

## REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, January 12, 2021 at 7:00 p.m. by electronic means via Zoom pursuant to Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192.



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**NOTE: Pursuant to the Provincial Health Officer Order regarding Gatherings and Events updated on December 2, 2020, members of the public are not permitted to attend Council meetings in person at this time due to COVID-19. Members of the public may view our Regular Council meeting by accessing the meeting via Zoom.**

For members of the public watching, staff will be moderating the meeting, but we ask that you please DO NOT turn on your camera or mic for the meeting until you are invited to do so by the Chair.

\*Should you wish to provide a comment or ask a question during Item 3 Public Input, or Item 17 Public Question Period please do so by:

- Using the Chat function in the Zoom meeting
- Sending an email to Karen Elrick before or during the meeting at [karen.elrick@anmore.com](mailto:karen.elrick@anmore.com)
- Using the “raise hand” function in the Zoom meeting to indicate you’d like to speak

To access the meeting: <https://us02web.zoom.us/j/89659558312>

THIS MEETING’S PROCEEDINGS WILL BE LIVE STREAMED VIA ZOOM AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

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### 1. Call to Order

### 2. Approval of the Agenda

Recommendation: That the Agenda be approved as circulated.

### 3. Public Input

\*Note: The public is permitted to provide comments to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

**4. Delegations****(a) BC Hydro Update – Coquitlam-Buntzen Diversion Tunnel Gates Project Update.**

Presentation by Grace Chan, Stakeholder Engagement Advisor, Capital Project Communications, and Mark Nichol, Project Manager regarding Coquitlam-Buntzen Diversion Tunnel Gates Project Update.

**5. Adoption of Minutes**

Page 4

**(b) Minutes of the Regular Council Meeting held on December 15, 2020**

Recommendation: That the Minutes of the Regular Council Meeting held on December 15, 2020 be adopted, as circulated.

**6. Business Arising from Minutes****7. Consent Agenda**

None.

**8. Items Removed from the Consent Agenda****9. Legislative Reports**

Page 11

**(a) 2175 East Road Rezoning Application**

Report dated January 7, 2021 from Eric White, RWPAS Ltd.

Page 18

**(b) 112 Deerview Lane Rezoning Application**

Report dated January 7, 2021 from Eric White, RWPAS Ltd.

**10. Unfinished Business****11. New Business**

None.

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

None.

**13. Mayor's Report****14. Councillors Reports****15. Chief Administrative Officer's Report****16. Information Items****(a) Committees, Commissions and Boards – Minutes**

None.

**(b) General Correspondence**

- Page 31      • Communication dated December 3, 2020 from Metro Vancouver regarding Amending Metro Vancouver 2040: Shaping our Future to Re-designate Regional Parks Land to Conservation and Recreation
- Page 74      • Communication dated December 11, 2020 from School District 43 regarding Directions 2025 Strategic Goals and Objectives.  
<https://www.sd43.bc.ca/Board/Vision/Documents/Directions2025.pdf>
- Page 75      • Communication from Metro Vancouver dated December 16, 2020 regarding Policy Review Summaries – Update to Metro 2040 Regional Growth Strategy  
<http://www.metrovancouver.org/metro2050>
- Page 78      • Communication dated December 17, 2020 from Metro Vancouver regarding Regional Greenways 2050  
<http://www.metrovancouver.org/services/parks/ParksPublications/RegionalGreenways2050.pdf>

**17. Public Question Period**

*\*Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

**18. Adjournment**

## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for  
Tuesday, December 15, 2020 at 7:00 p.m. by electronic means via Zoom.



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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  
Chris Boit, ISL Engineering

#### 1. Call to Order

Mayor McEwen called the meeting to order at 7:00 p.m.

#### 2. Resolution re Electronic Meeting

It was MOVED and SECONDED:

R157/20	That pursuant to Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192 That Council authorize Council meetings be held via electronic means in order to comply with COVID safety measures. In order to allow members of the public to hear and see the proceedings, meetings open to the public will be live streamed and archived for viewing on the Village website. Special (Closed) meetings will not be streamed or recorded taking into consideration that the resolution to close the meeting under section 90 of the Community Charter is the only open portion of the meeting. Meeting notices and information on how members of the public can provide public input or questions will be included in each agenda and posted on the
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Village website prior to the meeting in accordance with notice requirements.

Carried unanimously

**3. Approval of the Agenda**

It was MOVED and SECONDED:

R158/20          That the Agenda be approved as circulated.

Carried unanimously

**3. Public Input**

None.

**4. Delegations**

None.

**5. Adoption of Minutes**

**(a) Minutes of the Regular Council Meeting held on December 1, 2020**

It was MOVED and SECONDED:

R159/20          That the Minutes of the Regular Council Meeting held on  
December 1, 2020 be adopted, as circulated.

Carried unanimously

**6. Business Arising from Minutes**

**7. Consent Agenda**

None.

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

**9. Legislative Reports****(a) Subdivision and Development Control Bylaw**

Chris Boit, ISL Engineering provided an overview of the proposed bylaw which was presented at the November 17, 2020 Regular Council meeting

Discussion points included:

- Small subdivision (infill) would not be required to provide sanitary sewer connections for future use
- Road allowances can be achieved by road dedication or by road right of way
- Whether some clarification could be provided to property owners who may be eligible for infill on requirements
- Whether clarity can be provided under the stormwater management section of the bylaw related to underground detention and wet detention
- Water flow requirements are based on flow needed for fire suppression so sufficient water flow would accommodate residential use regardless of occupancy

It was MOVED and SECONDED:

R160/20                      That Council grant first and second reading to Anmore  
Subdivision and Development Control Bylaw No. 633-2020.

Carried unanimously

**(b) Water Rates and Regulations Bylaw Amendment – Hydrant Use**

It was MOVED and SECONDED:

R161/20                      That Council adopt Anmore Water Rates and Regulations Bylaw  
Amendment Bylaw No. 635-2020.

Carried unanimously

**10. Unfinished Business**

**11. New Business****(a) Canada-British Columbia Investing in Canada Infrastructure Program**

Ms. Juli Halliwell, CAO, provided an overview of this grant opportunity that would provide 100% funding should the applications be successful. Should this project be funded, it could provide critical trail connection throughout the community

It was MOVED and SECONDED:

R162/20

That Council direct staff to apply to the Canada-British Columbia Investing in Canada Infrastructure Program Grant – COVID-19 Resilience Infrastructure Stream for the construction of a bridge over Mossom Creek project for a total project cost not to exceed \$1,000,000 and confirm the Village's willingness to provide overall grant management should the application be successful and That Council direct staff to seek endorsement and a letter of support from City of Port Moody and Metro Vancouver Regional District.

Carried unanimously

**(b) Tri-Cities Food Council**

It was MOVED and SECONDED:

R163/20

That Council endorse Anmore's participation in the Tri City Food Council and appoint Councillor Polly Krier as Anmore Council representative.

Carried unanimously

**(c) Parking Strategy Follow-up**

Ms. Juli Halliwell, CAO, provided an update regarding strategies that could be implemented to address parking issues in Anmore.

Council expressed a desire to implement a resident sticker program and Ms. Halliwell will report back with budget implications during the 2021 budget deliberations.

**(d) Status Update RC Resolutions**

It was MOVED and SECONDED:

R164/20                      That Council receive the status update of Regular Council Meeting resolutions for the period July 2020 to date, for information.

Carried unanimously

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

None.

**13. Mayor's Report**

Mayor McEwen reported that:

- Village newsletter has been sent out and is available
- Quarterly Ombudsperson report has been received and there are no issues in Anmore
- Regarding the recent bear incidents – Council takes this seriously. The Village will be hosting a bear aware meeting in the new year to try and educate residents how to live with bears and other wildlife in the Village.
- He expressed his thanks to the public works staff for the light display at Spirit Park and invited residents to look at the lights when out walking while respecting social distancing.
- He wanted everyone to stay and wished everyone a Merry Christmas and Happy Holidays

**14. Councillors Reports**

Councillor Krier

- Expressed her thanks to the community for donations for 3030 Gordon House and the fourth load is being sent down. Thanked public works staff for helping with the delivery
- Expressed her thanks to Georgia Lyons for her efforts for the Candy Cane Lane on Ravenswood and offered Holiday Greetings

Councillor Weverink

- Echoed Mayor McEwen's comments on the bears noting that in addition to some containers being put out early there are some being left out all weekend

Councillor Laidler

- Met with the Public Safety Committee on December 9 with the 4 committee members and there was discussion regarding break ins and speed watch. The Anmore Block Watch coordinator was in attendance and the Block Watch could use more volunteer captains. Next meeting will be held on January 13

Councillor Trowbridge

- Noted that some containers are being left out too long which attracts bears
- Wished everyone a Merry Christmas

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

Ms. Juli Halliwell, CAO reported that:

- She received an update from BC Conservation and they will be patrolling the Village tomorrow for attractants. Conservation Officers have also advised that members of the public have been tampering with the bear traps and if there is any tampering or leaving attractants out they will be looking to issue fines
- Village Hall closure has been extended through to January 8 and she will continue to monitor health recommendations. Appointments can be made through the [village.hall@anmore.com](mailto:village.hall@anmore.com) email address for those that need in person service
- She wanted to express her thanks to Council for their support during this extraordinary year and to the Village staff for their efforts.
- She wished everyone a happy holiday season.

## **16. Information Items**

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

- Minutes of the Environment Committee Meeting held on July 16, 2020
- Minutes of the Community Engagement Culture and Inclusion Committee Meeting held on October 8, 2020
- Minutes of the Public Hearing held on December 1, 2020

### **(b) General Correspondence**

- Metro Vancouver Board in Brief for meetings held on October 30, 2020
- Metro Vancouver Board in Brief for meetings held on November 27, 2020
- Ombudsperson Quarterly Report July 1 – September 30, 2020

## **17. Public Question Period**

Lisa Johnston requested to be added to the Block Watch list and she was informed that all of the contact information for Block Watch is available on the Village website.

**18. Adjournment**

It was MOVED and SECONDED:

R165/20                      THAT the meeting be adjourned at 8:17 p.m.

Carried Unanimously

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Karen Elrick  
Corporate Officer

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John McEwen  
Mayor



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: January 7, 2021

File No. 3360-01

Submitted by: Eric White, RWPAS Ltd.

Subject: 2175 East Road Rezoning Application

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### Purpose / Introduction

The purpose of this report is to provide Council the opportunity to refer the rezoning application for 2175 East Road to the Advisory Planning Commission (APC) for review.

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### Recommended Option

**THAT Council refer the rezoning application for 2175 East Road to the Advisory Planning Commission for review and report.**

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### Background

Staff received the rezoning application for 2175 East Road on December 7, 2020 (**Attachment 1**). The lot is currently in the RS-1 zone. The applicant is pursuing a rezoning to RS-1A (infill) for the purposes of constructing a new home on the 1/3-acre lot proposed to be created.

### Discussion

The purpose of the RS1-A zone is to support subdivision of existing lots between approximately 1-2 acres to a minimum parcel size of ½-acre. The application generally meets all required criteria included in Village of Anmore Zoning Bylaw No. 568-2017 as well as Policy No. Policy No. 61 – Infill Development.

In relation to the proposed size of the lot, Policy No. 61 states: “Parcels as small as 1,348 m<sup>2</sup> (1/3-acre) will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.” From a planning perspective, staff will be requesting feedback from the Advisory Planning Commission, should the application be referred, in relation to the “compelling circumstances” being outlined in the current application.

## **Report/Recommendation to Council**

2175 East Road Rezoning Application

January 7, 2021

When asked for their rationale for a lot area reduction to the minimum parcel size of 1/3 acre, the applicant responded as included in **Attachment 2**.

Should Council wish to refer this application to the APC, staff will report back with comments for Council's information and request that they consider giving readings to the zoning bylaw amendment.

## **Options**

1. That Council refer this rezoning application to the Advisory Planning Commission (Recommended);
2. That Council direct Staff to seek change or clarification to the rezoning proposal for 2175 East Road; or
3. That Council reject this application.

## **Financial Implications**

There are no financial implication for any of these options since the costs for processing a development application are covered by the fees already paid by the applicant.

## **Council Strategic Plan Objectives**

Encourage diversity in land use, housing, parks and recreation and innovative infrastructure to meet the changing needs and demographic shifts in the community.

## **Attachments:**

1. Letter of Intent and Site Plan for 2175 East Road
2. Email correspondence between Staff and applicant dated December 7 to December 10, 2020



**Report/Recommendation to Council**

2175 East Road Rezoning Application

January 7, 2021

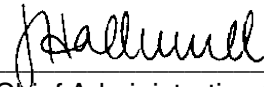
**Prepared by:**



Eric White RWPAS Ltd.  
Planning Consultant

**Reviewed for Form and Content / Approved for Submission to Council:**

*Chief Administrative Officer's Comment/Concurrence*



Chief Administrative Officer

December 1, 2020

City Staff  
Department of Planning & Community & Economic Development  
Village of Anmore

**RE: Subdivision – Letter of Intent**

Dear City Staff,

This Letter of Intent describes our development plan, which is submitted together with the Re-Zoning Application (Infill) and required documentation. The proposed subdivision will include 1 single family home that would be designed to provide an opportunity for us to stay in the Anmore area and raise our family. Having grown up on East Road it is our intent to ensure the home fits with the character of the community. Moreover, my parents live in the existing home and we wish to be close to provide support as they age. The intent is to begin constructing our home in the lot you will find on the Topographical survey in February 2021.

Currently, the property has one home where our parents, sister, brother-in-law and nephew reside. As we work through this process we are also currently residing in the main home on the property. The proposed plan is to build our forever home for us to continue to look after our family and begin a family of our own. It is particularly important for our family stays together and for our future children to grow up here. We would like to propose to rezone and subdivide the property.

Bill Papove completed a survey of the property, as you can see in the attached document it includes all the required information for this application. The proposal is inline with all requirements of the infill strategy set out by the Anmore village. Existing frontage is 60 metres, the new lot will have 26 metres and the remaining lot will have 34 metres. The justification of this proposal is to allow us to subdivide the property as this is our only way to stay in the community, stay close to our family and continue to support the local economy.

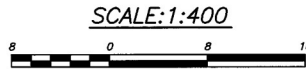
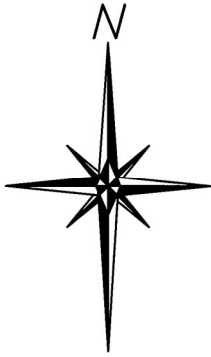
Thank you for considering our application.

Sincerely,

Tim Laidler and Jamie Sheets

Redacted - personal information

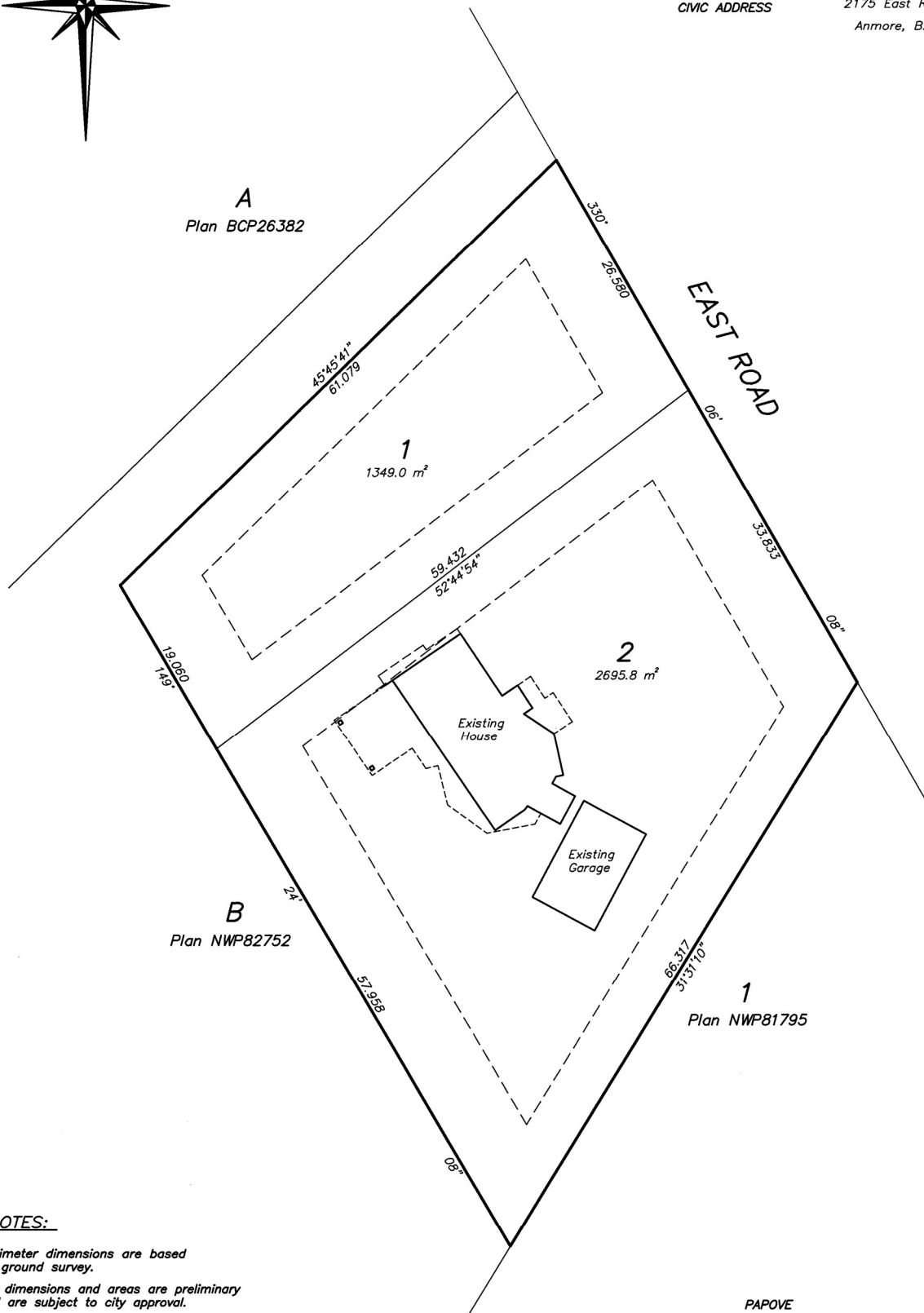
PROPOSED SUBDIVISION PLAN OF LOT A,  
SECTION 20, TOWNSHIP 39,  
NEW WESTMINSTER DISTRICT, PLAN 82752



All distances are in metres

PARCEL IDENTIFIER  
CIVIC ADDRESS

014-846-756  
2175 East Road  
Anmore, B.C.



NOTES:

Perimeter dimensions are based on ground survey.

Lot dimensions and areas are preliminary and are subject to city approval.

This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

PAPOVE  
PROFESSIONAL LAND SURVEYING INC.  
202 - 1120 WESTWOOD STREET  
COQUITLAM, B.C., V3B 7K8  
TEL : (604) 464-5199  
FAX : (604) 464-6509

Plan Prepared: September 10, 2020

FILE NUMBER : 5311B

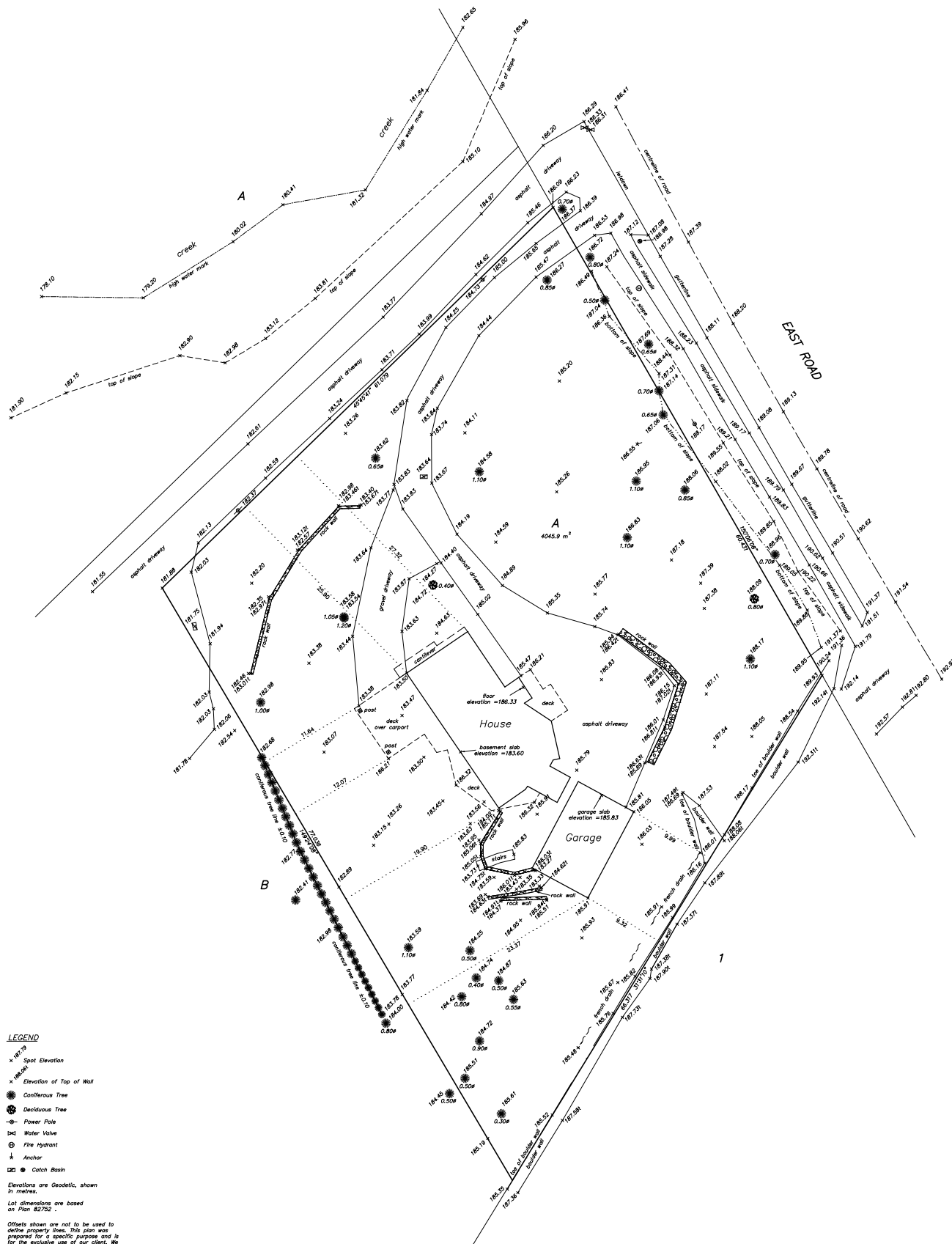
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TOPOGRAPHICAL PLAN OF LOT A,  
SECTION 20, TOWNSHIP 39,  
NEW WESTMINSTER DISTRICT, PLAN 82752

PARCEL IDENTIFIER 014-846-756  
CIVIC ADDRESS 2175 East Road  
Anmore, B.C.

SCALE: 1:200

All distances are in metres



LEGEND

- + 187.9 Spot Elevation
- + 188.0 Elevation of Top of Wall
- Coniferous Tree
- ⊗ Deciduous Tree
- ⊕ Power Pole
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Anchor
- ⊕ Catch Basin

Elevations are Geodetic, shown in metres.

Lot dimensions are based on Plan 82752.

Offers shown are not to be used to define property lines. This plan was prepared for a specific purpose and is for the exclusive use of our client. We assume no responsibility for the unauthorized use of this plan.

CERTIFIED CORRECT  
this 20th day of August, 2020.

W. PAPOVE B.C.L.S.

PAPOVE  
PROFESSIONAL LAND SURVEYING INC.  
202 - 1120 WESTWOOD STREET  
COQUITLAM, B.C., V3K 6P5  
TEL : (604) 464-5198  
FAX : (604) 464-6509  
FILE NUMBER : 5311

**Re: Rezoning Application - 2175 East Rd - Tim Laidler and Jamie Sheets**

tim laidler [redacted personal information]

Thu 2020-12-10 4:30 PM

To: Eric White <eric@rwpas.com>

Cc: Richard White <richard@rwpas.com>; juli.halliwell@anmore.com <juli.halliwell@anmore.com>;  
landsurveyors@telus.net <landsurveyors@telus.net>

Hello Eric,

Please find below our rationale. Let us know if anything else is needed.

Thank you,  
Tim and Jamie

We are applying to the RS-1a zone as it provides community benefits by keeping the character of the community along East road. By allowing part of our family property to be subdivided into 1/3 of an acre it will allow the existing home to remain which maintains the character of Anmore. The 1960s style home has only been renovated once and keeps within Anmore's semi-rural look and feel. To stay within the RS-1 zone we would have to make a very unusual lot around the existing home or more realistically knock the house down and build 2 new ones. This would not be in line with Anmore Village's and our family's commitment to protecting the environment. More trees would need to be cut down, not to mention the increased carbon footprint of demolishing a perfectly good home to allow for 2 new single-family homes to be built.

My fiancé and I will be getting the land at cost from my family to build our forever home. We have looked all over Anmore and could not come close to affording any other single-family homes. Since we will be receiving the land from my family this is our only option to afford a home in Anmore, where I grew up. Our only other option to financially afford a home for our future family to grow up in is to move towards the Hope area. This would be absolutely devastating as we would not be able to see our family as much as we do or take care of our aging parents who will need our help in order to stay in their home.

On Thu, Dec 10, 2020 at 1:12 PM Eric White <[eric@rwpas.com](mailto:eric@rwpas.com)> wrote:  
Hi Tim and Jamie,

The RS-1a zone supports parcels as small as 1/3 acre "in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit."

Please provide your rational for the proposed reduced parcel size.

Thank you,

Eric White  
RWPAS Ltd.  
[eric@rwpas.com](mailto:eric@rwpas.com)  
(778)829-4215

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**From:** tim laidler [redacted personal information]  
**Sent:** December 10, 2020 12:20 PM



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: January 7, 2021 File No. 3360-01

Submitted by: Eric White, RWPAS Ltd.

Subject: 112 Deerview Lane Rezoning Application

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### Purpose / Introduction

The purpose of this report is to provide Council with the opportunity to refer the rezoning application for 112 Deerview Lane to the Advisory Planning Commission (APC) for review.

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### Recommended Option

**THAT Council refer the rezoning application for 112 Deerview Lane to the advisory Planning Commission for review and report.**

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### Background

The owner's of 112 Deerview Lane submitted an application for rezoning on December 8, 2020 (**Attachment 1**). This property is part of the Klumper CD-2 subdivision. It is likely that most homes in this CD zone have been built to their maximum FAR of 0.2. The applicant seeks an increase in FAR from 0.2 to 0.22 to accommodate an additional bedroom on the second floor of their home.

Other owners in this subdivision may seek similar FAR increases in the future given the floor area constraint.

Due to the unique nature of this rezoning and the minimal impact it will create on the surrounding neighbourhood, staff advised the applicant to submit an incomplete application that omits requirements E – G (Site Plan, Tree and Topographic Survey, and Preliminary Geotechnical Report), none of which will likely be affected by the proposed rezoning. In addition to the rezoning application, staff have received preliminary plans and letters of support from the seven households in the neighbourhood (all included within **Attachments 2 and 3**)

## Report/Recommendation to Council

112 Deerview Lane Rezoning Application

January 7, 2021

## Discussion

The applicant is proposing to renovate their home by building an additional bedroom on the second floor that fits within the proposed FAR increase, with no additional kitchen or bathroom. The new bedroom is intended to be used by a family member currently residing in the existing home. This rezoning/renovation will likely require no additional public infrastructure to service. There are no reasons to oppose this change from a land use planning perspective.

### Other Planning Considerations

1. Staff suggests that Council and the APC consider the potential of a similar additional 0.02 FAR for all lots in the CD-2 Klumper subdivision to avoid the potential of a number of similar applications in years to come. There are no Official Community Plan density maximums that are impacted by a small general change to the CD-2 zone.
2. Staff also suggest that Council consider waiving the requirement for a Public Hearing for this rezoning application. Section 464 (2) of the *Local Government Act* allows Council to waive the public hearing requirement if the proposed zoning bylaw is consistent with the community's Official Community Plan (OCP). Staff believe that this application is consistent with the Village of Anmore Official Community Plan Bylaw No. 532-2014 (OCP). Notice requirements are still required to be met (i.e. posting in newspaper and notification to surrounding property owners).

Should Council wish to refer this application to the APC, staff will report back with comments for Council's information and request that they consider giving readings to the zoning bylaw amendment.

## Options

1. That Council refer this rezoning application to the Advisory Planning Commission (Recommended);
2. That Council direct staff to alter the rezoning proposal for 112 Deerview Lane; or
3. That Council reject the application.

## Financial Implications

There are no financial implications for any of the recommendations since the costs for processing a development application are covered by the fees already paid by the applicant.

## Report/Recommendation to Council

112 Deerview Lane Rezoning Application

January 7, 2021

## Council Strategic Plan Objectives

Encourage diversity in land use, housing, parks and recreation and innovative infrastructure to meet the changing needs and demographic shifts in the community.

## Attachments

1. 112 Deerview Lane Rezoning Application
2. Plans for proposed renovation at 112 Deerview Lane
3. Letters of Support

### Prepared by:

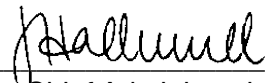


Eric White

RWPAS Ltd, Planning Consultant

### Reviewed for Form and Content / Approved for Submission to Council:

*Chief Administrative Officer's Comment/Concurrence*



Chief Administrative Officer



Attention: Village of Anmore

## LETTER OF INTENT

To Whom It May Concern:

**Re: Room Addition for 112 Deerview Lane, Anmore, BC V3H0A3**

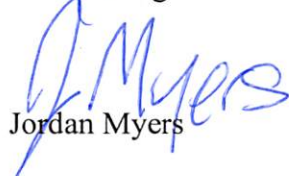
We would like to add another room to the second level of our home for our daughter. This room would be situated at the front of the house and would be used a bedroom; however, it would not have a bathroom. It would add approximately 100 square feet to our home which is over the allowed zoning for our area. We have three children (13, 11, and 8 years old) and the room would be built for our eldest daughter who is 13. She is currently sleeping in the basement which is not only the coldest and most isolating room in the house; its small window offers very little natural light which is not conducive to her health and happiness. This room would be on same level as the other bedrooms in the home and would be warmer, brighter, and offer her social connectedness with the rest of the family. We would not be increasing the number of people residing in the home; and thereby, this would have no additional impact on the septic system, environment, or the neighbourhood. Our neighbours have all been consulted and have given us full support in this minor renovation (please see attached letters of support). As well, we have had architectural designs completed (a copy has been left at Village of Anmore for your perusal), by Oscar Woodman, the original architect and designer of the house to ensure the exterior of the home will continue to be aesthetically pleasing.

Feel free to contact us should you have further questions or concerns. We thank you in advance for your kind consideration in this matter and look forward to hearing from you soon.

Sincerely,

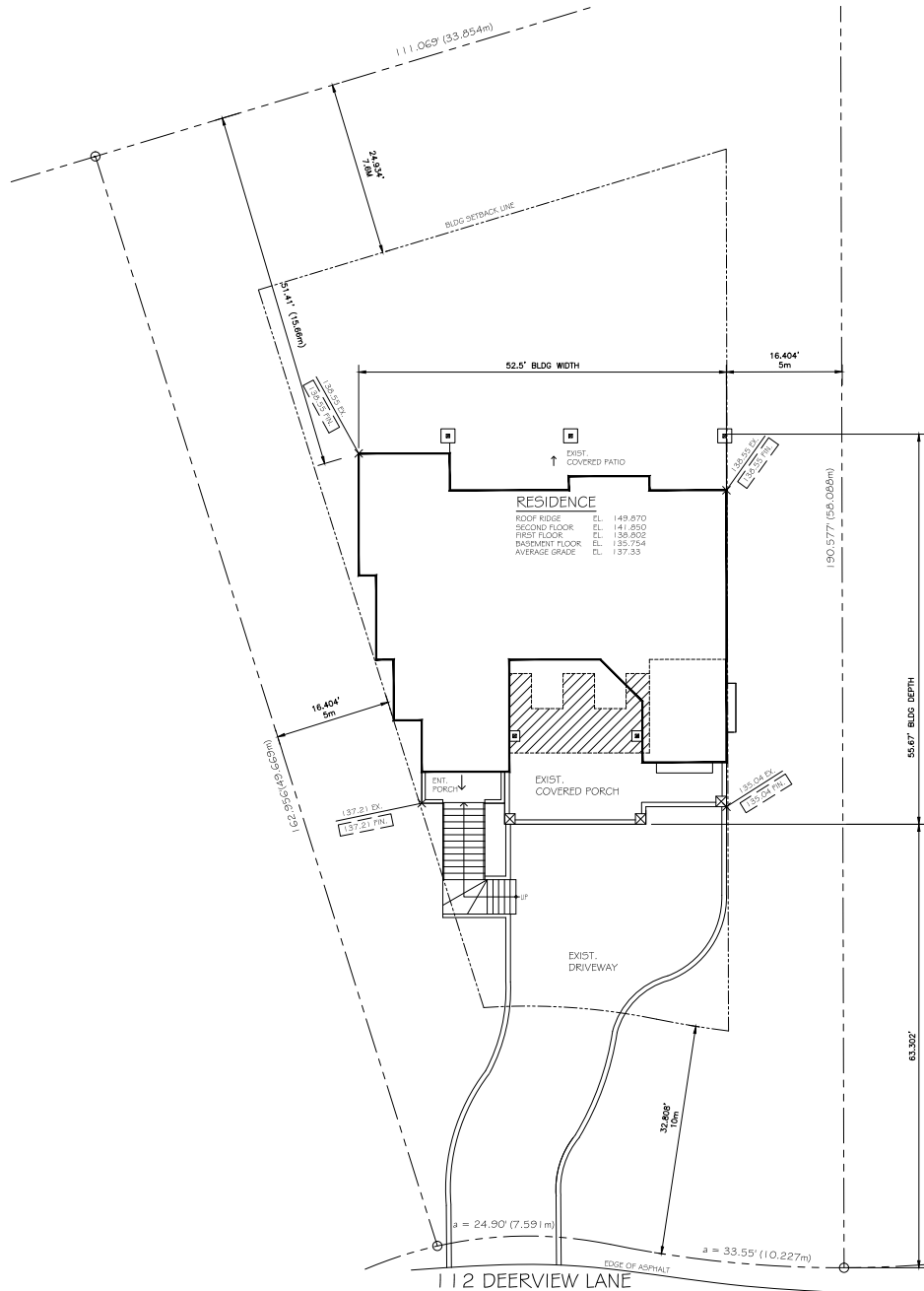


Ardis Krueger



Jordan Myers

# ATTACHMENT 2



**Attention: Village of Anmore**

**This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.**

**Name: Jason & Tara Green**

**Address: 120 Deerview Lane**

**Phone:** redacted personal  
information

**Signature: Tara Green**

**Date: November 23, 2020**

**Attention: Village of Anmore**

**This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.**

**Name: Matthew Safari**

**Address: 132 Deerview Lane**

**Phone:** redacted personal  
information

**Signature: *Matthew Safari***

**Date: 11/16/2020**

November 16, 2020

Jack Cunha  
124 Deerview Lane  
Anmore, BC V3H 0A3

Attention: Village of Anmore

Dear sir / madam:

This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, owners of 112 Deerview Lane. I have reviewed the plans and approve.

Regards,

redacted personal information

Jack Cunha

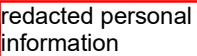
Phone: redacted personal  
information

**Attention: Village of Anmore**

**This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.**

**Name: Wayne Keiser**

**Address: 136 Deerview Lane, Anmore BC**

**Phone:**  redacted personal information

**Signature** 

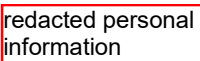
**Date: November 16, 2020**

**Attention: Village of Anmore**

**This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.**

**Name: Ginger and Feisal Nasser**

**Address: 108 Deerview Lane, Anmore**

**Phone:**  redacted personal information

**Signature** 

**Date: November 24, 2020**



Done

# renovationletter



Attention: Village of Anmore

This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.

Name: Rick & Tracy Jarnell

Address: 104 Deerview Lane

Phone: redacted personal information

Signature:

Date: 24Nov20

redacted personal information



## Dr Ardis Krueger

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**From:** Ardis Krueger  
**Sent:** November 25, 2020 9:48 AM  
**To:** Ardis Krueger

redacted personal  
information

**Follow Up Flag:** Flag for follow up

Attention: Village of Anmore

This letter is to confirm that I support the proposed home renovation by Jordan and Ardis Myers, Owners of 112 Deerview Lane. I have reviewed the plans and I approve.

Name: Haijun Jin  
Address: 128 Deerview Lane, Anmore, BC  
Phone: redacted personal  
Signature: information  
Date: Nov 22, 2020

December 3, 2020

File: CR-12-01  
Ref: RD 2020 Oct 30

Mayor John McEwen and Council  
Village of Anmore  
2697 Sunnyside Road, RR1  
Anmore, BC V3H 5G9  
VIA EMAIL: [john.mcewen@anmore.com](mailto:john.mcewen@anmore.com)



Dear Mayor McEwen and Council:

**Amending *Metro Vancouver 2040: Shaping our Future* to Re-designate Regional  
Parks Lands to Conservation and Recreation**

This letter is to advise you of the initiation of a Type 3 Minor Amendment to the regional growth strategy and to invite you to provide written comments on this proposed amendment.

Metro Vancouver has acquired a number of properties in recent years for use as regional park land or greenway. These lands are currently designated as Rural, General Urban, or Industrial in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy. Metro Vancouver wishes to amend *Metro 2040* ("*Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010*") to re-designate 71 property interests (for a total of 131.7 hectares) to the regional Conservation and Recreation land use designation and to amend the official regional land use designation maps as a means to better reflect their use and designation as regional park land or greenway and the intent to support long term protection of these lands as parkland in the future.

Once the regional growth strategy is amended, member jurisdictions would need to update their respective regional context statements (RCS) at the next available opportunity, so that the RCS maps in each Official Community Plan align with both OCP and RGS maps and supportive policies.

In accordance with subsections 6.3.4 (c) and (d) of *Metro 2040*, an amendment from a regional Rural, General Urban, or Industrial land use designation to one of Conservation and Recreation is considered a Type 3 minor amendment, which requires an affirmative 50% + 1 weighted vote of the MVRD Board at each reading of the bylaw; there is no regional public hearing. For more information on regional growth strategy amendment procedures please see Sections 6.3 and 6.4 of *Metro 2040*. For more information on the proposed amendment, please refer to the enclosed staff report.

At its October 30, 2020 regular meeting, the Metro Vancouver Regional District Board adopted the following resolutions:

41933758

*That the MVRD Board:*

- a) *initiate the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate 71 individual regional land use designation changes to Conservation and Recreation to reflect the acquisition of these property interests by Metro Vancouver Regional Parks;*
- b) *give first, second and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020"; and*
- c) *direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

The proposed amendments to *Metro 2040* are listed in the attached amendment bylaw. The amendments affect 71 property interests in 8 member jurisdictions. If approved, the official regional land use designation maps in *Metro 2040* numbered 2, 3, 4, 5, 6, 8 and 12 will be revised, as shown in the maps contained in Schedule "I" of *Amendment Bylaw No. 1310, 2020*, to reflect the changes in regional land use designations.

You are invited to provide written comments on this proposed amendment to the regional growth strategy. **Please provide any comments in the form of a Council or Board resolution, as applicable, and submit it to Chris Plagnol, Corporate Officer, by email at [Chris.Plagnol@metrovancover.org](mailto:Chris.Plagnol@metrovancover.org).** If you have any questions with respect to the proposed amendment, please contact Erin Rennie, Senior Planner by telephone at 778-452-2690 or by email at [Erin.Rennie@metrovancover.org](mailto:Erin.Rennie@metrovancover.org).

The deadline for comments on *Amendment Bylaw No. 1310, 2020* is **January 15, 2021**. Following the comment period, the MVRD Board will review comments received, and consider third reading and final adoption of the amendment Bylaw.

Information on the proposed amendment and a copy of *Metro 2040* can be found on the Metro Vancouver website at [www.metrovancover.org/services/regional-planning](http://www.metrovancover.org/services/regional-planning).

Yours sincerely,



Sav Dhaliwal  
Chair, Metro Vancouver Board

SD/HM/er

cc: Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver  
Neal Carley, General Manager, Parks and Environment, Metro Vancouver  
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver

Encl: Report dated September 18, 2020, titled "*Amending Metro Vancouver 2040: Shaping our Future* to Re-designate Regional Parks Lands to Conservation and Recreation" (Doc# 41280767)

41933758

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To: Regional Planning Committee

From: Erin Rennie, Senior Planner, Regional Planning and Housing Services

Date: September 18, 2020 Meeting Date: October 9, 2020

Subject: **Amending *Metro Vancouver 2040: Shaping our Future* to Re-designate Regional Parks Lands to Conservation and Recreation**

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#### RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate 71 individual regional land use designation changes to Conservation and Recreation to reflect the acquisition of these property interests by Metro Vancouver Regional Parks;
  - b) give first, second and third readings to “*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020*”; and
  - c) direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
- 

#### EXECUTIVE SUMMARY

Metro Vancouver Regional Parks has an ongoing land acquisition program that adds lands to the regional parks system. Over recent years, Regional Parks has been acquiring properties throughout the region to add to the regional parks inventory. Of these property interests, 71 are currently designated either General Urban, Industrial, Rural, or some combination thereof in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy. Regional Parks is requesting to update the maps in *Metro 2040* to better reflect the current use of these lands as regional park or a greenway, therefore Metro Vancouver is initiating a Type 3 Minor Amendment to *Metro 2040* to re-designate these property interests to a Conservation and Recreation regional land use.

#### PURPOSE

This report proposes a *Metro 2040* Type 3 minor amendment for consideration by the MVRD Board. The proposed *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020*, will update *Metro 2040* to incorporate regional land use designation changes from General Urban, Industrial, or Rural (or a combination thereof) to Conservation and Recreation on 71 publicly-owned property interests that have been acquired or secured by Metro Vancouver Regional Parks and are currently used for park or greenway purposes.

#### BACKGROUND

*Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, is the region’s collective vision for long-range sustainable land use policy to the year 2040. It includes a parcel-based regional land use designation map which is a critical tool for, among other things, protecting and enhancing the region’s supply of important lands including conservation and recreation lands, agricultural lands, and industrial areas. In accordance with Subsections 6.3.4 (c) and (d) of *Metro 2040*, an amendment from an Industrial, General Urban, or Rural land use designation to a

Conservation and Recreation land use designation is considered a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires the adoption of an amendment bylaw by an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

Over recent years, Regional Parks has been acquiring properties throughout the region to add to the regional parks inventory. Of these property interests, 71 are currently designated either General Urban, Industrial, Rural, or some combination thereof in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy. Regional Parks is requesting to update the maps in *Metro 2040* to better reflect the current use of these lands as regional park or a greenway, therefore this report seeks to initiate a Type 3 Minor Amendment to *Metro 2040* to re-designate these property interests to a Conservation and Recreation regional land use.

### PROPOSED TYPE 3 MINOR AMENDMENT

The proposed *Metro 2040* bylaw amendment (Attachment 1) contains 71 regional land use designation changes in the Cities of Coquitlam, Maple Ridge, New Westminster, Pitt Meadows and Surrey, the Districts of West Vancouver and North Vancouver, and Electoral Area A related to lands acquired or secured by Metro Vancouver Regional Parks prior to 2020. Regional Parks has requested that these lands be re-designated to a Conservation and Recreation regional land use to better protect them in perpetuity and publicly reflect their use as park land or greenways. For the sake of efficiency, all of these re-designations have been bundled into the proposed amendment bylaw.

Of the 71 property interests, 14 are statutory rights-of-way granted by the respective municipality, 1 is leased from the Provincial government, and the remainder are owned by the Metro Vancouver Regional District. Staff note that in the case of the one property interest leased from the Provincial government, should that lease expire or be terminated, and should the Crown resume use of the land, it will not be bound by any laws, regulations or bylaws affecting the use of those lands.

The current regional land use designations of the 71 property interests subject to the proposed bylaw are summarized by member jurisdiction in Table 1 and depicted in the maps in the draft bylaw attached. Of the property interests, 37 are currently designated General Urban, 28 are Rural, 2 are Industrial, and 4 are currently designated some combination of the three.

**Table 1 – Current Land Use Designations of the Property Interests Subject to Bylaw No. 1310, 2020**

Member Jurisdiction	Number of Property interests by Current Land Use Designation (area in hectares)
Electoral Area A	<ul style="list-style-type: none"> <li>• 1 property interest designated General Urban (0.8 ha)</li> </ul>
City of Coquitlam	<ul style="list-style-type: none"> <li>• 3 property interests designated Rural (31.5 ha)</li> </ul>
City of Maple Ridge	<ul style="list-style-type: none"> <li>• 4 property interests designated Rural (14.7 ha)</li> <li>• 1 property interest designated General Urban/Conservation &amp; Recreation shared (0.1 ha)</li> <li>• 4 property interests designated General Urban (9.7 ha)</li> <li>• 3 property interests designated Rural / Conservation &amp; Recreation shared (0.8 ha)</li> </ul>
City of New Westminster	<ul style="list-style-type: none"> <li>• 3 property interests designated General Urban (1.94 ha)</li> <li>• 2 property interests designated Industrial (0.15 ha)</li> </ul>

District of North Vancouver	<ul style="list-style-type: none"> <li>• 7 property interests designated General Urban (3.43 ha)</li> <li>• 18 property interests designated Rural (1.4 ha)</li> </ul>
City of Pitt Meadows	<ul style="list-style-type: none"> <li>• 4 property interests designated Rural (53.8 ha)</li> <li>• 17 property interests designated General Urban (7.5 ha)</li> </ul>
City of Surrey	<ul style="list-style-type: none"> <li>• 3 property interests designated General Urban (1.8 ha)</li> </ul>
District of West Vancouver	<ul style="list-style-type: none"> <li>• 1 property interest designated General Urban (3.9 ha)</li> </ul>
<b>Subtotal</b>	<ul style="list-style-type: none"> <li>• 39 property interests designated General Urban (29.27 ha)</li> <li>• 28 property interests designated Rural (101.4 ha)</li> <li>• 1 property interest designated General Urban/Conservation &amp; Recreation shared (0.1 ha)</li> <li>• 3 property interests designated Rural/Conservation &amp; Recreation shared (0.8 ha)</li> <li>• 2 property interests designated Industrial (0.15 ha)</li> </ul>
<b>Total</b>	<ul style="list-style-type: none"> <li>• <b>71 property interests (131.70 hectares)</b></li> </ul>

None of the proposed land use changes result in adjustments to the Urban Containment Boundary. The draft amendment bylaw applies to *Metro 2040* maps numbered 2, 3, 4, 5, 6, 8, and 12.

## POLICY FRAMEWORK

### *Metro 2040*

The region's population is projected to grow from 2.7 million to 3.7 million by the year 2050. Historically, visits to regional parks have been growing at approximately double the population growth rate. To support the recreational needs and meet the demands of future residents, more park lands must be acquired and protected. Many of the property interests that are the subject to the proposed bylaw amendment also contain sensitive ecosystems that provide the region with valuable ecosystem services that contribute to clean water, clean air, and carbon storage.

Re-designating the lands subject to the proposed bylaw to a Conservation and Recreation regional land use designation supports *Metro 2040's* Goal 3: Protect the Environment and Respond to Climate Change Impacts. In particular, the bylaw amendment will reflect and be supportive of Metro Vancouver's commitments set out in *Metro 2040* to:

- "implement the Metro Vancouver Regional Parks and Greenways Plan in collaboration with municipalities, to identify, secure and enhance habitat and park lands and buffer, where feasible, park and conservation areas from activities in adjacent areas" (3.1.2);
- "in collaboration with other agencies, develop and manage the Metro Vancouver Regional Recreation Greenway Network, as conceptually shown on the Regional Recreation Greenway Network map (Map 9)" (3.2.1); and
- "manage Metro Vancouver assets and collaborate with municipalities and other agencies to: protect, enhance and restore ecologically important systems, features and corridors and establish buffers along watercourses, coastlines, agricultural lands, and other ecologically important features, as conceptually shown on the Natural Features and Land Cover map (Map 10)" [3.2.2(a)].

### **Metro Vancouver Regional Parks Plan**

A principal role of Metro Vancouver Regional Parks is to “protect natural areas and connect people to nature” and a key strategy of the Regional Parks Plan articulates the need to secure and protect the assets over the long term (Vision Statement and Goal 1, Strategy 2 - Reference 1). An important means of fulfilling direction this through the Metro Vancouver Parks Land Acquisition Strategy, which commits to “growing the regional parks system into a connected network of resilient regional parks and greenways that protect regionally important natural areas and connects people to them” (Reference 2). The proposed land use re-designations will be an effective way to implement these articulated goals and objectives and protect regional park and greenway lands in perpetuity.

### **NOTIFICATION AND ENGAGEMENT**

Letters dated July 28, 2020, titled “*Metro Vancouver 2040: Shaping our Future* Type 3 Minor Amendment Pertaining to Metro Vancouver Regional Parks Lands” were mailed to the planning directors of the eight member jurisdictions with lands that are to be re-designated notifying them of the proposed amendment. Further members were notified of the work to re-designate the 71 property interests through the Regional Planning Municipal Liaison Program and at the Regional Planning Advisory Committee meeting held on September 18, 2020.

The proposed bylaw amendment and this staff report will be advanced to the MVRD Board on October 30, 2020. Should the MVRD Board initiate the amendment, the bylaw will then be referred to all affected local governments for a comment period of no less than 30 days. Following the comment period, the amendment will be brought before the MVRD Board for final consideration.

### **ALTERNATIVES**

1. That the MVRD Board:
  - a) initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate 71 individual regional land use designation changes to Conservation and Recreation to reflect the acquisition of these property interests by Metro Vancouver Regional Parks;
  - b) give first, second and third readings to “*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020*”; and
  - c) direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
2. That the MVRD Board receive for information the report dated September 18, 2020, titled “Amending *Metro Vancouver 2040: Shaping our Future* to Re-designate Regional Parks Lands to Conservation and Recreation.”

### **FINANCIAL IMPLICATIONS**

There are no financial implications to this report.

If the MVRD Board chooses Alternative 1, the proposed bylaw amendment will be initiated and given initial readings, and staff will notify affected local governments and agencies to provide an opportunity to offer comment. The proposed amendment bylaw would then be brought back to the MVRD Board with any comments received during the notification period for consideration of final



reading. The minimum notification period as identified in *MVRD Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, is 30 days, although to ensure sufficient time for comment, Metro Vancouver strives for a minimum of 45 days. The amendment notice will be mailed to affected local governments and agencies and posted on the Metro Vancouver website. All comments received will be included in a report to the MVRD Board for consideration of adoption of the amendment bylaw.

If the MVRD Board chooses Alternative 2, the proposed bylaw amendment will not be initiated. The result is that the current use of the subject 71 Regional Park property interests and their respective regional land use designations in *Metro 2040* maps will remain inconsistent.

## CONCLUSION

To support the recreational needs of the region's growing population and to protect ecologically significant areas of the region from development, Metro Vancouver Regional Parks has been acquiring lands to add to the region's parks inventory and greenways networks for many years. *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020* will bring 71 property interests acquired by Metro Vancouver into conformance with *Metro 2040's* policy framework. Many of these lands currently have the regional land use designation that existed at the time of acquisition, which does not reflect the current and foreseeable use as part of a regional park or greenway. For this reason, a *Metro 2040* amendment bylaw is being proposed to re-designate these 71 property interests acquired by Metro Vancouver Regional Parks from their respective current regional land use designation to Conservation and Recreation. This proposed re-designation will help protect these lands in their natural state and from alternative uses into the future, and publicly reflect their use as park or greenways.

Staff recommend Alternative 1, that the MVRD Board initiate the Type 3 Minor Amendment to incorporate mapping updates to *Metro 2040* to reflect land acquisition by Metro Vancouver Regional Parks for park and greenway use.

## Attachment

*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020*

## References

1. [Metro Vancouver Regional Parks Plan \(2016\)](#)
2. [Metro Vancouver Parks Land Acquisition 2050 Strategy \(2019\)](#)

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1310, 2020  
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy  
Bylaw Number 1136, 2010"**

**WHEREAS:**

- A. Metro Vancouver Regional District's Board of Directors (the "Board") adopted the "Greater Vancouver Regional District Growth Strategy Bylaw Number 1136, 2010" on July 29, 2011 (the "Regional Growth Strategy");
- B. Metro Vancouver Regional District has acquired a number of properties in recent years for use as park land or greenways, and these lands currently have Rural, General Urban, or Industrial regional land use designations;
- C. The Board wishes to change the regional land use designations for these properties to Conservation and Recreation land use, and to amend the official regional land use designation maps in the Regional Growth Strategy to reflect these changes, so as to better protect these properties from development and to publicly reflect their use and designation as park land or greenways;
- D. In accordance with subsections 6.3.4 (c) and (d) of the Regional Growth Strategy, an amendment from an Industrial, General Urban, or Rural land use designation to a Conservation and Recreation land use designation is a Type 3 minor amendment; and
- E. Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010";

**NOW THEREFORE** the Board of Metro Vancouver Regional District enacts as follows:

**Citation**

- 1. The official citation of this bylaw is "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020". This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1310, 2020".

**Schedules**

- 2. The following Schedules are attached to and form part of this bylaw:
  - a) Schedule "A", City of Coquitlam;
  - b) Schedule "B", City of Maple Ridge;
  - c) Schedule "C", Electoral Area A;
  - d) Schedule "D", City of New Westminster;
  - e) Schedule "E", District of North Vancouver;
  - f) Schedule "F", City of Pitt Meadows;
  - g) Schedule "G", City of Surrey;
  - h) Schedule "H", District of West Vancouver; and

- i) Schedule "I", Official Land Use Designation Maps 2, 3, 4, 5, 6, 8 and 12.

#### **Amendment of Bylaw**

3. The "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended as follows:

- a) the regional land use designations for the lands described in the table below, which are located within the **City of Coquitlam** and shown in the maps contained in **Schedule "A"**, are changed to Conservation and Recreation;

<b>Regional Park</b>	<b>PID</b>	<b>Current Land Use Designation</b>	<b>Affected Land Area (ha)</b>	<b>Legal Description</b>
Minnekhada	007-568-444	Rural	15.7	Legal Subdivision 1 Section 21 Township 40 New Westminster District
Widgeon Marsh	007-603-860	Rural	7.8	Fractional Legal Subdivision 8 Section 27 Township 40 Except: North 5 Chains NWD
Widgeon Marsh	013-534-769	Rural	8.0	Parcel C (Explanatory Plan 5236) Legal Subdivision 13 Section 26 Township 40 New Westminster District

- b) the regional land use designations for the lands described in the table below, which are located within the **City of Maple Ridge** and shown in the maps contained in **Schedule "B"**, are changed to Conservation and Recreation;

<b>Regional Park</b>	<b>PID</b>	<b>Current Land Use Designation</b>	<b>Affected Land Area (ha)</b>	<b>Legal Description</b>
Blaney Bog	013-180-037	Rural	5.8	West Half Fractional Legal Subdivision 13 Section 35 Township 3 Range 5 West of the Seventh Meridian New Westminster District
Blaney Bog	013-180-088	Rural	4.2	South East Quarter Legal Subdivision 1 Section 3 Township 4 Range 5 West of the Seventh Meridian New Westminster District
Kanaka Creek	008-777-985	Conservation/ Recreation / General Urban - shared	0.1	Lot W Section 10 Township 12 NWD Plan 25329

Kanaka Creek	013-684-639	General Urban	0.9	Lot 1 Section 10 Township 12 New Westminster District Plan 80959
Kanaka Creek	013-684-647	General Urban	3.6	Lot 2 Section 10 Township 12 New Westminster District Plan 80959
Kanaka Creek	013-684-655	General Urban	4.7	Lot 3 Section 10 Township 12 New Westminster District Plan 80959
Kanaka Creek	028-736-621	General Urban	0.5	Parcel A of Lot 1 Section 10 Township 12 New Westminster District Plan 7759 Shown on Plan EPP15655
Kanaka Creek	009-720-103	Conservation/ Recreation / Rural - shared	0.3	Lot 1 Section 13 Township 12 NWD Plan 12524
Kanaka Creek	009-720-120	Conservation/ Recreation / Rural - shared	0.4	Lot 2 Except: part Subdivided by Plan 80313: Section 13 Township 12 NWD Plan 12524
Kanaka Creek	011-005-661	Conservation/ Recreation / Rural - shared	0.1	Lot "B" Except: Parcel "One" (Bylaw Plan 52044), Section 13 Township 12 NWD Plan 3880
Kanaka Creek	011-440-201	Rural	1.2	Lot 20 Section 18 Township 15 New Westminster District Plan 9809
Kanaka Creek	009-849-351	Conservation/ Recreation / Rural - shared	3.5	Lot 3 Section 17 Township 15 NWD Plan 13720

- c) the regional land use designation for the lands described in the table below, which are located within **Electoral Area A** and shown in the map contained in **Schedule "C"**, is changed to Conservation and Recreation;

Regional Park	PID	Current Land Use Designation	Affected Land Area (ha)	Legal Description
Pacific Spirit	025-244-281	General Urban	0.8	Parcel A (Plan LMP52617) District Lot 140 Group 1 Dedicated Road on NWD Plan 8693

- d) the regional land use designations for the lands described in the table below, which are located within the **City of New Westminster** and shown in the maps contained in **Schedule “D”**, are changed to Conservation and Recreation;

Regional Park	PID	Current Land Use Designation	Affected Land Area (ha)	Legal Description
Brunette Fraser Greenway	000-838-845	General Urban	1.7	Lot 49 of Suburban Blocks 1 and 2 of District Lot 1 Group 1 NWD Plan 68484
Brunette Fraser Greenway	003-992-748	General Urban	0.04	Lot 39 Suburban Block 1 Plan 50141
Brunette Fraser Greenway	023-331-933	General Urban	0.2	Parcel 1 Suburban Blocks 1 & 2 District Lot 1 Group 1 Plan LMP25418
Brunette Fraser Greenway	002-994-810	Industrial	0.05	Lot 27, EXCEPT: Parcel 1 (SRW Plan LMP17276) Suburban Blocks 1 and 8 Plan 56085
Brunette Fraser Greenway	002-994-852	Industrial	0.1	Lot 2 Except: part Subdivided by Plan 66859, Suburban Block 8 Plan 59670

- e) the regional land use designations for the lands described in the table below, which are located within the **District of North Vancouver** and shown in the maps contained in **Schedule “E”**, are changed to Conservation and Recreation;

Regional Park	PID	Current Land Use Designation	Affected Land Area (ha)	Legal Description
Capilano River	n/a	General Urban	0.2	Lot A Block 1 District Lot 764 Plan VR283 Plan 15239
Capilano River	n/a	General Urban	0.03	Lot E Block 1 District Lot 764 Plan 15384 VR 399
Capilano River	n/a	General Urban	0.1	Strata Plan of Lot D Block 1 District Lot 764 Plan VR460
Capilano River	011-351-225	General Urban	2.3	Lot 1 (Explanatory Plan 10758), Except part in Plan 19183 Block 13 District Lots 601 and 607 Plan 4740
Seymour River Greenway	007-698-020	General Urban	0.4	Lot 5 District Lot 612 and 620 Plan 15038
Seymour River Greenway	007-698-038	General Urban	0.2	Lot 8, EXCEPT : part on SRW Plan 17782 District Lots 612 and 620 Plan 15038

Seymour River Greenway	007-698-046	General Urban	0.2	Lot 9 District Lots 612 and 620 Plan 15038
Thwaytes Landing	015-069-567	Conservation/ Recreation / Rural - shared	0.1	Lot E, Except part in Plan 2860, District Lot 871 Plan 996
Thwaytes Landing	015-069-575	Conservation/ Recreation / Rural - shared	0.2	Lot F, Except part in Plan 2860, District Lot 871 Plan 996
Thwaytes Landing	015-972-941	Conservation/ Recreation / Rural - shared	0.4	Block G (Reference Plan 418) District Lot 871 Group 1 NWD
Thwaytes Landing	013-379-747	Rural	0.1	Lot 1 District Lot 871 Plan 2860
Thwaytes Landing	013-379-755	Rural	0.1	Lot 2 District Lot 871 Plan 2860
Thwaytes Landing	013-379-763	Rural	0.1	Lot 3 District Lot 871 Plan 2860
Thwaytes Landing	013-379-771	Rural	0.04	Lot 5 District Lot 871 Plan 2860
Thwaytes Landing	013-379-780	Rural	0.02	Lot 6 District Lot 871 Plan 2860
Thwaytes Landing	013-379-798	Rural	0.1	Lot 4 District Lot 871 Plan 2860
Thwaytes Landing	013-379-801	Rural	0.03	Lot 7 District Lot 871 Plan 2860
Thwaytes Landing	013-379-810	Rural	0.02	Lot 8 District Lot 871 Plan 2860
Thwaytes Landing	013-379-828	Rural	0.02	Lot 9 District Lot 871 Plan 2860
Thwaytes Landing	013-379-836	Rural	0.03	Lot 10 District Lot 871 Plan 2860
Thwaytes Landing	013-379-844	Rural	0.02	Lot 11 District Lot 871 Plan 2860
Thwaytes Landing	013-379-852	Rural	0.04	Lot 12 District Lot 871 Plan 2860
Thwaytes Landing	013-379-879	Rural	0.02	Lot 13 District Lot 871 Plan 2860
Thwaytes Landing	013-379-887	Rural	0.03	Lot 14 District Lot 871 Plan 2860
Thwaytes Landing	013-379-895	Rural	0.03	Lot 15 District Lot 871 Plan 2860

- f) the regional land use designations for the lands described in the table below, which are located within the **City of Pitt Meadows** and shown in the maps contained in **Schedule "F"**, are changed to Conservation and Recreation;

Regional Park	PID	Current Land Use Designation	Affected Land Area (ha)	Legal Description
Codd Wetland	013-557-009	Rural	15.5	Legal Subdivision 3 Section 7 Township 42 New Westminster District
Codd Wetland	013-557-084	Rural	14.5	Legal Subdivision 4 Section 7 Township 42 New Westminster District
Codd Wetland	013-557-157	Rural	15.9	Legal Subdivision 6 Section 7 Township 42 New Westminster District
Codd Wetland	013-557-220	Rural	7.9	East Half Legal Subdivision 5 Section 7 Township 42 New Westminster District
Pitt River Greenway	013-182-048	General Urban	0.1	Parcel B (Reference Plan 3141) Section 16 Block 6 North Range 1 East NWD
Pitt River Greenway	013-182-242	General Urban	0.6	Parcel C (Reference Plan 3141) Section 16 Block 6 North Range 1 East NWD
Pitt River Greenway	013-182-480	General Urban	0.6	Parcel K (Plan with fee deposited 14731F) Sections 16 and 21 Block 6 North Range 1 East NWD
Pitt River Greenway	013-182-684	General Urban	0.4	Parcel One (Reference Plan 17385) of Parcel A (Reference Plan 3141) Section 16 Block 6 North Range 1 East NWD
Pitt River Greenway	013-183-249	General Urban	0.2	Parcel One (394034E) of Parcel A (Reference Plan 3142) Sections 21 and 22 Block 6 North Range 1 East NWD
Pitt River Greenway	026-559-552	General Urban	0.2	Lot 2 Section 16 Block 6 North Range 1 East New Westminster District Plan BCP21881
Pitt River Greenway	012-328-081	General Urban	0.3	Lot 1 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	012-328-103	General Urban	0.3	Lot 2 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	012-328-120	General Urban	0.3	Lot 3 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735

Pitt River Greenway	012-328-138	General Urban	0.2	Lot 4 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	012-328-146	General Urban	0.2	Lot 5 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	012-328-162	General Urban	0.3	Lot 6 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	012-328-189	General Urban	0.3	Lot 7 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	029-328-201	General Urban	0.3	Lot 8 Section 5 Block 5 North Range 1 East New Westminster District Plan 1735
Pitt River Greenway	029-960-584	General Urban	0.6	That part of Lot 2 section 5 Block 5 North Range 1 East New Westminster District Plan 6896 shown as Parcel A on Plan EPP63656
Pitt River Greenway	013-180-762	General Urban	0.5	Parcel B (Reference Plan 8609) South Half of the South Half Section 4 Block 5 North Range 1 East NWD
Pitt River Greenway	013-180-789	General Urban	2.1	Parcel "G" (Reference Plan 8610) Section 9 Block 5 North Range 1 East NWD

- g) the regional land use designations for the lands described in the table below, which are located within the **City of Surrey** and shown in the maps contained in **Schedule "G"**, are changed to Conservation and Recreation;

Regional Park	PID	Current Land Use Designation	Calculated Area (ha)	Legal Description
Tynehead	001-798-537	General Urban	0.3	Lot 2 Section 36 Block 5 North Range 1 West NWD Plan 10372
Tynehead	009-351-540	General Urban	0.3	Lot 1 Except: Parcel A (Explanatory Plan 15319) Section 36 Block 5 North Range 1 West NWD Plan 10372
Tynehead	029-063-817	General Urban	0.2	Lot 1 Sections 6 and 31 Townships 8 and 9 New Westminster District Plan BCP51988
Tynehead	029-063-817	General Urban	1.0	Lot 1 Sections 6 and 31 Townships 8 and 9 New Westminster District Plan BCP51989



- h) the regional land use designations for the lands described in the table below, which are located within the **District of West Vancouver** and shown in the map contained in **Schedule "H"**, are changed to Conservation and Recreation; and

Regional Park	PID	Current Land Use Designation	Calculated Area (ha)	Legal Description
Capilano River	n/a	General Urban	3.9	That part of the Bed of the Capilano River and Block B of District Lot 6927 all of Group 1, NWD

- i) the official regional land use designation maps numbered 2, 3, 4, 5, 6, 8 and 12 be revised, as shown in the maps contained in Schedule "I", to record the changes in regional land use designations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

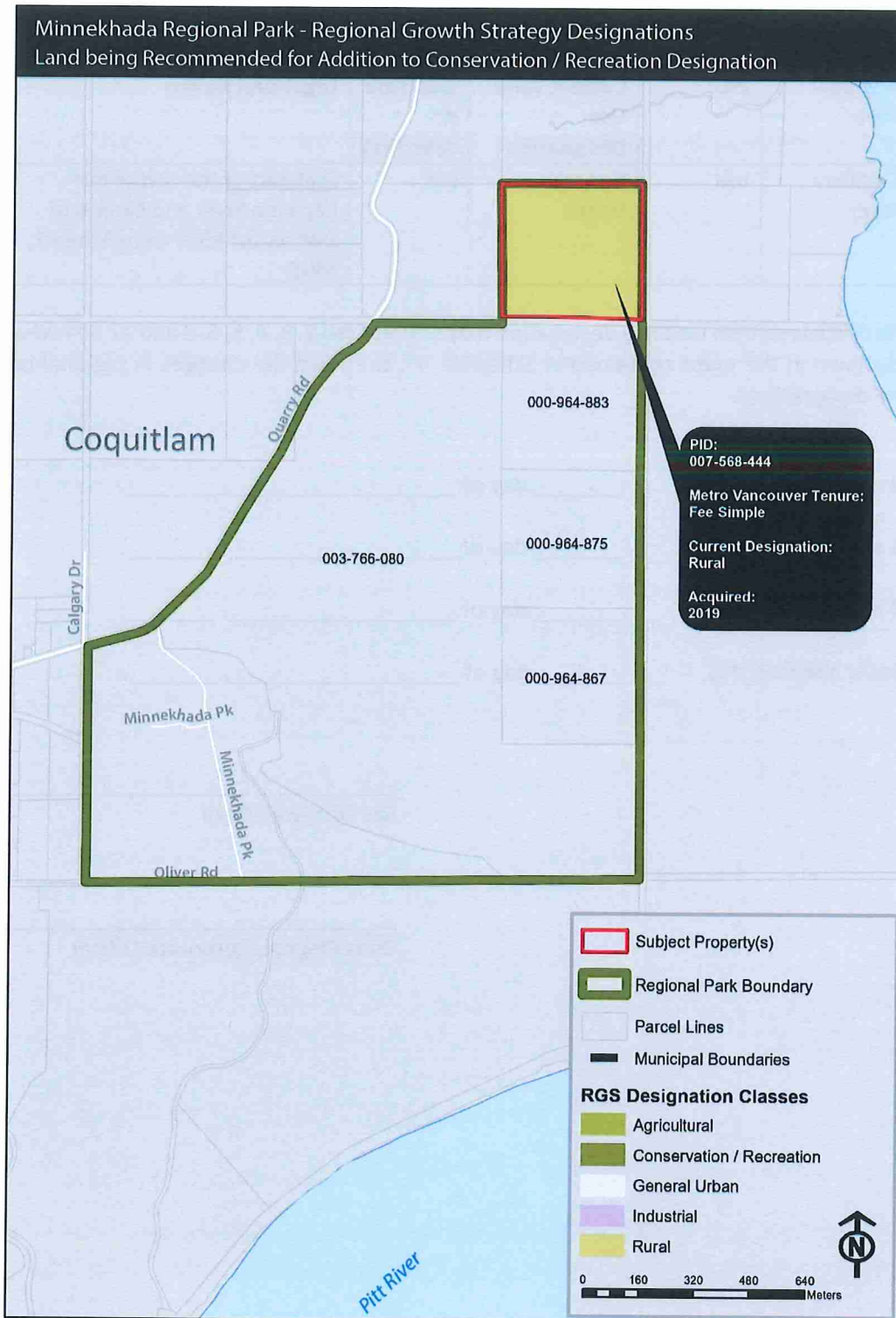
Passed and finally adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Sav Dhaliwal, Chair

\_\_\_\_\_  
Chris Plagnol, Corporate Officer

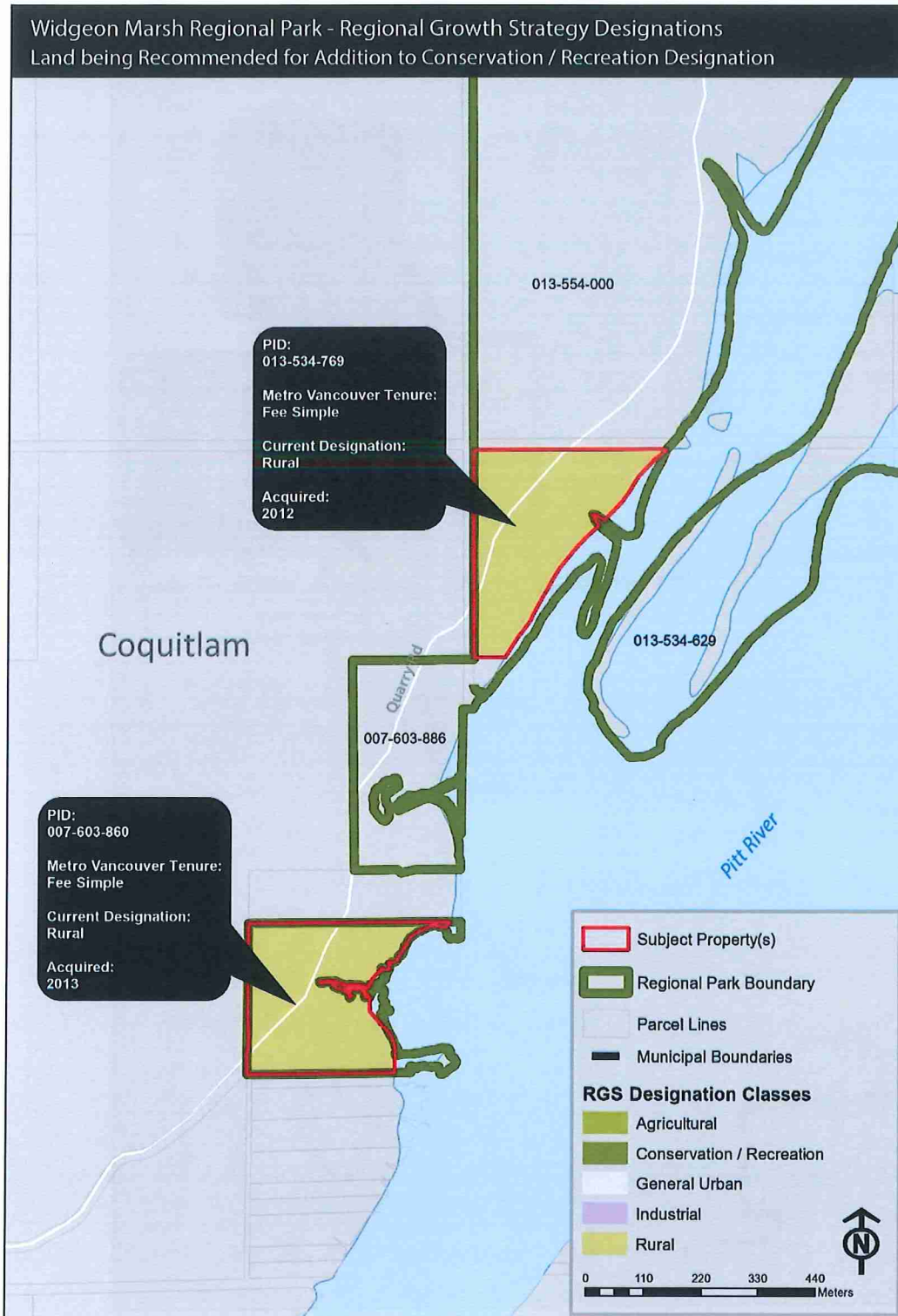
## Schedule A (1)

### City of Coquitlam



September 2020

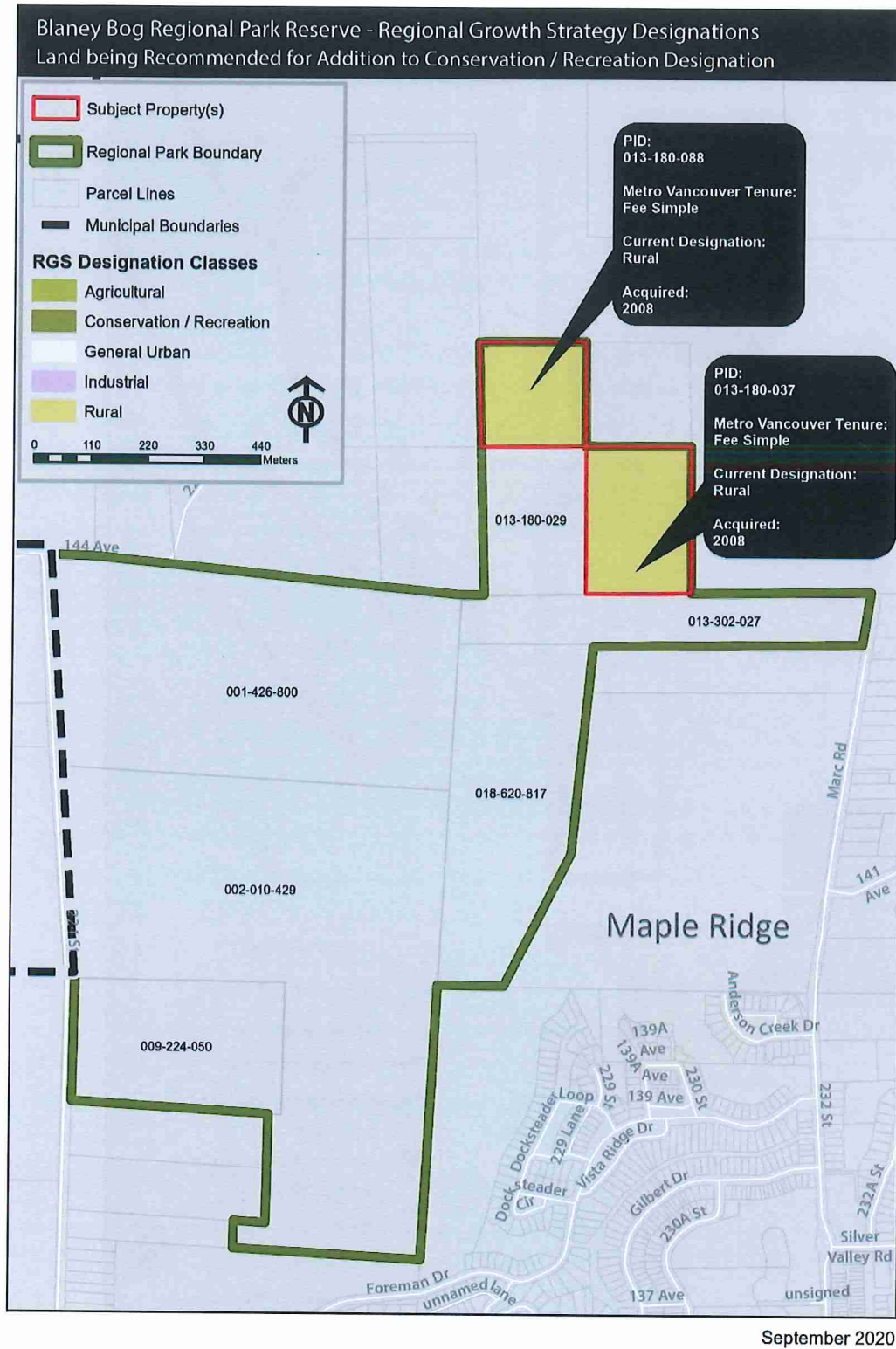
City of Coquitlam



September 2020

# Schedule B (1)

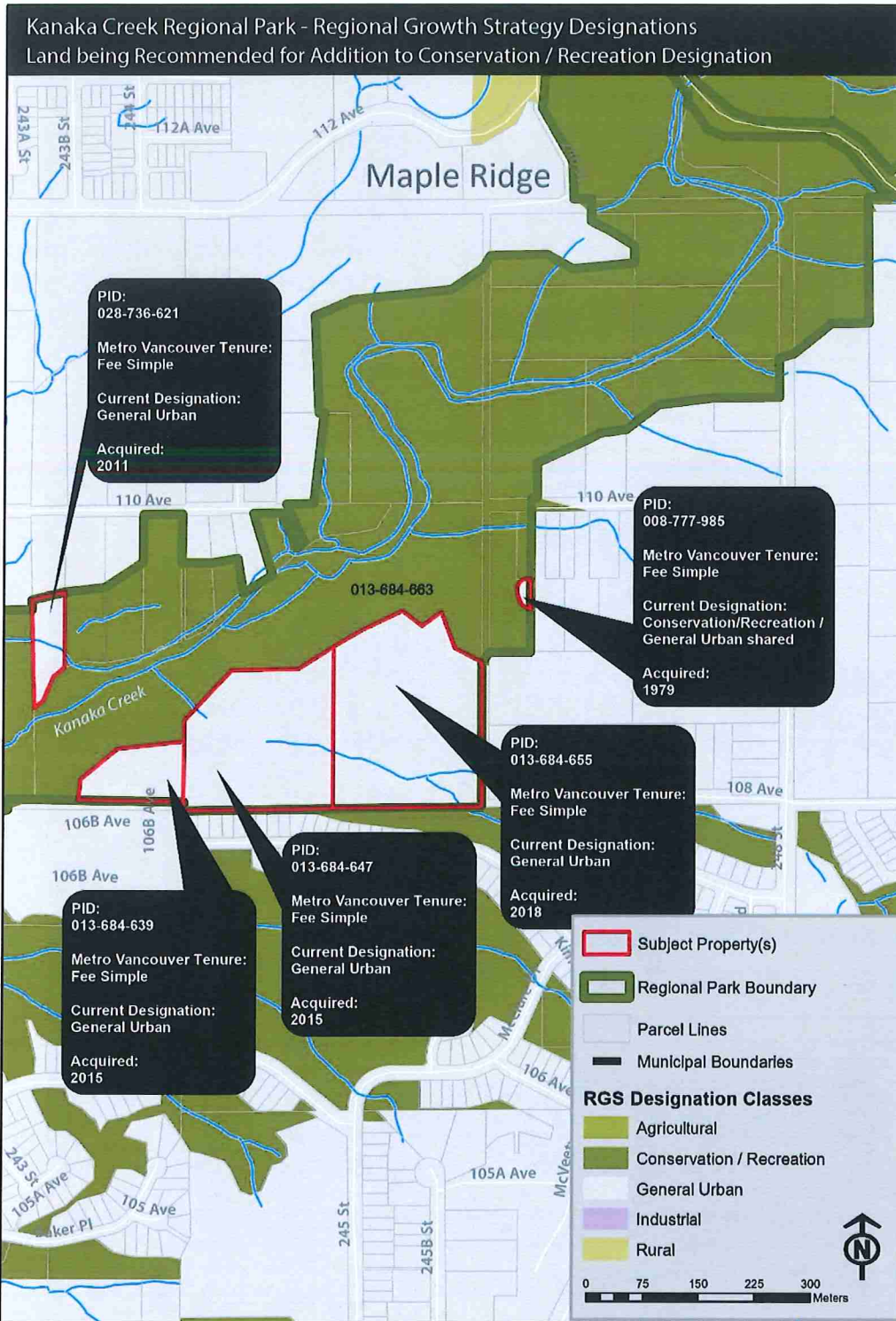
## City of Maple Ridge





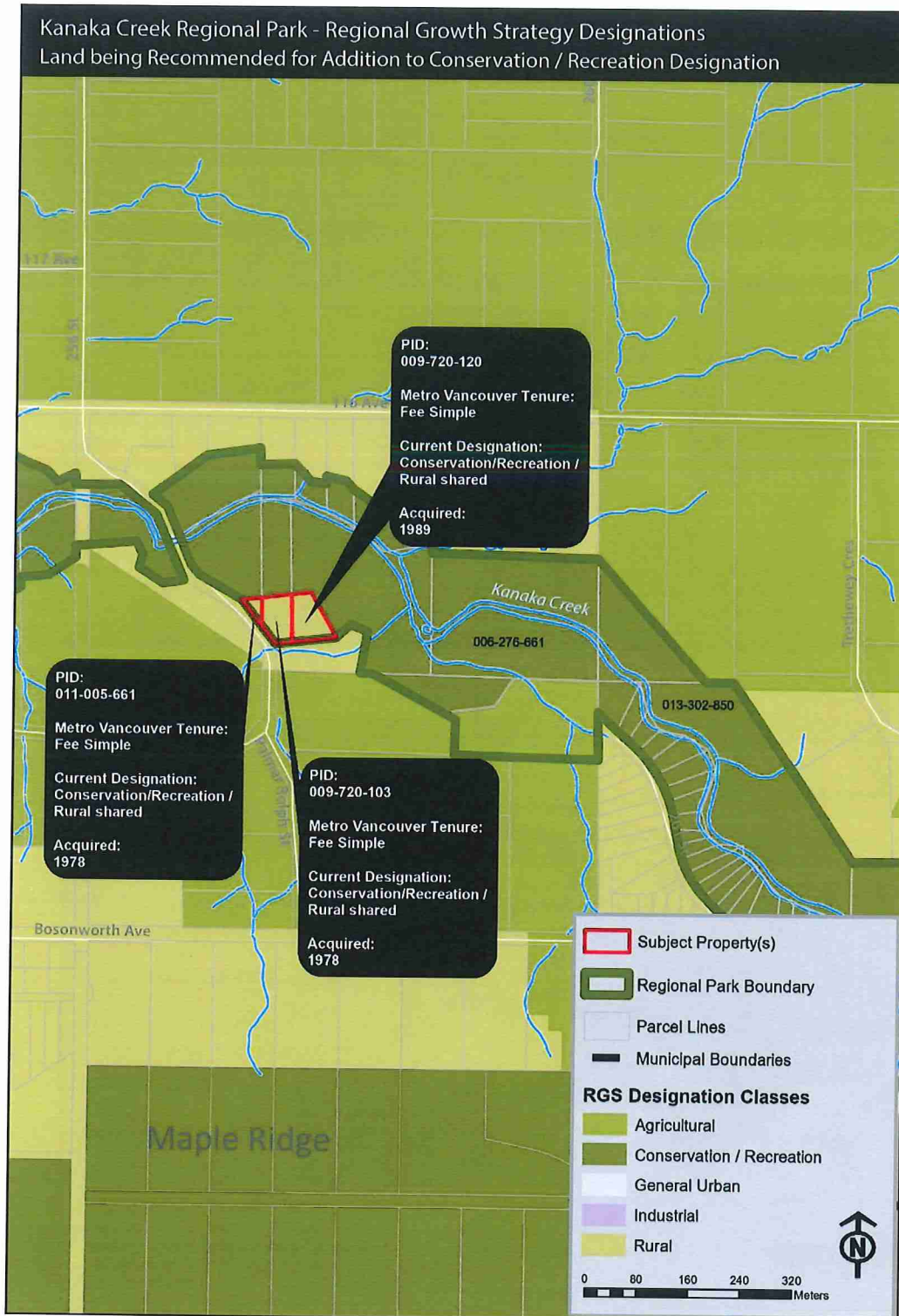
## Schedule B (2)

### City of Maple Ridge



September 2020

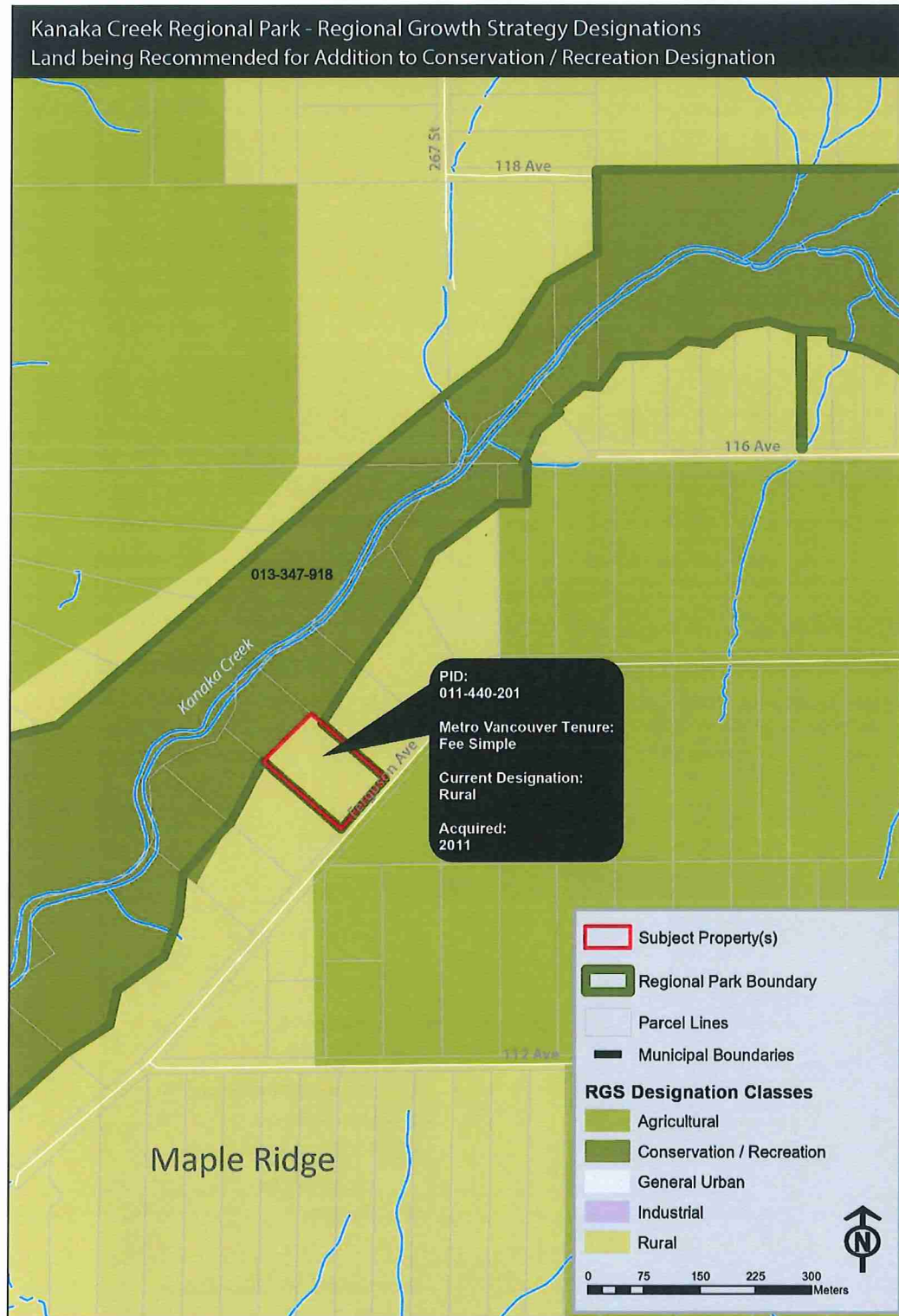
# City of Maple Ridge



September 2020

## Schedule B (4)

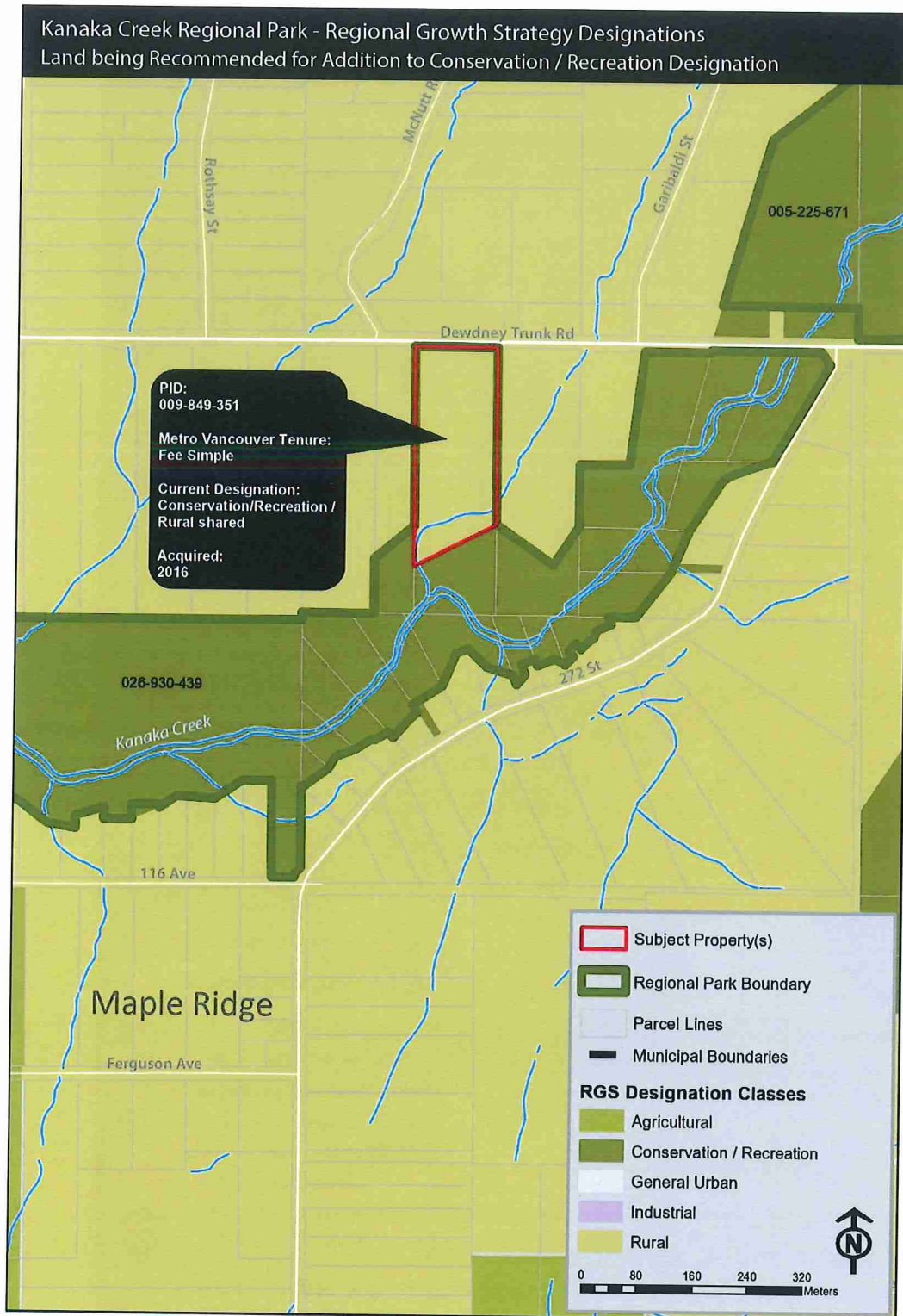
### City of Maple Ridge



September 2020



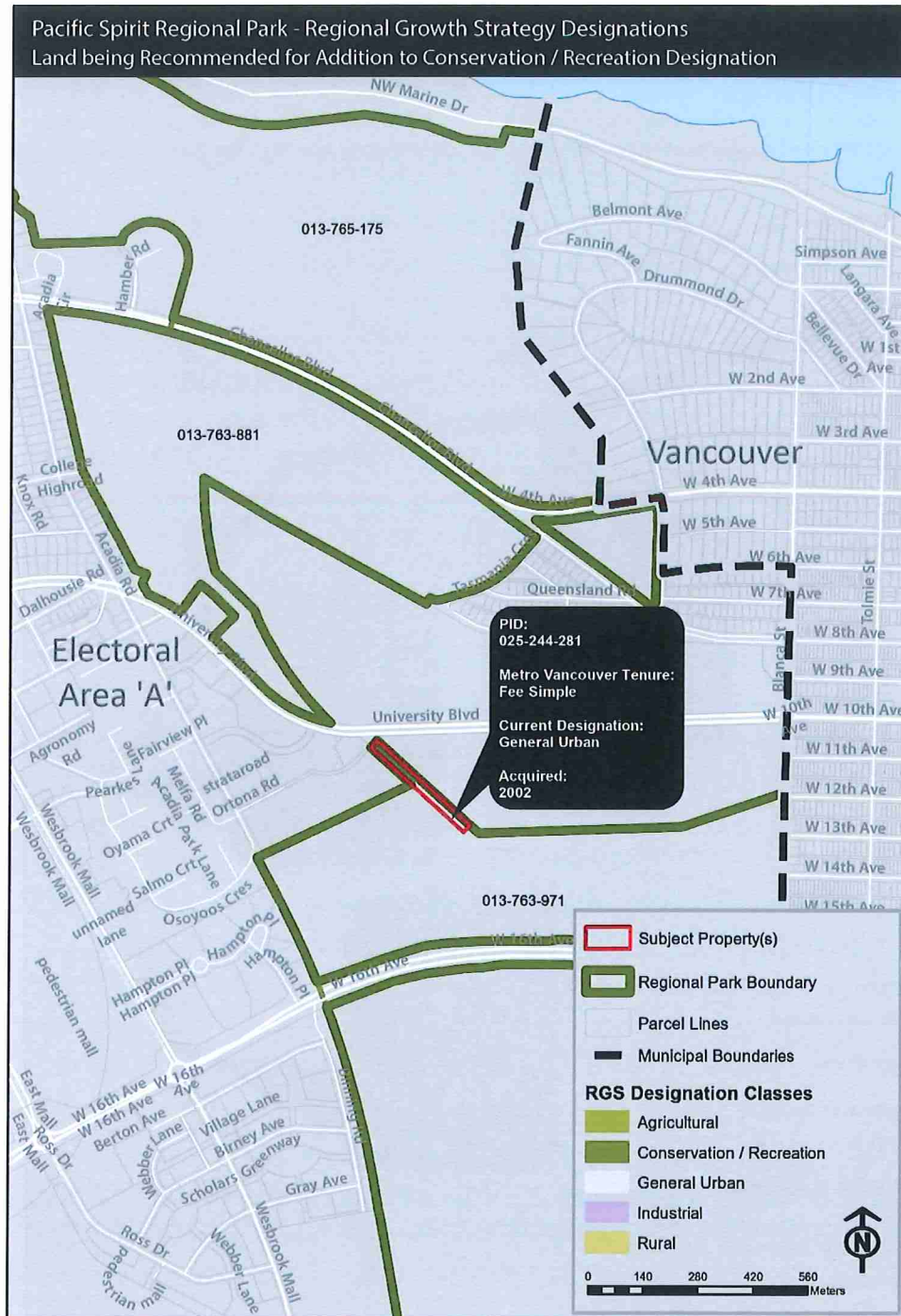
City of Maple Ridge





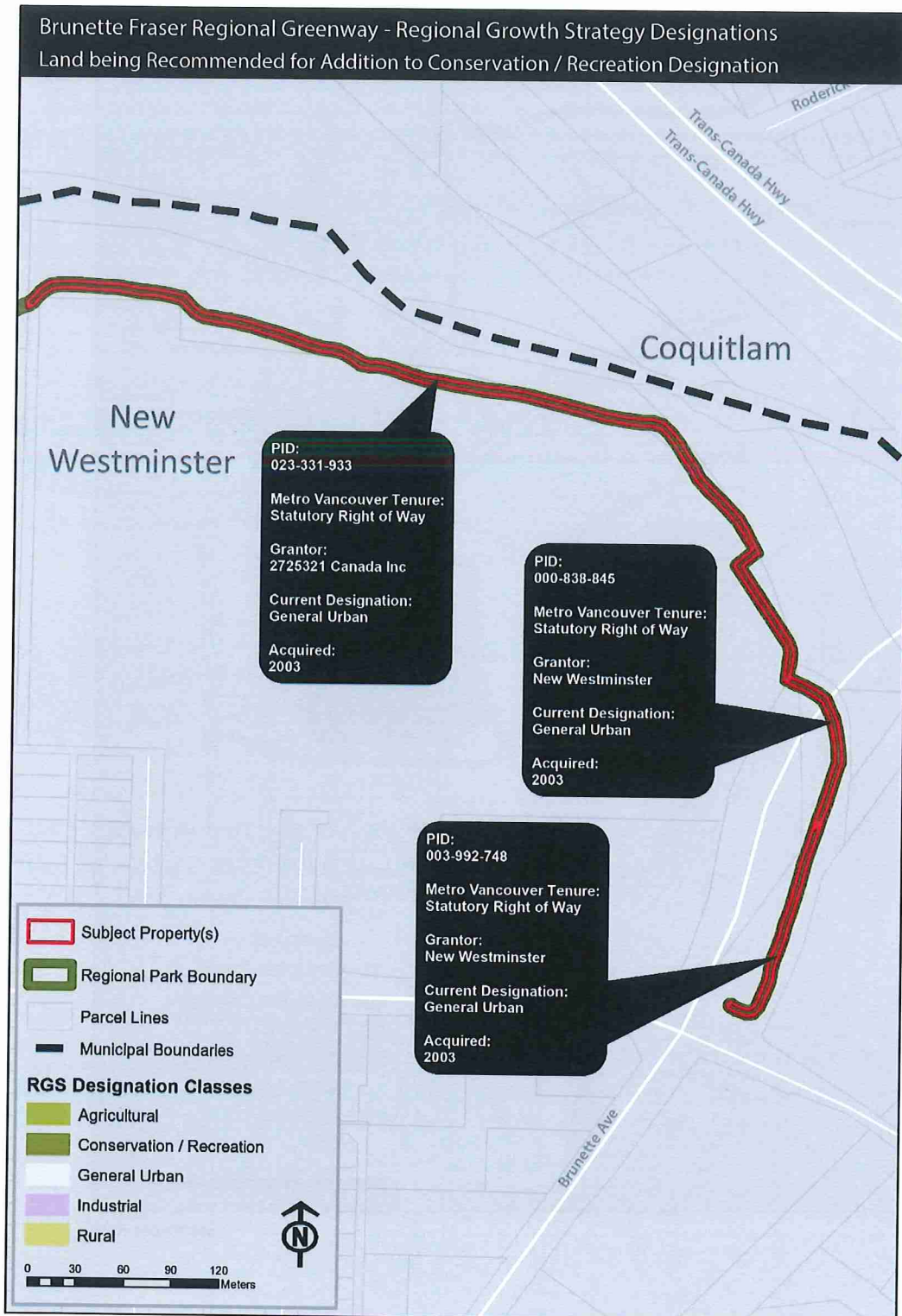
## Schedule C

### Electoral Area A



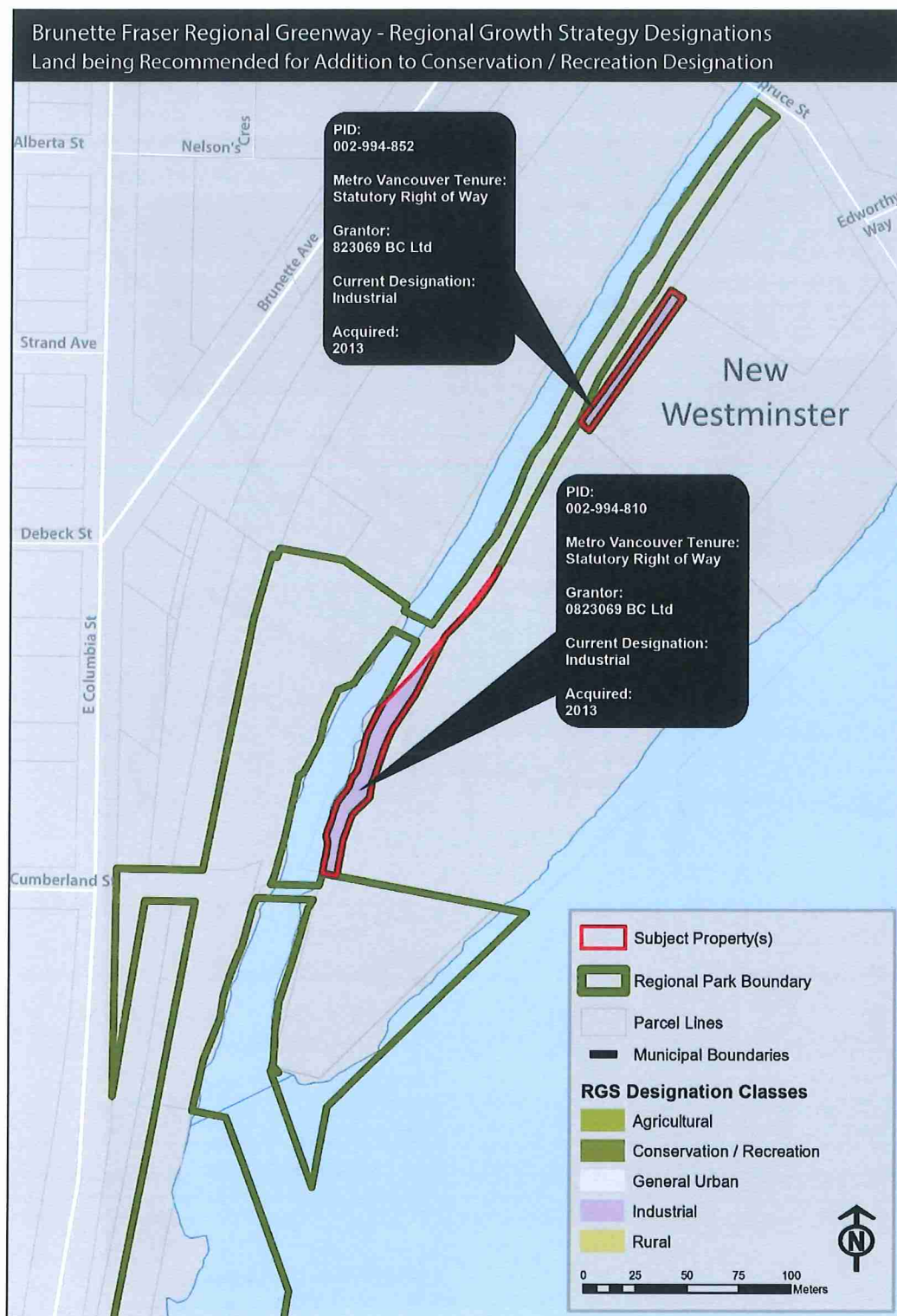
September 2020

City of New Westminster



September 2020

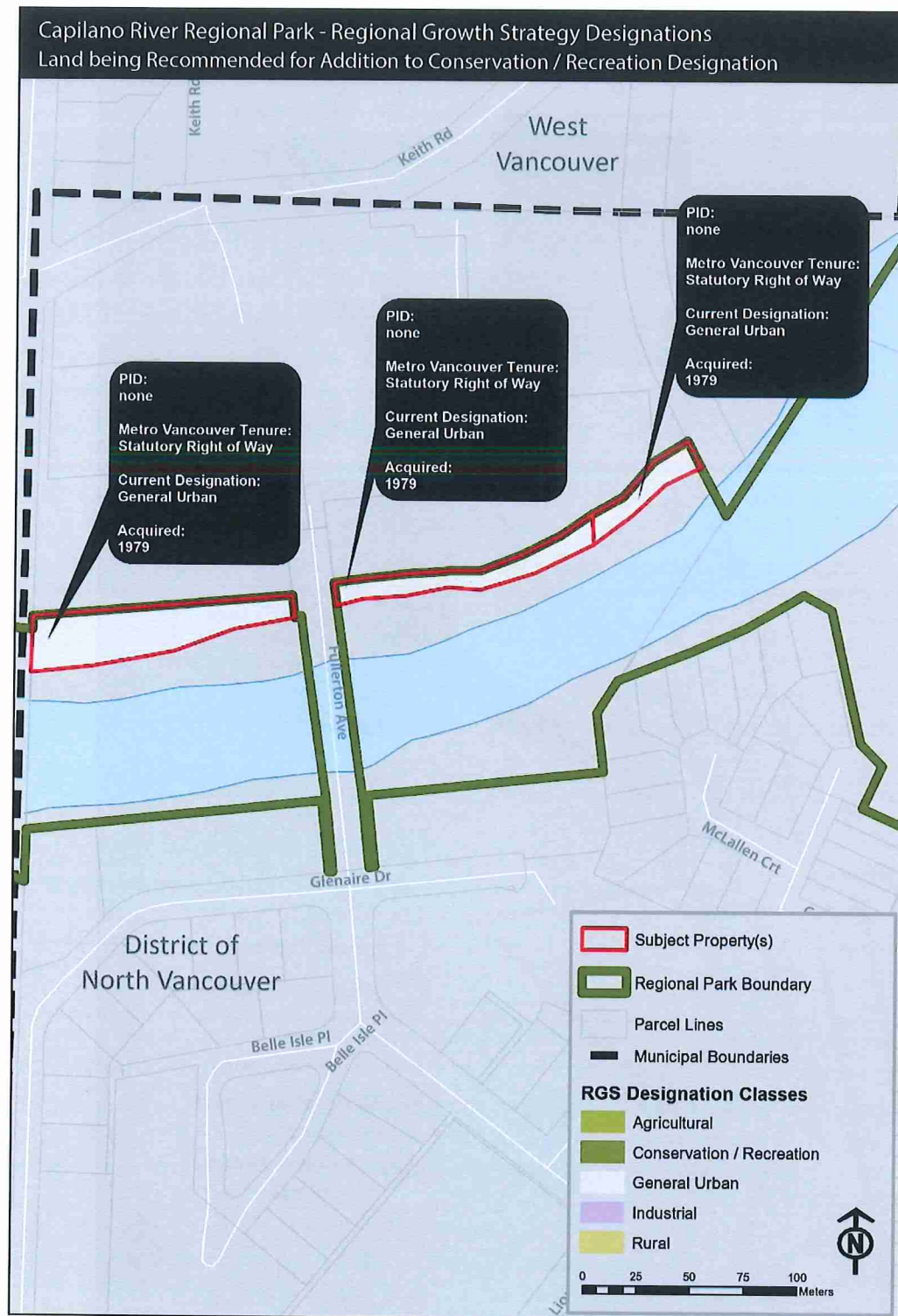
# City of New Westminster



September 2020



# District of North Vancouver



September 2020

District of North Vancouver



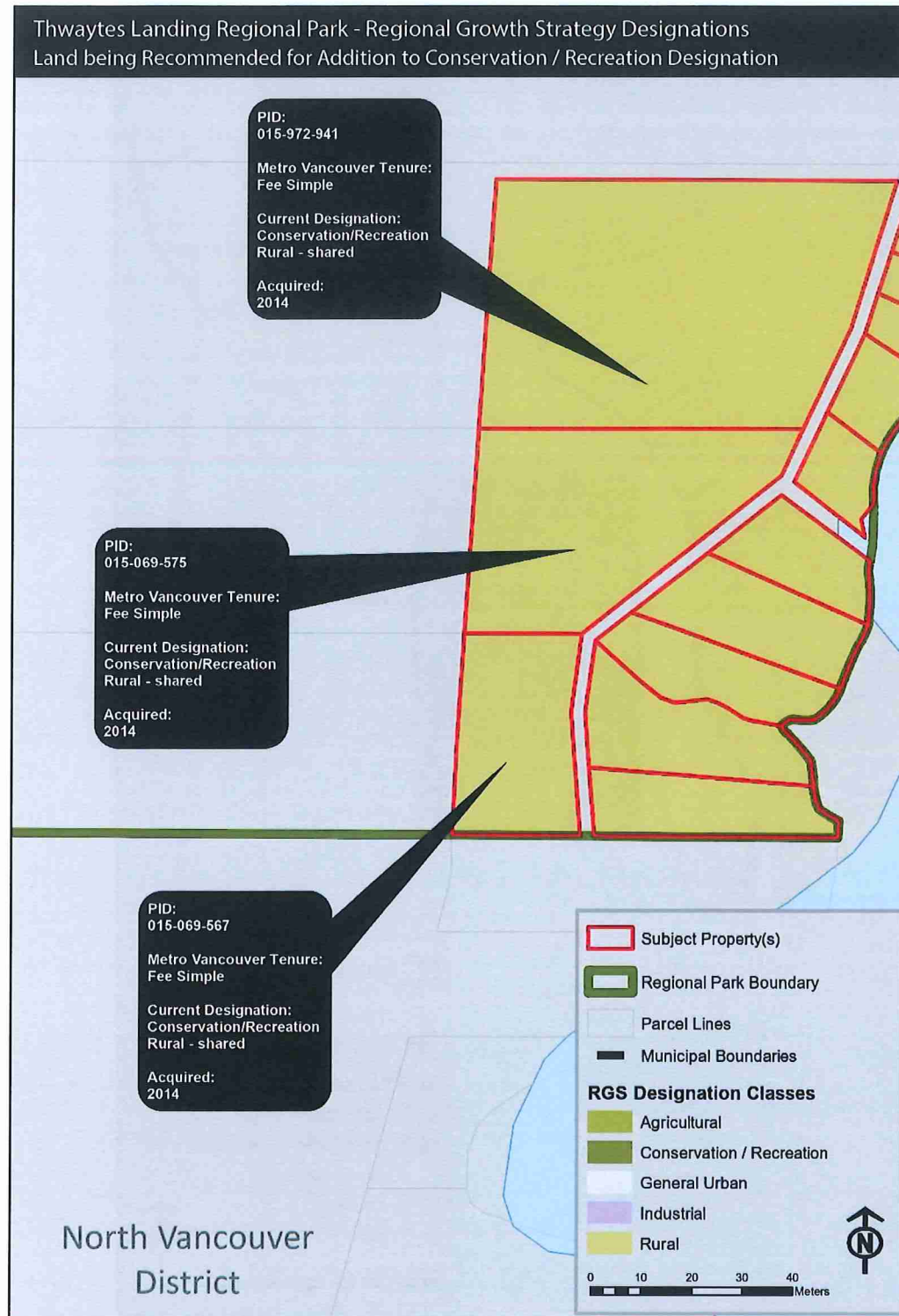
# District of North Vancouver



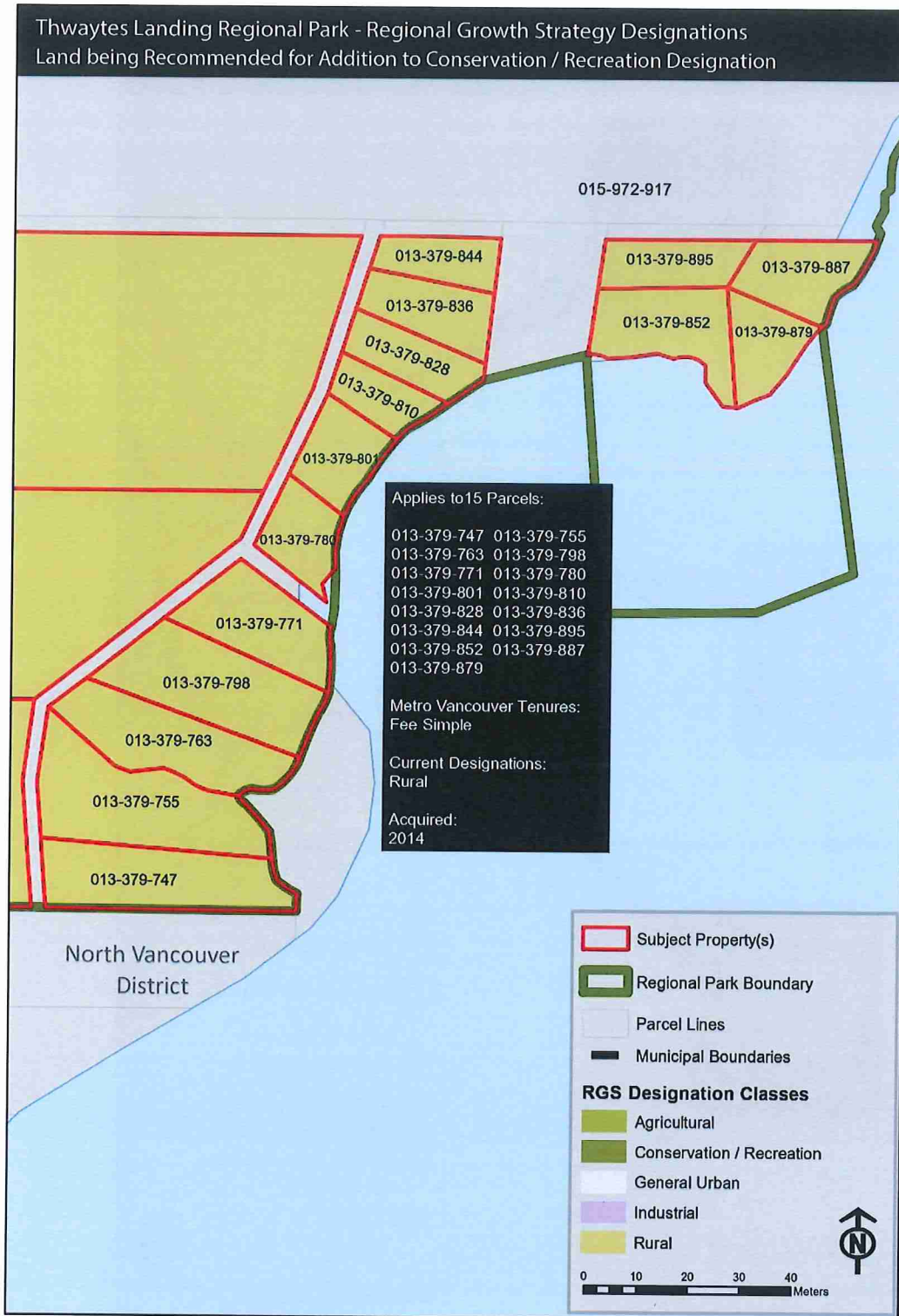
September 2020



District of North Vancouver



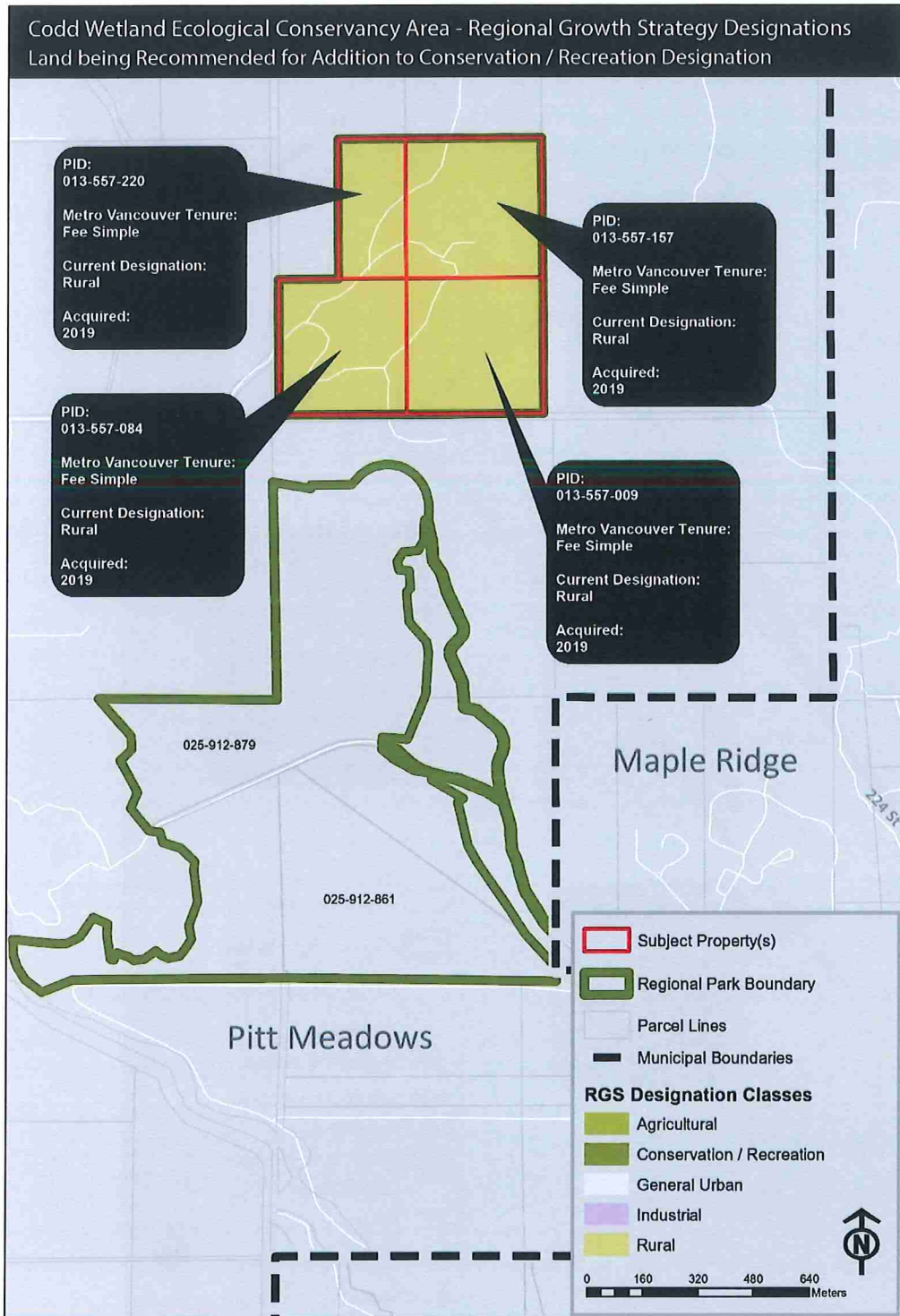
District of North Vancouver





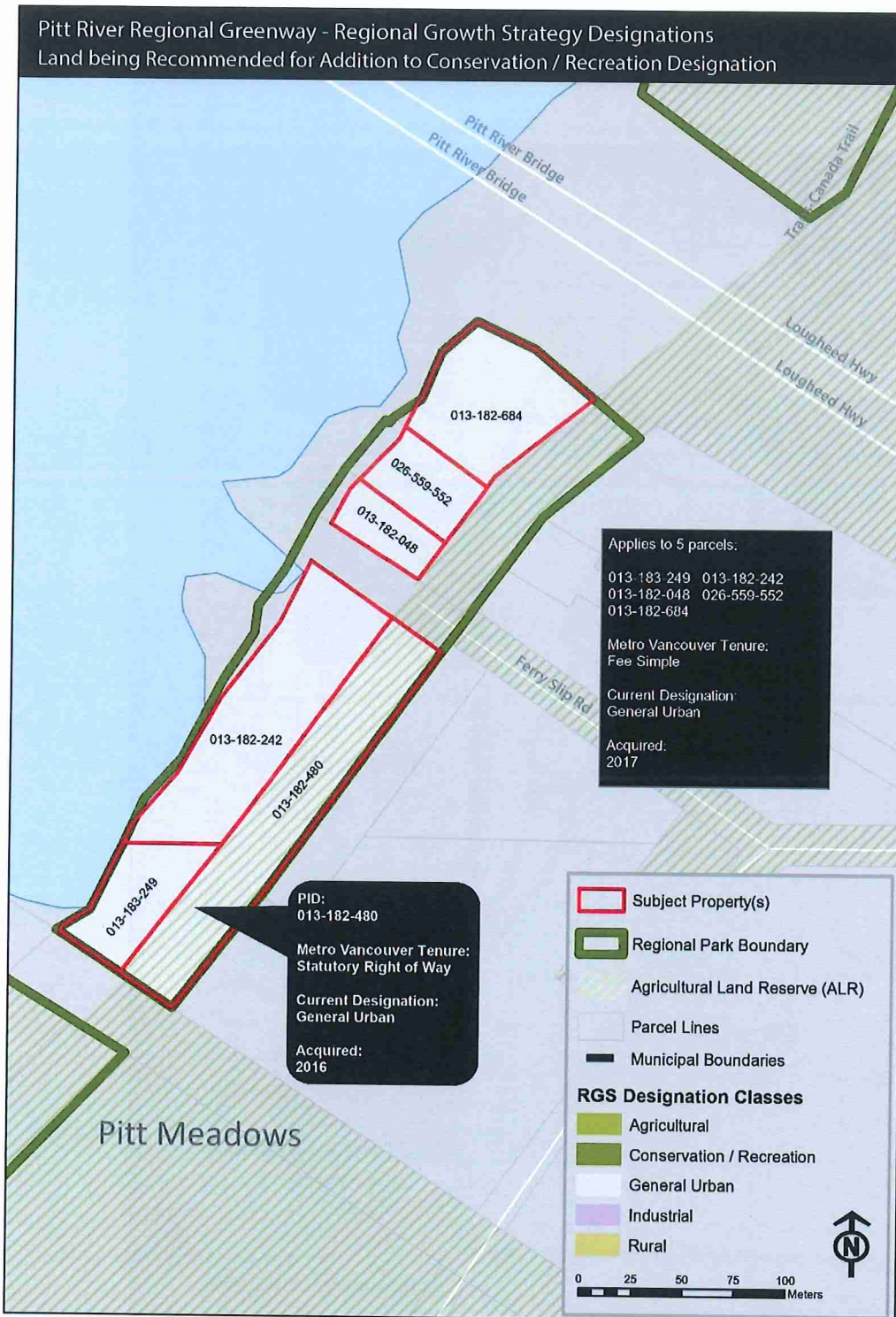
## Schedule F (1)

### City of Pitt Meadows



## Schedule F (2)

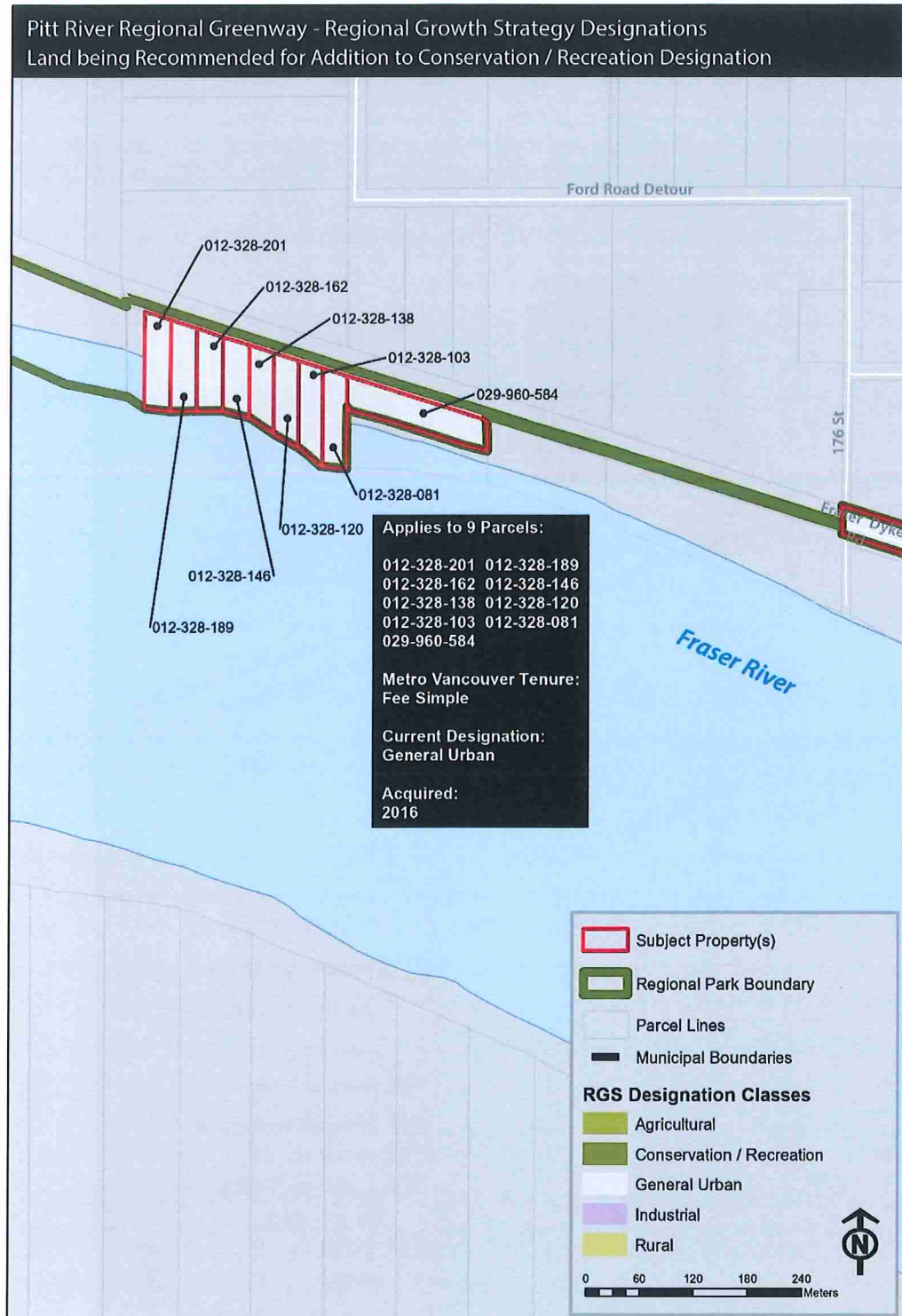
### City of Pitt Meadows



September 2020

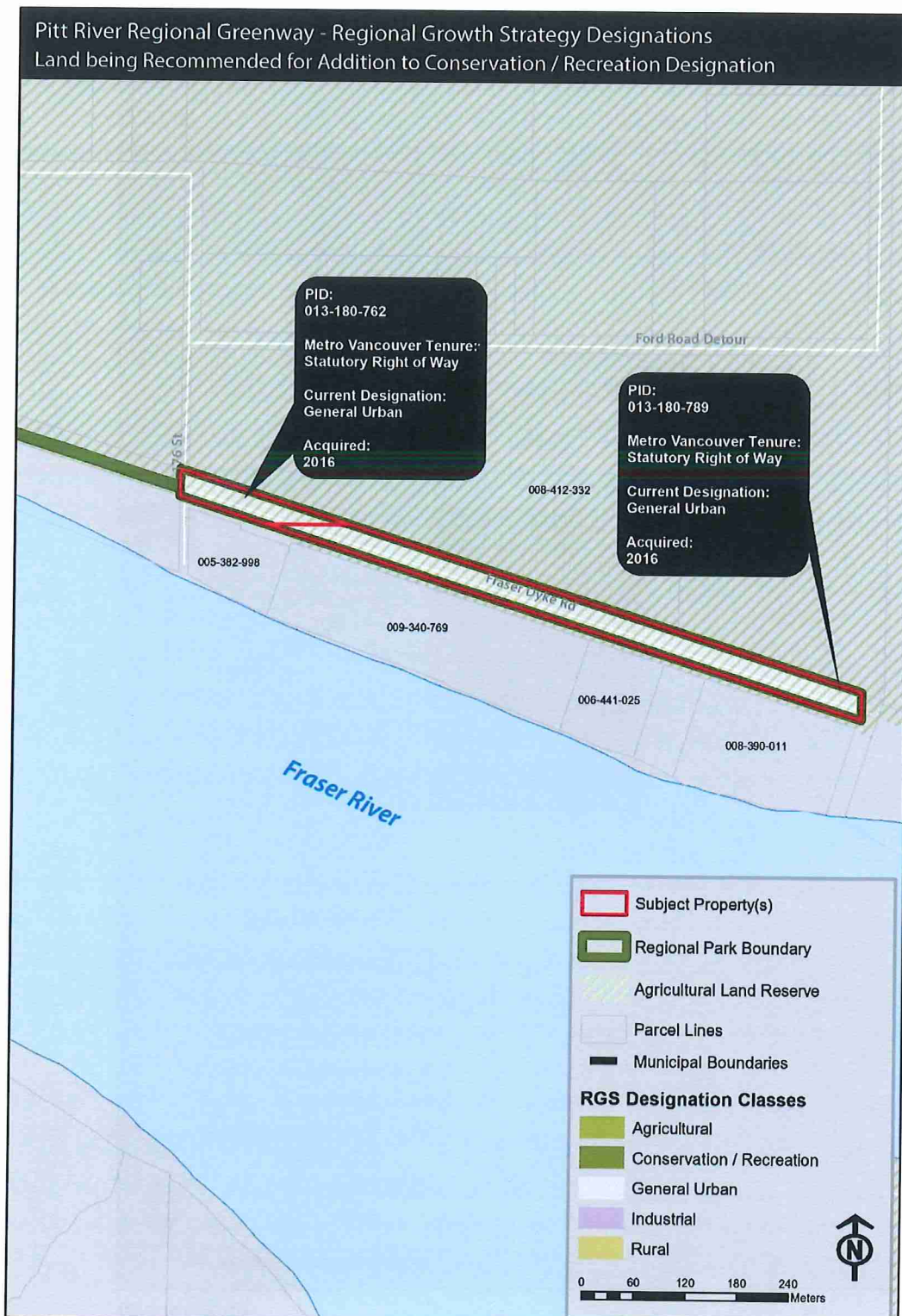
## Schedule F (3)

### City of Pitt Meadows





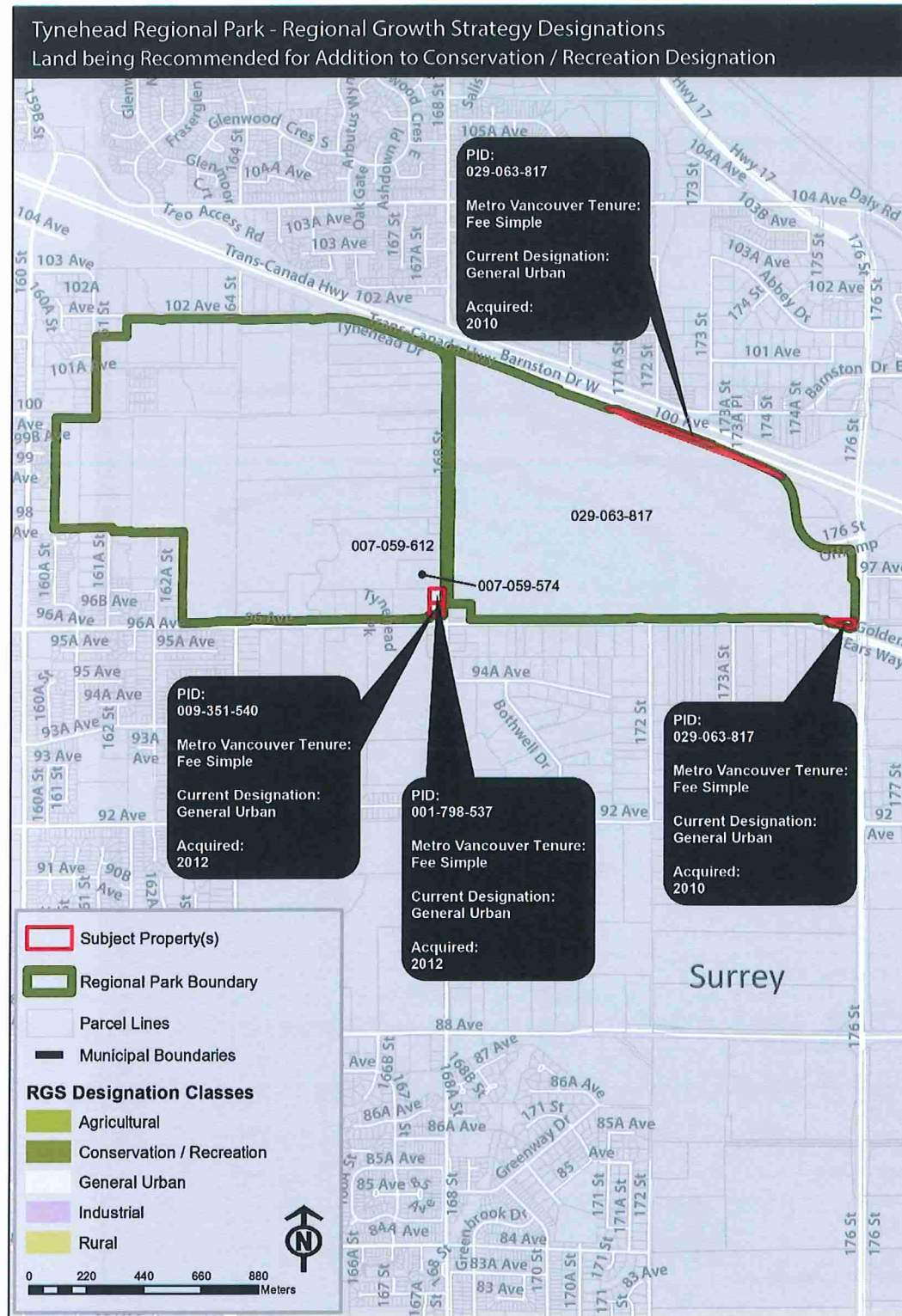
City of Pitt Meadows



September 2020

## Schedule G

### City of Surrey



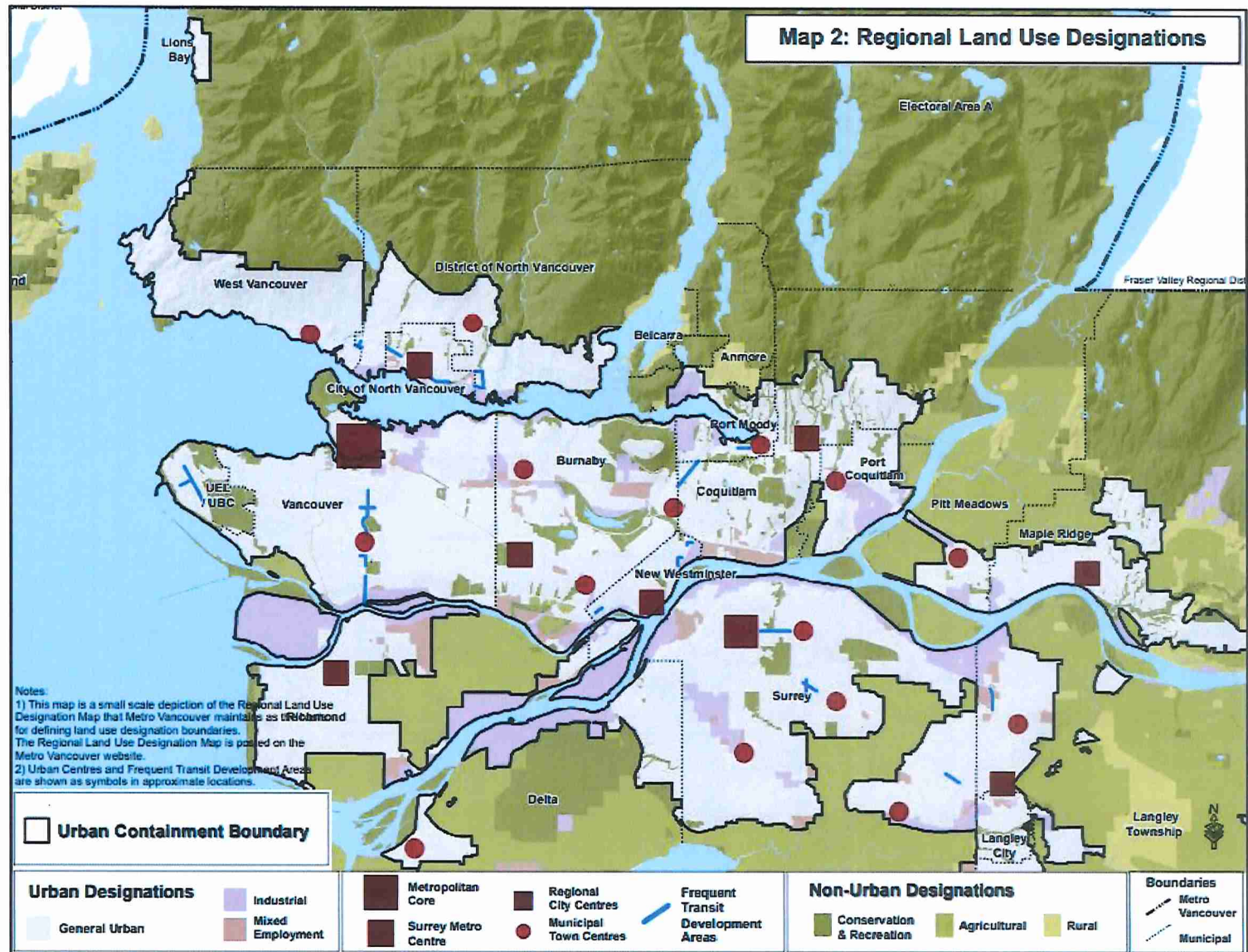
September 2020

## Schedule H

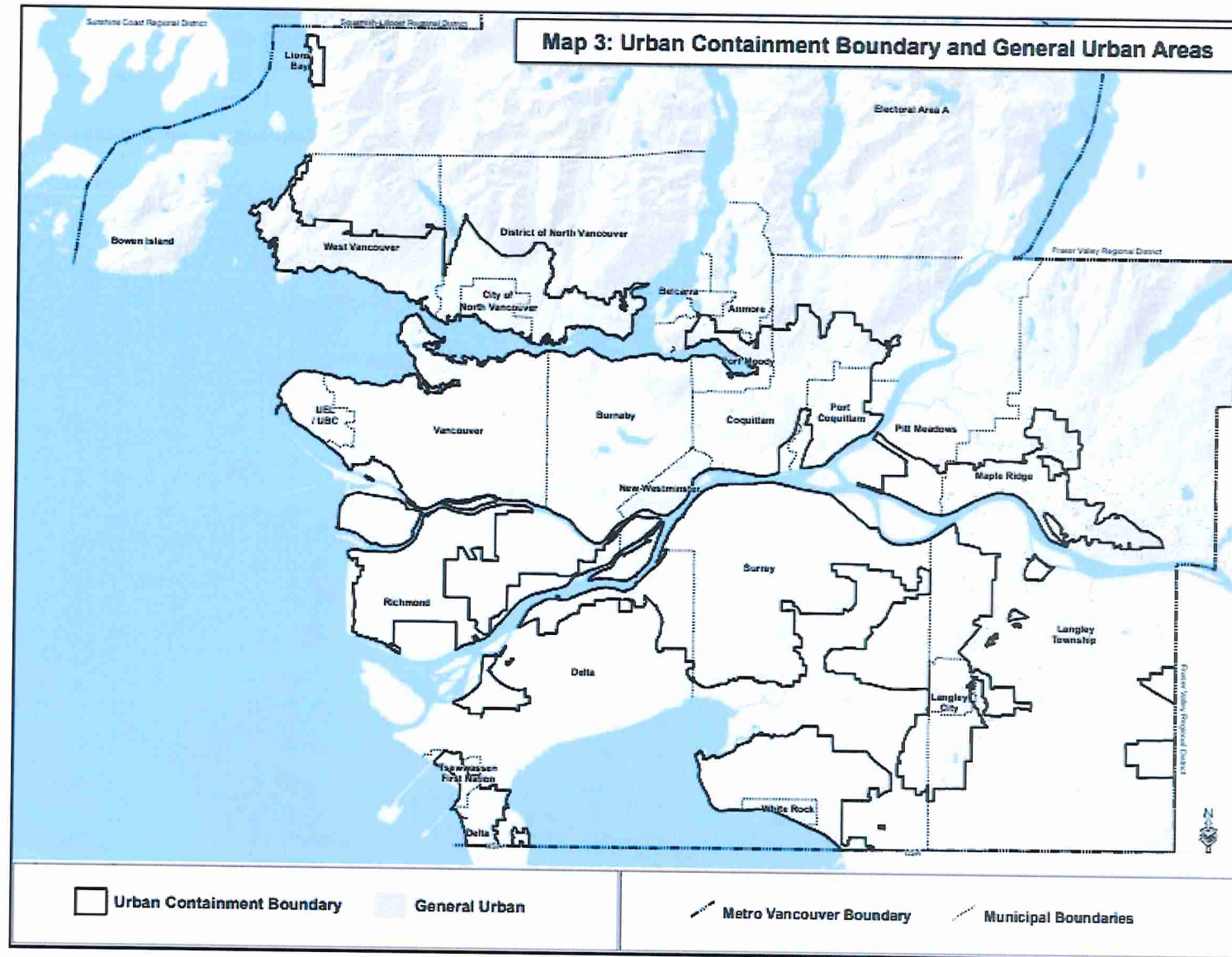
### District of West Vancouver





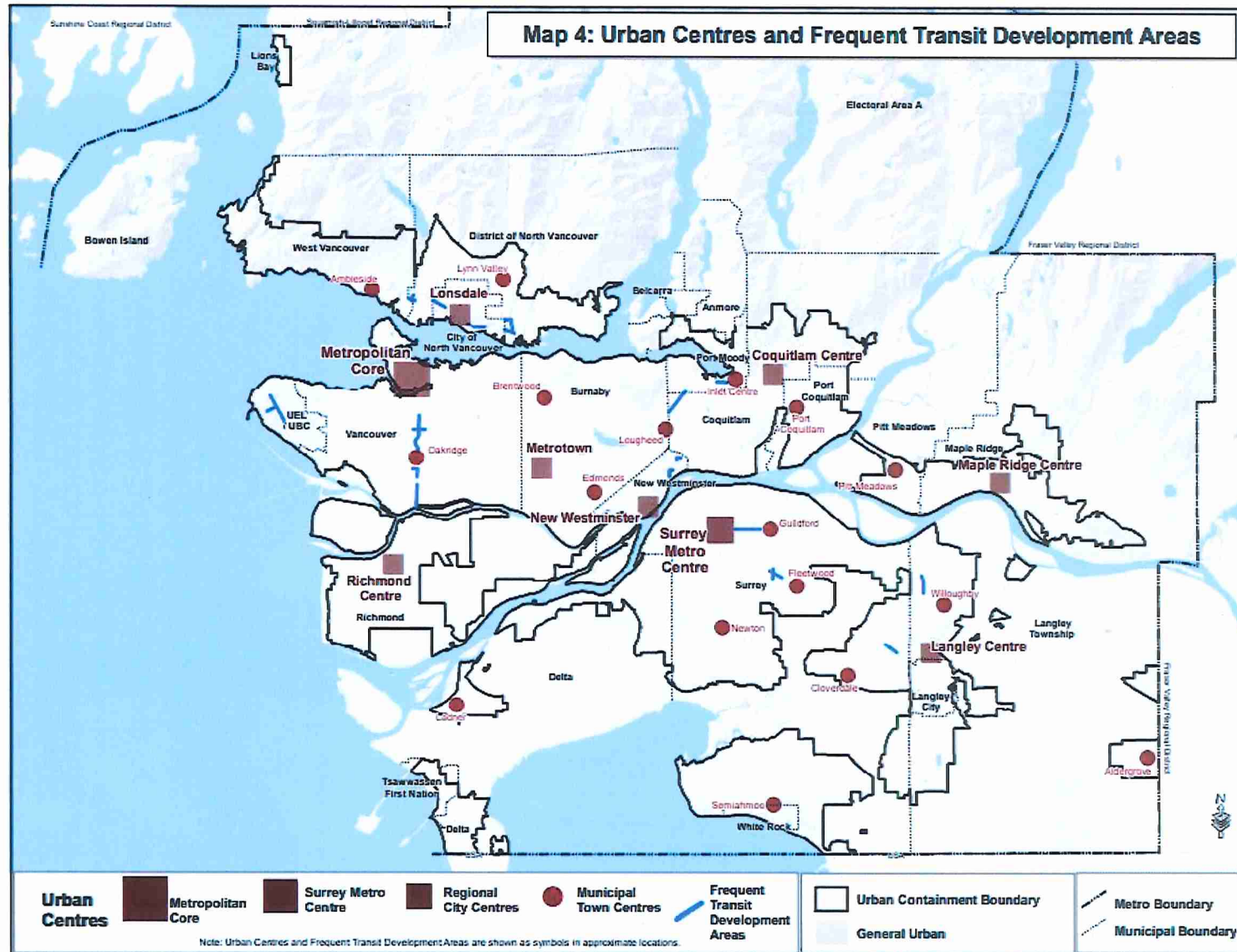


## Schedule I

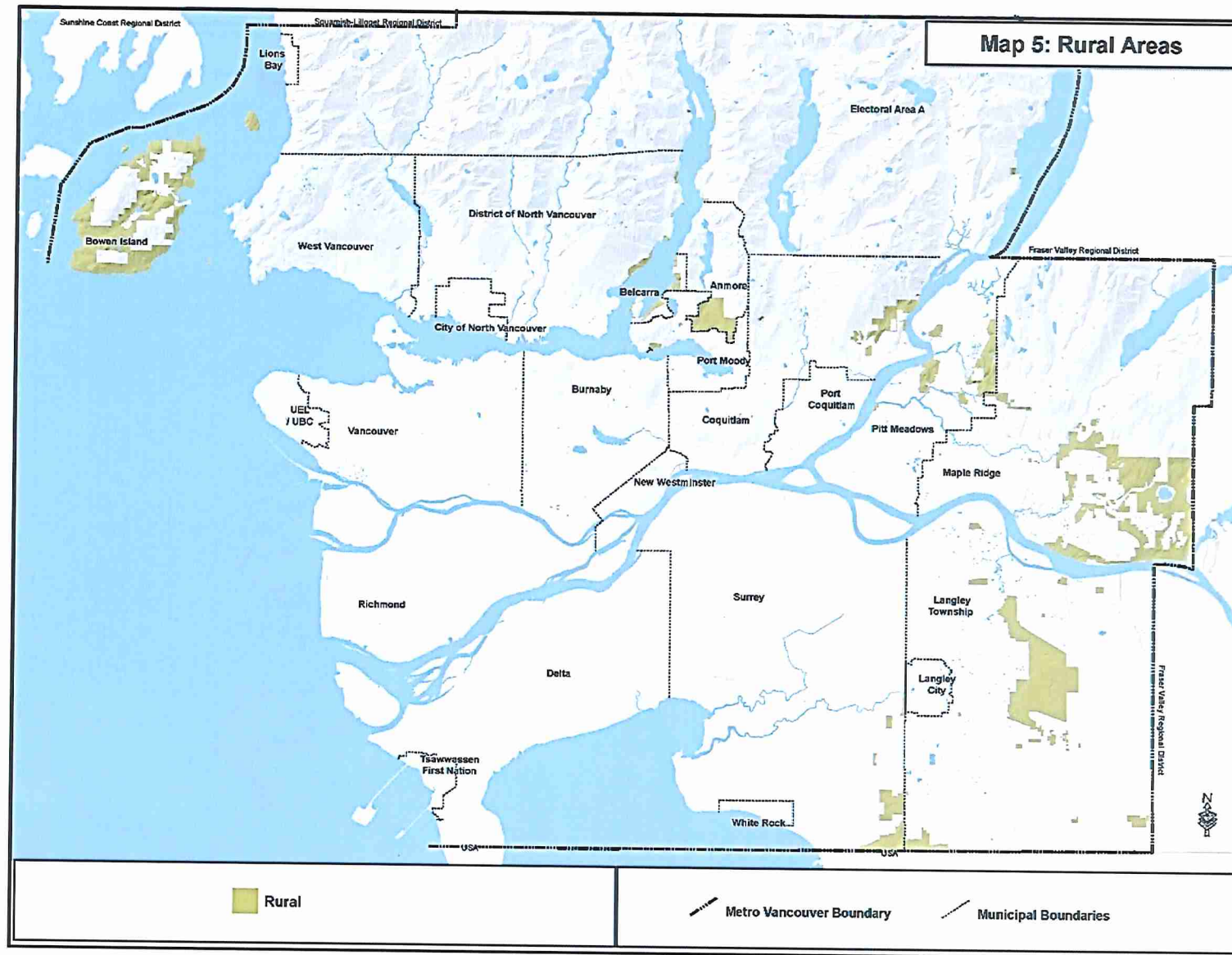




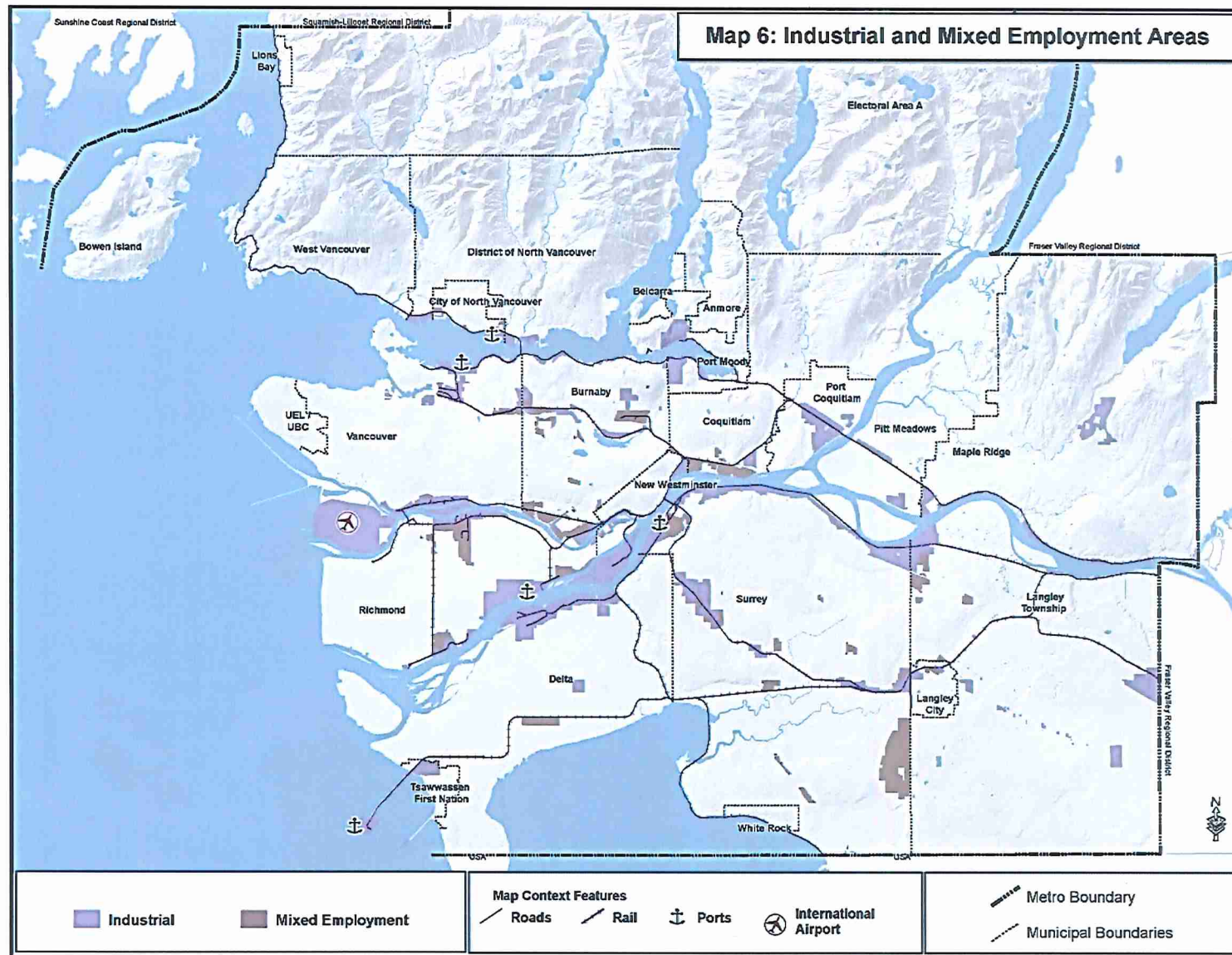
## Schedule I



## Schedule I

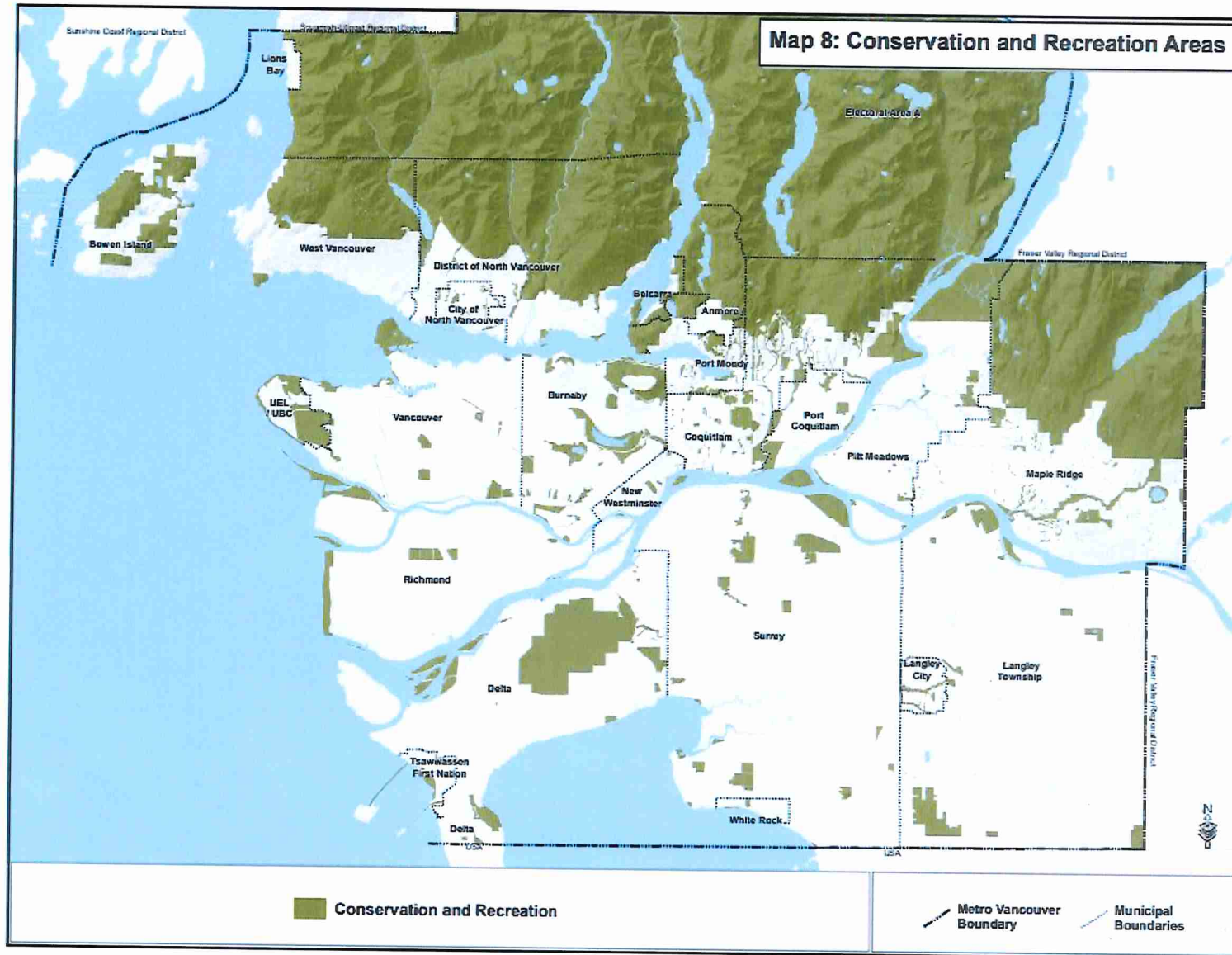


## Schedule I

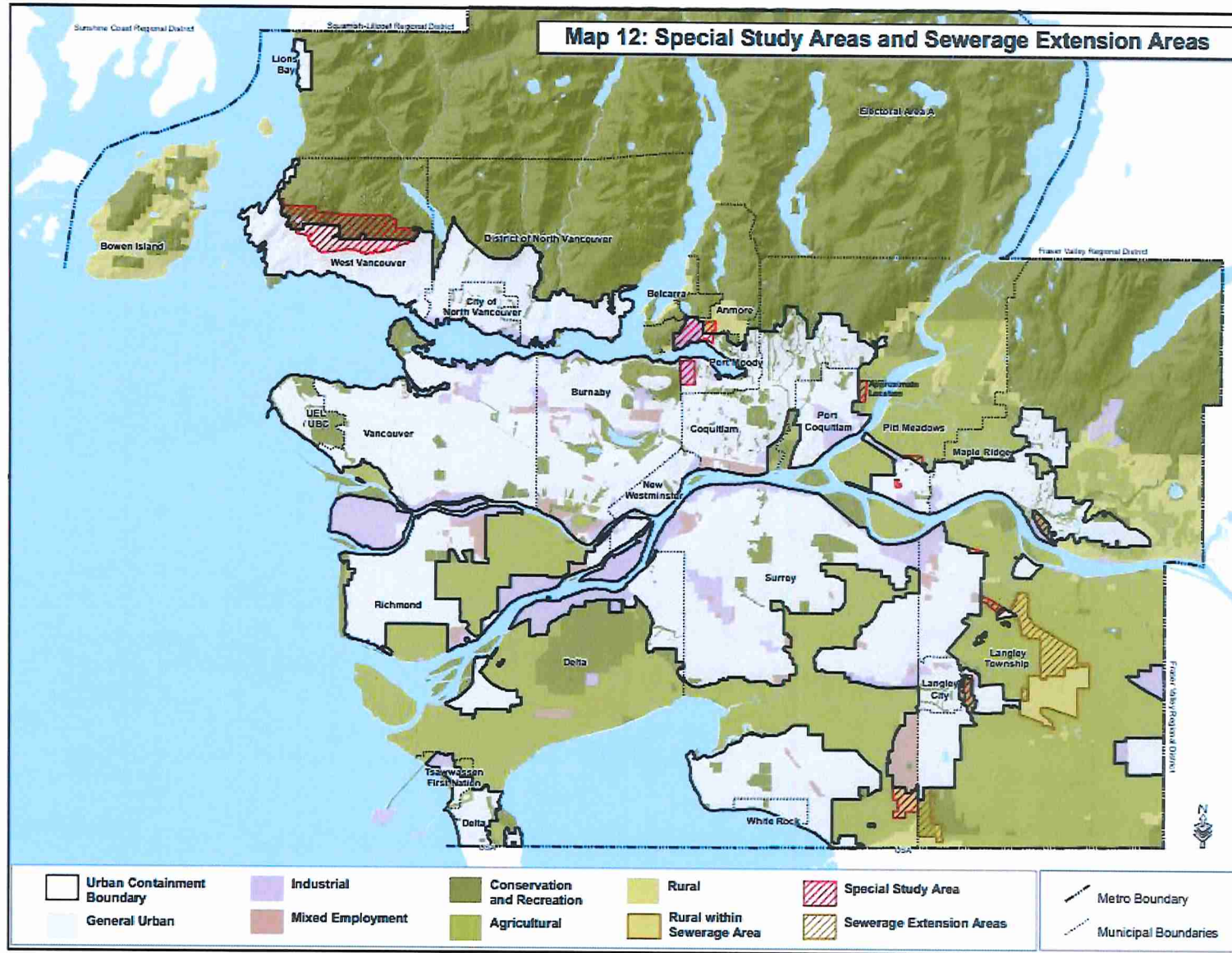




## Schedule I



## Schedule I





Learning for a Lifetime

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**BOARD OF  
EDUCATION**

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**VICE-CHAIR:**

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Craig Woods

December 11, 2020

Village of Anmore Mayor and Council  
2697 Sunnyside Road  
Anmore, BC V3H 5G9



Dear Mayor McEwen and Council,

**Re: Directions 2025 Strategic Goals and Objectives**

Enclosed please find our new strategic planning document **Directions 2025**. Built on the solid foundation of its predecessor **Directions 2020**, this strategic plan will guide School District No. 43 (Coquitlam) for the next five years as we deliver educational opportunities to the children in our region. Three strategic goals have been identified in **Directions 2025**, each with clearly defined objectives and cross-cutting themes. We invite you to familiarize yourself with the contents and ask for your continued support as we strive to achieve our vision.

Thanks to the feedback we received from our partner groups and the community at large, we are confident that **Directions 2025** will inform important decisions and identify actionable priorities for the delivery of high-quality education to students in the communities we serve.

Yours truly,

**SCHOOL DISTRICT NO. 43 (COQUITLAM) BOARD OF EDUCATION**

Kerri Palmer Isaak  
Chair, Board of Education

enclosure

cc: Board of Education  
Patricia Gartland, Superintendent of Schools/CEO  
Chris Nicolls, Secretary-Treasurer/CFO





December 16, 2020

Office of the Chair  
Tel. 604 432-6215 Fax 604 451-6614

File: CP-11-01-RGS-016

Mayor John McEwen and Council  
Village of Anmore  
2697 Sunnyside Road RR1  
Anmore, BC V3H 5G9



Dear Mayor McEwen and Council:

**Policy Review Summaries - Update to *Metro 2040*, the Regional Growth Strategy**

Metro Vancouver has been working on a review and update of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy since mid 2019. I am pleased to provide you with four policy review summaries undertaken in support of this update.

Since its adoption, *Metro 2040* has been a strong and effective tool representing the regional federation's collective vision for how to sustainably manage anticipated growth in this region in a way that supports the development of a diverse set of complete, healthy and resilient communities, protects important lands like our agricultural, ecologically important and industrial lands, and supports the efficient provision of urban infrastructure like transit, water and sewer services.

The regional growth strategy is the long-term plan of our regional federation, building on decades of shared regional planning objectives and principles. It represents our collective vision of how best to sustainably manage the growth we anticipate coming to our region over the next thirty years in a way that advances our shared livability and reflects the federation's objectives and values. Most of the strategy's policy directions and tools are working well. As a result, the update is meant to extend the strategy to 2050, integrate it with the current update to the Regional Transportation Strategy, better respond to the challenges of climate change, social equity and a renewed emphasis on resilience, and improve in some areas where new opportunities have been identified such as striving for more affordable rental housing near transit, and improved environmental policies.

An important first phase of this work is coming to a close with the completion of a series of themed policy reviews based on different subject areas in *Metro 2040*. The recommendations coming out of these reviews will be used to determine the extent to which the strategies, and policy actions in *Metro 2040*, should be adjusted to better reflect the current practices, opportunities and challenges in this region and support our shared aspirations as a regional federation.

42534485

The 11 themed policy reviews are:

- Urban Centres and Frequent Transit Development Areas (where to prioritize growth)
- Agriculture
- Rural
- Industrial and Mixed Employment
- Housing
- Environment
- Transport
- Complete Communities
- Climate Change and Natural Hazards
- Implementation
- Growth Projections

The Metro Vancouver Board has received and endorsed the policy recommendations from eight of the topic areas, and we are pleased to provide you with the enclosed summaries of four of those policy reviews pertaining to:

- Urban Centres and Frequent Transit Development Areas
- Agriculture
- Industrial and Mixed Employment
- Environment

The recommendation summaries from the remaining policy reviews will be forwarded under separate cover as they are finalized. The summaries are meant to provide all regional growth strategy signatories, (in this case, member jurisdiction councils) an update on the current process and the policy directions for each topic area in the regional growth strategy.

Metro Vancouver looks forward to continuing strong collaboration with you on the update to the regional growth strategy and would be pleased to meet with your staff and / or present to your council on any of the policy areas or policy recommendations of particular interest.

The first half of 2021, will be focused on developing the content of *Metro 2050* based on these policy directions, and we anticipate having a complete draft ready for comment in July 2021. New and amended policy language in the update to the regional growth strategy will be informed by the endorsed recommendations of each policy review and drafted in conjunction with the Regional Growth Strategy Intergovernmental Advisory Committee (comprised of municipal Planning Directors and staff representation from TransLink, the Province, health authorities, post-secondary institutions, First Nations, the Port and other regional interests) starting in early 2021.



The second half of the year will be dedicated to engagement with member jurisdictions and other signatories on that draft. Between September and December 2021, we will be reaching out to set up working sessions or presentations with each member council to provide an overview and engage on the entire draft *Metro 2050*. For more information, attached is a timeline graphic on the timing of the process. Metro Vancouver staff are also offering to co-host a public information meeting on the draft *Metro 2050* in cooperation with your staff.

More information about the development of *Metro 2050* and the associated background materials can be found on the Metro Vancouver website: [www.metrovancouver.org/metro2050](http://www.metrovancouver.org/metro2050).

If you have any questions, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616, or by email at [Sean.Galloway@metrovancouver.org](mailto:Sean.Galloway@metrovancouver.org).

Yours sincerely,



Sav Dhalial  
Chair, Metro Vancouver Board

SD/HM/er

cc: **Juli Halliwell, Chief Administrative Officer, Village of Anmore**  
Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver  
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver  
Sean Galloway, Director, Regional Planning and Electoral Area, Metro Vancouver

Encl: 1. Metro 2050 Phase 2 and 3 Timeline (Doc #42539796)  
2. Policy Review Summaries  
a) Policy Review Summary: Agriculture (Doc #42678811)  
b) Policy Review Summary: Regional Industrial and Mixed Employment (Doc #42671817)  
c) Policy Review Summary: Environment (Doc #42671204)  
d) Policy Review Summary: Urban Centres and Frequent Transit Development Areas (Doc #42669356)

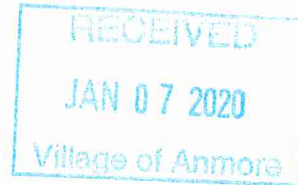
42534485



December 17, 2020

File: CP-20-02

Mayor John McEwen  
Village of Anmore  
2697 Sunnyside Road  
Anmore, BC V3H 5G9



Dear Director McEwen:

**Regional Greenways 2050**

Thank you for supporting the development and approval of *Regional Greenways 2050*. The approval of this plan by the Metro Vancouver Regional District Board is an important step in addressing the challenges of climate change, promoting the physical and mental health of our neighbours, increasing community resiliency, and maintaining regional livability.

As you requested, a copy of the approved plan has been enclosed for your information.

If you have any questions or would like further information regarding *Regional Greenways 2050*, I would be happy to answer them. You can reach me by phone at 604-432-6355 or by email at [mike.redpath@metrovanancouver.org](mailto:mike.redpath@metrovanancouver.org).

Sincerely,

Mike Redpath  
Director, Regional Parks

MR/JV/cs

Encl: *Regional Greenways 2050*