
Summary of Zoning Changes

The Village of Anmore downgraded the development capability of the AGE septic field to stop the “previously envisioned” development of AGE’s septic field. This occurred after AGE notified the Village of the pollution, the request to connect, and that the development could be used to fund the connection if costs escalated. The difference between the two zoning bylaws is the change of the maximum number of dwelling from “more than 39” to “cannot exceed 39”.

VILLAGE’S 2005 ZONING BYLAW: THE ZONING THAT THAT EXISTED ON THE SEPTIC FIELD UNTIL OCTOBER 17, 2018:

- (PDF pg 31) 3050B.2 Buildings and Structures

(A) “The maximum number of the One Family Residential dwelling units may exceed 39 provided that:
a) The community sewage disposal field is not required for sewage disposal purposes; and not less than 1335 square meters (0.33acres) of land is allocated as the common open space for use of the residents....”

Village of Anmore (Anmore), Zoning Bylaw 374, 2004 (Consolidated), in A Bylaw to Regulate The Zoning and Development of Real Property Within the Municipality. 2005. p. 28.

Village’s September 2017 Public Hearing presentation: The presentation the Village of Anmore gave to justify the change, and to say what the rationale for the change is:

- (PDF Pg 16) “RCH-2 ZONE (ANMORE GREEN ESTATES) Removed additional development capacity envisioned for the community sewage disposal field should it no longer be required.”
- (PDF Pg 18) Describes the implications of the change as “Subdivision applications in process will have 12 months to complete subdivision under current zoning (2005) bylaw requirements. All new building permit or subdivision applications received after the adoption of the new zoning bylaw will need to comply with the new requirements.”

Village of Anmore (Anmore), Minutes of the Public Hearing held on Monday, September 18, 2017. 2017.

Village’s 2018 zoning bylaw: The zoning that was voted in on October 17, 2017 and came into affect October 17, 2018

- (PDF pg44) 9.3 COMPACT HOUSING 2 (ANMORE GREEN) – RCH-2 9.3.3 Maximum building Size and Height “(a) The maximum number of one-family dwelling units shall not exceed 39.”

Village of Anmore (Anmore), Anmore Zoning Bylaw (Consolidated), in A Bylaw to Regulate The Zoning and Development of Real Property Within the Municipality. 2005. p. 43.