

## ADVISORY PLANNING COMMISSION – AGENDA

Agenda for the Advisory Planning Commission Meeting scheduled for Monday, February 11, 2019 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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1. **Call to Order**

2. **Approval of the Agenda**

Recommendation: That the agenda be approved as circulated.

3. **Minutes**

(a) **Minutes of the Advisory Planning Commission meeting held on December 10, 2018**

**Page 2** Recommendation: That the Minutes of the Advisory Planning Commission held on December 10, 2018 be adopted as circulated.

4. **Business arising from the Minutes**

5. **Unfinished Business**

6. **New Business**

(a) **Anmore Green Estates – Membership in the Greater Vancouver Sewerage and Drainage District, Official Community Plan and Regional Context Statement Amendments**

**Page 5** Report dated January 4, 2019 from the Manager of Development Services is attached.

7. **Adjournment**

## ADVISORY PLANNING COMMISSION – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, December 10, 2018 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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### MEMBERS PRESENT

Denny Arsene  
Garnet Berg  
Steve Hawboldt (Chair)  
Wayne Keiser  
Julia Robertson  
Bruce Scatchard  
Olen Vanderleeden

### MEMBERS ABSENT

Nil

### OTHERS PRESENT

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

#### 1. Call to Order

Chair Hawboldt 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**

#### 3. Minutes

- (a) **Minutes of the Advisory Planning Commission meeting held on October 22, 2018**

It was MOVED and SECONDED:

**"THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON OCTOBER 22, 2018 BE ADOPTED AS CIRCULATED."**

**CARRIED UNANIMOUSLY**

- (b) **Minutes of the Advisory Planning Commission meeting held on October 16, 2017**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON OCTOBER 16, 2017 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

- (c) **Minutes of the Advisory Planning Commission meeting held on December 18, 2017**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON DECEMBER 18, 2017 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

**4. Business arising from the Minutes**

Nil

**5. Unfinished Business**

Nil

**6. New Business**

**(a) Rezoning Application for 2307 Sunnyside Road (Cordovado)**

Jason Smith provided electronic copies of the Community Amenity Charge analysis completed by GP Rollo and walked through the analysis (on screen) with the Commission. The following points were highlighted during discussion.

- Members requested at a previous meeting to review the Lift Analysis to explain how the CAC of \$493,500.00 was calculated
- Any future CD developments, a new requirement for any applicant at their cost, will be to hire an economist to evaluate the proposal to ensure the village and the public have a good sense on the numbers and reasonable target for a CAC's
- Not many CD developments have been done recently, the question is always: Did the village receive enough money?"
- G.P. Rollo are very highly regarded within other municipalities
- Want to ensure the village is receiving a fair amount in CAC's
- Intent was for G.P. Rollo to provide a target

- Individual analysis will be required from the applicant for any upcoming CD developments
- G.P. Rollo made assumptions around construction costs, revenue, DCC's which are fixed, tax breaks, various costs as well as development fees etc.
- Revenue assumptions for 1 acre - \$1.6 million, ½ acre – \$1.3 million, 1/3 acre - \$1 million to include water, road and septic
- Should not attach a dollar value to the 34% parks amenity
- Within the OCP, there is a requirement to provide at least 30% in parks amenity
- Developer is not required to pay for trails, however it is part of their proposal which is quite positive for the village
- Can make the trails a condition as part of rezoning
- Within the Parks Master Plan, it identifies what the village is looking for in trail connectivity
- All about connectivity with water, trails, and roads
- 50% CAC's is the lift percentage for the village
- For an increase in CD zones in the village, the current roads can take all the growth
- A member felt the calculated cost analysis was very defensible
- A members was happy with the straight forward analysis, felt that 50% is fair
- Cash amount of the CAC would be captured at the time of adoption of the rezoning
- Council would like the \$493,500.00 to go towards a new village hall and community centre
- Members felt good about the analysis and how it was done

It was MOVED and SECONDED:

**"TO SUPPORT THE PROPOSAL AS PRESENTED."**

**CARRIED UNANIMOUSLY**

**7. Adjournment**

It was MOVED and SECONDED:

**"TO ADJOURN."**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:12 p.m.

Certified Correct:

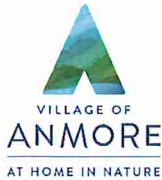
Approved:

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Juli Halliwell  
Chief Administrative Officer

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Steve Hawboldt  
Chair, Advisory Planning Commission



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: January 4, 2019

Submitted by: Jason Smith, Manager of Development Services

Subject: Anmore Green Estates – Membership in the Greater Vancouver  
Sewage and Drainage District, Official Community Plan and Regional  
Context Statement Amendment

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### Purpose / Introduction

The purpose of this report is provide Council with the opportunity to initiate the many processes required to connect Anmore Green Estates to the regional sewer system. To connect Anmore Green Estates to the regional sewer system will necessitate becoming a member of the Greater Vancouver Sewage and Drainage District, amending the Village's Official Community Plan and Regional Context Statement

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### Recommended Option

THAT Council request that staff advise the Anmore Green Estates Strata that the Village of Anmore is willing and ready to proceed with connecting the existing 51 homes at Anmore Green Estates to the Greater Vancouver Sewerage and Drainage District sewerage system; but that the Village will only proceed once there is a Memorandum of Understanding between the Village and the Anmore Green Estates Strata in order to ensure that all parties are equally committed to resolving the sewage treatment issue at Anmore Green Estates.

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### Background

There has been long standing issues surrounding the treatment of sewage at Anmore Green Estates (AGE). AGE is made up of 51 homes whose sewage is treated by a community septic system and field. The AGE strata operates a community septic system under a permit issued by the Ministry of Environment and Climate Change Strategy (the Ministry). The Ministry is solely responsible for the regulation and enforcement of sewage treatment under this permit.

A Pollution Abatement Order was issued in November 2017 by the Ministry in response to reported leakage of sewage onto the neighbouring school site. This Pollution Abatement Order required the AGE Strata to develop an action plan to address the immediate pollution on the school site and to hire their own engineers to devise a long term solution for treating their sewage.

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Through the winter and spring of 2018 the Ministry required the AGE strata to hire a series of engineers to make recommendations and to conduct a peer review. This was a Ministry led process and the Village of Anmore had no jurisdiction to become involved in this process.

In May 2018, the final engineering reports were provided to the Ministry, as well as the peer review. The conclusion of those reports was that, from a strict engineering perspective, the most viable solution was to connect AGE to the Greater Vancouver Sewerage and Drainage District (GVS&DD) system via Port Moody. Those reports did not consider or address the Village's Official Community Plan (OCP), the fact that the Village of Anmore was not a member of GVS&DD, the requirements for membership in the GVS&DD or Metro Vancouver's Regional Growth Strategy. The Village had raised those concerns with the Ministry throughout the winter and spring of 2018 and they were not addressed. The Village, after receiving the final engineering reports and recommendations, asked repeatedly for clarification, through the Ministry, on why on-site solutions were dismissed by the engineers hired by the AGE strata. These requests for clarifications were never addressed by the Ministry or the AGE strata.

Having gotten no further information from the Ministry, the Village of Anmore Council chose to begin consideration of the various processes that would be required to be completed in order to connect AGE to the GVS&DD system. One of the first processes that would need to be undertaken would be to address the Village of Anmore's OCP and Regional Context Statement (RCS) contained within it.

The Village has been in communication, since early December, with representatives from the AGE strata to come to an agreement regarding a Memorandum of Understanding (MOU). The purpose of the MOU is to come to an agreement on the high level of principles of how to move forward with resolving the sewage issues at AGE and that both parties are equally committed. The Village continues to wait to hear back from the AGE strata on whether they are ready to proceed.

## **Discussion**

### Current OCP Policy

The current OCP states in Policy MS-7 that "During the time frame of this Plan, the Village will not develop a municipal-wide sewer system." The Village of Anmore Council has interpreted that policy to be an articulation of the Village's longstanding policy that the Village is a semi-



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rural community where residents are responsible for treating their own sewage through on-site systems.

The lack of urban level sewer services is a means of preserving the semi-rural character of the Village as this places limits on the density of development. This lack of urban services supports the maximum permitted density in the OCP of 2 units/acre.

### Current RCS

The current Regional Context Statement (RCS), which forms part of the Village's OCP, utilizes Metro Vancouver's Regional Growth Strategy (RGS) policies to support Village OCP policies to restrict the expansion of regional sewer services by designating all of the Village with a Rural land use designation in the RGS. The Village believes that the Rural designation is appropriate for the semi-rural densities that the Village anticipates in its OCP and the intent to have development treat its sewage on-site.

The one exception in the RCS is the Eagle Mountain Middle School Site, which is designated General Urban and is located within the Urban Containment Boundary. This site was connected to the GVS&DD system after an amendment to the RGS in 2012 re-designating the site from Rural to General Urban. The rationale for that amendment was that the urban services could only be provided to urban areas.

### OCP and RCS Amendments for Anmore Green Estates

The Village of Anmore Council has directed staff to begin the processes to connect AGE to the GVS&DD system. The following outlines the necessary OCP and RCS amendments that are required to facilitate this.

1. Add words in italics to Policy MS-7 "The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system" (**Attachment 1**)
2. Amend Map 3: Regional Context Statement Map to change the lots comprising Anmore Green Estates from a Rural regional land use designation to a General Urban regional land use designation and amend the Urban Containment Boundary to include the properties.

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### Rationale for Amendments

The primary rationale for the amendments to the OCP is to accommodate connection of AGE to regional sewer system. The amendment will not enable any new development and it will simply allow the existing AGE development to address environmental and public health concerns related to the treatment of sewage.

The regional General Urban designation is appropriate because in the Anmore and neighbouring contexts, this is urban level density, the existing density of 4 units/acre at AGE exceeds the semi-rural densities found in the rest of Anmore. These densities and the fact that it will be served by urban level services (both sewer and water) make the General Urban designation appropriate.

The Village wants to make a clear distinction between General Urban and Rural to signal its intent to remain a semi-rural community and support the objectives of the RGS. Designating the AGE site will serve to reinforce that important distinction. This premise is further reinforced by the OCP policies and zoning in place for the surrounding properties that will keep those properties semi-rural and curtail any risk of further urban expansion.

The Village is proposing not to pursue a full RGS Type 2 amendment process to change the regional Urban Containment Boundary and the regional land use from Rural to General Urban. There are several reasons for this choice:

1. There are no consequential impacts to this amendment in terms of development. The amendment is only to allow for the expansion of the regional sewer system to service existing development (51 units) and will not facilitate any new development
2. The connection to the regional sewer system is the only viable means, according to the engineering reports provided to the Village through the Ministry's Pollution Abatement Order process, to address public health and environmental issues created by the sewerage generated at AGE.
3. It is the Village's view, that there is no regional significance to the proposed amendments and that a full RGS amendment process is not warranted in this case and would not be an effective use of public resources.



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### Public Consultation

Section 475 of the Local Government Act requires specific consideration be given to consultation on the proposed amendment:

1. Whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing. Given this amendment will only enable AGE to connect to the regional sewer system, that there will be no further development on the site or consideration of expanding the sewer area, and that the AGE strata is fully aware of what is taking place – staff would not recommend any further consultation beyond a mail drop to the community explaining what is taking place at AGE.
2. The Metro Vancouver Board will have a direct say on this matter through consideration of the Village's RCS and therefore staff would not recommend any further consultation with them.
3. The scope and impact of this amendment is very limited and therefore staff do not recommend and consultation with the boards of any regional district that is adjacent to the area covered by the OCP.
4. In terms of consultation with adjacent municipalities, staff recommend sending the amendment to the City of Port Moody, who will have a direct role in the resolving this matter, and to the Village of Belcarra. Given that this amendment will only enable AGE to connect to the regional sewerage system, that there will be no further development on the site or consideration of expanding the sewer area staff do not recommend referring this amendment to any of other local governments.
5. Given that this amendment will only enable AGE to connect to the regional sewerage system, that there will be no further development on the site or consideration of expanding the sewer area, staff do not recommend consultation with First Nations.
6. Staff recommend sending the amendment to School District No. 43 for comment as they will have direct role in resolving this matter. The GVS&DD Board will also be involved through the request to support the Village's request for membership in GVS&DD and the subsequent amendments to the regional Fraser Sewerage Area that they will need to make in order to connect AGE to the regional sewerage system – therefore staff do not recommend consulting with the GVS&DD Board on this matter.
7. Staff do not see the need to consult with the Provincial or Federal governments on this amendment. The impacted provincial ministries will have direct involvement in the connection process and have been consulted on this matter already.

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In summary, staff recommend the following consultation plan for this OCP amendment. That a one page issue summary be sent to all residents of Anmore outlining the Village's intent, why it is pursuing this matter and encouraging residents to provide comments to Council. This summary should be delivered through a mail drop, distributed through social media and posted on the Village's website.

The OCP amendment should be referred to the Village of Belcarra, City of Port Moody and School District No. 43 for comment prior to the public hearing.

### Process Timelines

Here is an overview of possible timelines, should Council initiate the process at their January 8, 2019 regular Council Meeting:

Item	Agency Responsible	Date	Comments
OCP Amendment 1 <sup>st</sup> Reading	Village of Anmore	January 8, 2019	Refer amendment to neighbouring jurisdictions as outlined
OCP Amendment 2 <sup>nd</sup> Reading	Village of Anmore	March 5, 2019	Set date for public hearing
Public Hearing, possible 4 <sup>th</sup> Reading	Village of Anmore	March 19, 2019	
Regional Planning Committee Review of RCS*	Metro Vancouver Regional District	February 2019	
Acceptance of RCS*	Metro Vancouver Regional District Board	February 22, 2019	
GVS&DD Board motion to support Anmore's membership in GVS&DD*	GVS&DD Board	February 22, 2019	Required to apply to Province for membership

**\*Timeline is subject to the Metro Vancouver Regional District and GVS&DD Boards' scheduling**

Once the RCS is accepted and the Village has received GVS&DD Board support for its membership in the GVS&DD, the Village would need to apply to the Ministry of Municipal Affairs and Housing for an Order In Council to be made by Cabinet to officially become a member of the GVS&DD. This process is estimated to take between 3-6 months.

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### **Options**

The following options are presented for Council's consideration:

1. THAT Council:
  - a. Request, through the Minister of Municipal Affairs and Housing, that the Province of British Columbia make the Village of Anmore a member of the Greater Vancouver Sewage and Drainage District;
  - b. Give 1<sup>st</sup> reading to Village of Anmore Official Community Plan Amendment Bylaw 590, 2019;
  - c. Refer Village of Anmore Official Community Plan Amendment Bylaw 590, 2019 to the City Port Moody, the Village of Belcarra, and School District No. 43 for comment;
  - d. Submit the proposed amendment to Anmore's Regional Context Statement comprised of a regional land use designation change from Rural to General Urban for the Anmore Green Estates property, and a corresponding extension of the Urban Containment Boundary to the Metro Vancouver Board for acceptance; and
  - e. Request the Greater Vancouver Sewerage and Drainage District Board support the Village of Anmore becoming a member of the Greater Vancouver Sewerage and Drainage District and, subject to becoming a member, expand the sewerage area to include the footprints of the existing homes at Anmore Green Estates.

OR

2. THAT Council request that staff advise the Anmore Green Estates Strata that the Village of Anmore is willing and ready to proceed with connecting the existing 51 homes at Anmore Green Estates to the Greater Vancouver Sewerage and Drainage District sewerage system; but that the Village will only proceed once there is a Memorandum of Understanding between the Village and the Anmore Green Estates Strata in order to ensure that all parties are equally committed to resolving the sewage treatment issue at Anmore Green Estates.

OR

3. THAT Council advise staff of how they would like to proceed.



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## Financial Implications

There will be financial implications for the recommended options. The financial implications of these options should be recoverable through the Memorandum of Understanding (MOU) that the Village is negotiating with the AGE strata. A primary principle of MOU is that all of the costs associated with connecting AGE to the regional sewer system will be paid for by the AGE strata. Therefore staff time, legal fees and any costs for the public hearing will be paid for by the AGE strata.

## Attachments:

1. Village of Anmore Official Community Plan Amendment Bylaw 590, 2019

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

**VILLAGE OF ANMORE**

**BYLAW NO. 590-2019**

A bylaw to amend the Official Community Plan

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**WHEREAS** the *Local Government Act* authorizes a municipality to amend its community plan from time to time;

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

- 1) That this bylaw may be cited for all purposes as "Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019".
- 2) That Village of Anmore Official Community Plan Bylaw No. 532, 2014 be amended as follows by replacing Policy MS-7 with the following text:

"The Village will join the Greater Vancouver Sewage and Drainage District to accommodate the connection of Anmore Green Estates to the Greater Vancouver Sewage and Drainage District System. During the time frame of this Plan, the Village will not develop a municipal-wide sewer system"

- 3) Replace Map 3: Regional Context Statement Map with the map attached as Schedule A to change the lots comprising of the 51 existing homes at Anmore Green Estates from a Rural designation to an Urban designation within the Urban Containment Boundary.

**READ** a first time the \_\_\_\_\_ day of, 2019

**READ** a second time the \_\_\_\_\_ day of, 2019

**PUBLIC HEARING HELD** the \_\_\_\_\_ day of, 2019

**READ** a third time the \_\_\_\_\_ day of, 2019

**ADOPTED** the \_\_\_\_\_ day of, 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Certified to be a true and correct copy of the "Village of Anmore Official Community Plan Amendment Bylaw No. 590-2019" adopted by the Municipal Council of the Village of Anmore the [DATE] day of [MONTH, YEAR].

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CORPORATE OFFICER

Schedule A

