



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 16, 2025

File No. 6700-01/30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: *Infill Policy RLU-16 – Review*

Purpose / Introduction

The purpose of this report is to address considerations regarding the parcel eligibility for infill development under Policy RLU-16

Recommended Option

THAT the report dated May 16, 2025, entitled Infill Policy RLU-16 – Review from the Manager of Development Services, be received for information, and;

AND THAT staff be directed to amend OCP Infill Policy RLU-16 for council consideration.

Background

The Village of Anmore supports infill development as a means of creating new residential parcels within the existing developed area while maintaining the community's semi-rural character. Infill development is intended to utilize existing infrastructure efficiently while ensuring that new parcels integrate well with established neighborhoods. The goal is to enhance the overall look and feel of the community while minimizing disruption to the natural environment.

To guide this process, an Infill Development Policy RLU-16 within the Official Community Plan (OCP) outlines the specific requirements expected from infill projects to ensure alignment with community objectives. The policy currently has strong language meaning that an eligible parcel **must** meet all six requirements outlined in the Infill Development Policy. Considering recent enquires to staff from the public, staff have reviewed applications that would likely meet the semi rural character of Anmore but may not meet all the policy requirements. For example, a parcel may have a flat area that would provide a suitable zone for housing and infrastructure and within the parcel, but a steep embankment is present on the parcel, which

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

causes the average slope above 20% slope, therefore the parcel does not meet all the OCP policy guidelines.

Staff are seeking Council direction regarding further discussion on whether flexibility should be introduced in how these requirements are applied.

This report considers whether a more flexible approach could support responsible infill development while still maintaining the Village's environmental and planning objectives.

Discussion

Staff are seeking input from Council on whether they wish to revise the wording of the OCP policy to replace '**must**' with more flexible language, to allow for consideration of applications that meet the broader intent of infill policy.

OCP Infill requirements

Parcels that are eligible for consideration under this policy **must**:

1. Not have been created through a previous comprehensive development plan;
2. Be between 3925 m² and 8094 m² in area;
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
4. Can identify a building site(s) that are equal to or less than 20% slope;
5. Not require the extension or expansion of any Village road or water infrastructure;
6. Have at least 50 m of frontage on a public highway;
7. Have been in existence for a least 10 years.

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

Lot eligible sizes

The current eligible lot sizes are 3925m² (0.97 ac) and 8094m² (2 ac). However, there are a significant number of parcels that range between 2800m² (0.69 ac) – 3925 m² (0.97 ac), that could potentially fit the semi rural character of Anmore but are ineligible for infill based upon the current policy. The following map is an example of parcels that front Leggett and East Road that may be good candidates for infill.



Average Slope

20% average slope cutoff aligns with the broader goals of infill development in the Village. While the existing threshold provides a clear and measurable standard, it may also exclude parcels that could otherwise support responsible development with minimal environmental impact. Understanding whether the 20% cutoff remains an appropriate measure or if a more flexible approach should be considered is a key component of this review.

Challenges with the Current Eligibility Criteria

The application of the parcel 20% average slope requirement provides broad protection against densification on these lots and may limit any eligibility on lots within the Hillside Residential Designation outlined in Schedule B2 of the OCP (**Attachment 1**).

The eligibility requirements may inadvertently exclude parcels that would otherwise be well-suited for responsible infill development. Many properties in Anmore contain a mix of terrain, where steeper sections exist alongside flatter, more suitable building areas. A strict cutoff may fail to account for these site-specific variations and could prevent viable developments that

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

may otherwise align with the intent of the Infill Policy. Such cases for example may disqualify a parcel that exhibits an average slope of slightly greater than 20%, such as 21%.

Additionally, under current RS-1 zoning regulations, property owners may construct a 180m² coach house on portions of a lot that exceed an average slope of 20%. While infill development permits slightly more building density (FAR) on a one-acre basis compared to RS-1, including 10% more site coverage allowance, it imposes the requirement of identifying development areas with slopes less than 20% on average. This means that RS-1 development may, in some cases, result in greater environmental disturbance than infill development where a building site that is less than 20% slope is specifically identified and required to preserve the natural landscape. One drawback is the lack of enforcement measures or policies to further limit development on slopes less than 20% once the parcel has been rezoned to Infill Development. The contrast between RS-1 and infill zoning regulations raises the question of whether the 20% cutoff for infill development inhibits the development of lots that substantially meet other requirements of the Policy.

Frontage on a public highway

The 50-meter road frontage requirement serves as a key control in regulating subdivision potential and ensuring consistent access to public roads. However, this requirement may inadvertently limit infill opportunities on parcels that could otherwise support responsible development. Many existing lots in Anmore, particularly within established residential areas, do not meet the 50-meter threshold yet possess adequate space and access to accommodate additional dwellings.

In some cases, parcels with slightly less than 50 meters of frontage—such as 45 or 48 meters—may still provide sufficient access, sightlines, and servicing potential to support an additional lot. Strict adherence to this requirement may prevent logical and context-sensitive infill developments that align with the broader goals of the Infill Policy.

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

POTENTIAL ADJUSTMENTS FOR CONSIDERATION

Removing the Average Parcel Slope Eligibility Requirements

Rather than evaluating the entire parcel's average slope, a more refined approach could assess only the area designated for development. This shift would allow greater flexibility in determining eligibility while ensuring that steep and environmentally sensitive areas remain protected.

Currently there is a policy requirement for a site-specific evaluation conducted by a registered surveyor to determine whether an adequate building footprint with a slope of 20% or less exists within the parcel. This method provides an accurate representation of development suitability while maintaining environmental integrity. By focusing on the actual buildable area, this approach would help strike a balance between protecting the natural landscape and enabling broader infill development eligibility. However, Staff would recommend additional policies which limit any development on portions of the lot outside of the building site with slopes less than 20% on average. Any changes considered under this approach would likely require an OCP amendment to Policy RLU-16.

Parcels That Substantially meet the intent of the Infill Policy

Many RS-1 parcels in the Hillside designation naturally feature varied topography, where steep slopes coexist with flatter sections that could accommodate development with minimal impact. For example, lots may exhibit an average slope greater than 20% due to very steep, yet spatially insignificant, portions of the lot. Such lots may provide a significant building site with an average slope less than 20%.

A refined approach to slope eligibility is closely aligned with the Village's commitment to minimizing environmental disturbance. By shifting the focus from an entire parcel's average slope to the buildable area, development can be directed toward sections that require the least amount of grading, vegetation removal, and soil disruption. Allowing responsible infill development in suitable locations not only helps preserve the environment but also promotes efficient land use within the community and further the Village's goals of financially sustainable development.

Adjusting the Road Frontage Requirement

Rather than maintaining a strict 50-meter frontage requirement, Council may wish to consider alternative approaches that allow for limited flexibility while still ensuring appropriate access and streetscape consistency. Potential adjustments could include:

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

Minor Variance Allowance: Introducing a provision that allows parcels with slightly less than 50 meters of frontage (e.g., 40–49 meters) to be considered for infill development, subject to a case-by-case review of access, servicing, and neighborhood impact.

Alternative Access Considerations: Allowing shared driveways or panhandle lots in cases where standard frontage requirements cannot be met, provided that access remains safe and functional.

Context-Based Frontage Requirements: Differentiating between areas where strict frontage standards are necessary (e.g., major roadways) versus areas where reduced frontage may be acceptable.

Expanding Eligible Lot Sizes

Currently, parcels between 2800m² (0.69 ac) – 3925m² (0.97 ac) are ineligible for infill development under the existing policy. Given the number of such parcels within Anmore that could accommodate sensitive, semi-rural infill development, Council may consider:

Reducing the Minimum Lot Size Threshold: Lowering the eligibility requirement to include parcels as small as 2800m², subject to meeting other infill criteria (e.g., access, slope suitability, environmental protection).

Context-Sensitive Review Process: Implementing a case-by-case evaluation of smaller parcels, ensuring that they contribute positively to neighborhood aesthetics and infrastructure capacity.

Enhancing Environmental Protection Measures

If greater flexibility is introduced in slope and frontage requirements, additional safeguards may be needed to ensure responsible development. Possible policy enhancements include:

Site-Specific Environmental and Geotechnical Review: Requiring all proposed infill developments to demonstrate that they will not result in excessive grading, tree loss, or increased erosion risks.

Steep Slope Development Restrictions: Implementing a requirement that no primary structures be built on slopes exceeding 30%, even if the overall parcel meets an adjusted eligibility threshold.

Tree and Natural Area Protection: Strengthening tree retention policies to ensure that infill development does not significantly alter the existing landscape or impact stormwater management.

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

Conclusion

Implementing a more flexible interpretation of infill development eligibility, guided by site-specific evaluations, would provide a more nuanced and balanced approach to development approvals. While the current policies ensure a rigid process, recent inquiries and applications indicate that strict adherence to certain eligibility criteria—such as parcel slope, road frontage, and lot size—may inadvertently limit responsible infill development opportunities that align with the broader intent of the Infill Development Policy.

A case-by-case evaluation framework could allow for more context-sensitive decision-making, ensuring that parcels substantially meet the policy's intent while maintaining environmental protection and community character. Specifically:

- **Slope Eligibility:** Moving from an average parcel slope requirement to a site-specific building area approach would prevent unnecessary exclusions while ensuring that development occurs on suitable, low-impact areas. However, additional policies may be required to restrict development on steep or environmentally sensitive portions of the lot.
- **Road Frontage Requirements:** Adjusting the 50-meter frontage requirement by allowing limited flexibility (e.g., variances for lots with 40–49 meters of frontage) could expand eligibility while maintaining functional access and streetscape consistency. Alternative access provisions, such as shared driveways or panhandle lots, may also be considered where appropriate.
- **Lot Size Considerations:** Lowering the minimum lot size threshold or adopting a tiered eligibility framework could accommodate smaller parcels (e.g., 2800m² – 3925m²) while ensuring that such developments contribute positively to neighborhood character and infrastructure capacity.
- **Environmental and Infrastructure Protections:** If greater flexibility is introduced, enhanced environmental safeguards—such as site-specific geotechnical and environmental assessments, tree retention measures, and slope-specific development restrictions—should be incorporated to mitigate potential impacts.

These refinements would support a more adaptable, transparent, and strategic approach to infill. Staff recommend that Council consider modifications to the policy language, softening rigid eligibility thresholds while maintaining key planning principles. A formal OCP amendment

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

to Policy RLU-16 may be required to clarify that eligibility criteria should be interpreted with flexibility, allowing for well-planned developments that respect environmental integrity, infrastructure capacity, and community objectives.

Financial Implications

Adjusting the eligibility criteria may require additional staff time; However, this could be offset by increased opportunities for infill development, generating long-term benefits for the Village.

Options

1. THAT the report dated May 14, 2025, entitled Infill Policy RLU-16 – Review from the Manager of Development Services, be received for information, and;

Staff be directed to amend OCP Infill Policy RLU-16 for council consideration
(recommended)

OR

2. THAT the report dated May 14, 2025, entitled Infill Policy RLU-16 – Review from the Manager of Development Services, be received for information, and;

THAT the report be referred to the Committee of the Whole for further discussions and consideration.

OR

3. THAT the report dated May 14, 2025, entitled Infill Policy RLU-16 – Review from the Manager of Development Services, be received for information.

Report/Recommendation to Council

Infill Policy RLU-16 – Review

May 14, 2025

Attachments:

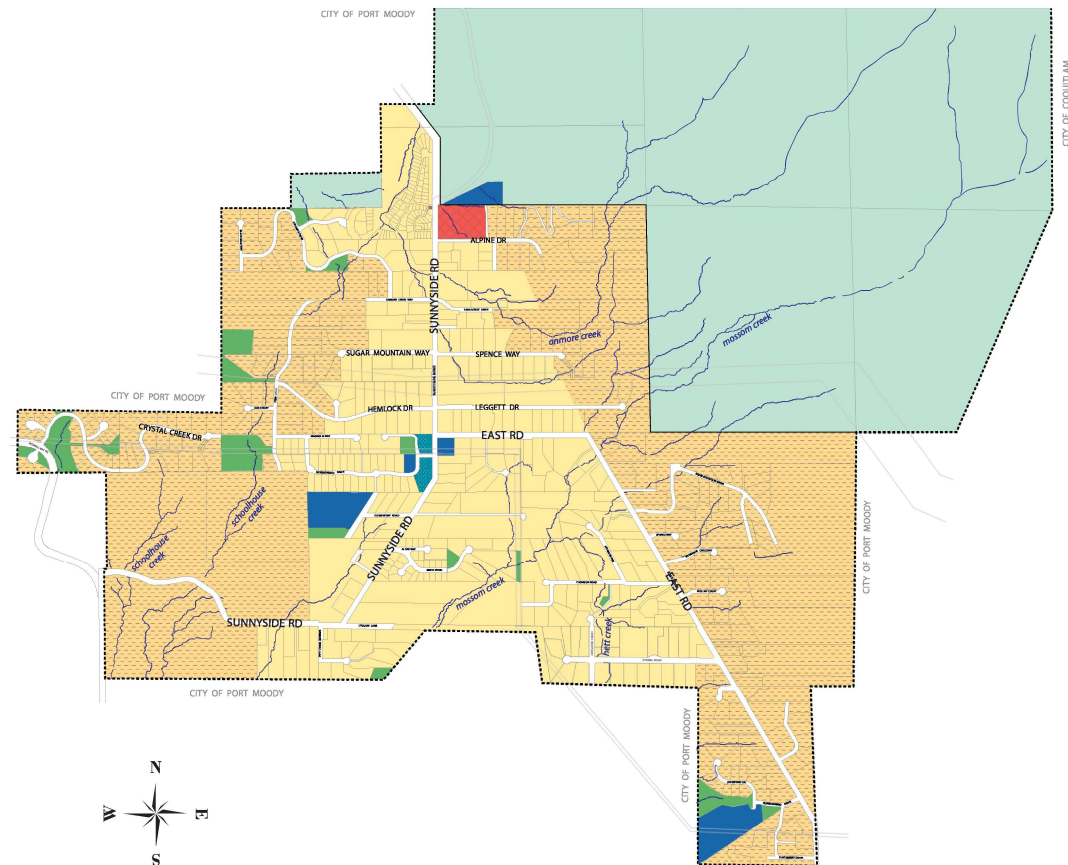
1. Official Community Plan - Schedule B2

Prepared by:	
 _____	
Chris Boit, P.Eng Manager of Development Services	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer's Comment/Concurrence	 _____ Chief Administrative Officer

SCHEDULE B2: LAND USE MAP (DETAILED)

LEGEND

-  Residential
-  Hillside Residential
-  Parks
-  Conservation & Recreation
-  Commercial
-  Institutional
-  Village Centre Commercial
-  Watercourses
-  Municipal Boundary
-  Right of Way



2497 Sunnyside Road, Anmore, BC, V3H 5G9 Ph: 604-469-9877

THE VILLAGE OF ANMORE DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THIS MAP AS IT IS INTENDED FOR GENERAL REFERENCE ONLY. LAST UPDATED MARCH 2014.