

VILLAGE OF ANMORE

BYLAW NO. 707-2025

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. 707-2025”.
2. That Anmore Zoning Bylaw No. 568-2017 be amended under Part 2 – Definitions as follows:
 - a. Delete the definition for Breezeway, where specified by this bylaw.
 - b. add the following definition for Connector in alphabetical sequence: means an unconditioned structural connection, not connected at the foundation, with a width of less than 4 meters that joins an **accessory building** or **structure** and a **principal building** such as a corridor connecting significant sections of a building. For the purposes of this Bylaw, a **connector** does not create a single **building** or **structure** out of the two buildings or structures it connects;
3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 6 – Specific Use Regulations as follows:
 - a. Delete Section 6.3.2 and replace it with the following:

6.3.2 Shall not be connected to the primary **dwelling unit** by a **connector** or enclosed hallway.

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 5 – General Regulations as follows:
 - b. Add section 5.25 with the following:

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 a percentage calculated under subsections (a) to (d).

- (a) Subject to subsection (b), 100% of the **Floor Area** shall be exempted where the first storey floor height is less than 1.22 m (4 ft) above average **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 average **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 average finished grade, then the percentage of **Basement Floor Area** to be exempted shall be calculated on the basis of the following formula where “A” represents the percentage to be exempt and “x” represents the first storey floor height above the average finished grade (see Figure 1, provided for illustrative purposes only):

$$A = 100 X (2.22 - x)$$

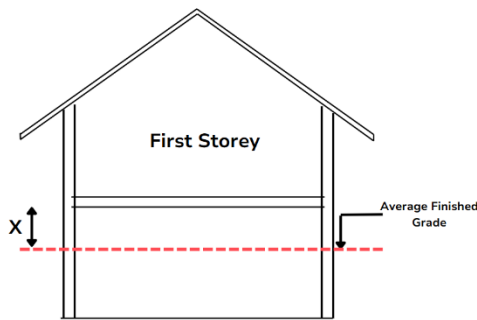


Figure 1

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

- a. Delete section 9.1.3 and replace it with the following:

9.1.3 Maximum Building Number, Floor Area and Height

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

- (a) Only 1 **Accessory Building** is permitted on a Parcel containing a **Coach House**.
- (b) The total combined **floor area** of all **Accessory Buildings** and a **Coach House** on a parcel shall not exceed 180m².
- (c) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed a **Floor Area Ratio (FAR)** of 0.25%.

6. 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 , 2025

READ a second time the _____ day of , 2025

PUBLIC HEARING HELD the _____ day of , 2025

READ a third time the _____ day of , 2025

ADOPTED the _____ day of , 2025

MAYOR

CORPORATE OFFICER