

VILLAGE OF ANMORE

SPECIAL COUNCIL MEETING MINUTES

Minutes of the Special Council Meeting held on Tuesday, April 15, 2014 at
Anmore Elementary School (portable classroom), 30 Elementary Road, Anmore, BC

ELECTED OFFICIALS PRESENT

Mayor Heather Anderson
Councillor Tracy Green
Councillor John McEwen
Councillor Kerri Palmer Isaak
Councillor Ann-Marie Thiele

STAFF PRESENT

Tim Harris, Chief Administrative Officer
Mindy Smith, Manager of Finance
Christine Milloy, Manager of Corporate Services
Kevin Dicken, Manager of Public Works
Brent Elliott, Planning Consultant
Kate Lambert, Planning Consultant

1. CALL TO ORDER

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

2. ADDITIONS AND DELETIONS TO THE AGENDA

Nil

3. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

“THAT THE AGENDA BE APPROVED.”

CARRIED UNANIMOUSLY

4. **OFFICIAL COMMUNITY PLAN UPDATE**

(a) Public Presentation of the OCP (final draft)

Mayor Anderson presented background information on the review process undertaken to-date, which began in spring 2012. Kate Lambert presented the Official Community Plan (final draft). Public members then presented their comments and questions regarding the OCP.

The following summarizes the individual comments and questions raised by the public that were responded to by council, the planning consultants and staff individually or in combination thereof. Responses to comments and questions are shown below in *italics*.

Herb Mueckel, 285 Alpine Drive

Mr. Mueckel read from his letter dated April 15, 2014, distributed to council and staff at the meeting. The letter is attached and forms part of these Minutes herein.

The creeks and riparian areas shown on Scheduled F are based on lidar data. The intent is to alert us that there may be a creek there, and that there may be riparian area regulations to apply, and that a qualified environmental professional needs to assess it.

Wording in the OCP states what needs to occur before obtaining a development permit.

Council suggested that the wording in Schedule F “Prior to obtaining a DP....” be highlighted in bold or be re-written.

Elaine Willis, 2189 Summerwood Lane

Ms. Willis asked about the intent of Policy S-1 and the words ‘will consider’.

Public facilities are the ‘village hall’ as it is the main public facility to be built in the life of this plan. It suggests that the building would be universally accessible.

It was agreed that the wording be changed to use firmer language in place of ‘will consider’.

Glen Coutts, 105 Elementary Road

Mr. Coutts read from his letter, undated, sent to staff via email. A copy of the letter is attached and forms part of these Minutes herein.

The planners have worked hard to engage the public throughout the process. A lot of people want to give their input, but will not stand at a podium to give their comments so the Village looked at other ways to obtain feedback, including workshop style formats

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

(a) Public Presentation of the OCP (final draft) (Continued)

in the open houses, comment feedback forms and emails sent in. What council has heard so far is that nobody wants any radical changes.

Many residents have expressed that they want to remain in Anmore, but they don't want to keep up with the needs of a large home.

The Financial Sustainability Plan was to talk about infrastructure replacement and what it would cost to replace infrastructure. According to the lifespan of how far things are supposed to live, we are already behind by \$9million so we need to make changes; we have looked at the capital asset levy and we are saving more money.

Amenities – The day care is being built in Anmore. We have received money from the CD zoning on Ravenswood so we have another \$500,000 to go towards our community centre.

For parkland, there is passive and active. What we've heard is that people really like the trails, so we've tried to develop our trail network and consider wildlife corridors.

The 5% parkland dedication is ideally meant to be more for accessible, open space that the public can access and it really is up to the community to determine what the Village will receive. The greatest protection of those lands is by ensuring that they are in the public good. Through the OCP process and council directive, we have initiated the Parks Master Plan, which is intended to set out a vision of where the best trail connections are and where the gaps are.

The policies are consistent with past policy of the existing OCP, however, now they are written into the OCP. The 30% amenity contribution is separate from the tree bylaw and park dedication.

The loco Special Study Area lands are zoned RS1 and there is no difference for the land owner to comply with RS1 or apply for a CD zone. The Special Study Area indicates that it will have significant implications to the community because of its size and the eventual number of residents that could live there.

Bill Cadman, 2240 East Road

Mr. Cadman stated that he is concerned with the watercourse development permit area as the whole community is shown in blue.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

(a) Public Presentation of the OCP (final draft) (Continued)

The trigger is whether you are building a structure, and if you are in a riparian area how close you are to the top of banks. The same process exists today; the OCP is trying to make everyone aware that if there is a riparian setback, there will be implications of what can be done with the property.

It was suggested that policy wording be clarified to indicate what the triggers are.

Mel Steemson, 2010 Sunnyside Road

Mr. Steemson stated that he is concerned with the Schedule F map, adding that it created a riparian area that didn't exist before.

The map indicates a general setback area. The process is new, but the requirements of the provincial riparian regulations would already apply. Setback requirements are site-specific, and the riparian requirement could be assessed at less than 15 metres or as high as 30 metres or 50 metres and is fully dependent on the site being assessed.

Response from the public member: Riparian Area Regulation is a provincial regulation implemented in 2007. The DP process is new, but requiring a Qualified Professional Engineer to assess the area is not new.

Bruce Crawley, 85 Elementary Road

Mr. Crawley stated that his neighbour has no water on the property and it is clearly shown as being included, and asked if the blue area could include water below ground.

It is possible that there is or was a creek there. The purpose of the riparian area is to focus on fish bearing, natural habitat. The point of the QEP is to assess the water body and whether there is a riparian area and the required setback.

On question from council whether the Village would maintain the QEP report or if a new report would be required, the planning consultant responded that, at best guess, it would depend on the kind of QEP report, the anticipated activities, and whether the water bodies are seasonal (e.g. dry creek bed at times during the year). It is likely that a report could be brought forward continually, but the answer should be vetted through the environmental consultant.

The areas noted in blue are the areas that we know, to the best of our ability, to be riparian assessment areas; there may be areas not shown on the map that should also be included.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

(a) Public Presentation of the OCP (final draft) (Continued)

Ken Juvik, 120 Lanson Crescent

Mr. Juvik referred to Policy FS-3 and stated that he does not believe that accelerating growth and potential densification will provide extra money to pay off impending financial obligations. He stated support for Mr. Coutts' comments.

Referring to Policy S-12, Mr. Juvik asked for clarification on the wording 'as needed'.

The wording means 'as the Bylaw/Plan is needed or required to be updated'.

Council requested that the wording be changed to reflect that the Plan shall continue be updated on a regular basis.

We are not planning to go past a population of 4,000. The FSP has a 30-year window and the policy stems from a recommendation of the FSP, acknowledging that if you wait 30-years to get to build-out what the financial implication would be.

Herb Mueckel, 285 Alpine Drive

Mr. Mueckel referred to the blue map (Schedule F) and suggested that all the creeks and lines be shown, but said that it is unfair to show all blue on the rest of bare land property.

Elaine Willis, 2189 Summerwood Lane

Ms. Willis stated that she hasn't noticed similar language in other OCP's, such as 'encourage', 'support', 'consider' and asked whether that was a choice?

Policy and the premise of the OCP is that it is a guiding document; it is not meant to be prescriptive with wording like 'shall', 'must' as you would see in other regulatory bylaws; the language is qualitative.

Arne Perrin, 2160 Summerwood Lane

Mr. Perrin referenced the blue area map, stating that he has walked all of the creeks, and added that to get a map that includes the appropriate setbacks for each piece of property all along the creeks would be unaffordable. This is because those setbacks alter for various reasons, including the type of trees located in the riparian zone.

Coleen Hackinen, 105 Elementary Road

Ms. Hackinen stated her concern for CD zones and related densification because after a CD zone previously went in her property tax values increased a lot.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

(a) Public Presentation of the OCP (final draft) (Continued)

We haven't had many CD zone applications. Developers seem to have shied away from CD proposals and this could be due to a lengthy process that is not guaranteed to be accepted. We don't see changing the parameters of keeping the population to 4,000 build-out.

Arne Perrin, 2160 Summerwood Lane

Mr. Perrin asked what the average infrastructure useful life remaining relative to the 2041 build-out to get to 4,000 population is.

We have done asset management. Most assets have a lifespan of 25 to 50 years depending on whether referring to a road, watermain, bridge, etc. The information used for the FSP was preliminary information that was gathered from the audit. Our other plans will provide us with better information for where our needs will be in future.

Lynn Burton, 1020 Sugar Mountain Way

Ms. Burton asked about wording in the OCP that states encouragement for density and secondary suites and carriage houses, and whether 'and' was intentional.

The language is not intended for one specific lot, it is meant to speak to Village-wide housing forms. The existing Zoning Bylaw sets out the rules for what is allowable.

Ken Juvik, 120 Lanson Crescent

Mr. Juvik stated that he hopes that council will consider holding another meeting.

Council realizes that not everyone was able to make the meeting tonight, and advised that council will have to take a look at their schedules.

Arne Perrin, 2160 Summerwood Lane

Mr. Perrin stated that this type of process is hard to appease everyone and he commended the Village for a job well done.

Council agreed to hold another public meeting on April 29 at 7:00 p.m.

(b) Anmore Official Community Plan Bylaw No. 532, 2014

NB: This item was not addressed.

5. **ADJOURNMENT**

It was MOVED and SECONDED:

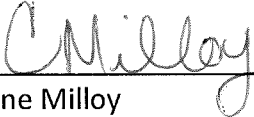
“TO ADJOURN.”

CARRIED UNANIMOUSLY


The meeting ended at 9:15 p.m.

Certified Correct:

Approved:



Christine Milloy
Manager of Corporate Services



Heather Anderson
Mayor