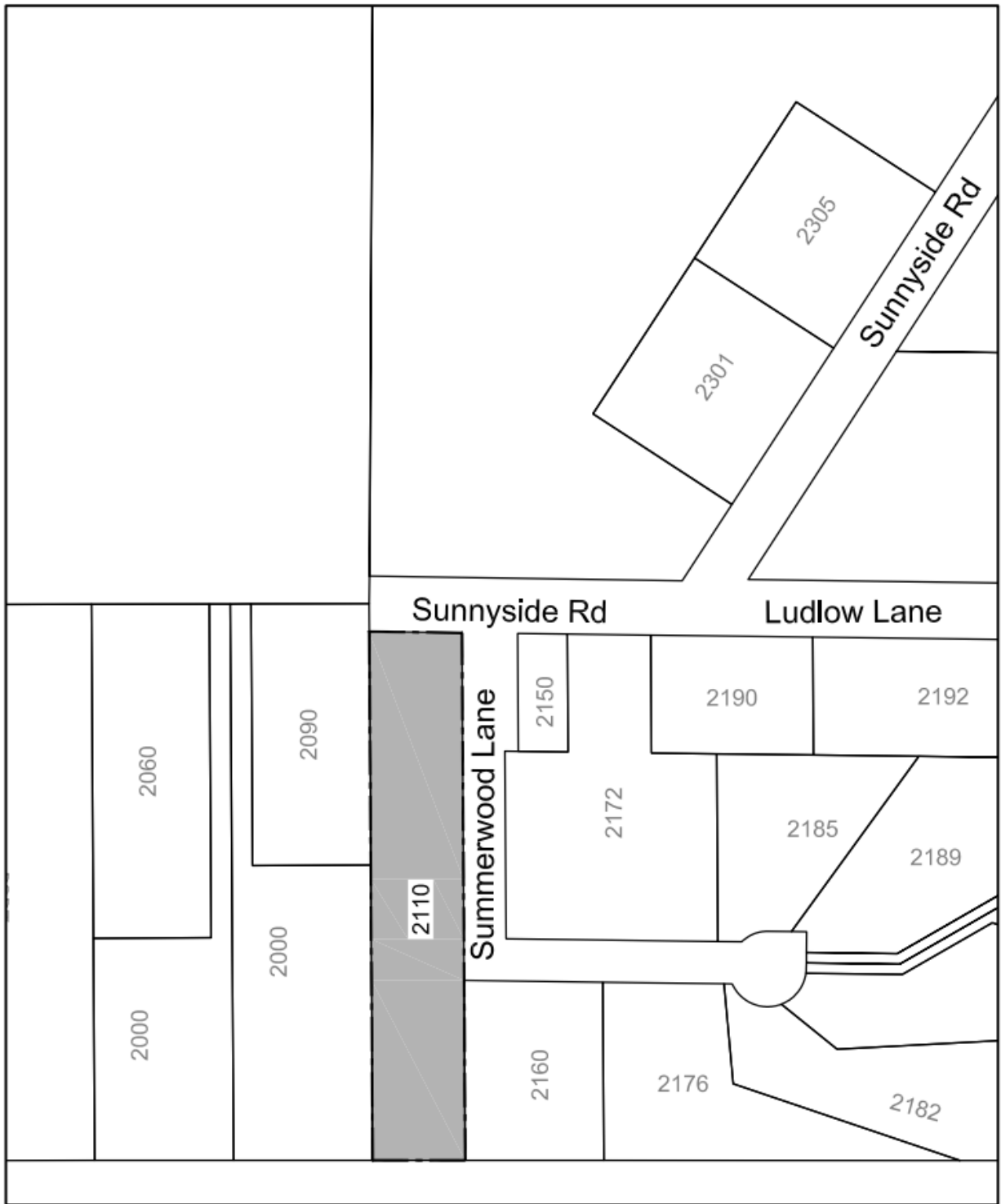


ZONING MAP
INFILL-3



(BYLAW 651-2021)

- INF Map – 2110 Summerwood Lane



ZONING MAP
INFILL-4



(BYLAW 651-2021)

SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

PART 10 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.

REPEAL AND EFFECTIVE DATE

11.1 REPEAL OF PREVIOUS BYLAW

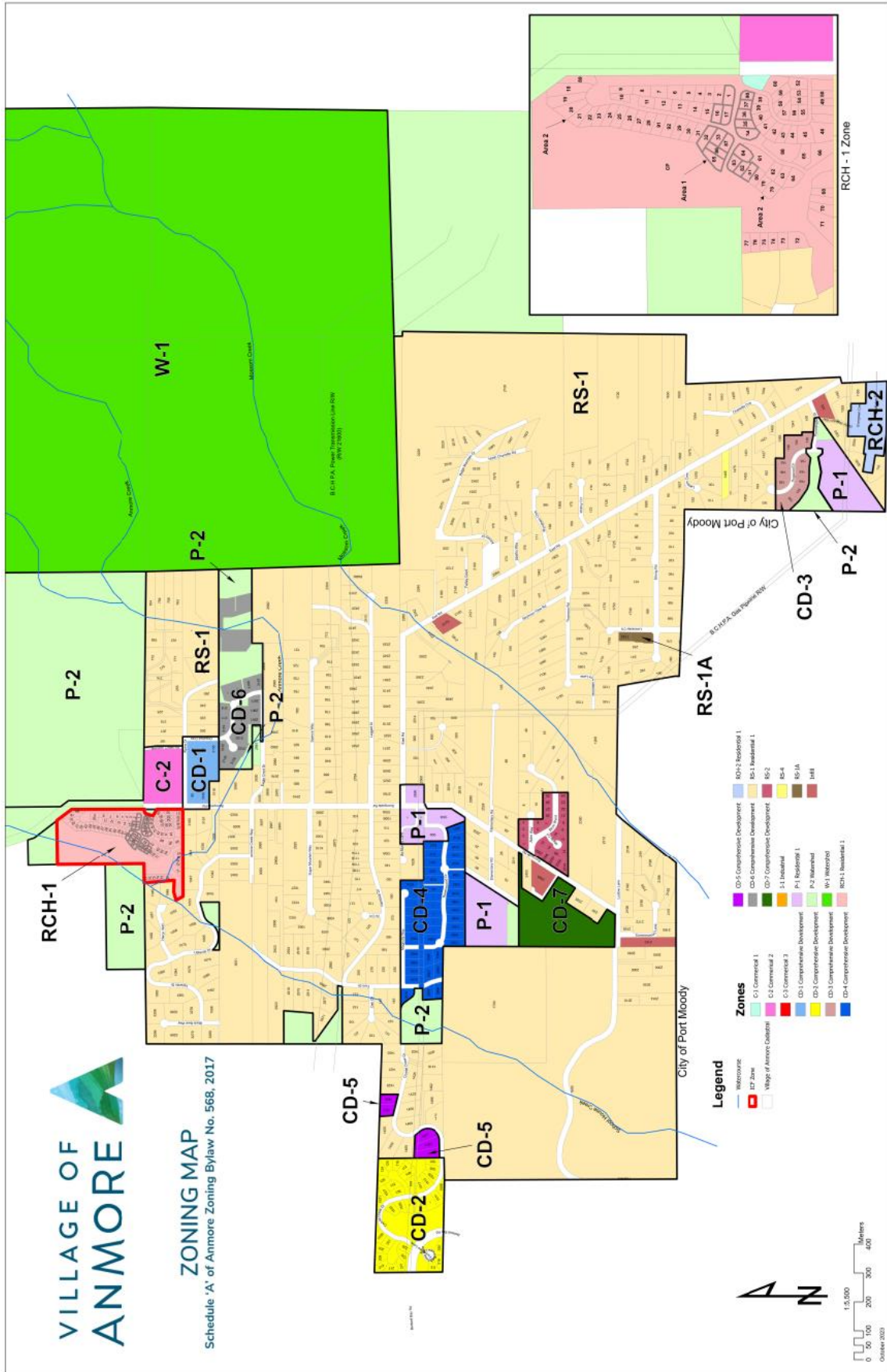
Village of Anmore Zoning Bylaw No. 374, 2004 and all amendments thereto are hereby repealed on adoption of this Bylaw.

PART 11

11.2 EFFECTIVE DATE OF BYLAW

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

• Schedule A – Zoning Map (Bylaw 662-2022)





VILLAGE OF ANMORE

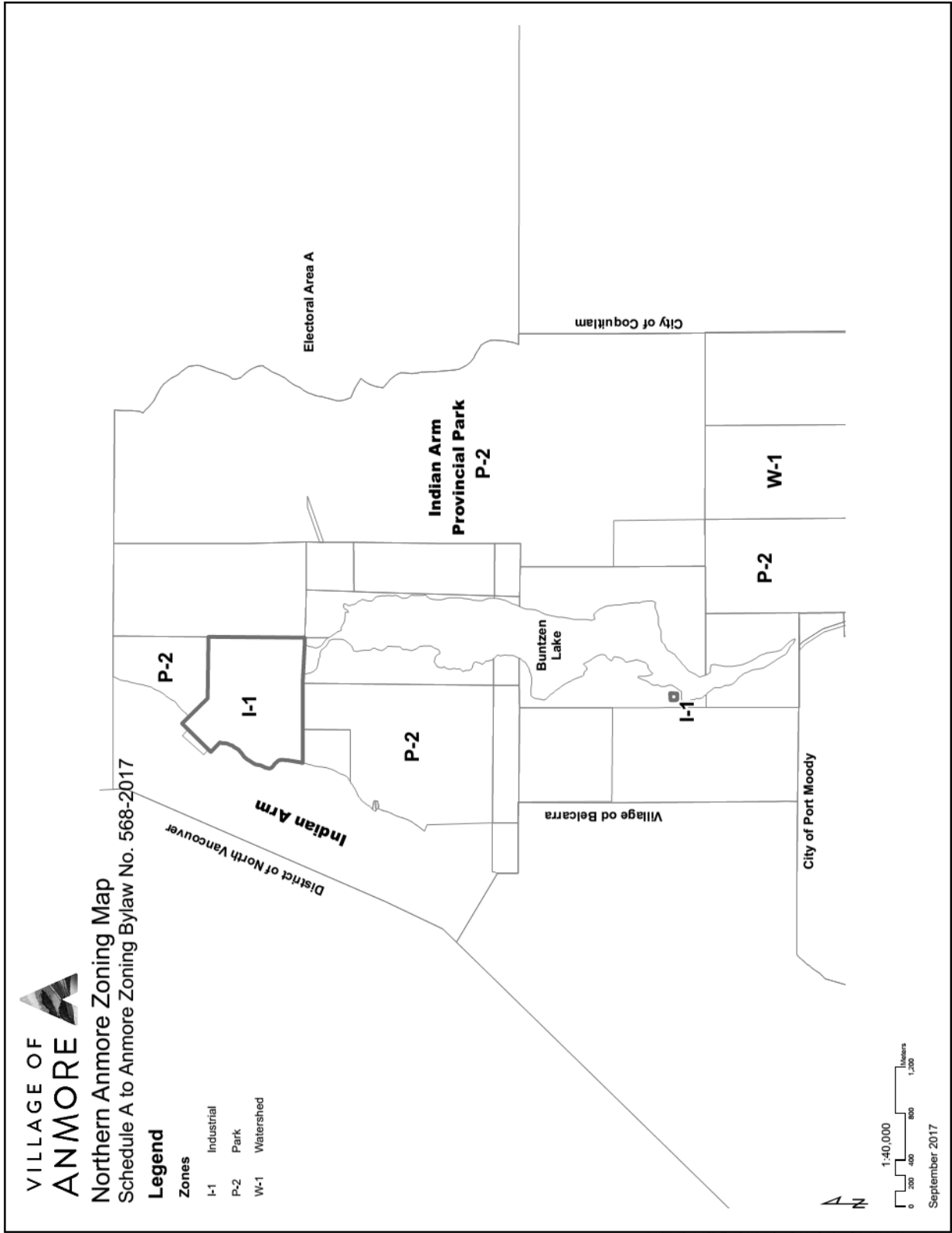
Northern Anmore Zoning Map

Schedule A to Anmore Zoning Bylaw No. 568-2017

Legend

Zones

- I-1 Industrial
- P-2 Park
- W-1 Watershed



September 2017



VILLAGE OF
ANMORE

AT HOME IN NATURE

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, April 2, 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

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:

R036/24: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

None.

4. Delegations

(a) **CPR Accredited Trainer**

Suzanne Wilson, Accredited Trainer and business operator presented the Heart & Stroke Foundation's CardiacCrash™ CPR course overview and expressed interest in offering her services in the Anmore Community Hub in the near future.

Discussion points included:

- Clarification that the delegate is a business operator contracted by Heart & Stroke Foundation
- Anticipated cost for student participation
- Capacity for attendance
- Potential for doing classes during office hours

(b) **Tri-Cities Off Road Cycling Association (Torca)**

Juan Pablo Gaviria, Torca, provided an overview of Torca’s mission and projects. The presentation is included as Attachment 1 and forms part of the minutes.

It was MOVED and SECONDED:

R037/24: THAT Council refer the Torca presentation for trail development within Anmore to the Parks and Recreation Committee.

Carried Unanimously

5. Adoption of Minutes

(c) Minutes of the Regular Council Meeting held on March 19, 2024

It was MOVED and SECONDED:

R038/24: THAT the Minutes of the Regular Council Meeting held on March 19, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R039/24: THAT the Consent agenda be adopted.

Carried Unanimously

(a) 2024 Anmore Water Rates and Regulations Bylaw Amendment

Recommendation: THAT Anmore Water Rates and Regulations Amendment Bylaw No. 690-2024 be adopted.

(b) 2024 Anmore Solid Waste Management Bylaw Amendment

Recommendation: THAT Anmore Solid Waste Management Amendment Bylaw No. 691-2024 be adopted.

(c) Request for funds for SVFD Volunteer Appreciation Dinner

Recommendation: THAT Council approve a \$500 donation from the Volunteer Appreciation budget to the Sasamat Volunteer Fire Department Volunteer Appreciation Dinner on behalf of the Village of Anmore.

(d) Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors

Recommendation: THAT the communication dated March 21, 2024 from Metro Vancouver regarding a Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors, be received for information.

(e) Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan

Recommendation: THAT the communication dated March 1, 2024 from Metro Vancouver regarding Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official Community Plan, be received for information.

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) Zoning Bylaw Review - Coach Houses

The Manager of Development Services gave an overview of the report dated March 27, 2024.

Discussion points included:

- Updating the bylaw for consistent measurements in metric
- Determining how Bill 44 applies to Anmore specifically

It was MOVED and SECONDED:

R040/24: THAT staff seek clarification on how Bill 44 regulations apply to Anmore specifically and report back to Council.

Carried Unanimously

10. Unfinished Business

11. New Business

(a) Tri Cities Healthier Community Partnership (TC HCP)

It was MOVED and SECONDED:

R041/24: THAT Council appoint Councillor Polly Krier as Council liaison representative to Tri Cities Healthier Community Partnership.

Carried Unanimously

(b) Tri Cities Region Food Council

It was MOVED and SECONDED:

R042/24: THAT Council appoint Councillor Doug Richardson as Council liaison representative to Tri Cities Region Food Council.

Carried Unanimously

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- The Easter Egg Hunt held on March 30th was a success and thanked staff and Anmore Scouts
- He has received complaints regarding septic systems, clarified with staff that residents should call Fraser Health, and requested that Fraser Health attend a future Council Meeting as a delegation
- He has received complaints that contractors were working on Good Friday and that there should be bylaw enforcement patrolling on long weekends
- The TransLink bus schedule seasonal changes begin on April 15th
- He was interested in the Village applying to the federal Housing Accelerator Fund

It was MOVED and SECONDED:

R043/24: THAT staff invite Fraser Health to be a delegation to Council regarding septic systems, compliance and enforcement.

Carried Unanimously

It was MOVED and SECONDED:

R044/24: THAT staff be directed to schedule bylaw enforcement on statutory holidays to monitor construction work.

Carried Unanimously

14. Councillors Reports

Councillor Krier reported that:

- She attended a Tri Cities Healthier Community Partnership Leadership meeting and will be attending another meeting on April 3rd.
- The Tri-Cities Foundry will be opening and will be an opportunity for youth to receive services
- She will be attending the Tri Cities Region Food Council meeting on April 3rd
- She attended a Tri Cities Community Action Team meeting and provided statistics for overdose related deaths and emergency callouts in Port Moody and Anmore in 2023 and stated concern for first responders.
- She attended the Easter Egg Hunt on March 30th

Councillor Weverink reported that:

- He shared his personal experience being on Council how municipal leaders and government functionality is affected by defamatory attacks as described in the letter from the City of Osoyoos dated February 29, 2024

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- The Village has a new full-time Planner, Josh Joseph
- The CECI Committee meeting scheduled for April 4th has been cancelled and will be postponed to a later date to facilitate a guest who will be attending to provide assistance on the Accessibility Plan requirements
- Clarity for the community on the history and process of the tree removal from the public land at Sunnyside Road and Ravenswood Drive Comments are included as Attachment 2 and form part of the minutes.

16. Information Items**(a) Committees, Commissions, and Boards – Minutes**

- Minutes of the Advisory Planning Commission meetings held on January 16, 2024 and February 12, 2024

(b) General Correspondence

- Communication from Town of Osoyoos dated February 9, 2024 regarding Support for Resolution

17. Public Question Period

None.

18. Adjournment

It was MOVED and SECONDED:

R045/24: That the meeting be adjourned at 8:15 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:	
<i>Chief Administrative Officer's Comment/Concurrence</i>	 ----- Chief Administrative Officer

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

|

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: June 14, 2024 File No. 3900-30
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: [Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House](#)

Purpose / Introduction

The purpose of this report is to present Council with a Zoning Bylaw Amendments to Coach House regulations and the associated Zoning Bylaw update.

Recommended Option

THAT first and second reading be given to Anmore Zoning Amendment Bylaw No. 687-2024

Background

At the June 4th 2024, Regular Council Meeting, Council received an information report (ATTACHMENT 1) and provided the following direction:

“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”. “

Anmore Zoning Amendment Bylaw No. 687-2024 (ATTACHMENT 2) represents Staff’s recommendations to the requested updates.

Discussion

Over the past year, staff have met with Council, Committee of the Whole and Advisory Planning Commission 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. The proposed Zoning Bylaw Amendment has combined the feedback by these bodies.

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

June 14, 2024

Public Hearing Requirements

Pursuant to section 464(4) of the Local Government Act (LGA), a Public Hearing is prohibited for proposed zoning bylaws if an Official Community Plan (OCP) is in effect, the bylaw is consistent with the OCP, and the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development. Notice has been given in accordance with section 467 of the LGA prior to first reading.

Options

1. THAT first and second reading be given to Anmore Zoning Amendment Bylaw No. 687-2024.
(recommended)

OR

2. That Council advise staff of any further changes they would like incorporated into Anmore Zoning Amendment Bylaw 687-2024 (to be specified) and proceed to grant first and second reading.

OR

3. That Council not proceed with the Zoning Amendment Bylaw 687 - 2024.

Attachments

1. Staff Report to Council presented June 4th, 2024 for Bylaw 687- 2024
2. Anmore Zoning Amendment Bylaw No. 687-2024

Report/Recommendation to Council

Bylaw 687-2024 – Zoning Bylaw Amendment – Coach House

June 14, 2024

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

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, June 18, 2024 following the close of the Public Hearing scheduled 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 Kim Trowbridge
Councillor Doug Richardson
Councillor Paul Weverink

ABSENT

Councillor Polly Krier

OTHERS PRESENT

Rhonda Schell, Manager of Corporate Services/Acting CAO
Lena Martin, Manager of Financial Services
Chris Boit, Manager of Development Services
Josh Joseph, Planner

1. Call to Order

The meeting was called to order at 7:05 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R079/24: THAT the Agenda be approved as amended to allow for a late delegation request to be heard under agenda item 4 (b), as per the Anmore Procedure Bylaw section 64.

Carried Unanimously

3. Public Input

None.

4. Delegations

(a) **Dr. Hal Weinberg Scholarship Presentation**

Council presented the 2024 scholarship award to Bridget Thiele-Crocker.

(b) 1st Anmore Scouts

Bryan Mitten, 1st Anmore Scouts, presented a request for council approval to use the Hub Community Room for evening fundraisers on September 13, 2024 and November 2, 2024. The events will include an adult only bingo event (in partnership with the Anmore Youth Group) and a gala. Both events would offer alcoholic beverages. Mr. Mitten confirmed that impact on staff resources would be minimized by providing volunteers for the events, that they have an insurance policy for events, and would obtain necessary permits and licences (liquor, gaming, etc.). Events will be ticketed to control number of attendees.

Discussion points included:

- Alcohol being a draw for the event and an avenue of fundraising.
- Possibility for alcohol-free events.
- Facility Rentals Policy 78 prohibits alcohol in the rental space and the policy would need to be reviewed to allow for this.

It was MOVED and SECONDED:

R080/24: THAT Council approves of the fundraiser events to be hosted by 1st Anmore Scouts on September 13, 2024 and November 2, 2024, pending confirmation of the CAO of staff and facility availability, with alcohol beverages at the event to be discussed at a later date.

Carried Unanimously

5. Adoption of Minutes**(a) Minutes of the Regular Council Meeting held on June 4, 2024**

It was MOVED and SECONDED:

R081/24: THAT the Minutes of the Regular Council Meeting held June 4, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R082/24: THAT the Consent agenda be adopted.

Carried Unanimously

(a) Anmore Fees and Charges Bylaw Amendment

Recommendation: THAT Anmore Fees and Charges Bylaw Amendment Bylaw No. 698-2024 be adopted.

8. Items Removed from the Consent Agenda

9. Legislative Reports

(a) 2023 Annual Report Presentation

It was MOVED and SECONDED:

R083/24: THAT the draft 2023 Annual Report, as attached to the agenda, be approved.

Carried Unanimously

(b) 2023 Management Report and Statement of Financial Information

It was MOVED and SECONDED:

R084/24: THAT the 2023 Management Report and Statement of Financial Information, as attached to the agenda, be approved.

Carried Unanimously

(c) 110 Hemlock Dr - Zoning Bylaw Amendment- Bylaw No. 695-2024

It was MOVED and SECONDED:

R085/24: THAT third reading be given to Anmore Zoning Bylaw Amendment Bylaw No. 695-2024.

Carried Unanimously

(d) 120 Hemlock Dr - Zoning Bylaw Amendment- Bylaw No. 696-2024

It was MOVED and SECONDED:

R086/24: THAT third reading be given to Anmore Zoning Bylaw Amendment Bylaw No. 696-2024.

Carried Unanimously

(e) Zoning Bylaw Amendment - Coach Houses

Manager of Development Services provided an overview of the report dated June 14, 2024.

Discussion points included:

- Clarification of accessory dwelling definition, maximum allowable size in addition to a coach house in RS1, allowable lot size defined in each zone
- Compliance managed through building permits and bylaw enforcement
- Clarification that the maximum coach house floor area allowed is 180m² in addition to the main dwelling and any secondary suite and that the coach house garage is exempt from the square footage of the coach house but not the floor area ratio
- Stratification pros and cons
- Complications associated with requiring the registered owner to occupy the primary dwelling unit or coach house as their principal residence
- Affects of the bylaw amendments on the semi-rural nature and look and feel of Anmore
- Clarification on coach house allowances and regulations and having a scale in relation to the size of a lot to determine allowable dwellings
- Building code compliance for secondary suites
- Services to lots with multiple dwellings
- Suggested amendments to the Building Bylaw

It was MOVED and SECONDED:

R087/24: THAT staff be directed to schedule a Committee of the Whole meeting to further discuss amendments to the Anmore Zoning Bylaw in relation to coach houses.

Carried Unanimously

10. Unfinished Business

None.

11. New Business**(a) Development Variance Permit Request – 3185 Sunnyside Road**

The Planner provided an overview of the report dated June 14, 2024.

Discussion points included:

- Compliance with existing covenant
- Penalties associated with building without a permit

It was MOVED and SECONDED:

R088/24: THAT Development Variance Permit DVP2024-01 be approved as recommended in the report dated June 14, 2024, from the Village Planner regarding 3185 Sunnyside Road, Anmore.

Carried Unanimously

(b) Additional Resource Requirements

The Acting CAO provided an overview of the report dated June 14, 2024.

Discussion points included:

- Opportunities to reduce tax revenue required for expanded services.

It was MOVED and SECONDED:

R089/24: THAT on-going funding for additional public works and facility related support of \$80,000 per annum be approved to be funded from accumulated operating surplus for the balance of 2024.

Carried Unanimously

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- He attended the Anmore Elementary Grade 5 Leaving Ceremony and tree planting. He thanked the Garden Club and Public Works staff for their coordination.

14. Councillors Reports

Councillor Weverink reported that:

- He attended Belcarra Day on June 9
- He attended a Metro Vancouver Zero Waste Committee meeting on June 13
- Amparo Internation Wings of Hope event on June 11
- He attended the Anmore Elementary Grade 5 Leaving Ceremony and tree planting
- He attended a Renewal Development's Home Relocation and Repurposing Program Home Rescue event in Coquitlam on June 18, 2024

Councillor Trowbridge reported that:

- He attended the Canuck House Children's Hospice fundraiser on June 15

15. Chief Administrative Officer's Report

Ms. Schell commented on:

- Reminder the tax due date Tuesday, July 2
- Reminder of an Anmore South virtual workshop on June 19th from 6:30 – 8:30 pm.
- Reminder of an Anmore South Technical Open House on Tuesday, June 25, 2024 from 5-8 p.m. at the Anmore Community Hub.

16. Information Items**(a) Committees, Commissions, and Boards – Minutes**

None.

(b) General Correspondence

- Metro Vancouver Board in brief for meetings held on May 31, 2024
- Letter dated June 5, 2024 from Metro Vancouver regarding the Where Matters II - Final Report: Walkability and Greenspace Relationships with Health and Climate Change
- Letter dated June 10, 2024 from Metro Vancouver regarding the [2023 Survey of Licenced Childcare Spaces and Policies in Metro Vancouver](#)
- Letter dated June 10, 2024 from Metro Vancouver regarding a Tree Canopy Cover and Impervious Surface – 2020 Update

- Letter dated June 11, 2024 from Metro Vancouver regarding a [Tree Regulations Toolkit Update](#)

17. Public Question Period

There were no questions asked pertaining to Village business.

18. Adjournment

It was MOVED and SECONDED:

R090/24: That the meeting be adjourned at 8:12 pm.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: November 1, 2024 File No. 3900-30
Submitted by: Josh. Joseph, Village Planner
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 regulations and the associated Zoning Bylaw update.

Recommended Option

THAT Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 687-2024; and,

THAT staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw – 687-2024

Background

At the June 18th, 2024, Regular Council Meeting, Council referred Bylaw 687-2024 Zoning Amendment Bylaw to the Committee of the Whole (COTW) for further discussions.

At the September 25th, 2024, Committee of the Whole meeting, the COTW recommended a list of amendments (Attachment 1) to be made to Anmore Zoning Bylaw No. 568-2017.

Anmore Zoning Bylaw Amendment Bylaw 687-2024 (Attachment 2) represents staff's recommendations to the requested update.

Discussion

Over the past year, Staff have met with Council, COTW and Advisory Planning Commission members to review the zoning bylaw in relation to coach house allowances within the Village. Following the recent amendments to the Village's Zoning Bylaw to comply with Bill 44 requirements, staff have engaged with the Council and COTW to discuss and re-evaluate

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

coach house allowances and regulations that considers the recent inclusion of secondary suites in all residential zones within the Village.

In addition, clarification and input was provided on definitions, garage exemptions, setbacks, secondary suite regulations and basement exemptions among other regulations to provide residents with flexibility in utilizing the floor area ratio (FAR) of each zone. Recommendations regarding the allowance and increase to the size of coach houses in relation to parcel size were made with the aim to create a variety of suitable and affordable accommodations for young families within the Village and to provide an opportunity for existing residents to age in place.

Staff are proposing a Zoning Bylaw Amendment that reflect the feedback and recommendations from the COTW as outlined in Attachment 1.

Zoning Bylaw Update

Staff have conducted a comprehensive 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. The following are a summary of the proposed changes to the Zoning bylaw:

Part 2 – Definitions

The amendment of the definitions is required to provide a clarity on definitions for coach house, building and basement. Amendments to other definitions relate to regulation of coach houses, basements and buildings which requires amendments to avoid any confusion and uncertainty. Proposed amendment definitions include:

Basement: means a storey having more than one-half it's height below the average finished grade;

Building: 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.

Coach House: 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;

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

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;

Floor Area: means the greatest horizontal area of all storeys of a **building** within the outside surface of exterior wall, columns, or posts, and the centre line of firewalls. For basement floor area calculations see definition for basement exemption section 5.25;

Delete the definition for **Floor Area, Below Grade, where specified by this bylaw.**

Floor Area Ratio: means the figure obtained when the floor area of all buildings on a lot is divided by the legal area of the lot.

Residential: 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;

Add the following definition for **Storey:** 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;

COTW recommended changes to the definition of breezeway to provide more clarity to prevent the structures from connecting an accessory building with a principal dwelling unit. Below is the current definition of breezeway in the Village Zoning Bylaws:

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.

Staff have proposed the following definition for a proposed amendment:

Breezeway: means a non-conditioned **structural** connection between an **accessory building** or **structure**, and a **principal building** where the horizontal width of the **structure** on any side is less than 3 m wide. 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.

Alternative wording may increase the width amount or include a definition based on a shared wall that spans less than a specified percent (X%) of the total width of the adjoining exterior elevation of the existing principal building.

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

COTW also recommended changes to the definition of **Principal building or structure** to more accurately define a building or structure that can not be misinterpreted to include structures without walls and aligns with the definition of building. However, the use of this definition is to act as a catch-all definition on how buildings and structures are regulated as a principal use. For example: the principal building will have separate setbacks or heights from an accessory building whether it is a home in a residential zone or a commercial building in a commercial zone. A principal structure may include an attached deck which may not have walls but that are still subject to the regulations of a principal use. Staff recommend keeping the current definition of principle buildings and structure as the definition of **building** and **structure** address any misunderstanding with respect to form.

Part 5 – General Regulations

5.24 Garage

Due to the deletion and replacement of floor area, the Bylaw no longer provided an exemption for garages. The inclusion of section 5.24 would introduce a sliding scale of garage exemption based on parcel size. A 90m² exemption was maintained for larger parcels but have introduced appropriate exemptions for smaller parcels. The proposed updates clarify this exemption.

In residential use zones, not more than the following table shall be exempt from the computation of floor area, in **garage** areas:

Lot Size	Exemption
≥ 3966 m ²	90 m ² (969 ft ²)
≥ 2024m ² to 3965m ²	70 m ² (753.5 ft ²)
≥ 1349m ² to 2023m ²	50 m ² (538.2 ft ²)
≤ 1348 m ²	30 m ² (322.9 ft ²)

5.25 Basement Exemption

The inclusion of Section 5.25 proposes basement exemptions for the calculation of floor area. These include 100% exemption for basements that are less than 1.22m (4ft) above the average finished grade and eliminates any exemption for storeys that are more than 2.22 m (7ft) above average finished grade. Including average finished grade within the definition and calculation of basement exemption will provide clear regulatory adherence for slope side construction where the finished grades of the building perimeter are not consistent. Storeys between 1.22m and 2.22m above average finished grade will be partially exempt based on a formula that considers the basement height above average finished grade:

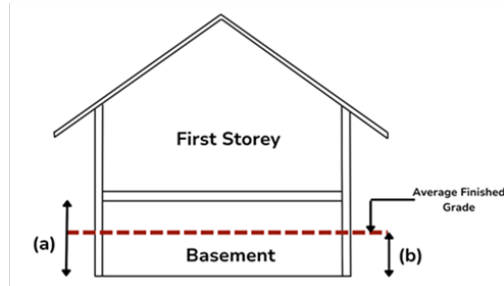
Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

$$A = \frac{b}{a} \times \text{Basement Floor Area}$$

$$\frac{b}{a} = \left(\frac{\text{Distance from basement floor to average finished grade}}{\text{Distance from basement floor to first storey floor}} \right) \times \text{Basement Floor Area}$$



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.

Secondary Suite

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 areas allowed for a suite to 180m² (1937 ft²) and provide a sliding scale for the maximum floor area allowed on smaller lots:

Lot Size	Maximum Floor Area
≥ 3966 m ²	180 m ² (1,937.5 ft ²)
2022m ² to 3965m ²	95 m ² (1,022.6 ft ²)
1349m ² to 2021m ²	80 m ² (861.1 ft ²)
≤ 1348 m ²	65 m ² (699.7 ft ²)

Coach House

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

- Coach houses are to be a minimum of 5 m from the primary residence

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

- Basements are not permitted in a coach house
- Coach houses may be constructed on parcels that are 1/3 acre and above.
- Provide a sliding scale for the maximum floor area allowed on smaller lots and increase to maximum floor area for parcels larger than 3966m²:

Lot Size	Maximum Floor Area
≥ 3966 m ²	170 m ² (~1800 ft ²)
2022 m ² to 3965 m ²	130 m ² (~1400 ft ²)
1349 m ² to 2021 m ²	100 m ² (~1100 ft ²)

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 residential zones permit secondary suites throughout the Village while currently only certain zones permit coach houses. The proposed updates will provide clarity surrounding allowances of secondary suites and coach houses as well as how they relate to the total permitted buildings on lot.

The main areas that are proposed for updates are:

- Clarify that parcels may have up to 3 dwelling units (primary dwelling unit, secondary suite and coach house) subject to parcel size and coach house allowances.
- Decrease the front yard setback to 7.6m in the RS-1 zone which will maintain the same setbacks as Infill (INF) zone.
- Allow up to 2 accessory buildings in zones that permit, except where a lot contains a coach house where only 1 accessory building will be allowed in addition to a coach house.

Legislative Options

In accordance with Local Government Act (LGA) [section 464 \(2\)](#), local governments can choose to waive a public hearing requirement for a proposed zoning bylaw if the bylaw is consistent with an existing OCP and a notice of the decision to waive the public hearing is provided to the public prior to the first reading of the bylaw.

Report/Recommendation to Council

Zoning Bylaw Amendment – Coach House

November 1, 2024

Options

1. THAT Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 687-2024; and

THAT Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw 687-2024.

(recommended)

OR

2. THAT Council amend section (insert section) of Bylaw 687-2024 as follows: (insert amended text); and

THAT Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 687-2024, as amended; and

THAT Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw 687-2024.

OR

3. THAT Council Direct Staff to issue Notice of Waiver of Public Hearing for Anmore Zoning Bylaw Amendment Bylaw 687-2024.

OR

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

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, November 05, 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 Kim Trowbridge
Councillor Doug Richardson
Councillor Polly Krier
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
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:

R127/24: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Members of the public made comments on:

- None

4. Delegations

(a) **Anmore Youth Group**

Kerri Palmer Isaak and youth volunteers from the Anmore Youth Group presented a request to be recognized as an official community group, for funding and in-kind support. They described the mandate and goals of their group.

Discussion Points included:

- Number of youth group members and recruitment
- Youth bingo budget
- Community grant program

It was MOVED and SECONDED:

R128/24: THAT council recognize the Anmore Youth Group as a Community Volunteer Group.

Carried Unanimously

(b) Ugly Sweater Dash 5k

Jordan Birch presented a request for use of Spirit Park and Village resources and Hub facilities.

Discussion Points included:

- Cost of services requested of the village
- Cleaning after the event and access to the building

It was MOVED and SECONDED:

R129/24: THAT council approve for the 2024 Ugly Sweater Dash 5K

- Extended hours of spirit park rental beginning at 6am;
- Waived rate for Spirit Park rental;
- Access to interior basement floor washrooms;
- Use of Community Hub parking lot for staging area and accessible parking;
- Village staff support depending on operational needs;
- Donation of firewood;
- Loan of tables and chairs, tents, barricades and delineators;
- Permission to place 4x4 signs on Village land designate locations;
- Letter of Support for liquor license;
- Representation of Council at the event;
- Saturday, Dec 7, 2024 declared Ugly Christmas Sweater Day.

Carried Unanimously

(c) **Tim Laidler**

Tim Laidler presented an overview of how Policy Number 61 – Infill Development has affected his property and requested an increase of the FAR from .25 to .3

Discussion Points included:

- Floor area ratio allowances across zones and different parcel sizes
- Maintaining look and feel of Anmore
- How provincial regulations have changed since this policy was developed

It was MOVED and SECONDED:

R130/24: THAT staff be directed to report back to Council with a comparison of Infill and Comprehensive Development Zones within Anmore.

Carried Unanimously

5. **Adoption of Minutes**

(a) **Minutes of the Regular Council Meeting held on October 15, 2024**

It was MOVED and SECONDED:

R131/24: THAT the Minutes of the Regular Council Meeting held October 15, 2024, be adopted, as circulated.

Carried Unanimously

6. **Business Arising from Minutes**

None.

7. **Consent Agenda**

Item (c) was removed from the consent agenda.

It was MOVED and SECONDED:

R132/24: THAT the consent agenda be adopted.

Carried Unanimously

(a) Release of Resolution from In-Camera Meeting

- (i) At the October 15, 2024 In-Camera Meeting, Council authorized the release of the following resolutions to a future open Council meeting.

“THAT Council terminate Nancy Maloney from the Public Safety Committee for breach of the Council Committee Code of Conduct.”

(b) Anmore Fees and Charges Bylaw Amendment

Recommendation: THAT Anmore Fees and Charges Bylaw Amendment Bylaw No. 701-2024 be adopted.

8. Items Removed from the Consent Agenda**(c) Letter from the Coquitlam RCMP dated October 25, 2024, regarding a Notice of Intention to Withdraw Primary ESS Level One Support via VSU**

Discussion Points included:

- Previous and current capacity to provide ESS Level 1 support
- Budgetary requirements to provide this required service
- Duties that fulfill ESS service requirements

It was MOVED and SECONDED:

R133/24: THAT the letter from the Coquitlam RCMP dated October 25, 2024, regarding a Notice of Intention to Withdraw Primary ESS Level One Support via VSU be received for information.

Carried Unanimously

9. Legislative Reports**(a) Zoning Bylaw Amendment – Coach House**

The Planner provided an overview of the report dated November 1, 2024. The presentation is attached and forms part of the minutes.

Discussion Points included:

- Regulating the size of secondary suites
- Understanding of the term “unconditioned”
- Basement exemption calculations and threshold
- Clarification of the definition of breezeway
- Maximum size of accessory buildings

It was MOVED and SECONDED:

R134/24: THAT Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw No. 687-2024.

The following amendment was MOVED and SECONDED:

THAT the sliding scale from 6.3.6 Secondary Suites, proposed changes to section 5.2.5, and proposed change to definition of Breezeway be removed from the draft bylaw.

Carried Unanimously

The question was called on the main motion, as amended:

THAT Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw No. 687-2024, as amended to remove the sliding scale from 6.3.6 Secondary Suites, proposed changes to section 5.2.5, and proposed change to definition of Breezeway; and

THAT staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 687-2024.

Carried Unanimously

(b) Officer Designation and Delegation of Authority Bylaw Update – Delegation of Development Permits

The Planner provided an overview of the report dated November 1, 2024.

It was MOVED and SECONDED:

R135/24: THAT Council grant first, second and third reading to Anmore Officer Designation and Delegation of Authority Bylaw Amendment Bylaw No. 702-2024.

Carried Unanimously

10. Unfinished Business

None.

11. New Business**(a) Watercourse Protection Development Permit DP 2024-01 – 500 Canterwood Ct**

The Planner provided an overview of the report dated November 1, 2024.

Discussion Points included:

- Effects on communal septic system

It was MOVED and SECONDED:

R136/24: THAT Council approve Development Permit DP 2024-01 for the construction of an addition and a coach house at 500 Canterwood Ct.

Carried Unanimously

(b) 2965A Sunnyside Road – Development Variance Permit

The Manager of Development Services provided an overview of the report dated November 1, 2024.

It was MOVED and SECONDED:

R137/24: THAT Council authorize staff to issue notice of Council's consideration of DVP2024-02 to affected properties.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions**(a) Committee of the Whole**

At the October 22, 2024, Committee of the Whole meeting, recommendations were made to direct staff in developing a report to guide amendments to Procedure Bylaw No. 541-2016.

It was MOVED and SECONDED:

R138/24: THAT staff bring forward a report to Council with recommendations from the October 22, 2024 Committee of the Whole Meeting.

Carried Unanimously

(b) Community Engagement, Culture, and Inclusion Committee – 2024 Areas of Focus

At the October 3, 2024 Community Engagement, Culture, and Inclusion Committee meeting, the committee made the following recommendation to Council:

Councillor Krier proved an update on committee work that has been done towards compliance with the BC Accessibility Act.

It was MOVED and SECONDED:

R139/24: THAT staff research funding opportunities and apply for grants to engage a consultant to assist with developing an accessibility plan.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that:

- He thanked volunteers and staff for a successful Halloween event
- He attended the Dr. Hal Weinberg Spirit Park Dedication on November 3rd
- He extend sympathies for the losses of community members Erika Mueckel and Autumn Glowacki

14. Councillors Reports

Councillor Weverink reported that:

- He attended the Anmore Halloween event
- He attended the Dr. Hal Weinberg Spirit Park Dedication
- He will be attending the HAVAN Connect Municipal Dinner on November 6th

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- Reminder that utility bill payments are due November 22nd
- Upcoming events including Light up the Season on December 8th and Christmas Tree Decorating Contest

16. Information Items**(a) Committees, Commissions, and Boards – Minutes**

- Tri-Cities Healthier Communities Partnership Meeting Minutes for the meeting held May 23, 2024

(b) General Correspondence

- Email dated October 30, 2024 from the Ministry of Children and Family Development regarding Adoption and Permanency Awareness Month

17. Public Question Period

Members of the public asked questions regarding:

- Member of Parliament representing Anmore

18. Adjournment

It was MOVED and SECONDED:

R140/24: That the meeting be adjourned at 8:47 p.m.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor

COMMITTEE OF THE WHOLE MEETING – MINUTES

Minutes for the Committee of the Whole Meeting scheduled for Tuesday, October 24, 2023 at 6:00 p.m. in the Multipurpose Room at Anmore Elementary School, 30 Elementary Road, Anmore, BC.



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Doug Richardson
Councillor Kim Trowbridge (via teleconference)
Councillor Paul Weverink

ABSENT

Councillor Polly Krier

OTHERS PRESENT

Karen Elrick, CAO
Chris Boit, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 6:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

That the Agenda be approved as circulated.

Carried Unanimously

3. Adoption of Minutes

(a) Minutes of the Committee of the Whole Meeting held on May 30, 2023

It was MOVED and SECONDED:

That the Minutes of the Committee of the Whole Meeting held on May 30, 2023 be adopted, as circulated.

Carried Unanimously

4. Business Arising from Minutes

None.

5. New Business

(a) **Zoning Bylaw Update – Coach House**

Mayor McEwen provided an overview of the background of allowances for suites and coach houses in Anmore.

Mr. Chris Boit, Manager of Development Services provided an overview of the report and sought direction from the committee on options for update. Discussion points included:

Definitions updates were supported as follows:

- Building (Proposed)
- Coach House (Proposed) include comment re strata
- Dwelling Unit (Proposed)
- Secondary Suite (Proposed) removing the word “single”
- Residential (Proposed)
- Floor area (Proposed)
- Basement (Proposed)

Secondary suite and a coach house on a property

- Provide updates to section 6.3 of bylaw for clarity
- Update bylaw to allow for either coach house or secondary suite in following zones if requirements are met:
 - RS-1
 - Infill
 - CD-1
- Update bylaw to allow for secondary suites only in the following zones if requirements are met:
 - CD-2
 - CD-3
 - CD-4
 - CD-5
 - CD-6
 - CD-7
 - RS-2
- Update bylaw to prohibit coach houses and suites in the RCH-1 Zone
- Staff to investigate rationale on why maximum height for CD-7 Zone is 10m while other CD zones are 7m and provide update, if necessary

Location of Coach House

- Consideration of creating allowance for separation based on zone or size of lot
- Staff to consult with SVFD Fire Chief, Jay Sharpe on recommended separation for fire safety and suppression

Parking requirements

- No parking on roadways
- Include exemption for one parking stall garage with an operable door, no windows, no bathroom to detract from conversion of garage space

Height and Massing of Structure

- There was general consensus to include criteria as outlined in the staff report

Size of Coach House

- Staff to develop criteria for a sliding scale for consideration

Design aspects

- No action on this item at this time. Could be considered in future policy development

Occupancy and Use

- Staff to report back on requirements and affect of new legislation regarding short term rentals and how it applies to Anmore

Environmental impacts/tree impacts

- No action at this time. Could be considered in future policy development.

It was MOVED and SECONDED:

THAT the Committee recommend to Council that staff be directed to amend the Zoning Bylaw in accordance with the recommendations provided during the Committee of the Whole meeting - Zoning Bylaw Update - Coach House report from the Manager of Development Services, dated October 20th, 2023.

Carried Unanimously

6. Public Comments

Members of the public were invited to provide input during the round table discussion.

7. Adjournment

It was MOVED and SECONDED:

That the meeting be adjourned at 8:25 pm.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor

COMMITTEE OF THE WHOLE MEETING – MINUTES

Minutes for the Committee of the Whole Meeting scheduled for Wednesday, September 25, 2024 at 6:00 p.m. in the Boardroom at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Doug Richardson
Councillor Kim Trowbridge
Councillor Paul Weverink
Councillor Polly Krier

ABSENT

OTHERS PRESENT

Karen Elrick, CAO
Rhonda Schell, Manager of Corporate Services
Chris Boit, Manager of Development Services
Josh Joseph, Planner

1. Call to Order

Mayor McEwen called the meeting to order at 6:04 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Adoption of Minutes

(a) **Minutes of the Committee of the Whole Meeting held on January 9, 2024**

It was MOVED and SECONDED:

THAT the Minutes of the Committee of the Whole Meeting held on January 9, 2024 be adopted, as circulated.

Carried Unanimously

4. Business Arising from Minutes

None.

5. New Business

(a) Zoning Bylaw Update – Coach House

A memo dated September 17, 2024 which included recommendations from the report dated May 31, 2024 from the Manager of Development Services was reviewed. The Planner reviewed current zoning regulations regarding Coach Houses.

Discussion points included:

- updates made to the zoning bylaw to comply with Bill 44
- basement exemptions including on sloped lots
- difference in FAR between CD Zones and Infill Zones
- bylaw enforcement challenges
- BC building code definitions
- Stratification laws and restrictions
- Maximum allowable size of coach houses and secondary suites
- Floor area exemption for enclosed parking in coach houses
- Regulations for form and massing of buildings
- Off-street parking

It was MOVED and SECONDED:

THAT the Committee of the Whole recommends to Council that the following amendments be made to Anmore Zoning Bylaw No. 568-2017:

1. The definition of **Basement** be deleted and replaced with a definition that accurately describes a storey having more than one-half it's height below finished grade and clearly defines how this is interpreted on sloped lots.
2. The definition of **Building** be deleted and replaced with a definition that accurately describes a structure wholly or partly covered by a roof or roofs supported by walls, columns, or posts and can not be misunderstood to include tents or temporary shelters.
3. The definition of **Coach House** be deleted and replaced with the following: **Coach House** 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;

4. The definition of **Dwelling unit** be deleted and replaced 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;
5. The definition of **Floor area or gross floor area*** be deleted and replaced with the following: **Floor area*** 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; and update all areas of the bylaw that related to this definition change.
6. The definition of **Floor area ratio** be deleted and replaced with the following:
Floor area ratio means the figure obtained when the gross floor area of all buildings on a lot is divided by the legal area of the lot.
7. The definition of **Floor area, below grade, where specified by this Bylaw** be deleted;
8. The definition of **Principal building or structure** be deleted and replaced with a definition that more accurately defines a building or structure and can not be misinterpreted to include structures without walls and aligns with the definition of Building.
9. The definition of **Residential** be deleted and replaced with the following:
Residential 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;
10. The following section be added.

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

11. The following section be added.

5.25 Basement Exemption

In residential use zones the following will apply, unless expressly provided for in a Zone.

Basement Exemption

In Family Residential Use zones, all or part of the basement floor area shall be exempted from the calculation of **Floor Area** by an area calculated under subsections (a) to (d).

(a) Subject to subsection (b), 100% of the **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 **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 **Floor Area** to be exempted shall be calculated on the basis of the following formula where “A” represents the Area to be exempt (with a figure and example for illustrative purposes).

12. A definition of **Breezeway** be updated to include expanded criteria.

13. Section 6.3 be deleted in its entirety and replaced 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 the following:

Lot Size	Secondary Suite Floor Area Allowed
≥ 3966m ²	The lesser of 180m ² or 50% of the floor area of the Principal building
≥ 2024m ² to 3965m ²	Maximum 95m ²
≥ 1349m ² to 2023m ²	Maximum 80m ²
≤ 1348m ²	Maximum 65m ²

14. The following section be added in sequential order:

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	Coach House Floor Area Allowed	Maximum Dwelling units
≥ 3966 m ²	Maximum 170m ²	3 units
≥ 2024m ² to 3965m ²	Maximum 130m ²	3 units

≥ 1349m² to 2023m² Maximum 100m² 2 units

- 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 a minimum of 1 enclosed parking stall for the dwelling unit.*
- 6.7.6 The area of 1 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 be permitted in all residential zones.

*Size maximum to be determined.

15. That Section 9.1 Residential 1 – RS – 1 be deleted in its entirety and replaced with the following:

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 ²
	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 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

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.25 FAR	11m
Accessory Building	1	180 m ²	7m
Coach House	1	Refer to 6.7.3	7m

- (a) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed **a floor area ratio (FAR)** of 0.25.
- (b) For the purposes of determining gross floor area of all accessory buildings on a parcel.
- (c) Maximum number of dwelling units allowed on a parcel shall not exceed 3.
- (d) Maximum number of structures allowed on a parcel not to exceed 3.

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	7.6 m ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	7.6 m	7.6 m	7.6 m	5 m

- (a) For **accessory buildings and structures** less than 10 m² and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.0 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.

16. That 9.3.3 be deleted in it's entirety and replaced with the following:

9.3.3 Maximum Density

The maximum gross density shall not exceed 8 parcels/acre.

Carried

6. **Public Comments**

None.

7. **Adjournment**

It was MOVED and SECONDED:

THAT the meeting be adjourned at 8:50 p.m.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor

ADVISORY PLANNING COMMISSION – MINUTES



Minutes of the Advisory Planning Commission Meeting held on Tuesday, January 16, 2024 at 6:00 p.m. in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.

MEMBERS PRESENT

John Burgess
Fiona Cherry
Tony Barone
Olen Vanderleeden
Darren Smurthwaite
Denny Arsene
Peter Ludeman

MEMBERS ABSENT

OTHERS PRESENT

Mayor John McEwen, Council Liaison
Chris Boit, Manager of Development Services
Rhonda Schell, Manager of Corporate Services

1. Call to Order

The Corporate Officer called the meeting to order at 6:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as amended, to move item 6 c to 6 a.

Carried Unanimously

3. Minutes

(a) **Minutes of the Advisory Planning Commission meeting held on February 21, 2023**

It was MOVED and SECONDED:

That the Minutes of the Advisory Planning Commission meeting held on February 21, 2023 be adopted, as circulated.

Carried Unanimously

4. Business Arising from the Minutes

None

5. Unfinished Business

None

6. New Business

(c) Appointment of Chair and Vice-Chair

Members to appoint a Chair and Vice-Chair, by majority vote.

It was MOVED and SECONDED:

THAT John Burgess be appointed Chair of the Advisory Planning Commission for the term ending January 2026.

Carried Unanimously

It was MOVED and SECONDED:

THAT Tony Barone be appointed Vice Chair of the Advisory Planning Commission for the term ending January 2026.

Carried Unanimously

Chair John Burgess began chairing the meeting.

(a) Welcome and Introductions

Chair Burgess lead a roundtable of welcomes and introductions.

(b) Functions of the Advisory Planning Commission

The Manager of Corporate Services provided an orientation including overview of APC roles, responsibilities, Terms of Reference, and legislation.

(d) Establish Meeting Schedule

It was MOVED and SECONDED:

THAT the Advisory Planning Commission meetings be scheduled, as required, or at the call of the Chair and start at 6pm.

Carried Unanimously

(e) Zoning Bylaw Update – Coach House

Manager of Development Services provided an overview of the report to Council dated October 20, 2023.

Discussion points included:

- Definitions in the Zoning Bylaw
- Upcoming housing legislation
- Regulation of parking
- Septic overload
- Basements
- Defining setbacks and floor area ratio to determine where a coach house can be built on a property
- Options to relax setbacks for environmental considerations
- Height, size, design elements, occupancy and use of coach houses
- Updates to the Tree Bylaw
- What zones should have coach houses or secondary suites

It was MOVED and SECONDED:

THAT the Advisory Planning Commission schedule another meeting for more in-depth discussion before providing a recommendation to Council on the Zoning Bylaw Update – Coach House report dated October 20, 2023.

Carried Unanimously

7. Adjournment

It was MOVED and SECONDED:

That the meeting be adjourned at 8:29 p.m.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John Burgess”

John Burgess
Chair

ADVISORY PLANNING COMMISSION – MINUTES



Minutes of the Advisory Planning Commission Meeting held on Tuesday, February 12, 2024 at 6:00 p.m. in the Boardroom at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.

MEMBERS PRESENT

John Burgess
Fiona Cherry
Tony Barone
Olen Vanderleeden
Darren Smurthwaite
Denny Arsene

MEMBERS ABSENT

Peter Ludeman

OTHERS PRESENT

Mayor John McEwen, Council Liaison
Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Minutes

(a) **Minutes of the Advisory Planning Commission meeting held on January 16, 2024**

It was MOVED and SECONDED:

That the Minutes of the Advisory Planning Commission meeting held on January 16, 2024 be adopted, as circulated.

Carried Unanimously

4. Business Arising from the Minutes

None.

5. Unfinished Business**(a) Zoning Bylaw Update – Coach House**

Attachments for reference included: Report to Council dated October 20, 2023 from Chris Boit, Manager of Development Services, Minutes from the October 24, 2023 Committee of the Whole meeting, and the following motion:

At the November 7, 2023 Regular Council meeting the following resolution was passed:

“THAT Council refer the Coach House report from the Manager of Development Services, dated October 20th, 2023 to the APC for comment.”

Discussion points included:

- Clarification on the recommended definitions of portable or temporary structures covered by roofs, allowance for a dwelling unit to have multiple cooking facilities, gross floor area ratio restrictions, allowance for multiple stories below finished grade, maximum allowable size for secondary suites, coach houses not being allowed outside RS1
- Bill 44 requirements and plans to update the OCP and Zoning Bylaw
- Enforcement of the Zoning Bylaw
- Market flexibility that comes from suites and coach houses
- Limiting to either coach house or secondary suite on lots under 1/3 acre, 1/2 acre, or 1 acre
- Whether or not to allow coach houses on 1/3 acre, 1/2 acre, or 1 acre
- Whether or not to limit the size of coach houses in relation to property size
- Whether or not to limit the size of primary residence if there is a coach house
- Limiting size of a basement suite in relation to the total basement area
- Driveway and parking requirements for coach houses and basement suites for tenant access and emergency response
- Whether coach houses or basement suites would more likely attract young families
- Septic field overcapacity and lack of regulation

There was general consensus to:

- Update bylaw to allow for either coach house or secondary suite in following zones if requirements are met:
 - RS-1 – allow coach house (not to exceed 180 sq.m.), basement suite, up to 3 total dwelling units
 - Infill - 1/2 acre up to 1 acre - allow coach house (not to exceed 100 sq.m.), basement suite, up to 3 total dwelling units
 - Infill - 1/3 acre – allow coach house (not to exceed 100 sq.m.), basement suite, up to 2 total dwelling units
 - Infill – less than 1/3 acre – coach house not allowed
- Change “include below grade floor area” to “exclude below grade floor area” under Floor Area or Gross Floor Area definition
- Locations of coach house offset from primary dwelling being a minimum of 5 meters for fire separation
- Minimum 2 parking stalls per dwelling (pending legislative review)
- Not allow coach houses in front of main dwelling
- Limit height and mass of dwellings through DP approval process and resolve appeals through the Board of Variance
- Not allow short term rentals

6. **New Business**

7. **Adjournment**

It was MOVED and SECONDED:

That the meeting be adjourned at 8:15 p.m.

Carried Unanimously

Rhonda Schell
Corporate Officer

John Burgess
Chair

From: [Gordon Marks](#)
To: [Rhonda Schell](#)
Subject: Written comment regarding Amendment to Bylaw 647-2024 for November 19,2024 Public Hearing Meeting
Date: November 19, 2024 2:57:21 PM

You don't often get email from **FOIPPA s.22**. [Learn why this is important](#)

From: Gordon and Jean Ann Marks

FOIPPA s.22
[REDACTED]

To: Anmore Village Council

Having looked at the Official Notice and the Disclosure Package we agree the language regarding this bylaw needs to be clarified. What we disagree with is that owners can have a permanent residence, a suite and a coach house. We would only agree with a permanent residence having either a suite or coach house.

Our reasons for this position are:

- **Treatment Plants/Septic Fields:** Our house was built in 1996 and we moved in August 1997. In January 2003 our septic field failed even with regular maintenance being done by the manufacturer. The system needed to be rebuilt, capacity increased and is operating to this day with regular maintenance. Our concern is with the increase living space and buildings per property the Treatment Plants/Septic Fields will not handle the increased use and in time will fail and become a health risk. It should be noted that some of my neighbours had failures of some sort with their septic systems around the first five years of use resulting in extensive repairs or replacement being done.
We are also concerned with the number of new builds bringing in fill or removing native earth that could create problems for correct property and septic field drainage creating problems for their immediate neighbours.
- **Increased Density:** This leads to increases in traffic, parking issues, noise, and garbage services. Will these residences be taxed more to cover the costs to the Village dealing with these issues?
- **Village Enforcement:** Quite a few years ago I had a discussion with the then Building Inspector (Gary Morrissey) about a structure being built at the back of **FOIPPA s.22** [REDACTED]. He assured me it was to be a shop and would have no living quarters. I am not sure of the time frame; the shop some how became a rental home. The building of

this structure did not affect us directly.

In the spring of 2015 the owner of **FOIPPA s.22**, built a structure near the property line and our home that was to be a shop but became his principal residence. The building of this structure did affect us directly. There was excessive music, excessive lawn cutting, at times the septic alarm would go off for considerable time before being cancelled, and air pollution with idling of some of his lawn equipment. Over the years complaints were made to the bylaw office. It was not until we wrote Mayor McEwen and Councillor Polly Krier that our complaints were addressed.

In closing I hope Council will reconsider moving ahead with having a suite and a carriage house to be allowed on properties in Anmore. With this fast growth taking place in Anmore, we will suffer growing pains that could be avoided.

Sincerely,

Gordon and Jean Ann Marks