

VILLAGE OF ANMORE

SPECIAL COUNCIL MEETING MINUTES

Minutes of the Special Council Meeting held on Tuesday, April 29, 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
Christine Milloy, Manager of Corporate Services
Brent Elliott, Planning Consultant
Kate Lambert, Planning Consultant
Christie Gibson, Environmental Consultant
Ian Whyte, Environmental 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 stated that a second presentation was scheduled as many public members were unable to attend the previous meeting, and then she presented background information on the review process, which began in spring 2012.

Kate Lambert presented the Official Community Plan (OCP) (final draft), with input from Christie Gibson on environmental protection.

Members of the public 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, the environmental consultants, and staff individually or in combination thereof. Responses are shown in *italics*.

Roger Blackman, 2099 East Road

Mr. Blackman asked for clarity regarding the water protection setback.

Schedule F shows the blue development permit area; if the development being proposed is in that area then it is a trigger that you need to get a qualified environmental professional (QEP) to do an assessment; it doesn't necessarily mean that the whole area would be a setback. The blue area is more of an assessment area than it is a final setback area.

Bill Cadman, 2240 East Road

Mr. Cadman referred to the previous question and response, and then asked for further clarity.

The first step is to consult with the Village, and depending on what is being proposed and where the location is, the Approving Officer could okay what you're doing if it has no impact on the riparian area.

Tom Albanese, 1459 Crystal Creek

Mr. Albanese asked if the riparian area is measured from 30 metres on either side of centre of the water stream.

The Development Permit Area (DPA) is based on the Riparian Area Regulation (RAR) assessment area, but it generally exceeds the RAR. On the DPA map it is 50 metres on either side from the centre of the creek that's not in a ravine, and for a creek that is within a ravine it is 30 metres from top of ravine bank. Those areas generally meet or exceed the RAR regulation.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Mr. Albanese asked if the Village has any intentions for the environmental areas (e.g. park or trail purposes).

The land is to be left untouched. The intent of the riparian area is that it be protected. Through a subdivision process, if the Village and the applicant agree a riparian area can be accepted as 5% parkland, however, it would be classified as an environmentally sensitive area not to be touched rather than permitted as usable parkland.

Steven Robb, 1630 East Road

Mr. Robb referred to the steep slope map and asked if there would be preliminary work done to determine what is/isn't a steep slope and what is/isn't a riparian area.

Steep slopes are not factored into a DPA. The intention of the hillside schedule was to illustrate what is referenced in policy. It is tied to the slope of the hillside itself.

Mr. Robb asked if the Village is in favour of clustered development on the hillside instead of 1 acre development on the hillside.

We've seen examples in the Village where 1 acre developments up hillsides has represented a considerable cost to the Village. Consistent in policy and the RS-2 zone, it has always been premised that clustering development is intended to try to minimize development on the hillside.

Brian Lamb, 1710 East Road and 1800 East Road

Mr. Lamb stated that he supports the basic draft of the OCP. He asked if there will be some flexibility for access or development of lands, and he further asked for a change to Policy T16 and Policy T17 wording to reflect that if proven, there is alternative access for emergency and specialty vehicles instead of having the road go through if there is another route.

Dick Cresswell, 1608 East Road

Mr. Cresswell stated that there are constraints being placed on land owners, adding that he has difficulty understanding that the village would be better off with clustered housing on a hillside opposed to 1 acre on a hillside. He also questioned if Anmore is becoming too urbanized.

We are trying to protect what we have, knowing that we are little more than halfway to build-out and the land left to be developed is more challenging. We are looking to protect the environment and make sure that development happens in a way that fits within the natural environment.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Doug Salberg, 150 Hemlock Drive

Mr. Salberg asked if clustered housing would be 1 acre lots.

The RS-2 zone is based on the premise of 1 acre zoning. There are smaller lots, typically 0.6 acres.

Mr. Salberg asked if the OCP has provided any guidance for the \$9 million deficit.

Not in the OCP; the deficit is to replace the infrastructure that we have, given the lifespan of our infrastructure. The purpose of comprehensive development zoning (CD) is to examine site-specific areas where 1 acre doesn't work. The new policy is meant to use CD in that way rather than a defacto 0.5 acre lot size.

Hardy Maier, 2871 Fern Drive

Mr. Maier asked what the anticipated property tax increase is per year over the next 20 years, given the \$9 million deficit and only increasing density by 21 lots.

The Village is not in the hole \$9 million. Our infrastructure has a lifespan and we have determined the cost for future replacement of our infrastructure over time.

Mr. Maier asked if we can afford another catastrophe and what that would do to our property taxes.

One of the reasons we have been increasing property taxes over the last several years is that several years ago our Finance Committee began implementing a series of reserves to address infrastructure replacement.

Chris Sedergreen, 171 Wyndham Crescent

Mr. Sedergreen asked how much taxation will have to increase over the next 20 years to meet the \$9 million deficit.

This year, taxes were increased by 15%, which equated to about \$125 per average household, and we put that money into the capital asset levy. We are looking to build on that probably for three years and then will re-assess the number. There is no prediction as we do our budget on a five year plan. The village hall replacement factored into the \$9 million deficit, which is about \$2.5 million. Only a certain portion of your tax bill comes to the village; the majority of what you pay goes to the school district.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Nick Burwash, 225 Westridge Lane

Mr. Burwash asked if a current covenant on the land stays or if a new RAR assessment is required.

The developer can choose to keep the existing covenant or can choose to get rid of the covenant and do the assessment, recognizing that you may end up with a more significant setback that what is in the covenant.

Mr. Burwash asked if the 1.5 homes per acre is Anmore-wide.

That's the maximum for CD zoned land.

Herb Mueckel, 280 Alpine Drive

Mr. Mueckel stated that he likes the OCP document and wants it to be passed providing his concerns are addressed. He asked if his requests for changes will be made to the maps.

All comments from the April 15 meeting and this meeting will be considered, and we will look at what changes need to be made.

Mr. Mueckel asked about the 30 metre riparian area related to the 15 metre area?

In the Zoning Bylaw, Anmore has a 15 metre setback for buildings. It doesn't represent the 2001 Streamside Protection Act or the Riparian Area Regulation of 2006. The Zoning Bylaw actually contravenes provincial regulations.

Mr. Mueckel asked for further clarification between 30 metres and 15 metres.

The 15 metres has been superseded by the RAR. Development guidelines were developed (1978?) and in place in the 1990's. 90%+ of local governments have adopted the RAR or the streamside protection regulation. All local governments were given until 2006 to adopt RAR guidelines or an equivalent.

Mr. Mueckel asked if he can put a road in near a creek or does that mean he can't do anything within 15 metres.

Under the RAR, you would be required to hire a qualified engineering professional.

Mr. Mueckel asked if between 15 and 30 metres is the area that would require an assessment.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

The assessment area is from the edge of the water to the top of the edge of the bank of the creek. If you want to do something within that area, you are required to hire a QEP. Generally, for the RAR they measure three times the width the channel, subject to minimum of 10 and a maximum of 30 (metres).

Mr. Mueckel stated that they asked to change Schedule F, adding that the blue zone was not discussed during APC meetings, and he asked what triggered including it.

There was some mapping done late in the process and the mapping was presented to the community in November. The APC said that they weren't comfortable with the mapping and advised that better information was required. These maps are replacing the maps that were previously presented.

Mr. Mueckel stated that his family asked to remove three phrases on page 65, and asked if it will be done.

We are working to clarify the language and to provide specific information.

Alan Davies, The Bowra Group

Mr. Davies stated that they generally support the change of the OCP, and then asked for clarification regarding cluster housing and if the maximum lots per acre will be 1.5.

Yes, for CD zoned land.

Mr. Davies stated that the Financial Sustainability Plan (FSP) report stressed the importance of trying to get more small lots into the environment, and asked why the Village would allow the opportunity to increase density.

The issue of housing and lot size is a divided issue in the village, consistent through every meeting and exercise conducted, with respect to allowing or disallowing increased density. The APC recommended that the 1.5 metre maximum lot size remain in the OCP.

Linda Weinberg, 2923 Fern Drive

Ms. Weinberg referred to transportation section on major and minor collector roads (pages 30-33), stating that in 2008 there were 200 residents who signed a petition requesting that Fern Drive not be connected to Sunnyside Road. She added the following statements:

- The extensions of Fern Drive and Anmore Creek Way negatively impacts all residents by increasing traffic on residential roads. Trail and emergency connectors currently exist on Crystal Creek and Fern Drive and the same trail connectors could connect

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Anmore Creek Way and Fern Drive; we do not have to have a third road through those streets. Pedestrians then have an alternate route to the lake rather than walking along Sunnyside Road.

- The David Way connector would negatively impact the Village.
- Council should reconsider the Fern Drive extensions, and include the connections for Anmore Creek Way / Fern Drive / Sunnyside Road strictly for emergency trail connection.

Most development has branched off of Sunnyside Road and the reason the extensions for Fern Drive and Charlotte Crescent have been in our OCPs for the last 20 years is to provide for emergency alternate routes, in addition to allowing for better looping of our water system, which creates better water flow, better water pressure and better water quality. We want to have the roads more interconnected, not envisioning that they would be alternate commuter roads, but to serve the purpose of emergency access. With the extension of David, there is no plan for where it will come through the village.

Ankur Arora, Crystal Creek Drive

Mr. Arora stated that he doesn't feel that varied development has altered the semi-rural character of the Village, and added that the village can address the \$9million deficit by being flexible on the 1.5 acre lot size to allow flexibility of obtaining revenue from amenity packages.

The CD zoning came into place in the late 90s and the reason there was no restriction on minimum lot size. When the OCP was reviewed in 2005, residents at that time felt that the development lot sizes of 1/4 or 1/3 acres was too small and requested 1/2 acre to be the minimum. Since then, nobody has come forward with a serious development proposal, which is likely due to a 1-2 year process for CD applications with no guaranteed of Council approval.

Glen Coutts, 105 Elementary Road

Mr. Coutts stated that the FSP study was flawed and misleading, and added that he is concerned with the comments that we need to increase our tax base and we need more lots. He added that higher density will mean more taxes as the inflation will be from the other organizations we collect for through tax notices.

Denny Arsene, 1060 Thompson

Mr. Arsene asked if the 4,000 population cap is a set number.

The regional and the village's expectation have always been that the population would end around the 4,000 mark. This is based on 1 acre zoning and being on septic.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Mr. Arsene stated that the clustering isn't being explained properly, adding that clustering would financially protect the village, but that isn't being stated.

Mario Mainella, The Bowra Group

Mr. Mainella stated that he generally supports the OCP, however, the FSP says a lot of damning things for the Village and if changes are not made then Anmore may not exist in a few years because the revenues do not match the expenses.

Some of the scenarios showed that some options would be better if they happened sooner or later, and we've heard that some residents are willing to have their taxes increase if it means limiting density. We are trying to find a compromise for how we are going to be developing infrastructure that we will be taking on over time. The \$9 million amount is concerning and all municipalities except for Burnaby have millions of dollars in infrastructure deficits. We are putting money aside and looking to senior levels of government for grants and we are looking at how we are going to develop in the future to see how Anmore can be as financially viable as possible. That's our focus and we are working hard to get there.

Doug Richardson, 205 East Road

Mr. Richardson stated that it appears that the federal regulations seem to be decreasing so he is surprised that we are going the other way. He said that according to the blue and purple maps he cannot trim his rose bushes, and asked what the cost would be to do that.

There is a grandfather clause for existing use. Anything that you've been doing up to this point, you are entitled to continue to do for maintaining and pruning the bushes.

He asked what the development permit cost would be, and asked for the fee for an environmental consultant.

For this type of DPA, the fee runs from \$150 to \$350 for the permitting process. The environmental consultant fee has a cost that generally ranges between \$2,000-\$4,000 depending on the application and what is being proposed for the area.

Mr. Richardson stated that under the provincial laws he is able to build a bridge over the creek if he gives notification to the province and asked whether he could still do that based on what is being said tonight.

Anmore is asking residents to abide by provincial regulation. You could go direct to the province and then give the information to the Village.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Tony Spring, 2301 Sunnyside Road

Mr. Spring referred to the property located behind him and asked if the Village received approval to alter the creek.

You can't defer a watercourse without approval. Staff advised that its QEP would have to look into any disturbances to the property.

Elaine Willis, 2189 Summerwood Lane

Ms. Willis referred to section 8 and said that she wants to see stronger language in the OCP.

Jeff Thue, 868 Spence Way

Mr. Thue stated that he has a 1 acre lot and he doesn't want taxes to increase by 45% over 3 years, adding that he wants to be able to afford to stay in his own house so if 1/2 acre lots mean cheaper taxes then he's in favour.

The 15% tax increase for 2014 results in \$126 per average assessed home. Without large tax increases each year we're continuing to put away \$425,000 whereas five years ago the village was only putting away \$50,000 per year.

Coleen Hackinen, 105 Elementary Road

Ms. Hackinen asked the environmental consultants whether the RAR would apply as more stringent if a covenant isn't already in place.

If you do an RAR assessment and the setback is less, the current covenant holder could be asked to extinguish the covenant on the condition that it be replaced.

Jason Lintunen, 5 Alder Way

Mr. Lintunen asked if the \$9 million infrastructure deficit includes water.

The chlorination booster station is now in place, which was budgeted for and has already been paid for, and we have done a water modeling project to look at the entire system. The water utility budget is separate from the water user bill, which is based on user consumption.

Lynn Burton, 1020 Sugar Mountain Way

Ms. Burton asked if it would be possible to have a referendum during the next municipal election to get a benchmark for whether residents want 0.5 acres vs. 1 acre.

When this was done previously, there was a lot of confusion; we haven't considered it.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Ms. Burton stated that there seems to be an inequality between what the developers are doing, what the clustered housing would do and what the land owners would do, and the residents are the ones with a vested interest. With respect to financial sustainability, have you considered reducing the size to 1/2 acre for everyone?

Anmore is predominantly pre-zoned as RS-1 so it would entail reducing the minimum lot size to 1/2 acre, which would entitle everyone with 1 acre to subdivide. We didn't consider that to be realistic for the future. 49% of lots in the Village are larger 1 acre or 51% of lots in Anmore are smaller than 1 acre.

Jan Sheffer, 2676 Fern Drive

Ms. Sheffer stated that information isn't clearly communicated to people.

We do issue information. It would be great if the Village could provide information like the larger municipalities do. Our Manager of Corporate Services looks after communications although it is not her primary role, and we do try to get the information out there as soon as possible.

Chris Sedergreen, 171 Wyndam Crescent

Mr. Sedergreen asked about the 50:50 division on 1 acre vs. other density, asking what the poll size was, when it was collected, and if it is possible that the information might have changed in light of information to increase taxes.

We obtained feedback from a number of events and methods; the initial visioning session in June 2013 with about 25 people we also held workshops with 15-20 people at a time (three workshops held) 2 open houses held last year attended by 40 and 60 people, respectively, in addition to receiving feedback by comments forms, letters and emails. If based purely on numbers, those engaged represent a small portion of the community. In communities across the world, the level of community engagement is typically small.

There was never intention to imply that there was statistic relevance. Our consultation reports were transparent regarding the number of people who were engaged. We asked similar questions multiple times and we respect the data.

Herb Mueckel, 285 Alpine Drive

Mr. Mueckel stated that there appears to be a lot of confusion about the blue zone map to show only areas affected by the creeks.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

The reason the map is shown mostly in blue is due to the many water bodies that cross over are very near to each other.

Denny Arsene, 1060 Thompson Avenue

Mr. Arsene stated that the people who came out over the past year is a small comparison to how many have come out to the public meetings, and then asked if they are willing to slow down the process to do it properly. He further asked if they think the financial sustainability study is a good study.

Regarding the process, it has been a year with continual conversation and we are comfortable, from the conversations with the public and the APC, that there have been a lot of opportunities and conversations held. For the FSP, it could be a more complicated document with more analysis, but the intent was never to point to the future and relate to development or lot size, rather it was an assessment of how you have developed for the last 25 years and you have incurred infrastructure costs and growth costs that have resulted in deficit payments. It forecasts what would happen if we do nothing, to help people understand the way the development was growing. The process itself has not been rushed; the APC had a mandate that expired end of 2013.

Shelly Frustagli, Spence Way

Ms. Frustagli stated that she likes the idea of clustered housing as the property taxes that she paid on 1 acre are likely double than what 1/2 acre would be.

Dick Cresswell, 1608 East Road

Mr. Cresswell stated that he hopes council will focus on the accumulation of assets versus the accumulation of liabilities (e.g. postage stamp lots), and added that council would be better advised to take money in lieu of disconnected properties that are far removed from places people would go. He asked for a survey of who wants/doesn't want trails & parks as the money could be going towards parks in better locations. *We have a variety of pieces of parkland throughout the Village; some are meant to be passive parks and some are meant to be active parks, and then some we have taken as parkland to protect environment and wildlife corridors. This has worked out generally well. During the OCP reviews, trails and trail connectivity continues to be raised as an important issue for the community.*

Brian Lamb, 1710 East Road and 1800 East Road

Mr. Lamb stated that it is time for Anmore to make the decision to adopt the OCP.

4. OFFICIAL COMMUNITY PLAN UPDATE (CONTINUED)

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

Phil Frustagli, Spence Way

Mr. Frustagli stated that council just needs to make a decision and move forward, adding that he agrees with developer flexibility.

(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

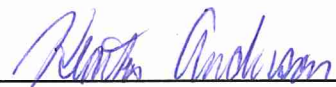
The meeting ended at 9:50 p.m.

Certified Correct:

Approved:



Christine Milloy
Manager of Corporate Services



Heather Anderson
Mayor