

## ADVISORY PLANNING COMMISSION – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, February 11, 2019 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



---

### MEMBERS PRESENT

Denny Arsene  
Steve Hawboldt (Chair)  
Julia Robertson  
Bruce Scatchard  
Olen Vanderleeden

### MEMBERS ABSENT

Garnet Berg  
Wayne Keiser

### 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 7:00 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 December 10, 2018**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON DECEMBER 10, 2018 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

#### 4. Business arising from the Minutes

Nil

**5. Unfinished Business**

Nil

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

Jason Smith provided an overview of the staff report and outlined that the Village has commenced the process to connect Anmore Green Estates to the regional sewer system and explained the steps required to achieve this.

Discussion points included:

- Eagle Mountain Middle School\* is currently connected to sewer system without requirement for Anmore to become a member of Greater Vancouver Sewerage and Drainage District (GVSDDD).
- Whether there are alternative steps to remedy the failing septic system rather than connect to sewer? It was determined by professional engineers that the only viable option for this site from a technical standpoint was to connect to the sewer.
- Potential for additional development rights on the septic field is not permitted through current zoning.
- Costs associated with membership of GVSDDD would be borne by Anmore Green Estates through creating a local service area.
- Any other costs to village? Majority of cost incurred would be Staff and legal time related to connection, membership, and implementation of local service area.
- Need for school to participate in membership costs related to GVSDDD.
- \$7,000 - \$10,000 approximately per each homeowner to hook up to GVSDDD plus additional annual membership costs.
  - Annual costs to include Port Moody fee, usage fee, membership fee, capital for construction, hookup fees.
- Village anticipates that a Memorandum of Understanding will be entered into with Anmore Green Estates.
- Ministry of Environment and Fraser Health is the regulator of the septic systems within the Village.
- Up front capital costs for GVSDDD hook up would be lower than septic replacement.
- There is no plan under current Official Community Plan to expand connection to sewer throughout the Village.
- General septic system maintenance and environmental concerns.

- Connection to sewer may increase value of properties at Anmore Green Estates and there is potential that property may submit an application to subdivide into a bare land strata following connection.
- Resolution to the septic issue needs to occur.
- Ministry of Environment’s desired option would be to hook up to sewer system.
- Concerns over this issue arising with other properties within the Village.
- Intent is to bring this back to Council in March as provincial deadline would be mid-April to gain approval for GVSDD membership.

*\*minutes as amended at the September 9, 2019 meeting.*

It was MOVED and SECONDED:

**“THAT THE ADVISORY PLANNING COMMISSION SUPPORT THE STAFF RECOMMENDATION FOR ANMORE GREEN ESTATES – MEMBERSHIP IN THE GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVSD), OFFICIAL COMMUNITY PLAN AND REGIONAL CONTEXT STATEMENT AMENDMENTS WITH THE UNDERSTANDING THAT ANY ASSOCIATED COSTS OF MEMBERSHIP IN THE GVSDD ARE BORNE BY THE BENEFICIARIES.”**

**CARRIED UNANIMOUSLY**

**7. Adjournment**

It was MOVED and SECONDED:

**“TO ADJOURN.”**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:00 p.m.

Certified Correct:

Approved:

"Karen Elrick"

"Steve Hawboldt"

\_\_\_\_\_  
Karen Elrick  
Corporate Officer

\_\_\_\_\_  
Steve Hawboldt  
Chair, Advisory Planning Commission