

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, March 6, 2018 at 7:00 p.m. in Council Chambers 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**

Note: The public is permitted to provide comments to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

4. **Delegations**

(a) **Sasamat Volunteer Fire Department**

page 1

Sasamat Volunteer Fire Department Fire Chief, Jay Sharpe, to appear before Council.

5. **Adoption of Minutes**

(a) **Minutes of the Regular Council Meeting held on February 20, 2018**

page 2

Recommendation: That the Minutes of the Regular Council Meeting held on February 20, 2018 be adopted as circulated.

6. **Business Arising from Minutes**

7. **Consent Agenda**

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

9. **Legislative Reports**

10. **Unfinished Business**

11. **New Business**

(a) Environment Committee Recommendation of December 7, 2017

“THAT THE COMMITTEE RECOMMENDS THAT COUNCIL DIRECT STAFF TO REQUIRE, THROUGH BYLAW, THAT ANY NEW DEVELOPMENT IMPLEMENT DARK SKY LIGHTING STRATEGIES THAT REDUCE LIGHT POLLUTION FROM DEVELOPMENT BY MINIMIZING THE AMOUNT, AREA DURATION OF ILLUMINATION AND AMOUNT OF ‘COLD’ WAVELENGTH ILLUMINATION.”

(b) Infill Development – Draft Official Community Plan Amendment and Policy

page 8

Report dated March 1, 2018 from the Manager of Development Services is attached.

(c) Upper Spirit Park Improvements – Landscape Architect Selection

page 39

Report dated February 28, 2018 from the Chief Administrative Officer is attached.

(d) Metro Vancouver – Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1260

page 42

Letter dated February 26, 2018 from Chris Plagnol, Corporate Officer, is attached.

Recommendation: That Council of Village of Anmore approves adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018 by providing consent on behalf of the electors.

(e) District of West Vancouver – New Municipal Tax Classes

page 51

Letter dated February 23, 2018 from Mayor Michael Smith is attached.

Recommendation: That Council of the Village of Anmore is in support of the resolution regarding New Municipal Tax Classes as shown in the letter dated February 23, 2018 from District of West Vancouver to LMLGA Member Municipalities.

(f) Lower Mainland Local Government Association – 2018 Call for Nominations

page 54

Correspondence dated January 10, 2018 from LMLGA Past President Councillor Corisa Bell.

(g) Tri-Cities Early Childhood Development Committee – Request for Sponsorship

page 57

Recommendation: That Council authorizes a one-time payment in the amount of \$100 payable to Tri-Cities Early Childhood Development for sponsorship of the 9th Annual Tri-Cities Champions for Young Children Awards of Excellence.

12. Mayor's Report**13. Councillors Reports****14. Chief Administrative Officer's Report****15. Information Items****(a) Committees, Commissions and Boards – Minutes**

pages
59 to 70

- Community Engagement, Culture and Inclusion Committee Meeting minutes of October 12, 2017
- Environment Committee Meeting minutes of December 7, 2017
- Parks and Recreation Committee Meeting minutes of December 13, 2017
- Sasamat Volunteer Fire Department Board of Trustees Meeting minutes of January 31, 2018

(b) General Correspondence

pages
71 to 76

- Letter dated February 9, 2018 from Wilderness Committee regarding Kinder Morgan's Pipeline
- Letter dated February 16, 2018 from Town of Oliver regarding Alberta – British Columbia Trade War
- Letter dated February 20, 2018 from City of Enderby regarding Revenue from Cannabis Sales - Equitable Share between Province and Local Government

16. Public Question Period

Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.

17. Adjournment

Delegation to Council Request Form

Contact Information

Name of presenter: Jay Sharpe, Fire Chief

Name of organization: Sasamat Volunteer Fire Department

Mailing Address: 2690 East Road, Anmore, BC V3H 5G9

Phone Number: 604-469-0349

Email Address: jay.sharpe@anmore.com

Presentation Information

Preferred meeting date at which you wish to appear (if known): March 6, 2018

Number of person(s) expected to attend: 1

Reason(s) for presentation:

☒ To provide information

☒ To request funding

☐ To request letter of support

☐ Other _____

Resources:

☐ Projector and Screen (bring own laptop)

☐ Other _____

Please submit the completed form and related presentation materials to the Manager of Corporate Services by 12:00 p.m. on the Thursday prior to the Council Meeting via email to christine.milloy@anmore.com or delivered to village hall.

For questions regarding this process, please phone Christine Milloy at 604-469-9877.

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on
Tuesday, February 20, 2018 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 Kim Trowbridge
Councillor Paul Weverink

ELECTED OFFICIALS ABSENT

Nil

OTHERS PRESENT

Juli Halliwell, Chief Administrative Officer
Christine Baird, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 7:02 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R39/2018

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. Public Input

Charles Christie, Sunnyside Road, presented comments regarding item 11(a). He said that he wants to know the justification for the tax increase over 5 years. Mayor McEwen responded that part of the tax increase will be going into the capital asset reserves, as the Village is saving approximately \$1 million per year for roads, drainage, and other infrastructure.

Lynn Burton, Sugar Mountain Way, presented comments regarding item 11(a). She expressed concern regarding the proposed community amenity contribution amount of \$150,000. Printed copy of Ms. Burton's comments were received by staff and are retained on file.

Fiona Cherry, Hemlock Drive, presented comments regarding item 11(a). She said that residents want a reasonable and comparable CAC to other municipalities, and added that the additional costs can go beyond \$100,000 which makes the amount of \$150,000 unreasonable. She requested that Council consider the CAC amount and move forward.

Andrew Robertson, Thompson Road, presented comments regarding item 11(a). He said that CAC amounts vary between municipalities and he cannot find a comparable amount elsewhere, but it is shocking that development costs in Anmore will jump from \$10,000 to \$150,000. He added that Anmore has a unique opportunity to fund a community centre and he proposes that Council consider a reasonable amount.

4. Delegations

Nil

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on February 13, 2018

It was MOVED and SECONDED:

R40/2018

**“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING
HELD ON FEBRUARY 13, 2018 BE ADOPTED AS
CIRCULATED.”**

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Nil

7. Consent Agenda

Nil

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports

(a) Zoning Amendment Bylaw No. 571-2018

It was MOVED and SECONDED:

R41/2018 **“THAT ANMORE ZONING AMENDMENT BYLAW NO. 571-2018 BE READ A THIRD TIME; AND THAT ANMORE ZONING AMENDMENT BYLAW NO. 571-2018 BE ADOPTED.”**

CARRIED UNANIMOUSLY

(b) Five-Year Financial Plan Bylaw No. 573-2018

It was MOVED and SECONDED:

R42/2018 **“THAT ANMORE FIVE-YEAR FINANCIAL PLAN BYLAW NO. 573-2018 BE ADOPTED.”**

CARRIED

Councillor Thiele opposed

At Councillor Thiele’s request, her opposition is noted as her discomfort in approving \$900,000 in expenditures for a new parking lot and road alignment that supports a plan with no timeline and no funding.

(c) Solid Waste Management Amendment Bylaw No. 575-2018

It was MOVED and SECONDED:

R43/2018 **“THAT ANMORE SOLID WASTE MANAGEMENT AMENDMENT BYLAW NO. 575-2018 BE ADOPTED.”**

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Community Amenity Contributions

Copy of the presentation made by Jason Smith is attached and forms part of these Minutes herein.

It was MOVED and SECONDED:

R44/2018 “THAT COUNCIL DIRECT STAFF TO INCLUDE A COMMUNITY AMENITY CONTRIBUTION TARGET OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) BE INCLUDED IN THE FORTHCOMING INFILL DEVELOPMENT POLICY; AND THAT COUNCIL DIRECT STAFF TO BRING FORWARD A DRAFT INFILL POLICY AND OFFICIAL COMMUNITY PLAN AMENDMENT TO THE NEXT REGULAR COUNCIL MEETING.”

CARRIED UNANIMOUSLY

(b) Port Moody Secondary School – Donation Request

It was MOVED and SECONDED:

R45/2018 “THAT COUNCIL AWARD A DONATION IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) TO PORT MOODY SECONDARY SCHOOL FOR USE TOWARDS THE 2018 PORT MOODY SECONDARY SCHOOL DRY AFTER GRAD EVENT.”

CARRIED UNANIMOUSLY

(c) Village Centre Site Development Plan

It was MOVED and SECONDED:

R46/2018 “THAT COUNCIL RECEIVE THE REPORT DATED FEBRUARY 6, 2018 FROM THE MANAGER OF CORPORATE SERVICES REGARDING VILLAGE CENTRE SITE DEVELOPMENT PLAN; AND THAT COUNCIL ADOPT THE VILLAGE CENTRE SITE DEVELOPMENT PLAN AS PREPARED BY HCMA ARCHITECTURE + DESIGN.”

CARRIED UNANIMOUSLY

12. Mayor's Report

Mayor McEwen reported that:

- On February 15, he attended the Mayors TransLink meeting, where they discussed how to fund the \$60 million (approximate) shortfall. Mayors have agreed not to increase property taxes for the shortfall, and they are looking at other options.
- On February 21, he has a Joint Mobility Pricing Strategy meeting.
- On February 21, there is a fundraiser for the Enchantment Project at the Burrard Social House.
- On February 21, he will attend the Sasamat Volunteer Fire Department Awards, where he will present Fire Chief Jay Sharpe with his 30-year service award.

- On February 22, he will attend the Heritage Woods Secondary School grad transitions.
- On February 23, he will attend the Metro Board meeting.
- On February 23, Anmore Elementary PAC is holding their trivia night fundraiser
- He thanks public works staff for their snow clearing and road salting efforts.
- He and some council members attended Herb Mueckel's service on the weekend. He would like to see the Village find money to help preserve the community's history, including obtaining copies of some of the pictures shown at the service.

13. Councillors' Reports

Councillor Weverink reported that:

- The Sasamat Volunteer Fire Department purchased a used ladder truck from City of Vancouver.
- On February 23, he will attend the Sasamat Volunteer Fire Department awards.

Mayor McEwen reported that he assisted with the purchase of the fire truck, which is a 17 foot, 1990 truck. It was purchased for less than \$10,000. The truck needs to be certified and that will be done by Metro Vancouver, which will hopefully be in place for the Fire Department's 40th Year celebration on July 7.

Councillor Thiele reported that:

- She attended Herb Mueckel's celebration of life, where she was reminded that seniors in Anmore are a good resource for the Village.
- She will attend the Anmore Elementary School trivia night, which she helped to organize.
- On February 19, she attended the Eagle Mountain Middle School PAC meeting, where she heard that the PAC and the school board were reassured that can provide adequate fire coverage if required.

14. Chief Administrative Officer's Report

Juli Halliwell reported that:

- She is thankful to the Public Works Department for putting in extra time over the recent week.
- There were some kinks with the new truck, which are being addressed by the manufacturer and supplier.
- The Village is finalizing the archive project that was funded by a grant, and it should be completed in the next couple of weeks.

Mayor McEwen requested the estimated delivery date for the Kabota, and Juli Halliwell replied that it was expected to arrive in three weeks.

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

- Parks and Recreation Committee Meeting minutes of December 13, 2017

(b) General Correspondence

Nil

16. Public Question Period

Charles Christie, 3295 Sunnyside Road, asked for clarification on taxing people an extra \$1,500 per year. Mayor McEwen responded that the Village only collects about 23% of funds collected through property taxes.

Morgan Weverink, Alder Way, asked if there has been discussion to pay tribute to Herb Mueckel. Mayor McEwen responded that the Village has been using ways to commemorate its pioneers and the Village can put something out a request to the family for ideas in this regard.

17. Adjournment

It was MOVED and SECONDED:

R47/2018

“TO CONCLUDE.”

CARRIED UNANIMOUSLY

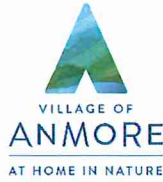
The meeting adjourned at 8:39 p.m.

Certified Correct:

Approved by:

Christine Baird
Manager of Corporate Services

John McEwen
Mayor



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: March 1, 2018

Submitted by: Jason Smith, Manager of Development Services

Subject: Infill Development – Draft Official Community Plan Amendment and Policy

Purpose / Introduction

The purpose of this report is to provide Council with a draft Official Community Plan amendment and accompanying Infill Development policy for their consideration.

Recommended Option

That Council authorize Staff to present the draft Official Community Plan amendment and Infill Development Policy for public consultation and that staff be directed to host a meeting to solicit public input.

Background

Infill Development has a long history in the Village of Anmore. More recently, the Mayor's Task Force on Land Use (Task Force) looked at the issue and made a series of recommendations in their 2016 final report. Their recommendations formed the basis for what is presented today. Staff brought forward the Task Force report to Council and addressed many of the other outstanding questions regarding potential impacts in a report to Council in February 2017 (**Attachment 1**). Subsequent to that report, staff hosted a public meeting on infill development in the spring of 2017 and brought back the summary of that meeting to Council in May 2017. Council directed staff to work with the Advisory Planning Commission on drafting an Official Community Plan (OCP) amendment and Infill Development policy. Council also directed staff to hire a land economist consultant to make a recommendation regarding an appropriate Community Amenity Contribution (CAC) target. Council considered the consultant's report on the CAC target at their December 5, 2017 meeting and directed staff to host a public meeting on the CAC target for Infill Development. The meeting was held in February 2018 and subsequently, at their February 20, 2018 Regular Meeting, Council endorsed that the CAC target of \$150,000 be included in the draft Infill Development Policy.

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

Discussion

Staff have recommended that Council do two things if they wish to enable infill development. First that the OCP will need to be amended and, second, that an accompanying Infill Development policy be adopted to further define the community's expectations regarding what would be appropriate infill development.

OCP Amendment

If Council wants to enable Infill Development, it will need to amend the OCP to outline the intent of infill development, define the criteria for which parcels will be considered for infill development and increase the permitted density to allow further development of infill parcels at sizes less than 1 acre. Staff have prepared a draft OCP amendment (**Attachment 2**).

Policy Intent

The intent of infill development is to allow the creation of new residences that maintain and enhance the semi-rural nature of Anmore that is serviced by the existing infrastructure. The policy reflects much of the effort and recommendations from the Task Force.

Criteria for Eligibility

Staff have included a series of criteria for parcels to be eligible for infill development. These criteria are based on the Task Force's recommendations and valuable input from the APC. The proposed criteria for eligible parcels are as follows:

1. Not have been created through a previous comprehensive development plan.
The intent is that parcels eligible for infill development will not be ones that were created through a previous comprehensive development plan.
2. Be between 3925 m² and 8094 m² in area.
The range was based on the minimum size of parcel that could create a second lot based on the proposed density increase and the maximum parcel size that cannot currently subdivide under existing zoning regulation. The rationale for setting the maximum parcel size is that for larger parcels, development proposals would be best considered under the comprehensive development policies of the OCP.

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%.

Developing on steep slopes is a challenging endeavour and that challenge is heightened on smaller parcels sizes. To avoid those challenges, infill development should be limited to parcels that are more level. Having a surveyor conduct this work is the most accurate means for determining average slope.

4. Can identify a building site(s) that are equal to or less than 20% slope.

This criteria builds off of the rationale of the previous one and requires a more level building site.

5. Not require the extension or expansion of any Village road or water infrastructure.

To ensure and improve the financial sustainability of the Village, no expansion of public infrastructure will be permitted for infill development.

6. Have at least 50 meters of frontage on a public highway.

The 50m requirement is intended to ensure the semi-rural character is preserved and that there is adequate spacing between homes, as well as to prevent long driveways and foster tree retention.

7. Have been in existence for a least 10 years.

This requirement is included to discourage larger parcels that would not otherwise be eligible for infill development from subdividing off a parcel and then applying for infill development. This would encourage larger parcel owners to pursue a comprehensive development plan should they want to redevelop their property beyond current development rights.

Density Increase

The OCP amendment proposes that the permitted gross density for infill development proposals be increased to 2.04 parcels per acre. The intent of this increase is to permit half acre parcels to be included as part of an infill development proposal. The number is slightly higher than 2 parcels per acre to account for historical surveying errors in Anmore and to allow for the Village to widen road right of ways to a uniform 20 m throughout the Village.

Staff have conducted an analysis given the proposed criteria and density increases. This analysis shows that there is approximately 80 parcels that would be eligible and staff believe

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

that there may be 35-40 parcels that could proceed with infill development, if permitted as proposed, without having to demolish a relatively new existing home or overcoming environmental constraints. As was concluded in the original February 2017 staff report on the potential impacts of infill development, this increase in density would not have a significant impact on the projected growth scenarios in the current OCP.

Infill Development Policy

Staff have recommended that the proposed OCP amendment for infill development also be accompanied by a standalone policy (**Attachment 3**). The purpose of this policy is to outline more specific expectations for infill development proposals – giving both potential applicants and the community greater certainty as to what might be an acceptable infill development proposal. A standalone policy is also more easily amended should Council's or the community's expectations change. It should be noted that this policy is not binding on Council and meeting all of the policy does not guarantee an approval for the infill development proposal.

The policy addresses the following items:

1. **Parcel Sizes**

The maximum density is established in the OCP but the policy is proposing that there be a range of parcel sizes permitted, as small as 1/3 of an acre, to ensure optimal community benefits.

2. **Road Frontage**

It is proposed that parcels created through infill development have at least a 25m road frontage in order to protect the semi-rural character.

3. **Setbacks and Parcel Coverage**

New parcels will have the same setback and parcel coverage requirement as the existing RS-1 zone.

4. **House Sizes**

The policy addresses how to maintain the semi-rural character and appropriate house sizes when there is an existing home that will be maintained.

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

5. Community Amenity Contributions

An outline of the key amenities that the community is expecting from infill development is provided and a CAC target is established based on the analysis provided by GP Rollo and Associates and endorsed by Council. The intent of CAC is to ensure that the community as a whole benefits, in addition to the land owner, through the Village permitting increased development.

6. Tree Retention

Enhanced tree retention beyond the requirements of the current regulations is encouraged.

7. Infrastructure

Further articulation of the importance of financial sustainability for the Village and that no new public infrastructure will be supported for infill development.

Potential process for applications

There have been questions regarding how infill development applications will be processed should infill development be permitted.

All individual applications for infill development will be required to go through the rezoning process. A new zone will be created for the new parcels created through infill development and the zoning will be tailored to individual applications.

Applicants will be encouraged to pursue a concurrent subdivision application once Council has given initial consideration to the proposal. This will enable to the applicant to move both the rezoning and subdivision processes forward at the same time and, ideally, enable the applicant to complete the subdivision of the new infill parcels shortly after the adoption of the new zoning for the parcels.

Staff would also propose that Council establish fixed public hearing dates, either quarterly or semi-annually as needed, to consider multiple applications at the same time. This would help expedite the process while ensuring public input, legislative requirements are met and reducing costs for the Village.

Next Steps for Infill Development

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

Public input and comment on the proposed OCP amendment and Infill Development policy are imperative to ensure that, should they proceed, they reflect the community's expectations. Staff recommend that the draft OCP amendment and Infill Development policy be made available to the public (via the website and copies at the Village Hall). A public meeting should be held to solicit public input and comment, and for staff to provide answers to any questions that there might be. Staff are recommending holding a public meeting in early April.

If the public meeting were to be held in early April, staff would propose to bring back a report on the public meeting at the April 17, 2018 Council meeting and would also give Council the opportunity to give 1st reading to the OCP amendment bylaw and begin the formal referral process required of an OCP amendment. This would position Council to consider 2nd reading at their May 15, 2018 Council meeting and set a date for a public hearing in early June with potential adoption at the June 19, 2018 Council meeting.

Other Options

The following options are provided for Council's consideration:

1. That Council authorize staff to present the draft Official Community Plan amendment and Infill Development Policy for public consultation and that staff be directed to host a meeting to solicit public input; [Recommended]

Or

2. That Council advise staff of any changes that they would like to see made to the draft Official Community Plan amendment and/or Infill Development policy.

Or

3. That Council advise staff that it does not wish to proceed with consideration of Infill Development.

Financial Implications

There are no financial implications for implementing any of these options.

Attachments:

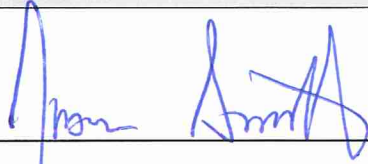
1. February 21, 2017 Staff Report to Council with attachments
2. Draft OCP Amendment
3. Infill Development Policy

Report/Recommendation to Council

Infill Development – Draft Official Community Plan Amendment and Policy

March 1, 2018

Prepared by:



Jason Smith

Manager of Development Services

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

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 31, 2017

Submitted by: Jason Smith, Manager of Development Services

Subject: Infill Development

Purpose / Introduction

To inform Council on infill development including the implications of proceeding and options for how to move forward.

Recommended Resolutions

1. That Council direct staff to proceed with further consideration of infill development by conducting a public information meeting to present the findings gathered to-date and solicit feedback for use in development of an Infill Development Policy and associated policy changes, as per the report dated January 31, 2017 from the Manager of Development Services regarding Infill Development;

And That staff be directed to report the public feedback to Council prior to development of an Infill Development Policy or drafting changes to associated policies.

OR

2. That Council direct staff not to proceed with further action on the issue of Infill Development.

OR

3. That Council provide alternative direction to staff on how to proceed.
-

Background

Infill development, which allows for additional development within an already developed area, has been discussed in the community for some time. There was some discussion of the possibility of infill development during the creation of the current Official Community Plan (OCP), adopted in 2014, but it was not included as it was indicated by the Village's planning consultant at the time that it would be more appropriately reviewed under the Zoning Bylaw update.

Report/Recommendation to Council

Infill Development

January 31, 2017

There was some continuing interest within the community to see the issue of infill development discussed more widely. As a result, the Mayor's Task Force on Land Use (Mayor's Task Force) was struck in early 2016 and met six times in March and April, 2016.

The mandate given to the Mayor's Task Force is as follows:

The Mayor's Task Force on Land Use shall conduct research for the following specified deliverables:

1. Define "infill"
2. Identify regulatory limitations
3. Identify potential impacts on the Village (e.g. financial, operational)
4. Identify possible Community Amenity Contributions to Village in-lieu
5. Identify how many parcels are potentially affected, and the possible parcel yield(s)

Subsequent to research and discussions, a written report shall be prepared for Council on behalf of the Task Force. The report must address each of the deliverables and any regulatory influences that they might have.

The Mayor's Task Force provided a report with a series of recommendations on how to move forward, should Council so choose, with infill development (Attachment 1). It was clear both in the mandate to the Mayor's Task Force and their recommendations that a blanket rezoning for RS-1 to ½ acre lots was not going to be considered.

The Mayor's Task Force articulated the following a policy statement that captured what they saw as the intent of infill development:

Infill zoning and subsequent development of a new residence will be done in such a way as to support the existing semi-rural nature of Anmore. Homes will blend into the neighbourhood and will be designed and adhere to the same setbacks as the existing neighbourhood. The premise behind infill is that it will enhance or at least not take away from the look and feel of the neighbourhood. Homes will be built in a like manner to existing homes.

The Mayor's Task Force began the process of identifying the area where infill development could be considered, namely properties in the RS-1 zone that are under 2 acres in size (meaning that they do not currently have the ability to subdivide under the existing zoning). An OCP amendment to allow for a density of 2 units per acre would be required. Additionally, the Mayor's Task Force identified the requirement that new lots have a minimum road frontage of 25 m. The 25 m frontage requirement would help to ensure adequate spacing between houses and that the Village's semi-rural character would be preserved.

Report/Recommendation to Council

Infill Development

January 31, 2017

Council received the report at their June 21, 2016 meeting and passed the following resolution:

"That Council receive the report from the Mayor's Task Force on Land Use for information; and that Council provide direction to staff to outline a work plan to analyze the directions outlined by the Mayor's Task Force on Land Use, including a public process."

Discussion

This report and its recommendations are intended to build off of the recommendations that the Mayor's Task Force made.

Number of Potential Infill Development Lots

To determine the number of potential infill development lots, staff engaged the BC Assessment Authority (BCAA) to conduct a property analysis of all the lots in the Village of Anmore and asked them to analyze properties based on the parameters identified by the Mayor's Task Force. The results of this analysis are attached in map form (Attachment 2).

Lot Sizes

The BCAA analysis identified a total of 367 lots between 0.9-1.99 acres in size in the RS-1 zone. The lot size parameter was expanded from 1 acre to 0.9 of an acre, as an earlier analysis excluded lots that many knew to be 1 acre in size. Further staff analysis identified that 5 of those lots were either civic or park, thus there are 362 privately owned lots in the RS-1 zone that are between 0.9-1.99 acres.

Road Frontage

The next parameter was to identify lots between 0.9 and 1.99 acres that have at least 50 m of frontage on an existing public road and thus would be able to be subdivided and create 2 new lots with 25 m frontage. The initial BCAA analysis identified 159 lots that met this requirement but further staff analysis identified the 5 lots that were either park or civic and an additional 7 lots that were either on a strata road or had frontage on an unconstructed road right of way. Removing those lots identifies a total of 147 privately owned lots that meet the size and road frontage parameters.

Hillside Residential or Steep Lots

Staff also considered an additional restriction where infill development could occur by excluding lots that are designated Hillside Residential in the existing OCP. Steeper lots are more challenging to develop and build on, in particular providing safe access and an adequate building site often requires retaining walls. On the steeper sites it is challenging to provide access with retaining walls that meet the existing zoning bylaw restrictions. The challenge of developing on steeper slopes is only exasperated by smaller lots.

Report/Recommendation to Council

Infill Development

January 31, 2017

The Hillside Residential designation is based on lots where a portion or all of the lot includes slopes equal to or greater than 20% and is shown in Schedule B2: Land Use Map in the OCP (Attachment 3). The underlying data used to identify the slopes was based on LIDAR and is accurate for these purposes. Staff have prepared a more detailed slopes map, based on the LIDAR data, that shows where the steepest areas of the Village are and also shows that there are properties that were arbitrarily included in the Hillside Residential designation even though large portions of the lot is under 20% slope. Therefore exceptions could be built into this parameter, for example the consideration of allowing infill lots where it can be shown that the new proposed lot has an average slope less than 20% based on natural grades. Taking the 147 lots that meet the requirements identified by the Mayor's Task Force and excluding those lots that are designated Hillside Residential (as per the current OCP definition), the number of potential infill lots is reduced to 70.

Current Development Potential

Staff conducted air photo and field analysis of these 70 potential lots to consider their current development potential. Nearly all of these lots have an existing home on the site and in many cases the placement of the existing home is such that it would preclude infill development as the placement of the home prevents the creation of 2 lots where the minimum frontage could be met and have both lots meet the setback requirements of the RS-1 zone. Based on this work, staff would estimate that there are 35 lots that would currently be eligible for infill development within all of the parameters without having to move or demolish the existing home.

The results of the BCAA and staff analysis are summarized in the following table:

Parameters	Privately Owned Lots 0.9-1.99 acres
No parameters	362
Minimum 50m frontage on public road	147
50m frontage and not Hillside Residential (as per current OCP definition)	70
50m frontage, not Hillside Residential, existing house location does not preclude subdivision	Approximately 35

Infrastructure Considerations

Roads

If Council chooses to allow infill development only in areas where there is existing public road and therefore no expansion to the existing road network, the impacts of infill development would be minimal in terms of upfront cost and ongoing maintenance. Based on conversations with the Village's engineering consultant, the addition of 30-70 new lots, and the associated vehicle traffic, would not have meaningful impact on increasing the maintenance requirements for the existing roads.

Report/Recommendation to Council

Infill Development

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Should Council choose to allow infill development to proceed in areas that would see the addition of new public roads, the initial construction cost would be required to be paid for by the proponent (as is typical in all subdivisions) but the ongoing maintenance of the new public road would be borne by the Village.

Water

Currently, all new lots created in the Village of Anmore are required to connect to the community water system for the provision of water services.

If Council chooses to allow infill development only in areas where there is existing public water infrastructure and not in areas that would require the extension of public water mains, then there is sufficient water capacity to service all of the new lots. The water mains are sized to deliver adequate fire flows during an emergency, which far exceeds the typical residential water demand.

Should Council choose to allow infill development to proceed in areas that would require the extension of public water mains to provide the necessary water service, the initial cost of construction would be required to be paid for by the proponent but the ongoing maintenance costs would be borne by the Village.

Septic

Proven septic capacity is a standard requirement for all new lots created in the Village and this would be the same for infill development. The siting of a septic system on a relatively flat ½ acre lot is generally achievable based on past experience.

Financial Implications

Infill development would have financial implications for the Village and could be an important step towards achieving financial sustainability.

Each new lot would be required to pay development cost charges (DCCs) of \$10,719 per lot, which could be used to pay for improved infrastructure.

Community Amenity Contributions (CACs) are commonly included with rezoning applications, such as the Village's current Comprehensive Developments (CD). The consideration of CACs was considered by the Mayor's Task Force and their recommendation was that Council direct staff to hire an outside consultant to assist staff in arriving at a reasonable, defensible amount that assists in the community's interests being achieved. The expectation of CACs could be prescribed in an Infill Development Policy with some consideration given for any in kind contribution of land for improved trails or negotiated on a site by site basis. There are several ways to calculate CACs. The two most common are:

- charging a flat rate per area; or
- negotiating on a portion of the value gained through the rezoning (lift).

Report/Recommendation to Council

Infill Development

January 31, 2017

These options would be considered by staff and a consultant (upon approval of funds). It is important to note that Council may consider any form of CAC on a per rezoning basis. CACs may include any contribution which would benefit the community as a whole and does not need to be in the form of cash. An example of such would include contributions towards the construction of a new Village Hall and other infrastructure improvements not directly related to the rezoning.

There would also be increased property tax revenue generated by each new lot. As a comparison, the typical ½ acre lot in Ravenswood paid an average of \$6,400 per year (2015) in property tax. The Village does not receive all of these funds but typically receives about 38% of the total property tax (including the Fixed Asset Levy). Therefore the Village could expect approximately \$2,400 per new lot created through infill development.

There are costs associated with each new lot created in the Village as there would be increased demand for services that are not covered by fees and charges. These types of services include bylaw enforcement, general enquiries and the managing of billing. While there is currently sufficient capacity to manage these with the existing staffing complement, as the Village grows there may be the need to hire additional staff to maintain a level of service that residents expect. Allowing infill development could potentially result in new staff being required sooner than under existing development conditions. Conversely, technological advances and process efficiencies may result in current staffing levels being sufficient.

As mentioned earlier in this report, infill development restricted to using existing infrastructure would not have a significant impact on infrastructure maintenance costs and the increased revenue from these lots could help defray current infrastructure costs.

It is staff's view that permitting infill development on existing infrastructure would improve the Village's financial sustainability through the collection of DCCs, CACs and ongoing property tax revenue.

Preservation of semi-rural character

The Mayor's Task Force was clear that if infill development were to be permitted in the Village, the development would be required to maintain or enhance the existing semi-rural character of the Village. Minimum road frontages are one means to do so.

Additional ideas that could help preserve the semi-rural character and mitigate impacts on the existing neighbourhood include:

- Tree retention/replanting consistent with other CD developments
- Guidelines on the form and character of the new homes and accessory buildings
- House sizes that are relative to the size of an existing home on the lot
- Rules concerning landscaping and retaining walls

Report/Recommendation to Council

Infill Development

January 31, 2017

Council's and the public's input would be crucial to determine how best to preserve the semi-rural character of the Village, if infill development were to be permitted. To ensure this, staff is proposing that all infill development go through a rezoning process, similar to a Comprehensive Development (CD) rezoning process.

Potential Next Steps

Should Council wish to proceed with further consideration of infill development, the first recommendation by staff would be to present the information gathered to-date to the public in order to solicit their feedback and comments.

Once public feedback is reported back to Council and if Council directs staff to continue with further consideration of infill development, the following policy changes would be recommended:

1. An OCP amendment that captures the broad intent, along the lines of what Mayor's Task Force identified, with some possible additional items added – as discussed later in this report.
2. The development of an Infill Development Policy to be adopted by Council as a means to guide all infill development rezoning applications.

OCP Amendment

The OCP is a high level policy document that guides development in the Village. It is not itself a regulatory tool, but instead provides policy direction to regulatory tools, such as the zoning bylaw. As such, it is common for a local government to make multiple amendments to its OCP in between more significant updates.

The current the maximum density in the OCP is 1.8 units per acre for the creation of CD zones.

If Council would like to proceed with drafting an OCP amendment, then language from the policy statement developed by the Mayor's Task Force would form the basis of the OCP language.

If, as the Mayor's Task Force recommends, Council wishes to enable 1 acre lots in the RS-1 zone to be subdivided into ½ acre parcels then the OCP will need to be amended to allow for densities up to 2 units per acre.

The area where infill development would be permitted will need to be identified. The Mayor's Task Force began to define this area as lots in the RS-1 zone that are less than 2 acres.

As discussed earlier in this report, Council could also consider limiting infill development to properties outside of the Hillside Residential area (as identified in the OCP) or by other criteria.

Another possible limitation, that would address the financial sustainability issue, would be to restrict infill development to areas that do not require any expansion of Village infrastructure, namely roads and water.

Report/Recommendation to Council

Infill Development

January 31, 2017

Infill Development Policy

The intent of an Infill Development Policy would be to make clear Council's and the community's expectations with regards to infill development and would assist in clearly outlining the rezoning process.

While density and land use would be set out in the OCP, an Infill Development Policy could outline expectations around design details (including form and character and house sizing), the requirement to meet RS-1 setbacks, road frontage requirements, the minimum and maximum parcel sizes that would be considered for infill development, approaches to lot and/or road frontage averaging, environmental considerations, and CAC expectations.

Zoning Bylaw Changes

As proposed, all infill development would be required to go through the rezoning process in order to ensure Council oversight and control of the process.

The Mayor's Task Force discussed the possibility of creating a generic infill development zone within the zoning bylaw. It is staff's view that this would be premature at this point as it is challenging to anticipate all of the unique characteristics of potential infill development sites and write a zone that would accommodate all of them. The Infill Development Policy would contain many of the details that would be found in an infill development zone. Should Council choose to proceed with infill development, the first few proposals could have their own unique zones written for them, similar to the CD zones. If consistent patterns emerge as staff monitor development proposals and approvals, an infill development zone could subsequently be drafted.

Financial Implications

See section earlier in the report for a description of the financial implications of infill development.

Communications / Civic Engagement

There is a need for further public consultation on this matter as permitting infill development would be a change from the current development pattern in much of the Village. Should Council desire to move forward with considering infill development, a public meeting(s) presenting this information and soliciting input and opinions from Village residents should be held. The intent of this public engagement would be to gather as wide a range of views as possible to help inform any OCP amendment and Infill Development Policy.

Efforts to inform all residents will be made if Council chooses to proceed by utilizing the website, social media and a mail out to all residents.

Report/Recommendation to Council

Infill Development

January 31, 2017

Council Strategic Plan Objectives

Proceeding with infill development would help realize Council Strategic Plan Objectives with regards to Financial Sustainability, Exploring Diversity in Land Use, and Enriching the Community through enhanced community amenities.

Attachments:

1. Mayor's Task Force on Land Use – Infill Zoning Report dated June 10, 2016.
2. BCAA Map – Potential Infill Development
3. OCP Schedule B2: Land Use Map
4. Village of Anmore Slopes Map

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



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: June 10, 2016
Submitted by: Mayor's Task Force on Land Use
Subject: Infill Zoning

Purpose / Introduction

To provide Council with a written report produced by the Mayor's Task Force on Land Use ("Task Force") as per the Terms of Reference, approved by Mayor McEwen on March 9, 2016 (see Appendix A).

The Task Force consisted of the following members:

- Herb Mueckel, Chair
- Doug Salberg, Vice Chair
- Kim Trowbridge, Councillor
- Paul Weverink, Councillor

In addition, the Task Force had the resources of the Village of Anmore (Village) planners, CitySpaces, at our disposal. In particular, Kate Lambert was in attendance at all meetings.

The Task Force met throughout the month of March and April, 2016. The Task Force findings are included in this report.

Background

Over the last two years, several residents of Anmore have requested that Council consider the possibility of allowing residents in the RS1 zone to sub-divide their lots. This process has been referred to as "Infill". The Task Force was asked to research the possibility of allowing this and to determine what the process would be to achieve this. The Task Force was not asked to provide an opinion as to the merits of moving forward with this.

Policy

If Council was to move forward with creating a new Infill zone it was agreed unanimously and strongly by all participants of the Task Force that the Infill zone should include a policy statement defining the zone. The policy statement would be crafted to provide underlining guidance to the zone and would include:

Infill zoning and subsequent development of a new residence will be done in such a way as to support the existing semi-rural nature of Anmore. Homes will blend into the neighbourhood and

Report/Recommendation to Council

Infill Zoning

June 10, 2016

will be designed and will adhere to the same setbacks as the existing neighbourhood. The premise behind infill is that it will enhance or at least not take away from the look and feel of the neighbourhood. Homes will be built in a like manner to existing homes.

Discussion

1. DEFINING INFILL

Infill is intended to allow property owners within the current RS1 zone to split (subdivide) their existing lot. Infill is applicable to those homes currently under the RS1 zone only and would apply to lots that are less than 2 acres in size. Lots equal to or greater than 2 acres are currently able to subdivide to two one acre lots.

2. REGULATORY LIMITATIONS (see Appendix B)

In order for an Infill zone to be created, CitySpaces have advised the following process would need to be followed:

- A. Amend Official Community Plan (OCP), changing density from the current 1.8 units per acre to a new density of 2 units per acre in the Infill zone. This would be an amendment to the current OCP and would require a public hearing. The result of this amendment would be that the maximum density in the Village would be changed to 2 units per acre from the current 1.8 units per acre for the new Infill zone only.
- B. A new zone would need to be created, the Infill zone, which would also require a public hearing.

It is the Task Force's understanding that an update of the zoning bylaw is currently under way. Assuming there is a desire by Council to move forward, the Infill zone could be included in the zoning bylaw update and the public process required to update the zoning bylaw.

Task Force Recommendations:

- Infill zone to be created only within the RS-1 zone for existing lots less than 2 acres;
- Village Engineer must be satisfied that infrastructure (water, etc.) is sufficient;
- Fire Chief's input would be required in regards to fire safety impact;
- In general it is anticipated that newly created lots would be ½ acre lots, however the Task Force has agreed that in certain circumstances property owners may desire to split a lot where one of the lots would not be ½ acre in size. Therefore, under lot averaging we propose to allow a minimum lot size of 1/3 acre (1,349 m²). Under lot averaging all other requirements would need to be satisfied.

Report/Recommendation to Council

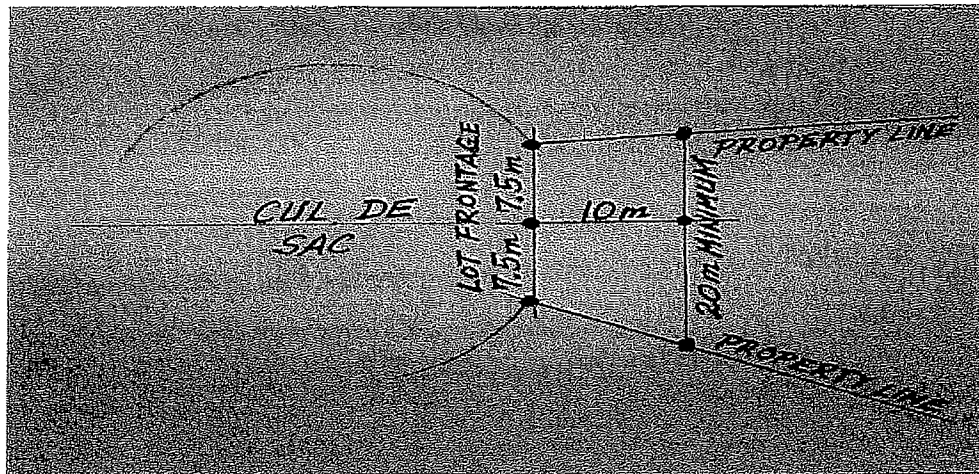
Infill Zoning

June 10, 2016

In addition, we may have circumstances where because of a Community Amenity Contribution (CAC) (i.e. trail access), a lot does not adhere to the $\frac{1}{4}$ acre minimum; this would be allowed and reviewed on a case by case basis.

Additional Recommendations:

- Panhandles to divide a 1 acre lot – Shall be considered when meeting minimum lot frontage of 83.5 ft inclusive of pan handle width.
- Minimum lot frontage - Same as RS1 Zone = 25.45 m (83.5 ft) minimum
- Minimum lot frontage - When lot size averaging, first lot = 25.45 m (83.5 ft) minimum
- Minimum lot frontage - When lot size averaging, second lot = 19.35 m (63.5 ft) minimum
- Minimum lot frontage in a cul-de-sac – see sketch below



The following regulations should be the same as the RS1 zone:

- Lot coverage on new lot
- Building setbacks
- Height restrictions
- Accessory buildings (however no more than one accessory building on a new lot, existing lot would be grandfathered)
- Off-street parking
- Accessory suites
- Home occupation
- Boarding
- Bed and breakfast

In addition, the Infill zone should:

- Adhere to 20% Tree Retention or Replanting, as per Anmore Tree Management Bylaw
- Adhere to the Village's Watercourse Protection Development Permit Area

Report/Recommendation to Council

Infill Zoning

June 10, 2016

3. POTENTIAL IMPACTS ON THE VILLAGE

Financial

- Village to collect fees for rezoning, subdivision and DCC charges and other related permit fees
- Community Amenity Contributions to be implemented (see Section 4)
- Additional lots and homes added to tax base
- More efficient use of existing services

Operational

- Increase demand on services, infrastructure and Village staff resources

4. COMMUNITY AMENITY CONTRIBUTIONS TO VILLAGE IN-LIEU

The Task Force believes it is appropriate that residents of the Village wishing to proceed with subdividing, assuming adoption of the Infill zone, would be willing to provide a Community Amenity Contribution for the betterment of all Anmore residents.

A Community Amenity Contribution could be in either in the form of land or cash in lieu. In the situation proposed under Infill most properties would not be able to contribute land. Having said that the Task Force wishes to include land here as in certain unique situations a resident might be able to contribute land in the form of a trail access perhaps connecting two separate streets with a trail right of way. In our opinion this would be a welcome contribution as it would help with the connectivity of our trail network.

In regards to the other option the task force has considered CACs for the new infill zone (should it be created), in the context of providing value to the village at large. To that end we looked for current models to follow, in order to maximize value to the village, while maintaining a sense of reasonableness. We also wanted to have a formula that is supportable by way of comparable(s) and logic but not so complicated that it is difficult to support or derive its origins.

We contemplated several methods that respect the rules governing CAC creation (see appendix C) but found them to all relate to developments and subdivisions which are aimed at creating multiple lots, in a single location. It is difficult to apply these rules and policies to individual lots created one at a time in multiple locations around the village. As a result, we recommend that the Village enlist the services of an appraiser to assist in the establishment of an appropriate CAC formula.

5. IDENTIFYING POTENTIALLY AFFECTED NUMBER (YIELD) OF AFFECTED PROPERTIES

The Task Force did not attempt to identify the number of affected properties. As a group we felt this task would be better left to the staff of the Village of Anmore.

Conclusion

By way of comment we offer the following:

Report/Recommendation to Council

Infill Zoning

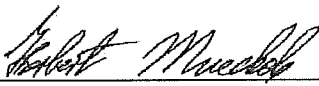

June 10, 2016

The ability to sub-divide an existing lot would be based on the parameters as outlined above. Many residents who might qualify may have no interest in proceeding. Many lots that might qualify currently have homes situated in such a way that they could not sub-divide without re-locating their home.

The Task Force feels that depending on the specifics of a particular piece of property there may very well be many impediments to sub-dividing. Having said that, there are residents who are well set up to do this and indeed their homes were located on their properties specifically in anticipation of this.

Attachments:

1. Appendix A – Terms of Reference
2. Appendix B – RS1 zone regulations (excerpt from Village of Anmore Zoning Bylaw No. 374, 2004)

Prepared by:	
 _____ On behalf of the Mayor's Task Force on Land Use Herb Mueckel, Chair	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer's Comment/Concurrence  _____ Chief Administrative Officer	
Corporate Review Corporate Officer	Initials I CM

APPENDIX "A"

MAYOR'S TASK FORCE ON LAND USE TERMS OF REFERENCE



Governance

The Mayor's Task Force on Land Use is governed by the applicable provisions in the *Local Government Act, Community Charter, Anmore Procedure Bylaw* and *Code of Conduct*.

Purpose

The purpose of these Terms of Reference is to address items that are not dealt with in the *Local Government Act, Community Charter, Anmore Procedure Bylaw* and *Code of Conduct*.

Mandate

The Mayor's Task Force on Land Use shall conduct research for the following specified deliverables:

1. Define "infill"
2. Identify regulatory limitations
3. Identify potential impacts on the Village (e.g. financial, operational)
4. Identify possible Community Amenity Contributions to Village in-lieu
5. Identify how many parcels are potentially affected, and the possible parcel yield(s)

Subsequent to research and discussions, a written report shall be prepared for Council on behalf of the Task Force. The report must address each of the deliverables and any regulatory influences that they might have.

Membership

Membership has been established by the Mayor and is comprised of four members: two Councillors and two resident or non-resident property owners.

Members shall elect one member to act as Chair.

The term of appointment will commence in March 2016 and will conclude in 2016. The Task Force will not be renewed.

A quorum is a majority of all members of the Task Force.

As referenced in the *Anmore Procedure Bylaw*, the Mayor is an ex-officio of the Task Force and when present may constitute a quorum.

Decision Making and Recommendations

No decision making or recommendations are requested of the Task Force.

Meetings

At its first meeting, the Task Force will establish a meeting schedule and the Chair shall provide the schedule to the Manager of Corporate Services. The Task Force will only meet on dates previously scheduled, unless alternative arrangements have been made with the Manager of Corporate Services and proper notification has been provided to Task Force members and the public.

Public and Developer Involvement

All meetings of the Mayor's Task Force on Land Use shall be open to the public. The Task Force is not permitted to meet In-Camera.

Members of the public who attend the meetings are present as observers. No input from the public or a developer will be considered at a meeting. If a public member or a developer wants to present information or questions to the Task Force, they are requested to do so outside of the meeting.

Written documents received by a Task Force member by a member of the public or a developer shall be provided to the Manager of Corporate Services for the Village's records.

Staff Involvement

When requested by the Task Force, staff or a staff representative will attend a meeting in a technical capacity only. Attendance by staff or a staff representative will not constitute quorum.

Agendas

Agendas and supporting materials shall be distributed in advance of a meeting by staff. Subsequent to the first meeting, staff will prepare the agenda in consultation with the Mayor and/or the Chair. Agendas shall be circulated by email 72 hours prior to the meeting and shall be posted to the website, in accordance with the Procedure Bylaw.

Minutes

Minutes of all meetings shall be electronically recorded for the purpose of transcription by staff. Staff will attempt to prepare the draft minutes for review and adoption at the next scheduled meeting.

APPROVED BY MAYOR JOHN McEWEN ON:	MARCH 9, 2016
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APPROVED BY THE TASK FORCE ON:	
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APPENDIX "B"

302 • RESIDENTIAL 1

RS-1

This zone is intended to provide land solely for the purpose of single family housing housing.

302.1 Permitted Land Uses

Minimum Lot Size^(a)

One Family Residential	4047 m ²
Home Occupation ^(b)	n/a
Bed and Breakfast ^(c)	n/a
Boarding	n/a
Accessory Suite ^(d)	n/a
Accessory Uses	n/a

- (a) For subdivision exemptions, see Section 404.
- (b) Home Occupation shall be subject to the requirements of Section 207.
- (c) Bed and Breakfast shall be subject to the requirements of Section 220.
- (d) Accessory Suite shall be subject to the requirements of Section 210.

302.2 Buildings and Structures Maximum

Maximum Maximum

Number Size Height

Principal Buildings	1 ^(a)	0.25 FAR ^(b)	10 m
Accessory Buildings and Structures	2	25% - 100 m ^{2(c)}	7 m ^(d)

- (a) May be increased to two One-Family Residential dwellings, provided that the lot size is greater than 0.8 ha.
- (b) The maximum Gross Floor Area for the principal building and all accessory buildings on the parcel shall not exceed a Floor Area Ratio (FAR) of 0.25, except that:
 - (i) in cases where all buildings are sited on a parcel in such a manner that all the setbacks for all the buildings are increased 1.5 m beyond that which are required pursuant to Section 302.3 for every 152 m² of additional floor area;
 - (ii) notwithstanding this restriction, a principal building with a Gross Floor Area of not more than 232.4 square meters will be permitted on any parcel; and
- (c) The maximum Gross Floor Area inclusive of parking areas and basements of all accessory buildings on a parcel shall not exceed 25% of the Gross Floor Area of the principal dwelling up to a maximum of 100 square meters. Notwithstanding this restriction, an accessory building of not more than 55.7 square meters will be permitted on any parcel.
- (d) Maximum height of fence is subject to Section 215.

302.3 Minimum Building Setbacks

Use	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	10 m ^(a)	7.6 m	7.6 m	5m
Accessory Buildings and Structures	10 m	7.6 m	7.6 m	5 m

- (a) For a lot that is less than 4047 m², the front lot line setback may be reduced to 7.6 m.

302.4 Off-Street Parking

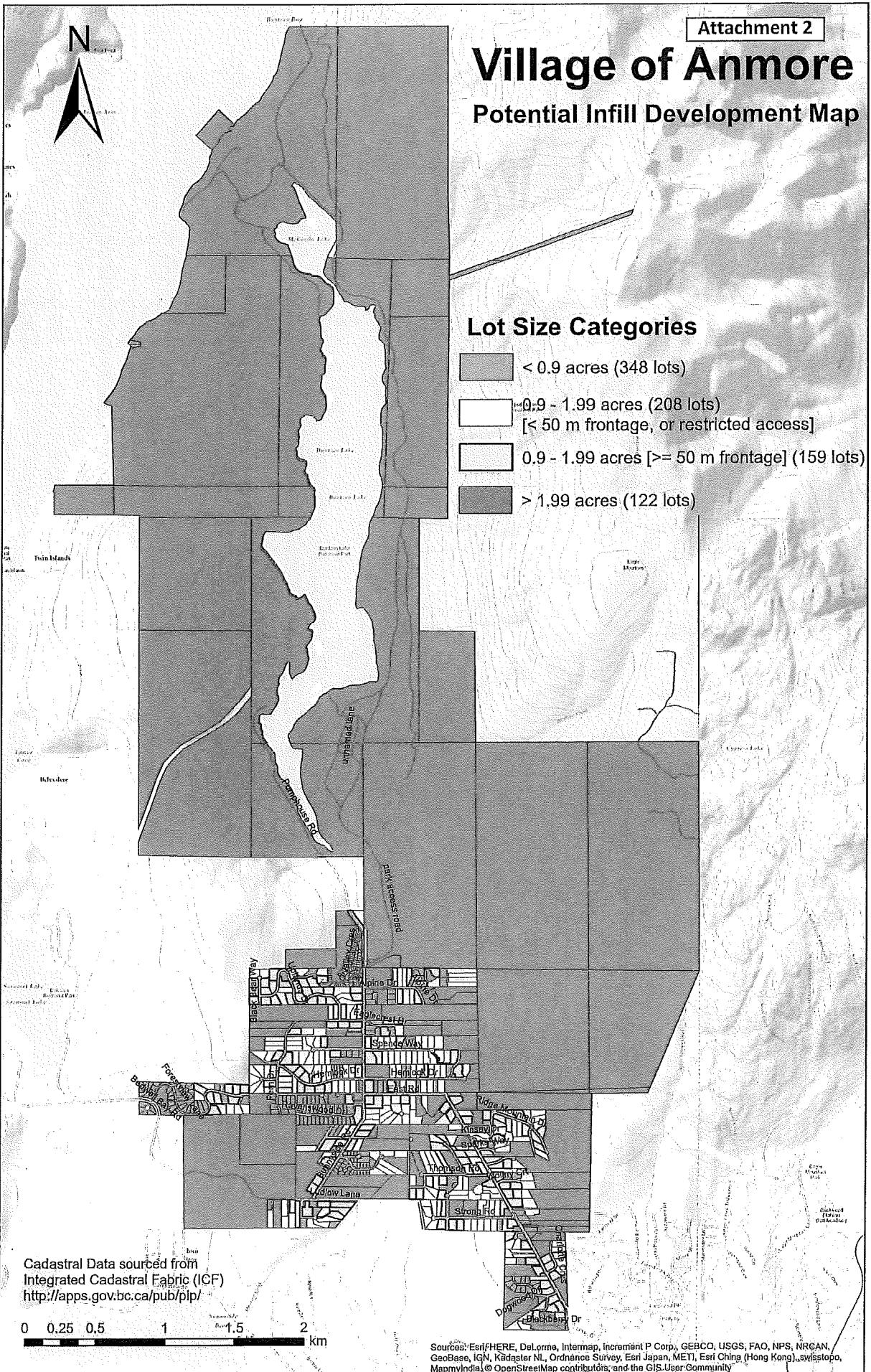
Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:

- (a) 2 spaces per dwelling unit;
- (b) 1 space per employee for home occupation;
- (c) 1 space per boarder;
- (d) 2 spaces per accessory suite.

302.5 Maximum Lot Coverage: 20%











Village of Anmore

Potential Infill Development Map



SCHEDULE B2: LAND USE MAP (DETAILED)

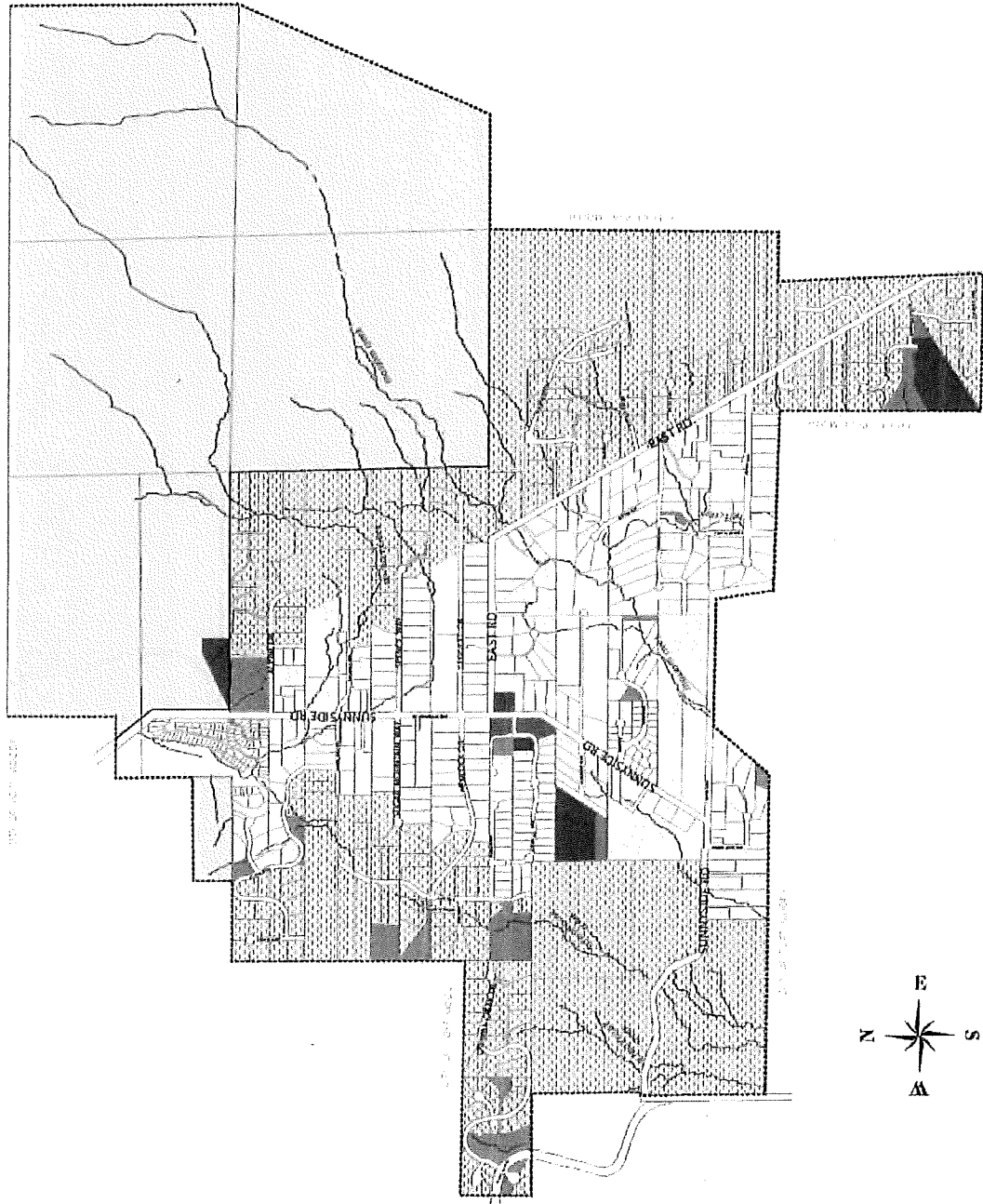
LEGEND

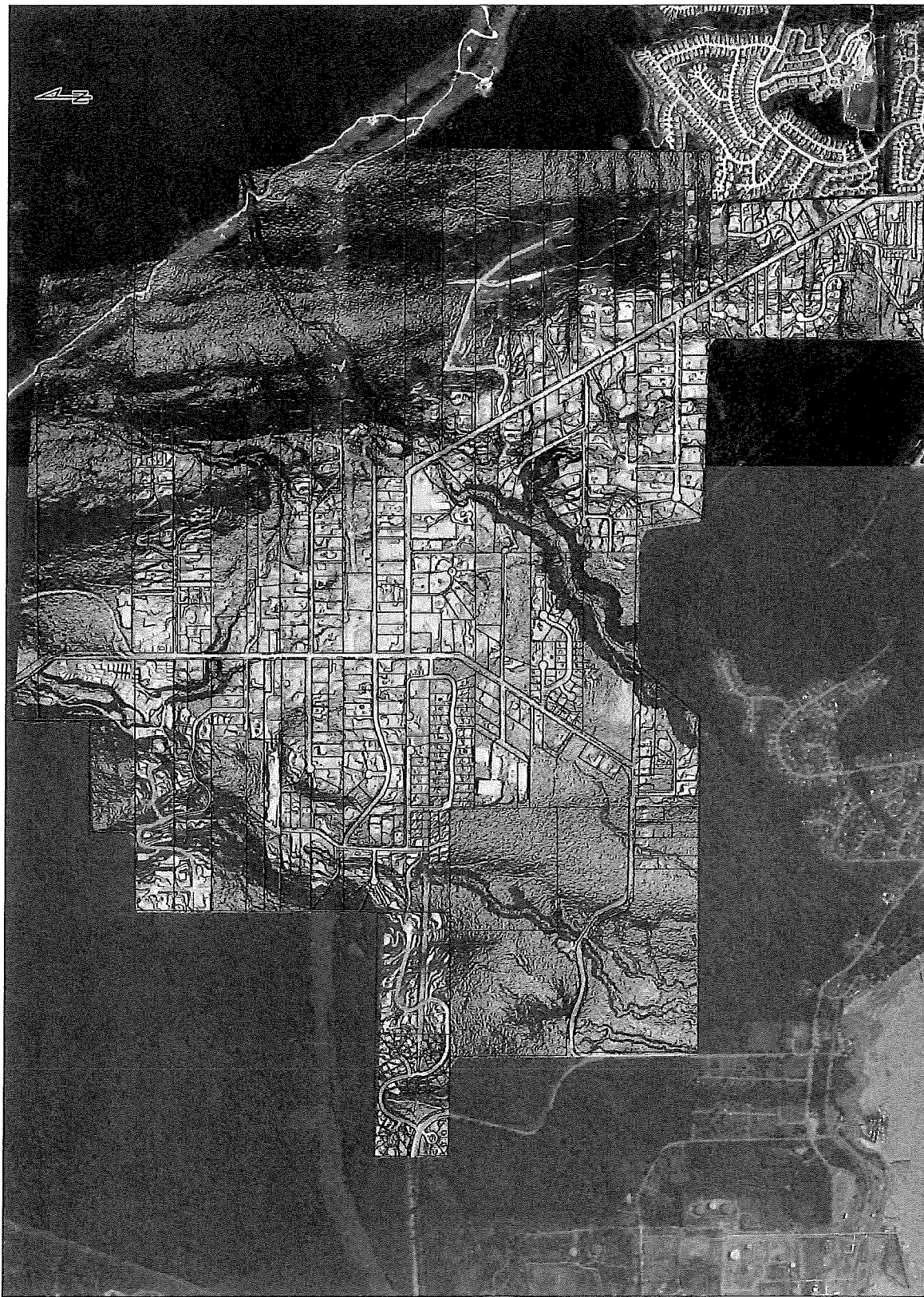
-  Residential
-  Hillside Residential
-  Parks
-  Conservation & Recreation
-  Commercial
-  Institutional
-  Village Centre Commercial
-  Watercourses
-  Municipal Boundary
-  Right of Way



2497 Turnpike Road, Anmore, BC, V3H 5G9 Ph: (604) 469-7877

THE VILLAGE OF ANMORE DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THIS MAP AS IT IS INTENDED FOR GENERAL REFERENCE ONLY. LAST UPDATED MARCH 2014.





DRAFT OCP AMENDMENT**Policy RLU-16**

The Village supports infill development and subsequent creation of a new residences that maintain the existing semi-rural nature of Anmore. Infill development is the creation of new parcels within the existing developed area of the Village of Anmore that are serviced by existing infrastructure. The intent of infill development is that it will enhance and not take away from the look and feel of the neighbourhood – it is expected that any new infill homes will blend into the existing neighbourhood, minimize the disturbance to natural environment and will adhere to the same setbacks as the existing neighbourhood. Infill development should be guided by an Infill Development Policy that outlines the specific requirements that the community expects from infill development to ensure that it meets the intent of this policy.

The maximum density allowed for infill development is 2.04 parcels per acre.

Parcels that are eligible for consideration under this policy must:

1. Not have been created through a previous comprehensive development plan;
2. Be between 3925 m² and 8094 m² in area;
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
4. Can identify a building site(s) that are equal to or less than 20% slope;
5. Not require the extension or expansion of any Village road or water infrastructure;
6. Have at least 50 m of frontage on a public highway; and
7. Have been in existence for a least 10 years.

Infill Development Policy

Infill development is the creation of new parcels and homes within the already developed area of Anmore. To ensure that this new development maintains and enhances the semi-rural character of the Village the Infill Development Policy has been developed. The policy is intended to provide guidelines and to articulate the community's expectations as to how infill development should take shape. It should be noted that the policy is a framework for determining possible public benefits related to development and does not limit Council's ability to reject or approve such applications.

1. Parcel Sizes

- The maximum density that is permitted in the Official Community Plan (OCP) for infill development is 2.04 parcels per acre. The expectation is that most new parcels created through infill development will be approximately ½ acre in size. Parcels as small as 1/3 of an acre will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

2. Road Frontage

- To maintain the semi-rural character and to maintain green space between homes, all parcels created through infill development must have a 25 m frontage on a public highway.

3. Setbacks and parcel coverage

- To maintain the Village of Anmore's semi-rural character and to ensure that new development is consistent with the existing development in the neighbourhood, the RS-1 setbacks and parcel coverage requirements must be maintained for all parcels.

4. House sizes

- House size shall be associated to parcel size and homes built on an acre can be twice the size of a half-acre. If an existing principal dwelling and accessory buildings are to be maintained on one of the new parcels, the floor area that is in excess of the requirements for the new parcel containing the existing structures should be subtracted from the permitted floor area on the newly created parcel(s) that do not contain existing structures to help ensure that the semi-rural character is maintained and that the landscape not be dominated by large buildings that are not in keeping with the parcel size. The restriction on floor area for the newly created parcel should be covenanted and kept in place for 10 years. After 10 years than the current zoning restrictions would come into full effect (currently 25% of parcel size). If more than two parcels are being created through infill development and there is a circumstance where existing buildings

are being maintained on one of the parcels the floor area restriction should be divided equally amongst the new parcels.

5. Community Amenity Contributions

- To ensure that infill development enhances the larger community, amenities will be expected, the following amenities are seen as particularly desirable for the community:
 - o Trails – provision of trails, dedicated as part of a public right of way, will be considered to enhance connectivity throughout the Village;
 - o Riparian Areas – Protection of the natural environment is an important value for the Village and preserving riparian areas in public ownership is an important component of protecting this valuable resource; and/or
 - o New Community Space/Municipal Hall – The Village needs a community gathering space and a new municipal hall. This is a costly project for a Village with limited financial means.

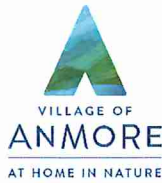
To realize these amenities a community amenity contribution target of \$150,000.00 has been established based on an analysis provided by G.P. Rollo and Associates. A combination of land and financial contribution will be considered where feasible and it is in the community's interest.

6. Tree Retention

- Trees and green space are an important component of the semi-rural character of the Village. Infill development proposals should pursue tree retention and protection plans that exceed to current 20% retention requirement in the Tree Cutting Bylaw for both parcels. Trees along the road frontage and between homes are particularly important in maintain the semi-rural character.

7. Infrastructure

- Financial sustainability is imperative for the Village, therefore any proposed infill development must not require the expansion of public infrastructure, in particular new roads and water lines.



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: February 28, 2018

Submitted by: Juli Halliwell, Chief Administrative Officer

Subject: Upper Spirit Park Improvements – Landscape Architect Selection

Purpose / Introduction

To obtain Council approval for the award of landscape architect services relating to improvements at Upper Spirit Park.

Recommended Options

- 1. That Council approve the award of landscape architectural design services to ISL Engineering and Land Services for a contract price of \$10,265, exclusive of GST.**
-

Background

The 2018-2022 5 Year Financial Plan was adopted on February 20, 2018. During the deliberation regarding the financial plan, Council directed staff to bring forward all expenditures related to the Village Centre Site Development Plan including (for 2018): Sunnyside Road Improvements and Parking, Ravenswood Road Realignment, Upper Spirit Park Improvements and Village Centre Septic Upgrade.

Discussion

Staff requested three quotes for landscape architect services related to Upper Spirit Park Improvements. Two quotes were received by the required deadline. The consultants were requested to provide a quote for services based on the Village Centre Site Development Plan and specifically asked for the design to consider the following:

- Address drainage concerns
- Ensure adequate power (electrical) for community events
- Conduct a stakeholder meeting with the Anmore Garden Club for history and to note significant areas within upper Spirit Park (i.e. Chelsea's Corner)
- Reuse of existing playground equipment (no new equipment to be purchased)

Report/Recommendation to Council

Upper Spirit Park Improvements – Landscape Architect Selection

February 28, 2018

Quotes were received from Greenway Landscape Architecture and ISL Engineering and Land Services. Both firms provide consultants who are British Columbia Society of Landscape Architects (BCSLA) registered.

In addition to cost alone, of note to consider is that ISL Engineering and Land Services currently provides the Village with engineering and environmental consulting services. This provides internal expertise in the operation of the Village. Greenway Landscape Architecture have been engaged by the Anmore Elementary School Parent Advisory Committee (PAC) for the design of the Naturescape play space at the elementary school. As a result, both firms possess familiarity with Anmore.

Construction, following approval of the final design, must be completed in time for the Sasamat Volunteer Fire Department's (SVFD) 40th Anniversary Celebration, which is occurring at Spirit Park on July 7, 2018. Therefore, awarding of these services in a timely fashion is imperative.

Other Options

- 1. That Council approve the award of landscape architectural design services to Greenway Landscape Architecture for a contract price of \$12,000, exclusive of GST.**

OR

- 2. That Council direct staff not to proceed with the hiring of a landscape architect as it relates to Upper Spirit Park Improvements.**

OR

- 3. That Council direct staff to solicit additional quotes and bring back the additional information for further Council consideration.**

Financial Implications

The approved budget for the Upper Spirit Park Improvements project is \$75,000. It is anticipated that this budget will be adequate to ensure the design and all construction requirements are completed.

Report/Recommendation to Council

Upper Spirit Park Improvements – Landscape Architect Selection

February 28, 2018

Communications / Civic Engagement

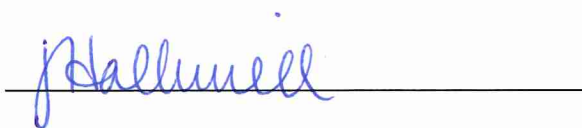
As noted in the request of the consultants, engagement with the Anmore Garden Club will be a key component to this project and the design. There are historically significant areas of the park that will require careful consideration, such as Chelsea's Corner. If requested, final design of the park could be brought forward to Council for approval. However, consideration must be given for timelines as the work must be completed ahead of the SVFD's 40th Anniversary Celebration.

Discussion will also take place with members of the community who have been integral in delivering Village community events to ensure adequate power and placement is determined.

Corporate Strategic Plan Objectives

This work aligns with Council's Corporate Strategic Plan Objective to Create a Community Gathering Place and follows the Village Centre Site Development Plan adopted by Council.

Prepared by:



Juli Halliwell

Chief Administrative Officer

FEB 26 2018

Board and Information Services, Legal and Legislative Services
Tel. 604 432.6250 Fax 604 451.6686

File: CR-12-01
Ref: RDP 2018 Feb 23

Christine Baird, Manager of Corporate Services
Village of Anmore
2697 Sunnyside Road, RR1
Anmore, BC V3H 5G9

Dear Ms. Baird:

Re: Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1260

At its February 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018*; directed staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function; and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

I respectfully ask that this matter be included on Council agenda. A sample resolution is set out below for your convenience:

"The Council of _____ approves adoption of *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018* by providing consent on behalf of the electors."

A response, including Council resolution, to my attention by March 9, 2018 is appreciated. Should you have questions or need clarification, I can be reached at 604.432.6338 or by email at chris.plagnol@metrovancover.org.

Yours truly,



Chris Ragnol
Corporate Officer

CP/kh

RECEIVED

FEB 26 2018

VILLAGE OF
ANMORE 

Encl: Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018
Regional Parks Service Amendment Bylaw No 1260, dated February 19, 2018

24614992

**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1260, 2018**

**A Bylaw to Amend Greater Vancouver Regional District
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005**

BACKGROUND:

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District was granted the function of regional parks (the **"Regional Parks Service"**), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. One of the member municipalities of the former Vancouver-Fraser Park District was the former District of Matsqui, which was not within the boundaries of the MVRD;
- C. On January 1, 1995, the former District of Matsqui and the former District of Abbotsford were incorporated as the City of Abbotsford;
- D. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005", a bylaw to convert the Regional Parks Service and to amend the participating areas to include the area within the boundaries of the former District of Abbotsford, such that the whole of the City of Abbotsford became a municipal participating area for the Regional Parks Service;
- E. The City of Abbotsford has consented to an amendment to the "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005", to remove the City of Abbotsford as a participating area from the Regional Parks Service;
- F. The Board of Directors of the Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005";
- G. Two-thirds of the participants in the Regional Parks Service have consented to the adoption of this Bylaw to amend the "Greater Vancouver Regional District Parks Service Conversion and Amendment Bylaw No. 1024, 2005".

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

1. The Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005 (the "**Bylaw**") is hereby amended as follows:
 - a) By deleting section 2 of the Bylaw; and
 - b) In section 3 of the Bylaw, by striking the phrase "City of Abbotsford" in its entirety.
2. This bylaw may be cited as "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018".

READ A FIRST TIME THIS 23 day of February, 2018.

READ A SECOND TIME THIS 23 day of February, 2018.

READ A THIRD TIME THIS 23 day of February, 2018.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____, 2018.

PASSED AND FINALLY ADOPTED THIS _____ day of _____, 2018.

Greg Moore, Chair

Chris Plagnol, Corporate Officer

To: MVRD Board

From: Chris Plagnol, Corporate Officer

Date: February 19, 2018

Meeting Date: February 23, 2018

Subject: **Regional Parks Service Amendment Bylaw No. 1260**

RECOMMENDATION

That the MVRD Board:

- a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018*; and
 - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018* to the Inspector of Municipalities for approval.
-

PURPOSE

To consider first, second and third reading of the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018* that will initiate the withdrawal of the City of Abbotsford as a participant in the regional parks function, and to direct staff to seek consent of at least 2/3 of the participants in the regional parks function in relation to the withdrawal of the City of Abbotsford as a participant.

BACKGROUND

On January 26, 2018, the MVRD Board furthered the withdrawal of the City of Abbotsford as a participant in the MVRD Regional Parks Service by giving second and third reading to the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1255, 2017*, and by directing staff to seek consent of the participants for the Amending Bylaw.

This Amending Bylaw had been previously provided to the Ministry of Municipal Affairs and Housing for its preliminary consideration and to highlight any areas of concern given the complexity of the matter.

On February 15, 2018, the Ministry informed Metro Vancouver that after further investigation, the Amending Bylaw 1255 could not be approved by the Inspector of Municipalities. The Bylaw contained a reference to an Order-in-Council which the Ministry reasoned could not override the statutory requirements for operating a park outside the boundaries of the regional district. On that basis, the Inspector of Municipalities has indicated that the Amending Bylaw cannot be approved, but has recommended a new Amending Bylaw be prepared.

This report brings forward a new Amending Bylaw to initiate the withdrawal of the City of Abbotsford as a participant in the regional parks function.

MVRD REGIONAL PARKS AMENDING BYLAW

The adoption of a bylaw to amend the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* is required to facilitate the withdrawal of the City of Abbotsford from the Metro Vancouver Regional Parks function. If approved, the Amending Bylaw will amend the participants in the service area by removing the City of Abbotsford as a participant under section 2 and section 3 of Conversion Bylaw 1024.

The proposed Amending Bylaw 1260 is substantially similar to the former Amending Bylaw 1255 (which will be abandoned) except it no longer contains a clause intended to continue park operations outside the boundaries of the regional district. A complete background on various elements of Abbotsford's withdrawal from the service was provided in the report dated January 26, 2018, titled "Regional Parks Service Amendment Bylaw No. 1255".

The new Amending Bylaw is before the Board for first, second and third reading. Once third reading is given, the Amending Bylaw will be circulated to all service area participants (which includes the City of Abbotsford) to obtain their consent to the adoption of the Bylaw. Two-thirds consent of participants is required before the Amending Bylaw can be considered for adoption by the Board. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval.

ALTERNATIVES

1. That the MVRD Board:
 - a) give first, second and third reading to *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018*; and
 - b) direct staff to seek consent of at least 2/3 of the participants to amend the service area to remove Abbotsford as a participant in the regional park function, and following that, forward the *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018* to the Inspector of Municipalities for approval.
2. That the MVRD Board receive for information the report dated February 19, 2018, titled "Regional Parks Service Amendment Bylaw No. 1260" and provide alternate direction.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, the financial implications include an adjustment to Metro Vancouver's 2018 Annual Budget and Financial Plan (which will be brought forward in March), a reimbursement from the Fraser Valley Regional District on the City of Abbotsford's behalf for its allocated costs of participating in the MVRD regional parks function for the months from January to March 2018, and a one-time payment by Metro Vancouver to the City of Abbotsford representing the proportional return of Park Reserve Fund contributions and transitional costs.

The Fraser Valley Regional District is in the process of establishing a new sub-regional parks function with the City of Abbotsford as a participant beginning in 2018. The transferred regional parks will form part of the new FVRD regional parks function.

If the Board does not approve the Amending Bylaw, the City of Abbotsford will remain as a participant in the MVRD Regional Parks function. The approval of this alternative will require a review of the terms and conditions agreed upon by Metro Vancouver and the City of Abbotsford with respect to its withdrawal from the function and the disposition of parkland.

SUMMARY / CONCLUSION

The MVRD Board approved the terms for the withdrawal of the City of Abbotsford as a participant in the MVRD Regional Parks Service. This change to the service area requires an amendment to the *Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005* to amend service area participants. This report brings forward the associated Amending Bylaw to facilitate this service withdrawal for consideration by the Board. Staff recommend Alternative One.

Attachments:

1. *Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018*

24599727

**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1260, 2018**

A Bylaw to Amend Greater Vancouver Regional District
Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005

BACKGROUND:

- A. By Division V of Letters Patent issued January 13, 1972, as amended by further Supplementary Letters Patent, Metro Vancouver Regional District was granted the function of regional parks (the "**Regional Parks Service**"), and the participating areas for the Regional Parks Service were deemed to include not only Metro Vancouver Regional District member municipalities, but also member municipalities of the former Vancouver-Fraser Park District;
- B. One of the member municipalities of the former Vancouver-Fraser Park District was the former District of Matsqui, which was not within the boundaries of the MVRD;
- C. On January 1, 1995, the former District of Matsqui and the former District of Abbotsford were incorporated as the City of Abbotsford;
- D. On July 25, 2005, the Board of Directors of the Metro Vancouver Regional District adopted "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005", a bylaw to convert the Regional Parks Service and to amend the participating areas to include the area within the boundaries of the former District of Abbotsford, such that the whole of the City of Abbotsford became a municipal participating area for the Regional Parks Service;
- E. The City of Abbotsford has consented to an amendment to the "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005", to remove the City of Abbotsford as a participating area from the Regional Parks Service;
- F. The Board of Directors of the Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005";
- G. Two-thirds of the participants in the Regional Parks Service have consented to the adoption of this Bylaw to amend the "Greater Vancouver Regional District Parks Service Conversion and Amendment Bylaw No. 1024, 2005".

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

1. The Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005 (the "**Bylaw**") is hereby amended as follows:
 - a) By deleting section 2 of the Bylaw; and
 - b) In section 3 of the Bylaw, by striking the phrase "City of Abbotsford" in its entirety.
2. This bylaw may be cited as "Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018".

READ A FIRST TIME THIS _____ day of _____, 2018.

READ A SECOND TIME THIS _____ day of _____, 2018.

READ A THIRD TIME THIS _____ day of _____, 2018.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____, 2018.

PASSED AND FINALLY ADOPTED THIS _____ day of _____, 2018.

Greg Moore, Chair

Chris Plagnol, Corporate Officer



February 23, 2018

File: 0055-20-LMLGA

LMLGA Member Municipalities:

**Re: District of West Vancouver Resolution - New Municipal Tax Classes
– Submitted for consideration at LMLGA 2018 Convention**

The District of West Vancouver Council at its February 19, 2018 regular meeting passed the following motion:

WHEREAS many municipalities in BC are facing a very significant and well-documented housing affordability issue with property prices significantly higher than local residents' ability to pay and in many cases the highest average housing prices in the country;

AND WHEREAS currently, municipalities have only nine tax classes that can be used to set property taxes to achieve municipal goals:

Class 1 - Residential;

Class 2 - Utilities;

Class 3 - Supportive Housing;

Class 4 - Major Industry;

Class 5 - Light Industry;

Class 6 - Business Other;

Class 7 - Managed Forest Land;

Class 8 - Recreational Property, Non-Profit Organization; and

Class 9 – Farm;

and while there have been minor amendments, the basic structure of this property tax class system has not been substantially amended since the 1980s;

AND WHEREAS with the creation of new tax classes each municipality could set different tax rates for each class based on their individual needs and circumstances. As an example, different residential classes could be created to address vacant houses, non-resident ownership, etc;

THEREFORE BE IT RESOLVED THAT the provincial government amend the Community Charter to allow municipalities to create additional tax classes so they can each accomplish their own community goals.

The District of West Vancouver Council respectfully requests your support of the resolution. This serious housing affordability issue continues to affect many in our Lower Mainland communities. Thank you for your consideration.

Sincerely,


Michael Smith, Mayor

Attachment

RECEIVED


FEB 27 2018

VILLAGE OF
ANMORE 

WV

MEMORANDUM

8.2.

Date: February 2, 2018

File: 0120-06

To: Council

From: Mayor Smith and Councillor Gambioli

Re: Notice of Motion regarding New Municipal Tax Classes

Notice of the following motion regarding "New Municipal Tax Classes" will be given at the February 5, 2018 regular Council meeting. At the February 19, 2018 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion will be held.

Take notice that at the February 19, 2018 regular Council meeting, Councillor Gambioli, with a seconder, will Move:

WHEREAS many municipalities in BC are facing a very significant and well-documented housing affordability issue with property prices significantly higher than local residents' ability to pay and in many cases the highest average housing prices in the country.

AND WHEREAS currently, municipalities have only nine tax classes that can be used to set property taxes to achieve municipal goals:

Class 1 - Residential;

Class 2 - Utilities;

Class 3 - Supportive Housing;

Class 4 - Major Industry;

Class 5 - Light Industry;

Class 6 - Business Other;

Class 7 - Managed Forest Land;

Class 8 - Recreational Property, Non-Profit Organization; and

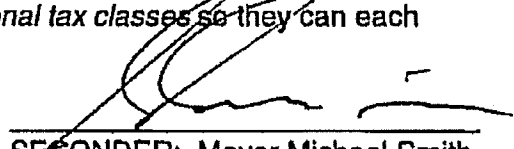
Class 9 - Farm;

and while there have been minor amendments, the basic structure of this property tax class system has not been substantially amended since the 1980s;

AND WHEREAS with the creation of new tax classes each municipality could set different tax rates for each class based on their individual needs and circumstances. As an example, different residential classes could be created to address vacant houses, non-resident ownership, etc.

THEREFORE BE IT RESOLVED THAT the provincial government amend the *Community Charter* to allow municipalities to create additional tax classes so they can each accomplish their own community goals.


MOVER: Councillor Nora Gambioli


SECONDER: Mayor Michael Smith

1344220

Information Supporting the Notice of Motion

District staff would like to enter into discussions with Provincial Government staff about the possibility of creating additional tax classes that would allow municipalities to charge additional tax, or possibly even charge lower tax to discourage/incentivize certain behaviours to achieve municipal goals. Through the creation of new tax classes, each municipality could set different tax rates for these classes to achieve each municipalities' own particular goals. Funds raised through these new tax classes could be designated so they are only to be spent on each municipality's pre-established goals.



LOWER MAINLAND

LOCAL GOVERNMENT ASSOCIATION

TO: Mayor/Chair; Council/Board

FROM: Councillor Corisa Bell, LMLGA Past President

DATE: January 10, 2018

RE: 2018 CALL FOR NOMINATIONS

Please include the following information on your next meeting agenda.

This circular is notice of the Lower Mainland LGA Executive positions open for nomination, the process and the procedures for nomination.

The deadline for receipt of your nomination is **Friday, March 30, 2018**. The LMLGA Conference and AGM will be held on May 9-11, 2018 in Whistler.

The Lower Mainland LGA is the collective voice for local government on the Lower Mainland, including local governments in the Greater Vancouver Regional District, the Squamish-Lillooet Regional District and the Fraser Valley Regional District. The membership elects directors to the Executive during the Convention, and the Executive is charged with ensuring that policy direction set by the general membership is carried forward. The Executive also provides operational and policy direction to the LMLGA between Conventions.

1. POSITIONS OPEN TO NOMINATIONS

The following positions are open for nomination:

- President
- First Vice-President
- Second Vice-President
- Third Vice-President*
- Directors at Large (3 positions)*

**At the May 2015 conference, Resolution SR1 "Resolution to Amend the LMLGA Bylaws to Change the Executive Structure" was endorsed by the membership. SR1 changed the Executive structure to include a Third VP and eliminated one Director at Large position.*

2. NOMINATION PROCESS AND QUALIFICATIONS FOR OFFICE

The candidate must be an elected official of an LMLGA member. The candidate must be nominated by two elected officials of an LMLGA local government member.

Background information regarding the primary responsibilities and commitments of an LMLGA Executive member is available upon request.

A nomination and consent form is attached and should be used for all nominations.

The Chair of the 2018 Nominating Committee is Councillor Corisa Bell, Past President.

3. NEXT STEPS

It is part of the duties of the Nominating Committee to review the credentials of each candidate. A Report on Nominations including, at the candidate's option, a photo and 200-word biography will be prepared under the direction of the Nominating Committee and distributed in the LMLGA Convention Newsletter, which is distributed on-site at the conference. It is not the responsibility of LMLGA to edit applicant materials to make them suitable for print. If materials are not provided on time and print ready, LMLGA reserves the right not to include them in the newsletter.

To be included in the Convention Newsletter, send your current photo, biography and completed nomination form to:

jjustason@ubcm.ca AND cbell@mapleridge.ca

With subject line: LMLGA Nomination Package – “applicant name”

Deadline: March 30, 2018

4. FINAL COMMENTS

The nomination process does not change the process allowing candidates to be nominated off the floor at the Convention. That process remains in place. The process outlined above provides for those that are interested in seeking office to be directly nominated prior to the Convention.

5. FURTHER INFORMATION

The attached consent form is available online at lmlga.ca. All other inquiries should be directed to:

Councillor Corisa Bell, Past President
Chair, 2018 Nominating Committee
c/o LMLGA
60-10551 Shellbridge Way
Richmond, BC V6X 2W9
Email: cbell@mapleridge.ca

NOMINATIONS FOR THE 2018 LMLGA EXECUTIVE

We are qualified under the LMLGA Constitution to nominate¹ a candidate and we nominate:

Name of nominee: _____

Local government position (Mayor/Councillor/Director): _____

Local government represented: _____

LMLGA Executive office nominated for: _____

Printed Name of nominator: _____ Printed Name of nominator: _____

Position: _____ Position: _____

Local Gov't: _____ Local Gov't: _____

Signature: _____ Signature: _____

CONSENT FORM

I consent to this nomination and attest that I am qualified to be a candidate for the office I have been nominated to pursuant to the LMLGA Constitution². I also agree to provide the following information to the Chair, LMLGA Nominating Committee (c/o LMLGA Office) by March 30, 2018:

- 2"x3" Photo (high resolution)
- Biographical information. No more than 200 words in length.

Printed Name: _____

Running for (position): _____

Local Government: _____

Signature: _____

Date: _____

¹ Nominations require two elected officials of members of the Association.

² All nominees of the Executive shall be elected representatives of a member of the Association.

**Return to: Chair, 2018 Nominating Committee
c/o LMLGA, 60-10551 Shellbridge Way, Richmond, BC V6X 2W9**

Christine Baird

From: admin@tricitiesecd.ca
Sent: February-27-18 11:55 AM
Subject: Annual Tri-Cities Champions for Young Children Awards of Excellence
Attachments: Save-the-Date Poster 2018.doc; nomination form 2018 final.pdf

Hi Everyone

Planning is well underway for our Annual Tri-Cities Champions for Young Children Awards of Excellence, and once again we are looking for sponsors. If your organization donates a minimum of \$100, you will have your logo displayed on the program and power point for the event.

Attached is the Save-the-Date and Nomination Form for the event.

If you have any questions, please contact Michelle Picard.

--



On behalf of the Tri Cities Early Childhood Development Committee,

Wendy Harvey
Administrative Coordinator
Tricities - Westcoast Family Centres

SAVE-THE-DATE

9th Annual Tri-Cities Champions for Young Children Awards of Excellence

Tri-Cities Champions for Young Children
Awards of Excellence
Presented by the Tri-Cities ECD Committee

Do you know someone who has made a difference in improving the lives of children and their families in the Tri-Cities? It could be a doctor, a child care provider, a neighbour, a parent, a business or an organization.



Someone who:

- Demonstrates through work or volunteer efforts a genuine commitment to providing a better future for our children
- Works with others to raise awareness about early childhood development and young children
- Believes in building strong families
- Demonstrates leadership in the community by having a positive impact on the lives of young children

Nominations close March 16, 2018!



Thursday, May 10, 2018

**Molson Canadian Theatre at
Hard Rock Casino Vancouver
2080 United Blvd.,
Coquitlam, BC**

**5:30 p.m. cash bar and appetizers
Dinner to follow**

**Please mark your calendar...ticket
sales will open in April.**

**Nominations are open until
March 16, 2018, please visit
www.tricitiesecd.ca**

**For more information, please
email admin@tricitiesecd.ca**

COMMUNITY ENGAGEMENT, CULTURE AND INCLUSION COMMITTEE MEETING – MINUTES



Minutes of the Community Engagement, Culture and Inclusion Committee
Meeting held on Thursday, October 12, 2017 in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC

MEMBERS PRESENT

Councillor Ann-Marie Thiele (Chair)
Ping Luo
Babak Taghvaei

MEMBERS ABSENT

Nil

1. Call To Order

Chair Thiele called the meeting to order at 7:05 p.m.

2. Approval Of The Agenda

It was MOVED and SECONDED:

“THAT THE AGENDA BE APPROVED AS AMENDED.”

CARRIED UNANIMOUSLY

Committee agreed to remove from the agenda item 6(a) Community Engagement.

3. Minutes

(a) **Minutes of the Meeting held on September 14, 2017**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE COMMUNITY ENGAGEMENT,
CULTURE AND INCLUSION COMMITTEE MEETING HELD ON
SEPTEMBER 14, 2017 BE ADOPTED AS CIRCULATED.”**

CARRIED UNANIMOUSLY

4. Business Arising From The Minutes

Nil

5. Unfinished Business

Nil

6. New Business**(a) Community Engagement**

NB: This item removed by Committee resolution.

(b) Cultural Diversity

The Committee shared their own thoughts and experiences regarding cultural diversity in Anmore, and then agreed that the focus should be on creating an atmosphere of inclusion.

(c) Community Outreach to New Residents

Key points raised during discussion are as follows:

- The Village could consider sponsoring a multicultural fair, possibly in the form of an arts and culture celebration / food fair.
- The Village could consider providing space for volunteers to host an "English Corner" to help improve language barriers that are prevalent within the community.
- Correspondence cannot be offered in alternate languages in full. Could staff incorporate multiple languages on event mailers in a simplified form to make more people feel welcome?
- Could include reference on billing notices to request that home owners have the information translated.
- Most prevalent languages in Anmore, other than English, seem to be Korean, Persian, Mandarin/Chinese and Punjabi.

Committee requested that staff provide input on which language barriers are most prevalent.

7. Adjournment

It was MOVED and SECONDED:

"TO ADJOURN."

CARRIED UNANIMOUSLY

The meeting adjourned at 7:50 p.m.

Certified Correct:

C. MILLOY

Christine Milloy
Manager of Corporate Services

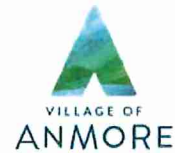
Approved:

A. THIELE

Councillor Ann-Marie Thiele
Chair, Community Engagement, Culture
and Inclusion Committee

ENVIRONMENT COMMITTEE MEETING – MINUTES

Minutes of the Environment Committee Meeting held on
Thursday, December 7, 2017 in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Councillor Paul Weverink (Chair)
Grace Bergman
Coleen Hackinen
Babak Taghvaei

MEMBERS ABSENT

Nil

1. CALL TO ORDER

Chair Weverink called the meeting to order at 7:13 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"THAT THE AGENDA BE APPROVED AS AMENDED."

CARRIED UNANIMOUSLY

Committee agreed to remove from the agenda item 6(a) Septic Systems and replace it with item 6(a) Dark Sky Principle.

3. MINUTES

(a) Minutes of the Meeting held on October 19, 2017

It was MOVED and SECONDED:

**"THAT THE MINUTES OF THE MEETING HELD ON OCTOBER
19, 2017 BE ADOPTED AS AMENDED."**

CARRIED UNANIMOUSLY

Committee agreed to amend the resolution under Item 4 - Wildlife – Human Interaction to include "reported" wild life human interaction and correct the spelling of environment.

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS**(a) Dark Sky Principle**

Highlights of discussion on this matter are noted as follows:

- included within the Official Community Plan
- currently there no Village bylaw supporting dark skies
- many local governments in BC have incorporated a dark sky policy into their bylaws
- there are four principles of dark sky friendly lighting:
 1. Minimize the amount of illumination by reducing number of lighting fixtures (to minimum level required) and reduce the lamp wattage.
 2. Minimize the area of illumination by shining light only where needed, aim fixtures downward, reduce the number of fixtures (to minimum level required), ensure that little or no unwanted light falls directly onto adjacent properties and ensure that little/no light falls directly onto water/lake.
 3. Minimize the duration of illumination by having a lights out as long as practical, and reduce number of fixtures.
 4. Minimize the amount of “cold” wavelength illumination by using bulbs with a “warm” colour for regular outdoor household fixtures and complete switch to HPS (high pressure sodium) bulbs for large fixtures.
- warm coloured lights assist with the aesthetic for homes as well as environmental purposes, such as helping with nocturnal creatures
- could provide education and information to residents via email or Village website
- could include within the Welcome to Anmore brochure
- could start to implement dark sky principle with new developments.

Committee requested that staff provide an update on the status of the Welcome to Anmore brochure.

It was MOVED and SECONDED:

“THAT THE COMMITTEE RECOMENDS THAT COUNCIL DIRECT STAFF TO REQUIRE, THROUGH BYLAW, THAT ANY NEW DEVELOPMENT IMPLEMENT DARK SKY LIGHTING STRATEGIES THAT REDUCE LIGHT POLLUTION FROM DEVELOPMENT BY MINIMIZING THE AMOUNT, AREA DURATION OF ILLUMINATION AND AMOUNT OF ‘COLD’ WAVELENGTH ILLUMINATION.”

CARRIED UNANIMOUSLY

Following agreement by Committee, Chair Weverink agreed to bring to Council a request for referral of the following subjects to the Environment Committee for review:

- Revisit Tree Management Bylaw
- Review of Stormwater Management Plan.

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:43 p.m.

Certified Correct:

C. BAIRD

Christine Baird
Manager of Corporate Services

Approved:

P. WEVERINK

Councillor Paul Weverink
Chair, Environment Committee

PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on Wednesday, December 13, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Councillor Kim Trowbridge (Chair)
Polly Krier
Susan Mueckel
Bruce Scatchard

MEMBERS ABSENT

Mike Dykstra

OTHERS PRESENT

Mayor John McEwen, Council Liaison
Jason Smith, Manager of Development Services

1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:05 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. MINUTES

(a) Minutes of the Meeting held on October 10, 2017

It was MOVED and SECONDED:

"THAT THE MINUTES OF THE PARKS AND RECREATION COMMITTEE MEETING HELD ON OCTOBER 10, 2017 BE ADOPTED AS CIRCULATED."

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS**(a) Trail Connectivity**

Jason Smith presented two options for acquiring the needed land required for trail connectivity:

1. Acquisition – purchase or obtain permission from land owners;
2. Acquire during the development process during rezoning, subdivision

Jason Smith highlighted the key points regarding zoning process:

- New benchmark for rezoning is around 30% open space, with part to be used towards trails
- Rezoning process has the most opportunities to secure specifics to include money as opposed to “just land”
- Most recent rezoning had land secured as well as trail building
- Some of the following items would be helpful for the Committee to provide input on when discussing a rezoning application:
 - back up policy work; identifying priorities
 - provide community's expectations
 - provide good detailed mapping
 - knowing where the best areas within the village are for future trails
- Further opportunities for trails could come forward if the Village proceeds with infill development.

Jason Smith highlighted the key points regarding subdivision process:

- When creating four more lots, 5% of the land is required for park through the Land Title Act
- OCP states that 5% is given in land with the Village's discretion to take cash in-lieu as opposed to land owner's discretion
- In future, all subdivision applications will be brought to the Parks and Recreation Committee for review and comments.

Committee agreed to walk Mossom Creek crossing and identify properties regarding easement for connectivity.

Committee agreed to create a village-wide “wish list” of desired connections to complete the trail system.

Committee agreed to, once connections are identified, draft a letter to land owners requesting permission to use their land, for use and issuance by the Village.

**(b) Subdivision Application – 3051 Anmore Creek Way
Zhou and Hao Enterprises Ltd.**

Key points raised during review of this matter are noted as follows:

- Identify trail to connect the upper portion of Uplands to Fern Drive
- Identify trail to connect the lower portion of Uplands Drive to the existing park and trail head
- Ensure protection of the riparian areas.

**(c) Subdivision Application – Spence Way
Frustagli Investments Ltd.**

Key points raised during review of this matter are noted as follows:

- Request Frustagli Investments Ltd. to identify trail to connect Crown Land on the hillside to Leggett Drive
- Possibly request a plot of land as close to the road for future Village use.

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:10 p.m.

Certified Correct:

C. Baird

Christine Baird
Manager of Corporate Services

Approved:

K. Trowbridge

Councillor Kim Trowbridge
Chair, Parks and Recreation Committee

Sasamat Volunteer Fire Department Board of Trustees

Wednesday, January 31, 2018
7:00 – 9:00 PM
Belcarra Municipal Hall
4084 Bedwell Bay Road, Belcarra

Chair:	Councilor Darrell Penner	MV Board	P
Note Taker:	Diana Bennett	Metro Vancouver	P
Members:	Councilor Bruce Drake	Village of Belcarra	P
	Mayor Ralph Drew	Village of Belcarra	A
	Councilor Jennifer Glover	Village of Belcarra	A
	Mayor John McEwen	Village of Anmore	P
	Councilor Kim Trowbridge	Village of Anmore	P
	Councilor Paul Weverink	Village of Anmore	P
Staff:	Rob Nicholls	Metro Vancouver	P
	Fire Chief Jay Sharpe	Fire Chief	P
	District Fire Chief Dave Gregory	Anmore District Chief	
	District Fire Chief Jol Drake	Belcarra District Chief	
Guest:	Dave Mitchell	E-Comm	P

MINUTES

Call to order 7:05 pm

Item #	Item	Status
1.	<p><u>Approval of Agenda:</u></p> <p>MOTION: to approve the Agenda as distributed.</p> <p>Moved and seconded</p>	Carried
2.	<p><u>Communications Presentation, Dave Mitchell & Associates</u></p> <p>Dave Mitchell of E-Comm spoke about the benefits of Sasamat Volunteer Fire Department joining E-Comm for their radio communications.</p> <p>When the Trustees last explored the idea of joining E-Comm, the cost was the main deterrent. The Trustees agreed to consider a new proposal brought forward by Dave.</p>	

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**Sasamat Volunteer Fire Department
Board of Trustees**

January 31, 2018

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3.	<p><u>Housekeeping Items and Metro Vancouver Updates:</u></p> <p>Seismic Study & Report, Fire Halls</p> <ul style="list-style-type: none">• Metro Vancouver released a Request for Information to provide a seismic assessment of the current fire halls and provide a report on what is required to bring them up to safe levels. The RFI was forwarded to many proponents, but unfortunately, only one responded. The proponent is extremely qualified and Metro Vancouver will request a full proposal which should be available for next meeting of the Trustees. <p>Budget & Capital Reserves</p> <ul style="list-style-type: none">• Copies of the (second close) year-end Capital Reserves was distributed to the Trustees.• The transfer of reserve funding will occur after the second close before the final close• The equipment reserve balance is \$1,099,024 which includes \$560,680 that will be transferred for the purchase of the new fire truck, leaving a balance of roughly \$539,000.• A question arose about the need for a smaller truck for medical aid type of calls. This has come up in discussion with firefighters and may be considered in the future.• The Earthquake Hardening account balance is actually \$54,724• The Communications account balance is \$54,000• MV is going through a fundamental shift in budget planning. The proposed change is to plan a percentage from each year budget to be placed in a capital account thus doing away with our need for some of the reserve accounts. <p>Status of Quint purchase</p> <ul style="list-style-type: none">• The City of Vancouver has taken the last 3 Quints out of service and they should be available at auction soon. Fire Chief Sharpe has the unit number of one of the trucks with a very good service record and will be watching for it in the Auction Process. <p>MOTION: to receive the reported updates</p> <p>Moved and seconded</p>	CARRIED
4.	<p><u>Fire Chief's Report</u></p> <p>Manpower</p> <ul style="list-style-type: none">• Membership numbers have remained the same – we have 10 people currently on the waitlist.• Mayor McEwen revealed that the Anmore Public Works superintendent was released from his fire department obligation	

**Sasamat Volunteer Fire Department
Board of Trustees**

January 31, 2018

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	<p>because he was not able to attend any day time calls because he was too busy.</p> <p>Equipment</p> <ul style="list-style-type: none">• Engine 1 has been renamed to Engine 11. It will be retired once a new ladder truck has been acquired. <p>Halls and Grounds</p> <ul style="list-style-type: none">• A shipping container has been placed at Anmore Hall to park the ATV.• It appears that some of the siding on the rear of Belcarra Hall has sustained some water damage and needs to be assessed. <p>Training</p> <ul style="list-style-type: none">• Mike Bolam has been appointed as the new Training Officer for the Department.• Fifteen firefighters attended the Langley Live Fire Training for exterior and interior attack training. Our own Training Officer was able to facilitate the training thus keeping costs down.• A group of our experienced firefighters are currently recertifying their EMA FR3 licenses.• Training on the new truck continues <p>Public Education</p> <ul style="list-style-type: none">• Public Education continues. <p>Old Business</p> <ul style="list-style-type: none">• The Fire Chief is still looking for both Villages to develop Wild Fire Plans.• The Fire Chief delivered to both Villages some suggestions for updating their Fire Prevention Bylaws. Both Bylaws are inadequate and should be similar <p>Reports and Information</p> <ul style="list-style-type: none">• The Call-Outs are up to 6 from 3 since the Fire Chiefs Report was created. <p>New Business</p> <ul style="list-style-type: none">• Signs - \$5000 was allocated from 2017 budget. The wood has been purchased. Construction will begin soon. <p>MOTION: to receive the Fire Chief's Report Moved and seconded</p>	<p>CARRIED</p>
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**Sasamat Volunteer Fire Department
Board of Trustees**

January 31, 2018

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5.	<p><u>New Business</u></p> <p>Firefighter turn-out gear, male/female FFs</p> <ul style="list-style-type: none">• A news item that came out of the California Wildfires was forwarded to the Board of Trustees for discussion. Our firefighter's turnout gear is fit to them so we don't have those issues. <p>Eagle Mountain School Fire Protection</p> <ul style="list-style-type: none">• A discussion ensued regarding the level of service at the Eagle Mountain School <p>Invitation to Trustees</p> <ul style="list-style-type: none">• February 21st – Sasamat Awards Night – 8:00 Anmore Hall• July 7th – 40th Anniversary Party - Anmore Park	
6.	<p><u>Next Meeting (2018 Meeting Schedule)</u></p> <ul style="list-style-type: none">• Next meeting will be held on Wednesday, March 21, 2018.• 2019 Budget must be approved before the end of September. Because of the timing of elections this year, it was decided to have the final meeting to pass the Budget on Thursday, July 5, 2018.	

Meeting Adjourned at 9:30 pm



**WILDERNESS
COMMITTEE**

NATIONAL OFFICE
46 E. 6th Avenue,
Vancouver, BC V5T 1J4

Toll Free: 1-800-661-9453
In Vancouver: (604) 683-8220
WildernessCommittee.org

VANCOUVER • VICTORIA • WINNIPEG • TORONTO



VILLAGE OF
ANMORE

February 9, 2018

Dear Mayor and Council,

Kinder Morgan's pipeline is a disaster for this province. It jeopardizes all we've fought for – thriving ecosystems, Indigenous rights and climate action.

I am very pleased to share with you our latest paper, ***Battleground BC: This pipeline shall not pass.*** And to let you know the epic fight to protect the coast and the climate from dirty tar sands oil is about to ignite.

This is the year British Columbians stand as one and finally defeat this reckless project forever.

Many of you are directly in this fight. Municipalities like Burnaby, Chilliwack, Vancouver and Victoria have all stood up to this pipeline.

Citizens are on the frontlines. Along the pipeline and tanker route, people are putting it all on the line to protect their communities. Tiny House Warriors are parking themselves in the project's path. Kayaktivists are getting in the way of barges and boats on the water. Folks from all walks of life are working to delay or stop construction however they know how.

The time to resist is now.

Read our latest report. Then use the information there to inform your work in putting a stop to Kinder Morgan's Trans Mountain pipeline. Contact me at peter@wildernesscommittee.org if you would like to discuss this further.

Together we can stop this dirty tar sands pipeline.

For the climate,

Peter McCartney | Climate Campaigner



February 16, 2018

Honourable John Horgan, MLA
Premier of British Columbia
P.O. Box 9041
Stn Prov Govt
Victoria, BC V8W 9E1

Dear Premier Horgan:

Re: Alberta – British Columbia Trade War

The boycott of British Columbia wine to the Province of Alberta has a substantial financial threat to greater Oliver's agricultural sector, wine industry, and tourism sector. As Mayor of Oliver, I appeal to you as Premier of this great Province to engage now with Premier Notley to end this detrimental trade war.

Local workers, farmers, wine and tourism businesses in British Columbia will feel the immediate affect by loss of income. Every individual worker and business will be worse off financially, and the net loss to both provinces and our national economies will be significant. An inter-provincial trade dispute has far reaching affects but immediately to the local worker and business owner, who do not want this dispute to continue any longer.

Oliver is proud to be an agricultural community, and in recognition that it has the most acres of grapes and the most wineries of any single jurisdiction in Canada can declare itself as the *Wine Capital of Canada*. That being said, Oliver must defend itself against the impact of a trade war with the Province of Alberta.

A direct result of the boycott of British Columbia wine to the Province of Alberta is now threatening funding, through a bi-lateral agreement with the Government of Canada, to repair the Gallagher Lake Siphon. If the Government of Canada and the Province of British Columbia cannot enter into a bi-lateral agreement, because of an inter-provincial trade dispute, the total potential losses to the Oliver area alone are approximately \$172 million to the agriculture and wine industry¹.

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Page 2
February 16, 2018

Premier Horgan, citizens from both British Columbia and Alberta do not want an inter-provincial trade war.

Yours truly,

Ron Hovanes
Mayor

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VILLAGE OF
ANMORE

cc Council
Prime Minister Trudeau
Premier of Alberta Rachel Notley
Chief Clarence Louie, Osoyoos Indian Band
Regional District of Okanagan-Similkameen Board of Directors
UBCM Member Municipalities/Regional Districts
Minister of Agriculture, Lana Popham
Minister Selina Robinson, Municipal Affairs and Housing
Minister Claire Trevena, Transportation & Infrastructure
MLAs Linda Larson, Dan Ashton, Ben Stewart, Norm Letnick
MP Dick Cannings, Steven Fuhr, Dan Albas

ⁱ Economic Impact – Gallagher Lake Siphon attached

Economic Impact – Gallagher Lake Siphon

The Town of Oliver water system provides water to customers inside the Town of Oliver as well as to customers in the surrounding rural area extending approximately 10 km north and 10 km south of the municipal boundaries. Town of Oliver water customers use water for typical uses such as:

- (1) Drinking and cooking
- (2) Washing and sanitation
- (3) Commercial operations
- (4) Industrial processes
- (5) Irrigation

Oliver is a rural community whose economy is based on primary and secondary agricultural businesses. Most farms served by the Oliver water system are family farms, many of which provide then primary or only source of income for the resident farmer. Secondary agricultural industries include fruit packaging operations and approximately 25 separate wineries (10% of all wineries in Canada).¹

Oliver is declared the “Wine Capital of Canada” in recognition that it has the most acres of grapes and the most wineries of any single jurisdiction in Canada. In addition to adding value to local grape crops, wineries are also a major tourist draw for the area, including Oliver, Osoyoos and Penticton.

The natural climate and landscape of Oliver is classified as desert. The original creation of Oliver was the result of a major irrigation project built by the Provincial government as the South Okanagan Lands Project in the 1920s. Without irrigation, crops grown in the Oliver area will fail.

If irrigation water is not available for an extended period, perennial plants (e.g. fruit trees and grape vines) will die. This will incur expensive replanting costs and will take from 5 to 7 years to recover full crop yields, resulting in losses extending over several years.

The Oliver water system supplies irrigation water to 401 connections for over 5,000 acres of agricultural crops. Almost 500 of these acres are on the Osoyoos Indian Reserve irrigating vineyards operated by the Osoyoos Indian Band.

¹ Source: www.winecapitalofcanada.com web site.

Using mapping data supplied by the Ministry of Agriculture, it has been determined that the Town of Oliver provided irrigation water to the following crop areas:

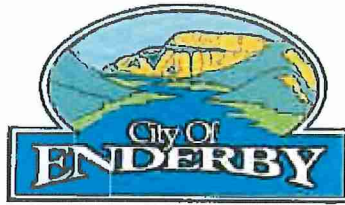
Crop Type	Acres
Grapes	2829.7
Apples	639.0
Cherries	629.6
Peaches/Nectarines	341.8
Vegetables	371.0
Tree fruit crop (mixed)	29.0
Plums	88.0
Apricots	32.0
Pasture and Forage	43.2
Pears	14.0
Forestry stock	7.0
Commercial greenhouse	28.0
Total Acres	5052.3

Based on crop values per acre supplied by the Ministry of Agriculture, the loss in the first year alone if irrigation water is disrupted would be approximately \$39 million for Oliver water customers. If water was disrupted for long enough to result in a die-off of perennial plant stocks, then based on Ministry of Agriculture data, the replanting cost would be approximately \$28 million for Oliver water customers. After replanting, perennial plants typically take from five to nine years to resume full production. Assuming an average of 50% production loss over these recovery years, the further losses would total over \$104 million. The total potential losses from the current year crop failure, replanting and crop recovery delays described above total approximately \$172 million. This amount is for basic crop loss only at the farm gate.

For the 401 agricultural irrigation connections serviced by the town the average losses without water will be:

- (1) Current year losses = \$39 million / 401 = \$97,300 / connection
- (2) Replanting cost = \$28 million / 401 = \$69,800 / connection
- (3) Recovery time losses = \$104 million / 401 = \$259,350 / connection
- (4) Total potential loss = \$172 million / 401 = \$428,900 /connection

While farm sizes vary, a typical connection suffering the above losses services a 10-acre family farm. Value-added losses would be in addition to the above losses. For example, one ton of grapes valued at the farm gate at \$2,000 will produce about 300 bottles of wine, which at \$20 per bottle would be worth \$6,000, producing a multiplier of 3.



619 Cliff Avenue
P. O. Box 400
Enderby, B. C. V0E 1V0

The Corporation of the City of Enderby
Where the Shuswap Meets the Okanagan

Tel: (250) 838-7230
Fax: (250) 838-6007
Website: www.cityofenderby.com

February 20, 2018

Hon. Mike Farnworth
Minister of Public Safety and Solicitor General
PO Box 9101 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Farnworth:

Re: Revenue from Cannabis Sales – Equitable Share between Province and Local Government

As expressed by other local governments, the City of Enderby strongly supports the sharing of revenue generated by the sale of cannabis with local government.

The legalization of cannabis will result in additional costs for local government. The financial impact on local governments include social services, land use, planning, business licensing, bylaw enforcement, and fire services.

The City of Enderby respectfully requests that the Province agrees to share at least 50% of its cannabis-related revenues with local governments. This will help local governments offset some of the costs associated with legalization and ensure that taxpayers, and the local government programs they rely on, are not unduly burdened by this decision.

Sincerely,

Greg McCune
Mayor

Cc: Hon. Selina Robinson, Minister of Municipal Affairs and Housing
UBCM Member Municipalities

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ANMORE