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 (includes map update)
5. Anmore Zoning Amendment Bylaw No. 634-2020
6. Anmore Zoning Amendment Bylaw No. 647-2021 (includes map update)
7. Anmore Zoning Amendment Bylaw No. 650-2021
8. Anmore Zoning Amendment Bylaw No. 651-2021 (includes map update)
9. Anmore Zoning Amendment Bylaw No. 661-2022 (includes map update)
10. Anmore Zoning Amendment Bylaw No. 662-2022 (includes map update)
11. Anmore Zoning Amendment Bylaw No. 665-2023 (includes map update)
12. Anmore Zoning Amendment Bylaw No. 668-2023 (map update only)
12. Anmore Zoning Amendment Bylaw No. 669-2023 (map update only)
13. Anmore Zoning Amendment Bylaw No. 697-2024
14. Anmore Zoning Amendment Bylaw No. 667-2023 (map update only)
15. Anmore Zoning Amendment Bylaw No. 687-2024
16. Anmore Zoning Amendment Bylaw No. 696-2024 (map update only)
17. Anmore Zoning Bylaw Amendment Bylaw No. 706-2025 (includes map update)
18. Anmore Zoning Bylaw Amendment Bylaw No. 707-2025
19. Village of Anmore Zoning Amendment Bylaw No. 695-2024 (map update only)
20. Anmore Zoning Bylaw Amendment Bylaw No. 666-2023 (map update only)
21. Anmore Zoning Amendment Bylaw No. 718-2025
22. Anmore Zoning Amendment Bylaw No. 724-2025 (map update only)
23. Anmore Zoning Amendment Bylaw No. 735-2026
24. Anmore Zoning Amendment Bylaw No. 742-2026
25. Anmore Zoning Bylaw Amendment Bylaw No. 699-2024
26. Anmore Zoning Amendment Bylaw No. 745-2026

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

TABLE OF CONTENTS

PART 1 ENACTMENT 11

1.1 INTRODUCTION 11

1.2 TITLE 11

1.3 PURPOSE 11

PART 2 DEFINITIONS 11

PART 3 INTERPRETATION 24

3.1 PERMITTED USES 24

3.2 MINIMUM PARCEL SIZE 24

3.3 MAXIMUM NUMBER AND SIZE 24

3.4 MAXIMUM HEIGHTS 24

3.5 MINIMUM SETBACKS FROM PROPERTY LINES 24

3.5.1 24
3.5.2 24
3.5.3 24

3.6 MAXIMUM PARCEL COVERAGE 25

3.7 MAXIMUM FLOOR AREA RATIO OR MAXIMUM FLOOR AREA 25

3.8 ZONING DISTRICT BOUNDARIES 25

3.8.1 25
3.8.2 25
3.8.3 25

3.9 STATUTES 25

PART 4 APPLICATION AND COMPLIANCE 25

4.1 APPLICATION 25

4.2 COMPLIANCE 25

PART 5 GENERAL REGULATIONS 26

5.1 SIZE, SHAPE AND SITING OF BUILDINGS & STRUCTURES 26

5.1.1 26
5.1.2 26

5.2 NUMBER OF BUILDINGS 26

5.3 ACCESSORY BUILDINGS AND STRUCTURES 26

5.3.1 26
5.3.2 26

5.4 HIGHEST BUILDING FACE ENVELOPE 26

5.4.1 26
5.4.2 26
5.4.3 26
5.4.4 27
5.4.5 27

5.5 AVERAGE GRADE CALCULATION FOR BUILDING AND STRUCTURE HEIGHT 27
5.5.1 27
5.5.2 27
5.5.3 27
5.5.4 28
5.5.5 28
5.5.6 28

5.6 BUILDING AND STRUCTURE HEIGHT 29
5.6.1 29
5.6.2 29
5.6.3 29
5.6.4 29
5.6.5 29

5.7 HEIGHT EXEMPTIONS 29
5.7.1 29
5.7.2 30
5.7.3 30

5.8 SITING EXCEPTIONS 30
5.8.1 30
5.8.2 30

5.9 OBSTRUCTION OF VISION 30

5.10 ENTRY GATES FOR DRIVEWAYS 31

5.11 FENCES 31
5.11.1 31
5.11.2 31
5.11.3 31

5.12 RETAINING WALLS 31
5.12.1 31
5.12.2 32
5.12.3 32
5.12.4 32
5.12.5 32
5.12.6 32

5.13 SCREENING 33
5.13.1 33
5.13.2 33
5.13.3 33
5.13.4 33
5.13.5 33
5.13.6 33
5.13.7 33

5.14 LANDSCAPING 34
5.14.1 34
5.14.2 34
5.14.3 34
5.14.4 34
5.14.5 34

5.15 STORAGE OR PARKING OF VEHICLES, TRAILERS, BOATS AND EQUIPMENT 35
5.15.1 35
5.15.2 35
5.15.3 35
5.15.4 35
5.15.5 35
5.15.6 35
5.15.7 36
5.15.8 36
5.15.9 36
5.16 SIGNS 37
5.16.1 37
5.16.2 37
5.16.3 37
5.16.4 37
5.16.5 37
5.17 SWIMMING POOLS 38
5.17.1 38
5.17.2 38
5.18 SPORTS COURTS 38
5.19 RENEWABLE ENERGY 38
5.19.1 38
5.19.2 39
5.19.3 39
5.20 SETBACKS FROM WATERCOURSES 39
5.20.1 39
5.20.2 39
5.21 RIPARIAN AREAS PROTECTION 39
5.21.1 39
5.21.2 39
5.21.3 40
5.21.4 40
5.21.5 40
5.21.6 40
5.22 WATERSHED PROTECTION 41
5.22.1 41
5.22.2 41
5.22.3 41
5.22.4 41
5.22.5 41
5.22.6 41
5.23 GATE AT HIGHWAY 42
5.24 GARAGE 42
5.25 BASEMENT EXEMPTION 42
Figure 1 43
PART 6 SPECIFIC USE REGULATIONS 43

6.1 USES PERMITTED IN ALL ZONES 43
6.1.1 43
6.1.2 43
6.2 USES PROHIBITED IN ALL ZONES 43
6.3 SECONDARY SUITE 43
6.3.1 44
6.3.2 44
6.3.3 44
6.3.4 44
6.3.5 44
6.3.6 44
6.4 ACCESSORY ONE-FAMILY RESIDENTIAL USE 44
6.5 HOME OCCUPATION USE 44
6.6 BED AND BREAKFAST 45
6.6.1 45
6.6.2 45
6.7 COACH HOUSE 45
6.7.1 46
6.7.2 46
6.7.3 46
6.7.4 46
6.7.5 46
6.7.6 46
6.7.7 46
6.7.8 46
PART 7 REGULATIONS FOR THE SUBDIVISION OF LAND 46
7.1 REGULATION OF SUBDIVISION 46
7.2 MINIMUM PARCEL SIZE AND WIDTH 46
7.2.1 46
7.2.2 46
7.2.3 47
7.3 MINIMUM FRONTAGE 47
7.3.1 47
7.3.2 47
7.4 PARCELS EXEMPT FROM MINIMUM PARCEL SIZE REQUIREMENTS 47
7.4.1 47
7.4.2 47
7.4.3 47
7.5 UNDERSIZED PARCELS 48
7.6 PARCEL SHAPE 48
7.6.1 48
7.6.2 48
7.7 BARE LAND STRATA SUBDIVISION 48
7.8 SUBDIVISION FOR RELATIVE 48

PART 8 ZONING DISTRICT SCHEDULES **48**

PART 9 ZONING DISTRICTS **49**

9.1 RESIDENTIAL 1 – RS-1 ..... **49**
9.1.1 49
9.1.2 49
9.1.3 49
9.1.4 50
9.1.5 50
9.1.6 50
9.1.7 50

9.2 RESIDENTIAL 1A – RS-1A **50**
9.2.1 51
9.2.2 51
9.2.3 51
9.2.4 51
9.2.5 52
9.2.6 52
9.2.7 52
9.2.8 52

9.3 COMPACT HOUSING 1 (COUNTRYSIDE) – RCH-1 ..... **52**
9.3.1 52
9.3.2 52
9.3.3 53
9.3.4 53
9.3.5 54
9.3.6 54
9.3.7 54

9.4 COMPACT HOUSING 2 (ANMORE GREEN) – RCH-2 ..... **54**
9.4.1 54
9.4.2 55
9.4.3 55
9.4.4 55
9.4.5 55
9.4.6 Off-Street Parking 55
9.4.7 56

9.5 COMMERCIAL 1 – C-1 ..... **56**
9.5.1 56
9.5.2 56
9.5.3 56
9.5.4 56
9.5.5 56
9.5.6 57
9.5.7 57
9.5.8 57

9.6 CAMPGROUND COMMERCIAL – C-2 ..... **57**
9.6.1 57
9.6.2 57
9.6.3 57

9.6.4 58
9.6.5 58
9.6.6 58
9.6.7 58
9.6.8 58

9.7 EQUESTRIAN COMMERCIAL – C-3 59
9.7.1 59
9.7.2 59
9.7.3 59
9.7.4 59
9.7.5 59
9.7.6 59
9.7.7 60
9.7.8 60

9.8 CIVIC INSTITUTIONAL – P-1 60
9.8.1 60
9.8.2 60
9.8.3 61
9.8.4 61
9.8.5 61
9.8.6 61

9.9 PARK – P-2 61
9.9.1 61
9.9.2 61
9.9.3 61
9.9.4 62
9.9.5 62

9.10 VILLAGE CENTRE INSTITUTIONAL– P-3 62
9.10.1 62
9.10.2 62
9.10.3 62
9.10.4 62
9.10.5 63
9.10.6 63

9.11 WATERSHED – W-1 63
9.11.1 63
9.11.2 63

9.12 INDUSTRIAL – I-1 63
9.12.1 63
9.12.2 63
9.12.3 63
9.12.4 64

9.13 COMPREHENSIVE DEVELOPMENT – CD 64
9.13.1 64
9.13.2 64
9.13.3 64
9.13.4 64
9.13.5 65
9.13.6 65

9.13.7 65

9.14 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1 65

9.14.1 65
9.14.2 65
9.14.3 65
9.14.4 66
9.14.5 66
9.14.6 66
9.14.7 66
9.14.8 66
9.14.9 67
9.14.10 67

9.15 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2 69

9.15.1 69
9.15.2 69
9.15.3 69
9.15.4 70
9.15.5 70
9.15.6 70
9.15.7 70
9.15.8 70
9.15.9 70
9.15.10 70

9.16 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3 72

9.16.1 72
9.16.2 72
9.16.3 72
9.16.4 72
9.16.5 73
9.16.6 73
9.16.7 73
9.16.8 73
9.16.9 73
9.16.10 73

9.17 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4 75

9.17.1 75
9.17.2 75
9.17.3 75
9.17.4 75
9.17.5 76
9.17.6 76
9.17.7 76
9.17.8 76
9.17.9 76
9.17.10 76

9.18 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5 78

9.18.1 78
9.18.2 78
9.18.3 78
9.18.4 78

9.18.5 79
9.18.6 79
9.18.7 79
9.18.8 79
9.18.9 79

9.19 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6 80
9.19.1 81
9.19.2 81
9.19.3 81
9.19.4 81
9.19.5 82
9.19.6 82
9.19.7 82
9.19.8 82
9.19.9 82

9.20 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7 84
9.20.1 84
9.20.2 84
9.20.3 84
9.20.4 84
9.20.5 84
9.20.6 85
9.20.7 85
9.20.8 85
9.20.9 85

9.21 COMPREHENSIVE DEVELOPMENT 8 (PINNACLE RIDGE) – CD-8 85
9.21.2 85
9.21.3 86
9.21.4 86
9.21.5 87
9.21.2 9.21.6 88
9.21.7 88
9.21.8 88
9.21.9 88
9.21.10 89
9.21.11 90
9.21.12 90
9.21.13 Comprehensive Development Plan 90

9.22 INFILL DEVELOPMENT – INF 91
9.22.1 91
9.22.2 91
9.22.3 92
9.22.4 92
9.22.4.1 92
9.22.5 92
9.22.6 93
9.22.7 93
9.22.8 93
9.22.9 93

9.23 RESIDENTIAL 2 – RS-2 93

9.23.1 93
9.23.2 93
9.23.3 93
9.23.4 94
9.23.5 94
9.23.6 94
9.23.7 94
9.23.8 94
9.23.9 94
- INF Map – 2175 East Road 95
- INF Map – 125 Hummingbird Drive 96
- INF Map - 2345 Sunnyside Road 97
- INF Map – 2110 Summerwood Lane 98

PART 10 SEVERABILITY AND ENFORCEMENT 99
10.1 99
10.2 99
10.3 99
10.4 99
10.4.1 99
10.4.2 99

PART 11 REPEAL AND EFFECTIVE DATE 99
11.1 99
11.2 99
Schedule A – Zoning Map 99

PART 1 ENACTMENT

1.1 INTRODUCTION

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.

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 (Apis mellifera);
Approving Officer	means the **Approving Officer** pursuant to the *Land Title Act* and the *Strata Property Act;*
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**;
Attached *(Bylaw No. 699-2024)*	means a **building** or **structure** physically connected by a common wall at least 3m in length providing internal connections to all enclosed spaces within all buildings or structures. For the purposes of this definition, buildings or structures connected solely by a roof will not be considered attached;

B

Basement *(Bylaw No. 687-2024)*	means a **storey** having more than one-half it's height below the average **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**;
Building *(Bylaw No. 687-2024)*	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.
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 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 ***(Bylaw No. 687-2024)***	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;
Commercial Recreation (*Bylaw No. 706-2025*)	means the use of buildings or lands for sports and physical recreation where patrons are predominantly participants and attend on a non-recurring basis;
Community garden	means the non-**commercial use** of **land** for the public growing of flowers, native and ornamental plants, edible berries, fruits and vegetables;
Connector (*Bylaw No. 707-2025*)	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;
Council	means the Municipal Council of the Village of Anmore;
Crawl Space ***(Bylaw No. 571-2018)***	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 ***(Bylaw No. 687-2024)*** 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 ***(Bylaw No. 687-2024)*** means the greatest horizontal area of all **storeys** of a **building** within the outside surface of exterior wall sheathing, columns, or posts, and the centre line of firewalls.

Floor area ratio ***(Bylaw No. 687-2024)*** means the figure obtained when the **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 ***(Bylaw No. 571-2018)***	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 *Environmental Assessment Act*, 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;

m^2 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 **loading space** 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**;
Principal use	means the primary use of **land**, **buildings** or **structures** on the **parcel**;
Principal residence ***(Bylaw No. 697-2024)***	means the residence in which an individual resides for a longer period of time in a calendar year than any other place;
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 *(Bylaw No. 687-2024)*	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;
Retail (*Bylaw No. 706-2025*)	means the use of a premises to sell merchandise to a consumer for personal consumption or use and not for further sale or rent;
Retail Food Service (*Bylaw No. 706-2025*)	means the use of premises where food or beverages are prepared, served or dispensed to the public for consumption on or off the premises;
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 *School Act*;
Secondary suite *(Bylaw No. 697-2024)*	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 *Riparian Areas Protection Act Riparian Areas Regulation BC Reg. 376/2004 (RAR)* of the assessment methodology and/or a Village of Anmore Watercourse Development Permit pursuant to this Bylaw;
Stacked Townhouses	means **townhouses**, except that two principal dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or

(Bylaw No. 699-2024)	partially over the other dwelling. Each principal dwelling will have an individual access to outside, not necessarily at finished grade
Storey *(Bylaw No. 687-2024)*	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;
Strata parcel	means a **strata parcel** as defined by the *Strata Property Act;*
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;
Townhouse *(Bylaw No. 699-2024)*	means a **building** containing two or more attached principal dwelling units characterized by individual ownership, each having separate ground-oriented access;
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

Urban Containment Boundary ***(Bylaw No. 697-2024)***	means the regionally defined areas for urban development defined by Metro Vancouver's Regional Growth Strategy;
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;

PART 3 INTERPRETATION

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.

PART 4 APPLICATION AND COMPLIANCE

4.1 APPLICATION

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**.

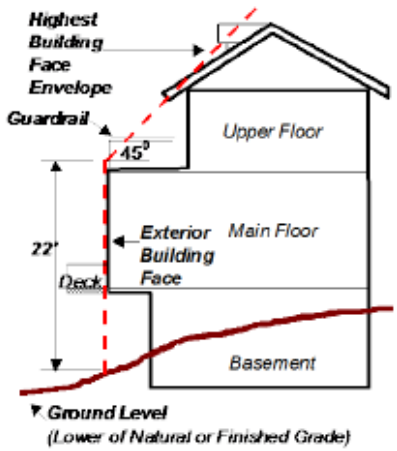
5.4.3 One third of the length of the **building** need not comply with this requirement.

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.

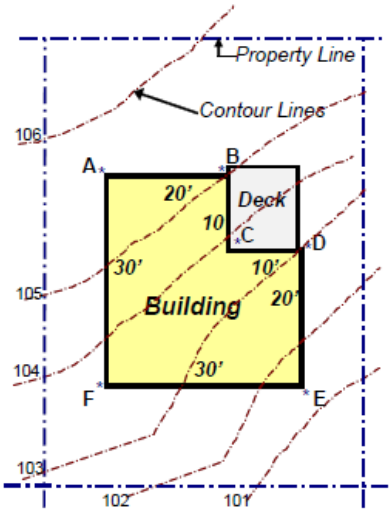
5.5.6 An example of calculating **average grade** is shown below (see Figure 1, provided for illustrative purposes only).

Example:

Wall Section Average Grade	X	Length	= Y
A-B 106.5 + 105.0 ÷ 2	X	6 m	= 634.50
B-C 105.0 + 104.0 ÷ 2	X	3 m	= 313.50
C-D 104.0 + 103.0 ÷ 2	X	3 m	= 310.50
D-E 103.0 + 101.5 ÷ 2	X	6 m	= 613.50
E-F 105.5 + 104.0 ÷ 2	X	9 m	= 942.75
F-A 104.0 + 106.5 ÷ 2	X	9 m	= 947.25
Totals:		36 m	= 3744

Total Y ÷ Total perimeter length = Average grade
3744 ÷ 36m = **104 m**

Figure 1



5.6 BUILDING AND STRUCTURE HEIGHT

5.6.1 **Height** is measured from the lower average **natural grade** or average **finished grade** ***(Bylaw No. 745-2026)***.

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

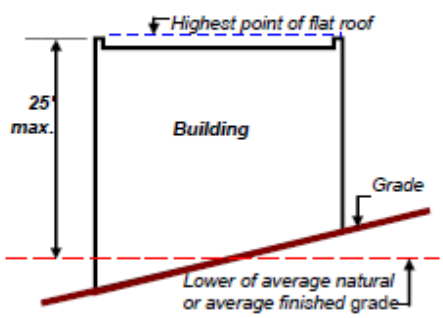
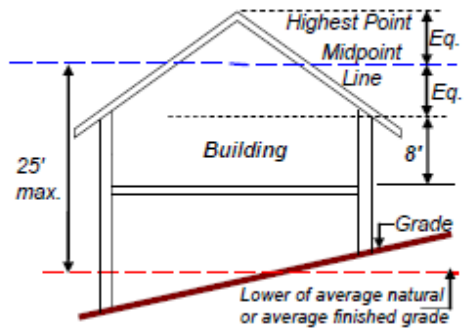


Figure 2



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.

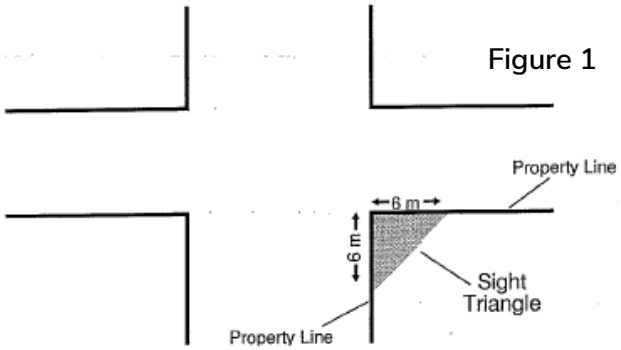
5.8 SITING EXCEPTIONS

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

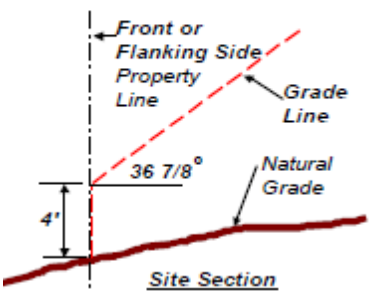
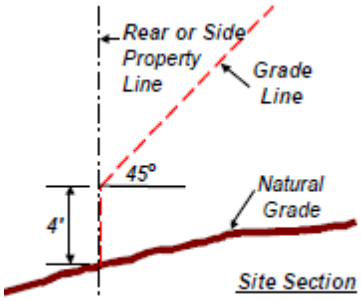


Figure 2



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

(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.

5.23 GATE AT HIGHWAY

(Bylaw No. 571-2018)

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

(Bylaw No. 687-2024)

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 **m²**	90 **m²**
≥ 2022**m²** to 3965**m²**	70 **m²**
≥ 1349**m²** to 2021**m²**	50 **m²**
≤ 1348 **m²**	30 **m²**

5.25 BASEMENT EXEMPTION

(Bylaw No. 707-2025)

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)

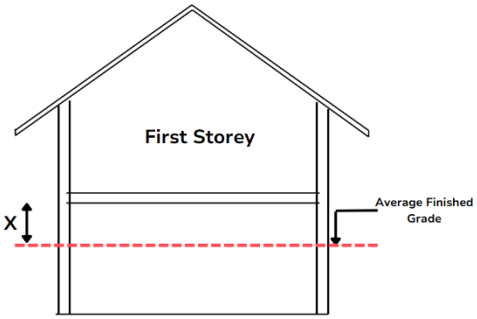


Figure 1

(e) Where a **building** contains more than one **storey** that meets the definition of **basement**, the exemption under subsections (a) to (d) shall apply only to the uppermost such **storey**. ***(Bylaw No. 745-2026)***

(f) The **storey** eligible for exemption under subsections (a) to (d) shall not exceed 3.66 m (12 ft) in height, measured, in accordance with the definition of **storey** from the top of the **basement** floor to the top of the floor of the **storey** above. ***(Bylaw No. 745-2026)***

(g) Notwithstanding subsection (e), 100% of the Floor Area of a storey below the storey exempted under subsections (a) to (f) shall be exempted where every exterior wall of that storey is entirely below finished grade at each point along the perimeter of the building. ***(Bylaw No. 745-2026)***

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

(Bylaw No. 687-2024)

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 connector or enclosed hallway. **(*Bylaw No. 707-2025*)**

6.3.3 The registered owner(s) of the property shall occupy either the primary **dwelling unit** or the **Secondary Suite dwelling unit** as their **principal residence**.

6.3.4 Shall meet all BC Building Code requirements for **Secondary Suite** within newly constructed **buildings** or the alternate compliance methods for alterations to existing **buildings** to add a **secondary suite**.

6.3.5 One **Secondary Suite** is permitted per **principal residence**.

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

6.4 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 not be permitted except within either the operator's **principal residence** or not more than one **secondary suite** or **coach house** located on the same property as the operator's **principal residence**; ***(Bylaw No.697-2024)***
(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

(Bylaw No. 687-2024)

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

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

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

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

Lot Size	Maximum Floor Area
≥ 3966 **m²**	170 **m²**
2022 **m²** to 3965 **m²**	130 **m²**
1349 **m²** to 2021 **m²**	100 **m²**

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

6.7.5 A **Coach House** shall provide at a minimum a 25 **m²** **garage** for the **dwelling unit**.

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

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

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

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 **m²**
Residential 1A	RS-1A	2,023 **m²**
Compact Housing 1	RCH-1	223 **m²**
Compact Housing 2	RCH-2	325 **m²**
Local Commercial	C-1	4,047 **m²**
Campground Commercial	C-2	2 ha.
Equestrian Commercial	C-3	2 ha.
Civic institutional	P-1	560 **m²**
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**
Comprehensive Development 7	CD-7	**n/a**
(Bylaw No. 687-2024)		
Infill Development	INF	1,349 **m²**
(Bylaw No. 687-2024)		
Residential 2	RS-2	750 **m²**
(Bylaw No. 687-2024)		
Village Centre Institutional	P-3	560 **m²**
(Bylaw No. 706-2025)		

PART 9 ZONING DISTRICTS

9.1 RESIDENTIAL 1 – RS-1

(Bylaw No. 687-2024)

9.1.1 Purpose

This **zone** is intended to provide **land** solely for the purpose of one-family **residential** housing as the **principal use**.

9.1.2 Permitted Uses and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Accessory Building	4,047 **m²**
	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 4050**m²** zoned RS-1 that are wholly or partly within an **Urban Containment Boundary** shall be permitted a maximum of four (4) **Dwelling Units**;

9.1.3 Maximum Building Number, Floor Area and Height ***(Bylaw No. 707-2025)***

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings	1	0.25 FAR	11 **m**

Accessory Buildings and structure	2[(a)]	180**m²**	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 180**m²**.
(c) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed a **Floor Area Ratio** (FAR) of 0.25%.

9.1.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Building	7.6 **m**	7.6 **m**	7.6 **m**	5 **m**
Accessory Buildings and Structures [(a)]	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.
(d) **Secondary Suite** shall be subject to the requirements of section 6.3.
(e) **Coach House** shall be subject to the requirements of section 6.7

9.2 RESIDENTIAL 1A – RS-1A

(Bylaw No. 634-2020)

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 ***(Bylaw No. 697-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation	2,023 **m²**
	Bed and Breakfast	
	Boarding	
	Secondary Suite /Coach House	
	Urban Agriculture	

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 ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings [(a)]	1[(c)]	0.25 FAR	11 **m**
Accessory Buildings[(b)]	2[(b)]	25% of **principal building** – up to 120 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

(a) The maximum **floor area** for the **principal building** and all **accessory buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.25.

(b) The maximum number of principal **buildings** may be increased to 2 one-family **residential** dwellings, provided that the **parcel size** is greater than 0.8 ha.

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

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 ***(Bylaw No. 697-2024)***

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.

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 ***(Bylaw No. 697-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation Secondary Suite Urban Agriculture	223 **m²**

9.3.3 Maximum Building Size and Height

Permitted Use	Maximum Size	Maximum Building Height
Principal Buildings *(Bylaw No. 697-2024)*	0.6 FAR	11 **m**
Accessory Buildings and Structures	46.5 **m²**	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.

(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**. ***(Bylaw No. 571-2018)***

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

(d) The following sites are permitted a maximum FAR of 0.74 ***(Bylaw No. 742-2026)***:

Civic Address	38-3295 Sunnyside Road, Anmore, BC	40-3295 Sunnyside Road, Anmore, BC
PID	028-076-877	028-076-893
Legal Description	STRATA LOT 38, PLAN BCS3635, SECTION 20, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	STRATA LOT 40, PLAN BCS3635, SECTION 20, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

(e) 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.

(f) 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 ***(Bylaw No. 697-2024)***

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**.

9.3.7 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
(Bylaw No. 697-2024)

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 and Minimum Parcel Size

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Home Occupation	325 **m²**
	Secondary Suite /Coach House	
	Urban Agriculture	

9.4.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.5 FAR	11 **m**
Accessory Building	1	46.5 **m**^{2} FAR	3 **m**
Coach House	2	100 **m**^{2} FAR	7 **m**

(a) The maximum **gross density** shall not exceed 8 **parcels**/acre.
(b) The maximum **gross floor area** for all **buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.5.
(c) Maximum number of **dwelling units** allowed on a **parcel** shall not exceed 4.
(d) Maximum number of **structures** allowed on a **parcel** not to exceed 4.

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	4 **m**	1.5 **m**	1.2 **m**	1.2 **m**
Accessory Buildings and Structures	See (c)	1.5 **m**	1.2 **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**;
(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 **m²**
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 **m²**	7.5 **m**
Accessory Buildings and Structures	50 **m²**	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 **m²**	7.5 **m**
Accessory Buildings and Structures	50 **m²**	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

(Bylaw No. 661-2022)

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 **m²**
Public Service	560 **m²**
Accessory One-Family Dwelling	**n/a**

Assembly	560 **m²**
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**.

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 VILLAGE CENTRE INSTITUTIONAL– P-3

(*Bylaw No. 706-2025*)

9.10.1 Purpose

This **zone** is intended to provide **land** for the purpose of accommodating facilities owned and operated by a government agency, where **civic institutional**, **public service** or **assembly** are the **principal uses** and where accessory uses are permitted that contribute to creating a vibrant Village Centre.

9.10.2 Permitted Uses and Minimum Parcel Size

Principal Use	Accessory Use	Minimum Parcel Size
Civic Institutional	Retail Retail Food Service Commercial Recreation Community Garden	560 **m²**
Public Service		
Assembly		

9.10.3 Maximum Height

(a) The maximum **height** for **principal buildings and structures** shall be 15 **m**.
(b) The maximum **height** for **accessory buildings and structures** shall be 4.5 **m**.

9.10.4 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**

9.10.5 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 50% of the **parcel**.

9.10.6 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) **Civic use** - 1 space per 90 **m²** of **gross floor area**;
(ii) **Civic use** accessible parking space – 1 space;
(iii) **Public service use** – No spaces required.

9.11 WATERSHED – W-1

9.11.1 Purpose

This **zone** is intended to provide for the protection and preservation of **land** that serves as a watershed for domestic water supply sources.

9.11.2 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.

9.12 INDUSTRIAL – I-1

9.12.1 Purpose

This **zone** is intended to provide **land** for the purposes of accommodating facilities associated with BC Hydro power plant.

9.12.2 Permitted Uses

(a) **Hydro industrial**
(b) **Accessory uses**

9.12.3 Buildings and Structures

Permitted Use	Maximum Building Height
Principal Building	10 **m**
Accessory Buildings and Structures	4.5 **m**

9.12.4 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.

9.13 COMPREHENSIVE DEVELOPMENT – CD

9.13.1 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**.

9.13.2 Permitted Uses and Minimum Parcel Size ***(Bylaw No. 697-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	1,012 **m²**

9.13.3 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 *(Bylaw No. 697-2024)*	2,023 **m²**	1	0.28 FAR	11 **m**
	1,349 **m²**		0.30 FAR	
	1,012 **m²**			
Accessory Buildings and Structures	**n/a**	1	45 **m²**	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.

9.13.4 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**.

9.13.5 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 **m²**	25%
1,349 **m²**	25%
1,012 **m²**	20%

9.13.6 Off-Street Parking

Off-street parking shall be provided in compliance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.13.7 Open Amenity Space

An **open space amenity** shall be provided in conjunction with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.14 COMPREHENSIVE DEVELOPMENT 1 (MUECKEL) – CD-1

9.14.1 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**.

9.14.2 Permitted Uses and Minimum Parcel Size ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	2,023 **m²**	20 **m**
	Bed and Breakfast		
	Secondary Suite/Coach House		
	Accessory Equestrian		
	Accessory Uses		

9.14.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.30 FAR	10 **m**

Accessory Buildings and Structures [d]	2	70 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

a) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.
b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 **m²**.
c) The maximum **height** of a **fence**, other than for an accessory **equestrian use**, shall be subject to section 5.11.
d) Only 1 **Accessory Building** is permitted on a **parcel** containing a **Coach House**.

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**
Accessory Building	10 **m**	7.6 **m**	7.6 **m**	5 **m**

9.14.5 Off-Street Parking ***(Bylaw No. 697-2024)***

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**.

9.14.6 Maximum Parcel Coverage

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

9.14.7 Open Space Amenity

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

9.14.8 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;

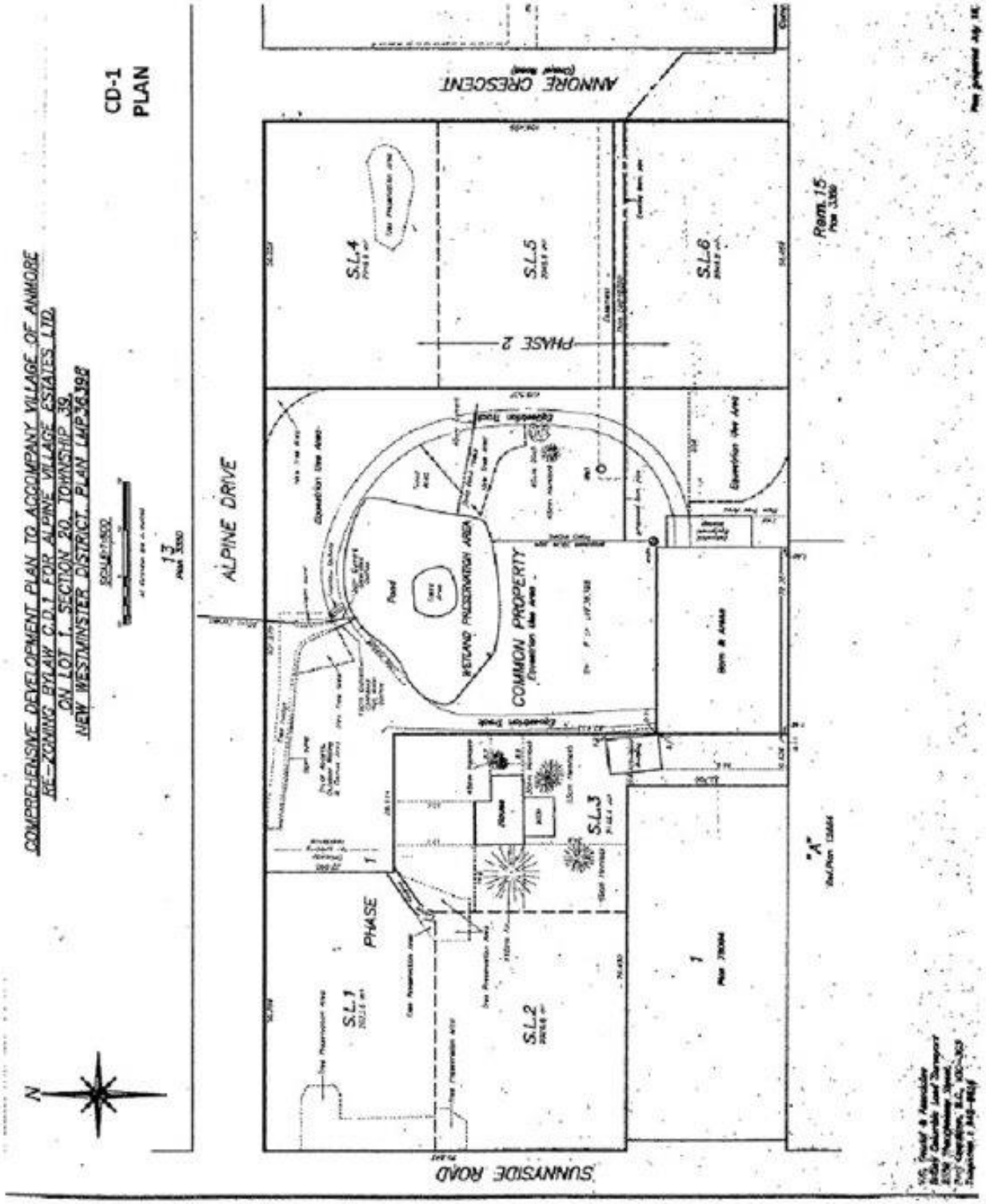
(b) not more than 12 horses may be accommodated within the area designated **equestrian use** on the Comprehensive Development Plan;
(c) notwithstanding the **setback** requirements of section 9.13.4, all **buildings** used for an accessory **equestrian use** shall be sited in accordance with the Comprehensive Development Plan; and
(d) the accessory **equestrian use** shall comply with the regulations of the *Anmore Animal Control Bylaw*.

9.14.9 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-1
PLAN
COMPREHENSIVE DEVELOPMENT PLAN TO ACCOMPANY VILLAGE OF ANMORE
RE-ZONING BYLAW C.D.1 FOR ALPINE VILLAGE ESTATES LTD.
ON LOT 1, SECTION 20, TOWNSHIP 39,
NEW WESTMINSTER DISTRICT, PLAN LMP36398
ALPINE DRIVE
ANMORE CRESCENT
SUNNYSIDE ROAD
PHASE 2
PHASE
S.L.1
S.L.2
S.L.3
S.L.4
S.L.5
S.L.6
COMMON PROPERTY
WETLAND PRESERVATION AREA
Pond
Rem. 15
"A"
N

9.15 COMPREHENSIVE DEVELOPMENT 2 (KLUMPER) – CD-2

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 ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,349 **m²**	25 **m**
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		
	Coach House		

9.15.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	0.20 FAR	11 **m**
Accessory Buildings and Structures [(d)]	2	70 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

(a) Notwithstanding the 0.2 FAR requirement, the FAR for all principal and **accessory buildings** on a **parcel** may exceed 0.2, but only in such cases where the **gross floor area** for all principal and **accessory buildings** shall not exceed a maximum of 278.8 **m²** (3,000 ft²).

(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**.

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

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 ***(Bylaw No. 697-2024)***

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**.

9.15.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.15.7 Maximum Number of Parcels

Not more than 35 **parcels** may be created as a result of **subdivision**.

9.15.8 Open Space Amenity

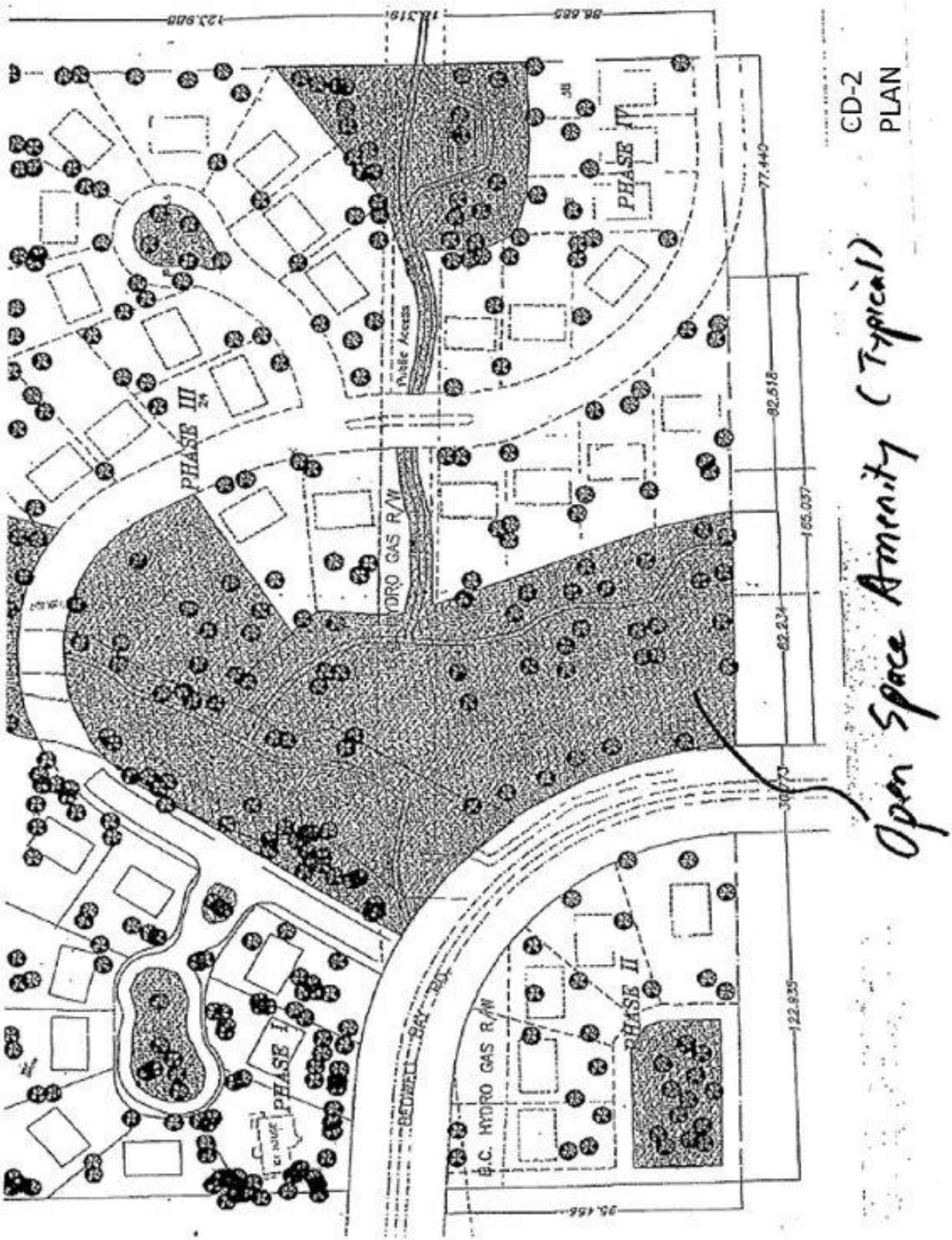
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

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.
(c) **Secondary suite** shall be subject to the requirements of section 6.3.

9.15.10 Comprehensive Development Plan

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


PHASE III
PHASE IV
PHASE I
PHASE II
HYDRO GAS R/W
B.C. HYDRO GAS R/W
BEDWELL BAY ROAD
Private Access
Open Space Amenity (Typical)

CD-2
PLAN

9.16 COMPREHENSIVE DEVELOPMENT 3 (HAYWOOD) – CD-3

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 ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,500 **m²**	25 **m**
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		
	Coach House		

9.16.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	0.20 FAR	11 **m**
Accessory Buildings and Structures	1	70 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

a) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.

b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 **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 ***(Bylaw No. 697-2024)***

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**.

9.16.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.16.7 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**.

9.16.8 Open Space Amenity

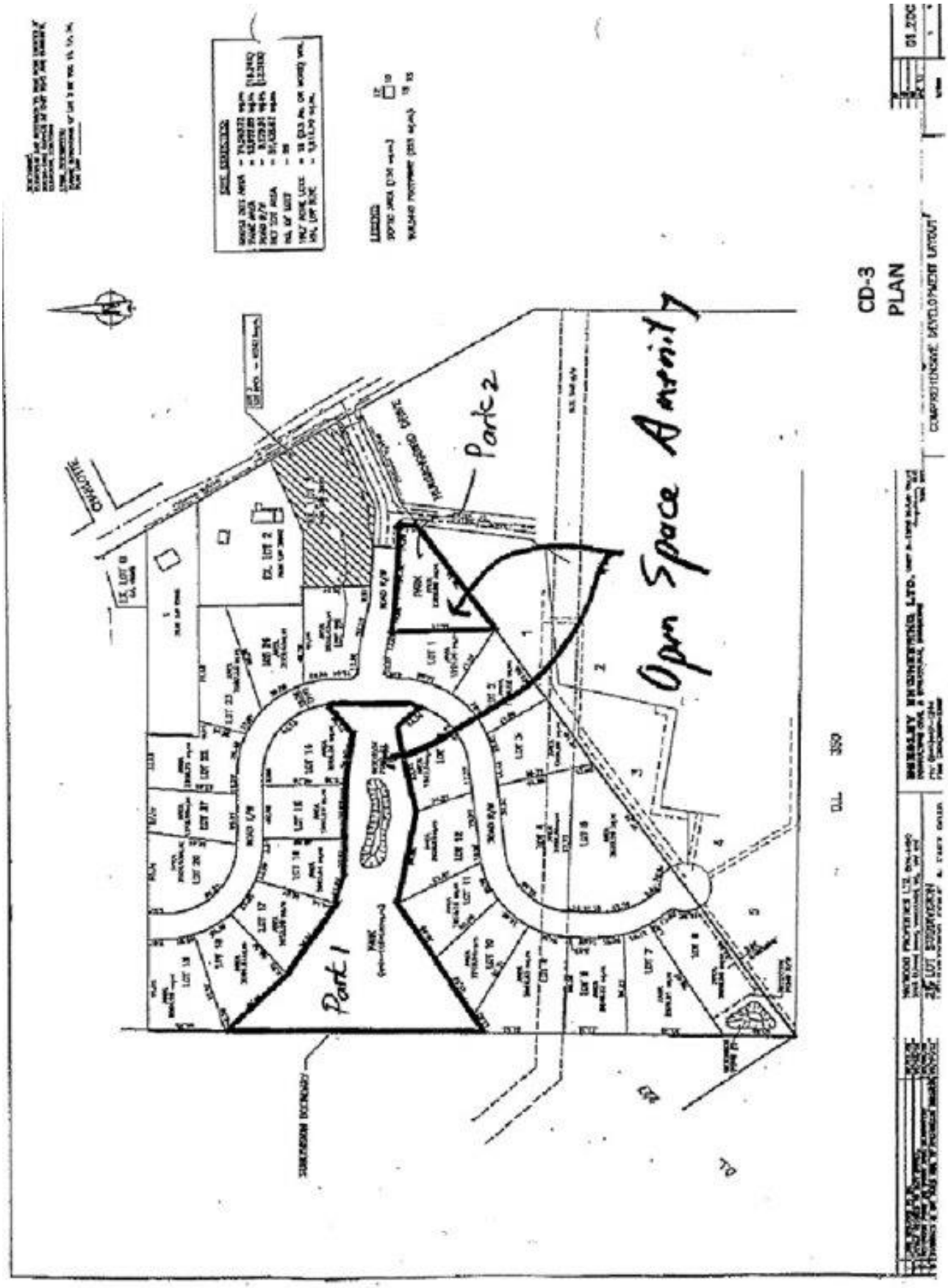
An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan.

9.16.9 Other Regulations

(a) **Home occupation** shall be subject to the requirements of section 6.5.
(a) **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**.


CD-3
PLAN
Open Space Amenity
Park 1
Park 2

9.17 COMPREHENSIVE DEVELOPMENT 4 (ANMORE WOODS) – CD-4

9.17.1 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**.

9.17.2 Permitted Uses and Minimum Parcel Dimensions ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation	1,860 **m²**	25 **m**
	Bed and Breakfast		
	Secondary Suite		
	Accessory Uses		
	Coach House		

9.17.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	0.20 FAR	11 **m**
Accessory Buildings and Structures [(c)]	2	70 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

a) Notwithstanding the definition of **floor area** in Part 2, for the purpose of this **zone**, **floor area** or **gross floor area** shall exclude **basement**.

b) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 **m²**.

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

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 ***(Bylaw No. 697-2024)***

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**.

9.17.6 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.

9.17.7 Maximum Number of Parcels

Not more than 44 **residential parcels** may be created as a result of **subdivision**.

9.17.8 Open Space Amenity

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

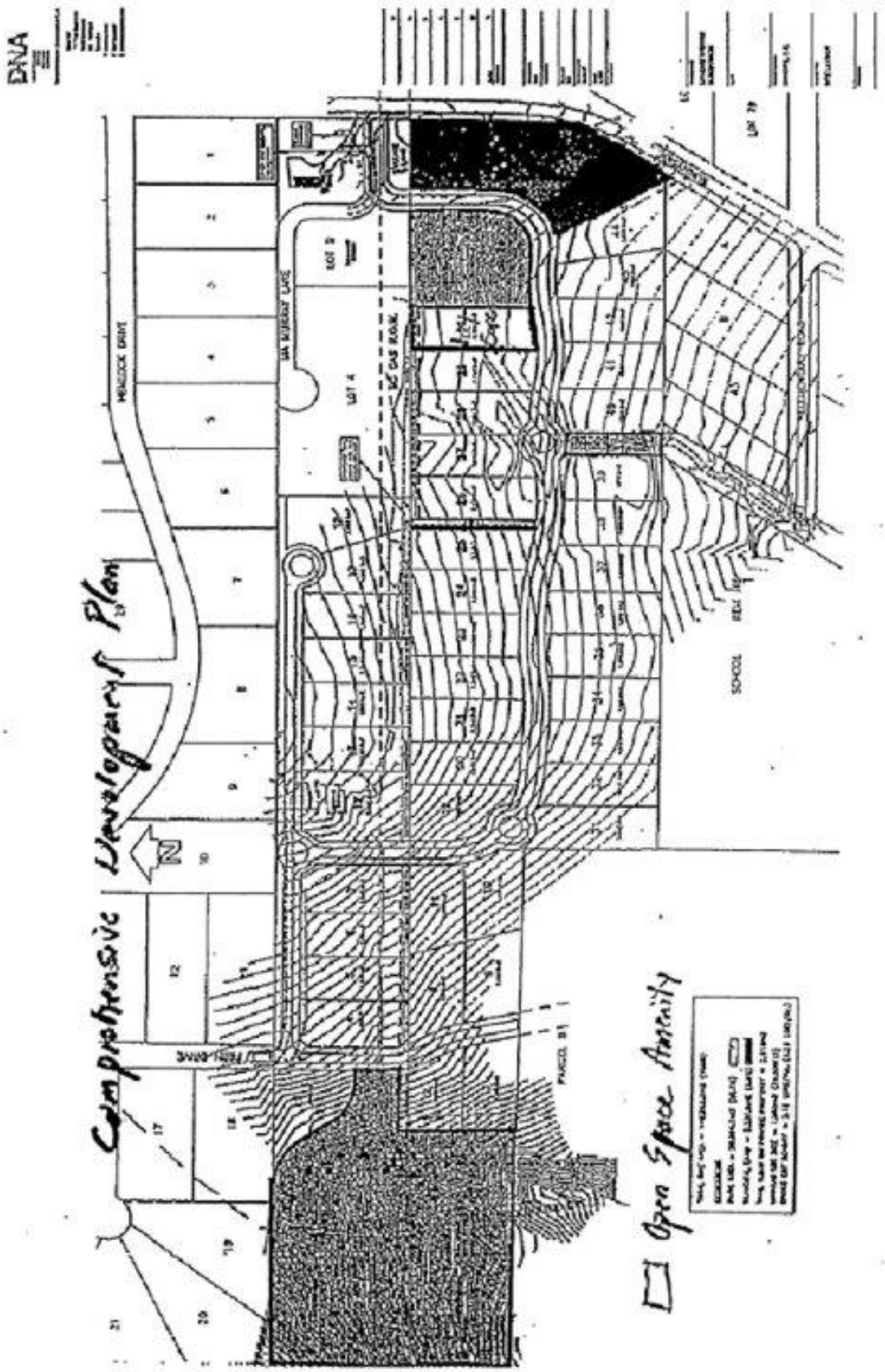
9.17.9 Other Regulations

(a) **Home occupation** shall be subject to the requirements of section 6.5.
(a) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.17.10 Comprehensive Development Plan

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

CD-4
PLAN


Comprehensive Development Plan
Open Space Amenity
HANCOCK DRIVE
SCHOOL

9.18 COMPREHENSIVE DEVELOPMENT 5 (ANMORE WOODS-PHASE 3) – CD-5

9.18.1 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**.

9.18.2 Permitted Uses and Minimum Parcel Size and Dimensions ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	Home Occupation Bed and Breakfast Secondary Suite Accessory Uses Coach House	2,023 **m²**	25 **m**

9.18.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	0.20 FAR	11 **m**
Accessory Buildings and Structures	1	70 **m²**	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

(a) The maximum **parcel coverage** of all **accessory buildings** on a **parcel** shall not exceed 70 **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	10 **m**	7.6 **m**	7.6 **m**	5 **m**
Accessory Building	10 **m**	7.6 **m**	7.6 **m**	5 **m**

9.18.5 Off-Street Parking ***(Bylaw No. 697-2024)***

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**.

9.18.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 15% of the **parcel**.

9.18.7 Maximum Number of Parcels

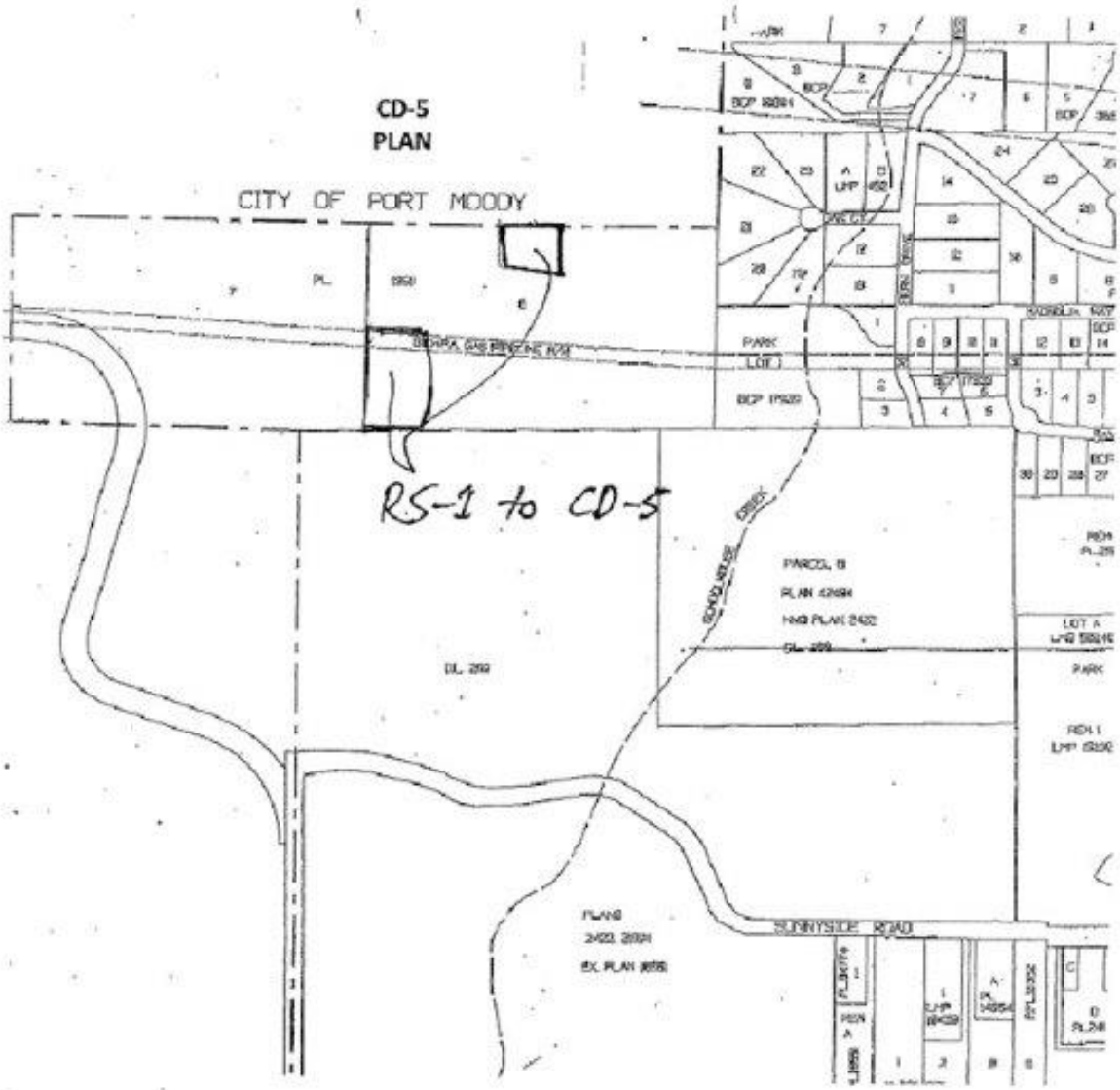
Not more than 5 **residential parcels** may be created as a result of **subdivision**.

9.18.8 Other Regulations

(a) **Home occupation** shall be subject to the requirements of section 6.5.
(a) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.18.9 Comprehensive Development Plan

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



9.19 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6

(Bylaw No. 650-2021)

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

(Bylaw No. 718-2025)

Permitted Primary Use	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	Secondary Suite Coach House Accessory Building and Structures	840 **m**^{2}	24 **m**	27

9.19.3 Maximum Number of Buildings, Size and Height

(Bylaw No. 718-2025)

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building	1	0.30 FAR	11 **m**
Accessory Buildings and Structures	1	45 **m**^{2}	7 **m**
Coach House	1	Refer to 6.7.3	7 **m**

Notwithstanding the information within table 9.19.3, the minimum allowable FAR on any **lot** is 269 **m**^{2}.

9.19.4 Minimum Building Setbacks

(Bylaw No. 718-2025)

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**

Coach House[a]	7.6 **m**	7.6 **m**	3.0 **m**	3.0 **m**

a) Despite section 6.7.8, a **Coach House** shall adhere to the minimum setbacks provided for in this zone.

9.19.5 Off-Street Parking ***(Bylaw No. 697-2024)***

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**.

9.19.6 Maximum Parcel Coverage

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

9.19.7 Open Space Amenity

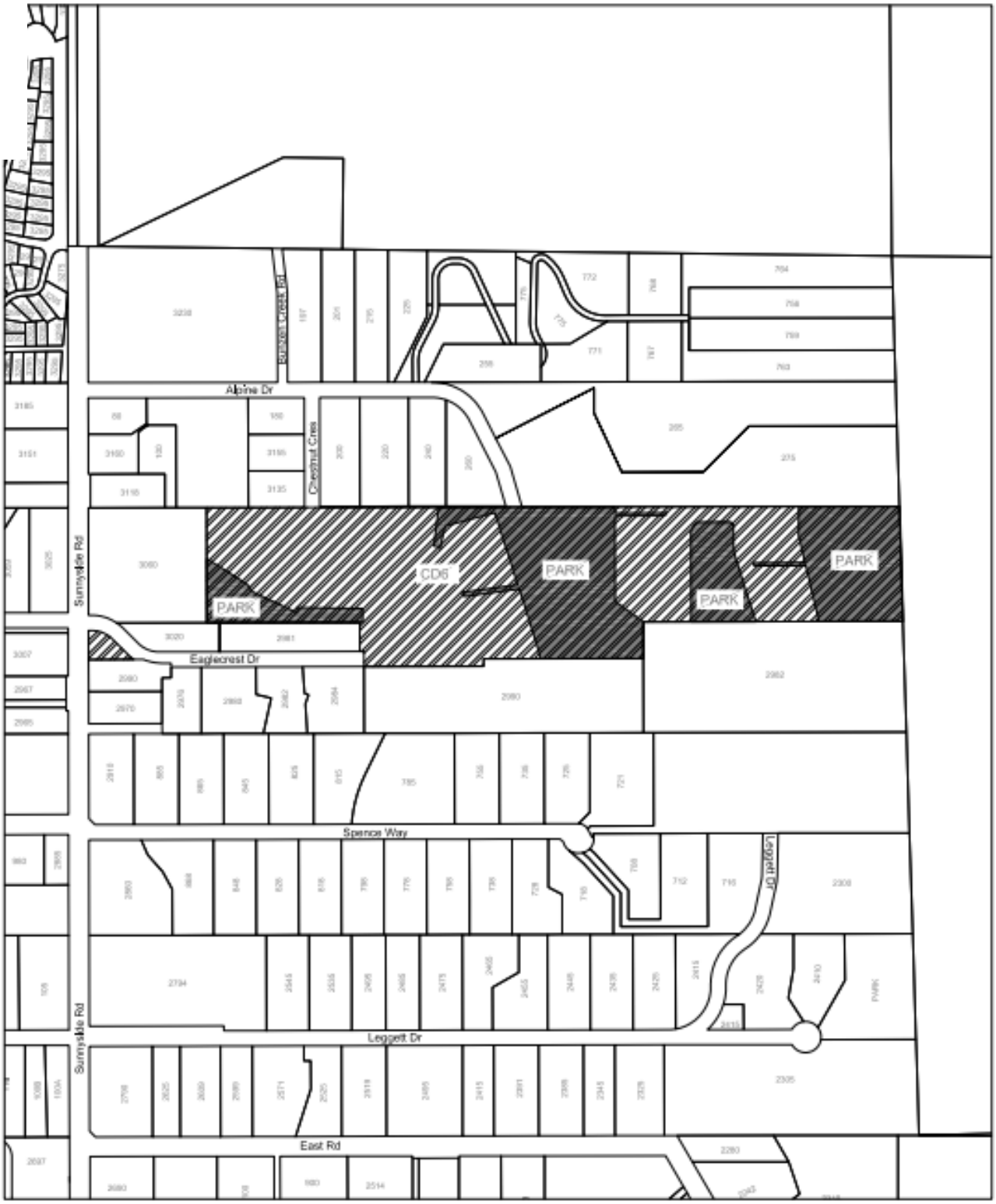
An **open space amenity/park land** shall be provided and not be smaller than 38,193**m²** and shall include green space and trails.

9.19.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the current Anmore Subdivision and Development Control Bylaw.

9.19.9 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

VILLAGE OF ANMORE

9.20 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7

(Bylaw No. 647-2021)

9.20.1 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

9.20.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Parcel Size	Maximum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	Secondary Suite Coach House	1,349 **m²**	2,023 **m²**	19

9.20.3 Maximum Number of Buildings, Size and Height ***(Bylaw No. 687-2024)***

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

9.20.4 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**

9.20.5 Off-Street Parking ***(Bylaw No. 697-2024)***

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**.

9.20.6 Maximum Parcel Coverage

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

9.20.7 Open Space Amenity

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

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 Comprehensive Development Plan Zoning Map

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

9.21 COMPREHENSIVE DEVELOPMENT 8 (PINNACLE RIDGE) – CD-8

(Bylaw No. 699-2024)

9.21.1 Purpose

The intent of this zone is to accommodate a residential hillside **subdivision** that clusters **one-family dwelling**, **two-family dwelling** and **townhouses** on a variety of parcel sizes to preserve green space in accordance with the Village of Anmore Official Community Plan.

9.21.2 Permitted Uses and Minimum Parcel Dimensions

The following uses are permitted and shall be developed in accordance with the Comprehensive Development Plan as shown in section 9.21.14 of this Bylaw.

Permitted Primary Use	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One Family Dwelling	Secondary Suite Accessory Buildings and Structures Home Occupation	750 m^2	18 m
Two-Family Dwelling	n/a	900 m^2	25 m

Townhouse	n/a	n/a	n/a
Stacked Townhouse	n/a	n/a	n/a

9.21.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.35 FAR	11 **m**
Two-Family Dwelling	1	0.45 FAR	11 **m**
Townhouses	n/a	0.60 FAR	11 **m**
Stacked Townhouse	n/a	0.60 FAR	11 **m**
Accessory Buildings and Structures	1	90 **m²**	8 **m**

(a) For parcels equal to or smaller than 1,348 m², a maximum of 45 m² of enclosed **garage** area shall be excluded from the calculation of total **floor area**.

9.21.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
One Family Dwelling	6.0 **m**	7.6 **m**	2.0 **m**	2.0 **m**
Two-Family Dwelling	6.0 **m**	7.6 **m**	2.0 **m**	2.0 **m**
Townhouse	4.0 **m**	5.5 **m**	2.0 **m**	2.0 **m**
Stacked Townhouse	4.0 **m**	5.5 **m**	2.0 **m**	2.0 **m**
Accessory Buildings and Structures	6.0 **m**	7.6 **m**	2.0 **m**	2.0 **m**

a) Where a **Townhouse** unit has a **private amenity area** adjacent to an interior side parcel line, the required minimum setback shall be increased to 6.0 m.

b) Where more than 1 structure for residential use is sited on a lot or within a "strata" development, said structure shall be separated from the adjacent structure by a distance not less than 3 **m**.

c) Notwithstanding the setbacks listed in the table above, garages for townhouses and stacked townhouses must be set back a minimum of 6.0 m

from the front parcel line to accommodate vehicle parking without encroachment onto the parcel line.

9.21.5 Off-Street Parking and Maneuvering Aisles

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 principal dwelling unit;

(b) 1 space per employee for **home occupation**;

(c) 1 space per **secondary suite**;

(d) Visitor parking for **Townhouse** developments 0.2 spaces per dwelling unit (accessible to the public and designated as "visitor parking");

(e) Each parking space shall be not less than 2.7 metres wide, 5.7 metres long, and 2.2 metres high;

(f) Parking spaces shall be free of mud, be graded for proper drainage, and be hard surfaced; and

(g) Off-street parking spaces for townhouse units shall not be accessed directly from a highway but shall be accessed by a driveway(s) and maneuvering aisle as required.

The minimum width of manoeuvring aisles shall be as follows:

Parking Angle 30° - 45°	Aisle Width 4.6m
Parking Angle 45°- 60°	Aisle Width 5.5m
Parking Angle 60° - 75°	Aisle Width 6.0m
Parking Angle 75° - 90°	Aisle Width 6.7m

Disabled Persons Parking

All buildings which are required to be accessible by disabled persons must provide at least 1 off-street parking space or 1%, whichever is greater, of the required parking spaces in any parking area to be reserved and designated for disabled persons. Disabled parking spaces to be identified by the international symbol for accessibility for persons with disabilities painted on the ground surface, a sign located at the front of the space and shall be located as close as possible to the entrance of the use or structure.

In the case of head-in or angled off-street parking, such spaces shall have:

(a) a minimum width of 3.7m;

(b) at least 1 such space shall have a pedestrian pathway with a minimum width of 1.2m immediately adjacent to the designated off-street parking space; and

(c) such area shall be painted with diagonal lines or indicated by different surface

treatment to differentiate it from the off-street parking space.

Where access to and from the parking areas is by raised sidewalk, hard surface and drop-curb sections with a minimum surface width of 1.2m shall be provided directly adjacent to off-street parking spaces designated for disabled persons and from the parking lot or to other sidewalks or points of entry to a building.

In the case of parallel off-street parking, such spaces shall have a minimum length of 8m, of which the rear 2m shall be painted with diagonal lines.

Where access to and from the off-street parking areas is by raised sidewalk, hard surface and drop curb sections with a minimum surface width of 1.2m shall be provided adjacent to said off-street parking space.

9.21.2 9.21.6 Maximum Parcel Coverage

The Maximum **parcel coverage** shall be:

(a) 40% of the **parcel** for one-family residential and two-family residential
(b) 50% of the parcel for **townhouses.**

9.21.7 Maximum Number of parcels

Not more than 134 lots may be created as a result of **subdivision**.

Not more than 320 units may be created as a result of **subdivision**, including **secondary suites.**

9.21.8 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.21.9 Private and Shared Amenity Area Standards

These standards are for the development and maintenance of amenity areas required in connection with all townhouse developments:

Shared Amenity Areas

(a) Shared amenity areas are required for townhouse developments of more than 12 townhouse units on the same lot.

(b) Amenity areas shall be unenclosed areas, free, common and readily accessible to all tenants and may include any combination of lawn, landscaping, flagstone, concrete, asphalt or other serviceable dust free surfacing,

recreational facilities such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.

(c) No area so used shall be located within 5m of any window serving a dwelling unit.

(d) Off-street parking or off-street loading areas, driveways and service areas shall not be counted as amenity areas.

(e) All landscaping and recreational facilities shall be maintained in perpetuity.

(f) The slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps (v) guard railings or other protective devices shall be erected for above-ground locations.

(g) The minimum required area shall be $5m^2$ per dwelling unit.

Private Amenity Areas

(a) Shall be provided adjacent to the individual dwelling unit served.

(b) Where located on ground level, a private amenity area not less than 15m2 in area shall be provided for and contiguous to each ground-oriented dwelling unit.

(c) Where located above ground a private amenity area of not less than 5m2 in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.

9.21.10 Landscaping for Townhouse Developments

These standards are subject to the requirements of section 5.14 and are for the development and maintenance of landscaped areas required in connection with all townhouse developments:

Minimum landscaping requirements for front setback area shall be:

(a) 40% of the front setback area shall have no impervious surfaces or vehicular use.

(b) A portion of the required pervious surface area, equivalent to 20% of the front setback area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

Minimum overall site landscaping requirements shall be:

(a) Despite section 5.14.2, 20% of the overall lot area shall have no impervious surfaces or vehicular usage.

(b) a portion of the required pervious surface area, equivalent to 15% of the overall lot area, shall be landscaped.

(c) a portion of the required landscaped area, equivalent to 7% of the overall lot area, shall be planted extensively with trees and shrubs.

All landscaping shall be designed and installed in accordance with the current edition of the BC landscaping standard.

9.21.11 Townhouse End Unit Treatment

(a) A Where a townhouse building is oriented perpendicular to a public road, any end unit abutting the public road shall be designed to present an active and articulated street oriented façade to the road.

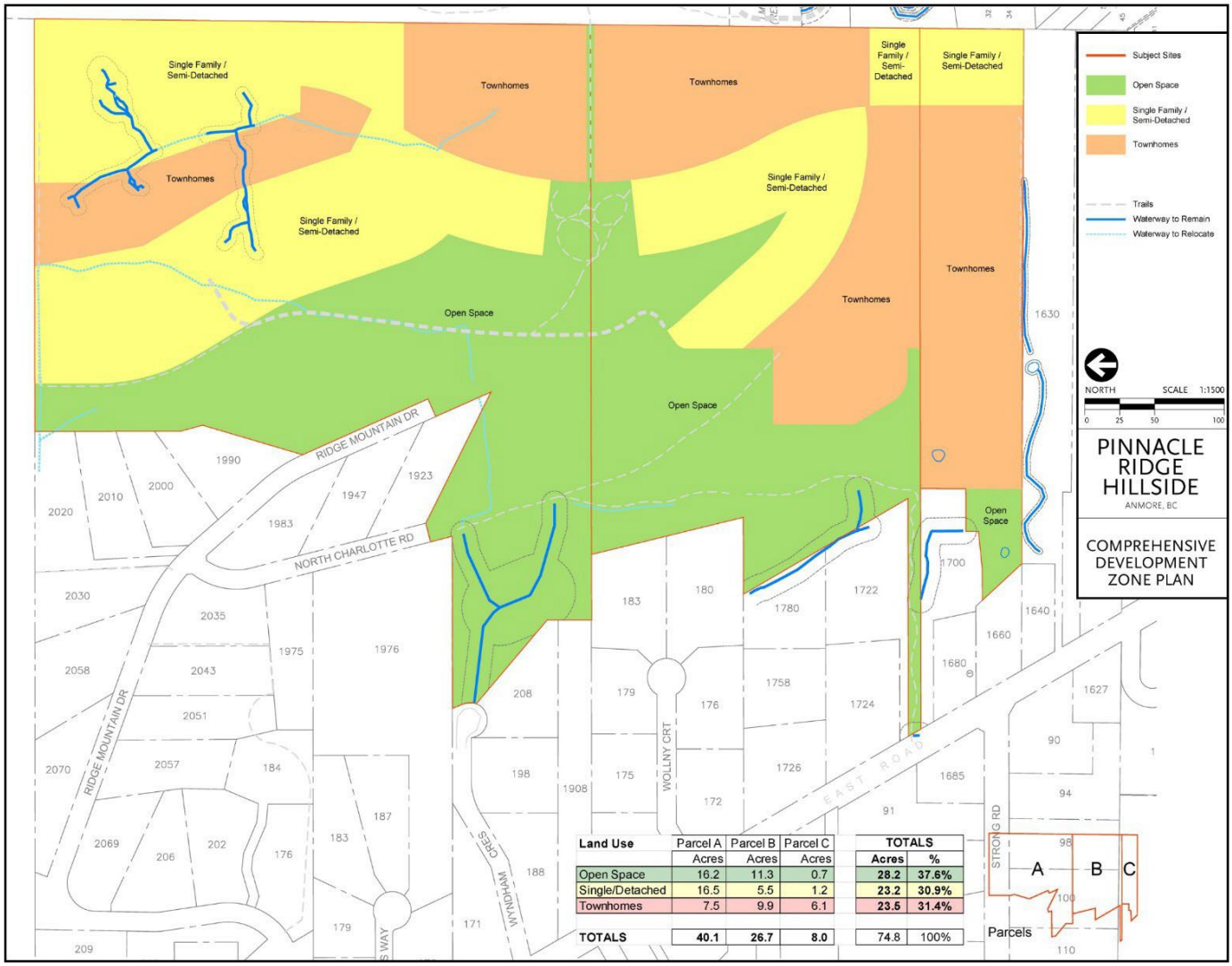
(b) End unit façades facing a public road shall include windows and architectural detailing comparable to the principal front façade of the dwelling, and/or a secondary entrance to avoid blank elevations.

9.21.12 Other Regulations

(a) **Home occupation** shall be subject to the requirements of section 6.5.
(b) **Secondary Suite** shall be subject to the requirements of section 6.3.

9.21.13 Comprehensive Development Plan

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



Comprehensive Development Plan – (Pinnacle Ridge) - CD-8

9.22 INFILL DEVELOPMENT – INF

(Bylaw No. 651-2021)

9.22.1 Purpose

This **zone** is intended to provide **land** solely for the purpose of one-family **residential** housing as the **principal use.**

9.22.2 Permitted Uses and Minimum Parcel Size ***(Bylaw No. 687-2024)***

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite Coach House	1,349 **m²**

(a) Refer to Village of Anmore Policy No. 61, as amended from time to time, for guidance on **Property line** requirements during **subdivision**.

(b) Notwithstanding section 9.21.2 or any other sections in this bylaw, **parcels** zoned Infill Development that are wholly or partly within an **urban containment boundary** shall be permitted a maximum of four (4) **dwelling units**.

9.22.3 Maximum Number of Buildings and Height **(Bylaw No. 687-2024)**

Permitted Use by Parcel	Maximum Number	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	11 **m**
Accessory Buildings and Structures	1	7 **m**
Coach House	1	7 **m**

9.22.4 Maximum Floor Area Ratio for Parcel of Land***(Bylaw No. 697-2024)***

Parcel Size	Ratio	Bonus Floor Area
>1349**m²** to <1799**m²**	0.25	0 **m²**
>1799**m²** to <2200**m²**	0.25	60 **m²**
>2200**m²**	0.30	125 **m²**

(a) Notwithstanding section 9.21.4, all **parcels** no larger than 4050**m²** zoned Infill Development that are wholly or partly within an **urban containment boundary** shall be permitted a maximum **FAR** of 0.30 and a bonus **floor area** of 125**m²** for those **parcels** larger than 2200**m²**.

Example Calculation of Total **Floor Area Ratio *(Bylaw No. 665-2023)***
A **parcel** of **land** totaling 1826**m²** is created through **subdivision** the maximum **FAR** will be:
(1826**m²** x 0.25) + 60**m²** = 516.5**m²** (approx. 5560 ft²)

9.22.4.1 Accessory Buildings Floor Area

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

9.22.5 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**

9.22.6 Off-Street Parking
(Bylaw No. 697-2024)

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**.

9.22.7 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 35% per **parcel**.

9.22.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the *Subdivision and Development Control Bylaw NO. 633-2020*

9.22.9 Zoning Plan

The Zoning Plan(s) contained within this Bylaw form an integral component of this **zone**.

9.23 RESIDENTIAL 2 – RS-2
(Bylaw No. 662-2022)

9.23.1 Purpose

This **zone** is intended to provide **land** solely for the purpose of one-family **residential** housing as the **principal use.**

9.23.2 Minimum Parcel Size
(Bylaw No. 697-2024)

Permitted Primary Uses	Permitted Secondary Uses	Minimum Parcel Size
One-Family Dwelling	Secondary Suite	750 **m**^{2}

9.23.3 Maximum Number of Buildings and Height

Permitted Use by Parcel	Maximum Number	Maximum Building Height
Principal Building *(Bylaw No. 697-2024)*	1	11 **m**

Accessory Buildings and Structures	1	7 **m**

9.23.4 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**.

9.23.5 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**

9.23.6 Off-Street Parking
(Bylaw No. 697-2024)

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**.

9.23.7 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 35% per **parcel**.

9.23.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the *Subdivision and Development Control Bylaw NO. 633-2020*

9.23.9 Zoning Plan

The Zoning Plan(s) contained within this Bylaw form an integral component of this **zone**.

- **INF Map – 2175 East Road**

INFILL ZONE

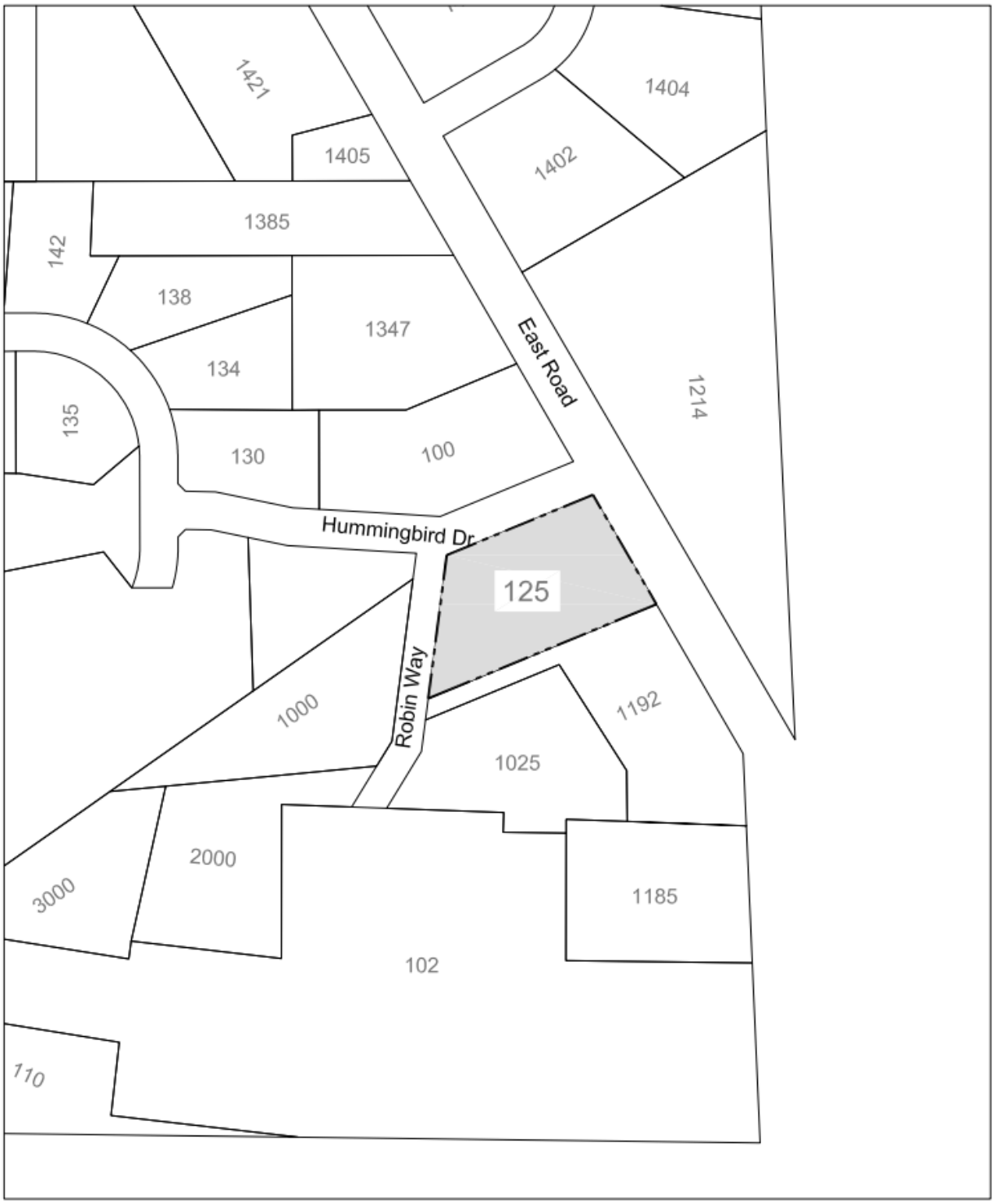
ZONING MAP

INFILL - 1

VILLAGE OF ANMORE

(Bylaw No. 651-2021)

- **INF Map – 125 Hummingbird Drive**



INFILL ZONE

ZONING MAP

INFILL-2

VILLAGE OF ANMORE

(Bylaw No. 651-2021)

- **INF Map - 2345 Sunnyside Road**

INFILL ZONE

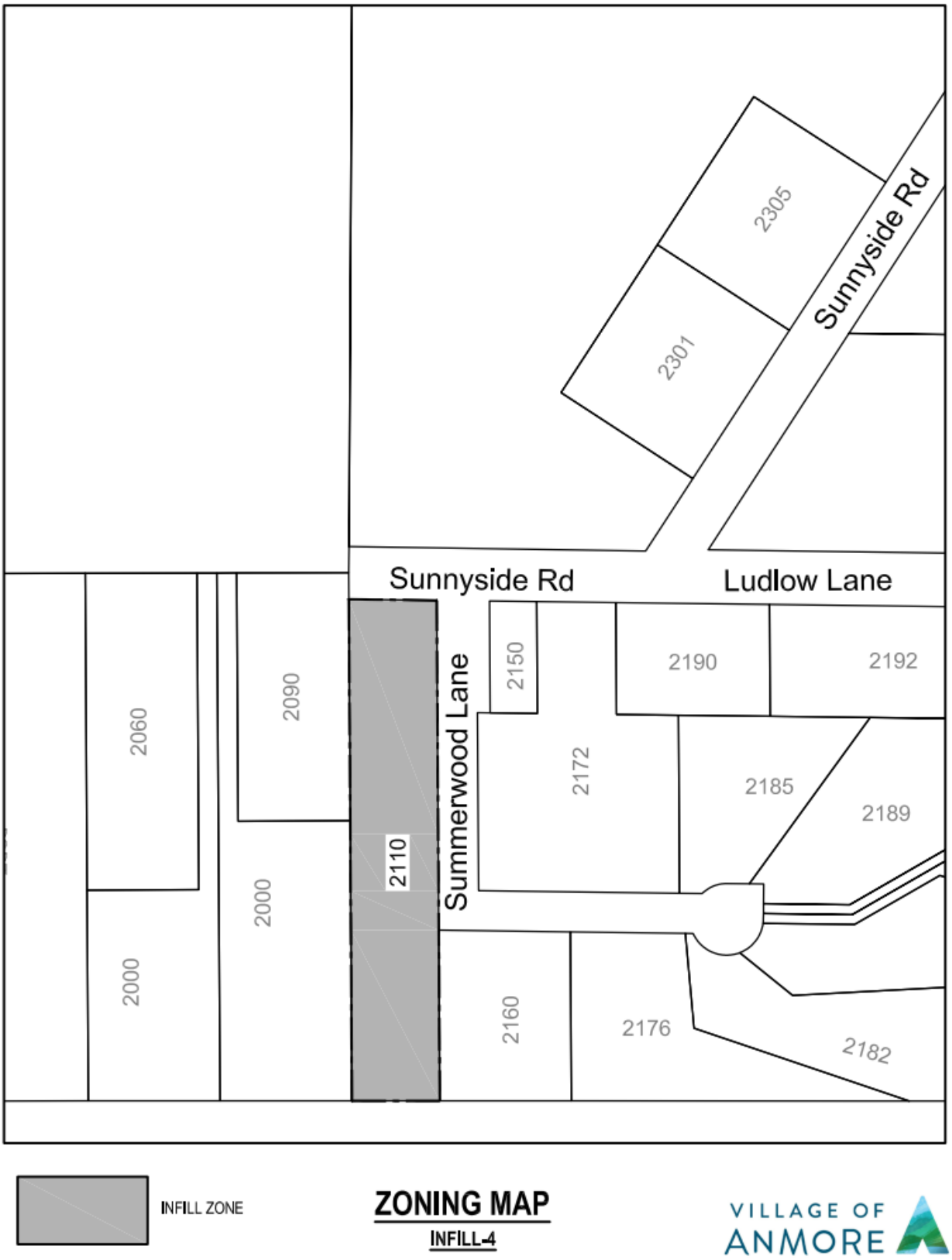
ZONING MAP

INFILL-3

VILLAGE OF ANMORE

(Bylaw No. 651-2021)

- **INF Map – 2110 Summerwood Lane**



(Bylaw No. 651-2021)

PART 10 SEVERABILITY AND ENFORCEMENT

10.1 SEVERABILITY OF BYLAW

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

10.4.1 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.

PART 11 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.

11.2 EFFECTIVE DATE OF BYLAW

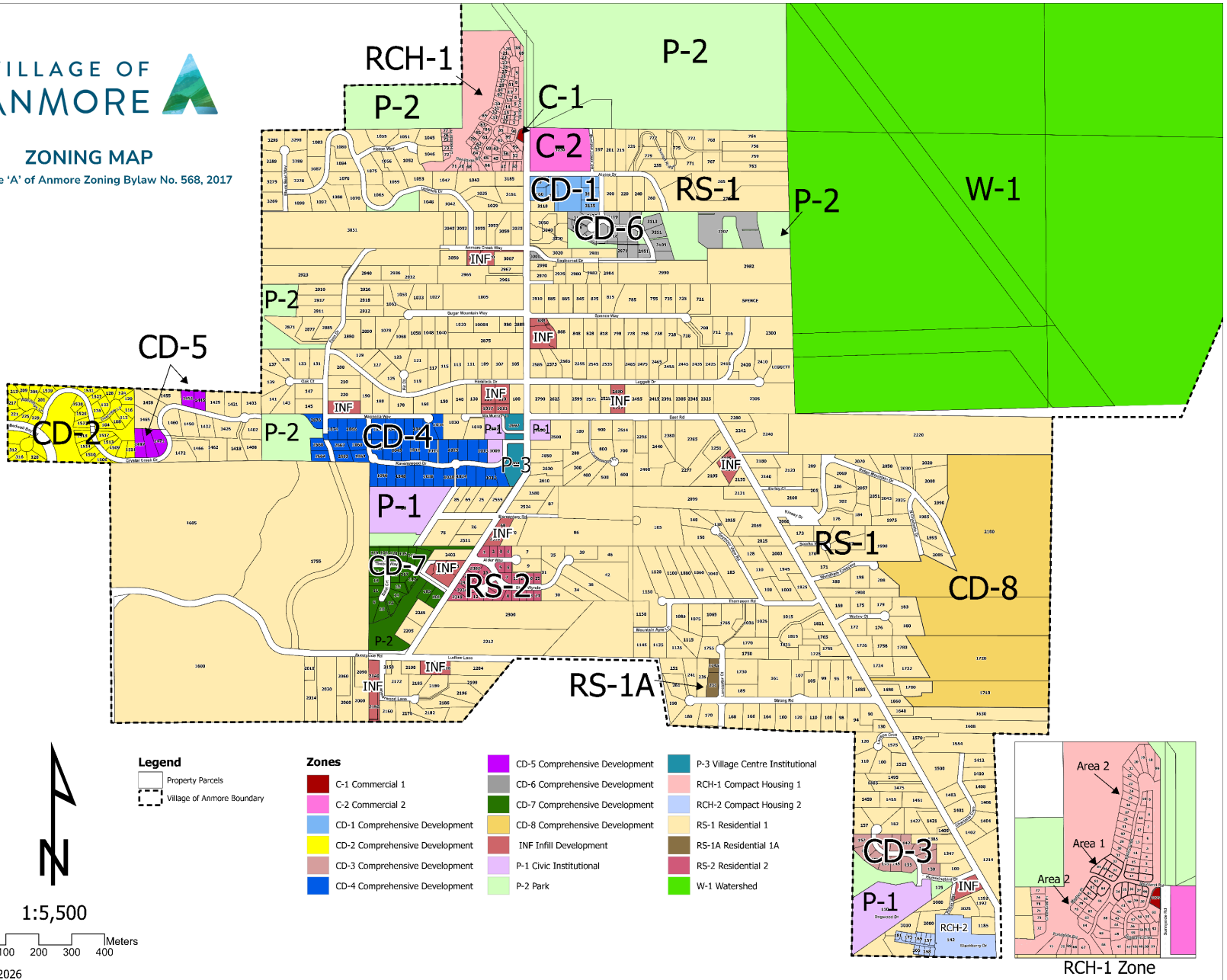
This Bylaw comes into force and effect on the date of adoption.

Schedule A – Zoning Map

VILLAGE OF ANMORE

ZONING MAP

Schedule 'A' of Anmore Zoning Bylaw No. 568, 2017



Legend

- Property Parcels
- Village of Anmore Boundary

Zones

- C-1 Commercial 1
- C-2 Commercial 2
- CD-1 Comprehensive Development
- CD-2 Comprehensive Development
- CD-3 Comprehensive Development
- CD-4 Comprehensive Development
- CD-5 Comprehensive Development
- CD-6 Comprehensive Development
- CD-7 Comprehensive Development
- CD-8 Comprehensive Development
- INF Infill Development
- P-1 Civic Institutional
- P-2 Park
- P-3 Village Centre Institutional
- RCH-1 Compact Housing 1
- RCH-2 Compact Housing 2
- RS-1 Residential 1
- RS-1A Residential 1A
- RS-2 Residential 2
- W-1 Watershed

N

1:5,500

0 50 100 200 300 400 Meters

June 2026

RCH-1 Zone

VILLAGE OF ANMORE

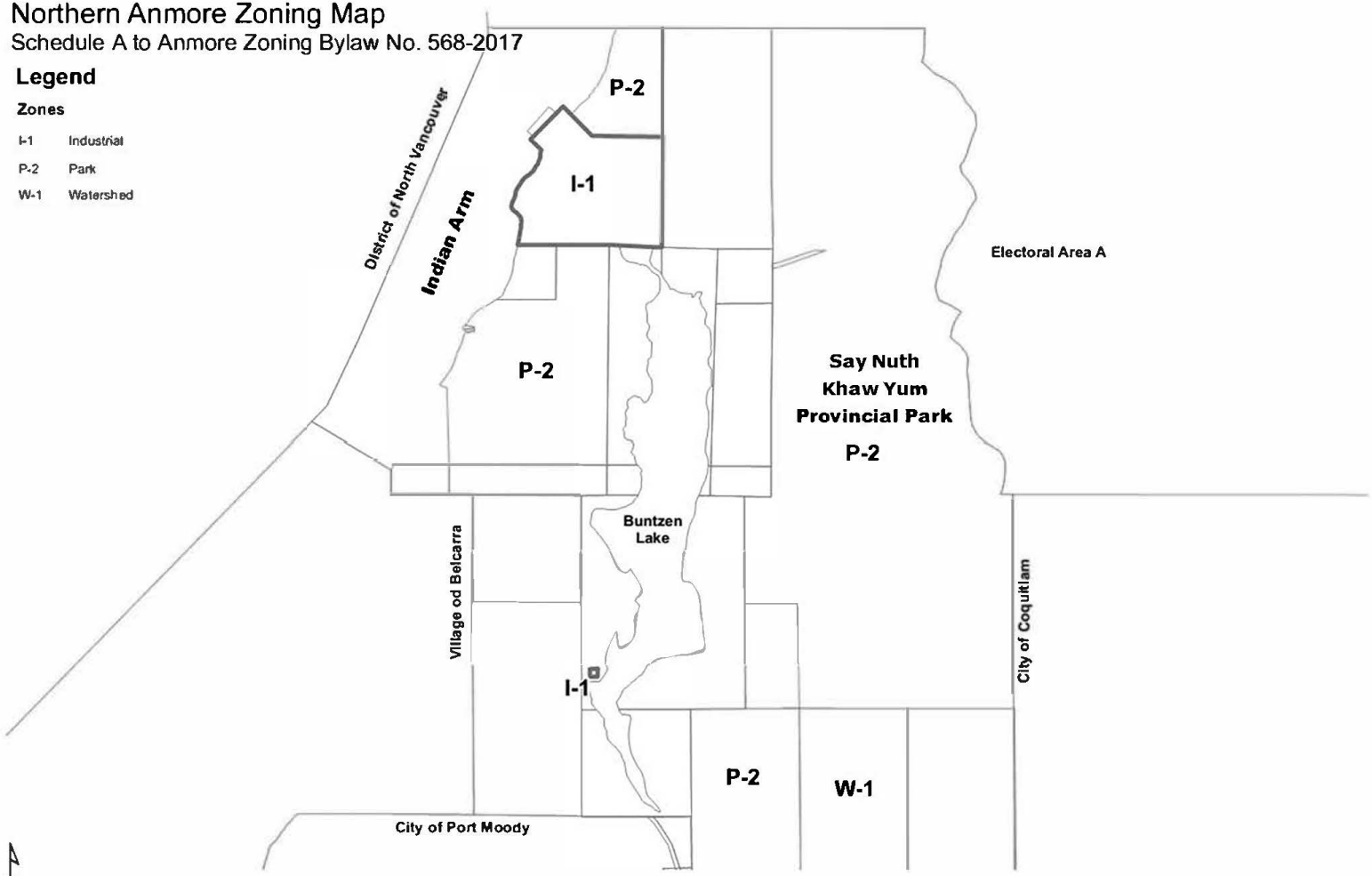
Northern Anmore Zoning Map

Schedule A to Anmore Zoning Bylaw No. 568-2017

Legend

Zones

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



1:40,000

0 200 400 800 1,200 Metres

September 2017

VILLAGE OF

ANMORE

AT HOME IN NATURE