

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, January 10, 2017 in the portable classroom at Village
Hall, 2697 Sunnyside Road, Anmore, BC



1. **Call to Order**

2. **Approval of the Agenda**

Recommendation: That the agenda be approved as circulated.

3. **Public Input**

4. **Delegations**

5. **Adoption of Minutes**

page 1-8 (a) Minutes of the Regular Council Meeting held on December 6, 2016

Recommendation: That the Minutes of the Regular Council Meeting held on
December 6, 2016 be adopted as circulated.

6. **Business Arising from Minutes**

7. **Consent Agenda**

8. **Items Removed from the Consent Agenda**

9. **Legislative Reports**

page 9-18 (a) Fees and Charges Bylaw No. 557-2016

Recommendation: That the Anmore Fees and Charges Bylaw No. 557-2016 be
adopted.

page 19-24 (b) Board of Variance Amendment Bylaw No. 558-2017

Report dated January 4, 2017 from the Manager of Development Services is attached.

10. **Unfinished Business**

11. **New Business**

12. **Mayor's Report**

13. Councillors Reports**14. Chief Administrative Officer's Report****15. Information Items****page 25-52****(a) General Correspondence**

- Letter dated November 24, 2016 from the Ministry of Community, Sport and Cultural Development to the Villages of Anmore, Belcarra, Lions Bay and Bowen Island Municipality regarding 2016 UBCM delegation follow up.
- Letter dated November 28, 2016 from the Ministry of Community, Sport and Cultural Development to the Village of Anmore regarding the 2016 UBCM delegation follow up.
- Letter dated December 14, 2016 from Metro Vancouver regarding *Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Revised Housing Demand Estimates.
- Email received January 4, 2017 from Toni Hall of Canadian Fallen Heroes Foundation requesting a donation.
- Letter received January 5, 2017 from the City of Burnaby regarding Provincial Property Taxes and Home Owner Grants.

16. Public Question Period**17. Adjournment**



REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on Tuesday,
December 6, 2016 in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC

ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Ryan Froese
Councillor Ann-Marie Thiele
Councillor Paul Weverink
Councillor Kim Trowbridge

STAFF PRESENT

Juli Kolby, Chief Administrative Officer
Christine Milloy, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 7:06 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R224/2016 “THAT THE AGENDA BE APPROVED AS CIRCULATED.”

CARRIED UNANIMOUSLY

3. Public Input

Pam Blackman, East Road, voiced concern that the Environment Committee Meeting minutes from October do not indicate consultation with staff for the newcomer brochure, as staff will know the most frequently asked questions.

4. Delegations

(a) **Anmore Heritage Society**

Lynn Burton, Society representative and Anmore resident, presented opening remarks and highlighted that Heritage Canada has an application intake deadline of December 31, 2016.

Gaetan Royer, Society representative and President of CityState Consulting Services, presented the Murray Homestead Building Project Business Plan.

It was MOVED and SECONDED:

R225/2016 **“THAT COUNCIL IS COMMITTED TO SUPPORTING THE MA MURRAY MUSEUM AND WELCOMING CENTRE PROJECT AND IS WILLING TO PROVIDE AN IN-KIND CONTRIBUTION OF \$500,000 IN LAND, BUILDING AND ARTIFACTS, SUBJECT TO RECEIVING A MATCHING FEDERAL GRANT.”**

CARRIED UNANIMOUSLY

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on November 15, 2016

It was MOVED and SECONDED:

R226/2016 **“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON NOVEMBER 15, 2016 BE ADOPTED AS CIRCULATED.”**

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Nil

7. Consent Agenda

It was MOVED and SECONDED:

R227/2016 **“THAT COUNCIL ADOPTS THE CONSENT AGENDA, OMITTING ITEMS 7(C) AND (D).”**

CARRIED UNANIMOUSLY

(a) Emergency Preparedness Committee Recommendation of October 6, 2016

R228/2016 **“THE COMMITTEE RECOMMENDS THAT COUNCIL MAKE THE DEVELOPMENT OF AN EVACUATION PLAN A HIGH PRIORITY FOR THE COMING YEAR; AND THAT THEY INCLUDE IT IN THEIR STRATEGIC PLAN FOR 2017; AND THAT A COMPREHENSIVE EVACUATION PLAN BE DEVELOPED AND COMPLETED BY MAY 31, 2017.”**

ADOPTED ON CONSENT

(b) Emergency Preparedness Committee Recommendation of November 3, 2016

R229/2016 **“THE COMMITTEE RECOMMENDS THAT COUNCIL APPROVE USE OF FUNDS FROM THE EMERGENCY SERVICES BUDGET FOR PURCHASE OF A GENERATOR FOR EMERGENCY SERVICES.”**

ADOPTED ON CONSENT

8. Items Removed from the Consent Agenda**(a) Environment Committee Recommendation of March 7, 2016**

The Committee recommends to Council the following additions be incorporated within the existing Tree Management Bylaw:

- See Appendix 1.

It was MOVED and SECONDED:

R230/2016 **“TO REFER TO STAFF.”**

CARRIED UNANIMOUSLY

(b) Environment Committee Recommendation of October 3, 2016

The Committee recommends to Council to include a bylaw that allows the Village to enforce the Weed Control Act.

It was MOVED and SECONDED:

R231/2016 **“REFER TO STAFF FOR FURTHER COMMENT.”**

CARRIED UNANIMOUSLY

9. Legislative Reports**(a) Fees and Charges Bylaw No. 557-2016**

It was MOVED and SECONDED:

R232/2016 **“THAT ANMORE FEES AND CHARGES BYLAW NO. 557-2016 BE READ A FIRST, SECOND AND THIRD TIME.”**

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business**(a) Council Meeting Schedule (2017)**

It was MOVED and SECONDED:

R233/2016

“THAT COUNCIL ADOPTS THE FOLLOWING REGULAR COUNCIL MEETING SCHEDULE FOR 2017, WITH MEETINGS TO COMMENCE AT 7:00 P.M. IN COUNCIL CHAMBERS AT VILLAGE HALL:

**JANUARY 10, 24
FEBRUARY 7, 21
MARCH 7, 21
APRIL 4, 18
MAY 2, 16
JUNE 6, 20
JULY 11, 25
AUGUST (NO MEETINGS)
SEPTEMBER 5, 19
OCTOBER 3, 17
NOVEMBER 7, 21
DECEMBER 5.”**

CARRIED UNANIMOUSLY

(b) Acting Mayor Schedule (2017)

It was MOVED and SECONDED:

R234/2016

“THAT COUNCIL ADOPTS THE FOLLOWING ACTING MAYOR SCHEDULE FOR 2017:

JANUARY, FEBRUARY, MARCH	COUNCILLOR FROESE
APRIL, MAY, JUNE	COUNCILLOR THIELE
JULY, AUGUST, SEPTEMBER	COUNCILLOR TROWBRIDGE
OCTOBER, NOVEMBER, DECEMBER	COUNCILLOR WEVERINK.”

CARRIED UNANIMOUSLY

(c) Canada 150 Community Infrastructure Program – Grant Application – Decision

Juli Kolby reported that the Village was unsuccessful in obtaining grant funding under the Canada 150 Community Infrastructure Program.

(d) Clean Water and Wastewater Fund – Grant Application

It was MOVED and SECONDED:

R235/2016

“THAT COUNCIL AUTHORIZE STAFF TO APPLY FOR THE CANADA-BRITISH COLUMBIA WATER AND WASTEWATER FUND FOR THE OPTIMIZATION OF STORMWATER ASSETS PROJECT AS OUTLINED IN THE REPORT DATED NOVEMBER 29, 2016 FROM THE CHIEF ADMINISTRATIVE OFFICER TITLED REQUEST FOR RESOLUTION TO APPLY FOR THE CLEAN WATER AND WASTEWATER FUND; AND THAT \$46,750 BE ALLOCATED FROM THE WATER UTILITY RESERVE TO PROVIDE THE REQUIRED LOCAL GOVERNMENT FUNDING PORTION.”

CARRIED UNANIMOUSLY

12. Mayor’s Report

Mayor McEwen reported that:

- On November 22, he sat in on the public forum for the branding.
- On November 22, he attended a user group update meeting.
- On November 23, he attended a TransLink meeting and he was appointed to the Mobility Pricing Commission, which will review how governments and TransLink can tax usage roads.
- On November 25, he attended the inaugural Metro Board meeting where Greg Moore and Raymond Louie were elected as Chair and Vice-Chair.
- On November 28, an internal workshop was held regarding the branding.
- On November 29, there was a joint Anmore-Port Moody Council Meeting regarding access routes for the loco Lands.
- On December 1, he attended a regional RCMP meeting regarding offloading of costs for DNA sampling and IHIT.
- On December 2, he attended the SkyTrain opening with Councillor Weverink and Ms. Kolby.
- On December 3, he attended the Ugly Sweater relay in Port Moody.
- On December 4, he was happy to arrive early for the Christmas lighting event. He thanked Rachel Carrier for contributing to the event.
- On Friday, he will stop by the Anmore staff Christmas party.
- Under Information Items (page 94 of agenda), he wants to draw attention to Mayor Drew’s letter and analysis that indicates that smaller municipalities are getting short-changed by the provincial government.

Mayor McEwen wished everyone Season’s Greetings.

13. Councillors Reports

Councillor Weverink reported that:

- He attended the Christmas lighting event, and was the sound guy. He gave special thanks to Ben, Rachel Carrier's boyfriend for being helping at all of the events.
- He did an interview with the Globe and Mail regarding the old village hall.
- For Light Up Spirit Park, the Village may be responsible for future set up.
- There has been a lot of discussion regarding the branding; not everyone understands it.

Councillor Froese wished all a Merry Christmas.

14. Chief Administrative Officer's Report

Juli Kolby reported that:

- A letter was recently received announcing decision that the Village's grant application for \$1 million for use toward the village hall was unsuccessful.
- She recently issued a Request for Quotation for chain link fence to be supplied and installed at the works yard for additional security, and she requested council approval to award the project.

It was MOVED and SECONDED:

R236/2016

"THAT COUNCIL APPROVE THE AWARD OF THE PROJECT SUPPLY AND INSTALL OF CHAIN LINK FENCE AT THE PUBLIC WORKS YARD TO BLUE PINE ENTERPRISES FOR A TOTAL CONTRACT PRICE OF TWENTY-TWO THOUSAND EIGHT DOLLARS (\$22,008)."

CARRIED UNANIMOUSLY

- Village Hall will be closed for the Christmas break from December 23 at 4:00 p.m. until January 3 at 8:30 a.m. Public works staff will be on call in case there are issues.
- Staff anticipated yesterday's snow event. There was a mechanical failure on one of the two plow trucks, which was repaired and then later failed again. One truck is at a shop for repair and a plow might need to be leased if the second vehicle is not available. She thanked public works staff as they worked a very long day yesterday.
- BC Assessment Authority issued a news release announcing anticipation of a 30-50% assessed value increase for single family dwellings. Letters are issued to property owners who are expected to receive higher than a 50% increase; there are 52 in Anmore.
- She offers a big thank you to Rachel Carrier, who has been a great addition to the team, and she will continue in the role until after the Ma Murray Day event.
- She thanks the RCMP for their attendance at events.

15. Information Items**(a) Committees, Commissions, and Boards – Minutes**

- Advisory Planning Commission Meeting Minutes of April 11, 2016
- Environment Committee Meeting Minutes of March 7, 2016
- Environment Committee Meeting Minutes of May 2, 2016
- Environment Committee Meeting Minutes of October 3, 2016
- Sasamat Volunteer Fire Department Board Meeting Minutes of October 13, 2016

(b) General Correspondence

- Letter dated October 26, 2016 from Deputy Minister Derek Sturko, Ministry of Agriculture, regarding Regulatory Amendments Affecting Agri-tourism.
- Letter dated November 8, 2016 from Mayor Lois Jackson, Corporation of Delta, to Office of the Premier, regarding George Massey Tunnel – an Emergency Response Perspective.
- Letter dated November 28, 2016 from Mayor Leo Facio, Resort Municipality of Harrison Hot Springs, to Minister Peter Fassbender, regarding Short Term Rentals in the Tourism Accommodation Sector.
- Letter dated November 29, 2016 from Mayor Ralph Drew, Village of Belcarra, to Premier Christy Clark, regarding Provincial Property Taxes and the B.C. Home Owner Grant Program.
- E-mail received November 29, 2016 from Megan Klitch, Canadian Cancer Society, BC and Yukon Division, regarding Smoke and Vape-free Outdoor Public Places.
- Letter dated November 30, 2016 from Mayor Ralph Drew, Village of Belcarra, to MLA Linda Reimer, regarding Financial Inequity of Provincial School Taxes on Properties within Metro Vancouver.

16. Public Question Period

Charles Christie, Sunnyside Road, asked if Council passed a bylaw to fine people \$10,000 for leaving garbage bins out. He then asked why Council is applying man's rules to Mother Nature regarding garbage and bear issues.

Lynn Burton, Sugar Mountain Way, asked if it would be possible to supply the requested documentation to Heritage BC by Friday.

17. Adjournment

It was MOVED and SECONDED:

R237/2016

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 9:18 p.m.

Certified Correct:

Approved by:

Christine Milloy
Manager of Corporate Services

John McEwen
Mayor

VILLAGE OF ANMORE

BYLAW NO. 557-2016

A bylaw to establish fees and charges for Village services and information

WHEREAS Section 194 of the *Community Charter, S.B.C., 2003*, authorizes municipalities, by bylaw, to impose fees and charges for the provision of various services and/or information;

AND WHEREAS Council deems it necessary and desirable to exercise the authority provided by the *Community Charter* to cover costs of providing various services and information;

NOW THEREFORE, the Council of the Village of Anmore, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. This bylaw maybe cited as "Anmore Fees and Charges Bylaw No. 557-2015".
2. The Village of Anmore hereby impose fees for the provision of services and information as specified in Schedule "A" attached to and forming part of this bylaw.
3. This bylaw shall come into effect on the date of its final adoption.
4. Whenever this bylaw sets out fees and charges with respect to other Village bylaws and such other bylaws contain similar fees and charges, this bylaw is deemed to prevail.
5. That Anmore Fees and Charges Bylaw No. 545-2015 including all amendments thereto are hereby repealed in their entirety.
6. If any part of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

READ a first time the day of , 2016

READ a second time the day of , 2016

READ a third time the day of , 2016

RECONSIDERED, FINALLY PASSED AND ADOPTED the day of , 2017

MAYOR

CORPORATE OFFICER

Certified a true and correct copy of "Anmore Fees and Charges Bylaw No. 557-2016".

DATE

CORPORATE OFFICER

Anmore Fees and Charges Bylaw No. 557-2016
Schedule A

GENERAL ADMINISTRATION AND CORPORATE SERVICES (Administration/Corporate/Finance Departments)	
Photocopies	
Black & White photocopies	\$0.25 per page
Colour photocopies	\$0.25 per page
Search Village Records (including Financial Records)	
Where it is determined by the CAO that research could involve staff time in excess of 15 minutes:	
First hour or portion thereof	\$80.00
Each additional 15 minutes or portion thereof	\$25.00
<i>Where it is determined that a fee may be assessed, the applicant will be provided with a fee estimate prior to the requested work being initiated.</i>	
Freedom of Information and Protection of Privacy	
Fees payable for request made under the <i>Freedom of Information and Protection of Privacy Act</i> shall be in accordance with Regulation 155/2012 – Schedule of Maximum Fees	As per BC Regulations 155/2012
List of Electors	
<i>Available only if official candidates as declared by the Chief Election Officer in accordance with the Local Government Act</i>	
First copy	Free
Additional Copies	\$10.00
Electronic Copies	\$10.00
Regulatory Bylaws (Bylaws are available on website free of charge)	
Official Community Plan	\$60.00
Zoning Bylaw	\$60.00
Works and Services Bylaw	\$60.00
Building Bylaw	\$60.00
Regulatory Bylaws not listed above	\$1.00 per page
Reports (Reports are available on website free of charge)	
Strategic Plan	\$35.00
Financial Sustainability Plan	\$60.00
Parks Master Plan	\$60.00
Water Utility Master Plan	\$60.00
Annual Water Quality Report	\$10.00 per report year
Any other report not listed	\$1.00 per page
Preparation of Legal Documents	
Preparation of a legal document by the Village's Solicitor and/or Staff, where the resulting document is a benefit to the applicant. <i>(Does not include the cost of any plans, agent fees and registration costs)</i>	Actual Costs - a deposit may be required before preparation of the document has started

Anmore Fees and Charges Bylaw No. 557-2016

Schedule A

Discharge of Registered Charge	
An Administration Fee to prepare a discharge of any registered charge in favour of the Village of Anmore, including but not limited to Statutory Rights-of-Way, Restrictive Covenants, Highway Reservations and Development Permit Notices	Actual Costs – a deposit may be required before preparation of the document has started.
Filming Permits and Services	
Filming Permit within the boundaries of the Village including Buntzen Lake	\$200.00 per day to a maximum of \$1,000.00
Additional Location site	\$100.00 per day to a maximum of \$500.00
Personnel – Public Works Maintenance Employee	\$93.00 per hour
Village Property:	
Parking Lot	\$250.00 per day
Anmore Community Spirit Park	\$200.00 per day
Tennis Courts located at Anmore Elementary School	\$200.00 per day
Other Village parks including trail network (per park or trail)	\$150.00 per day
Damage Deposit (refundable if no damage)	\$500.00 per site
<i>For RCMP rates please contact the City of Coquitlam</i> <i>For SVFD rates please contact Metro Vancouver</i> <i>For Buntzen Lake rates please contact BC Hydro</i>	
Facility Rentals – Council Chambers	
Individuals or groups not providing a service for the community as a whole or on behalf of the Village of Anmore	\$20.00/per hour
Damage Deposit	\$100.00
Tax Requests by Non-Property Owners – Current Year/Prior Years	
Over the counter, Faxed, Mailed	\$35.00 per tax certificate
Rush Service	\$50.00 per tax certificate
Properties on Mortgage Listings	
Property Tax Notices included on mortgage listings (charged to mortgage company)	\$10.00 per tax notice
Interest	
Interest charged on overdue Accounts Receivable	Bank of Canada Prime Rate + 4%
Returned Cheques/Payments	
Returned cheques/payments	\$45.00
Refunds	
Property Tax/Utility Overpayments	\$25.00

Anmore Fees and Charges Bylaw No. 557-2016
Schedule A

INSPECTION SERVICES DEPARTMENT (Building Department/Bylaw Enforcement/Licencing)	
Business Licences	
The business licence fee is per calendar year (January to December)	
Animal Boarding	\$400.00
Animal Day Care (cat or dog) 10 cats or dogs or less	\$110.00
Animal Day Care (cat or dog) 11 cats or dogs or more	\$165.00
Bed & Breakfast	\$110.00
Campground	\$10.00 per camping space
Child Day Care Center – 10 children or less	\$110.00
Child Day Care Centre – 11 children or more	\$165.00
Contractor	\$165.00
Film Company	\$400.00
Manufactured Home Park	\$10.00 per space
Mobile Food Truck	\$400.00
Any Business not listed above	\$110.00
Dog Licencing	
Annual Dog Licence – Neutered/Spayed	\$25.00 per dog
Annual Dog Licence – Un-neutered/spayed	\$35.00 per dog
Replacement Licence if current year lost	\$10.00
Building Permits including Plumbing	
Application Fees (Non-Refundable)	
Building Permit Application Fee including Plumbing	\$500.00
Plumbing Permit Application Fee only	\$75.00
<i>If permit is approved the application fee is deducted from permit fees</i>	
Permit Fees – Simple or Complex Buildings and Structures	
Construction up to \$5,000.00	\$21.00 per \$1,000 (min \$75.00)
Construction from \$5,001.00 to \$20,000.00	\$15.00 per \$1,000 + base fee of \$75.00
Construction from \$20,001.00 to \$100,000.00	\$11.00 per \$1,000 + base fee of \$600.00
Construction from \$100,001.00 to \$500,000.00	\$8.00 per \$1,000 + base fee of \$1,350.00
Construction from \$500,001.00 and over	\$7.00 per \$1,000 + base fee of \$2,500.00
Permit Fees – Temporary Building or Structure	
Permit Fee for a temporary building or structure for 12 months	\$175.00
Permit Fees – Demolition of a Building or Structure	
Permit Fee for a demolition of a building or structure 56m ²	\$100.00
Permit Fee for a demolition of a building or structure over 56m ²	\$350.00

Anmore Fees and Charges Bylaw No. 557-2016

Schedule A

Permit Fees – Move or Relocation of a Building or Structure	
Moving a building or structure	\$350.00
Inspection Fee for examination of a building or structure to be moved	\$175.00
Additional fees if inspection exceeds 2 hours	\$80.00 per hour
Permit Fees – Chimney Fireplaces and Solid Fuel Appliances	
Fireplaces, solid fuel appliances	\$240.00 per appliance
Natural or propane gas fire heating devices	\$80.00 per appliance
Permit Fees – Building Site Services	
New or replacement of underground water services	\$40.00 per 10 meters of pipe
New or replacement of underground storm sewer pipe	\$40.00 per 10 meters of pipe
On-site catch basins, oil interceptors or sumps	\$40.00 each
Permit Fees – Plumbing Fixtures	
Plumbing fixtures	\$20.00 per fixture (min. \$75.00)
Water Storage Tanks, check valves, outdoor showers	\$20.00 each
Swimming Pool supply, drainage backflow preventer	\$80.00 per pool
Each hot water storage tank or boiler vent	\$20.00 per vent
Installation of soil, waste or drainage pipe	\$40.00 per 20 meters of pipe
Fire Sprinkler heads	\$3.00 per head (min of \$50.00)
Radiant Heat Floors	\$2.50 per 1000 BTU's
Other Fees	
Building Permit Extension – 6 months (maybe extended 3 additional times)	\$200.00 per extension
Construction prior to issuance of a building permit	Double the permit fees
Transfer a Building Permit to a new owner	\$160.00
Inspection fee for undefined inspections	\$80.00
Re-Inspection fee after second consecutive inspection (3 rd inspection)	\$80.00
Re-Inspection fee (4 th inspection)	\$160.00
Re-Inspection fee (5 th inspection)	\$240.00
Re-Inspection fee (6 th inspection)	\$480.00
Posting a Stop Work Order	\$80.00
Re-posting a Stop Work Order due to unauthorized removal	\$160.00
Posting a Do Not Occupy order	\$80.00
Re-posting a Don No Occupy order due to unauthorized removal	\$160.00
Plan review for a design modification following building permit review	\$80.00 per hour or part thereof
Equivalency Report review	\$80.00 per hour or part thereof
Copying of black and white building plans up to 15 24" X 36" sheets (5 business days)	\$100.00
Copying of black and white building plans in excess of 15 24" X 36" sheets	\$3.50 per additional sheet

Anmore Fees and Charges Bylaw No. 557-2016

Schedule A

Security Deposits and Liability Insurance	
The Building Inspector when issuing a Building Permit, may request a bond for more than \$5,000.00 where it has been determined the actual potential damage to Village property may be higher.	
For Building Permits less than \$100,000.00 value of construction, will be required, prior to issuance of a Building Permit, a bond (in a form satisfactory to the Village) must be deposited with the Village to be drawn down by the Village in the event that Village property is damaged during the course of construction. The cash bond will be refunded (less any draw down) when the Occupancy Permit is issued.	\$2,000.00
Prior to issuance of a Building Permit, a bond (in a form satisfactory to the Village) must be deposited with the Village to be drawn down by the Village in the event that Village property is damaged during the course of construction. The cash bond will be refunded (less any draw down) when the Occupancy Permit is issued.	\$5,000.00
When submitting a building application for a building permit, the applicant will be required to submit a Professional Errors and Omissions Liability Insurance Certificate attached to Schedule "B"	\$2,000,000.00
Prior to the issuance of a permit to move a building or structure, a bond must be deposited with the Village to ensure that the exterior of the building or part thereof will be completed within ninety (90) days of the permit issuance. Should the owner not complete the required work within the time frame set out, the Building Inspector shall notify the owner, in writing, of the deficiency directing the owner to remedy the non-compliance within thirty (30) days from the date of the notice. If the non-compliance is not remedied within the thirty (30) day period the deposit shall be forfeited to the Village.	\$35,000.00
Prior to the issuance of a permit to move a building or structure, a policy of commercial general liability insurance, in all-inclusive limits (in a form satisfactory to the Village) to indemnify the Village against all bodily injury and property damage, of any kind, howsoever caused by the moving of the building. The Village of Anmore must be named as an additional insured on said policy	\$5,000,000.00

Anmore Fees and Charges Bylaw No. 557-2016
Schedule A

ENGINEERING DEPARTMENT AND PUBLIC WORKS	
Village Base Maps	
Civic Address Map	\$25.00
Zoning Map	\$25.00
Civic Addresses	
Address Change for Existing Building	\$400.00 each
Address Change for New Building	\$400.00 each
Streets and Roads	
Road Allowance Obstruction Permit	\$175.00
Road/Sidewalk/Pathway Restoration Fee	\$65 per square meter minimum charge \$200.00
Infrastructure inspection relating to work on any village property	Works valued less than \$2,500.00 minimum \$102.00 Works valued over \$2500.00 , 5% of the estimated value of works
Street/Right-of-Way Clean Up	Actual Costs + \$50.00 administration fee
Solid Waste Collection Fees – Including Green Waste	
Single Family Residential Unit	As per Domestic Waste Management Bylaw
Single Family Residential Unit with Secondary Suite	As per Domestic Waste Management Bylaw
Solid Waste and Green Waste Carts	
120 Litre Cart (Initial Purchase and Replacement)	\$131.00
240 Litre Cart (Initial Purchase and Replacement)	\$137.00
360 Litre Cart (Initial Purchase and Replacement)	\$142.00
Collection Cart Repair	\$15/occurrence
Bear Lock Repair	\$10/occurrence
Miscellaneous Permit Fees and Charges	
Driveway Access Permit	\$100.00
Tree Cutting Permit	\$500.00
Blasting Permit	\$100.00
Temporary Parking Permit	\$25.00
Soil Deposit Permit	\$300.00
Sign Permit Bond	\$500.00
Security Bonding for any item above (if required)	\$3,500.00

Anmore Fees and Charges Bylaw No. 557-2016
Schedule A

Water Utility	
Installation of a new water service between Village water main and meter box at property line. <i>A deposit will be required for the installation prior to installation</i>	Actual Costs – a deposit may be required
Installation of 2" water meter at property line	\$1,374.00
Installation of 1.5" water meter at property line	\$970.00
Installation of 1" water meter at property line	\$557.00
Installation of 5/8" x 3/4" water meter at property line	\$426.00
Temporary cap of water service (Demolition Permit)	\$100.00
Permanent cap of water service (Demolition Permit)	\$100.00
Water valve shut off and opening during normal working hours	\$100.00
Water valve shut off and opening after normal working hours	\$400.00
New service box	Actual costs
Fire Hydrant Use Permit	\$100.00
Fire Hydrant Usage Charge (water meter to be attached to hydrant)	As per Anmore Water Rates & Regulations Bylaw
Fire Hydrant Use Permit – Inspection Fee	\$100.00
Fire Hydrant Use Permit – Security Deposit	\$3500.00
Scheduled Water Main shut down	Actual Costs – a deposit may be required
Emergency Water Main shut down (not on village property)	\$400.00
Water User Fees (per cubic meter)	As per Anmore Water Rates & Regulations Bylaw
Special Water Meter Reading by request	\$50.00 per reading
Permit to water new lawn or landscaping during Stage 1 or Stage 2 Water Restrictions are in force, at the premise described in the permit for 21 days from day of issuance	\$35.00
Water Sprinkling Permit may be extended (optional) one time for an additional 21 days for a total of 42 days calculated from date of issuance of the first permit.	\$25.00

Anmore Fees and Charges Bylaw No. 557-2016

Schedule A

PLANNING AND DEVELOPMENT	
<i>Additional fees incurred by the Village will be charged to the applicant prior to a decision on an application where in the opinion of the Manager of Development Services, a qualified professional must be retained for the purpose of assessing application information, and legal fees are incurred by the Village which, in the opinion of the Manager of Development Services, are necessary in order to obtain legal advice in the processing or implementation of an application approval including drafting or review of legal documents.</i>	
Rezoning Applications	
Pre-application review	\$175.00 per hour – minimum 4 hours
Rezoning Application Fee (Application valid for 18 months)	\$3,500.00 + Actual Costs of the Approving Officer and Consultants
Time Extension – 18 months	\$500.00
Zoning Bylaw Text Amendment	\$3,500.00
Holding an additional Public Hearing	\$1,500.00
OCP Amendment	\$5,000.00
Subdivision Applications	
Application Fee	\$700.00 + \$100.00 per lot and Actual Costs of Approving Officer and Consultants
Extension - 180 days	\$500.00
Development Cost Charges	
Drainage	\$1,050.00 per lot
Roads	\$4,114.00 per lot
Water	\$5,555.00 per lot
School Site Acquisition Charge	As per School District No. 43
Latecomer Agreement	\$3,000.00
Latecomer Interest Rates	As per Municipal Finance Authority of BC (MFABC) 15-year rate at time of agreement
Other Development Applications	
Development Variance Permit	\$1,500.00
Board of Variance	\$500.00
Development Permit (RAR)	\$500.00



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 4, 2016
Submitted by: Jason Smith, Manager of Development Services
Subject: Board of Variance – Bylaw Update

Purpose / Introduction

The purpose of this report is to clarify the role of the Board of Variance and improve the information it receives through changes to the Board of Variance Bylaw and Application package.

Recommended Resolutions

1. **THAT the Village of Anmore Board of Variance Amendment Bylaw No. 558-2017 be read a first, second and third time, as recommended in the report dated January 4, 2017 from the Manager of Development Services regarding the Board of Variance.**

OR

2. **THAT the Village of Anmore Board of Variance Amendment Bylaw No. 558-2017 be read a first, second and third time, with amendments.**

OR

3. **That Council receive this report for information and advise staff on how they would like to proceed.**
-

Background

All local governments that have adopted a Zoning Bylaw are required to have a Board of Variance by the *Local Government Act*. The Board of Variance ("Board") is a quasi-judicial board with the independent decision-making ability to grant minor variances to the requirements of the Zoning Bylaw in cases where meeting the requirements of the Zoning Bylaw would cause undue hardship on the property owner.

The current Board of Variance Bylaw No. 447-2009 ("Bylaw") was adopted in 2009 and established the Board in the Village of Anmore. The Bylaw lays out the procedures for how the Board functions and what must be provided as part of the application.

The Board had 8 applications in 2016, 2 application in 2015 and no applications 2012-2014.

Report/Recommendation to Council

Board of Variance – Bylaw Update

January 4, 2016

Discussion

The intent of the Board is to hear requests to vary the requirements of the Zoning Bylaw to address cases of hardship. Hardship is not a term that is clearly defined and the Board has discretion in making its determination as to what is considered hardship. Generally, hardship is seen as cases where because of the unique physical constraints of the site in conjunction with the requirements of the Zoning Bylaw make it challenging for a property owner to fully utilize their property for its intended use(s).

The Board is only allowed to grant minor variances. Like hardship, minor variances is not clearly defined and the Board has discretion in determining if the a variance is minor.

The Board cannot issue a variance if they are of the opinion that the variance or exemption does not do any of the following:

- i. result in inappropriate development of the site;
- ii. adversely affect the natural environment;
- iii. substantially affect the use and enjoyment of adjacent land;
- iv. vary permitted uses and densities under the applicable bylaw; or
- v. defeat the intent of the bylaw.

In reviewing the Bylaw and application materials, staff felt that there would be benefit in clarifying the intent of the Board and ensure that there was adequate information provided to the Board in order to make a decision. The application materials for the Board currently do not require much in terms of information, beyond requesting a letter from the applicant asking them to explain why they are requesting a variance.

Staff have looked at some more recent applications to the Board and determined that there would be benefit in requiring more information from the applicant in terms of more details as to what is being planned and asking the applicant to more clearly address the issues of what the hardship is in their minor variance request. Establishing a set list of requirements also provides the applicant with a clear understanding of what is required and provides a consistent approach to all applications.

Proposed Changes

The proposed changes to the Bylaw would improve and clarify the requirements of what must be included as part of the application materials, namely the requirement to provide a detailed site plan and elevations of what is being proposed. This would allow staff, in their technical review, to better assess what is being proposed and would allow Board members to better visualize what is being proposed.

The specific changes to the Bylaw would see clearer requirements as to what needs to be included as part of an application package. They are as follows:

Report/Recommendation to Council

Board of Variance – Bylaw Update

January 4, 2016

1. A site plan scaled at a minimum 1/8" per foot, with the location of setbacks, easements and retaining walls. Existing and proposed elevations of grade at the building corners and the top and bottom of all retaining walls is required;
2. Front, side and rear yard elevations of the proposed building scaled at 1/4" per foot with all applicable elevations of grade; and
3. A cross section of the site detailing the floors, roofs, garage slab, foundation wall, average grade and roof mid-point elevations.

The application form, as it is proposed, would also reflect these new requirements. The form would also be updated with more information so that applicants will better be able to understand what the Board can address, what hardship and minor variances are; therefore being better able to speak to those issues in their application materials.

Staff reviewed the application requirements in many other communities in Metro Vancouver and all other communities have similar application requirements to what is being proposed for the Village of Anmore.

Financial Implications

There are no financial implications for the Village in making these changes. There may be increased upfront costs for applicants as a result of these changes as they will need to have a more advanced design for their proposed building or structure than they may have had to in the past. However, these would be costs that would have had to been incurred regardless as they would be required for a building permit.

Communications / Civic Engagement

These are minor changes to the requirements for the Board so broad public engagement is not recommended. Staff intend to attend the next meeting of the Board to go over the proposed changes should Council choose to proceed with them.

Council Strategic Plan Objectives

These changes would help to improve the regulatory bylaws in the Village of Anmore, thereby working towards Council's goal of improving the regulatory regime governing development in Anmore.

Attachments:

1. Village of Anmore Board of Variance Amendment Bylaw No. 558-2017

Report/Recommendation to Council

Board of Variance – Bylaw Update

January 4, 2016

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

VILLAGE OF ANMORE

BYLAW NO. 558-2017

A bylaw to amend the procedures of the Board of Variance Bylaw

WHEREAS the Council of the Village of Anmore has established, by bylaw, a Board of Variance;

AND WHEREAS the *Local Government Act* authorizes a local government to amend its bylaws from time to time;

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

1. This bylaw may be cited for all purposes as "Anmore Board of Variance Amendment Bylaw No. 558-2017".
2. That Anmore Board of Variance Bylaw No. 464-2009 be amended by inserting the following text at the end of section 7(a):
 - "(iv) a site plan, scaled at minimum 1/8 inch per foot, with the location of required setbacks, any easements and retaining walls, and shall include existing and proposed elevations of grade at the building corners and the top and bottom of all retaining walls;
 - (v) front, side and rear yard elevations of the proposed building scaled at minimum 1/4 inch per foot with all applicable elevations of grade; and
 - (vi) a cross section of the site detailing the floors, roofs, garage slab, foundation wall, average grade and roof mid-point elevations;"

READ a first time the _____ day of _____, 2016

READ a second time the _____ day of _____, 2016

READ a third time the _____ day of _____, 2016

RECONSIDERED, FINALLY PASSED AND ADOPTED the _____ day of _____, 2017

MAYOR

CORPORATE OFFICER

Certified a true and correct copy of "Anmore Board of Variance Amendment Bylaw No. 558-2017".

DATE

CORPORATE OFFICER



November 24, 2016

Ref: 168954

His Worship Mayor John McEwen
and Members of Council
Village of Anmore
2697 Sunnyside Rd
Anmore BC V3H 5G9

His Worship Mayor Karl Buhr
and Members of Council
Village of Lions Bay
PO Box 141
Lions Bay BC V0N 2E0

His Worship Mayor Ralph Drew
and Members of Council
Village of Belcarra
4084 Bedwell Bay Rd
Belcarra BC V3H 4P8

His Worship Mayor Murray Skeels
and Members of Council
Bowen Island Municipality
981 Artisan Ln
Bowen Island BC V0N 1G2

Dear Mayors McEwen, Drew, Buhr and Skeels and Councillors:

As Minister of Community, Sport and Cultural Development and Minister responsible for TransLink, it was my pleasure to meet with your delegation during the 2016 Union of British Columbia Municipalities (UBCM) Convention, recently held in Victoria. In particular, I appreciated the opportunity to discuss in person the matters of importance to your communities.

I understand the fiscal realities faced by your communities and recognize that you have limited resources to meet your service and infrastructure needs. This is why it is part of our job to help you be successful with our capital funding programs. Ministry staff are pleased to answer any questions, whether specific to a project application, a current program inquiry, or a technical issue with a proposed or future project. If we can be of assistance, please contact Brian Bedford, Director, Infrastructure and Engineering Unit, by telephone at: 250 356-0700, or by email at: Brian.Bedford@gov.bc.ca.

When grant programs are available, it is important that you try and take advantage of them. In that respect, I note that only the Village of Lions Bay applied (and was successful) to the Small Communities Fund program. I encourage each of your communities to work with my staff to make sure you are aware of and consider any application to, this program. As well, on the closing day of convention, the Province of British Columbia, in conjunction with the Federal Government, launched the Clean Water and Wastewater Fund. I hope you have looked into this program and considered applying should you have relevant projects within your communities.

.../2

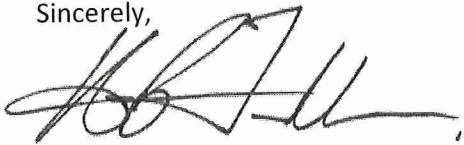
At our meeting, you expressed an interest in gaining access to existing Crown land that could be used to generate future revenue for your municipalities. I have asked Jacquie Dawes, Deputy Minister, to follow-up with the Ministry of Forests, Lands and Natural Resource Operations on the feasibility of Crown land grants for this purpose. As discussed, there may also be some value in exploring the current governance and service delivery model in your communities to determine if efficiencies could be gained, for example with fire protection or administrative services. Marijke Edmondson, Director, Governance and Structure, can be contacted in this regard. Ms. Edmondson can be reached by telephone at: 250 387-4058, or by email at: Marijke.Edmondson@gov.bc.ca.

You also raised the matter of the Village of Anmore's transit services. As you likely know, as part of a package of proposed improvements for the Northeast sector, TransLink's draft Investment Plan includes a proposal to increase existing bus service to Anmore and Belcarra during weekday middays to operate every 30 minutes. As a member of the Mayors' Council on Regional Transportation, Anmore will have an opportunity to consider the draft Investment Plan this month. I look forward to learning the outcomes of that deliberation.

It is always valuable to hear directly from local governments regarding the challenges and opportunities in your communities. I look forward to continuing a productive dialogue over the coming months.

Thank you again to your delegation for taking the time to meet with me.

Sincerely,



Peter Fassbender
Minister

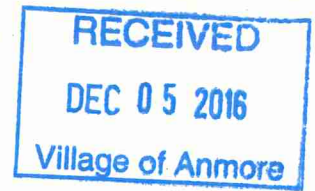
pc: Linda Reimer, MLA
Port Moody - Coquitlam

Jordan Sturdy, MLA
West Vancouver – Sea to Sky

Jacquie Dawes
Deputy Minister
Ministry of Community, Sport and Cultural Development

Brian Bedford
Director
Infrastructure and Engineering Unit

Marijke Edmondson
Director, Governance and Structure



November 28, 2016

Ref: 168925

His Worship Mayor John McEwen
and Members of Council
Village of Anmore
2697 Sunnyside Rd
Anmore BC V3H 5G9

Dear Mayor McEwen and Councillors:

As Minister of Community, Sport and Cultural Development and Minister responsible for TransLink, it was my pleasure to meet with your delegation during the 2016 Union of British Columbia Municipalities (UBCM) Convention, recently held in Victoria. In particular, I appreciated the opportunity to discuss in person the matters of importance to your community.

I was pleased to learn that your ongoing conversations with TransLink have been productive and that changes are being implemented to improve local transit service. The Province of British Columbia has committed \$246 million over the next three years to transit improvements in Metro Vancouver. This builds upon the Federal Government's commitment to provide \$370 million to transit in the region. Investments in this phase of funding will support the realization of the Mayors' Council vision for regional transportation. As a member of the Mayors' Council, the Village of Anmore plays a critical role in determining the future of transit for the region, and in prioritizing investments and determining regional funding sources. I look forward to our continued work to improve transit for the benefit of the region.

I understand the fiscal challenges faced by the Village and recognize that you have a limited tax base to meet your servicing needs. I congratulate you on the difficult choices you have made over the past several years to ensure your community remains financially viable.

Although the Ministry does not have funds available at this time to support your Village Hall project, the Ministry has recently approved your request for a scope change under the Community Recreation Program. I hope that your project is successful and remains on track for its March 31st, 2017, completion date. Ministry staff are available to answer any questions, whether specific to a project application, a current program inquiry, or a technical issue with a proposed or future project, including the Village Hall. Please contact Brian Bedford, Director, Infrastructure and Engineering Unit, by telephone at: 250 356-0700, or by email at: Brian.Bedford@gov.bc.ca.

At our meeting you expressed an interest in gaining access to existing Crown land within Anmore that could be used to generate future revenue for your municipality.

.../2

I have asked my Deputy Minister, Jacquie Dawes, to follow-up with the Ministry of Forests, Lands and Natural Resource Operations on the feasibility of Crown land grants for this purpose.

I also asked staff to verify whether the Village qualifies for the Rural Dividend Program. Unfortunately, this work has confirmed that Anmore is not eligible for the program at this time as it was designed to support communities that are both rural and small. While we appreciate that all communities are trying to strengthen their economies, the Rural Dividend Program is designed to recognize that rural communities face challenges in that they have limited access to the municipal services and economic activity of more urban areas. These communities are often struggling to diversify their economies, as they are economically dependent on the natural resource sector.

As discussed when meeting jointly with Belcarra and Bowen Island at UBCM (and Lion's Bay), there may also be some value in exploring the current governance and service delivery model in your region to determine if efficiencies could be gained. Marijke Edmondson, Director, Governance and Structure, could be contacted in this regard. Ms. Edmondson can be reached by telephone at: 250 387-4058, or by email at: Marijke.Edmondson@gov.bc.ca.

Finally, I recognize the importance of the Infrastructure Planning Grant Program and the value it provides to local governments. I was pleased to present to you at UBCM the approval for your infrastructure planning grant application in the grant amount of \$10,000 for your Asset Management Plan. I wish you the best of luck on this project.

It is always valuable to hear directly from local governments regarding the challenges and opportunities in your communities. I look forward to continuing a productive dialogue over the coming months.

Thank you again to your delegation for taking the time to meet with me.

Sincerely,



Peter Fassbender
Minister

pc: Linda Reimer, MLA
Port Moody – Coquitlam

Jacquie Dawes
Deputy Minister
Ministry of Community, Sport and Cultural Development

.../3

DEC 14 2016

File: CR-12-01
RD 2016 Oct 28

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9



Dear Mayor McEwen and Council:

Re: Metro Vancouver 2040: Shaping our Future Minor Amendment to Incorporate Revised Housing Demand Estimates

At its October 28, 2016 regular meeting, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the following resolution:

That the GVRD Board:

- a) Initiate a Metro Vancouver 2040: Shaping our Future Type 3 Minor Amendment to incorporate revised housing demand estimates;*
- b) Give first and second readings to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1237, 2016; and*
- c) Direct staff to notify affected local governments, appropriate agencies, and the public in accordance with Metro Vancouver 2040: Shaping our Future Section 6.4.2.*

This letter provides notification to affected local governments and other agencies, in accordance with section 437(2) of the *Local Government Act*, and Sections 6.4.2, 6.4.4 and 6.4.5 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy of a proposed amendment to *Metro 2040* to incorporate revised housing demand estimates (Attachment 1).

To support *Metro 2040* housing provisions, *Metro 2040* Appendix A Table A4 includes anticipated demand for housing units by tenure for the region and for each municipality over a ten-year period. These demand estimates are provided as a reference (not as targets or requirements) for member municipalities in preparing their local housing priorities and Housing Action Plans.

As part of the process of developing the 2016 *Regional Affordable Housing Strategy* (RAHS), Metro Vancouver, in collaboration with municipalities and other agencies, developed updated housing demand estimates for the period 2016 to 2026. These estimates were included in the *Regional Affordable Housing Strategy* adopted by the GVRD Board on May 27, 2016. The Regional Planning Advisory Committee's (RPAC) Housing Sub-committee identified revised housing demand estimates as a critical component of the new RAHS.

The rationale was two-fold:

1. The current *Metro 2040* housing estimates were based on the 2006 Census, and should be updated to include 2011 Census and National Household Survey data.
2. Currently, *Metro 2040's* housing demand estimates assume that future increases in rental housing demand in all municipalities will be consistent with overall regional demand (35% of households) rather than reflecting the unique housing and demographic characteristics of each municipality. This assumption is problematic as those municipalities having renter household share lower than the regional average (i.e. 20%) are portrayed to greatly increase their renter households in the following 10 years. Conversely, those municipalities having renter household share higher than the regional average are portrayed as decreasing their renter share over time.

The updated housing demand estimates have revised methodology to estimate future households and housing tenure based on the housing trends and population / household formation dynamics in each municipality. Consequently, those municipalities with lower than the regional average in renter households would generally maintain a lower than regional average renter share, and have rental demand estimates lower than shown currently in *Metro 2040*.

The revised housing demand estimates were prepared by Metro Vancouver staff in consultation with municipal staff through the RPAC Housing Sub-committee and the Regional Planning Advisory Committee. Several different methodological approaches were explored, and the methodology described above was chosen. Full background and policy details are provided in the attached GVRD Board report (Attachment 2).

Metro 2040 Section 6.3.4 h) provides that revised housing demand estimates can be incorporated into the regional growth strategy through a Type 3 Minor Amendment, which requires an affirmative 50% + 1 weighted vote of the GVRD Board and does not require a regional public hearing. *Metro 2040* Section 6.4.2 Notification and Request for Comments, states that for all proposed amendments to the regional growth strategy the GVRD Board will:

- a) provide written notice of the proposed amendment to all affected local governments;
- b) provide a minimum of 30 days for affected local governments, and the appropriate agencies, to respond to the proposed amendment,
- c) post notification of the proposed amendment on the Metro Vancouver website, for a minimum of 30 days.

You are invited to provide written comments on the proposed amendment to *Metro 2040*. Please provide comments in the form of a Council or Board resolution, as applicable, and submit to Chris Plagnol, Corporate Officer by email at Chris.Plagnol@metrovancover.org by February 10, 2017. Following the notification period, a report to the GVRD Board will be prepared with recommendations regarding next steps in the bylaw amendment process.

If you have any questions with respect to the proposed amendment, please contact Heather McNell, Division Manager of Growth Management by email at Heather.McNell@metrovancover.org or by phone at 604-436-6813. Metro Vancouver staff are available to make a presentation on the proposed amendment to Council or staff if requested. More information and a copy of *Metro 2040* can be found on our website at www.metrovancover.org.

Yours truly,



Chris Plagnol
Corporate Officer / Director

CP/NC/ec

cc: Juli Kolby, Chief Administrative Officer, Village of Anmore

Attachments:

1. Regional Growth Strategy Amendment Bylaw No. 1237, 2016 (*Doc: 19930076*)
2. GVRD Board Report titled "*Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Updated Housing Demand Estimates", dated October 14, 2016 (*Doc: 19708882*)

19838093

**GREATER VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1237, 2016**

A Bylaw to Amend

Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010.

WHEREAS:

- A. The Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 on July 29, 2011;
- B. The Board adopted on May 27, 2016, a new Regional Affordable Housing Strategy, which includes revised housing demand estimates;
- C. The Board wishes to replace the Regional Growth Strategy Appendix A, Tables A.2, A.3, and A.4, with a new consolidated table to be consistent with housing demand estimates included in the new Regional Affordable Housing Strategy;
- D. In accordance with regional growth strategy section 6.3.4 (h), an amendment to the regional growth strategy housing demand estimates is a Type 3 Minor Amendment;

NOW THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:

- 1. The Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 is hereby amended as follows:
 - a) Table A.2: Housing Demand Estimates by Tenure for Metro Vancouver Subregions (10 Year Estimates), contained in Appendix A of Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010, is deleted and replaced with the Table A.2: Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Subregions and Municipalities (2016-2016 Estimates) contained in Schedule A;
 - b) Table A.3: Rental Housing Demand Estimates by Household Income for Metro Vancouver Subregions (10 Year Estimates), contained in Appendix A of Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010, is deleted;
 - c) Table A.4: Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Subregions and Municipalities (10 Year Estimates), contained in Appendix A of Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010, is deleted.
- 2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No, 1237, 2016". This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1237, 2016".

Read a First time this _____ day of _____, _____

Read a Second time this _____ day of _____, _____

Read a Third time this _____ day of _____, _____

Passed and Finally Adopted this _____ day of _____, _____

Chris Plagnol
Corporate Officer

Greg Moore
Chair

SCHEDULE A

Table A.2: Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Subregions and Municipalities (2016-2026 Estimates)

Subregions and Municipal Estimates	Housing Demand by Tenure			Housing Rental Demand by Household Income				
	Total Demand	Ownership Demand	Rental Demand	Very Low	Low Income	Moderate Income	Above Moderate	High Income
Metro Vancouver	182,000	128,000	54,000	23,500	11,200	8,700	4,800	5,800
Burnaby, New Westminster	24,000	15,900	8,100	3,740	1,760	1,280	630	690
Burnaby	19,000	13,100	5,900	2,520	1,260	1,010	510	600
New Westminster	5,000	2,800	2,200	1,220	500	270	120	90
Langley City, Langley Township	19,000	15,400	3,600	1,380	850	540	360	470
Langley City	2,000	1,300	700	420	130	70	40	50
Langley Township	17,000	14,100	2,900	960	720	470	320	420
Maple Ridge, Pitt Meadows	6,000	4,600	1,400	780	250	220	120	20
Maple Ridge	5,000	3,800	1,200	730	210	190	80	10
Pitt Meadows	1,000	800	200	50	40	30	40	10
Northeast Sector	22,000	15,700	6,300	2,770	1,430	990	470	580
Coquitlam	17,000	12,000	5,000	2,140	1,180	840	350	480
Port Coquitlam	3,000	2,200	800	470	160	70	50	30
Port Moody	2,000	1,500	500	160	90	80	70	70
North Shore	7,000	4,800	2,200	1,150	430	250	150	190
North Vancouver City	2,000	1,000	1,000	580	240	70	30	50
North Vancouver District	3,000	2,300	700	360	80	120	60	70
West Vancouver	2,000	1,500	500	210	110	60	60	70
Delta, Richmond, Tsawwassen	18,000	13,600	4,400	1,890	980	750	350	350
Delta	3,000	2,200	800	430	210	90	20	10
Richmond	14,000	10,800	3,200	1,300	700	600	300	300
Tsawwassen First Nation	1,000	600	400	160	70	60	30	40
Surrey, White Rock	48,100	36,320	11,780	4,510	2,660	2,200	1,230	1,070
Surrey	47,000	35,500	11,500	4,290	2,600	2,200	1,200	1,100
White Rock	1,100	820	280	220	60	-	30	(30)
Vancouver, Electoral Area A	32,000	19,200	12,800	5,910	2,340	1,930	1,120	1,450
Vancouver	32,000	19,200	12,800	5,910	2,340	1,930	1,120	1,450

NOTES:

1. To meet this estimated demand, funding from other levels of government is required.
2. Increase in total households over 10 years based on regional population and household projections. Regional total exceeds municipal aggregate totals due to municipal variance.
3. Very Low Income <\$30,000/year, Low Income <\$30,000-50,000/year, Moderate Income \$50,000-75,000/year, Above Moderate Income \$75,000-\$100,000/year, High Income \$100,000/year plus.
4. Household maintainer rates and cohort projection method using census/NHS based household maintainer rates and projected demographic characteristics (age, births, deaths, immigration, Canadian migration, intra-regional migration). Assumes that household income and household type ratios remain constant over the projection period. See Metro Vancouver Regional Planning, Metro Vancouver Housing Demand Projections – Overview of Assumptions and Methodology, Dec 2015.
5. These estimates are to assist in long range planning and represent an approximate range of potential increase in each municipality.
6. The housing demand estimates set out in Table A.2 are net additional units based on the population and household projections set out in Table A.1.
7. Anmore, Belcarra, and Lions Bay are not included in the table above given the modest levels of growth anticipated in these communities.
8. Bowen Island is not included in the table above as it does not fall under the jurisdiction of the regional growth strategy.

This page left blank intentionally.

To: GVRD Board of Directors

From: Regional Planning Committee

Date: October 14, 2016 Meeting Date: October 28, 2016

Subject: ***Metro Vancouver 2040: Shaping our Future*** Minor Amendment to Incorporate Updated Housing Demand Estimates

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the GVRD Board:

- a) Initiate a Metro Vancouver 2040: Shaping our Future Type 3 Minor Amendment to incorporate revised housing demand estimates;
 - b) Give first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1237, 2016"; and
 - c) Direct staff to notify affected local governments, appropriate agencies, and the public in accordance with Metro Vancouver 2040: Shaping our Future Section 6.4.2.
-

At its October 14, 2016, meeting, the Regional Planning Committee considered the attached report titled "*Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Updated Housing Demand Estimates", dated September 16, 2016. The Committee subsequently amended the recommendation as presented above in underline style to reflect the modified methodology used to determine Housing demand estimates.

Attachment:

"*Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Updated Housing Demand Estimates", dated September 16, 2016

19708882

To: Regional Planning Committee

From: Terry Hoff, Senior Regional Planner, Parks, Planning and Environment
Eric Aderneck, Senior Regional Planner, Parks, Planning and Environment

Date: September 16, 2016 Meeting Date: October 14, 2016

Subject: ***Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Updated Housing Demand Estimates**

RECOMMENDATION

That the GVRD Board:

- a) Initiate a *Metro Vancouver 2040: Shaping our Future* Type 3 Minor Amendment to incorporate updated housing demand estimates;
 - b) Give first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1237, 2016"; and
 - c) Direct staff to notify affected local governments, appropriate agencies, and the public in accordance with *Metro Vancouver 2040: Shaping our Future* Section 6.4.2.
-

PURPOSE

The purpose of this report is to provide the GVRD Board with the opportunity to consider initiation and first and second readings of a Type 3 Minor Amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, to incorporate updated housing demand estimates developed through the preparation of the new *Regional Affordable Housing Strategy*.

BACKGROUND

As part of the process of developing the new *Regional Affordable Housing Strategy* (RAHS), Metro Vancouver, in collaboration with municipalities and other agencies, developed updated housing demand estimates for the period 2016 to 2026. These estimates were included in the *Regional Affordable Housing Strategy* adopted by the GVRD Board on May 27, 2016.

Housing demand estimates are included in *Metro 2040* Appendix A. The existing estimates in *Metro 2040* were developed based on the 2006 Census, and need to be updated. *Metro 2040* Section 6.3.4 h) provides that revised housing demand estimates can be incorporated into the regional growth strategy through a Type 3 Minor Amendment, which requires an affirmative 50% + 1 weighted vote of the GVRD Board and does not require a regional public hearing. Metro Vancouver staff propose such an amendment to incorporate revised housing demand estimates developed through the preparation of the *Regional Affordable Housing Strategy*.

HOUSING DEMAND ESTIMATES

10-year housing demand estimates were provided in Appendix A, Table A4 of the 2011 regional growth strategy (*Metro 2040*) to provide guidance to municipalities in preparing their Housing Action Plans and Official Community Plans, to monitor and identify gaps in housing development in relation to projected demand, and to advocate housing issues to senior levels of government.

Metro 2040 specifies the following with respect to Housing Demand Estimates:

- **Goal 4, Strategy 4.1.7** specifies that the role of municipalities is to adopt Regional Context Statements (RCSs) that include policies or strategies that indicate how municipalities will work towards the estimated future housing demand estimates contained in Appendix A, Table A4.
- **Implementation Section 6.13** states that the estimates included in Appendix A, Table A4 are incorporated as guidelines only, and are intended to be used as a reference when preparing Regional Context Statements (RCSs). Metro Vancouver, in collaboration with municipalities, is provided with the role of proposing updates in accordance with the process set out in *Metro 2040* Section 6.3.4.

All current municipal Regional Context Statements reference the 2011 (existing) housing demand estimates in *Metro 2040* Appendix A, Table A4. If the current amendment process proceeds, the assumption is that the new housing demand estimates will be in effect and municipalities can update and amend their respective Regional Context Statements at the next available opportunity.

Rationale for Updated Housing Demand Estimates

The Regional Planning Advisory Committee's (RPAC) Housing Sub-committee identified updated housing demand estimates as a critical component of the new RAHS. The rationale was two-fold:

1. Planning for housing affordability requires up-to-date estimates of housing demand. The 2011 (existing) estimates are based on the 2006 Census.
2. The 2011 (existing) estimates assumed that future increases in rental housing demand in all municipalities would be consistent with overall regional demand rather than reflecting the housing and demographic characteristics of each municipality. The updated demand estimates provide both an overall regional demand estimate as well as municipal estimates based on the household characteristics and anticipated demand in each municipality.

The updated housing demand estimates were prepared by Metro Vancouver staff in consultation with municipal staff through the RPAC Housing Sub-committee. Several different methodological approaches were explored and it was determined that a traditional cohort modeling approach to projecting household formation, based on municipal household data from the 2011 Census / National Household Survey, would be most appropriate.

When the Regional Affordable Housing Strategy was adopted in May 2016, Councils were asked by the Board Chair to endorse RAHS and inform the Board of that endorsement by November 30, 2016.

Comparison of 2011 (Existing) and 2016 (Updated) Methodologies

The 2016 (updated) housing demand estimates vary from those currently in *Metro 2040* due to the following methodological factors:

- more current data sources
- lower projected household growth
- projected lower share renter households in the future
- methodology places more emphasis on the specific municipal household characteristics rather than applying regional averages to each municipality.

Table 1: Projected Housing Demand Methodologies

Comparison	Existing (2011) <i>Metro 2040</i> HDE	Updated (2016) HDE
Time period – 10 yrs	2011-2021	2016-2026
Method	<ul style="list-style-type: none"> Overall housing growth 2011 to 2021 based on Metro Vancouver's <i>Metro 2040</i> regional growth projections (2008). For each municipality, the rental housing demand share of new housing 2011 to 2021 was based on the 2006 Census regional rate of 35% of the new housing projected in each municipality. Allocation of rental housing by income/affordability allocations based on regional household income distributions. 	<ul style="list-style-type: none"> Overall housing growth 2016 to 2026 based on Metro Vancouver's <i>Metro 2040</i> regional growth projections (2015). For each municipality, the rental housing demand share of new housing 2016 to 2026 was based on 2011 Census / NHS rental housing demand characteristics of the projected population in each municipality. Allocation of rental housing by income/ affordability allocations is based on 2011 Census / NHS renter household incomes applied to the projected population and households in each municipality.
Data source	Up to 2006 Census	Up to 2011 Census/NHS
Income categories	3 categories, unclear language (i.e. low-to-moderate income)	5 categories, clearer language

2016 Housing Demand Estimates Update Results

As shown in Table 2, the results of the updated housing demand estimates differ from the existing ones in a number of ways:

- the updated 10-year total housing growth projections are slightly lower;
- the regional totals are prepared separately from each of the municipal totals, rather than being simply an aggregate of the municipalities;
- the municipal totals are generally lower than the existing *Metro 2040* totals due to:
 - lower projected household growth in the region;
 - a projected decrease in renter households as a share of total households, due largely to the aging population / households less likely to be renters, and a related increase in the share of owner households as shown in the Census data (the update projects a decrease in the share of renter households from 34.5% in 2011 to 33.5% by 2026 - as such, renter households will comprise only 30% (vs. 35%) of the *increase* in total housing demand over that period); and
 - municipal totals reflect municipal rather than regional renter household demographics. Generally, those municipalities having a share of renter households lower than the regional average, and/or a high proportion of older households, are likely to have growth in renter households that is lower than the regional average.

The demographics of an aging population are a primary factor in housing demand projections. The share of seniors' led households will increase dramatically (20-30%) in the next 10 years, and with 77% of senior-led households as owners, will perpetuate high rates of homeownership. However at the same time, with 23% of seniors' led households as renters, the overall increase in senior households will result in seniors comprising about 50% of the increase in total rental households.

Table 2 compares the existing (2011) and updated (2016) housing demand estimates by tenure.

Table 2: Comparison of Existing *Metro 2040* HDE and the Updated HDE (Regional Affordable Housing Strategy 2016)

	Existing <i>Metro 2040</i> Housing Demand Estimates (2011-2021)			Affordable Housing Strategy Updated Housing Demand Estimates (2016-2026)			Comparison		
	Total Demand	Ownership Demand	Rental Demand	Total Demand	Ownership Demand	Rental Demand	Total Demand	Ownership Demand	Rental Demand
Metro Vancouver	185,600	120,700	64,900	182,000	128,000	54,000	(3,600)	7,300	(10,900)
Burnaby	21,300	13,800	7,500	19,000	13,100	5,900	(2,300)	(700)	(1,600)
New Westminster	6,000	3,900	2,100	5,000	2,800	2,200	(1,000)	(1,100)	100
Langley City	2,300	1,500	800	2,000	1,300	700	(300)	(200)	(100)
Langley Township	12,200	7,900	4,300	17,000	14,100	2,900	4,800	6,200	(1,400)
Maple Ridge	6,600	4,300	2,300	5,000	3,800	1,200	(1,600)	(500)	(1,100)
Pitt Meadows	1,600	1,000	600	1,000	800	200	(600)	(200)	(400)
Coquitlam	14,800	9,600	5,200	17,000	12,000	5,000	2,200	2,400	(200)
Port Coquitlam	4,600	3,000	1,600	3,000	2,200	800	(1,600)	(800)	(800)
Port Moody	4,100	2,700	1,400	2,000	1,500	500	(2,100)	(1,200)	(900)
North Vancouver City	2,400	1,600	800	2,000	1,000	1,000	(400)	(600)	200
North Vancouver District	4,000	2,600	1,400	3,000	2,300	700	(1,000)	(300)	(700)
West Vancouver	1,400	900	500	2,000	1,500	500	600	600	-
Delta	3,000	1,900	1,100	3,000	2,200	800	-	300	(300)
Richmond	16,000	10,400	5,600	14,000	10,800	3,200	(2,000)	400	(2,400)
Tsawwassen First Nation	700	500	200	1,000	600	400	300	100	200
Surrey	49,400	32,100	17,300	47,000	35,500	11,500	(2,400)	3,400	(5,800)
White Rock	1,800	1,200	600	1,100	820	280	(700)	(380)	(320)
Vancouver	30,700	20,000	10,700	32,000	19,200	12,800	1,300	(800)	2,100

Note: Metro Vancouver totals show an overall regional projection that is not an aggregate of each municipal projection.

Limitations

As with all projections, the figures are not intended to be precise or absolute, and represent a mid-point within a range. It also must be emphasized that the housing demand estimate figures in *Metro 2040* are not targets, but are intended as reference and guidance to assist in planning policies.

Metro 2040 Amendment Bylaw – Housing Demand Estimates

The proposed *Metro 2040* bylaw amendment (Attachment) comprises updates to the *Metro 2040* Appendix A, and replaces three tables with new *Table A.2: Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Subregions and Municipalities (2016-2026 Estimates)*. The three tables being replaced are:

- A.2: Housing Demand Estimates by Tenure for Metro Vancouver Subregions (10 Year Estimates);
- A.3: Rental Housing Demand Estimates by Household Income for Metro Vancouver Subregions (10 Year Estimates), and;
- A.4: Housing Demand Estimates by Tenure and Household Income for Metro Vancouver Subregions and Municipalities (10 Year Estimates),

These updates include figures based on both the 2011 Census and a refined household projection methodology, as well as updated growth estimates based on accepted Regional Context Statements (results of which were reflected in a 2015 amendment to *Metro 2040*'s projected population, dwelling unit, and employment figures).

Processing the Type 3 Minor Amendment

The proposed bylaw amendment, along with a draft version of this staff report, was advanced to the Regional Planning Advisory Committee on September 8, 2016, for information and comment as required by *GVRD Regional Growth Strategy Procedures Bylaw No. 1148, 2011*. Committee members requested more information about the context for the housing demand estimate amendment, the new methodology, and resulting demand estimate adjustments at the municipal level.

A Type 3 Minor Amendment requires that an amendment bylaw receive an affirmative vote of the GVRD Board at each reading, and requires no regional public hearing. Adjusting housing demand estimates is defined as a 'housekeeping' amendment in *Metro 2040* section 6.3.4 (h).

ALTERNATIVES

1. That the GVRD Board:
 - a) Initiate a *Metro Vancouver 2040: Shaping our Future* Type 3 Minor Amendment to incorporate updated housing demand estimates;
 - b) Give first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1237, 2016"; and
 - c) Direct staff to notify affected local governments, appropriate agencies, and the public in accordance with *Metro Vancouver 2040: Shaping our Future* Section 6.4.2.
2. That the GVRD Board receive for information the report dated September 16, 2016, titled "*Metro Vancouver 2040: Shaping our Future* Minor Amendment to Incorporate Updated Housing Demand Estimates".

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

OTHER IMPLICATIONS

If the GVRD Board chooses Alternative 1, the proposed bylaw amendment will be initiated and given initial readings. Staff will refer the proposed amendment to affected local governments and appropriate agencies for comment, and will post the proposed amendment on the Metro Vancouver website. While the minimum notification period as identified in *GVRD Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, is 30 days, the deadline for comments will be extended to December 20, 2016 to ensure that a reasonable opportunity is provided to respond. All comments received will be included in the report to the GVRD Board, with opportunity to give third and final readings and to adopt the amendment bylaw.

If the GVRD Board chooses Alternative 2, the process for amending *Metro 2040* to reflect updated housing demand estimates will not be initiated. The result is that accepted housing demand estimates in *Metro 2040* and in the Regional Affordable Housing Strategy will be inconsistent, which has no material effect as the accepted Regional Context Statements are the legally binding documents. However, *Metro 2040*, as the publicly accessible and consolidated record of long-term growth estimates, would not reflect the GVRD Board's recent decisions.

SUMMARY / CONCLUSION

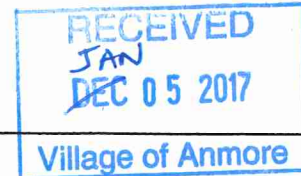
Metro 2040 Section 6.3.4 h) provides that updated housing demand estimates can be incorporated into the regional growth strategy through a Type 3 Minor Amendment. Metro Vancouver staff are proposing such an amendment to incorporate revised housing demand estimates (by housing tenure

and household incomes) developed during the preparation of the Regional Affordable Housing Strategy. The revised housing demand estimates were adopted by the GVRD Board on May 27, 2016, as part of the updated Regional Affordable Housing Strategy.

Staff recommend Alternative 1.

~~**Attachment:** Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1237, 2016.~~

NB. For the purpose of this correspondence, Bylaw No. 1237, 2016 is Attachment 1.



CITY OF BURNABY
OFFICE OF THE MAYOR
DEREK R. CORRIGAN
MAYOR

2016 December 16

Honourable Christy Clark
Premier, Province of British Columbia
PO Box 9041 Stn Prov Govt
Victoria, BC V8W 9E1

Dear Premier Clark:

Re: Provincial Property Taxes and Home Owner Grants

The City of Burnaby received a copy of a letter dated December 12, 2016 from MetroVancouver to you regarding "Analysis of Provincial Property Taxes and Home Owner Grants". In the letter, the Board of Directors "demands that immediate action be taken" regarding the preliminary findings contained in the report titled *Analysis of Provincial Property Taxes and Homeowner Grants*, November 10, 2016.

The following motion adopted by Burnaby City Council on December 12, 2016 supports the Board of Directors of the Greater Vancouver Regional District position that action is warranted and required.

THAT Council write to Premier Christy Clark in support of Metro Vancouver's call for a review of the Provincial portion of the property tax; and

THAT Council further call on the Province to freeze property tax assessments at the 2015 level in light of the significant increase in values again this year; plus the potential of actual reduced values because of the Province's 15% Tax introduced after the 2016 July 01 assessment date; and

THAT a copy be forwarded to Metro Vancouver, Metro Vancouver member municipalities and Burnaby MLAs.

Additionally, lower mainland property values increased dramatically in 2016 leading up to the implementation of the Province's new foreign buyers' tax. The new tax which took effect in August of 2016 reduced housing values yet 2016 assessments will be

based on the market peak experienced prior to the July 1st assessment date. Burnaby City Council believes that using 2016 assessment values will result in inequitable taxation and hardship on our residents, and requests that the Province freeze property tax assessments at the 2015 level.

We urge the Province to seriously consider the recommendations advanced by MetroVancouver and Burnaby City Council, as noted herein.

Yours truly,


Derek R. Corrigan
MAYOR

Copied to: Burnaby Member of the Legislative Assembly
Metro Vancouver
Metro Vancouver Municipalities

Fallen Heroes of Anmore



Pilot Officer
JOHNSTON, Norman
Date of Death: June 3, 1944



Stoker
NEUFELD, Arthur
Date of Death: March 18, 1945

Canadian Fallen Heroes Foundation

Who We Are:

For nearly fourteen years, the Canadian Fallen Heroes Foundation has been tasked with creating memorials for each of Canada's fallen soldiers. It is an honour to do so. One soldier at a time, we hope to share their story, to shed light on their pre enlistment lives and gain a greater understanding of their dreams and aspirations. They went to school here, they enlisted here and thousands would leave their parents, homes and families, never to return. That they would sacrifice this future for their family and friends, community and nation is heroic and no effort is spared to honour their memory.

Our Mission:

To create memorials in honour of the fallen and bring them home. Providing for them a permanent and prominent place in the community.

Our Programs:

Youth Outreach & Partnerships – Our foundation actively supports youth involvement in this process of research and Remembrance and are pleased to contribute towards the efforts of the Army Cadet League of Canada's 2016 Battlefield Tour. Through partnerships with public schools, legions, Community Centres and historical societies, we greater increase the education of Remembrance in home communities.

In Memoriam – In 2012, we successfully designed and rolled out an online version of the memorials to better engage youth with a medium they're familiar with. Please visit the IN MEMORIAM section of our website at www.canadianfallenheroes.com to view the soldiers from your area.

Physical Memorial Prints – Donated for permanent display in the towns once called home, these beautiful 23" x 19" oak-framed Memorials are printed with archival inks and laminated with UV resistant film. They feature a photograph and biography including military history and once complete serve as a permanent reminder of those that would leave their home and not return.

"We can never begin to repay them, but we can thank them, every one of them"

Bringing Home The Fallen – 2016/2017

How can you help?

We had great success this year involving students from two Winnipeg schools. They were invited to help research and later write biographies for the soldiers they found. Memorials for some of those whose pictures were found were included as part of a large display at Polo Park mall prior to Remembrance Day. We provided funding and support from donations made to the Foundation and created a template allowing school-aged children an opportunity to participate in an age appropriate manner. The children did a wonderful job and our Foundation is going to continue pledging money for research this coming year to similar partnerships with schools and youth groups throughout Canada. A complete honour roll for every community who lost a son or daughter in service to the country will be built in this way as a special initiative on Canada's 150th.

As a nationally registered charity, we depend solely on the community to complete this important mission. We hope you will consider a gift to the foundation with one of the levels below. All donations are welcome and in accordance with our charitable status, all donors will receive an official tax receipt. The ads we place will be on our website and will be seen as soon as you open the soldiers from your municipality. Rates are as follows:

Marquee Sponsor \$5000 – Full Page Ad – Province Wide, 1 year
Platinum Sponsor \$2500 – Full Page Ad, 1 year + 1 Oak Framed Memorial
Gold Sponsor \$1000 - Half Page Ad, 1 year
Silver Sponsor \$500 – Quarter Page Ad, 1 year
Bronze Sponsor \$250 – Online honourable mention, 1 year
Co-Sponsor \$125

Contact Us

We welcome your inquiries and questions! Please contact us for more information about our project.

Canadian Fallen Heroes Foundation
PO Box 293
Fruitvale, BC V0G 1L0

Phone: 778.459.2224
Email: memorials@canadianfallenheroes.com

Charity Tax No.: 886563 9447 RR0001

Sponsorship Ad

In Memoriam

Search by: **Heroes** **Sponsors**

Soldier Name:

*When searching by name, please enter the surname followed by a comma.



War: **All Wars** ▼

Province: **Ontario** ▼

City/Town: **Thunder Bay** ▼

SEARCH NOW

Your search returned 40 soldiers. Soldiers are matched to the search criteria above. Some soldiers belong to multiple towns.

Rank/Name	Hometown
 Boneca, Anthony Joseph Corporal	Thunder Bay, Ontario
 Cameron, William Hugh Private	Thunder Bay, Ontario
 Costall, Robert Howard Private	Thunder Bay, Ontario
 Cunningham, Walter Garfield Flying Officer	Thunder Bay, Ontario
 Klukie, Joshua James Private	Thunder Bay, Ontario
 Bell, George Raymond	Thunder Bay, Ontario

Remembering and Honouring Our Fallen Heroes




 **Bill Mauro, MPP**
Thunder Bay-Atikokan

240 South Syndicate Avenue
Thunder Bay, ON P7E 1C8
T: 807-623-9237 | bmauro.mpp.co@liberal.ola.org

Remembrance Day 2016 Youth Initiative

Henderson, Albin Zacharias David



Albin Zacharias David Henderson was born June 1, 1886 at Iona Station, Ontario. Married and a driver for the T. Eaton Company, Albin was living at Winnipeg, Manitoba when he enlisted there on July 1, 1915. Henderson served as a Private attached to the Canadian Infantry (Saskatchewan Regiment) 28th Battalion during the First World War. Prior to enlistment, he was active with the 34th Fort Garry Horse – 100th First Grenadiers. Private Henderson died July 18, 1918 and is commemorated at the Wanquetin Communal Cemetery Extension, Pas de Calais, France. Henderson's name is inscribed on the Canadian War Museum Memory Plaque in Ottawa; a duplicate hangs in Winnipeg's M.T.S. Centre. The husband of Mary Grace Henderson and father of Albin William (who served in WWII), Phyllis Agnes Dorothy and Clarence James (who served and died in WWII) of Fort Rouge (Winnipeg); he was 32 never meeting his son Clarence. "Greater love hath no man than this - that a man lay down his life for his friends."

With Help From
John Pritchard School Project

Pictured above is one of over one hundred soldiers researched by students in Winnipeg.

Canadian Fallen Heroes Foundation



Private
HENDERSON, Albin



Captain
CLEVÉN, Endre J.



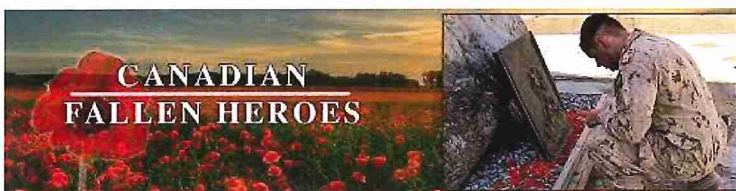
Private
STRANGER, David W.



Private
BATTERSHILL, George

For nearly 14 years the Canadian Fallen Heroes Foundation has been tasked with creating Memorials for each of Canada's fallen soldiers. It is an honour to do so. One soldier at a time, we hope to share their story, to shed light on their pre-enlistment lives and gain a greater understanding of the dreams and aspirations they held for the future. The soldiers pictured above were researched by Canadian school children as part of our Youth outreach program - 2016. Working closely with our Foundation, the children helped research and write their biographies. Beautiful oak-framed Memorials were commissioned for them and the biographies they helped create were also placed IN MEMORIAM at canadianfallenheroes.com where they can be found by name or the town they once called home. The collective magnitude of loss that thousands of parents and families endured was felt by the students and is clear for all who take the time to look at the faces and read the biographies. A complete honour roll for every community in the province is being created in this way.

As the nation nears its 150th anniversary, we remember well the rights and freedoms we enjoy today came at a heavy cost and those who gave their lives in service deserve a significant role in the celebrations planned for next year and beyond. To help ensure each community who lost a son or daughter in the cause of freedom and democracy is represented, the Foundation is inviting 100 classrooms and youth groups to participate in the 150 Memorial project. Those selected to participate are provided a gift of \$150.00 and a set of age-appropriate tasks to perform as part of their contribution to the Memorial project. Applications for funding can be made on-line and we hope to involve schools from every corner of our province.



PO Box 293

Fruitvale BC V0G 1L0

Phone: 250.367.7826

Email: office@canadianfallenheroes.com

website: www.canadianfallenheroes.com

We Remember Them – 2016 School Project

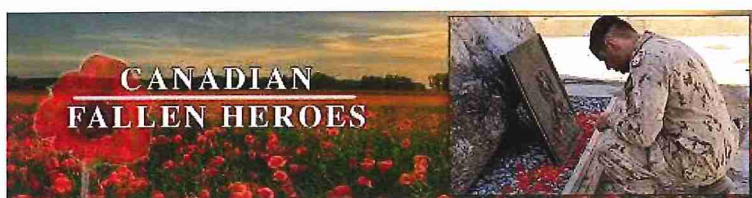


In addition to funding youth programs, oak-framed Memorials are also being commissioned for soldiers for whom a suitable photograph exists. Thousands of Canadian soldiers will be honoured in this way in advance of our country's 150th anniversary. The 23" x 19" oak-framed Memorials are printed with archival inks and laminated with UV resistant film, and, once complete, are being gifted to public facilities in the town they once called home.

Thank you very much for considering us. Donors will receive a tax receipt in accordance with our charitable status and acknowledged IN MEMORIAM alongside the fallen soldiers whose story was researched and shared, thanks to your contribution. Sponsorships are acknowledged as follows:

Platinum \$2500 – Gold \$1000 – Silver \$500 – Bronze \$250

*For full details on the educational component of our program or to apply for funding, please consult our website.



The Canadian Fallen Heroes Foundation is proud to be a registered, Canadian charity.

Charity Tax No. 86563 9447 RR0001