

News Release



FOR IMMEDIATE RELEASE

APRIL 10, 2019, ANMORE, B.C. – The Village of Anmore Council has approved updates to the Official Community Plan (OCP) to allow for connections to the Greater Vancouver Sewerage and Drainage District (GVS&DD), completing another key requirement for a sewer connection for the Anmore Green Estates properties. The amendment was required as the Village of Anmore's OCP did not previously permit sewer connections – all properties use septic systems. In addition to the policy changes required, the Village has also made progress on getting the required approvals to become a member of the GVS&DD.

“Over the past 6 months, we have have been working to get all of the various requirements in place to be able to move forward with the construction of the sewer connection. I think for many people, connecting to the sewer system sounded like a straightforward solution, but unfortunately, it's not. It's actually a very time-intensive process, involving multiple jurisdictions and approval processes.” says Mayor John McEwen. “We are very happy to share that we've been making steady progress and now have the majority of tasks completed to get things in place to allow for a sewer connection.”

Because sewer connection is not offered to any other residents in Anmore, the Village had to look at how to allow for this service in a way that would be fair to all Anmore residents. Fortunately, the Community Charter provides for circumstances where a special service will be delivered to a select group of residents. Residents initiate the process by petitioning the local government, and a Local Area Service Bylaw is established to provide a way for the residents to pay for the extra service without those costs being imposed on others who will not benefit.

Some of the key tasks now completed by the Village to have the required policies and approvals in place are as follows:

- Updated the OCP to allow for a sewer connection to residential properties, which included first and second reading of the OCP bylaw amendment, followed by a public hearing process and the final reading and approval on April 9, 2019.
- Worked with Metro Vancouver to initiate the process for becoming a member of GVS&DD (the only way to get the sewer connection), which involved changing the regional land use designation for Anmore Green Estates, which Metro Vancouver accepted. This request was reviewed and approved by the Regional Planning Committee, the Liquid Waste Committee and the Metro Vancouver Regional Board, resulting in support by the Region for the Village to become a member of the GVS&DD.
- Confirmed with Metro Vancouver that Development Cost Charges will not apply in this sewer connection project, saving the 51 affected property owners more than \$275,000.

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- Recommended that the required sewer be connected to the Port Moody sewer pipe on School District No. 43 lands, which will save the affected property owners on up-front construction costs as it is the shortest available connection, and received support from the City of Port Moody Council for this connection to their infrastructure.
- Developed a framework for an agreement with Port Moody to address sewage flows, which includes flat rate fees for the 51 new connections to help provide some cost certainty for the affected residents.

The Village has also initiated work with the other jurisdictions involved in the sewer connection project to act as a conduit for information for everyone involved. While the Village has facilitated discussions, many of the approvals and requirements are with other levels of government and outside of the Village's authority to determine the details. As an example, the Village has provided Metro Vancouver with some of the information the Region needs to determine the costs and levies involved in the sewer utility service, however the levies themselves are set by Metro Vancouver. The Village is also facilitating discussions about the sewer connection requirements that affect the School District, although it's important to note that these requirements are established by Metro Vancouver.

The two primary next steps are to complete a Local Area Service Bylaw with the 51 affected properties and School District No. 43, which is generally done through a petition by residents. When this is complete, the Village can proceed with submitting an application for GVS&DD membership to the provincial Ministry of Municipal Affairs and Housing, as the membership must be approved by the provincial government through an Order in Council as the final required step.

"The bottom line is that with multiple levels of government with varying responsibilities, along with the requirements from the Strata and others affected by this issue, it has become confusing to understand the many steps involved, and complex to coordinate all the details," says McEwen. "In many ways, the actual construction is the easiest part. It's the lead up work that takes time and involves multiple parties. We want to continue to work with those involved with a shared focus on implementing the solution, and we have completed the foundation work to get that done."

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