

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, June 1, 2021 immediately following the close of the Public Hearing scheduled for 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.



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:

- Sending an email to Karen Elrick by 4 p.m. prior to the meeting at karen.elrick@anmore.com
- Using the “raise hand” function in the Zoom meeting to indicate you’d like to speak or turning on your mic when invited by the Chair

To access the meeting: <https://us02web.zoom.us/j/87172930779>

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

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.

No input will be permitted with respect to Items 9 (a) and 9 (b) as the Public Hearing will proceed this meeting and Council may not receive any further information following the close of the Public Hearing.

4. Delegations**(a) RCMP – Anmore Policing Update**

Corporal Neil Roemer, RCMP, to provide a policing update for Village of Anmore.

Page 5

(b) Neil Lyons – Ravenswood Drive

Presentation to Council regarding garbage bin on Ravenswood Drive.

5. Adoption of Minutes

Page 9

(a) Minutes of the Regular Council Meeting held on May 18, 2021

Recommendation: That the Minutes of the Regular Council Meeting held on May 18, 2021 be adopted, as circulated.

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

Note: Any Council member who wishes to remove an item for further discussion may do so at this time.

Recommendation: That the Consent agenda be adopted.

Page 17

(a) School District 43 Mental Health Car

Recommendation: That Council receive the communication dated May 14, 2021 from School District 43 regarding mental health car.

Page 19

(b) Trails Strategy for BC

Recommendation: That Council receive the communication dated May 20, 2021 from Recreation Sites and Trails BC regarding Trails Strategy for BC – report on what we heard from local governments.

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

Page 21

(a) Zoning Bylaw Amendment No. 647-2021 – 2307 Sunnyside Road (Cordovado)

Recommendation: That Council give third reading and adopt Anmore Zoning Amendment Bylaw No. 647-2021.

Page 25 **(b) Zoning Bylaw Amendment No. 650-2021 – Bella Terra CD6**

Recommendation: That Council amend Anmore Zoning Amendment Bylaw No. 650-2021 under section 9.18.3 to amend the table reference to 9.18.3 and under section 9.18.4 to amend the table reference to 9.18.4 and reread the bylaw a second time.

Page 28 **(c) 2345 Sunnyside Road Rezoning Application – Introductory Report**

Report dated May 27, 2021 from Chris Boit, Manager of Development Services attached.

10. Unfinished Business

11. New Business

Page 39 **(a) Request for Funding – Flat Deck Trailer**

Report dated May 27, 2021 from Juli Halliwell, Chief Administrative Officer attached.

(b) 2021 LGMA Conference

Recommendation: That Council authorize the CAO to register for the 2021 LGMA Conference for a cost of \$750 which includes CAO registration of \$650 plus one additional staff member of \$100.

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

- Page 42 • Minutes of the Parks & Recreation Committee meeting held on September 16, 2020
- Page 45 • Minutes of the Environment Committee Meeting held on November 19, 2020
- Page 48 • Minutes of the Joint Environment Committee / Public Safety Committee Meeting held on February 10, 2021

(b) General Correspondence

- Page 51 • Communication from District of Tofino dated May 11, 2021 regarding support for expedient and resources implementation of the Old-Growth Strategic Review
- Page 53 • Communication from HUB Cycling dated May 27, 2021 regarding Sasamat Greenway – Safe Active Transportation Corridor

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



Delegation to Council Request Form

Contact Information

Name of presenter: Neil Lyons

Name of organization: Residents of Ravenswood Drive + Surrounding Area

Mailing Address: 1024 Ravenswood Drive Anmore BC V3H 5M6

Phone Number:

Email Address:

Presentation Information

Preferred meeting date at which you wish to appear (if known): June 1 2021

Number of person(s) expected to attend: up to 10^{min} by Zoom

Reason(s) for presentation:

- To provide information
- To request funding
- To request letter of support

- Other Present petition to council

Resources:

- Projector and Screen (bring own laptop)

- Other Picture to follow (stills + video)

Please submit the completed form and related presentation materials to the Chief Administrative Officer by 12:00 p.m. on the Thursday prior to the Council Meeting via email to juli.halliwell@anmore.com or delivered to village hall.

For questions regarding this process, please phone Juli Halliwell at 604-469-9877.

PETITION FOR THE REMOVAL OF THE GARBAGE BIN ON RAVENSWOOD DRIVE ANMORE BC

Whereas a garbage bin has been placed on the street without prior consultation with the affected adjacent property stakeholders.

Whereas the garbage bin in question poses a significant safety risk to pedestrians due to site-line issues for both resident vehicles and pedestrian traffic.

Whereas it is reasonable to expect that the bin will attract animals, such as bears, which poses additional risks to pedestrian traffic.

Whereas the bin has been placed on a fire access lane thereby reducing the ability to access a fire hydrant.

Whereas the Village of Anmore has not been able to provide the residents at their request with a safety assessment (with regards to but not limited to the above issues) done prior to the placement of the bin.

Whereas, upon the request of the residents, the Village was not able to provide evidence of any complaints specifically related to the said pathway.

Whereas the residents are not aware of any significant litter issues but are prepared to offer their services to maintain any required litter cleanup along the right-of-way at no cost to the Village.

Whereas when approached to discuss the above issues and the potential to relocate the bin the Village and elected officials were unwilling to meet with the stakeholders.

Therefore the residents respectfully request that the Village remove or relocate the bin to a location that is mutually acceptable to the concerned residents and the Village of Anmore.

Smith Lyons 1024 Ravenswood Dr.
Neil Lyons 1024 Ravenswood Dr.
Tommy Kim 1025 Ravenswood Dr.
Rachel Chae 1025 Ravenswood Dr.
Jennie Kim 1025 Ravenswood Dr.
T McDonald 1021 Ravenswood Dr.
Mrs. Wang 1016 Ravenswood Dr.
Erica Bortorello 80 Alpine Dr.

Georgia Lyons 1024 Ravenswood Drive
 Erica Ferie 1033 Ravenswood Drive
 Brad Engel italianlocal@hotmail.com
 net 65 Elementary.
 Lisa Taylor 1038 Magnolia Way
 Don Taylor " " " "
 M. J. 1042 Magnolia Way
 Michelle Jordan
 Ted McDowell 1021 Ravenswood Drive
 REMI COUPAL 1017 RAVENSWOOD
 Jennifer Coupal 1017 Ravenswood Dr.
 Chris Storey 1079 Ravenswood Dr.
 Alicia Storey 1029 Ravenswood Dr.
 SAUNDY RICHARDSON 1056 RAVENSWOOD D. Richardson
 Don R. " "
 EJ JOYETILEKE 1093 WYMANAS DR.
 L. KNAUER 1120 TROUSON Rd
 JOE O'DONNELL 1012 RAVENSWOOD DR.
 Shannon Richardson 1013 Ravenswood Dr.
 Kathy Sweetable 1049 Ravenswood Dr.
 Glen Sweetable 1049 Ravenswood Dr.
 Tony Barone 1028 Ravenswood Dr.
 Melnie Cord 100A HEMLOCK DR
 Isabella Lyons 1024 Ravenswood Drive

SOME REMEDIES FOR CONSIDERATION:

(As put forward by various residents who have signed the petition)

1. Residents have noticed litter by the mailbox across from the Village Hall. This might be a more appropriate placement and can also be accessed by dog walkers and lake traffic.
2. Another location would be the bus stop located on Sunnyside at the Village Hall.
3. Place the bin closer to the elementary school where litter may tend to collect.
4. Replace the small garbage can by the bus stop in front of the Fire Hall with the bin.
5. Move the bin to behind the fire hydrant at the rear of 1024 and 1028 Ravenswood Drive. This location is agreeable to both adjacent residents.
6. Form a committee that may identify appropriate garbage bin placements and liaison with residents who might be impacted.
7. Start a street and path resident litter watch program. (similar to that used in Port Moody)

Note: Ideas 6 and 7 would help reduce the burden on village resources.

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, May 18, 2021 for 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.



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, Manager of Development Services
Lance Fortier, Operations Superintendent

1. Call to Order

The meeting was called to order at 7:03 p.m.

2. Approval of the Agenda

IT WAS MOVED AND SECONDED:

R076/21 That the Agenda be approved circulated.

Carried Unanimously

3. Public Input

Trever Mueckel – Anmore resident, expressed his opposition the proposed Zoning Bylaw Amendment regarding the Bella Terra Development under agenda Item 9 (a)

Jubin, Anmore resident, spoke regarding item 11a and recommendation to engage ISL rather than undertake a competitive RFP process. It was noted that there will be further discussion of this item and that ISL's scope is as an engineering firm.

Merallee, Anmore resident spoke regarding increased traffic and whether there is an option for third road coming in and out of Anmore. It was noted that this has not yet been discussed.

Jean Noel Mahy, Anmore resident regarding concern of process related to Anmore South and selection of firm for undertaking studies.

4. Delegations

None.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on May 4, 2021

IT WAS MOVED AND SECONDED:

R077/21 That the Minutes of the Regular Council Meeting held on May 4, 2021 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) Zoning Bylaw Amendment No. 650-2021 – Bella Terra CD6

Mr. Chris Boit, Manager of Development Services, provided an overview of the report included in the agenda. Mr. Boit noted that it was determined that there were issues to be resolved with the zoning before the second part of subdivision of this development can be completed, and also that staff is bringing forward the recommendation from council regarding addition of secondary suites.

Discussion points included:

- Whether the proponent requested the addition of secondary suites? Staff confirmed that this was added to apply consistency with the Cordovado

comprehensive development application.

- Whether there would be concerns with layout and access to adjacent properties? Staff confirmed that the layout is part of the subdivision process and that the principal access to the adjacent lands would be maintained.

IT WAS MOVED AND SECONDED:

R078/21 That Council give first and second readings to Anmore Zoning Bylaw Amendment Bylaw No. 650-2021;

And That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 650-2021.

Carried Unanimously

(b) Anmore Five-Year Financial Plan Amendment Bylaw

IT WAS MOVED AND SECONDED:

R078/21 That Council adopt Anmore Five-Year Financial Plan Amendment Bylaw 648-2021.

Carried Unanimously

(c) Anmore Bylaw Notice Enforcement Bylaw, Parking Regulation Bylaw Amendment

IT WAS MOVED AND SECONDED:

R079/21 That Council adopt Anmore Bylaw Notice Enforcement Bylaw No. 625-2021.

And That Council adopt Anmore Parking Regulation and Enforcement Bylaw No. 649-2021

Carried Unanimously

10. Unfinished Business

None.

11. New Business**(a) Anmore South Development Analysis Proposal**

Ms. Juli Halliwell, Chief Administrative Officer provided an overview of the staff report further to the Special Council meeting held on April 27 where direction was provided to initiate a financial analysis. The scenarios for analysis have been laid out in the report and include one scenario under current RS-1 zoning, one scenario as a comprehensive development zone that would not require servicing, and three development scenarios that would require servicing.

Discussion points included:

- Traffic analysis would not be undertaken at this time as these are just scenarios as there is no current application
- Feedback received from residents is that they need more information which is the intent of this analysis which will determine costs of servicing any potential development

IT WAS MOVED AND SECONDED:

R080/21 That Council direct staff to engage ISL Engineering and Land Services to under the development analysis as outlined in the report dated May 13, 2021 from the Chief Administrative Officer for a cost not to exceed \$20,000;

And that the cost to undertake the development analysis be funded from Accumulated Surplus.

Carried Unanimously

(b) Purchase of Computer Hardware

Ms Juli Halliwell, Chief Administrative Officer, provided an overview of the report noting that during COVID the reliance on stable and secure computer hardware to conduct business has become more apparent.

IT WAS MOVED AND SECONDED:

R081/21 The Council authorize the purchase of 5 tablets for use by Council members at a cost not to exceed \$11,000;

And that Council authorize an increase of \$6,000 for the purchase of 4 public works tablets;

And that all computer hardware be funded from the COVID-19 Restart Grant.

Carried Unanimously

(c) Village of Anmore 2020 Water Quality Report

Mr. Lance Fortier, Operations Superintendent, noted that the Appendix 2 and 3 will be updated and that there were no issues noted with water quality in the Village.

IT WAS MOVED AND SECONDED:

R082/21 That Council receive the Village of Anmore 2020 Annual Water Quality Report, for information.

Carried Unanimously

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

None.

13. Mayor's Report

Mayor McEwen reported that:

- He attended Council of Councils on May 8 and noted regional water and sewer treatment plant updates are required, and that air quality in the region has improved.
- He met with Juli Halliwell, CAO and Telus regarding service in the Village. Telus users are encouraged to let Telus know of any shortfalls in service.
- He chaired the Public Safety Committee Meeting on May 12 and engagement with block watch including updates will continue.
- He welcomed back Cllr. Laidler
- He attended a Mayors update with Minister Farnworth regarding gang activity and encouraged anyone to report any suspicious activity.

14. Councillors Reports

Cllr Krier reported that:

- She attended the virtual Council of Councils on May 8
- Held first Community Engagement Culture and Inclusion Committee of the new term and thanked the new and returning members of the committee and they are looking at ways to engage community during COVID
- Attended a townhall with the Associate Finance Minister regarding the

- budget
- Welcomed back Cllr. Laidler

Cllr Weverink reported that:

- With COVID vaccinations is hoping that he can meet with the community and have in person events such as Ma Murray Day soon
- Welcomed back Cllr. Laidler

Cllr. Trowbridge welcomed back Cllr. Laidler

15. Chief Administrative Officer's Report

Ms. Juli Halliwell, CAO reported that:

- Everyone 18 and over can register and book COVID vaccine appointments and encouraged people to do so.
- Utility bills are due May 31 and it is preferred that payment be made online or by cheque drop off as the Village Hall remains closed. If in person payment is required, please contact village.hall@anmore.com to book an appointment.
- Tax notices and Spring Anmore Advisor newsletter will be coming out at the end of May.
- Resident Pam Blackman wished to express her thanks to the CECI Committee for their work on the Welcome Guide.

16. Information Items

(a) Committees, Commissions and Boards – Minutes

- Minutes of the Public Safety Committee meeting held on March 10, 2021
- Minutes of the Community Engagement, Culture and Inclusion Committee meeting held on March 11, 2021

(b) General Correspondence

- Communication from City of Campbell River dated April 29, 2021 regarding Logging of at-risk old-growth forests in the Province
- Communication from Bears Matter dated April 20, 2021 regarding requesting a moratorium on wolf killing in BC
- Metro Vancouver Board in Brief for meetings held on April 30, 2021
- Communication received for information May 7, 2021 from Canada Pacific Trial Association addressed to Metro Vancouver
- Communication received on May 7, 2021 from Help Cities Lead regarding Help Cities Lead Campaign

17. Public Question Period

Andrew Simpson, Anmore resident asked further to the Anmore South studies, whether there would be a referendum on Urban vs. Rural designation. It was noted that now the process is to gather facts and get information to provide to the public before any decisions are made.

Ken Juvik, Anmore resident, asked why recent resident correspondence is not placed on the agenda? It was noted that in relation to Anmore South, any correspondence received during the consultation process for Anmore South is available on the Village website and that it is not considered best practice or the practice of the Village to include general correspondence on agendas. Mr. Juvik further inquired about the extension of the ISL contract. Ms. Halliwell, CAO noted that this extension was a staff decision based on satisfaction and value of their service provided to the Village.

Jean Noel Mahy, Anmore resident, asked members of Council whether any of them had any conflict of interest with the Gilic related to development of Anmore South Lands. Each member of Council confirmed individually that they have no conflict of interest related to the former property owners, or Gilic, or the new owners or potential developer.

Nancy Maloney, Anmore resident, asked if the Village could consider ensuring inclusivity and accessibility to community events and whether events could include more overt consideration of accessibility including parking. It was noted that the Community Engagement, Culture, and Inclusion Committee and the Village special events coordinator could explore ways to ensure events are more accessible.

Doug Richardson, Anmore resident, asked about a question that he felt was unanswered about road dedication for subdivision in January and about fairness regarding subdivision and a report back to Council. Mayor McEwen will follow up with staff.

18. Adjournment

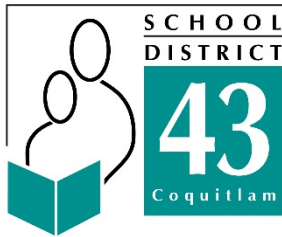
It was MOVED and SECONDED:

R083/21 THAT the meeting be adjourned at 8:25 p.m.

Carried Unanimously

Karen Elrick
Corporate Officer

John McEwen
Mayor



550 Poirier Street, Coquitlam, BC Canada V3J 6A7 • Phone: 604-939-9201 • Fax: 604-939-6758

Learning for a Lifetime

**BOARD OF
EDUCATION**

CHAIR:

Kerri Palmer Isaak

VICE-CHAIR:

Michael Thomas

TRUSTEES:

Jennifer Blatherwick

Barb Hobson

Carol Cahoon

Lisa Park

Christine Pollock

Keith Watkins

Craig Woods

May 14, 2021

Keith Bramhill, Inspector
Coquitlam RCMP

via email: keith.bramhill@rcmp-grc.ca

Dr. Ingrid Tyler, Executive Medical Director
Fraser Health

via email: ingrid.tyler@fraserhealth.ca

Manj Kaila, Inspector
Port Moody Police Department

via email: manj.kaila@portmoodypolice.com

Mayor and Council
City of Coquitlam

via email: mayor_council@coquitlam.ca

Mayor and Council
City of Port Coquitlam

via email: citycouncil@portcoquitlam.ca

Mayor and Council
City of Port Moody

via email: council@portmoody.ca

Mayor and Council
Village of Anmore

via email: village.hall@anmore.com

Mayor and Council
Village of Belcarra

belcarra@belcarra.ca

Dear Community Leader,

In July 2020, you would have received a letter from School District No. 43 regarding the creation of a mental health car, similar to that of Car 67 in Surrey, to provide community mental health support. This program combines a uniformed police member with a clinical nurse or a youth worker, specializing in mental health, working in tandem to preform wellness checks and responding to calls involving emotional and mental health issues.

The Coquitlam School District has long advocated on behalf of our students and their families for additional mental health and community substance abuse support. While we value the hard work of police officers in our community, we believe youth in mental health crisis would be better serviced by trained mental health professionals. We understand that our municipal partners, are also advocating for this same service, in the support of our community.

The Board of Education is consistently reminded of the need for mental health supports for the students of School District No. 43. There are countless accounts of students who have benefitted from the supports the district is able to provide, and of course, unfortunately, numerous statistics regarding those who do not. It is not feasible for the school district to provide the necessary mental health programming and support those in need without the assistance of community partners. While SD43 feels that the level of support we provide during school hours and days is impactful, there are gaps in support levels during the remaining 18 hours of each day. We are hopeful that a mental health support car may assist in servicing youth in crisis in ways that the School District cannot.

The Board of Education is hopeful that we can partner to make a mental health car a reality to provide the require support and assistance to our community and those experiencing a mental health crisis.

We would like to schedule a meeting, with representatives from all of our respective organizations municipal, police, and Fraser Health, to further the conversation and actionability of this much needed support to our young people. Would you please provide us with the best day and time in which we can set up an initial virtual meeting, by emailing jtoderas@sd43.bc.ca.

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM) BOARD OF EDUCATION



Kerri Palmer Isaak
Chair, Board of Education

cc: Board of Education
Patricia Gartland, Superintendent of Schools/CEO
Chris Nicolls, Secretary-Treasurer/CFO
Selina Robinson, MLA
Rick Glumac, MLA
Fin Donnelly, MLA
Mike Farnworth, MLA
Adrian Dix, Minister of Health
Sheila Malcolmson, Minister of Mental Health and Addictions

From: Trails Strategy DO NOT REPLY:FLNR:EX <Trails.Strategy.DoNotReply@gov.bc.ca>
Sent: May-20-21 8:01 AM
To: Trails Strategy DO NOT REPLY:FLNR:EX <Trails.Strategy.DoNotReply@gov.bc.ca>
Subject: Trails Strategy for BC- report on what we heard from local governments

Hello,

In the summer of 2020, a survey was sent to local government staff and elected officials seeking input on a comprehensive review of the Trails Strategy for BC. The survey was live between late May and early July 2020. In total, 233 individuals representing 145 different municipalities and regional districts completed the survey. Please find attached a summary of what we heard from that engagement process.

In addition to local governments, numerous other engagements were undertaken in support of the review of the Strategy. The engagement was completed in a partnership between Recreation Sites and Trails BC (RSTBC) and the Provincial Trails Advisory Body (PTAB). The engagements have been completed as a means of informing a comprehensive review of the Trails Strategy for British Columbia to ensure the continued relevance of the strategy to recreationalists, communities, First Nations, the tourism sector, and the Province. The review included:

- background research,
- a literature review of the benefits of trails,
- over 40 interviews with representatives from provincial ministries, non-profits, and recreation clubs and associations,
- a survey of over 200 local government representatives,
- focus group webinars with recreation sector interests,
- a public survey of over 5,900 British Columbians, and
- a separate government-to-government engagement process with all First Nation governments in BC.

The province continues to review the results of the review of the Strategy. Recommendations will be made to update the strategy based on findings from the research and engagements. Recommendations will provide direction for formally updating the strategy to reflect the broad viewpoints of the First Nations and various stakeholders involved in the engagement processes. Once RSTBC receives the mandate to proceed with the recommended changes, the Trails Strategy will be updated and implemented to improve trail development, management and maintenance across the province. A new draft version of the strategy is expected to be complete by the end of 2021.

It is important to note that the Trails Strategy engagement process was conducted during the COVID-19 pandemic. During that time, a significant increase in trail-based recreation was noted likely due to outdoor trail use being an acceptable, healthy, and popular activity to engage in while adhering to social distancing protocols. This trend of increasing recreation trail use is expected to continue even after the pandemic is over owing to the large number of people that have been introduced to the benefits of British Columbia's extensive trail network.

Thank you to all those who participated in the Trails Strategy review process. Your contributions will result in a significant improvement to the management of BC's world-class natural amenities and trails networks.

Related Links:

- Trails Strategy for BC <https://www2.gov.bc.ca/assets/gov/sports-recreation-arts-and-culture/outdoor-recreation/camping-and-hiking/rec-sites-and-trails/trail-strategy.pdf>
- Trails Strategy Public engagement 'what we heard report <https://www2.gov.bc.ca/gov/content/sports-culture/recreation/camping-hiking/sites-trails/program/policies-strategies/prov-trail-strategy>
- The Provincial Trails Advisory Body <https://www.orcbc.ca/provincial-trails-advisory-body/>

Thank you,

Recreation Sites and Trails BC



VILLAGE OF ANMORE

BYLAW NO. 647-2021

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1) That this bylaw may be cited for all purposes as “Anmore Zoning Amendment Bylaw No. 647-2021”.
- 2) That Village of Anmore Zoning Bylaw No. 568- 2017 be amended by adding the text and map included in Schedule A which forms part of this bylaw.
- 3) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 2307 Sunnyside Road from Residential 1 to Comprehensive Development CD-7

READ a first time the 4th day of May, 2021

READ a second time the 4th day of May, 2021

PUBLIC HEARING HELD the day of

READ a third time the day of,

ADOPTED the day of,

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.19 COMPREHENSIVE DEVELOPMENT – CD-7

9.19.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that clusters **one-family dwellings** on a variety of **parcel** sizes to preserve public open space and ecologically sensitive areas where one-family **residential** housing is the **principal use** and **secondary suites** be permitted

9.19.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Parcel Size	Maximum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	1,349 m ²	2,023 m ²	19
Secondary Suite	YES	YES	

9.19.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:	1	0.30 FAR	10 m

9.19.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	7.6 m	7.6 m	5.0 m	5.0 m
Accessory Building and Structure	7.6 m	7.6 m	5.0 m	5.0 m

9.19.5 Off-Street Parking

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

- a) 2 spaces per **one-family dwelling**; and
- b) 2 spaces per **secondary suite**.

9.19.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

9.19.7 Open Space Amenity

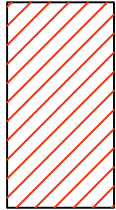
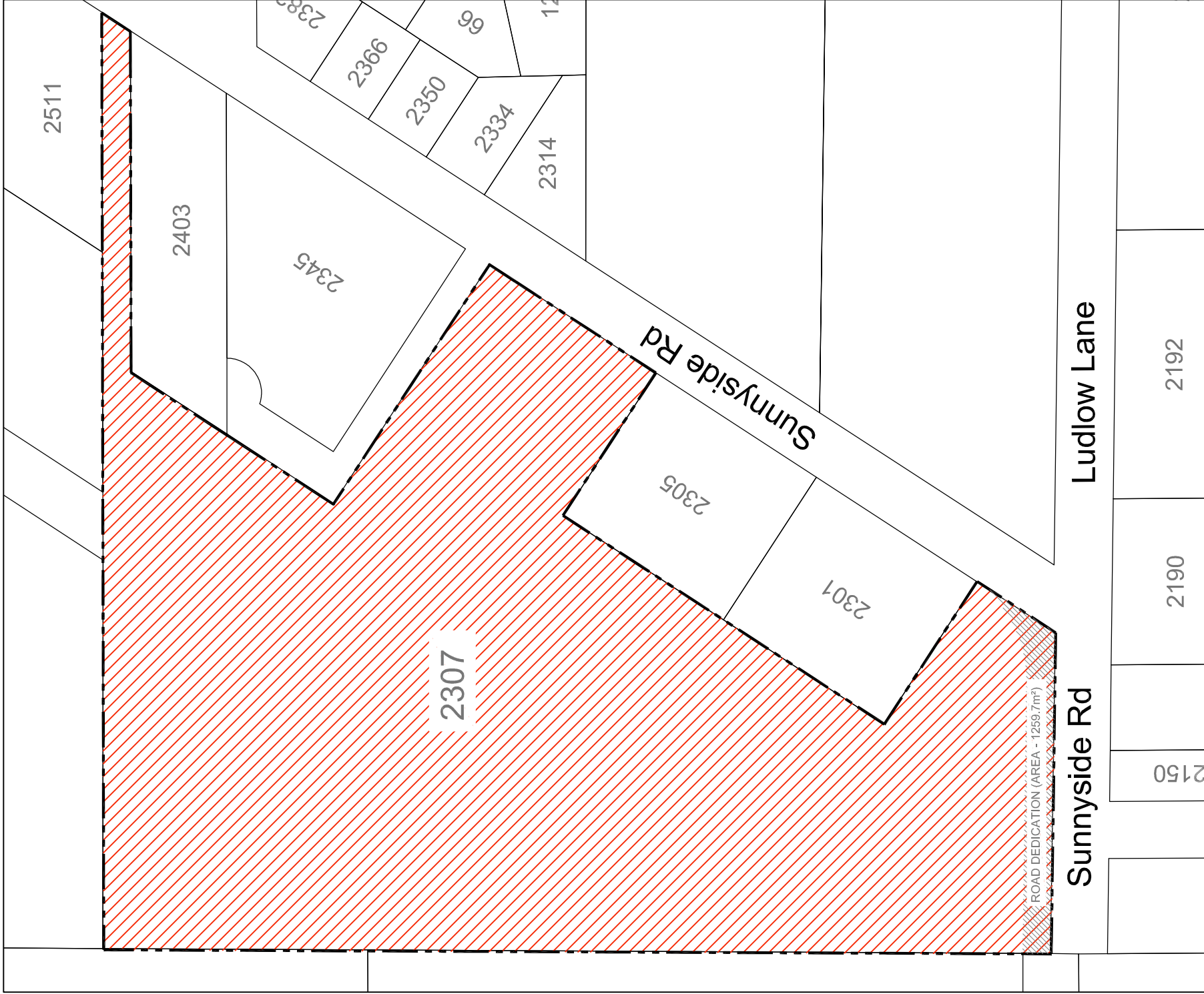
An **open space amenity** shall be provided and not be smaller than 17,570m² and shall include green space and trails.

9.19.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the *Subdivision and Development Control Bylaw NO. 633-2020*

9.19.9 Comprehensive Development Plan

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



CD-7

ZONING MAP

CD-7

VILLAGE OF ANMORE

BYLAW NO. 650-2021

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1) That this bylaw may be cited for all purposes as “Anmore Zoning Amendment Bylaw No. 650-2021”.
- 2) That Anmore Zoning Bylaw No. 568-2017 be amended by deleting the current section 9.18 and replacing with the Schedule A, which forms part of this bylaw.

READ a first time the 18th day of

READ a second time the 18th day of

PUBLIC HEARING HELD the day of

READ a third time the day of,

ADOPTED the day of,

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.18 COMPREHENSIVE DEVELOPMENT – CD-6

9.18.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that clusters **one-family dwellings** on a variety of **parcel** sizes to preserve public open space and ecologically sensitive areas where one-family **residential** housing is the **principal use** and **secondary suites** be permitted.

9.18.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Maximum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	840 m ²	2,023 m ²	24m	27
Secondary Suite	YES	YES		

9.18.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:	1	0.30 FAR	10 m
Accessory Buildings and Structures	1	45 m ²	7 m

Notwithstanding the information within table 9.17.3, the minimum allowable FAR on any lot is 269 m².

9.18.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	7.6 m	7.6 m	5.0 m	5.0 m
Accessory Building and Structure	18 m	1.8 m	3.5 m	1.0 m

Notwithstanding the setbacks established within table 9.17.4, Plan EPP70467, Lot 19 (030 152 046) may reduce their Interior Side Parcel Line Setback to 3.5m

9.18.5 Off-Street Parking

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

- a) 2 spaces per **one-family dwelling**; and
- b) 2 spaces per **secondary suite**.

9.18.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

9.18.7 Open Space Amenity

An **open space amenity** shall be provided and not be smaller than 38,193m² and shall include green space and trails.

9.18.8 Other Regulations

All permitted **land uses** shall be connected to community services in accordance with the current Anmore Subdivision and Development Control Bylaw.

9.18.9 Development Plan

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



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 27, 2021 File No. 3360-20

Submitted by: Chris Boit, P.Eng., Manager of Development Services

Subject: 2345 Sunnyside Road Rezoning Application – Introductory Report

Purpose / Introduction

The purpose of this report is to provide council an introduction to the rezoning application of 2345 Sunnyside Rd.

Recommended Option

That Council direct staff to communicate to the applicant that there is not support for a two additional lot rezoning as part of the Infill Development Policy No. 61 and that consideration would be given to a rezoning application that included one additional lot;

And that Council direct staff to update the Infill Development Policy No. 61 and Zoning Bylaw to incorporate explicit information regarding the intent of infill development within Anmore when the Zoning Bylaw is presented with additional proposed changes in fall 2021.

Background

The existing property is 1.504 acre parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into three half acre lots under the Village's Infill Development Policy ("Policy") (**Attachment 1**). The proposed lot layout is included as **Attachment 2**. The Policy permits 2 units per acre and the proposed development would meet those criteria.

The 3 lots are proposed to be arranged with 2 lots facing Sunnyside and the third lot facing onto the newly proposed road that is part of the 2307 Sunnyside Development (Cordovado Development), which has yet to be adopted.

A letter of intent (**Attachment 3**) has been provided by the Owner's Architect to provide rationale for how the proposed development meets the requirements of the Policy, Official Community Plan and Zoning Bylaw. In addition to the letter of intent, the applicant has also provided an email to Council (**Attachment 4**).

Report/Recommendation to Council

2345 Sunnyside Road Rezoning Application – Introductory Report

May 27, 2021

Discussion

It is staff's understanding that the Infill Development Policy ("Policy") was originally proposed to allow for the creation of a new single parcel (2 parcels in total) of land, as per the work of the Mayor's Task Force on Infill Development in 2017/18. However, the discussion was typically centred around 1-acre parcels of land. When the Policy is applied to 1-acre parcels of land, it is consistent with Council's past deliberations, as there is only allowance for the creation of one additional lot. However, when it is applied to lots 1.5-2 acres in size there are some potential divergences/ambiguities when compared to the deliberations of the Mayor's Task Force on Infill Development. Staff have also received similar queries in relation to other lots that are between 1.5-2 acres.

As a result, staff would like confirmation from Council on how the Policy should be applied to properties that are 1.5-2 acres in size, given the Policy is currently not explicit in relation to how these properties should be treated. Staff would then recommend that, as part of the broader review of the Zoning Bylaw, the Policy be updated to reflect the direction.

Options

1. That Council direct staff to communicate to the applicant that there is not support for a two additional lot rezoning as part of the Infill Development Policy No. 61 and that consideration would be given to a rezoning application that included one additional lot;

And that Council direct staff to update the Infill Development Policy No. 61 and Zoning Bylaw to incorporate explicit information regarding the intent of infill development within Anmore when the Zoning Bylaw is presented with additional proposed changes in fall 2021. **[RECOMMENDED]**

2. That Council direct staff to proceed with the rezoning application as submitted.
3. That Council reject the application for rezoning.

Financial Implications

The Infill Development Policy No. 61 currently sets a target community amenity contribution (CAC) for each new lot created through rezoning at \$150,000. The current application indicates that a CAC will be provided; however, it does not specify the amount proposed.

Report/Recommendation to Council

2345 Sunnyside Road Rezoning Application – Introductory Report

May 27, 2021

There are no further financial implications related to the rezoning application.

Communications / Civic Engagement


At this stage in the rezoning application process, there is no requirement for communications/civic engagement.

Council Strategic Plan Objectives

The recommendations within this report support Council's objective to ensure that the expectations of potential developers are well defined.

Attachments:

1. Infill Development Policy No. 61
2. Proposed Subdivision Plan for 2345 Sunnyside Road
3. Letter of Intent dated May 15, 2021 – 2345 Sunnyside Road
4. Email from applicant dated May 17, 2021

Prepared by:
 Chris Boit, P.Eng. Manager of Development Services
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence  Chief Administrative Officer



COUNCIL POLICY

Policy	Infill Development	Policy No.	61
Effective Date	July 17, 2018	Approved by	Council
Date Amended		Resolution No.	
Date Established	July 17, 2018		

POLICY

Infill development is the creation of new parcels and homes within the already developed area of Anmore. To ensure that this new development maintains and enhances the semi-rural character of the Village the Infill Development Policy has been developed. The policy is intended to provide guidelines and to articulate the community's expectations as to how infill development should take shape. It should be noted that the policy is a framework for determining possible public benefits related to development and does not limit Council's ability to reject or approve such applications.

1. Parcel Sizes

The maximum density that is permitted in the Official Community Plan (OCP) for infill development is 2.04 parcels per acre. The expectation is that most new parcels created through infill development will be approximately 1/2 acre in size. Parcels as small as 1/3 of an acre will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

2. Road Frontage

To maintain the semi-rural character and to maintain green space between homes, all parcels created through infill development must have a 25 m frontage on a public highway.

3. Setbacks and parcel coverage

To maintain the Village of Anmore's semi-rural character and to ensure that new development is consistent with the existing development in the neighbourhood, the RS-1 setbacks and parcel coverage requirements must be maintained for all parcels.

4. House sizes

House size shall be associated to parcel size and homes built on an acre can be twice the size of a half-acre. If an existing principal dwelling and accessory buildings are to be maintained on one of the new parcels, the floor area that is in excess of the requirements for the new parcel containing the existing structures should be subtracted from the permitted floor area on the newly created parcel(s) that do not contain existing structures.

to help ensure that the semi-rural character is maintained and that the landscape not be dominated by large buildings that are not in keeping with the parcel size. The restriction on floor area for the newly created parcel should be covenanted and kept in place for 10 years. After 10 years than the current zoning restrictions would come into full effect (currently 25% of parcel size). If more than two parcels are being created through infill development and there is a circumstance where existing buildings are being maintained on one of the parcels the floor area restriction should be divided equally amongst the new parcels.

5. Community Amenity Contributions

To ensure that infill development enhances the larger community, amenities will be expected, the following amenities are seen as particularly desirable for the community:

- Trails – provision of trails, dedicated as part of a public right of way, will be considered to enhance connectivity throughout the Village;
- Riparian Areas – Protection of the natural environment is an important value for the Village and preserving riparian areas in public ownership is an important component of protecting this valuable resource; and/or
- New Community Space/Municipal Hall – The Village needs a community gathering space and a new municipal hall. This is a costly project for a Village with limited financial means.

To realize these amenities a community amenity contribution target of \$150,000.00 has been established based on an analysis provided by G.P. Rollo and Associates. A combination of land and financial contribution will be considered where feasible and it is in the community's interest.

6. Tree Retention

Trees and green space are an important component of the semi-rural character of the Village. Infill development proposals should pursue tree retention and protection plans that exceed to current 20% retention requirement in the Tree Cutting Bylaw for both parcels. Trees along the road frontage and between homes are particularly important in maintain the semi-rural character.

7. Infrastructure

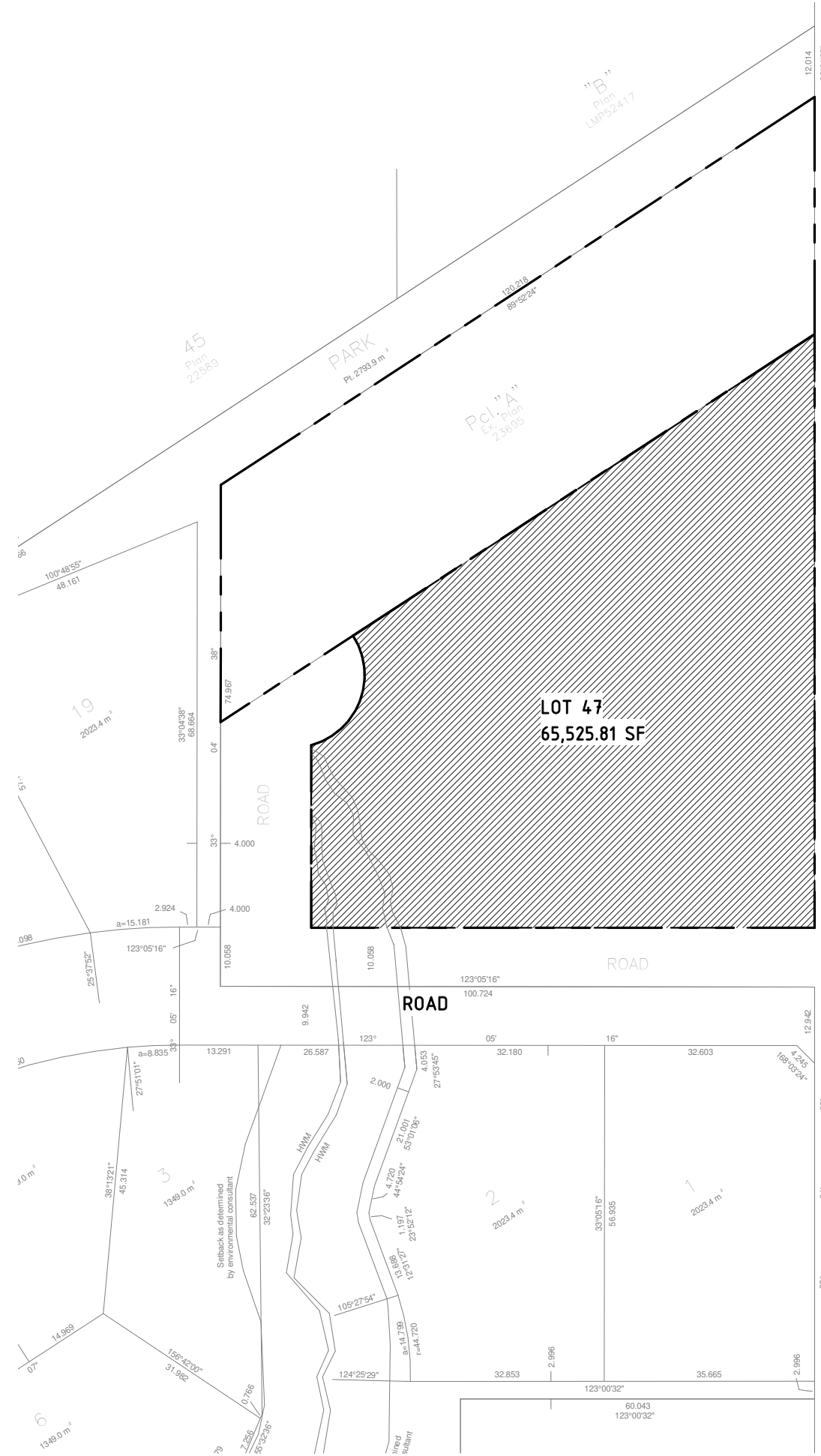
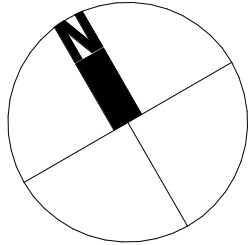
Financial sustainability is imperative for the Village, therefore any proposed infill development must not require the expansion of public infrastructure, in particular new roads and water lines.

BRADBURY
ARCHITECTURE

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Vancouver, B.C. Canada, V6B 1L1
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604-731-7227

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- BRADBURY ARCHITECTURE WILL NOT BE RESPONSIBLE FOR WORK CONSTRUCTED WITHOUT CONFIRMATION BY THE CONTRACTOR.
- DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.
- SHOP DRAWINGS SHALL BE SUBMITTED TO BRADBURY ARCHITECTURE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL WORKMANSHIP AND MATERIALS SHALL AT LEAST CONFORM TO THE CURRENT EDITIONS OF ALL BUILDING CODES AND BY-LAWS APPLICABLE IN THE MUNICIPALITY.
- BRADBURY ARCHITECTURE IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. BRADBURY ARCHITECTURE AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS.
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- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.



② LOT 47 LOCATION
1" = 80'-0"

PROJECT SUMMARY

PROPERTY DESCRIPTION:	2345, SUNNYSIDE ROAD, ANMORE, BC
CIVIC ADDRESS:	LOT 47, SEC 20, TP 39, NEW WESTMINSTER DISTRICT, PL 27900
LEGAL DESCRIPTION:	008-921-083
PID:	REZONING UNDER INFILL DEVELOPMENT OCP POLICY
PROPOSAL:	
CURRENT ZONING:	RS-1 MINIMUM LOT SIZE 0.8 ACRES
PROPOSED ZONING:	RS-1A NOTE: PARCELS AS SMALL AS 1348M ² WILL BE CONSIDERED IN COMPELLING CIRCUMSTANCES SUCH AS TO ENHANCE TREE PRESERVATION, THE PROVISION OF PUBLIC TRAILS OR OTHER COMMUNITY BENEFIT.

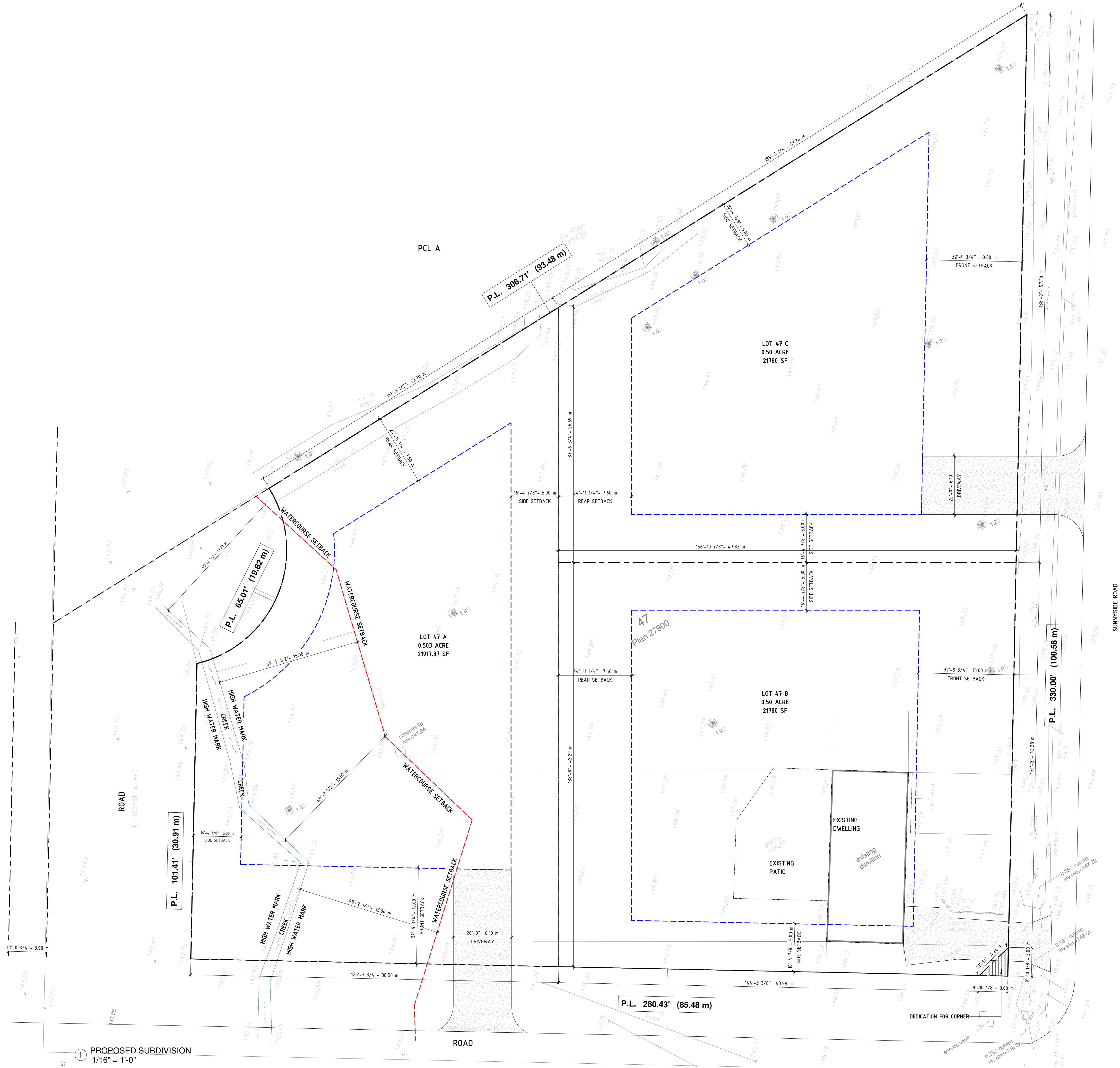
BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT LOT LINE SETBACK:	32.0' (10.0 m)	32.0' (10.0 m)
REAR LOT LINE SETBACK:	24.0' (7.6 m)	24.0' (7.6 m)
INTERIOR LOT LINE SETBACK:	16.0' (5.0 m)	16.0' (5.0 m)

REZONING REQUIREMENTS AS PER BYLAW 568
MIN. FRONTAGE: 10% OF PERIMETER

PROJECT AREAS

DEDICATION FOR CORNER:	48.44 SF	0.001 ACRE	4.50m ²	0.07 %
LOT A:	21917.37 SF	0.503 ACRE	2036.19m ²	33.45 %
LOT B:	21780 SF	0.50 ACRE	2023.43m ²	33.24 %
LOT C:	21780 SF	0.50 ACRE	2023.43m ²	33.24 %
TOTAL LOT AREA:	65,525.81 SF	1504 ACRE	6087.55 m ²	100 %

DRAWING LIST	
No.	SHEET NAME
A100	PROPOSED SITE PLAN



① PROPOSED SUBDIVISION
1/16" = 1'-0"

2345 SUNNYSIDE - INFILL

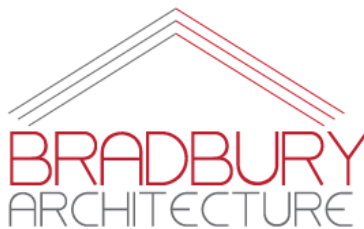
2345 SUNNYSIDE RD, ANDMORE

PROPOSED SITE PLAN

PROJECT NUMBER	2021
DATE	2021-05-07
DRAWN BY	NK
CHECKED BY	RB

A1.00

SCALE	As indicated
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**LETTER OF INTENT:****REVISED****2345 Sunnyside Road, Anmore BC****PROPOSAL:**

The rezoning and subdivision of the property at 2345 Sunnyside Road, Anmore to create three 0.50 acre lots from the 1.504 acre parcel of land. The proposal includes a road dedication corner area of 4.5m² (48.44 sq ft). (see drawing submitted to the Village)

Legal Description: Lot47, Sec 20., TP 39 NWD, PL 27900
PID 008-921-083

The 3 lots are proposed to be arranged with 2 lots facing Sunnyside and the third lot facing onto the newly proposed road that is part of the 2307 Sunnyside Development. This was done to maintain the wider frontages on Sunnyside and the semi-rural aspiration of Anmore. This rezoning can be achieved by only one additional driveway on Sunnyside.

The 3 lots will conform to the RS-1A requirements in terms of FSR, height and setbacks. No relaxation is required.

REGULATORY SUPPORT:

The 2 additional lots will be created under the Village of Anmore Infill housing program. This program permits a density of 2 units per acre therefore on a 1.5 acre parcel 3 lots would be permitted. (policy: The maximum density allowed for infill development is 2.04 parcels per acre).

Our proposal is in conformance with Policy RLU-16:

Parcels that are eligible for consideration under this policy must:

1. Not have been created through a previous comprehensive development plan -ok
2. Be between 3925 m² and 8094 m² in area (we are a little over 6000m²)
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%-ok
4. Can identify a building site(s) that are equal to or less than 20% slope -see survey
5. Not require the extension or expansion of any Village road or water infrastructure – ok
6. Have at least 50 m of frontage on a public highway -ok
7. Have been in existence for a least 10 years – ok

Council Policy on Infill Development - July, 2018

The following 7 items are part of the Council Policy regarding the approvals of Infill Housing:

1. Parcel Sizes The maximum density that is permitted in the Official Community Plan (OCP) for infill development is 2.04 parcels per acre. The expectation is that most new parcels created through infill development will be approximately 1/2 acre in size. Parcels as small as 1/3 of an acre will be considered in compelling circumstances such as to enhance tree preservation, the provision of public trails or other community benefit.

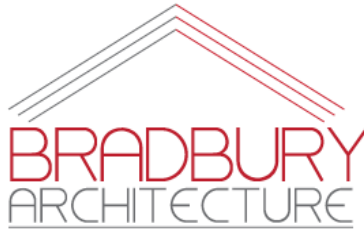
The 3 proposed lots are all ½ acre lots. No further relaxation of size is being sought.

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robert@bradburyarchitecture.ca

(604) 731-7227



2. Road Frontage To maintain the semi-rural character and to maintain green space between homes, all parcels created through infill development must have a 25 m frontage on a public highway. [Lot frontages proposed are 38.5m, 40.3m and 57.3m](#)

3. Setbacks and parcel coverage To maintain the Village of Anmore's semi-rural character and to ensure that new development is consistent with the existing development in the neighbourhood, the RS-1 setbacks and parcel coverage requirements must be maintained for all parcels. [Front yard setbacks proposed are 10m to the property line and an additional 6m \(approx\) to the road edge.](#)

4. House sizes House size shall be associated to parcel size and homes built on an acre can be twice the size of a half-acre, If an existing principal dwelling and accessory buildings are to be maintained on one of the new parcels, the floor area that is in excess of the requirements for the new parcel containing the existing structures should be subtracted from the permitted floor area on the newly created parcel(s) that do not contain existing structures Infill Development (Council) Policy No. 61 Page 2 to help ensure that the semi-rural character is maintained and that the landscape not be dominated by large buildings that are not in keeping with the parcel size.

The restriction on floor area for the newly created parcel should be covenanted and kept in place for 10 years. After 10 years than the current zoning restrictions would come into full effect (currently 25% of parcel size). If more than two parcels are being created through infill development and there is a circumstance where existing buildings are being maintained on one of the parcels the floor area restriction should be divided equally amongst the new parcels.

[Houses will be conforming in size to RS-1A zoning](#)

5. Community Amenity Contributions To ensure that infill development enhances the larger community, amenities will be expected, the following amenities are seen as particularly desirable for the community: o Trails – provision of trails, dedicated as part of a public right of way, will be considered to enhance connectivity throughout the Village; o Riparian Areas – Protection of the natural environment is an important value for the Village and preserving riparian areas in public ownership is an important component of protecting this valuable resource; and/or o New Community Space/Municipal Hall – The Village needs a community gathering space and a new municipal hall. This is a costly project for a Village with limited financial means. To realize these amenities a community amenity contribution target of \$150,000.00 has been established based on an analysis provided by G.P. Rollo and Associates. A combination of land and financial contribution will be considered where feasible and it is in the community's interest.

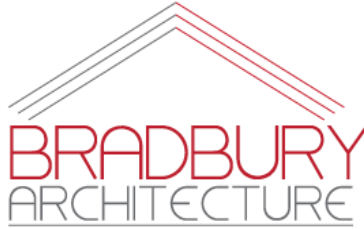
[The proposal includes payment of a Community Amenity Contribution.](#)

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6. Tree Retention Trees and green space are an important component of the semi-rural character of the Village. Infill development proposals should pursue tree retention and protection plans that exceed to current 20% retention requirement in the Tree Cutting Bylaw for both parcels. Trees along the road frontage and between homes are particularly important in maintain the semi-rural character.

The 3 lots will maintain a minimum of 20% tree retention areas which will include landscape screening and trees along Sunnyside that will contribute to maintaining and enhancing the semi-rural feel of the road.

7. Infrastructure Financial sustainability is imperative for the Village, therefore any proposed infill development must not require the expansion of public infrastructure, in particular new roads and water lines. The proposed development is immediately adjacent to Sunnyside Road and near the Community Centre area so infrastructure costs to the Village will be minimal.

MUNICIPAL APPROVALS:

The proposed rezoning and subdivision is completely within the intent and letter of the Anmore OCP, Zoning Bylaws and Infill Housing Policy. The size of the proposed lots is bigger than lots located across the road but is the same size as the adjacent lots at 2307 Sunnyside so it will give the street a consistent scale and character. The ½ acre lots will book-mark both sides of the new road that will enter 2307 Sunnyside Road.

“Towards a Sustainable Future”

means placing increased density near the main roads to minimize infrastructure maintenance.

This project is very much in keeping with this OCP directive

Approval by Mayor and Council will allow this long-term resident to develop his lot in an appropriate scale and in a harmonious and copasetic manner that fits the character of the road.

In addition to the aesthetic advantages of the development, the Village will also benefit from the additional tax base and the Community contribution for approvals of the 2 infill lots. This revenue can be put towards the Anmore Community Hub project or offset municipal operating costs and Mayor and Council see fit.

Robert Bradbury, Architect AIBC

15 May, 2021

BRADBURY ARCHITECTURE

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robert@bradburyarchitecture.ca

(604) 731-7227

Juli Halliwell

From: John McEwen
Sent: May 17, 2021 3:32 PM
To: Juli Halliwell; Chris Bolt
Subject: Fwd: 2345 Sunnyside Road Rezoning

FYI

John McEwen
Mayor
Village of Anmore

Begin forwarded message:

From: Stephane Mitchell <Stephane@mpmcanada.com>
Date: May 17, 2021 at 3:12:07 PM PDT
To: John McEwen <John.McEwen@anmore.com>
Cc: Polly Krier <Polly.Krier@anmore.com>, Kim Trowbridge <kim.trowbridge@anmore.com>, Paul Weverink <Paul.Weverink@anmore.com>, Tim Laidler <Tim.Laidler@anmore.com>
Subject: 2345 Sunnyside Road Rezoning

Thank you all I'm writing this letter to help explain some hardship we find ourselves in after a year and a half.

First and foremost my wife and I are in extreme financial duress as I had explained to staff prior to the start of this rezoning application.

In the last year I have taken on all programs made available for hard hit companies effected by covid over 300,000 on those programs so far.

Our company Mpmcanada.com specializes in the food and beverage sector that is 95 % of our business the balance 5 % in retail.

The last substantial projects we have had are over 1.5 years ago and right at that time we were bidding on a new Milestones restaurant in Whistler. The tender was never completed as Cara now called Recipe Unlimited pulled the project we have worked for them over 25 years as we thought it was a good area of work recession proof !!

We never knew something like covid could come along and wipe out an entire industry.

We have contacted all of our food and beverage clients however most of them don't even have staff in the construction departments.

Our idea was to try and pay off debt we thought ok we will try and subdivide our property pay debt and at same time as we are proven contractors create some of our own work until things hopefully recover that said that maybe a few years away.

We are way behind at this time and looking for relief the only way out is to sell some property.

I don't want to post our total debt as Juli said it would become public but if need be I'm quite prepared to get accountant prepared financials personal and corporate if required. There are other reasons for how we got into this situation my brother partner had a heart attack 3.5 years ago 3 stents installed two twin boys born a few months before his heart attack we were in the middle of building the Craft Beer Market in Kelowna lots of stress pressure you get the picture.

Since this time he's never been able to fully return so we were floundering struggling then covid came along and well that pretty much killed us.

Now on top of all that after 3.5 years my nephew is finally diagnosed with Autism which has stressed my brother and his wife the most but of course we are all concerned I will want to help my brother with

these additional costs of course some stuff is covered by government but when it's your own child you want them into the programs ASAP not waiting for things to get worse.

Every family have there own challenges we are not alone but life can throw you curve balls that can be planned for.

I had a stroke at 41 I'm 11 years older than my brother and he had his heart attack in same age and year almost to the month.

Not funny but yeah sometimes I introduce ourselves to our new clients as the cardiac brothers.

Not much more I can add if anyone has questions I will certainly be happy to answer them.

Got my vaccine a few weeks ago that relieved some stress.

Thank you council and mayors for taking the time to read through

Much appreciated.

Terrence Stephane Mitchell President

Mpmcanada General Contractors LTD

CCA Gold Seal Intern

Interprovincial Red Seal Carpenter

Stephane@mpmcanada.com

Cell 604 - 788 - 1798

www.mpmcanada.com



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 27, 2021

File No. 1240-01

Submitted by: Juli Halliwell, Chief Administrative Officer

Subject: Request for Funding – Flat Deck Trailer

Purpose / Introduction

To request additional funding for the purchase of a flat deck trailer.

Recommended Option

That Council approve additional funds of \$2,400 in order to purchase the preferred flat deck trailer;

And That the additional funds be allocated from the Capital Reserve.

Background

Council approved the purchase of a flat deck trailer as part of the 2021-2025 5-Year Financial Plan bylaw.

The trailer will provide Operations the ability to transport equipment to and from job sites safely and effectively. It will also provide Operations with the ability to transport heavier rental equipment, such as bobcats or rollers, without incurring additional costs.

Discussion

Due to an unexpected rise in costs, the original request of funds in the 2021-2025 5-Year Financial Plan is now insufficient to get the equipment that would be of most use to the Operations department. The original quotes received when developing the 2021 budget saw the trailer cost estimates at approximately \$6,000 and costs have gone up by approximately \$2,400. In part, it is understood that the increase is related to the increased costs as a result of COVID-19.

Within the current budget, staff could purchase a flat deck trailer that has a reduced capacity to transport equipment, which would result in the equipment being less effective and the Village could incur additional costs to move equipment between job sites as a result. An alternative

Report/Recommendation to Council

Request for Funding – Flat Deck Trailer

May 27, 2021

would be to include the additional funds in the 2022 budget process; however, the overall cost of the trailer could increase by that time, over and above what has already been seen since the early part of 2021.

Options

1. That Council approve additional funds of \$2,400 in order to purchase the preferred flat deck trailer

And That the additional funds be allocated from the Capital Reserve. [RECOMMENDED]

2. That Council direct staff to include the additional funds as part of the 2022-2026 5-Year Financial Plan deliberations.
3. That Council direct staff to purchase a flat deck trailer that falls within the approved budget of \$6,000.

Financial Implications

The financial implications are as outlined in the report above.

Communications / Civic Engagement

There are no communications or civic engagement required as part of this report.

Council Strategic Plan Objectives

This trailer will provide responsive, efficient, transparent and engaged service, enabling Operations to better service residents through infrastructure maintenance.

Attachments:

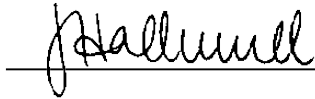
N/A

Report/Recommendation to Council

Request for Funding – Flat Deck Trailer

May 27, 2021

Prepared by:

A handwritten signature in black ink, appearing to read "J. Halliwell", is written over a horizontal line.

Juli Halliwell

Chief Administrative Officer

PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on
Wednesday, September 16, 2020 at 7:00 p.m. via Zoom



MEMBERS PRESENT

Councillor Kim Trowbridge (Chair)
Mike Dykstra
Susan Mueckel
Bruce Scatchard

MEMBERS ABSENT

Jay Sheere

OTHERS PRESENT

Chris Boit, ISL Engineering

1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:02 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

That the Agenda be approved as circulated.

Carried Unanimously

3. MINUTES

(a) Minutes of the Meeting held on November, 20 2019

It was MOVED and SECONDED:

That the Minutes of the Parks and Recreation Committee Meeting
held on November 20, 2019 be adopted as circulated.

Carried Unanimously

4. BUSINESS ARISING FROM THE MINUTES

5. UNFINISHED BUSINESS

(a) Trail Mapping

The committee reviewed the trail overlay prepared from mapping exercise.

Key points of discussion were:

- Use map for future development
- Map could be used a resource for residents to look for maps in the area (interactive)
- Show dedicated parkland on the map
- Could interactive maps be created using existing technology

Action Item: Chris Boit, ISL Engineering to determine cost and feasibility of preparing interactive map.

(b) Summerwood Staircase options

Chris Boit, ISL Engineering provided a verbal update on feasibility of staircase.

Key points of discussion were:

- Difficult to build stairs at this site
- Cost estimate would be \$50 – 100K
- Potential for Port Moody to create a simple trail with Anmore to cover minimal costs

Action Item: Request Juli Halliwell, CAO to advise how to proceed discussions with Port Moody through staff or Council

(c) Fortis Right of Way Trail

Chris Boit, ISL Engineering provided a verbal overview of trail connection options.

Key points of discussion were:

- Clarity needs to be sought on who can use the right of way
- Rock under surface approximately 1 metre
- Cost \$500K to \$1m
- Ensure access on both sides of proposed bridge
- Report to Council with findings regarding the clarification of right of way

6. NEW BUSINESS

(a) Draft Greenway Policy No. 65

Committee members provided feedback on the proposed policy

Key points of discussion were:

- Ensure Village gets useable land for parks
- Should be part of Parks Master Plan
- Who should get letters? – the most needed connections
- Chris Boit can check for access for trail heads when identified

It was MOVED and SECONDED:

That the Committee recommend That Council endorse Greenway Strategy Policy No. 65.

Carried Unanimously

7. ADJOURNMENT

It was MOVED and SECONDED:

That the meeting be adjourned at 8:26 p.m.

Carried Unanimously

Certified Correct:

Approved:

Karen Elrick
Manager of Corporate Services

Councillor Kim Trowbridge
Chair, Parks and Recreation Committee

ENVIRONMENT COMMITTEE MEETING – MINUTES

Minutes of the Environment Committee Meeting held on
Thursday, November 19, 2020 virtually via Zoom



MEMBERS PRESENT

Councillor Paul Weverink, Chair
Grace Bergman
Trudy Schneider
Elaine Willis

MEMBERS ABSENT

Patricia Van Der Lingen

1. CALL TO ORDER

Chair Weverink called the meeting to order at 7:09 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

That the agenda be approved as circulated.

Carried Unanimously

3. MINUTES

(a) Minutes of the Meeting held on July 16, 2020

It was MOVED and SECONDED:

That the Minutes of the Environment Committee Meeting held
on July 16, 2020 be adopted as circulated.

Carried Unanimously

4. BUSINESS ARISING FROM THE MINUTES

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

(a) 2020 Status Update

Members discussed the status of items referred to Council. Discussion points included:

Campfire Regulations

- Chair Weverink provided an update to his report brought forward to Council, which included the Committees concerns with the current Campfire Bylaw. He noted that Council is not in favour of amending the bylaw but are willing to review with the public for a reminder and clarification

Wildlife Education

- Members discussed and agreed that there seems to be fewer concerns with bears this year

ACTION ITEM: Ask staff to request the number of warnings and tickets that GFL Environmental may have issued this year compared to last year.

Invasive Species

- Invasive species control and eradication continue to be a concern
- Still a need for educating the public to include the dangers, what each species look like etc.
- Include Invasive Species in the Village newsletter and feature a “plant of the month”
- Organize clean-up activities through the 1st Anmore Scouts and Youth Group

(b) Committee Priorities for 2021

Members discussed the priorities for 2021 and agreed to focus on helping the public recognize and eliminate invasive species and work with the Parks Committee to identify areas in need of attention.

Members also would like to participate in perusing the landscaping plans for Spirit Park, to avoid invasive species and to remain consistent with the natural environment.

7. **ADJOURNMENT**

It was MOVED and SECONDED:

To adjourn this meeting at 8:00 p.m.

Carried Unanimously

Certified Correct:

“Karen Elrick”

Karen Elrick
Manager of Corporate Services

Approved:

“Paul Weverink”

Councillor Paul Weverink
Chair, Environment Committee

ENVIRONMENT COMMITTEE / PUBLIC SAFETY COMMITTEE MEETING – MINUTES



Minutes for the Environment Committee and Public Safety Committee
Meeting scheduled for Wednesday, February 10, 2021 at 7:00 p.m. virtually
via Zoom meeting

MEMBERS PRESENT - Environment Committee

Councillor Paul Weverink, Chair
Grace Bergman
Trudy Schneider
Patricia Van Der Lingen
Elaine Willis

MEMBERS PRESENT - Public Safety Committee

Councillor Tim Laidler, Chair
Robert Boies
Gord McRae
Bryan Mitten
Sky Zhu

Mayor John McEwen
Juli Halliwell, CAO

Guest:

Chris Miller, BC Conservation
Alicia Stark, BC Conservation

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. APPROVAL OF THE AGENDA

Ms. Juli Halliwell, CAO, provided an overview of the meeting format and protocol noting that there will be an opportunity for questions following the presentation.

3. MINUTES

None.

4. BUSINESS ARISING FROM THE MINUTES

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS**(a) BC Conservation Officer Service**

BC Conservation provided a presentation on Bear-Human conflicts which is included as Attachment 1 and forms part of the original minutes.

Discussion points of presentation included:

- There are currently two conservation officers assigned to the area which includes Anmore
- Bear conflict prevention/attractant management
- Strategies for avoiding bears becoming comfortable around people
- Reporting bear conflicts
- Bear activity updates
- Statistics from last 3 years in Anmore
- Bear safety
- Conservation Officer roles

Discussion during question period included:

- Cougar sightings – reports are tracked for cougars as well
- Village of Anmore paid for bylaw enforcement to give warnings for garbage being left out in 2020 but no tickets were issued last year
- There is no relationship between bears destroyed and hunting licenses issued.
- Attractant audit was conducted in Anmore by BC Conservation and there were no tickets or warnings issued as there were secured attractants in the area canvassed.
- Information reported to BC Conservation is recorded
- Hibernation patterns and the fact the bears do not hibernate every year depending on food source and temperatures
- Anmore has a significantly lower report of conflict than other areas within the zone but there is still a risk of wildlife interactions especially with unleashed house pets

(b) Committee Procedures

Mayor McEwen thanked all of the volunteer committee members for their contribution to the Village and provided an overview of

7. ADJOURNMENT

It was MOVED and SECONDED:

To adjourn this meeting at 8:00 p.m.

Carried Unanimously

Certified Correct:

“Karen Elrick”

Karen Elrick
Manager of Corporate Services

Approved:

“Paul Weverink”

Councillor Paul Weverink
Chair, Environment Committee

“Tim Laidler”

Councillor Tim Laidler
Chair, Public Safety Committee



DISTRICT OF TOFINO – OFFICE OF THE MAYOR

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Telephone: 250.725.3229 | Fax: 250.725.3775 | Email: dlaw@tofino.ca | Website: www.tofino.ca

Honourable Katrine Conroy
Minister of Forests, Lands, Natural Resource Operations and Rural Development
PO BOX 9049, Stn. Provincial Government
Victoria BC, V8W9E2

May 11, 2021
File No. COM-02 FLNRORD
FLNR.Minister@gov.bc.ca

Dear Minister Conroy,

Re: Support for Expedient and Resourced Implementation of the Old-Growth Strategic Review

On behalf of the District of Tofino Council, I write to you expressing support for the expedient and resourced implementation of the 14 recommendations in the report titled “A Strategic Review of How British Columbia Manages for Old Forests Within its Ancient Ecosystems” (the Strategic Review) written by Registered Professional Foresters Garry Merkel and Al Gorley.

We commend the Minister and Premier Horgan for having publicly committed to implement the Strategic Review in its totality. However, to adequately manage and protect BC’s old forest biodiversity, attributes, values and benefits for future generations, we specifically request an expedient Provincial response to recommendations 6 and 7:

6. Until a new strategy is implemented, defer development in old forests where ecosystems are at very high and near-term risk of irreversible biodiversity loss.
7. Bring management of old forests into compliance with existing provincial targets and guidelines for maintaining biological diversity.

The District of Tofino also adds our voice to concerns that BC Budget 2021 shows no allocated funding toward the implementation of the recommendations, or to transitional supports for communities and Indigenous governments as they adapt to changes resulting from new forest management systems.

While BC Budget 2021 does include increased funding for land-use planning modernization, support for negotiations with Indigenous communities, and funds to enact the *Declaration on the Rights of Indigenous Peoples Act*, the budget is missing critical funding pieces needed to fully implement the Old Growth Strategic Review recommendations.

Situated within the Territory of the Tla-o-qui-aht First Nation in the Clayoquot Sound UNESCO Biosphere Reserve, thirty years ago our region was also at a crossroads with respect to the ongoing harvest of timber resources. Since that time, the District of Tofino has continued to engage with the Province and other governments on issues of sustainability and equity, as noted in our most recent Strategic Plan, protocol agreements and other corporate strategies.

Our intention in writing to you, Minister, is to not only show the District of Tofino's support for the expedient implementation of the Strategic Review's recommendations, but also to add our voice to the calls for dedicated funding to enact the recommendations in an economically just manner to build healthier ecosystems, better long-term land management and greater public support for this much needed paradigm shift.

Sincerely,

**Dan Law, Mayor
District of Tofino**

cc. MLA Josie Osborne
Local Governments of British Columbia

May 27, 2021

Mayor and Council
Port Moody City Hall
1000 Newport Drive
Port Moody, BC V3H 5C3
council@portmoody.ca

Re: Sasamat Greenway - Safe Active Transportation Corridor

We are writing to respectfully ask that Port Moody consider prioritizing the creation of a **Sasamat Greenway**, stretching from April Road to White Pine Beach. This active transportation route would integrate with existing facilities to link Port Moody's most popular parks – Rocky Point, Old Orchard, Belcarra Park and Sasamat Lake (see proposed route in Annex A).

As HUB Cycling's TriCities Local Committee, which convenes a group of local volunteers focused on improving cycling infrastructure in the community, we represent a diverse range of people who cycle: from daily commuters to recreational enthusiasts to families looking for convenient and active ways to get kids to school. We appreciate Council's priority to ensure the built environment and infrastructure allows for, and encourages, active living. We have identified the creation of a Sasamat Greenway as an opportunity for Port Moody to lead on environmental sustainability, while enhancing residents' quality of life and improving road safety.

During the summer of 2020, Port Moody residents heading towards Sasamat, White Pine Beach and other outdoor destinations experienced roads and parking lots jammed with cars, further worsening a problem that has existed for many years. The White Pine Beach parking area was often full by early morning, and the elimination of parking on Bedwell Bay Road reduced access to the west side of Sasamat Lake. People parked further away and walked into the parks on the road (see photo examples in Annex B). This created a dangerous situation for people driving, walking and cycling; wheelchair users; and especially parents with strollers. As Mayor Vagramov noted in the TriCity News in December 2020, this summer "highlighted the importance of the availability of parks and open space."

It is clear that an active transportation corridor that is comfortable for people of all ages and abilities is needed for this area. Currently there is no safe, comfortable way for people of all ages and abilities to cycle or walk to Sasamat Lake and Belcarra Park. The existing infrastructure from Old Orchard Park along Alderside to April Road provides a starting point, but only takes people walking and cycling halfway to the beach. A greenway from April Road to Sasamat Lake would encourage Port Moody residents to walk, run or cycle on a continuous and safe route.

There are many possibilities for trail placement beside the road or through the forest. From the loco townsite, for example, a trail could follow Village Creek in the loco Lands Buffer Zone and the gas line right-of-way to

provide a trail off roadways heading west to the White Pine Park entrance. Alternatively, with proper placement of bollards a safe and separated pathway could be created along one side of Bedwell Bay Road.

Neighbouring communities and Metro Vancouver Parks could be viable partners on this project with all communities benefiting from reduced car traffic, fewer emissions and safe active travel not only to the parks, but to the communities themselves.

The Sasamat Greenway concept aligns with HUB Cycling, Metro Vancouver and Port Moody's long-term priorities. A Sasamat Greenway is identified as a planned priority in Metro Vancouver's Regional Greenways 2050 plan (see Annex C); our HUB Cycling TriCities Local Committee places this route as one of the top five Tri-Cities "Map Gaps" (see Annex D); and a key goal in Port Moody's climate action plan is to double the percentage of trips taken using active transportation from 20% to 40% of trips by 2030. Our proposal is to accelerate these timelines and respond to current needs. Rather than waiting for 2030 or 2050, we would like to get started now.

It would be exciting to see this project come to fruition in our community. The HUB Cycling TriCities Local Committee would welcome the opportunity to provide further detail about the challenges and solutions for this route. Please feel free to contact us if you have any questions or require further information.

Sincerely,

Andrew Hartline - Chair, Tri-Cities Local Committee, HUB Cycling email: tri-cities@bikehub.ca
Colleen MacDonald - Let's Go Biking letsgobiking.net email: colleenmacd@gmail.com
Leon Lebrun - Trails Society of BC email: trailsbc.ca

About HUB Cycling

HUB Cycling is a charitable not for profit organization that has spent over 22 years removing barriers to cycling in Metro Vancouver, while cultivating the health, environmental, and economic benefits that active transportation can bring. HUB has educated thousands of people, motivated thousands more, and championed improvements that [#UnGapTheMap](https://www.instagram.com/unthemap/) to create a connected cycling network. HUB Cycling's mission is to get more people cycling more often. HUB Cycling has close to 3,000 members and more than 45,000 direct supporters. HUB Cycling has 10 volunteer committees across Metro Vancouver that encourage cycling for all ages and abilities (AAA) in municipalities across Metro Vancouver. For more information, visit bikehub.ca.

Copies sent to:

City of Port Moody council@portmoody.ca

City of Port Moody Transportation Committee jmoi@portmoody.ca

Metro Vancouver Regional District icentre@metrovancover.org RegionalPlanning@metrovancover.org

Village of Belcarra belcarra@belcarra.ca

Village of Anmore village.hall@anmore.com

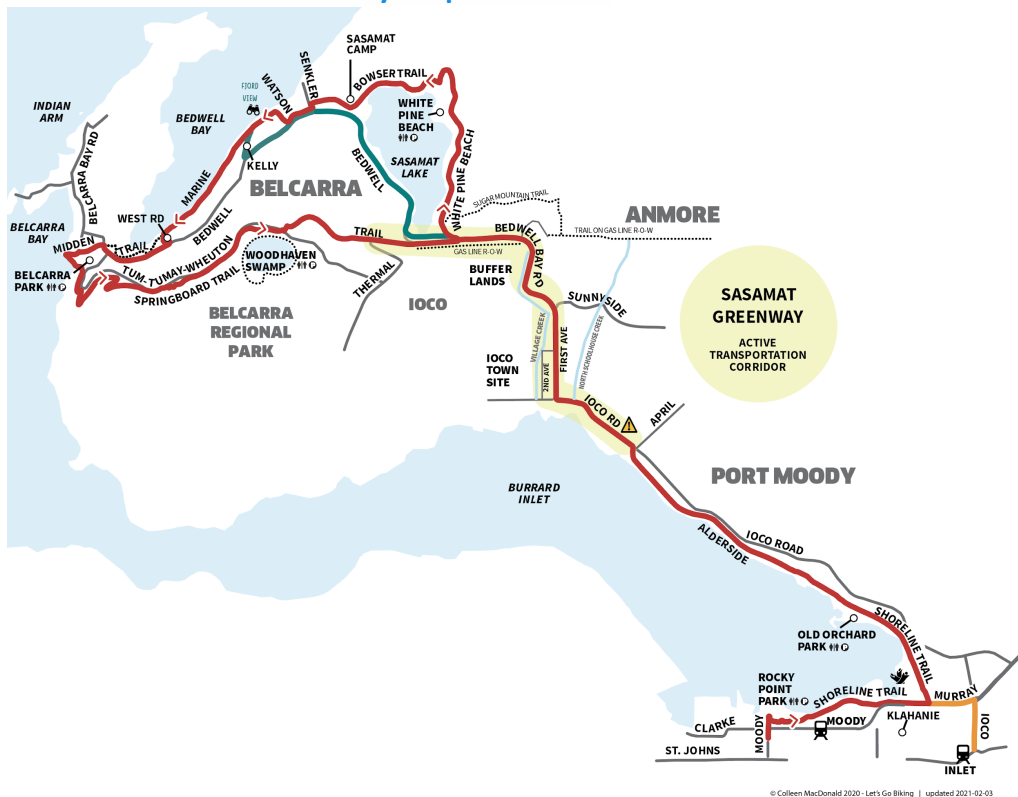
City of Coquitlam mayor_council@coquitlam.ca

Rick Glumac - MLA, Port Moody-Coquitlam Rick.Glumac.MLA@leg.bc.ca

Nelly Shin - MP, Port Moody-Coquitlam-Anmore-Belcarra Nelly.Shin@parl.gc.ca

Imperial Oil Company gerry.w.erker@esso.ca jordan.m.pineau@esso.ca

Annex A - Sasamat Greenway Proposed Route



Annex B - Photo examples of people walking using roadways to access White Pine Beach, Summer 2020



Lack of parking forces people to park further and walk on Bedwell Bay Road – Summer 2020



Annex C - Metro Vancouver Regional Greenways 2050 Plan



Metro Vancouver Regional Greenways 2050 Plan November 18, 2020

Annex D - Map of Sasamat Greenway Priority

