



VILLAGE OF
ANMORE



New Zoning Bylaw

PUBLIC HEARING – VILLAGE OF ANMORE BYLAW 568-2017

SEPTEMBER 18, 2017



Zoning Bylaw Update

- A Zoning Bylaw is a tool to regulate land use and density
- Impacts how a property can be used
- What can be built on a property and where
- Current Zoning Bylaw adopted in 2005



Zoning Bylaw Update

- New OCP adopted in 2014
- Implementation Challenges
- Council Strategic Priority
- Issues identified through discussions with staff, Council and Advisory Planning Commission (APC)
- Council initiated Zoning Bylaw Update in November 2016
- Meetings held with APC, design and building community and residents of Countryside
- Public Information Meeting held in May 2017 for all residents



Zoning Bylaw – Proposed Changes

- Floor Area – calculation includes parking area above 90 m²
- Highest Building Face, Average Grade Calculation, Height of Buildings and Structures
- Retaining Walls – increased distance required between sections and the introduction of a grade line



Zoning Bylaw – Proposed Changes

- Landscaping and Screening Requirements – to help mitigate impacts of development and retaining walls
- Storage and Parking of Vehicles, Trailers, Boats, and other equipment
- Subdivision – 50% of the area of a panhandle included in calculation of minimum lot size
- Secondary Suites – Secondary suite in an accessory building (coach house) on parcels equal to or larger than an acre can be up to 130 m²



Zoning Bylaw – Proposed Changes

RCH-1 ZONE (COUNTRYSIDE)

- Increased Interior Side Yard Setback to 2.2 m (from 1.2 m) for anything above the first storey. Increased Exterior Side Yard Setback to 4 m from 3 m .
- Increased Rear Yard Setback from to 2 m from 1.5 m.
- Reduced FAR to 0.6 from 0.7.
- Restricted basements to area where proper storm water infrastructure is in place.



Zoning Bylaw – Proposed Changes

RCH-1 ZONE (COUNTRYSIDE)

- Restricted basements to area where proper storm water infrastructure is in place.





Zoning Bylaw – Proposed Changes

RCH-2 ZONE (ANMORE GREEN ESTATES)

- Removed additional development capacity envisioned for the community sewage disposal field should it no longer be required.

RS-1 ZONE

- Increased maximum amount of floor area permitted for accessory buildings from 100 m² to 150 m².
- Removed ability to have two single family residences on parcels larger than 0.8 hectares (~2 acres).
- Reduced rear and interior side yard setbacks for 1 accessory building on small lots (less than 1200 m²) .



Zoning Bylaw – Next Steps

- Summary of Public Hearing brought back to Council.
- Council will consider any further changes.
- Can adopt Bylaw as is or propose further changes to the Bylaw.
- If changes involve significant changes to land use or density than another Public Hearing is required.
- It is anticipated that this matter will be brought back to Council at their October 3, 2017 Regular Council Meeting.



Implications of New Zoning Bylaw

- Building permits in process on date of adoption will need to comply with current (2005) zoning bylaw requirements.
- 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.

