

## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for  
Tuesday, July 7, 2020 at 7:00 p.m. in Council Chambers at Village Hall, 2697  
Sunnyside Road, Anmore, BC



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### ELECTED OFFICIALS PRESENT

Mayor John McEwen  
Councillor Polly Krier  
Councillor Tim Laidler  
Councillor Kim Trowbridge \*  
Councillor Paul Weverink

### ABSENT

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Jason Smith, Manager of Development Services

#### 1. Call to Order

Mayor McEwen called the meeting to order at 7:02 p.m.

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

R078/20                      That the Agenda be approved as amended to include an on table  
addendum for Item 11 (c) a revised proposed Bylaw 628-2020  
and Zoning Map.

Carried Unanimously

The revised Anmore Zoning Amendment Bylaw No. 628-2020 and Zoning Map for  
illustration purposes is included as Attachment 1 and forms part of the original minutes.

#### 3. Public Input

\*Councillor Trowbridge recused himself at 7:03 p.m. due to a conflict of interest as the  
owner of the property under Item 9 (a).

Doug Richardson, Anmore, provided comments on his concerns regarding Item 9(a) 1130 Mountain Ayre Land and Item 11 (d) loco Lands – Request to Amend Regional Growth Strategy

\*Councillor Trowbridge returned to the meeting at 7:05 p.m.

**4. Delegations.**

None.

**5. Adoption of Minutes**

**(a) Minutes of the Regular Council Meeting held on June 16, 2020**

It was MOVED and SECONDED:

R079/20                      That the Minutes of the Regular Council Meeting held on June 16, 2020 be adopted, as circulated.

Carried Unanimously

**6. Business Arising from Minutes**

**7. Consent Agenda**

It was MOVED and SECONDED:

R080/20                      That Items (b) – (e) of the Consent agenda be adopted.

Carried Unanimously

**(b) City of Rossland Resolution – Climate & Energy Change**

Recommendation:      That Council receive communication from City of Rossland dated June 18, 2020 regarding Global Covenant of Mayors for Climate & Energy Change, for information.

**(c) RCMP Auxiliary Program**

Recommendation: That Council receive communication from Ministry of Public Safety and Solicitor General dated June 18, 2020 regarding RCMP Auxiliary Program, for information.

**(d) 2020 Eligible School Sites Proposal Resolution**

Recommendation: That Council receive communication from School District 43 dated June 18, 2020 regarding 2020 Eligible School Sites Proposal Resolution, for information.

**(e) Support for Small Business Recovery**

Recommendation: That Council receive communication from Canadian Federation of Independent Business dated June 19, 2020 regarding support for small business recovery, for information.

**8. Items Removed from the Consent Agenda**

**(a) Status update RC Resolutions**

Clarity was sought on the status update of resolution 056/20 from the April 28, 2020 Regular Council meeting and staff provided confirmation that this was resolved through the referral to the Environment Committee.

It was MOVED and SECONDED:

R081/20 That Council receive the status update of Regular Council Meeting resolutions for the 2020 year to date, for information.

Carried Unanimously

**9. Legislative Reports**

**(a) 1130 Mountain Ayre – Rezoning Application**

\*Councillor Trowbridge recused himself at 7:08 p.m. due to a conflict of interest as the owner of the subject property,

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report. Mr. Smith noted that the applicant expressed his interest to the Village to provide a parkland dedication of land over and above what is allowed under the subdivision regulations. While there is no requirement for parkland dedication and minimum lot sizes could be met under the existing zoning, consideration of this application is the tool that could be used to achieve the voluntary parkland dedication while maintaining the ability to create 3 lots from this parcel.

Staff is supportive of encouraging areas of interest that private individuals would consider donating as parkland. This particular site is along an existing trail corridor and would allow for future consideration of expanding the trail network should the Village choose to do so.

The on table amendment is provided to rectify a staff error in recognition of the land requirement to accommodate the expansion of the road right of way. Removing the road right of way dedication from the overall lot size still results in the ability for a three lot subdivision.

Discussion points included:

- Confirmation that lots are in compliance with zoning regulations
- Confirmation that sufficient frontage exists on Thomson Road
- Whether there are any steep slope concerns or requirements. It was confirmed that the Village does not regulate development on steep slope and where there is any concern Engineer reports are sought which has been provided in this case
- Confirmation that this application does not fit criteria for provision of community amenity contributions
- There will be an opportunity for input at a public hearing before this application would be considered for approval by Council

It was MOVED and SECONDED:

R082/20 That Council give first and second reading to Village of Anmore Zoning Amendment Bylaw No. 628-2020;

And That Council direct staff to set a date for a public hearing and provide sufficient notice of the public hearing;

And That Council direct staff to remove covenant AC250535 from the title of 1130 Mountain Ayre Lane.

Carried Unanimously

\*Councillor Trowbridge returned to the meeting at 7:30 p.m.

**(b) 2020 Property Tax Sale Deferment**

Ms. Juli Halliwell, CAO, provided an overview of the staff report. Ms. Halliwell outlined that the Province has granted municipalities with the ability to defer a tax sale resulting from delinquent property taxes for the 2020 year which would be scheduled for September 28, 2020. The proposed bylaw would allow the Village to defer the 2020 tax sale date to September 27, 2021 in order to provide some temporary relief for those property owners who are delinquent with their outstanding property taxes.

It was MOVED and SECONDED:

R083/20 THAT Council grant first, second, and third readings to Anmore 2020 Property Tax Sale Date Deferment Bylaw No. 630-2020.

Carried Unanimously

**(c) Solid Waste Management Bylaw Amendment**

Ms. Karen Elrick, Manager of Corporate Services, provided an overview of the staff report outlining the proposed bylaw amendment provided to introduce updates, for clarity, of the Solid Waste Management Bylaw.

It was MOVED and SECONDED:

R084/20 THAT Council grant first, second, and third readings to Anmore Solid Waste Management Bylaw Amendment Bylaw No. 629-2020.

Carried Unanimously

**(d) Update to Municipal Ticket Information Utilization Bylaw**

It was MOVED and SECONDED:

R085/20 That Council rescind third reading of the Anmore Municipal Ticket Information Utilization Bylaw Amendment Bylaw No. 627-2020

AND That Council amend Schedule 14 as follows:

**Anmore Smoking Control Bylaw No. 448-2008**

<b>Section</b>	<b>Offence</b>	<b>Fine</b>
4	Smoking in a place of public assembly, within 7.5 meters of any doorway, window or air intake of a place of public assembly, or outdoor public space 1 <sup>st</sup> offence	Up to \$75
4	Smoking in a place of public assembly, within 7.5 meters of any doorway, window or air intake of a place of public assembly, or outdoor public space 2 <sup>nd</sup> offence	Up to \$150
4	Smoking in a place of public assembly, within 7.5 meters of any doorway, window or air intake of a place of public assembly, or outdoor public space 3 <sup>rd</sup> offence	Up to \$2000

AND That Council grant Anmore Municipal Ticket Information Utilization Bylaw Amendment Bylaw No. 627-2020 third reading as amended.

Carried Unanimously

**10. Unfinished Business**

None.

**11. New Business****(a) Release of In Camera (Closed) Resolutions**

Ms. Karen Elrick, Manager of Corporate Services, provided an overview the staff report which is provided for Council's consideration as a mechanism to periodically review items that may be released from closed council meetings.

It was MOVED and SECONDED:

R086/20 That Council receive the report dated July 3, 2020 from the Manager of Corporate Services entitled Release of In Camera (Closed) Resolutions, for information;

AND THAT Council direct staff to prepare a periodical report for Council's consideration of In Camera (Closed) resolutions to release to the public.

Carried Unanimously

**(b) 2020 Bear Education Program**

Ms. Juli Halliwell, CAO, provided an overview of the staff report. Ms. Halliwell outlined ways to deter attractants such as freezing waste, dispatching garbage collection to high density areas early in the day, and secure storage of waste.

It was MOVED and SECONDED:

R087/20 That Council direct staff to engage a part-time bylaw enforcement officer to patrol the Village on Thursday evenings from July 9<sup>th</sup> for approximately 8 weeks in order to educate and enforce the Village's Solid Waste Management Bylaw No. 554-2016 for a total cost, including educational material, not to exceed \$1,500

Carried Unanimously

**(c) loco Lands – Request to Amend Regional Growth Strategy**

Mr. Jason Smith, Manager of Development Services provided an overview of the staff report. Mr. Smith noted that the site is currently zoned RS1 which allows for a maximum density of one acre development and that the area was designated as a special study area. The change in designation under the regional growth strategy from rural to urban would allow for the ability to service this area with sewer connection should further development be considered.

Discussion points included:

- The intent would be to initiate the process with Metro Vancouver
- Metro Vancouver will be reviewing the Regional Growth Strategy in the near future and during that lengthy process no amendments will be considered
- A change in the RGS would enable Anmore to consider what the Village wants to see in the future for this area

It was MOVED and SECONDED:

R088/20 That Council direct staff to prepare an application to request the Metro Vancouver Board to amend the regional growth strategy land use designation for the loco Lands special study area from Rural to Urban and include those lands within the Urban Containment Boundary.

Carried Unanimously

**12. Items from Committee of the Whole, Committees, and Commissions**

None.

**13. Mayor's Report**

Mayor McEwen reported that:

- He attended the June 17 and June 24 community hub engagement and it was well attended with many positive and constructive comments
- The Village continues to engage BC Hydro regarding Buntzen Lake traffic concerns
- Temporary speed bumps at Birch Wynde have calmed traffic
- There has still been no conclusion to the helicopter party investigation by Transport Canada a year later and he would like to have a representative come to a Council meeting to provide an explanation

**14. Councillors Reports**

Councillor Weverink reported that:

- There have been concerns raised on whether there will be additional speed bumps on Birch Wynde for traffic calming
- There have been reports of residents offering parking on their property for money and would encourage warnings and fines
- The Environment Committee would like to discuss camp fires in Anmore.

It was MOVED and SECONDED:

R089/20      That subject of regulating campfires in the Village be referred to Environment Committee, for discussion.

Carried Unanimously

**15. Chief Administrative Officer's Report**

Ms. Halliwell reported that:

- She will follow up with Transport Canada regarding the helicopter party last summer
- Discussions continue regarding parking issues at Buntzen Lake
- There will be some trail work undertaken in the next few weeks and before and after photos will be provided
- Community feedback on the Anmore Community Hub will be presented at the July 21 council meeting



- 88% of property taxes due in Anmore have been paid or deferred as of the July 2 deadline

## 16. Information Items

### (a) Committees, Commissions and Boards – Minutes

None.

### (b) General Correspondence

- Metro Vancouver Board in Brief for meetings held on May 29, 2020
- Communication from Union of BC Municipalities dated June 17, 2020 regarding Gas Tax Agreement Community Works Fund Payment
- Communication from LCRP Cannabis Regulation and Policy dated June 18, 2020 regarding Policy Directive re Selling it Right responsible service training and non-transparent walls requirement
- Communication from Citizens for Safe Technology dated June 18, 2020 regarding providing a more protecting Antenna Siting and Small Cell Agreement Policy
- Communication from Pembina Institute dated June 26, 2020 regarding Reframed Lab partnership with BC Housing, City of Vancouver, and BC Non-Profit Housing Association
- Communication from Clean Energy BC dated June 29, 2020 regarding Bill 17 proposed amendments to Clean Energy Act

## 17. Public Question Period

Rez Hos, Anmore, regarding consideration of provision of recycling bags to avoid bins on the road and condition of sidewalk on East Road. Council requested staff follow up with resident to determine exact area of concern

**18. Adjournment**

It was MOVED and SECONDED:

R090/20                    THAT the meeting be adjourned at 8:40 p.m.

Carried Unanimously

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Karen Elrick  
Corporate Officer

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John McEwen  
Mayor



### Schedule A

#### 9.18 Comprehensive Development 7 (1130 Mountain Ayre lane) – Cd-7

##### 9.18.1 Purpose

This **zone** is intended to provide **land** solely for the purpose of one-family **residential** housing as the **principal use**.

##### 9.18.2 Permitted Uses and Minimum Parcel Size

Permitted Uses	Minimum Parcel Size
One-Family Dwelling	
Lot A	4,436 m <sup>2</sup>
Lot B	3,751 m <sup>2</sup>
Lot C	3,301 m <sup>2</sup>
Home Occupation	n/a
Bed and Breakfast	n/a
Boarding	n/a
Secondary Suite /Coach House	n/a
Urban Agriculture	n/a

The minimum parcel size may be reduced by up to 300 m<sup>2</sup> in total for the 3 proposed parcels for the sole purpose of accommodating the expansion of the road right of way.

##### 9.18.3 Maximum Building Size and Height

Permitted Use	Maximum Number	Maximum Size	Maximum Building Height
Principal Buildings and Accessory Buildings (a)	1	0.25 FAR	10 m
Accessory Buildings and Structures (b)	2	25% of <b>principal building</b> – up to 120 m <sup>2</sup>	

- (a) The maximum **gross floor area** for the **principal building** and all **accessory buildings** on the **parcel** shall not exceed a **floor area ratio** (FAR) of 0.25, except that:
- (i) in cases where all **buildings** are sited on a **parcel** in such a manner that all the **setbacks** for all the **buildings** are increased 1.5 m beyond that which are required pursuant to subsection 9.1.4 for every 152 m<sup>2</sup> of additional **floor area**;
  - (ii) notwithstanding this restriction, a **principal building** with a **gross floor area** of not more than 232.4 m<sup>2</sup> will be permitted on any **parcel**; and

(b) The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m<sup>2</sup>. For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:

- (i) for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations).
- (ii) up to 30 m<sup>2</sup> of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
- (iii) Notwithstanding this restriction and regardless of **parcel size**, an **accessory building** of not more than 55.7 m<sup>2</sup> will be permitted on any **parcel**."

9.18.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings				
Lot A	7.6 m	7.6 m	7.6 m	3 m (2m along east parcel boundary)
Lot B	7.6 m	5 m	7.6 m	3 m
Lot C	7.6 m	7.6 m	7.6 m	5 m
Accessory Buildings and Structures <sup>(b)(c)</sup>	7.6 m	7.6 m	7.6 m	5 m

For **accessory buildings and structures** less than 10 m<sup>2</sup> and in-ground **swimming pools**, the rear and interior side **setbacks** may be reduced to 3.5 m.

9.18.5 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% of the **parcel**.

9.18.6 Off-Street Parking

**Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:

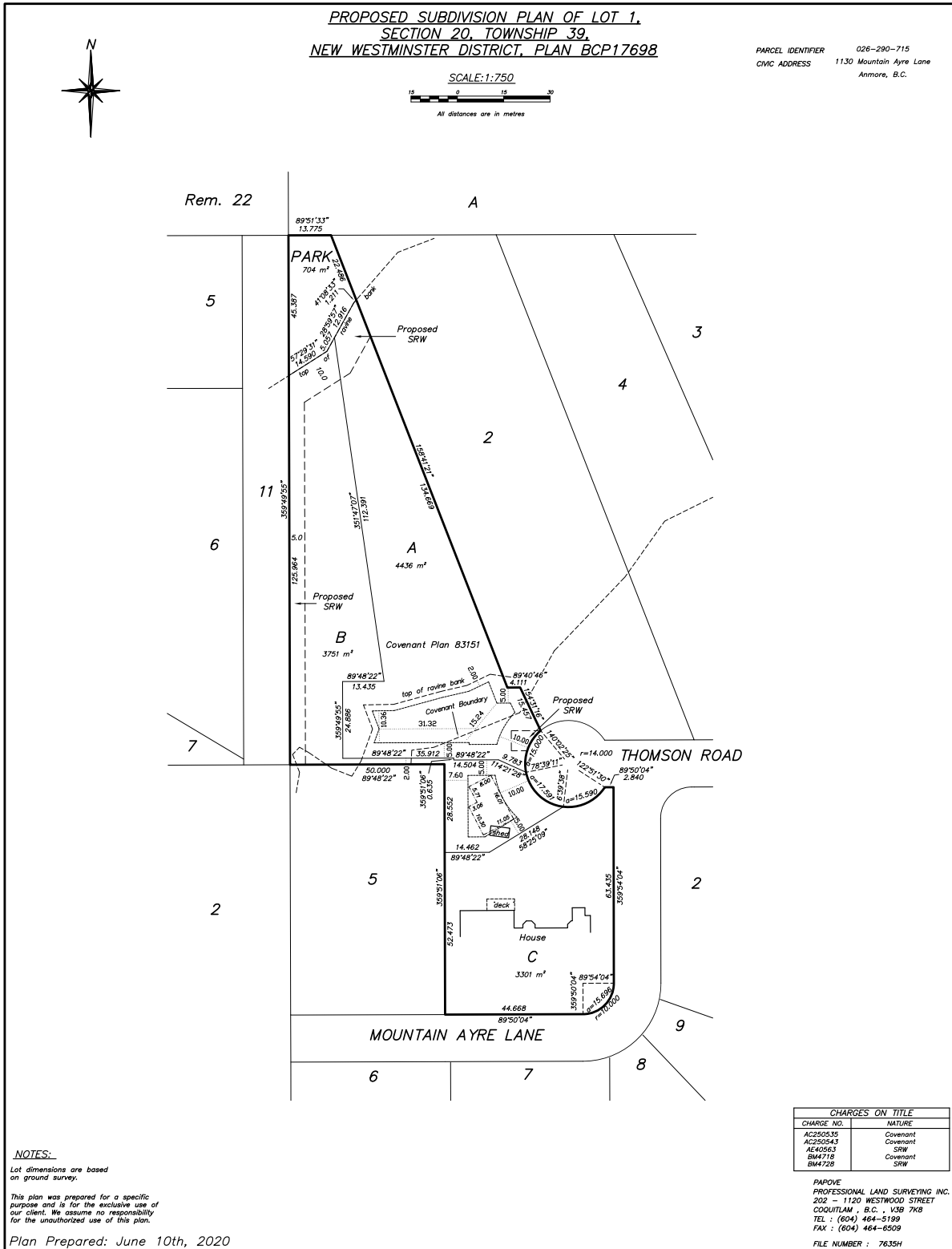
- (a) 2 spaces per **dwelling unit**;
- (b) 1 space per employee for **home occupation**;
- (c) 1 space per boarder; and
- (d) 2 spaces per **secondary suite**.

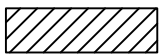
#### 9.18.7 Other Regulations

- (a) For **subdivision** regulations, see Part 7.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.
- (d) Secondary suite and **coach house** shall be subject to the requirements of section 6.3.

#### 9.18.8 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.





2.375m WIDE ROAD RIGHT OF WAY DEDICATION  
 TOTAL DEDICATION = 289.62m<sup>2</sup>

# ZONING MAP

1130 MOUNTAIN AYRE LANE

CD-7 ZONE

