

VILLAGE OF ANMORE

BYLAW NO. 616-2020

A bylaw to establish a local area service for the purpose of allowing the existing residences on the Anmore Green Estates Lands and Eagle Mountain Middle School to utilize the Greater Vancouver Sewerage and Drainage District system for disposal of liquid waste.

WHEREAS section 211 the *Community Charter* authorizes the Council of the Village of Anmore, by bylaw, to establish a local area service:

AND WHEREAS Council has been petitioned by the owners of land within the boundaries of the local service area as defined in this bylaw pursuant to section 212 of the *Community Charter* to undertake the service described in this bylaw;

AND WHEREAS the municipal officer assigned responsibility under section 148 of the *Community Charter* has certified the sufficiency of the petition pursuant to section 212 of the *Community Charter*;

AND WHEREAS 100% of the costs will be paid for by the owners within the local area service;

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

CITATION

1. That this bylaw may be cited for all purposes as “**Anmore Green Estates and School District 43 Local Area Service Establishment Bylaw No. 616-2020**”.

DESCRIPTION OF SERVICES

2. A local area service is created for the purposes set out in Schedule “A” attached to and forming part of this bylaw.

BOUNDARIES OF LOCAL AREA SERVICE

3. The boundaries of the local area service are shown on the sketch plan in Schedule “B” attached to and forming part of this bylaw and contain those properties legally described in Schedule “C” attached to and forming part of this bylaw.

COST RECOVERY

4. The total cost of the local area service is to be recovered by a local service tax in the form of a parcel tax based on the methodology and apportionment principles set out in Schedule “D” attached to and forming part of this Bylaw, which sets out the applicable components of the up front and ongoing charges to be imposed on the residential

parcels and separate rates and charges for the Eagle Mountain Middle School parcel, based on the different physical characteristics, including size, nature of the use and sewerage demands for that parcel.

GENERAL PROVISIONS

5. In the event that any section of this bylaw is for any reason held invalid by a decision of a court of competent jurisdiction, the invalid section shall be severed from and not affect the remaining provisions of this bylaw.

6. This bylaw shall come into full force and effect on the final adoption thereof.

READ a first time the 4th day of February, 2020

READ a second time the 4th day of February, 2020

READ a third time the 4th day of February, 2020

ADOPTED the 18th day of February, 2020

"John McEwen"

MAYOR

"Karen Elrick"

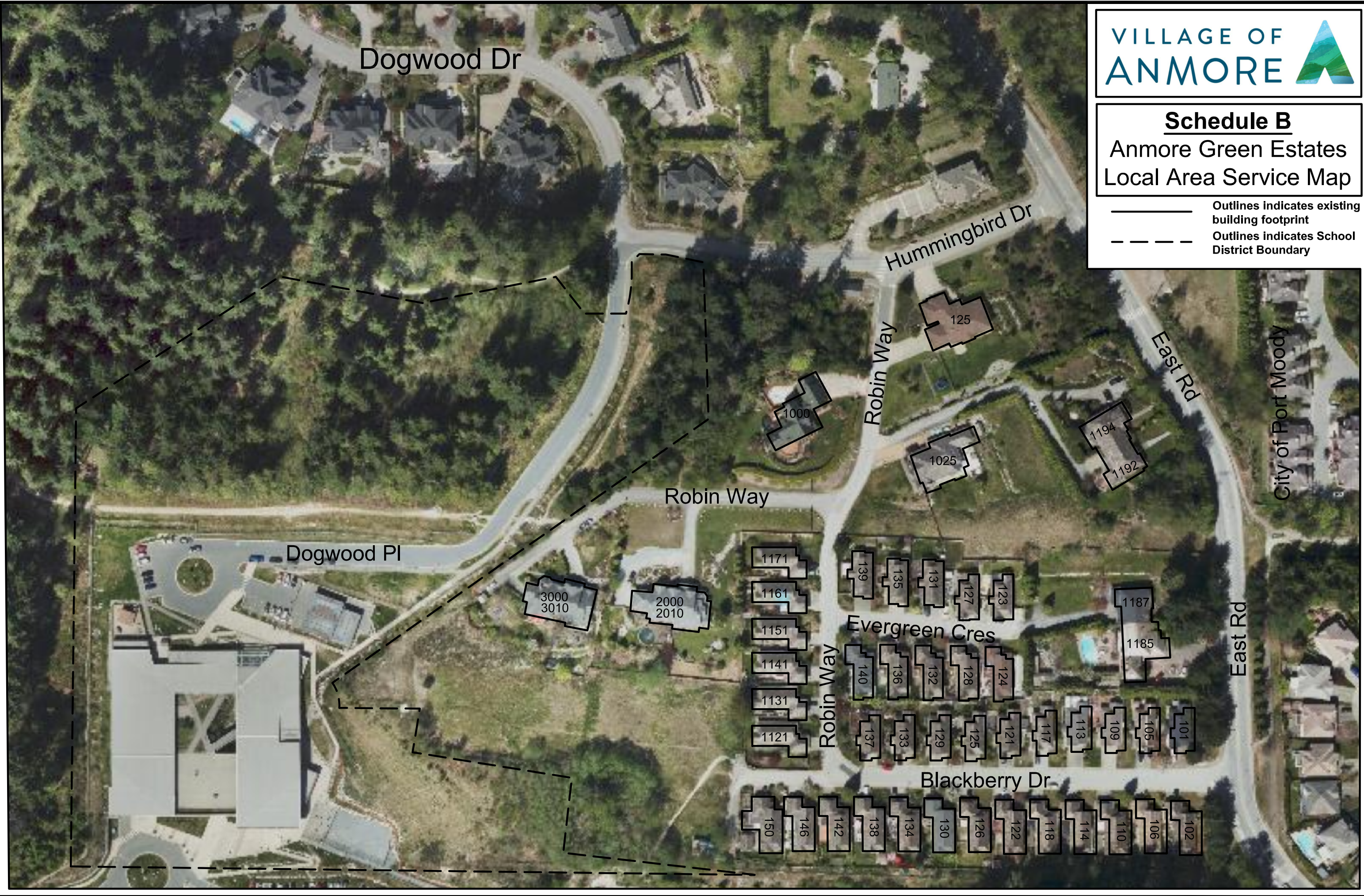
CORPORATE OFFICER

Schedule "A"

The Service shall consist of the designing, constructing , repairing, maintaining and operating sanitary sewerage works to allow the existing 50 buildings on the lands known as Anmore Green Estates and School District 43 lands upon which the Eagle Mountain Middle School is located to connect and discharge liquid waste from the said lands through the City of Port Moody sewerage works into the Greater Vancouver Sewerage and Drainage District ("GVS&DD") sewerage disposal system, including the Village of Anmore making application to join the GVS&DD for the purpose of authorizing the said discharge of liquid waste.

Schedule B
Anmore Green Estates
Local Area Service Map

— — — — — Outlines indicates existing building footprint
- - - - - Outlines indicates School District Boundary



City of Port Moody

Dogwood Dr

Hummingbird Dr

East Rd

Robin Way

Dogwood Pl

Evergreen Cres

East Rd

Blackberry Dr

Robin Way

Robin Way

SCHEDULE "C"

Legal descriptions of Properties within Local Service Area

ROLL #	PID	LEGAL DESCRIPTION
3982131	024-026-654	Strata Lot 1 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3982169	024-027-031	Strata Lot 39 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982132	024-026-662	Strata Lot 2 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982168	024-027-022	Strata Lot 38 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982133	024-026-671	Strata Lot 3 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982167	024-027-014	Strata Lot 37 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982134	024-026-689	Strata Lot 4 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982166	024-027-006	Strata Lot 36 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982135	024-026-697	Strata Lot 5 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982165	024-026-999	Strata Lot 35 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982136	024-026-701	Strata Lot 6 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982164	024-026-981	Strata Lot 34 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982137	024-026-719	Strata Lot 7 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982163	024-026-972	Strata Lot 33 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3982138	024-026-727	Strata Lot 8 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982162	024-026-964	Strata Lot 32 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982139	024-026-735	Strata Lot 9 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982161	024-026-956	Strata Lot 31 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982140	024-026-743	Strata Lot 10 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982160	024-026-948	Strata Lot 30 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982159	024-026-930	Strata Lot 29 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982158	024-026-921	Strata Lot 28 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982157	024-026-913	Strata Lot 27 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982122	024-057-436	Strata Lot 2 Plan LMS3122 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982121	024-057-428	Strata Lot 1 Plan LMS3122 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982124	024-055-077	Strata Lot 2 Plan LMS3123 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982123	024-055-069	Strata Lot 1 Plan LMS3123 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982146	024-026-808	Strata Lot 16 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982145	024-026-794	Strata Lot 15 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982147	024-026-816	Strata Lot 17 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982144	024-026-786	Strata Lot 14 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982148	024-026-824	Strata Lot 18 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982143	024-026-778	Strata Lot 13 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982149	024-026-832	Strata Lot 19 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3982142	024-026-760	Strata Lot 12 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982150	024-026-841	Strata Lot 20 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982141	024-026-751	Strata Lot 11 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982114	023-971-860	Lot 4 Plan LMP35960 Section 16 Township 39 Land District 36
3982210	024-381-969	Lot 1 Plan LMP40733 Section 16 Township 39 Land District 36
3982113	023-971-851	Lot 3 Plan LMP35960 Section 16 Township 39 Land District 36
3982156	024-026-905	Strata Lot 26 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982155	024-026-891	Strata Lot 25 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982154	024-026-883	Strata Lot 24 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982153	024-026-875	Strata Lot 23 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982152	024-026-867	Strata Lot 22 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3982151	024-026-859	Strata Lot 21 Plan LMS3080 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3982222	024-466-085	Strata Lot 2 Plan LMS3838 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982221	024-466-069	Strata Lot 1 Plan LMS3838 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3982232	024-804-622	Strata Lot 2 Plan LMS4195 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

ROLL #	PID	LEGAL DESCRIPTION
3982231	024-804-614	Strata Lot 1 Plan LMS4195 Section 16 Township 39 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
3980020	024-381-993	Lot 4 Plan LMP40733 Section 16 Township 39 Land District 36
3980020	024-382-001	Lot 5 Plan LMP40733 Section 16 Township 39 Land District 36
3980020	025-638-661	Lot 2 Plan BCP5107 Section 16 Township 39 Land District 36

SCHEDULE "D"

- The estimated total annual cost of the GVS&DD non-growth Membership Levy is \$8,541 for 2019.
- The estimated levy allocation between the total number of residential units serviced by the Anmore Green Estates current septic treatment system and Eagle Mountain Middle School is based on a 3 year average water consumption (2016-2018).
- The current allocation is 91% (\$7,772) residential units and 9% Eagle Mountain Middle School (\$769).
- The estimated annual cost of the GVS&DD non-growth Membership Levy per residential unit in 2019 is \$155.00.
- An exemption from the GVS&DD growth Membership Levy, if it is applied to the Village of Anmore in future, is provided to the Local Area Service for either:
 - Ten (10) years from the date the Local Area Service Bylaw is adopted; or
 - 850 residential or commercial units in total are connected to the regional sewerage system, whichever occurs first.
- The annual cost of conveying residential effluent through the City of Port Moody sewerage system to the regional sewerage system for 2020 is estimated to be \$198.00 per unit connected, including each secondary suite unit as an additional per unit cost.
- The cost of conveying School District No. 43 effluent will be the City of Port Moody volume sewer rate, and is based on 80% of the metered water flow used on a quarterly basis, which for 2020 is estimated to be \$1.23 per 100ft³ (minimum quarterly charge of \$298 in 2020).
- The estimated one-time connection fee to join the GVS&DD is \$4,907 per residential unit connection.
- Estimated cost recovery is strata parcel tax based on per residential unit allocation as outlined below:

	Frequency	Per Residential Unit Cost (Year 1)
GVS&DD Membership Levy	Annual	\$155.00
GVS&DD Connection Charge	One-time	\$4,907.00
City of Port Moody Conveyance Fee	Annual	\$198.00
Total First Year Cost		\$5,260.00

- Annual cost recovery of the residential sewer connection following Year 1, is estimated to be \$360.00/per year. Future years' annual increases will apply and will be determined by approved GVS&DD and City of Port Moody financial plans.
- The estimated annual cost recovery for School District No. 43 is based on flow data (80% of water use) on a quarterly basis as well as annual storm water user fees.