



Anmore Green Estates

SEWER PROJECT UPDATE

The Village of Anmore has completed a number of key requirements to move forward with a sewer connection for the Anmore Green Estates (AGE) properties.

The Ministry of Environment and Climate Change Strategy (MOE) indicated their preferred option was to connect the strata properties to sewer. The Village is now working with the AGE Strata and other governments to make it possible to connect to the Greater Vancouver Sewerage and Drainage District (GVS&DD).

As part of supporting the Anmore community, the Village has two key priorities:

- > Complete the steps that are required by the Province, other jurisdictions and the law to allow for the Village to implement Council's agreement to support AGE's request for the sewer connection; and
- > Ensure that the costs and responsibilities for this new sewer connection are owned by the AGE.

PUBLIC MEETING

June 20, 2019, 7-9 p.m.
Anmore Elementary

We will provide an update on the AGE sewer project, with other available partner governments, and there will be an opportunity for residents to ask questions. If you would like to submit a question in advance, please email Juli.Halliwell@anmore.com.

Steps Taken and Project Status

The Village is not currently part of the GVS&DD as all of Anmore operates with septic systems. This means there are multiple steps involving several jurisdictions to update policies and gain approvals to allow the sewer connection. The Village has completed several important steps to move the project forward; however, it does not have the authority for many of the key actions still required.

Steps taken by the Village to support AGE's request for a sewer connection:

- > Approved updates to the Official Community Plan (OCP) to allow for a sewer connection to residential properties.
- > Gained support from Metro Vancouver Regional District for the Village to become a member of the GVS&DD, which involved changing the regional land use designation for AGE.
- > Confirmed with Metro Vancouver that Development Cost Charges will not apply in this sewer connection project, saving the 51 affected property owners more than \$275,000.
- > Calculated annual water usage split between School District No. 43 (SD43) and AGE to determine the percentage of fees each organization will be charged by Metro Vancouver.
- > Recommended that the required sewer be connected to the Port Moody sewer pipe on SD43 lands, which will save the affected property owners on up-front construction costs as it is the shortest available connection, and received support from the City of Port Moody Council for the connection.
- > Developed a framework for an agreement with Port Moody to address sewage flows, which includes flat rate fees for the 51 new connections to help provide some cost certainty for the affected residents.
- > Complied with Ministerial Order by submitting a Liquid Waste Management Plan before the deadline.

Next steps >

Continued from previous page

Next required steps

- > The Village requires an agreement from the AGE properties and SD43 for a Local Area Service Bylaw, which provides a mechanism for the Village costs for the sewer connection to be charged to those who will benefit from this sewer service. This protects other Anmore residents from paying for a service that they cannot receive.
- > When a Local Area Service Bylaw is adopted, and the AGE Strata has provided a capacity study satisfactory to the City of Port Moody, the Village can submit an application for GVS&DD membership to the Ministry of Municipal Affairs and Housing, as the membership must be approved by the provincial government through an Order in Council as the final required step.

Role of Other Jurisdictions

The following is an overview of the jurisdictions involved and key tasks to be completed before the sewer connection construction can move forward.

AGE (51 properties currently serviced by septic treatment system)

Determine cost estimate for sewer construction	Complete
Agree to a Local Area Service Bylaw with SD43 to accept responsibility of all costs associated with sewer connection	Pending
Providing a capacity study, as required by Port Moody	Pending
Obtaining right-of-way access for sewer connection from SD43	Pending
Undertake construction of sewer connection	Pending

METRO VANCOUVER

Set amount for annual levy for sewer service	Complete
Provide costs for the GVS&DD membership	Complete
Provide support for change to regional context statement	Complete
Provide change to urban containment boundary	Pending

SCHOOL DISTRICT NO. 43

Agree to a Local Area Service Bylaw with AGE, which will replace the current special agreement for sewer connection as directed by Metro Vancouver	Pending
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CITY OF PORT MOODY

Sign agreement with Village of Anmore to allow AGE to use Port Moody sewer infrastructure for their discharge of effluent	Pending
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MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Submit the formal request to Provincial Cabinet for approval for the Village of Anmore to become GVS&DD member	Pending (final step)
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MINISTRY OF ENVIRONMENT & CLIMATE CHANGE STRATEGY

Issue / enforce permit regulations for septic treatment system	Ongoing
Enforce pollution abatement order	Ongoing

KEY FACTS about the project cost

- > The annual levy for the sewer connection service with the GVS&DD is set by Metro Vancouver. The Village has no say in this amount or how it is determined; however, the Anmore Mayor has offered to attend a Metro Vancouver Committee Meeting with the AGE Strata Vice President to advocate for lower rates. AGE pays 91% of these fees and SD43 pays the remaining 9%.
- > Port Moody will charge an annual discharge fee of \$332 per household/year (2019 rate) for connecting to its sewer system and this fee is set by Port Moody. The Village has no say in this amount or how it is determined, and the City has only provided the 2019 rate. AGE pays these fees.
- > AGE is responsible for the following one-time costs:
 - > Capital costs for construction of sewer pipe: \$170,000 (based on estimate provided by AGE Strata).
 - > Capacity study required by Port Moody: AGE is required to have an engineering consultant complete a capacity study to ensure that the City's sewage system can handle the additional discharge from AGE properties. The Village does not have any cost information from the AGE Strata at this time.

Annual Cost Estimates: Operating and Membership in GVS&DD

While the Village of Anmore does not set or charge any of these fees, the Village requested the fee information to assist the AGE Strata in assessing their annual costs and developing the Local Area Service Bylaw.

Also, the Village is not charging any additional fees for this sewer system – it is only passing along the costs from the GVS&DD and City of Port Moody. If and when additional units connect to sewer services (not currently allowed for in the OCP), the membership fees levied by Metro Vancouver and other ongoing costs will be spread amongst all users of the system.

The total annual levy charged by Metro Vancouver includes:

- > A **NON-GROWTH LEVY**, which is based on the amount of actual sewerage flow into the GVS&DD system and covers annual operating costs for Metro Vancouver, and
- > A **GROWTH LEVY**, which is a contribution to the overall capital costs to expand and upgrade the GVS&DD system to accommodate all growth in the Fraser Sewerage Area. The Growth Levy is based on the proportion of the Village’s overall growth in relation to the rest of the region.

METRO VANCOUVER FRASER SEWERAGE AREA LEVY ESTIMATES

	2019	2020	2021	2022	2023
Total annual levy	\$44,603	\$49,514	\$81,327	\$105,083	\$126,951
Non-growth levy					
AGE (91%)	7,788	8,119	8,646	9,287	9,627
SD43 (9%)	753	785	836	898	931
	\$8,541	\$8,904	\$9,482	\$10,185	\$10,558
Growth levy					
AGE (91%)	32,883	46,149	65,510	86,532	106,131
SD43 (9%)	3,179	4,462	6,334	8,367	10,262
	\$36,062	\$50,611	\$71,844	\$94,899	\$116,393
Annual cost per household*	\$1,129	\$1,396	\$1,786	\$2,211	\$2,602
Annual cost to SD43	\$3,932	\$5,247	\$7,170	\$9,265	\$11,193

* Calculated by dividing the AGE total by 51 units. AGE cost per household also includes the \$332/year (2019 data) charged by the City of Port Moody.

Frequently Asked Questions

<p>How did you determine the percentage amounts charged to AGE and SD43?</p>	<p>When there is no sewer flow meter in place, the accepted way to calculate future sewer flow is to use water flow usage data. The Village has averaged the previous three years of water use by the 51 AGE properties and Eagle Mountain Middle School, based on actual water meter readings, to determine the proportion of flows that would end up in the GVS&DD system. Based on the previous three years water use, 9% was school usage and 91% was AGE properties usage.</p>
<p>Why did you allow the development of Eagle Mountain Middle School if there would be issues?</p>	<p>To our knowledge, there is absolutely no evidence that the construction of the school had anything to do with the issues of the AGE septic system. But even more importantly, even if there is construction on a neighbouring property, it's the responsibility of all septic system owners to ensure the effluent and discharge is confined within their property. This means there should not have been any effluent or discharge near the school property to be at risk in the first place.</p>
<p>Why won't the Village allow for the development of the septic field site to allow for AGE residents to pay for the connection?</p>	<p>The OCP guides development decisions and this area was not intended to be a high-density development in the OCP that was adopted in 2014 following extensive public consultation. At the time, there was no opposition to the change. Following its adoption, the zoning bylaw was updated to reflect the development limits within the OCP. Accordingly, the current bylaws do not support development of the septic field site. If the developer/owner makes application to allow for this, which would require an OCP amendment, the Village would of course consider such an application, but at present it is simply not permitted.</p>
<p>Why can't AGE residents join Port Moody to avoid these additional costs?</p>	<p>This is not a viable option for a number of reasons. One is AGE properties will still need to pay for their sewer usage. As well, AGE residents may not be aware that their annual property taxes could still be significantly impacted if they were part of Port Moody. Another key factor is that the Village of Anmore would need to agree to a boundary adjustment, and we are not willing to do this as a means to solve AGE's issue with their septic treatment system.</p>
<p>Why is it taking so long to connect the sewer system?</p>	<p>The Village of Anmore does not operate any public sewage treatment facilities, which means there is a complex, and time-consuming process involved to get the required approvals as outlined above. It's important to note that the Village only has authority in certain areas and has taken care of the bulk of these requirements. As well, the Village operates on the principle of user pay for all capital and operating costs associated with sewage treatment – the fees for this sewer connection will only be charged to AGE properties, not other Anmore residents who cannot benefit from the service. This means that AGE properties must take responsibility for the costs involved in this sewer connection by agreeing to a Local Area Service Bylaw. The final approval to connect to GVS&DD must come from the provincial government, and this won't happen until the Local Area Service Bylaw is in place.</p> <p>The Village advised the AGE Strata of these requirements in December 2018 and has followed up with additional information from Metro Vancouver and Port Moody related to costs. The Village has not yet received the petition and is working with AGE Strata to help determine what other information they need to set this next step in motion.</p>