



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: February 28, 2019 File No: 6480-01/19

Submitted by: Jason Smith, Manager of Development Services

Subject: Anmore Green Estates – OCP Amendment Bylaw

Purpose / Introduction

The purpose of this report is to update Council on the comments received to date on the proposed Anmore Green Estates OCP amendment and to provide options for moving forward with the amendment.

Recommended Options

That Village of Anmore Official Community Amendment Bylaw 590, 2019 be read a second time and staff be directed to schedule a public hearing for the Village of Anmore Official Community Amendment Bylaw 590, 2019 for March 19, 2019.

Background

At the Village's January 8, 2019 regular Council meeting, Council received a report outlining some of the history of septic issues at Anmore Green Estates and the rationale for a proposed Official Community Plan (OCP) amendment (Attachment 1) that would be necessary to connect Anmore Green Estates to the regional sewer system. Council gave first reading to Village of Anmore Official Community Amendment Bylaw 590, 2019 (Attachment 2), and it was referred to the Village of Belcarra, the City of Port Moody and School District 43 for comment.

Discussion

At the time of writing, the Village has received comments from the City of Port Moody in support of the proposed amendment (Attachment 3). The Village has not received comments from the Village of Belcarra or School District 43.

The associated Regional Context Statement (RCS) amendment is scheduled to be considered at the March 8, 2019 meeting of the Metro Vancouver Regional Planning Meeting and then by Metro Vancouver Board at its March 29, 2019 meeting.

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Should Council choose to proceed with further consideration of the OCP amendment bylaw, staff would be targeting March 19, 2019 as the date for the public hearing. Council would be in the position to consider adoption of the OCP amendment once Metro Vancouver has accepted the proposed changes to the Village's RCS, which is anticipated to happen on March 29, 2019.

Other Options

The following options are presented for Council's consideration:

1. That Village of Anmore Official Community Amendment Bylaw 590, 2019 be read a second time and staff be directed to schedule a public hearing for the Village of Anmore Official Community Amendment Bylaw 590, 2019 on March 19, 2019. [Recommended]

Or

2. That Council direct staff that it does not want to proceed with an Official Community Plan Amendment for Anmore Green Estates at this time.

Or

3. That Council provide further direction to staff on how it would like to proceed.

Financial Implications

Should Council choose to proceed with a public hearing there will be costs associated with publishing the notice in the Tri-Cities News.

Attachments:

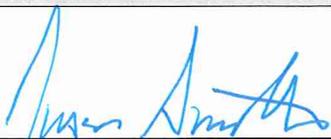
1. January 8, 2019 Council Report titled "Anmore Green Estates – Official Community Plan and Regional Context Statement Amendment"
2. Village of Anmore Official Community Amendment Bylaw 590, 2019
3. Letter from the City of Port Moody dated February 27, 2019 and attached Council Report

Report/Recommendation to Council

Anmore Green Estates – OCP Amendment Bylaw

February 28, 2019

Prepared by:



Jason Smith
Manager of Development Services

Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 4, 2019

Submitted by: Jason Smith, Manager of Development Services

Subject: Anmore Green Estates – Membership in the Greater Vancouver Sewage and Drainage District, Official Community Plan and Regional Context Statement Amendment

Purpose / Introduction

The purpose of this report is provide Council with the opportunity to initiate the many processes required to connect Anmore Green Estates to the regional sewer system. To connect Anmore Green Estates to the regional sewer system will necessitate becoming a member of the Greater Vancouver Sewage and Drainage District, amending the Village's Official Community Plan and Regional Context Statement

Recommended Option

THAT Council request that staff advise the Anmore Green Estates Strata that the Village of Anmore is willing and ready to proceed with connecting the existing 51 homes at Anmore Green Estates to the Greater Vancouver Sewerage and Drainage District sewerage system; but that the Village will only proceed once there is a Memorandum of Understanding between the Village and the Anmore Green Estates Strata in order to ensure that all parties are equally committed to resolving the sewage treatment issue at Anmore Green Estates.

Background

There has been long standing issues surrounding the treatment of sewage at Anmore Green Estates (AGE). AGE is made up of 51 homes whose sewage is treated by a community septic system and field. The AGE strata operates a community septic system under a permit issued by the Ministry of Environment and Climate Change Strategy (the Ministry). The Ministry is solely responsible for the regulation and enforcement of sewage treatment under this permit.

A Pollution Abatement Order was issued in November 2017 by the Ministry in response to reported leakage of sewage onto the neighbouring school site. This Pollution Abatement Order required the AGE Strata to develop an action plan to address the immediate pollution on the school site and to hire their own engineers to devise a long term solution for treating their sewage.

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Through the winter and spring of 2018 the Ministry required the AGE strata to hire a series of engineers to make recommendations and to conduct a peer review. This was a Ministry led process and the Village of Anmore had no jurisdiction to become involved in this process.

In May 2018, the final engineering reports were provided to the Ministry, as well as the peer review. The conclusion of those reports was that, from a strict engineering perspective, the most viable solution was to connect AGE to the Greater Vancouver Sewerage and Drainage District (GVS&DD) system via Port Moody. Those reports did not consider or address the Village's Official Community Plan (OCP), the fact that the Village of Anmore was not a member of GVS&DD, the requirements for membership in the GVS&DD or Metro Vancouver's Regional Growth Strategy. The Village had raised those concerns with the Ministry throughout the winter and spring of 2018 and they were not addressed. The Village, after receiving the final engineering reports and recommendations, asked repeatedly for clarification, through the Ministry, on why on-site solutions were dismissed by the engineers hired by the AGE strata. These requests for clarifications were never addressed by the Ministry or the AGE strata.

Having gotten no further information from the Ministry, the Village of Anmore Council chose to begin consideration of the various processes that would be required to be completed in order to connect AGE to the GVS&DD system. One of the first processes that would need to be undertaken would be to address the Village of Anmore's OCP and Regional Context Statement (RCS) contained within it.

The Village has been in communication, since early December, with representatives from the AGE strata to come to an agreement regarding a Memorandum of Understanding (MOU). The purpose of the MOU is to come to an agreement on the high level of principles of how to move forward with resolving the sewage issues at AGE and that both parties are equally committed. The Village continues to wait to hear back from the AGE strata on whether they are ready to proceed.

Discussion

Current OCP Policy

The current OCP states in Policy MS-7 that "During the time frame of this Plan, the Village will not develop a municipal-wide sewer system." The Village of Anmore Council has interpreted that policy to be an articulation of the Village's longstanding policy that the Village is a semi-

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rural community where residents are responsible for treating their own sewage through on-site systems.

The lack of urban level sewer services is a means of preserving the semi-rural character of the Village as this places limits on the density of development. This lack of urban services supports the maximum permitted density in the OCP of 2 units/acre.

Current RCS

The current Regional Context Statement (RCS), which forms part of the Village's OCP, utilizes Metro Vancouver's Regional Growth Strategy (RGS) policies to support Village OCP policies to restrict the expansion of regional sewer services by designating all of the Village with a Rural land use designation in the RGS. The Village believes that the Rural designation is appropriate for the semi-rural densities that the Village anticipates in its OCP and the intent to have development treat its sewage on-site.

The one exception in the RCS is the Eagle Mountain Middle School Site, which is designated General Urban and is located within the Urban Containment Boundary. This site was connected to the GVS&DD system after an amendment to the RGS in 2012 re-designating the site from Rural to General Urban. The rationale for that amendment was that the urban services could only be provided to urban areas.

OCP and RCS Amendments for Anmore Green Estates

The Village of Anmore Council has directed staff to begin the processes to connect AGE to the GVS&DD system. The following outlines the necessary OCP and RCS amendments that are required to facilitate this.

1. Add words in italics to Policy MS-7 "The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system" (**Attachment 1**)
2. Amend Map 3: Regional Context Statement Map to change the lots comprising Anmore Green Estates from a Rural regional land use designation to a General Urban regional land use designation and amend the Urban Containment Boundary to include the properties.

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Rationale for Amendments

The primary rationale for the amendments to the OCP is to accommodate connection of AGE to regional sewer system. The amendment will not enable any new development and it will simply allow the existing AGE development to address environmental and public health concerns related to the treatment of sewage.

The regional General Urban designation is appropriate because in the Anmore and neighbouring contexts, this is urban level density, the existing density of 4 units/acre at AGE exceeds the semi-rural densities found in the rest of Anmore. These densities and the fact that it will be served by urban level services (both sewer and water) make the General Urban designation appropriate.

The Village wants to make a clear distinction between General Urban and Rural to signal its intent to remain a semi-rural community and support the objectives of the RGS. Designating the AGE site will serve to reinforce that important distinction. This premise is further reinforced by the OCP policies and zoning in place for the surrounding properties that will keep those properties semi-rural and curtail any risk of further urban expansion.

The Village is proposing not to pursue a full RGS Type 2 amendment process to change the regional Urban Containment Boundary and the regional land use from Rural to General Urban. There are several reasons for this choice:

1. There are no consequential impacts to this amendment in terms of development. The amendment is only to allow for the expansion of the regional sewer system to service existing development (51 units) and will not facilitate any new development
2. The connection to the regional sewer system is the only viable means, according to the engineering reports provided to the Village through the Ministry's Pollution Abatement Order process, to address public health and environmental issues created by the sewerage generated at AGE.
3. It is the Village's view, that there is no regional significance to the proposed amendments and that a full RGS amendment process is not warranted in this case and would not be an effective use of public resources.

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Public Consultation

Section 475 of the Local Government Act requires specific consideration be given to consultation on the proposed amendment:

1. Whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing. Given this amendment will only enable AGE to connect to the regional sewer system, that there will be no further development on the site or consideration of expanding the sewer area, and that the AGE strata is fully aware of what is taking place – staff would not recommend any further consultation beyond a mail drop to the community explaining what is taking place at AGE.
2. The Metro Vancouver Board will have a direct say on this matter through consideration of the Village's RCS and therefore staff would not recommend any further consultation with them.
3. The scope and impact of this amendment is very limited and therefore staff do not recommend and consultation with the boards of any regional district that is adjacent to the area covered by the OCP.
4. In terms of consultation with adjacent municipalities, staff recommend sending the amendment to the City of Port Moody, who will have a direct role in the resolving this matter, and to the Village of Belcarra. Given that this amendment will only enable AGE to connect to the regional sewerage system, that there will be no further development on the site or consideration of expanding the sewer area staff do not recommend referring this amendment to any of other local governments.
5. Given that this amendment will only enable AGE to connect to the regional sewerage system, that there will be no further development on the site or consideration of expanding the sewer area, staff do not recommend consultation with First Nations.
6. Staff recommend sending the amendment to School District No. 43 for comment as they will have direct role in resolving this matter. The GVS&DD Board will also be involved through the request to support the Village's request for membership in GVS&DD and the subsequent amendments to the regional Fraser Sewerage Area that they will need to make in order to connect AGE to the regional sewerage system – therefore staff do not recommend consulting with the GVS&DD Board on this matter.
7. Staff do not see the need to consult with the Provincial or Federal governments on this amendment. The impacted provincial ministries will have direct involvement in the connection process and have been consulted on this matter already.

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Anmore Green Estates – Membership in the Greater Vancouver Sewage and Drainage District,
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In summary, staff recommend the following consultation plan for this OCP amendment. That a one page issue summary be sent to all residents of Anmore outlining the Village's intent, why it is pursuing this matter and encouraging residents to provide comments to Council. This summary should be delivered through a mail drop, distributed through social media and posted on the Village's website.

The OCP amendment should be referred to the Village of Belcarra, City of Port Moody and School District No. 43 for comment prior to the public hearing.

Process Timelines

Here is an overview of possible timelines, should Council initiate the process at their January 8, 2019 regular Council Meeting:

Item	Agency Responsible	Date	Comments
OCP Amendment 1 st Reading	Village of Anmore	January 8, 2019	Refer amendment to neighbouring jurisdictions as outlined
OCP Amendment 2 nd Reading	Village of Anmore	March 5, 2019	Set date for public hearing
Public Hearing, possible 4 th Reading	Village of Anmore	March 19, 2019	
Regional Planning Committee Review of RCS*	Metro Vancouver Regional District	February 2019	
Acceptance of RCS*	Metro Vancouver Regional District Board	February 22, 2019	
GVS&DD Board motion to support Anmore's membership in GVS&DD*	GVS&DD Board	February 22, 2019	Required to apply to Province for membership

**Timeline is subject to the Metro Vancouver Regional District and GVS&DD Boards' scheduling*

Once the RCS is accepted and the Village has received GVS&DD Board support for its membership in the GVS&DD, the Village would need to apply to the Ministry of Municipal Affairs and Housing for an Order In Council to be made by Cabinet to officially become a member of the GVS&DD. This process is estimated to take between 3-6 months.

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Anmore Green Estates – Membership in the Greater Vancouver Sewage and Drainage District,
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Options

The following options are presented for Council's consideration:

1. THAT Council:
 - a. Request, through the Minister of Municipal Affairs and Housing, that the Province of British Columbia make the Village of Anmore a member of the Greater Vancouver Sewage and Drainage District;
 - b. Give 1st reading to Village of Anmore Official Community Plan Amendment Bylaw 590, 2019;
 - c. Refer Village of Anmore Official Community Plan Amendment Bylaw 590, 2019 to the City Port Moody, the Village of Belcarra, and School District No. 43 for comment;
 - d. Submit the proposed amendment to Anmore's Regional Context Statement comprised of a regional land use designation change from Rural to General Urban for the Anmore Green Estates property, and a corresponding extension of the Urban Containment Boundary to the Metro Vancouver Board for acceptance; and
 - e. Request the Greater Vancouver Sewerage and Drainage District Board support the Village of Anmore becoming a member of the Greater Vancouver Sewerage and Drainage District and, subject to becoming a member, expand the sewerage area to include the footprints of the existing homes at Anmore Green Estates.

OR

2. THAT Council request that staff advise the Anmore Green Estates Strata that the Village of Anmore is willing and ready to proceed with connecting the existing 51 homes at Anmore Green Estates to the Greater Vancouver Sewerage and Drainage District sewerage system; but that the Village will only proceed once there is a Memorandum of Understanding between the Village and the Anmore Green Estates Strata in order to ensure that all parties are equally committed to resolving the sewage treatment issue at Anmore Green Estates.

OR

3. THAT Council advise staff of how they would like to proceed.

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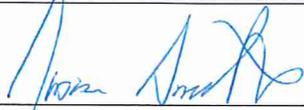
Anmore Green Estates – Membership in the Greater Vancouver Sewage and Drainage District,
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Financial Implications

There will be financial implications for the recommended options. The financial implications of these options should be recoverable through the Memorandum of Understanding (MOU) that the Village is negotiating with the AGE strata. A primary principle of MOU is that all of the costs associated with connecting AGE to the regional sewer system will be paid for by the AGE strata. Therefore staff time, legal fees and any costs for the public hearing will be paid for by the AGE strata.

Attachments:

1. Village of Anmore Official Community Plan Amendment Bylaw 590, 2019

Prepared by:
 _____ Jason Smith Manager of Development Services
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence  _____ Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 590-2019

A bylaw to amend the Official Community Plan

WHEREAS the *Local Government Act* authorizes a municipality to amend its community plan from time to time;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1) That this bylaw may be cited for all purposes as "Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019".

2) That Village of Anmore Official Community Plan Bylaw No. 532, 2014 be amended as follows by replacing Policy MS-7 with the following text:

"The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system"

3) Replace Map 3: Regional Context Statement Map with the map attached as Schedule A to change the lots comprising of the 51 existing homes at Anmore Green Estates from a Rural designation to an Urban designation within the Urban Containment Boundary.

READ a first time the 8 day of January, 2019

READ a second time the day of, 2019

PUBLIC HEARING HELD the day of, 2019

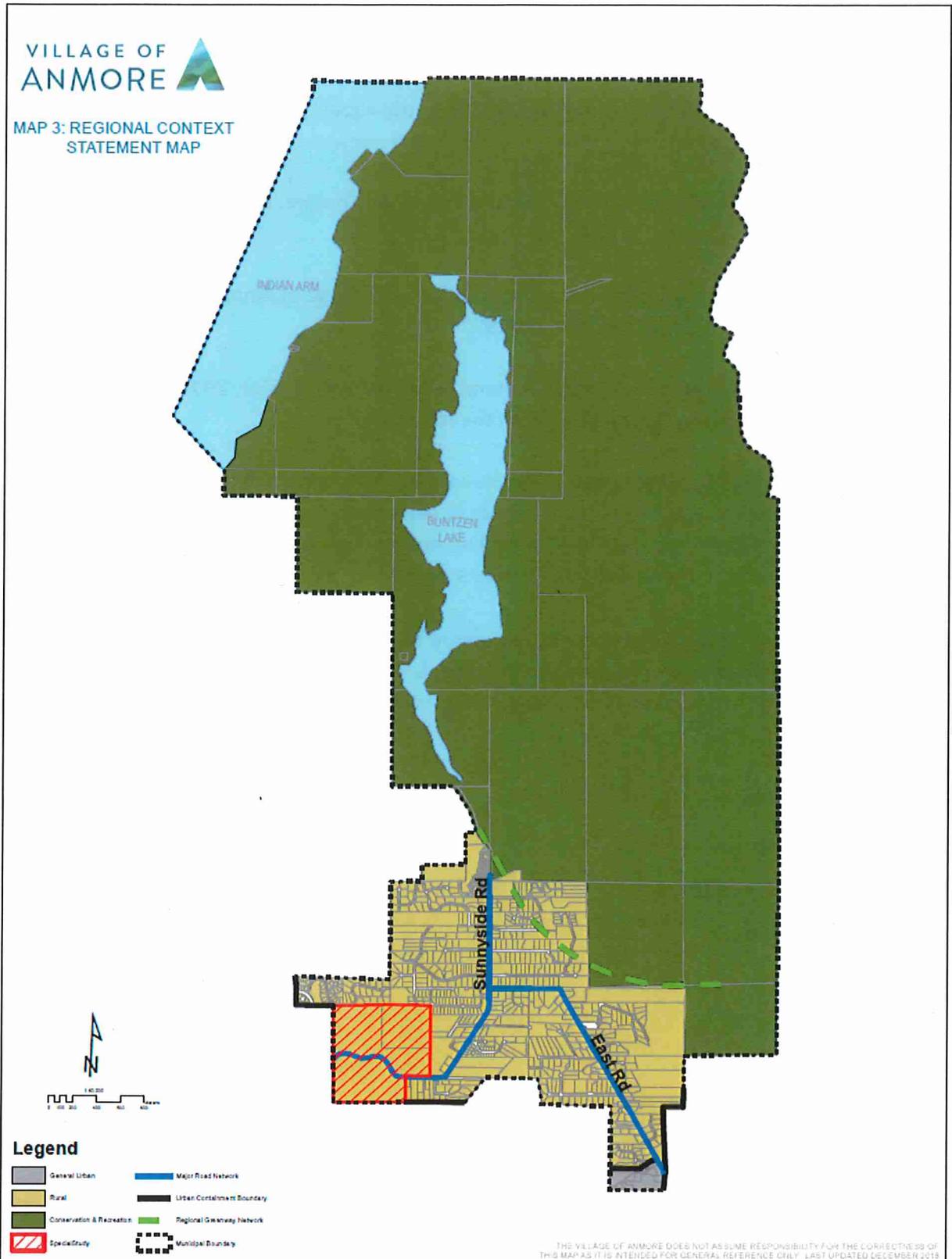
READ a third time the day of, 2019

ADOPTED the day of, 2019

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A



February 27, 2019

File: 01-0460-05-05

Via email: juli.halliwell@anmore.com

Juli Halliwell
Chief Administrative Officer
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Ms. Halliwell:

Re: Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019

At the Regular Council meeting held on February 26, 2019, Council considered the attached memo dated February 13, 2019 from the Planning and Development Department – Policy Planning Division regarding Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019 and passed the following resolution:

RC19/071

THAT proposed Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019 be supported as recommended in the report dated February 13, 2019 from the Planning and Development Department – Policy Planning Division regarding Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019.

Sincerely,



Tracey Takahashi
Deputy Corporate Officer

cc: Mary De Paoli, Manager of Policy Planning



City of Port Moody

Report/Recommendation to Council

Date: February 13, 2019 File No.01- 0460-05-05

Submitted by: Planning and Development Department – Policy Planning Division

Subject: Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019

Purpose / Introduction

To bring forward a request from the Village of Anmore for comments regarding proposed Village of Anmore Official Community Plan Bylaw No. 590-2019 to allow for membership in the Greater Vancouver Sewerage & Drainage District (GVS&DD) in order to accommodate the connection of 51 existing dwelling units at Anmore Green Estates to the GVS&DD.

Recommended Resolution

THAT proposed Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019 be supported as recommended in the report dated February 13, 2019 from the Planning and Development Department – Policy Planning Division regarding Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019.

Background

At its January 8, 2019 meeting, the Municipal Council of the Village of Anmore gave first reading to Official Community Plan Amendment Bylaw No. 590-2019 with a request that it be distributed to the City of Port Moody for comments. A related letter from the Village of Anmore is included as **Attachment 1**. The deadline to provide comments is March 8, 2019.

Discussion

As noted in the Anmore staff report attached to the letter included as **Attachment 1**, there are long-standing issues surrounding the treatment of sewage by a strata-operated community septic system and field at Anmore Green Estates (AGE). A Pollution Abatement Order was issued in November 2017 by the Ministry of Environment and Climate Change Strategy requiring the strata to develop an action plan to address immediate concerns and to devise a long-term solution for treating their sewage.

Engineering reports completed in May 2018 concluded that the most viable option was to connect AGE to the GVS&DD system via Port Moody. One of the first steps in this process involves amendments to the Village of Anmore's OCP and the Regional Context Statement within it.

Report/Recommendation to Council

Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw

No. 590-2019

February 13, 2019

Anmore's OCP includes policy that the Village will not develop a municipal-wide sewer system during the time frame of their OCP. This policy is consistent with the Village's vision of preserving the semi-rural character of the community and placing limits on the density of development.

The Regional Context Statement in Anmore's OCP includes a Rural land use designation for all of the Village reflecting the semi-rural densities anticipated in its OCP and the intention to have development treat its sewage onsite. The only exception to this is the Eagle Mountain Middle School site, which is designated as General Urban and is located within the Urban Containment Boundary. This site was connected to the GVS&DD system after an amendment to the MetroVancouver Regional Growth Strategy in 2012 which re-designated the school site from Rural to General Urban.

The proposed OCP amendment includes a new policy which specifically states that the Village will join the GVS&DD to accommodate the connection of AGE to the GVS&DD and reiterates that during the time frame of the OCP, Anmore will not develop a municipal-wide sewer system. The rationale provided in the staff report notes that the sewer connection is limited to the existing dwelling units at AGE in order to address environmental and public health concerns related to the treatment of sewage. It is not intended that the amendment will enable any new development above what was originally contemplated in Anmore's OCP.

The rationale provided to support the proposed regional General Urban designation for the AGE site notes that the AGE site is considered to have an urban level of density at 4 units/acre, which exceeds the semi-rural densities found in the rest of Anmore. The proposed amendment also includes a change to the Urban Containment Boundary to include the AGE site.

Next Steps

For the Village of Anmore, the process involved in obtaining membership in the GVS&DD includes:

- Public Hearing and Adoption of Village of Anmore OCP Amendment Bylaw No. 510-2019;
- Metro Vancouver Board Acceptance of the proposed amended Regional Context Statement;
- GVS&DD Board consideration of Anmore's membership in the GVSⅅ and
- application to the Ministry of Municipal Affairs and Housing for an Order in Council to officially become a member of the GVS&DD.

In order to prevent further sewage leakage onto adjacent lands, including those within Port Moody, staff recommend that it is in the City's interest to support this request to help facilitate the connection of the existing 51 dwelling units at AGE to the GVS&DD.

Report/Recommendation to Council

Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw

No. 590-2019

February 13, 2019

Other Options

THAT proposed Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019 be received for information.

Financial Implications

There is no budgetary impact associated with the City of Port Moody reviewing proposed Village of Anmore OCP Amendment Bylaw No. 510-2019.

If the proposed OCP amendment is adopted and the Village of Anmore is successful in obtaining membership into the GVS&DD, cooperation from the City of Port Moody will be necessary to facilitate new sewer connections from AGE to adjacent sewer infrastructure through Port Moody. It is anticipated that the Village of Anmore will be responsible for any costs associated with enabling this connection.

Communications / Civic Engagement

Referral of proposed Village of Anmore OCP Amendment Bylaw No. 590-2019 to Port Moody City Council for review is in keeping with the consultation requirements of section 475(b)(iii) of the *Local Government Act*.

Council Strategic Plan Objectives

Supporting safe sewerage disposal for AGE and preventing future sewage leakage onto adjacent properties is consistent with the strategic priority areas of Community Planning and Preserving the Environment in the 2015-2018 Council Strategic Plan.

Attachment:

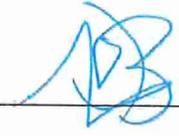
1. Letter from the Village of Anmore dated January 11, 2019 regarding Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019.

Report/Recommendation to Council

Request for Comments – Village of Anmore Official Community Plan Amendment Bylaw

No. 590-2019

February 13, 2019

Prepared by:  Mary De Paoli, MCIP, RPP Manager of Policy Planning	Reviewed by:  Andre Boel, MCIP, RPP General Manager of Planning and Development
Reviewed for Form and Content / Approved for Submission to Council:	
City Manager's Comments  for Tim Savoie, MCIP, RPP City Manager	
Corporate Review Engineering and Operations	Initials 