

# Anmore Advisor

FALL 2021



## Council Update

- MAYOR JOHN McEWEN

### PROGRESS AND POSITIVE OUTCOMES

It's been another challenging year, but we're still making good progress and seeing positive outcomes for our community.

Looking back on the year, it's easy to fall into the trap of focusing on the challenges and miss some of the great progress we have made on our priority projects and the positive outcomes that benefit our residents. Here's a wrap up of some of the successes we've seen this year.

#### Addressing summer traffic

I'm happy to share that we have heard some very positive news from BC Hydro in response to our continued concerns about excessive lake traffic blocking our roads and property access. I have been advised that BC Hydro is looking into a reservation system for lake access – something that we have been requesting for the past couple years. We hope to learn more about their plans in the new year. This type of system would help alleviate the extreme levels of lake traffic we've experienced in the past couple years and make it easier for our residents to enjoy Buntzen Lake.

I also want to thank Village staff and the RCMP for the traffic management measures implemented this past summer. This enhanced level of response on weekends comes at a cost, but it was critical for our community. While some of the RCMP costs were shared by BC Hydro, a reservation system would provide a better long-term solution that would also help reduce the Village's costs for the extra traffic management.



#### New equipment for better snow response

As we head into the winter season, it's a relief to have snow-clearing equipment of our own. For a lot of municipalities, this may not be a big deal, but for a small community like ours, the new backhoe we purchased has the capacity to clear snow, load and unload materials, lift heavy objects, deal with water main breaks, dig ditches and deal with emergencies like downed trees and flooding response. In the past, we needed to hire a contractor for all of these tasks. So it may be only one backhoe, but it's an operational game changer for the Village.

Village crews are also ready to deal with icy roads. To be the most effective, crews need to get salt on the roads before ice builds up. So when you see freezing temperatures in the forecast, you'll see crews out in advance making sure we keep our roads as safe as possible during winter conditions.



#### Keep catch basins clear

To help prevent flooding, please clear catch basins and ditches around your property.

## Adapting to COVID-19 Requirements

Our residents were phenomenal leaders when it comes to vaccinations. Anmore residents – along with residents in Belcarra and Port Moody – achieved the 80% milestone for COVID-19 immunizations well ahead of most other communities in the region as part of the Fraser Health Mayor’s Challenge.

My thanks also go to Village staff who have continued to adapt to changing regulations and requirements throughout the past year. It’s sometimes easy to forget that we are a small team, and we don’t have the same level of technology and capacity as larger municipalities. We are pleased to be able to host meetings in person again, as recommended by the Ministry of Municipal Affairs, while following the provincial health safety guidelines.

# Anmore South Update

The future of Anmore South is critically important for our community, and we want to ensure residents are kept informed about the status of the land use decision and future development.

Council is not currently considering the decision related to the land use designation for the Anmore South Special Study Area. This decision was put on hold in the spring based on feedback from the community indicating they wanted Council to slow down and do more studies on what development could look like and how it would affect the Village. In response, the Village is completing studies of the servicing and financial implications of three development models. (For details, please visit the [Anmore South project page](#) under Business & Development - Community Planning at [anmore.com](#).)

One significant update is that the Village recently received a letter of intent from icona Properties – the owner of the Anmore South lands – indicating that they will be submitting a development application at the end of November that involves an Official Community Plan (OCP) amendment and a rezoning application.

Please note that at the time of this newsletter being developed, the Village has not received this application so we do not have any specific information about what is included.

## Stormwater Management Success

After facing the most extreme rain event experienced in recent memory, Anmore came through it without any major flooding or other damage. This successful outcome is thanks to a team effort. Our residents worked to keep catch basins clear around their properties. The Village public works crews did a lot of prevention work, such as inspecting culverts, clearing catch basins and clearing fallen leaves from sidewalks and roadways. Plus, the Village’s measures to improve the stormwater management system have proven their worth.

A Stormwater Master Plan was completed in 2018 as Council wanted to ensure our community would be prepared to handle major storms. The assessment looked at the Village’s system of culverts, storm drains and detention facilities to assess whether we had appropriate measures in place to manage stormwater



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If icona does submit an OCP amendment and rezoning application, the first step is for Council to decide whether it will proceed with processing the development application.

1. If Council does not allow the application process to go forward, the Village notifies the developer/property owner that the application has either been rejected outright or requests additional information. It is up to the developer/property owner to initiate any further action related to a development application.
2. If Council does allow the application to move forward for consideration, it triggers a prescribed process with multiple steps.

effectively to help prevent overland flooding. The Master Plan identified a number of risk areas and made recommendations for improvements. Council approved all of the recommended projects, and they were completed in 2019.

Given the severity of the recent storms and the devastation we are witnessing throughout our region, we now feel this investment has paid off as water moved effectively through our stormwater system.

### **Celebrating community – just in a different way**

COVID-19 continues to make it difficult to gather and celebrate as a community, so this year Council made a few decisions to re-allocate budget usually used for Village events so that we are still able to come together and support each other – just differently.

We are assessing whether we can safely host a Light Up Spirit Park event this year (please stay tuned!), and Council has allocated funding to expand the light display. We hope our residents will be able to come out and enjoy the lights.

We also wanted to support the community of Lytton as they work to rebuild their community after the devastating forest fire destroyed most of their town this summer. Council donated \$4,420 (about \$2 per resident) to the Lytton Rebuild Fund, and the funds were pulled from the 2021 Ma Murray Day budget.

On behalf of all of Council, I wish all of our residents a happy and healthy holiday season that is packed with lots of opportunities to create new memories with family and friends.

The following is a high-level overview of the comprehensive processes involved in any application that would require an OCP amendment, rezoning and a Metro Vancouver land designation change.

### **VILLAGE OF ANMORE – OCP AMENDMENT & REZONING APPLICATION**

Making changes to Anmore's OCP and Zoning Bylaw follows a prescribed process that includes first and second reading of the affected bylaw, followed by a Public Hearing and third reading, and then Council votes on whether it will adopt the Bylaw amendment.

For a complex project that involves significant changes, there are additional requirements and assessment needed. As an example, the Village would require the following, at the cost of the developer:

- Comprehensive traffic analysis
- Environmental impacts study
- Required services and financial impact assessment, including additional Village staff and potential requirements for additional policing and fire response
- Commercial development impacts and analysis, including assessment related to zoning, tax rates and revenue impacts

- Community amenity contribution assessment based on increased value of the land through rezoning
- Dedicated land provision requirements
- Emergency response impacts assessment
- Community engagement

Anmore will also have its analysis of the servicing and financial implications of three development models to assist with assessing the impacts of any proposed development.

### **METRO VANCOUVER – REGIONAL GROWTH STRATEGY AMENDMENT**

Metro Vancouver has its own process for amendments to the Regional Growth Strategy.

Any application to change a designation involves multiple steps starting with a review by Metro Vancouver staff, followed by a review by the Regional Planning Committee made up of elected officials, and then consideration and vote by the Board. There is also an opportunity for affected local governments to review the application and provide feedback.





# Community Reminders



## FIRESMART PROPERTY ASSESSMENTS

FireSmart Ambassadors spent time going door-to-door in Anmore this fall to provide homeowners with information about the wildfire prevention program and how to book wildfire home hazard assessments.

The assessment is free as part of \$496,900 provincial grant provided to Anmore, Belcarra, Coquitlam and Port Coquitlam, and is conducted by a local FireSmart representative. The goal is to assist homeowners with adopting practices to mitigate the negative impacts of wildfire. The grant funding also includes financial support for seniors who want to make recommended changes.

Assessments have been booked by 23 Anmore property owners so far, and the program is still underway. To book an assessment or to learn more about the financial support for seniors, visit [northeastsector.ca](http://northeastsector.ca).

For more tips on how to be more prepared for wildfires to protect your family, pets and visit [firesmartbc.ca](http://firesmartbc.ca).



## HOLIDAY SEASON HOURS

- Village Hall will be closed beginning Monday, December 27, 2021 and will reopen on Tuesday, January 4, 2022.
- Garbage and recycling collection are not affected by statutory holidays this year – your usual collection days apply, and garbage and recycling will be picked up as scheduled (weather permitting).

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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