



VILLAGE OF ANMORE

COUNCIL MINUTES

Minutes of the Regular Council Meeting held on Tuesday, November 17th, 2015 in the portable classroom located behind Anmore Elementary School 30 Elementary Road, Anmore BC

ELECTED OFFICIALS PRESENT:

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

STAFF PRESENT:

Juli Kolby, Chief Administrative Officer
Karen-Ann Cobb, Corporate Officer
Kevin Dicken, *Acting* Approving Officer/Manager of Public Works
Brent Elliott, Planning Consultant
Kate Lambert, Planning Consultant (*arrived at 7:36 p.m.*)
Ian Whyte, Environmental Consultant (*via telephone*)

GUESTS PRESENT

Herbert Mueckel

1. CALL TO ORDER

Mayor McEwen called the meeting to order at 7:00 p.m.

2. ADDITIONS AND DELETIONS TO THE AGENDA

R207/2015 It was MOVED and SECONDED:

"THAT THE RULES OF PROCEDURE BE WAIVED PURSUANT TO SECTION 39 – ORDER OF PROCEEDINGS AND BUSINESS IN ANMORE PROCEDURE BYLAW NO. 510-2011 BY ADDING AFTER ITEM NO. 3 – APPROVAL OF THE AGENDA, ITEM NO. 4 – COMMENTS FROM THE PUBLIC REGARDING ITEMS ON THE AGENDA, AND FURTHER THE REMAINING ITEMS ON THE AGENDA BE RE-NUMBERED IN ACCORDANCE WITH THIS ADDITION."

CARRIED UNANIMOUSLY

2. ADDITIONS AND DELETIONS TO THE AGENDA (CONTINUED)

R208/2015 It was MOVED and SECONDED:

“THAT COUNCIL AGREES TO ACCEPT THE ADDENDUM ADDING ITEM 6(A) – ADOPTION OF MINUTES – MINUTES OF THE PUBLIC HEARING HELD ON OCTOBER 27TH, 2015 WITH PAGES TO BE INSERTED BETWEEN PAGES 45 AND 46 OF THE REGULAR COUNCIL AGENDA.”

CARRIED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

R209/2015 It was MOVED and SECONDED:

“THAT THE AGENDA BE APPROVED AS AMENDED.”

CARRIED UNANIMOUSLY

4. COMMENTS FROM THE PUBLIC REGARDING ITEMS ON THE AGENDA

Coleen Hackinen, Elementary Road questioned whether a letter that she had brought forward to the C.A.O. recently, regarding additional information of the Bella Terra Development rezoning application would be discussed. Juli Kolby explained she had reviewed the letter with Staff and it will be handled through the development permit process and will not be included in discussions for the evening.

Pam Blackman, East Road questioned the next steps of the process of the Bella Terra Development rezoning application. Brent Elliott explained that at third reading, Council can pass it forward and give third reading as is; give third reading with amendments; defer the application; or reject it. .

Doug Salberg, Hemlock Drive spoke to item 8(b) Anmore Zoning Amendment Bylaw No. 543-2015 of the agenda regarding the portion of the report on changes to infill housing stating that the OCP would need to be amended. Mr. Salberg expressed his confusion since it was explained to him previously that changes to infill housing would have to go through Zoning Bylaw process. Brent Elliott explained that Mr. Salberg's application doesn't meet policy and should be discussed under the Zoning Bylaw.

**4. COMMENTS FROM THE PUBLIC REGARDING ITEMS ON THE AGENDA
(CONTINUED)**

Chris Sedergreen, Wyndham Crescent questioned Mr. Elliott on how he would define the need for public consultation considering the poor turnout during discussions of the OCP in 2014. Mr. Elliott explained there is nothing within the Local Government Act that speaks to threshold or participation, it speaks to the need for Local Government to hold an opportunity to talk about it in addition to the formal public hearing process.

Mr. Sedergreen also stated that Mr. Elliott noted during the OCP process that the majority of residents were in favour of 1 acre zoning on the basis of “sticky notes” posted on a blackboard which he did not feel represented the general population of the Village. Mr. Elliott explained that the conversations he had was a fair split and further explained that much of the input provided was debated amongst the Advisory Planning Commission who in turn, wanted to maintain a minimum 1 acre lot.

John Cherry, Hemlock Drive expressed his love of Anmore and commented that he and his family wishes to remain but stated two concerns as follows:

- The community retains the ability to determine everyone’s future with economic viability.
- Wants to keep his family in Anmore and be able to subdivide his property in the future.

Olen Vanderleen, East Road expressed his support on discussions with allowing subdivision of 1 acre lots.

Coleen Hackinen, Elementary Road stated that she is opposed to infill housing.

Andrew Robertson, Thomson Road noted that most people live on less than 1 acre and proposed to have infill half acre lots.

Jim Ervine, East Road suggested a committee be created comprising of those residents wishing to subdivide and possibly come up with an equitable solution.

5. PETITIONS AND DELEGATIONS

(a) Delegation – Herb Mueckel

Herb Mueckel noted that he had attended the Mayor of Belcarra, Ralph Drew’s, book launch featuring a book about Indian Arm. Mayor Drew was presented with an award for historical writing and suggested the possibility of a book being written about the history of Anmore.

5. PETITIONS AND DELEGATIONS (CONTINUED)

(a) Delegation – Herb Mueckel (Cont'd)

R210/2015 It was MOVED and SECONDED:

“THAT COUNCIL RECOMMENDS THAT THE HERITAGE AND CULTURAL COMMITTEE BEGIN TO WORK ON A PROPOSAL FOR AN HISTORIC BOOK OF ANMORE.”

CARRIED UNANIMOUSLY

6. ADOPTION OF MINUTES

(a) Minutes of the Public Hearing held on October 27, 2015

R211/2015 It was MOVED and SECONDED:

“THAT THE MINUTES OF THE PUBLIC HEARING HELD ON OCTOBER 27th, 2015 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

(b) Minutes of the Regular Council Meeting held on November 3, 2015

R212/2015 It was MOVED and SECONDED:

“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON NOVEMBER 3rd, 2015 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

7. BUSINESS ARISING FROM THE MINUTES

Regular Council Meeting – November 3rd, 2015 – Councillor Froese stated within the Anmore Election Bylaw No. 544-2015 a change was requested to allow two sided election signs, but was not reflected within the minutes.

7. BUSINESS ARISING FROM THE MINUTES (CONTINUED)

After discussions, Council agreed to amend section 18.2 (c) of the Anmore Local Government Elections Bylaw No. 544-2015 as follows:

- *18.2 (c) If on public property, signs for a candidate, party or issue may be printed as two sided signs on a single frame.*

8. BYLAWS

(a) Anmore Local Government Elections Bylaw No. 544-2015

R213/2015 It was MOVED and SECONDED:

**“THAT ANMORE LOCAL GOVERNMENT ELECTIONS BYLAW NO.
544-2015 BE RECONSIDERED AND ADOPTED AS AMENDED.”**

CARRIED UNANIMOUSLY

(b) Anmore Zoning Amendment Bylaw No. 543-2015

Brent Elliott and Kate Lambert, Planning Consultants, presented their report dated November 17th, 2015 regarding Anmore Zoning Amendment Bylaw No. 543-2015 for the Bella Terra Development.

Councillor Weverink responded to the letter and petition included within the Public Hearing minutes, which was against the proposal noting his opinion on each item listed within the letter such as;

- does preserve the “semi-rural character” of the Village;
- preserves the trees with a CD zone;
- with over 40% being retained as natural green space, would preserve the surrounding of natural environment;
- will need further measures to protect the stability of the steep slope at the top;
- environmental protection for habitat and Red Legged Frog has gone above and beyond;
- affordable housing will be challenging whether it is within CD zone or RS-1;
- each lot will be required to follow tree management bylaw;
- wanted confirmation that the fire department had no concerns;
- would like to see environmentally friendly clotheslines;
- in favour of 1.2 lots per acre and the amount of tree retention.

8. BYLAWS (CONTINUED)

(b) Anmore Zoning Amendment Bylaw No. 543-2015 9 (Cont'd)

Councillor Thiele asked questions and expressed her concerns as follows:

- Why a water system upgrade wasn't a condition as opposed to including within community amenity package? Staff explained that it would be more beneficial this way since the upgrade will go beyond the scope of the development.
- During construction, are there measures put into place to ensure the Red Legged Frogs are not disturbed? Would fall under the federal and provincial guidelines.
- In favour: community amenities contribution, 40% parkland dedication; less roads and larger storm water management to maintain and upgrade; water main upgrade on Sunnyside Road; dedication of environmental sensitive areas.
- Concerns: neighbourhoods are not preserving the semi-rural atmosphere; not allowing clotheslines; 3 car garages; additional lighting; size of homes being too large; swimming pools and sports courts; replacing with deciduous trees and therefore will lack year round evergreen tree; no requirement for roof top sprinklers.

Councillor Froese asked questions and expressed his concerns as follows:

- In favour: addresses exceeds protection for frogs and water courses
- Should try and address; lot coverage for sports courts and swimming pools and possibly include specific recommendations regarding a percentage of large concrete surfaces being permeable. The Planner noted that Zoning Bylaw could identify these issues, noting pools and sports courts are not considered as structure within our bylaw.
- Possibly have applicant identify those lots that will have pools or sports courts?
- People have concerns with the "right number" under community amenities package, could an appraisal from a land economics be done with this application?
- Defer until small items are addressed.

Ian Whyte, Environment Consultant spoke and answered questions and concerns by telephone noting the following:

- Red Legged Frog is a common species in British Columbia;
- After reviewing, he is satisfied with what the applicant is proposing meeting all the regulatory requirements in the protection of the Red Legged Frog;

8. BYLAWS (CONTINUED)

(b) Anmore Zoning Amendment Bylaw No. 543-2015 9 (Cont'd)

Ian Whyte, Environment Consultant spoke and answered questions and concerns by telephone noting the following: (Cont'd)

- Funnel shape and widening the corridors has helped;
- With the protection of the breeding habitat such as the pond, and has a substantial upland terrestrial woodland adjacent to it, in which it does, he feels that in itself will protect and maintain the breeding stock. In addition, the applicant is also providing the corridor to Anmore Creek with a proposed two newly created ponds.

Councillor Trowbridge asked questions and noting the following:

- He supports CD zoning relative to control;
- The dedication of 42% of land or equivalent value, we are acquiring both;
- With infrastructure upgrade, if the costs escalate, is it up to the applicant to cover it? The planner answered yes.
- Will improve water quality with the loop;
- Admires the spirit of redesigning the development after hearing from the public.

R214/2015 It was MOVED and SECONDED:

**“THAT COUNCIL RECEIVE THE SUMMARY REPORT OF
COMMENTS ON BYLAW NO. 543-2015 (COMPREHENSIVE
DEVELOPMENT ZONE #6); AND FURTHER THAT ANMORE
ZONING AMENDMENT BYLAW NO 543-2015 BE READ A THIRD
TIME.”**

**CARRIED
Councillor Thiele opposed
Councillor Froese opposed**

8. CORRESPONDENCE

(a) Correspondence

R215/2015 It was MOVED and SECONDED:

**“THAT ALL CORRESPONDENCE CIRCULATED AND FILED IN THE
VILLAGE OFFICE BE RECEIVED.”**

CARRIED UNANIMOUSLY

9. COMMITTEE REPORTS AND RECOMMENDATIONS

(a) Sasamat Volunteer Fire Department Board of Trustees

**(i) Minutes of the Sasamat Volunteer Fire Department Board of
Trustees Meeting held on October 8, 2015**

R216/2015 It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE SASAMAT VOLUNTEER FIRE
DEPARTMENT BOARD OF TRUSTEES MEETING HELD ON
OCTOBER 8TH, 2015 BE RECEIVED.”**

CARRIED UNANIMOUSLY

10. UNFINISHED BUSINESS

Nil

11. NEW BUSINESS

**(a) Zoning Bylaw Review and Update: Issue Identification Summary
Report**

Brent Elliott presented the report dated November 17th, 2015 from himself and Ken Berglund, Planning Consultants, CitySpaces regarding the Zoning Bylaw Review and Update.

11. NEW BUSINESS (CONTINUED)

(a) Zoning Bylaw Review and Update: Issue Identification Summary Report (Cont'd)

R217/2015 It was MOVED and SECONDED:

“THAT COUNCIL RECEIVE THE REPORT “ZONING BYLAW REVIEW AND UPDATE: ISSUE IDENTIFICATION SUMMARY REPORT” FOR INFORMATION.”

CARRIED UNANIMOUSLY

(b) In-Camera Council Meeting – November 17th, 2015

R218/2015 It was MOVED and SECONDED:

“THAT PURSUANT TO SECTION 90(1)(c) [OTHER EMPLOYEE RELATIONS] OF THE COMMUNITY CHARTER, COUNCIL WILL BE HOLDING AN IN-CAMERA COUNCIL MEETING FOLLOWING THE REGULAR COUNCIL MEETING OF NOVEMBER 17TH, 2015.”

CARRIED UNANIMOUSLY

12. MAYOR’S REPORT

Mayor McEwen reported that:

- There was good dialog at the Finance Committee meeting last night.
- November 10th he and Juli Kolby met with SVFD Fire Chief, Jay Sharpe regarding the relationship between the Village and the SVFD.
- He and Juli Kolby also met with MP, Fin Donnelly and discussed many issues which included the Village’s recent grant application.
- Attended a good planning workshop with Staff.
- He attended the Remembrance Day Ceremony at the Village of Belcarra.

13. COUNCILLORS’ REPORT

Councillor Weverink reported that:

- He also enjoyed the Remembrance Day ceremony.
- He attended Ralph Drew’s book launch.

13. COUNCILLORS' REPORT (CONTINUED)

Councillor Weverink reported that: (Cont'd)

- He will be attending a Fire Trustees meeting and a Parks Committee meeting.
- He attended a memorial for Clara Crespi who had unfortunately passed away suddenly last week.

Councillor Thiele reported that:

- She also attended all the same meetings.
- She attended an Emergency Preparedness Meeting on November 5th.
- This Saturday the Protective Services Committee will be meeting.
- The loco Open House is scheduled for November 24th at the Anmore Elementary School Gym.

14. CHIEF ADMINISTRATIVE OFFICER'S REPORT

Juli Kolby reported that:

- The loco Open House is scheduled for Tuesday, November 24th.
- She and Staff will be preparing the 2016 budget for the initial review at the December 21st Finance Committee meeting.
- Moving forward with an Emergency Preparedness assessment in which an Emergency Preparedness Consultant has been hired to look at the various emergency preparedness plans and identify any improvements or gaps.

15. PUBLIC QUESTION PERIOD

Doug Salberg, Hemlock Drive questioned the timeframe for discussions on infill housing? Brent Elliott explained that the original process itself was scheduled for 12 months and at this point only phase 1 has been reviewed.

Mr. Salberg noted that with the APC's term expiring at the end of January 31st, 2016; will this slow down the process? Juli Kolby explained that a call-out will be done and will bring the new members up to speed quickly to ensure that the process continues.

Pam Blackman, East Road questioned if the Open House regarding the loco Lands will speak to the portion of Anmore? James Cheng, James Cheng Architect explained discusses will be mostly on Anmore lands and will touch some of the surrounding areas.

16. CONCLUSION

R219/2015 It was MOVED and SECONDED:

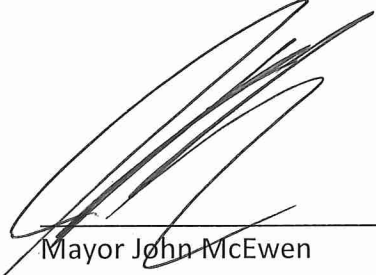
"THAT THE MEETING BE CONCLUDED."

CARRIED UNANIMOUSLY

The meeting concluded at 9:20 p.m.



Juli Kolby
Chief Administrative Officer



Mayor John McEwen