

Welcome!

**Please sign in if you'd like to share a
comment/question tonight.**

(Avoids line-ups at microphone)

OR

**Fill in a Question/Comment Card that will
be read out by the meeting facilitator.**



VILLAGE OF
ANMORE 

PUBLIC MEETING
JUNE 20, 2019
7 PM – 9 PM

Anmore Green Estates Sewer Project Update

Agenda

Meet & Greet
Project Update Presentation
Questions/Comments





AGE Sewer Project

OUR PRIORITIES:

- Work with other organizations to facilitate sewer connection
- Ensure fair, responsible process
- Adhere to required policies and procedures



AGE Sewer Project

OUR CHALLENGES:

- Sewers not permitted: policy updates needed
- Time intensive process
- Limited authority:
 - No jurisdiction over septic systems
 - No authority to approve sewer connection to GVS&DD or through Port Moody
 - No jurisdiction to set or change sewer utility fees



Anmore: Completed Tasks

- Updated Official Community Plan (OCP)
- Gained Metro Vancouver support for GVS&DD membership
- Confirmed Metro Vancouver would waive DCCs
- Completed framework agreement with Port Moody
- Supported AGE Strata at Metro Vancouver Committee meeting

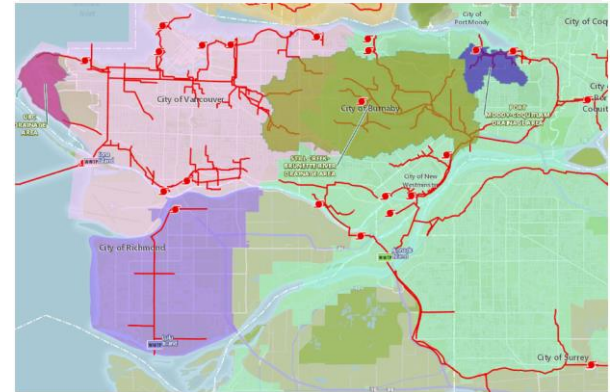


Other Jurisdictions: Roles & Status

METRO VANCOUVER

- Provide cost estimates for GVS&DD levy (complete)
- Accepted regional context statement change (complete)
- Provide change to urban containment boundary (pending)

Regional Liquid Waste System Map

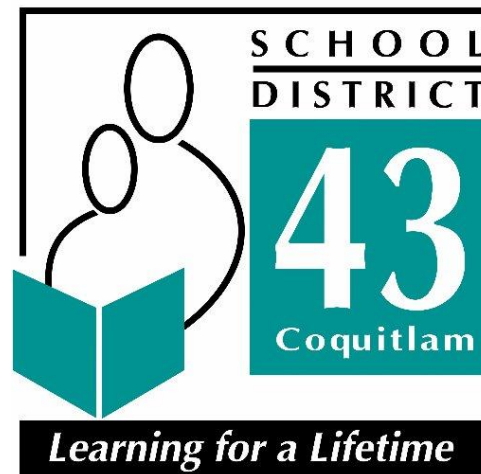


Other Jurisdictions: Roles & Status

SCHOOL DISTRICT 43

- Negotiate sewer pipe right of way access with AGE (pending)
- Agree to Local Area Service Bylaw (“LAS”) (pending)

(The LAS will replace the School District’s current special agreement for sewer connection as directed by Metro Vancouver.)



Other Jurisdictions: Roles & Status

CITY OF PORT MOODY

- Develop framework agreement with Village of Anmore (complete)
- Sign agreement with Village of Anmore to allow AGE to use Port Moody sewer infrastructure (pending)



Other Jurisdictions: Roles & Status

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

- Submit the formal request to Provincial Cabinet for approval for the Village of Anmore to become a GVS&DD member (pending)



Other Jurisdictions: Roles & Status

MINISTRY OF ENVIRONMENT & CLIMATE CHANGE STRATEGY

- Issue/enforce permit regulations for septic treatment system (ongoing)
- Enforce pollution abatement order issued to AGE Strata (ongoing)



Other Jurisdictions: Roles & Status

ANMORE GREEN ESTATES STRATA

- Determine cost estimate for sewer construction (complete)
- Agree to Local Area Service Bylaw (pending)
- Provide capacity study to Port Moody (pending)
- Obtain right-of-way access for sewer connection from SD43 (pending)
- Undertake construction (pending)





Key Facts: Project Costs

- Metro Vancouver sets and charges annual levy for sewer
- Port Moody sets and charges annual discharge fee
- Only 51 AGE properties and Eagle Mountain school will have sewer connection – not permitted anywhere else in Anmore
- AGE properties and School District 43 are responsible for sewer cost
- AGE will be responsible for construction costs
- Remaining Anmore properties will not pay any fees sewer services

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.



Next Steps: Local Area Service Bylaw

- Agreement from the AGE properties and School District 43 for Local Area Service Bylaw:
 - Mechanism for sewer costs to be charged to those who benefit from service
 - Protects other Anmore residents from paying for service they cannot receive
- Local Area Service Bylaw approval by Council



Next Steps: Provincial Approval

- Application for GVS&DD membership to Ministry of Municipal Affairs and Housing
 - Requires Local Area Service Bylaw and capacity study completion
- GVS&DD membership approval through provincial government Order in Council



Next Steps: Construction

- AGE Strata proceeds with construction of the sewer connection

Questions/Comments

Please keep to two minutes each to provide opportunities for everyone to speak.



Summary of comments and answers to questions will be posted on Village website.

