

COMMITTEE OF THE WHOLE MEETING – MINUTES

Minutes for the Committee of the Whole Meeting scheduled for Tuesday, January 9, 2024 at 6:00 p.m. in Council Chambers at the Anmore Community Hub, 2697 Sunnyside Road, Anmore, BC.



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Doug Richardson
Councillor Kim Trowbridge
Councillor Paul Weverink
Councillor Polly Krier

ABSENT

OTHERS PRESENT

Karen Elrick, CAO
Rhonda Schell, Manager of Corporate Services
Chris Boit, Manager of Development Services
Therese Mickelson, Mickelson Consulting Inc.

1. Call to Order

Mayor McEwen called the meeting to order at 6:01 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

THAT the Agenda be approved as circulated.

Carried Unanimously

3. Adoption of Minutes

(a) **Minutes of the Committee of the Whole Meeting held on October 24, 2023**

It was MOVED and SECONDED:

THAT the Minutes of the Committee of the Whole Meeting held on October 24, 2023 be updated so that Item 5 (a) states, "Update bylaw to allow for either coach house or secondary suite in the following zones if requirements are met; RS-1, Infill, CD-1" and be adopted, as amended.

Carried
Councillor Richardson Opposed

4. **Business Arising from Minutes**

None.

5. **New Business**

(a) **Anmore South – OCP Amendment Bylaw No. 686-2023**

- i) Jonathan Cote, Metro Vancouver Deputy General Manager, Regional Planning and Housing and Victor Cheung, Regional Planner provided information on the Metro 2050, Regional Growth Strategy (RGS), regional planning principles, regional land use designations, the process of changing Special Study Areas, the Metro 2050 Amendment Process, and the process to extend regional sewerage services.

Discussion points included:

- Rural vs Urban designation and how it affects connection to sewerage services
- That only the area in the Urban Containment Boundary can connect to sewerage
- Rural designation in the RGS does not protect green space, this is up to the local jurisdiction to determine
- Changing the designation for the Anmore South lands only changes the area defined in the amendment application, not the entire municipality
- The number of amendment applications that successfully complete the amendment process
- How the Regional Context Statement links the RGS to the Village Official Community Plan (OCP) and that the statement is approved by the Metro Vancouver Board
- That Metro 2050 does not prescribe housing density

Mayor McEwen provided a historical review of other areas in Anmore that have gone through land use designation changes.

- ii) Paul Fenske, Theo Finseth, and Barry Warren with Placemark Design Studios (planning consultant for icona) reviewed information regarding the icona OCP amendment application, the planning process and best practices in their organization.

Discussion points included:

- The Anmore South development timeframe of 25-30 years, and planning and approval process of 3-5 years
- When and which technical studies will be completed
- How increased population will affect services, policing and tax rates
- Potential for partnerships with other jurisdictions to deliver services
- The importance of a Neighbourhood Plan being included with the OCP Amendment, what that would include and when it should be initiated
- The need for a variation of housing
- Protection of riparian areas
- Future zoning being in compliance with the OCP

- iii) Therese Mickelson, Mickelson Consulting Inc. provided an overview of public engagement best practices for an OCP amendment and clarification that the Village has not started any community engagement on this particular OCP amendment application. Ms. Mickelson recommended that all public engagement activities reflect the International Association of Public Participation (iap2) principles. Recommended engagement activities included sharing information broadly that is easy to find and understand, creating opportunities for residents to speak to subject matter experts, opportunities for residents to provide input in multiple formats (open houses, workshops, neighbourhood meetings, committees, in writing, online, surveys), engaging with stakeholders and interested parties, and reporting back to the community on what was heard. It was noted that this is a process that spans several months. Residents were encouraged to commit to staying informed and participating in any upcoming community consultation.

Discussion points included:

- Confirmation that this process would be led by the Village not the proponent

It was MOVED and SECONDED:

THAT the Committee recommend to Council that staff be directed to provide a summary report of the COTW meeting held January 9, 2024.

Carried Unanimously

6. Public Comments

To allow for sufficient time for the Council round-table discussion, public input was not offered at this meeting (Anmore Procedure Bylaw 541-2016, s.57).

7. Adjournment

It was MOVED and SECONDED:

THAT the meeting be adjourned at 8:00 pm.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor