



Anmore Green Estates

SEWER PROJECT UPDATE

Progress Report from the Village of Anmore

Sewer Construction Starts in July

Anmore Green Estates (AGE) Strata has confirmed that construction on its sewer project is scheduled to start in early July and is expected to be complete prior to the start of school in September. All of the policy changes required approvals from multiple levels of government and new bylaws are now in place to allow the sewer connection for the 50 affected properties.



While the Village completed all of its requirements in fall of 2020, Council recently made the decision to provide AGE property owners with some additional assistance to move the construction forward. In May, Council approved a \$230,000 loan from the Village to the AGE Strata to help with the construction costs for the project. The loan is being collected through Local Area Service Bylaw No. 673-2022, which will enable the Village to recover 100% of the costs associated with the loan directly from property owners who will be connected to the sewer.

When the sewer connection is in place, the final step involves decommissioning and remediating the treatment plant and disposal fields for the septic system. The AGE Strata is responsible for ensuring this work is completed, and the Ministry of Environment oversees this process and related requirements.

Multiple Steps Involving Multiple Organizations

When the issue with the septic system was first discovered, the Village recommended that it be repaired, which we felt would be a quicker solution; however, the Ministry of Environment and Climate Change Strategy required a sewer connection.

The process to set up all the necessary requirements to allow a sewer connection has involved the provincial government, Metro Vancouver, the Greater Vancouver Sewerage and Drainage District (GVS&DD), Village of Anmore, City of Port Moody, School District No. 43 (SD43) and the AGE Strata and property owners.

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The following are the key milestones involving the Village.

WHAT WAS DONE	WHY IT WAS REQUIRED
The Village updated its Official Community Plan (OCP) and Regional Context Statement	A sewer connection was not an approved land use under the previous OCP and Regional Context Statement as all of Anmore was designated as Rural. With the update, the existing footprints of the 50 approved homes that will be serviced by the sewer now have an Urban designation. Connecting any other buildings to sewer would require an Urban designation and another comprehensive process of approvals.
The Village secured a Service Agreement with the City of Port Moody	Port Moody agreed to provide the sewer infrastructure connection from AGE properties to the GVS&DD regional system for discharge of effluent.
The Village secured membership in the GVS&DD	To connect to the sewer system, a municipality must be an approved member of the GVS&DD. The membership application process involved meetings with the GVS&DD regarding fees, and as part of this the Village negotiated a waiver of the regional growth levy, which significantly reduced the annual sewer fees for AGE property owners. The next step involved an application to the Ministry of Municipal Affairs and Housing, with provincial government approval through an Order in Council. When the Order in Council was approved, the GVS&DD Board reviewed and approved the Village's application for membership.
The Village adopted Metro Vancouver Liquid Waste Management Plan (LWMP)	As part of its membership in the GVS&DD, the Village is also obliged to adopt the Metro Vancouver LWMP as its own plan. This plan supersedes any previous liquid waste plans for the Village.
Council adopted Local Area Service Bylaw No. 616-2020 to recover annual sewer fees	A Local Area Service Bylaw is a legal mechanism that allows the Village to collect fees from specific properties. This was an important requirement as it ensures only property owners who benefit from the sewer connection will be paying the fees for the service. Bylaw 616-2020 allows the Village to recover annual sewer fees, via a parcel tax, from AGE properties on behalf of Metro Vancouver and the City of Port Moody.
Council adopted Local Area Service Bylaw No. 616-2021	The preferred route for the sewer connection involved connecting to existing infrastructure on David Avenue. This would require access to a right-of-way on land owned by SD43. As compensation for the loss of use of that land, AGE Strata agreed to pay SD43 \$140,000 over a five-year period. This bylaw provides a mechanism for the Village to collect a parcel tax for this cost from AGE property owners on behalf of the School District.
The Village set up required billing processes	The Village completed the required measures to set up targeted billing and began collecting fees on behalf of SD43.
Existing agreement for school sewer connection was terminated	As part of the construction of Eagle Mountain Middle School, there was a special agreement with Metro Vancouver and the City of Port Moody to allow for a sewer connection at the school. With the AGE sewer connection in place, this agreement is no longer required as both the school and AGE properties have new agreements in place.
Council adopted Local Area Service Bylaw No. 673-2022	This bylaw enables the Village to provide and recover a \$230,000 loan to the AGE Strata for construction costs.

Next Steps for the Village

The Minister of Environment and Climate Change Strategy imposed a Ministerial Order for the Village to develop a Liquid Waste Management Plan (LWMP). The Village has advised the Ministry of Environment and Climate Change Strategy that as of July 2020 we are adhering to the Metro Vancouver LWMP as required by GVS&DD membership; however, the Ministerial Order remains in place. At this time, the Village does not have any further information on why the Ministerial Order was not lifted as the Metro Vancouver LWMP is considered an approved plan for all other members of the GVS&DD. Staff will continue to work with the Ministry and the Provincial Facilitator assigned to the AGE Sewer Project to see how this can be resolved.