

**SUMMARY OF ANMORE GREEN ESTATES  
SEWER PROJECT UPDATE PUBLIC MEETING  
HELD ON JUNE 20, 2019 AT ANMORE ELEMENTARY SCHOOL**



On June 20, 2019, the Village held a public meeting with the purpose of updating residents on the Anmore Green Estates (AGE) sewer project, and providing an opportunity for members of the public to ask questions or provide comments.

Mayor McEwen opened the meeting with introductions, and Jason Smith, Manager of Development Services, provided a **project update presentation** which is attached to this summary.

Points included in the presentation were:

- Priorities
- Challenges
- Outline of tasks completed by the Village
- Roles and Status of other jurisdictions:
  - Metro Vancouver
  - School District 43
  - City of Port Moody
  - Ministry of Municipal Affairs and Housing
  - Ministry of Environment & Climate Change Strategy
  - Anmore Green Estates Strata
- Key Facts including project costs
- Next steps:
  - Local Area Service Bylaw
  - Provincial Approval
  - Construction

Ms. Therese Mickelson, Mickelson Consulting, outlined the process for the meeting of addressing questions and comments provided by email and allowing interested persons to ask questions or provide comments at the microphone.

Amongst the questions and comments from both attendees and emails, some general concerns were expressed by both AGE and residents of Anmore outside of AGE:

**AGE property owners general comments/concerns:**

- A resolution to the sewer connection is desired
- Lack ability to bear the entire cost of sewer connection and ongoing associated costs
- This septic issue is an community emergency which should be supported by the entire community by the entire community paying a portion of the sewer connection ongoing costs

- Facilitation between the Village and AGE Strata is agreeable to help get a clear understanding of what aspects of the project are in question
- Ongoing communication from the Village is desired and support at a recent Greater Vancouver Sewage and Drainage District (GVSD) was positive
- Status of Local Area Service Bylaw – Village staff confirmed that this process has not been initiated
- Ongoing estimated cost of \$3,000 per year per AGE property

**Residents of Anmore outside of AGE general comments/concerns:**

- Ministry of Environment's role and responsibility for septic approval are outside of Village's jurisdiction
- On site septic treatment is a significant cost to residents of Anmore outside of AGE and those residents bear the entire cost for their own property
- If cost sharing of AGE sewer should occur than AGE should cost share for other resident septic costs
- Presence of support generally for the community to join GVSD for the benefit of AGE, but not if residents outside of AGE have to pay costs associated
- Whether if this sewer connection occurs, would this set a precedent for future connections

Questions and comments related to **next steps, and other agencies** were raised and points included:

- GVSD is supportive of the sewer connection on the following conditions; however the final decision lays with the Provincial Cabinet and Ministry of Municipal Affairs and Housing would require a Local Area Service bylaw to be in place before they would consider reviewing the application:
  - That the Province grant GVSD membership to Village of Anmore
  - That Metro Vancouver Regional District Board resolve that the Village of Anmore's request for regional sewerage services meets the provisions of Metro 2040: Shaping our Future
  - That the existing agreement between the Village of Anmore, the City of Port Moody, and the GVDSS to service Eagle Mountain Middle School be terminated and the Village of Anmore enter into a servicing agreement with the City of Port Moody to convey Anmore waste water through Port Moody infrastructure;
  - And that an appropriate flow-based billing protocol be developed and implement to facilitate annual GVSD servicing levies.
- Lack of other agencies participation in this meeting. The Village reported that staff is in regular contact with Ministry of Environment and Ministry of Municipal Affairs and Housing and that it was decided that the purpose of this meeting would be best served by Village staff. Metro Vancouver was invited but was unable to attend.
- School 43 water usage agreement. This agreement was predicated on Eagle Mountain Middle School being the only recipient of the service and should sewer connection occur for AGE, the current agreement will be terminated.
- City of Port Moody requires a capacity study to develop the framework of a servicing

agreement and that capacity study would only include the 51 AGE units.

- Determination of flow was estimated and based on using water flow as a proxy. It was determined that 91% of flow could be attributed to AGE and 9% of flow could be attributed to School District 43.
- Local Area Service Bylaw would need to be in place to set out cost recovery. This Local Service Area Bylaw process could be initiated by petition of the AGE property owners who would benefit from the service, or by Council. At this time, the process has not been initiated.
- Whether Village would consider a boundary adjustment to facilitate AGE property becoming part of City of Port Moody.
  - The Village is not willing to consider a boundary change.

Question and comments related to **environment, safety, and contamination** were raised and points included:

- Concern regarding perception of lack of adequate compliance or enforcement from Ministry of Environment
- Whether the school construction had an effect on the septic field at AGE. It was noted that the intent of regulations are that sewage is treated on site and that when flows do occur they do not contain contaminants that would flow to neighbouring properties.
- Number of years that contamination potential has been identified from AGE septic field and AGE's challenge to meet the requirements of the system failing
- Concern regarding potential risk to children and others using Eagle Mountain Middle School land and desire for resolution to septic issues

Questions and comments related to the **existing septic field property, and potential development** were raised and points included:

- Future of existing septic field property should sewer connection occur. Staff confirmed that under the current OCP and zoning there is no development envisioned for this property.
- Whether a current development application for the septic field lands exist? Staff confirmed that an application was received in September 2017 and not approved and is currently the subject of litigation so no further comment can be provided.
- It is the understanding of the Village that the original developer has an option to purchase the septic field land for \$10 should the sewer connection occur.
- OCP designation of existing septic field property as Hillside Residential.
  - It was noted that a specific clause exists [Jason, please enter here] within the OCP which is an explicit statement prohibiting further expansion of manufactured home parks  
OCP Policy RLU-15 states:  
Within the time frame of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks.
  - Should a development application come forward which would require an OCP

amendment, that could be considered by Council

- Whether the Village has concerns to potential environmental risk associated to the development of the septic field.
  - No consideration has been given to this as there is currently no application being considered.
- AGE resident expressed that ability to pay for sewer costs would be unaffordable if land could not be developed.
- Whether School District 43 or Village of Anmore would purchase the land to develop.
  - At this time the Village is not a party to any potential land acquisition.

Questions that arose to forward to **other agencies** for response were:

- Ministry of Environment
  - What steps will be taken to clean up the septic field property should the sewer connection be completed.
- Metro Vancouver
  - Clarification was sought on future levies as contained in their March 2, 2019 report

In closing, Ms. Juli Halliwell, CAO, confirmed that the Village was committed to working with AGE to find a solution to the sewer connection project. Residents were encouraged to continue to engage with Village staff with any further questions or concerns related to the AGE sewer project.

# Welcome!

**Please sign in if you'd like to share a comment/question tonight.**

**(Avoids line-ups at microphone)**

OR

**Fill in a Question/Comment Card that will be read out by the meeting facilitator.**

A background image of rolling hills in shades of blue and green, with a white upward-pointing arrow icon in the center.

VILLAGE OF ANMORE 

PUBLIC MEETING  
JUNE 20, 2019  
7 PM – 9 PM

# Anmore Green Estates Sewer Project Update

# Agenda

**Meet & Greet  
Project Update Presentation  
Questions/Comments**



## AGE Sewer Project

### OUR PRIORITIES:

- “ Work with other organizations to facilitate sewer connection
- “ Ensure fair, responsible process
- “ Adhere to required policies and procedures



## AGE Sewer Project

### OUR CHALLENGES:

- “ Sewers not permitted: policy updates needed
- “ Time intensive process
- “ Limited authority:
  - “ No jurisdiction over septic systems
  - “ No authority to approve sewer connection to GVS&DD or through Port Moody
  - “ No jurisdiction to set or change sewer utility fees



## Anmore: Completed Tasks

- Updated Official Community Plan (OCP)
- Gained Metro Vancouver support for GVS&DD membership
- Confirmed Metro Vancouver would waive DCCs
- Completed framework agreement with Port Moody
- Supported AGE Strata at Metro Vancouver Committee meeting



## Other Jurisdictions: Roles & Status

### METRO VANCOUVER

- Provide cost estimates for GVS&DD levy (complete)
- Accepted regional context statement change (complete)
- Provide change to urban containment boundary (pending)

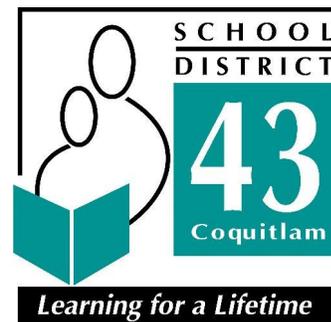


## Other Jurisdictions: Roles & Status

### SCHOOL DISTRICT 43

- Negotiate sewer pipe right of way access with AGE (pending)
- Agree to Local Area Service Bylaw ("LAS") (pending)

(The LAS will replace the School District's current special agreement for sewer connection as directed by Metro Vancouver.)

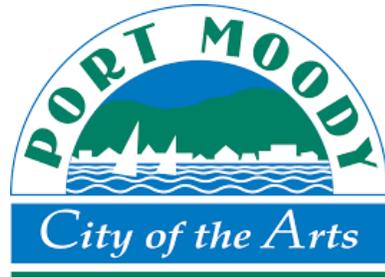




## Other Jurisdictions: Roles & Status

### **CITY OF PORT MOODY**

- Develop framework agreement with Village of Anmore (complete)
- Sign agreement with Village of Anmore to allow AGE to use Port Moody sewer infrastructure (pending)



## Other Jurisdictions: Roles & Status

### **MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING**

- Submit the formal request to Provincial Cabinet for approval for the Village of Anmore to become a GVS&DD member (pending)





## Other Jurisdictions: Roles & Status

### MINISTRY OF ENVIRONMENT & CLIMATE CHANGE STRATEGY

- Issue/enforce permit regulations for septic treatment system (ongoing)
- Enforce pollution abatement order issued to AGE Strata (ongoing)



## Other Jurisdictions: Roles & Status

### ANMORE GREEN ESTATES STRATA

- Determine cost estimate for sewer construction (complete)
- Agree to Local Area Service Bylaw (pending)
- Provide capacity study to Port Moody (pending)
- Obtain right-of-way access for sewer connection from SD43 (pending)
- Undertake construction (pending)





## Key Facts: Project Costs

- “ Metro Vancouver sets and charges annual levy for sewer
- “ Port Moody sets and charges annual discharge fee
- “ Only 51 AGE properties and Eagle Mountain school will have sewer connection – not permitted anywhere else in Anmore
- “ AGE properties and School District 43 are responsible for sewer cost
- “ AGE will be responsible for construction costs
- “ Remaining Anmore properties will not pay any fees sewer services



### METRO VANCOUVER FRASER SEWERAGE AREA LEVY ESTIMATES

	2019	2020	2021	2022	2023
<b>Total annual levy</b>	\$44,603	\$49,514	\$81,327	\$105,083	\$126,951
<b>Non-growth levy</b>					
AGE (91%)	7,788	8,119	8,646	9,287	9,627
SD43 (9%)	753	785	836	898	931
	\$8,541	\$8,904	\$9,482	\$10,185	\$10,558
<b>Growth levy</b>					
AGE (91%)	32,883	46,149	65,510	86,532	106,131
SD43 (9%)	3,179	4,462	6,334	8,367	10,262
	\$36,062	\$50,611	\$71,844	\$94,899	\$116,393
<b>Annual cost per household*</b>	\$1,129	\$1,396	\$1,786	\$2,211	\$2,602
<b>Annual cost to SD43</b>	\$3,932	\$5,247	\$7,170	\$9,265	\$11,193

\*Calculated by dividing the AGE total by 51 units. AGE cost per household also includes the \$332/year (2019 data) charged by the City of Port Moody.



## Next Steps: Local Area Service Bylaw

- “ Agreement from the AGE properties and School District 43 for Local Area Service Bylaw:
  - “ Mechanism for sewer costs to be charged to those who benefit from service
  - “ Protects other Anmore residents from paying for service they cannot receive
- “ Local Area Service Bylaw approval by Council



## Next Steps: Provincial Approval

- “ Application for GVS&DD membership to Ministry of Municipal Affairs and Housing
  - “ Requires Local Area Service Bylaw and capacity study completion
- “ GVS&DD membership approval through provincial government Order in Council



## Next Steps: Construction

- ” AGE Strata proceeds with construction of the sewer connection

# Questions/Comments

Please keep to two minutes each to provide opportunities for everyone to speak.



**Summary of comments and answers to questions will be posted on Village website.**

