

# Anmore Advisor

WINTER 2021



## Council Update

- MAYOR JOHN McEWEN

### ANMORE SOUTH: DEFINING OUR FUTURE, OUR WAY

In 2009, when Anmore Council requested that the Anmore IOCO lands be designated as a Special Study Area in the Regional Growth Strategy, it was made clear that the Village intended to alter the existing land use. Our Council is now initiating a comprehensive process to assess how this area could be designated for the future benefit of our community.

The former Imperial Oil Company (IOCO) lands – now being referred to as Anmore South to differentiate the property from the IOCO lands in Port Moody – are currently in a state of limbo due to a couple of factors. One is that the property owner, Gilic Global Development Management Inc. (Gilic) has officially withdrawn its development application. Another factor is that the current designation as a Special Study Area in Metro Vancouver's Regional Growth Strategy means that the land use is not clearly defined – it's understood that we will be looking at how this land will be used in future.

This temporary limbo provides Council and our community with a unique opportunity to look at how this land could be designated and developed in future.

*"This isn't the time to look at limitations – it's the time to explore opportunities."*

When a development application is in place, the plans for the land are visualized by the developer, so instead of being part of the strategic planning for the land use, Council and community input are largely about responding to what is being proposed. With us taking the lead to complete a planning study and an amendment to the Official Community Plan (OCP), we will be able to guide the process and work with our community to define how this land will be used.

### Assessing Opportunity and Potential

Anmore is a fairly young municipality – incorporated in 1987 – and we have grown along with the rest of the region. This growth will continue, and as a Council, we believe it is important to be strategic and plan ahead to guide how that growth affects our community. The Anmore South land is an important part of Council's vision, and we want to do a thorough planning study that looks at what else we can do to support this wonderful place we call home. This isn't the time to look at limitations – it's the time to explore opportunities. This is also not the time to make decisions about zoning or density. Our approach to assessing the future potential for Anmore South involves three important phases.



### Business Licence Renewal Reminder

If you are operating a business in Anmore, you need an Anmore Business Licence. For information about Business Licence requirements and the 2021 fee schedule, please visit [anmore.com](http://anmore.com) and click on Business Licences under Village Hall. To renew your Business Licence, cheques can be mailed to the Village Hall at 2697 Sunnyside Road, Anmore, BC V3H 5G9. If you would like to pay by cash or debit, please make an appointment by emailing [village.hall@anmore.com](mailto:village.hall@anmore.com).

**Anmore  
South**

# Anmore South: Defining Our Future, Our Way

## PHASE 1: COMPLETE A PLANNING STUDY

The planning study process is defined in part through the OCP, but we intend to go beyond the policy requirements to include more opportunities for community engagement and analysis. In the past, this land has been used as a gun range and a portion of the land has been cleared, but for the most part, this is an area of untapped potential for us to explore. In particular, the study will consider other land uses while still maintaining the values and quality of life we enjoy in our community. As an example, there is potential to explore opportunities for small businesses like a coffee shop, pharmacy or hair salon to provide convenient services while also diversifying our tax base. We can explore alternative housing opportunities and add the flexibility to connect the Anmore South lands to the regional sewer system. We are not talking about a specific development, we are looking at how we can provide the foundation for more options in future. We also believe it's essential to hear from our residents and other stakeholders to learn more about what they envision for this area, and how we can leverage Anmore South to create a complete community – where we have access to basic services within our borders.

As part of the process, we will be working with experts who will complete a range of studies, including traffic impacts, amenity options, population projections and environmental impacts.

Our community engagement will be guided by the principle that the people affected have opportunities to share input, including residents and local stakeholder organizations. We will share information in a timely manner and provide multiple methods to provide input. We will also provide a summary report on what we heard and outline how community input and the outcomes from the range of studies will be incorporated into the recommendations for next steps.

## PHASE 2: AMEND THE OCP

Making amendments to the OCP also follows a prescribed process. Based on the planning studies and community engagement outcomes, staff will bring the study results and recommendations to Council in an initial report. This is followed by an OCP Bylaw amendment, which involves first and second reading of the Bylaw, followed by a public hearing and then third and fourth reading. In addition to these requirements, we plan to provide our community with information about the proposed amendments and there will be another opportunity for the community to share feedback.

It's important to emphasize that making an amendment to the OCP provides a foundation for other land use opportunities – it doesn't define a specific development or the zoning. And all future options for development still need to fit into our community values.



## PHASE 3: APPLY FOR A METRO VANCOUVER REGIONAL GROWTH STRATEGY AMENDMENT

In addition to the Village's OCP designation, the Metro Vancouver Regional District has its own land use designations as its Regional Growth Strategy provides a framework for development for all member municipalities. As well, each member municipality must adopt a Regional Context Statement that forms part of the Regional Growth Strategy.

Anmore South is designated a Special Study Area both in the Village's OCP and in Anmore's Regional Context Statement as part of the Regional Growth Strategy. To change the Special Study Area designation in the Regional Growth Strategy, the Village would need to update its Regional Context Statement. The process for making this change involves multiple stages.

Metro Vancouver strongly encourages Council to first complete the public hearing and third reading of the OCP Bylaw amendment, including a proposed update to the Regional Context Statement, before applying for changes to the Regional Growth Strategy. Council must then pass a resolution to send the amendment to Metro Vancouver for consideration and apply for a change to the Special Study Area designation in the Regional Growth Strategy.

Metro Vancouver staff would then create a report about the application that would be reviewed first by the Regional Planning Advisory Committee. The report is then sent to the Regional Planning Committee for review, followed by the Board, where it receives first, second and third reading. The Village would then submit an amended Regional Context Statement, which goes out to all affected local governments for comment. The comments are shared with the Metro Vancouver Board as part of consideration of final reading, adoption and acceptance of the amended Regional Context Statement. If passed, the Village would complete the amendment of the OCP to reflect these changes.

Because Anmore South is currently a Special Study Area, the amendment to change the Regional Growth Strategy designation would only need to be approved by a vote of 50% plus one (other Regional Growth Strategy amendments usually require a 2/3 vote in favour).

We are providing an overview of this comprehensive process and how the Regional Growth Strategy designation affects our community to help our residents understand what we are assessing for Anmore South, and why we are doing this planning study. We are just in the early stages of this process, and we will continue to provide updates, including more details about the community engagement plan and how you can participate. We will also be creating a dedicated web page for this project.

## CLARIFYING LAND USE TERMS

There is often confusion about what certain words mean when it comes to Regional Growth Strategy land designations, including the difference between Rural and Urban, and what the Urban Containment Boundary involves. It's important to provide context for what these designations mean as there can be a visceral, knee-jerk response to words like "urban" in our community.

We all value Anmore's semi-rural nature, but we also enjoy the convenience of being close to larger centres, and Anmore South is 10 minutes from a SkyTrain station. While we are living surrounded by nature – we are not isolated or remote, and the Rural designation for most of our neighbourhoods largely means that we do not have a sewer connection.

In the Regional Growth Strategy, a Rural designation doesn't automatically mean large properties and no commercial operations. While it has land uses that are low density, it also allows small commercial and institutional uses that do not require services like sewer and transit. By the same token, an Urban designation doesn't automatically mean towers and large commercial buildings. It is intended for residential neighbourhoods that can be supported by shopping, services, institutions, recreational facilities and parks. An Urban designation also involves being connected to services like sewer and transit.

The Urban Containment Boundary includes all designated Urban areas in the region and where regional services are provided. As an example, other than the Anmore Green Estates homes, all of Anmore is outside of the Urban Containment Boundary. If the Anmore South lands were designated as Urban in the Regional Growth Strategy, that portion of Anmore could be included within the Urban Containment Boundary and would have access to services like sewer.



# Community Reminders

## COMMITTEE VOLUNTEER RECRUITMENT UNDERWAY

We will begin recruiting volunteers for a number of our advisory committees starting in February.

The two-year term for each committee begins April 1, 2021. Council will be appointing members for the following committees:

- Community Engagement, Culture & Inclusion Committee
- Environment Committee
- Finance Committee
- Parks & Recreation Committee
- Public Safety Committee

For details on the Terms of Reference for each committee visit [anmore.com](http://anmore.com) and click on Council Committees under Village Hall.

If you are interested in participating on an advisory committee, please email [karen.elrick@anmore.com](mailto:karen.elrick@anmore.com).

## BEAR AWARE – PLEASE HELP PREVENT BEAR CONFLICTS

Bears will be more active in our community soon and we need to work together to reduce attractants in our community.

In addition to regular communication about how to reduce bear attractants, the Village has instructed the waste collection contractor to pick up carts in high density areas first (such as Countryside Village) and last year assigned extra bylaw enforcement coverage on Thursdays evenings to tag carts that had been put out early.

For information on garbage and recycling bylaw requirements and tips on how to reduce bear attractants, visit [anmore.com](http://anmore.com) and click on Garbage and Recycling Collection under Services.

## COVID-19 SAFETY PROTOCOLS

Village Hall remains closed to the public, except by appointment, until changes in the Provincial Health Orders are made.

To book an appointment, please email [village.hall@anmore.com](mailto:village.hall@anmore.com)

We will continue to take direction from Dr. Henry and the Fraser Health Authority regarding health safety measures.

As part of current restrictions, we now require that visitors wear a mask when entering the Village Hall or Council Chambers. Staff and Council are also required to wear masks when in common areas. Please visit [anmore.com/covid-19](http://anmore.com/covid-19) for updates on COVID-19 requirements for the Village.



Visit [anmore.com](http://anmore.com) for the most reliable information about Village projects, initiatives and events and to sign up for our email notifications to be advised of all the latest news.

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