

AGE Sewer Project

Local Area Service Petition Information Meeting – January 13, 2020



Questions & Answers

	Question	Answer
1	How many signatures are needed for the LAS petition to succeed?	There are 2 requirements to be met – 50% +1 of the property owners must sign and those signatures must represent more than 50% of the total assessed value for all properties. Therefore, at minimum 27 signed petitions are required, but up to 35 may be required.
2	What happens if the School District does not sign?	Additional signed petitions will be required to be submitted (i.e. 30 – 35 instead of 27).
3	What happened with petition mix up? What needs to be submitted?	<p>Letters that were addressed to specific property owners were not matched up to their corresponding property owner specific petitions. Petitions signed must reflect the property owner information (name, civic address, PID) of the person(s) signing the petition.</p> <p>Property owners can:</p> <ul style="list-style-type: none">• Come into the Village Hall to have an updated petition printed;• Call the Village to be mailed/delivered an updated petition; or• Use the electronic petition to update the information to reflect your property owner information
4	Can a strata council member scrutinize individual petitions?	<p>No, the Corporate Officer is the Village Privacy Officer and property owner information is deemed to be private</p> <p>Daily updates on the number of petitions received will be forwarded to the AGE strata representative.</p>
5	Can we get an extension to the January 30th deadline because of the mix-up with petitions?	It is important to keep the deadlines intact given the tight timeframes we are working within to construct in August 2020. The Village will do whatever it can to facilitate getting the

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		appropriate documents to property owners during the petition period (January 13 – 30)
6	What happens when there are two names on title? How many signatures are needed?	If there are two or more owners of a parcel, a majority of them must sign the petition. For example, if there are two property owners, both must sign the petition and if there are three owners, two of the three must sign the petition.
7	Will whether the School District has signed or not be publicly available?	The Village will follow up with the school district to determine if they authorize us to share the information.
8	How are the upfront costs going to be passed on to AGE home owners by the Village?	The Village will collect the costs from property owners via the property tax notice issued in 2021.
9	How will annual costs be passed on to AGE home owners?	The Village will collect the costs from property owners via the property tax notice issued on an annual basis, beginning in 2021.
10	How will the growth levy be applied in the future? What happens after 10 years?	<p>The growth levy will be waived until such time as the Village of Anmore requests to connect one additional unit (or more) to the regional system. The Village has provided exemption language to protect current Local Area Service property owners as follows:</p> <ul style="list-style-type: none">• An exemption from the GVS&DD growth Membership Levy, if it is applied to the Village of Anmore in future, is provided to the Local Area Service for either:<ul style="list-style-type: none">○ Ten (10) years from the date the Local Area Service Bylaw is adopted; or○ 850 residential or commercial units in total are connected to the regional sewerage system, whichever occurs first.
11	Why did the Village change the zoning for AGE?	The Village is unable to comment on this given the open lawsuit against the Village.

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12	Why are we paying a connection charge?	In order to capture previous regional infrastructure investments, the GVS&DD has determined that a one-time connection fee to “buy-in” to the system is required. The rate is derived through a utility capital charge structure with the objective of allocating a portion of historical costs of the infrastructure from which the residences are to receive benefit. The GVS&DD had approximately \$2.392 Billion in tangible capital assets as at December 31st, 2018 of which approximately \$2.183 Billion related to Liquid Waste Services. Of that, approximately \$1.445 Billion relates to the Fraser Sewerage Area. Further, capital expenditures budgeted for 2019 in the Fraser Sewerage Area and proposed for 2020 are \$279.2 Million and \$408.9 Million respectively. There are currently 434,700 Fraser Sewer Area connections.
13	Can you ask Metro Vancouver to amortize the connection charge over multiple years?	Metro Vancouver will charge the Village of Anmore the full amount once we become a member of the GVS&DD. There is no opportunity to amortize the connection charge through Metro Vancouver.
14	Can the Village provide an opportunity to spread payments out?	Property owners have the opportunity to make installment payments to their property tax account at any time.
15	What about secondary suites and the Port Moody charges?	The City of Port Moody will require annual conveyance fees for both the principal dwelling and secondary suite. This is not a concern for the Village as there are no legal secondary suites in existence within the Local Area Service area.
16	When will we know if this is a go or not?	There are a number of approvals required in order to enable the physical sewer connection. Below this table is the timeline. The final approval is by the GVS&DD Board (anticipated for June 2020).

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17	What happens if we start paying into our tax account and this project does not go forward? Can we get a refund?	Yes, you may request a refund for overpayment of taxes. There is typically an administrative fee that is charged for refunds, however the Village will waive the fee for property owners in the Local Area Service area.
18	What happens if the petition fails?	The Province (including the Ministry of Environment & Climate Change and Ministry of Municipal Affairs & Housing) will discuss what next steps are necessary if the petition fails.
19	Could you clarify Petition Clause #3 – it is concerning in terms of future uncertainty.	The costs included in the petition are the only known costs that have been identified from those authorities. Though these costs are understood to increase marginally per year there are no additional costs expected from the Local Service Area establishment from the Village, GVSDD, and City of Port Moody.
20	Whether an amendment to the Local Area Service boundary (and thus Bylaw?) would need to occur to allow us to apply for Bare Land Strata? More specifically, how does the footprint allocation within the LAS Boundary affect a Bare Land Strata conversion?	The Village is unable to say definitely whether there would be an amendment required, as it will depend on the bare land strata subdivision application. What we did indicate is that one of the things that would need to be addressed through a subdivision is sewerage servicing and that box would be “ticked” with each existing strata home being connected to regional sewer.
21	Clarification as to whether, and if so under what conditions, a Bare Land Strata application process would result in DCC charges of existing homes from the Village and or the GVSDD?	The Village has heard from Metro Vancouver that DCC charges would not apply to existing homes through a bare land subdivision (assuming the connection occurs before the application) as they would not be considered new connections. For reference, their bylaw 254-2010 section 4.1 and 4.2(b) outlines that DCCs are not payable if the “development” will not impose new capital cost burdens on the GVS&DD.

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Project Timeline

