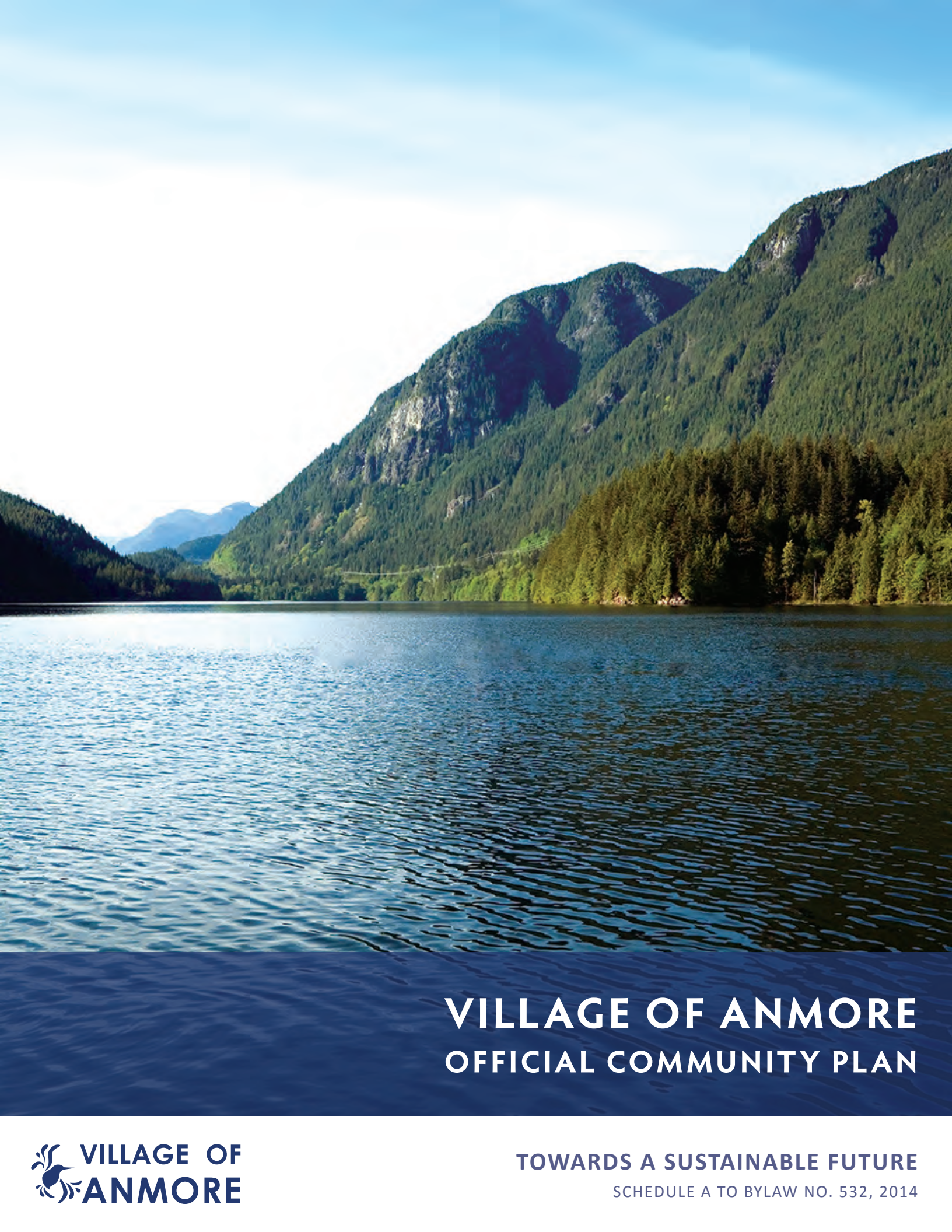




VILLAGE OF ANMORE

OFFICIAL COMMUNITY PLAN

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Foreword and Acknowledgements

This Official Community Plan Update is the outcome of a full year of research, public participation and planning. Many individuals and groups contributed to the development of the ideas and policies herein. The authors are grateful to everyone who provided interest, perspective, and support. In particular, we wish to recognize the following people for the exceptional amount of time and energy they invested in the planning process.

Village of Anmore Council

Mayor Heather Anderson

Councillor Tracy Green

Councillor John McEwen

Councillor Kerri Palmer Isaak

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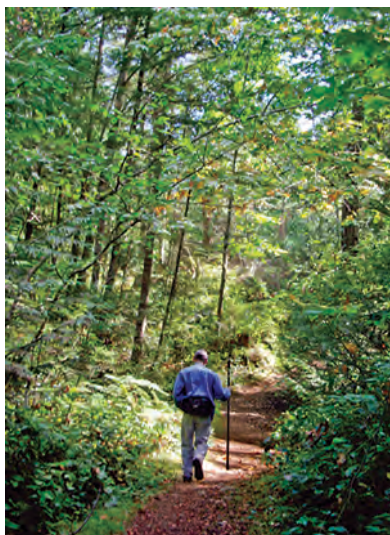
The successful implementation of the Official Community Plan Update is dependent on the continued collaboration of individuals, organizations and government bodies. Working together, the results of this collaboration will build a strong, sustainable future for Anmore.

Respectfully submitted,

CitySpaces Consulting Ltd.

September 2014

1. INTRODUCTION AND CONTEXT



Anmore has one of the most spectacular settings in Metro Vancouver – perched on the North Shore mountains, it is a community surrounded by nature. Many who live here, whether new or long-time residents, cannot imagine living elsewhere. Lush forest, starlit nights and misty mornings help define the ambience of the community.

In reflection of its semi-rural character, the Village of Anmore (“the Village”) aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of “small density” development.

OUR COMMUNITY PROFILE

ANMORE AND THE METRO VANCOUVER REGION

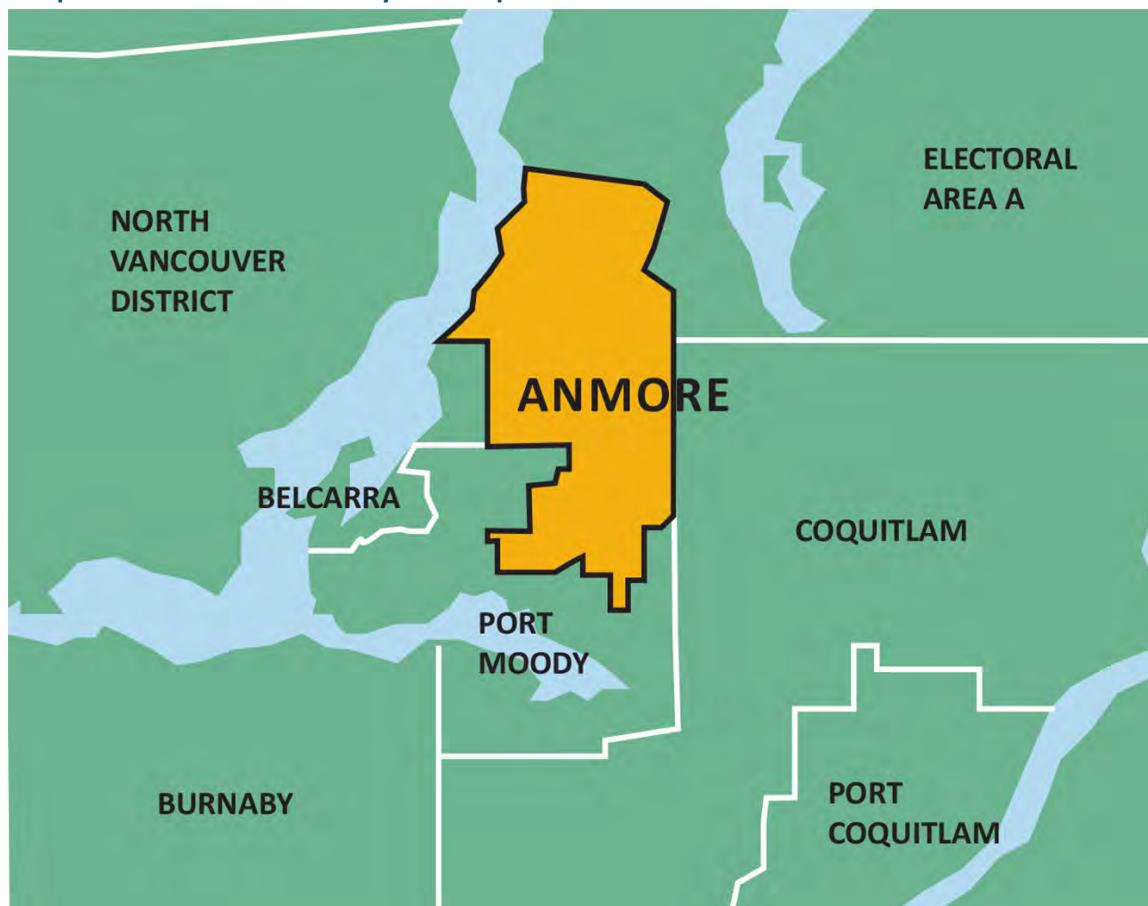
In the next 30 years, Metro Vancouver is expected to grow by 1.2 million residents, reaching 3.4 million by 2041. To varying degrees, this increase will take place in all communities. As a small rural community, Anmore is not expected to absorb a significant portion of this regional growth – although by 2041, our current population of approximately 2,200 is expected to almost double to about 4,000 residents.

The Metro Vancouver Regional Growth Strategy (RGS) sets out land use policies intended to focus regional growth within urban service areas, supported by transportation networks, regional infrastructure and community services. Anmore is identified in the RGS as a rural community and is not expected to absorb a large proportion of regional population growth (0.2%), or be connected to regional services, as it is outside the Urban Containment Boundary.

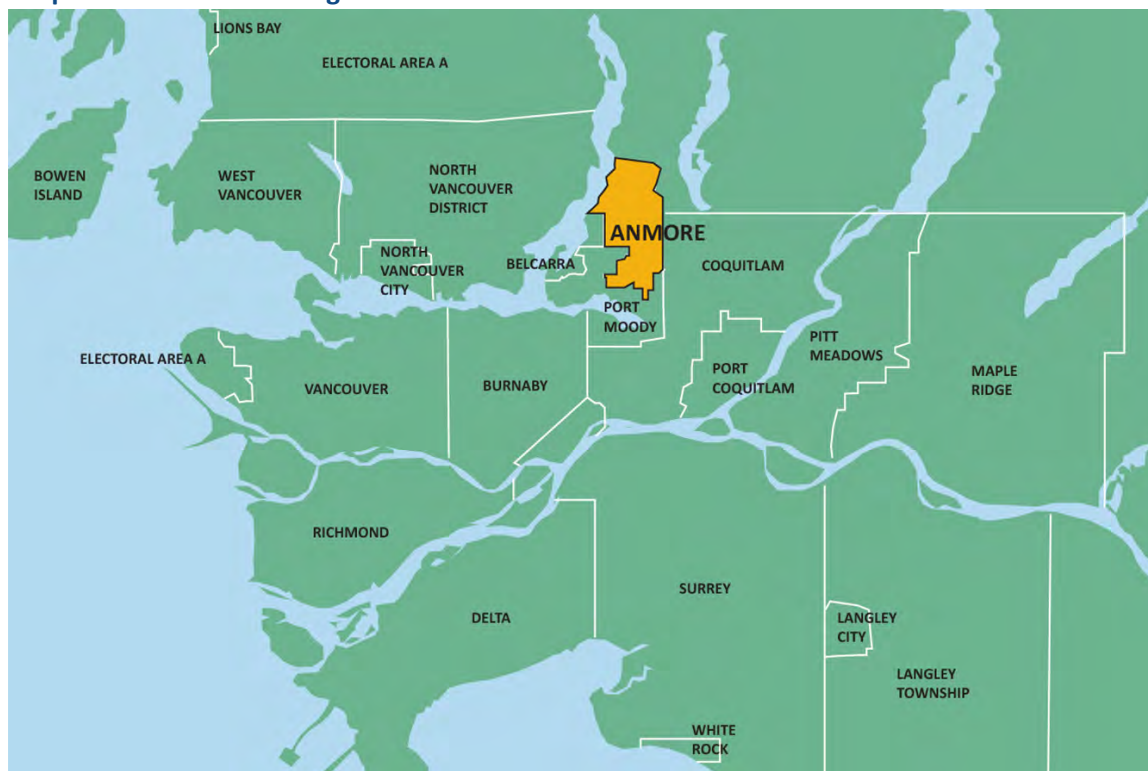
The two maps on the following page show Anmore in the context of its neighbouring municipalities, and within the context of Metro Vancouver.



Map 1: Anmore and Nearby Municipalities



Map 2: Anmore in a Regional Context



OUR ENVIRONMENT

Located within the Coastal Western Hemlock Biogeoclimatic Zone, the local topography is characterized by steep slopes, mature forests, creeks and wildlife habitat. Much of the Village's land area is dedicated as park or environmentally sensitive and remains largely undeveloped.

Significant parks and natural areas include Indian Arm Provincial Park, Buntzen Lake Recreation Area, and the watersheds of salmon-bearing Mossom creek, North Schoolhouse creek and other smaller watercourses, some of which provide drinking water to residents. The ecology of these areas supports a wide variety of wildlife, including habitat for bears, deer, birds, fish, amphibians and other flora and fauna.

OUR POPULATION AND HOUSING

Although Anmore's population growth has been low in relation to some other municipalities, it has experienced fairly steady growth over the past 15 years when the Village had 1,000 residents.

When the OCP was adopted in 2005, Anmore's population was about 1,800. The 2011 Census of Canada reported a population of almost 2,100 – an average annual growth rate of three percent. The median age of the population was 40.9 years, slightly older than Metro Vancouver at 40.2 years.

- Anmore is a family-oriented community, attracting residents who value the outdoors and the friendly, semi-rural lifestyle. In 2011, more than 25% of the population was 17 years or younger, a much higher proportion of children and youth than Metro Vancouver at 19%. The average number of persons per family was 3.3, compared to Metro Vancouver's 2.9.
- Anmore's residents also have higher annual incomes than Metro Vancouver as a whole. In 2010, the median family income was \$160,038 compared to \$63,347 for Metro Vancouver as a whole.
- Seventy percent of dwellings are single-detached. The remainder are semi-detached or duplex. There are no townhouses or apartments.
- Most residents own their homes; only 12% of households are rented. The majority of property owners are between the ages of 35 and 44, followed by those aged 45 to 64. Among those who rent, the typical age-range is between 45 and 54.

Other Selected Indicators	Anmore	Vancouver CMA
Did not move between 2006 and 2011	67%	54%
University Degree	32%	24%
Labour Force Participation	74%	67%
Worked at Home	15%	8%
Public Transit to Work	13%	20%
Commuting Time (minutes)	30.3	25.6

Source: Statistics Canada, 2011 National Household Survey

OUR EXISTING LAND USE

Since the first homesteaders settled in the area, the settlement pattern has consisted of homes on large lots, typically one acre, and on individual septic sewage systems. Considerable park and conservation areas further contribute to a semi-rural character, while services and urban amenities are accessible in neighbouring municipalities.

The predominant land uses are environmental, followed by residential. There are currently only two commercial uses – the Anmore Grocery Store and the Anmore Camp and RV Park – plus home-based businesses. Institutional uses include the Anmore Elementary School, Eagle Mountain Middle School, Village Hall, firehall and public works yard.

The Imperial Oil Lands (IOCO Lands), located in the southwest of the Municipality were for sale at the time of this OCP Update. As of April 2014, no plan or proposal has been submitted by the current property owner. It is anticipated that any planning for the Imperial Oil Lands with a new owner, will be through a separate and comprehensive process, involving the community to discuss questions relating to land use and density, environmental attributes, parkland potential, servicing requirements, transportation and community amenities.

OUR FINANCIAL SUSTAINABILITY

Unlike many Metro Vancouver municipalities, nearly all of Anmore’s revenue comes from residential property tax. Thus, the Municipality is limited in terms of the revenue that can be generated, without raising property taxes to fund road maintenance, street lighting, water system repairs or replacement, and other significant capital and operating expenditures.

Annual property tax is a significant expenditure for property owners. In addition to funding municipal services, taxes also fund services provided by Metro Vancouver and School District 43. The sidebar table shows the average property taxes in 2012 for selected municipalities.

In 2013, the Village commissioned a Financial Sustainability Plan¹, to assess Anmore’s long-term financial sustainability. Currently, the Village’s financial reserves are not sufficient to cover current infrastructure replacement costs, nor anticipated future costs. The Plan examined alternative development scenarios to determine what development characteristics would be most conducive to achieving financial sustainability. The consultant’s main conclusions that are most relevant to this OCP were to:

- Encourage faster rates of development in the short term;
- Be flexible with respect to lot size restrictions to suit market demand, while preserving the semi-rural character;
- All else being equal, support denser forms of development; and
- Monitor growth to avoid crossing the 5,000 population threshold that would trigger significant policing costs, and likely add to other infrastructure costs.

¹ Vann Struth Consulting Group Inc. Village of Anmore Financial Sustainability Plan, 2013

FOUR KEY BACKGROUND PAPERS:

- OCP Update Process: provided an introduction to the process and explained the importance of an OCP to the community.
- Population Profile: outlined the growth trends and changes experienced amongst the Anmore population since the last OCP was updated in 2005.
- Parks & Environment Profile: identified the many connections between the Village and the surrounding natural setting, in relation to our parks and outdoor interests.
- Land Use Profile: described the various forms and types of development that exist currently in the Village, along with implications to affordability and population change.

Municipality	Average Annual Property Tax Per Lot
Anmore	\$5,000
Port Moody	\$5,000
Belcarra	\$4,000
Avg. Metro Vancouver	\$4,800

PROVINCIAL GOALS: **LOCAL GOVERNMENT ACT**

In addition to sections specifically related to an OCP, the *Local Government Act* encourages an OCP to “work towards the purpose and goals” referred to in Section 849. There are 14 statements:

- avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- the efficient movement of goods and people while making effective use of transportation and utility corridors;
- protecting environmentally sensitive areas;
- maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- economic development that supports the unique character of communities;
- reducing and preventing air, land and water pollution;
- adequate, affordable and appropriate housing;
- adequate inventories of suitable land and resources for future settlement;
- protecting the quality and quantity of ground water and surface water;
- settlement patterns that minimize the risks associated with natural hazards;
- preserving, creating and linking urban and rural open space including parks and recreation areas;
- planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and
- good stewardship of land, sites and structures with cultural heritage value.

WHAT IS AN OFFICIAL COMMUNITY PLAN?

The Official Community Plan (OCP) is a community’s policy foundation and is intended to provide a long-term strategy to guide decisions about land use, parks, environment, infrastructure, transportation, financial and social issues, and how to grow sustainably. While an OCP contains some statements about how development should occur, other Village Bylaws, notably the Zoning Bylaw and the Subdivision Bylaw, regulate the details of land development.

The OCP provides guidance, but not absolute certainty, about the future use of land and municipal services. As circumstances warrant, the Village may amend the Plan. The OCP must respect the jurisdiction of other levels of government and other public agencies.

The process of updating the OCP provides an opportunity to ensure that current policy and community values are aligned. The process of updating the OCP also acts as a platform for creative dialogue on current community issues and thinking about the future.

Pursuant to Section 875 of the *Local Government Act*, a municipality is not required to undertake an OCP, but if it chooses to do so, the Plan must address:

- Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- Location, amount and type of present and proposed commercial, industrial, institutional, recreational, and public utility land uses;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Location and phasing of any major road, sewer and water systems;
- Location and type of present and proposed public facilities, including schools and parks;
- Policies respecting affordable rental and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.

The Provincial Government has set out guidelines for consideration in Section 870 of the *Local Government Act*. These are shown in the sidebar.

THE OFFICIAL PLAN UPDATE PROCESS

The Anmore Advisory Planning Commission provided helpful guidance and advice throughout the planning process. The planning process involved a number of steps, beginning on May 16, 2012:

- Following the Advisory Planning Commission's review of the current OCP, four background research papers were produced to describe emerging demographic, economic, land use, and environmental trends. The intent of the papers was to communicate the current benchmarks within the community and to identify for subsequent discussion how things may have changed since the last OCP was adopted. The papers were circulated in print format and posted on the Village's website.
- A web presence was developed at www.anmoreocpupdate.com to complement the Village's website and provide information specific to the OCP Update process.
- In June 2013, an interactive event with Grade 4 and 5 students at Anmore Elementary was undertaken by members of the Advisory Planning Commission and the Village Council to draw a youth perspective into the OCP Update process. The students were introduced to what an OCP is, and its importance for making decisions about the future of the community. Students participated in visioning and mapping exercises which asked them to think about their favourite places and activities in the Village.
- A workshop with an Age-Friendly Working Group was hosted by the Village in April 2013 to discuss Age-Friendly planning principles, with a focus on understanding local demographic trends and identifying issues and opportunities in Anmore.
- A display table at the Village's Volunteer Appreciation Night in June 2013, with information on the OCP Update and a feedback questionnaire.



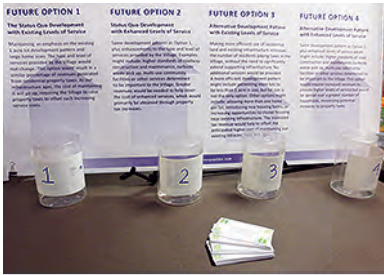
OCP Backgrounders



Elementary Perspective Drawing



OCP Visioning Fair



"Anmore Dollars" Activity

- An OCP Visioning Fair, held in 2013, offered the community an opportunity to discuss emerging trends, and begin to develop a vision for the future of the community. Representatives from the Advisory Planning Commission, Consultant team and the Financial Consultant were available to answer questions and facilitate idea and input gathering through several interactive activities. Activities included: interactive games tied to the Financial Sustainability Plan in which residents were asked to outline their fiscal priorities through the use of provided "Anmore Dollars"; a graffiti table and picture wall to help residents articulate what defines Anmore's semi-rural character; and more traditional methods of gaining community insights such as sticky note messages and a feedback questionnaire.

The results of the feedback questionnaire, distributed at the Visioning Fair, were very helpful in developing a draft OCP. Sixty-three questionnaires were collected, with the following topics ranking as most important among the respondents: "engaging the community in visioning the future of the IOCO Lands", "establishing appropriate levels of property taxation and services", and "protecting the natural ecosystems and biodiversity".

- In November 2013 the Village hosted two Open Houses to present the key policy directions proposed for the OCP update to gather feedback from residents. Open House #1 focused on Land Use and Financial Sustainability, with the findings from the Financial Sustainability Plan presented and discussed. Open House #2 focused on Community Well-Being, Infrastructure, Municipal Services and GreenHouse Gas Emissions.
- Throughout the update process, the Advisory Planning Commission provided insight and guidance into policy directions.

2. GROWTH MANAGEMENT STRATEGY



As an Official Community Plan is intended to provide a general framework about future land use, development and services, the key element of the Plan is the strategy by which future growth is to be managed. Even though Anmore is not expected to absorb a significant portion of regional growth, it is anticipated that by 2041 our current population of about 2,200 will almost double to an anticipated build-out population of approximately 4,000 residents. This overall growth threshold remains unchanged from earlier targets determined by the Village and Metro Vancouver. Further, it is anticipated that over the next 5 – 10 years and beyond, development activity in the Village will be limited to residential dwelling units. Therefore, the strategy outlined in this Section focuses on managing the new residential growth expected up to the Village's build out.

GROWTH MANAGEMENT STRATEGY

Between 2006 and 2011, the number of dwelling units in the Village increased by 110, which is generally considered as moderate to high growth in relation to previous years. Extrapolating such figures and comparing growth rates to those across the Metro Vancouver Region suggest that Anmore had the highest rate of growth in that period. The strong demand for housing experienced in the past is not as prevalent today. Nevertheless, given the unique lifestyle and housing opportunities present in Anmore, it is expected that housing demand in Anmore will continue to be moderate over the life of the Plan.

In an effort to better anticipate the level of growth that may occur within the Village in the future, three growth scenarios were developed and assessed.

LOW GROWTH SCENARIO

Based on population projections from BC Stats, the Coquitlam Local Health Area (generally consistent with the Tri-Cities sub-regional area) added an estimated 9,690 ground-oriented units from 2006 to 2012, of which Anmore added an estimated 98 ground-oriented units, or 1.0% of the total sub-regional growth over that period.

Looking forward, the sub-region is anticipated to add approximately 34,475 more ground-oriented homes from 2012 to 2032. If Anmore is expected to accommodate another 1.0% share of the sub-regional growth over the next 20 years, it would add 348 housing units, or an average of 17 units per year. Given that each residential lot in Anmore is assumed to have an average of 1.14 dwelling units (allowing for secondary suites), this would result in about 15 residential lots per year.

MIDDLE GROWTH SCENARIO

Between 2006 and 2011, StatsCan indicates that Anmore's population increased by an average of 61 people per year. If this rate of growth were to be spanned over the next 20 years to 2032, the community's population would increase by just over 1,200. With an average household size of 3.02, this would equate to about 405 new homes. However, further 70 or so housing units would also be required to offset the declining population living in existing homes (which will happen as the population ages and the average household size shrinks from 3.34 to 3.02). These 475 units would require the development of an additional 419 residential lots, or an average of 21 lots per year.

HIGH GROWTH SCENARIO

The sub-regional area is projected to grow by about 101,600 people from 2012 to 2032. From the 2006 Census to the 2011 Census, Anmore's share of population growth in this area was 1.46%. If Anmore's share of population growth stays at 1.46% for the next 20 years to 2034, the community will add about 1,480 people. An extra 1,480 people require about 490 dwelling units (based on the average household size of 3.02). An additional 70 units are required to offset declining population in existing units. These 560 units require the development of an additional 492 residential lots, or an average of nearly 25 lots per year. This scenario exceeds expected build-out in terms of number of lots available in the future - under current development conditions, Anmore’s remaining development capacity is approximately 476 lots.

GROWTH SUMMARY

In summary, the three possible growth scenarios are compared in the below table:

LOW GROWTH TO 2032	MEDIUM GROWTH TO 2032	HIGH GROWTH TO 2032
15 lots/year	21 lots/year	25 lots/year
348 units	475 units	560 units

Each scenario is projecting continued strong growth in Anmore, with average annual growth rates of 1.6% (Low Scenario), 2.2% (Middle Scenario) and 2.5% (High Scenario). The projected annual growth rate is 1.3% for Metro Vancouver as a whole.



Anmore's Vision for its future is that of a Village that will be a fiscally, environmentally and socially responsible community balancing change, appropriate to the size and scale of the community, while maintaining the unique semi-rural character and quality of life.

The Middle Scenario is considered most likely to occur in Anmore over the next 20 years, and therefore forms the basis for the policy directions set out in this Plan.

Based on population projections and market research conducted as part of the Financial Sustainability Plan, the Middle Scenario is most consistent with the actual population growth experienced in Anmore in recent years - an average increase of 61 people per year. The High Scenario would require Anmore to maintain its share of sub-regional population growth in the Tri-Cities Area, which may be unlikely given the limited remaining land base in Anmore and the greater potential of other communities like Port Moody and Coquitlam to grow through densification around rapid transit stations. The Low Scenario is also unlikely given that it maintains Anmore's share of sub-regional single-family development, yet that housing form is declining as a share of total development in other communities and Anmore's semi-rural character offers a niche product within the region that is likely to continue to sustain a faster rate of growth.

With this level of growth, residents can expect that land currently held in large acreages will continue to be subdivided. New homes built on these parcels, will accommodate an increase in the local population. With more households moving into Anmore, the demand for municipal services can also be expected to increase. Future service needs will partially be met by the Village, and some will be delivered sub-regionally or regionally, as is the case with all municipalities in Metro Vancouver. It is understood that a wider provision of municipal services is not envisioned over the duration of this Plan, consistent with an enhanced focus on financial sustainability and in keeping with the rural character of the Village.

OUR VILLAGE'S VISION

The fundamental theme of this Official Community Plan is the preservation of the Village's surrounding environment and semi-rural character. While ensuring financial sustainability, the OCP will guide Anmore's growth in accordance with core Village values.

OBJECTIVES – GROWTH MANAGEMENT STRATEGY

Since the scope of an OCP is restricted to the provisions of the *Local Government Act*, the strategy outlined below pertains to only those matters that address land use, transportation, municipal services, and the environment. The following are the four critical objectives.

OBJECTIVE #1: PROTECT THE SEMI-RURAL CHARACTER

Many people choose to live in Anmore because of the community's semi-rural character. This character expresses itself in terms of the lifestyles of the residents and a relaxed "country type" style of community that is close to nature and within minutes of urban amenities. This type of ambience and character is vitally important to residents, and must be respected as growth and development occurs over the next decade.

OBJECTIVE #2: PROTECT THE NATURAL ENVIRONMENT

A balance must be struck between land development and preservation of the natural environment. Many people have chosen Anmore as a place to live because of its natural features, easy access to wilderness and outdoor recreation areas. For this reason the Village will take an active role in environmental protection.

OBJECTIVE #3: DEVELOP A LASTING FINANCIALLY SUSTAINABLE APPROACH TO SERVICE DELIVERY

The development pattern of a municipality influences to a large extent the public expenditures that are required to service and support the population. Since an OCP is intended to guide the future development pattern, it can be used as a tool to promote the cost efficient delivery of services.

The financial viability of a municipality is largely a function of how efficiently it can provide services to its residents in relation to its revenue sources, which as a small semi-rural community, are limited beyond taxes (which is directly related to the size of the community). As a result, the Village provides a narrower range of user-pay services compared to services provided in more urban municipalities.

The Village must also contend with the same struggles as larger municipalities with more revenue sources; balancing financial decisions with service needs and aging infrastructure. In order to ensure a financially sustainable future for the Village, it is important to consider the financial implications of all corporate decisions.

OBJECTIVE #4: MAINTAIN STRONG COMMUNITY TIES AND SOCIAL CONNECTIONS

As the Village grows, many residents are mindful of its past. Throughout the community, it is common to hear repeated stories about the close community feel inherent amongst Village residents, as well as residents' direct connections to some of the first settlers in the area. With the overall trend of an aging population across the Metro Vancouver Region, increased awareness and accommodation of the needs all residents within the community will be a priority. Maintaining community well-being and strengthening the bonds that unite the Village in identity and spirit will become increasingly important.



3. FINANCIAL SUSTAINABILITY

Increasing fiscal and regional pressures require the Village to assess its short-term and long-term financial outlook. Of particular interest is the quality and lifespan of aging municipal infrastructure, the desire to maintain and/or improve existing levels of service to a growing and aging population, and understanding the implications to the Village's fixed land base.

In parallel with the review of the Official Community Plan, the Village undertook a process to draft a Financial Sustainability Plan. The analysis looked at the financial health of the Village over the next 20-years and included a full investigation of all municipal services, their associated costs and revenues, and key drivers of change, including implications of changes in the Village's demographic profile and housing development patterns.

The key policy directions of the Financial Sustainability Plan are included in this Section.

OBJECTIVES – FINANCIAL SUSTAINABILITY

- To ensure Village services are delivered in a financially sustainable manner.
- To ensure infrastructure decisions are based on a full life-cycle cost accounting perspective.
- To ensure the financial implications of growth and development within the Village are anticipated.
- To ensure service and amenity delivery expectations are aligned with the limited financial resources of the Village.

FINANCIAL SUSTAINABILITY POLICIES

Policy FS–1

The Village will continue to increase its contributions to the Capital Asset Reserve Fund through the Fixed Asset Levy, towards addressing the Village's infrastructure replacement costs anticipated over the next 20 years.

Policy FS–2

The Village supports appropriate operation and maintenance programs that ensure the maximum life of infrastructure systems, reduce frequency of replacement, and facilitate proper functionality.

Policy FS-3

The Village recognizes the inherent value of short-term growth, which will increase the number of tax-paying residents, thereby minimizing the per-resident impact of tax increases expected to meet Village's significant financial obligations. Obligations which must be met, regardless of levels of growth.

Policy FS-4

The Village will be flexible with respect to lot size restrictions, in order to facilitate future investment in the Village, while preserving semi-rural character, consistent with Residential Land Use Policies RLU-2, 4 and 8.

Policy FS-5

The Village encourages subdivision/development applicants to consider the financial implications to the Village as a result of new development, and will require subdividers/developers to take on responsibility for the costs associated with system upgrades to accommodate new development.

Policy FS-6

The Village encourages the exploration by owners/developers of voluntary community amenity contributions to respond to the community and amenity needs arising from new development, that would otherwise not be funded by Development Cost Charges.

Policy FS-7

The Village will continue its cost-recovery approach for planning, engineering and administration costs from owners/developer applicants for subdivision, rezoning and other municipal approvals.

Policy FS-8

For established neighbourhoods within the Village, where residents express interest in system upgrades and improvements, the Village supports the use of local improvements financing. Note: A local improvement refers to system upgrades and improvements that exceed the standards established by the Village's Works and Services Bylaw. The benefit of upgrades or improvements are directed to the local area or neighbourhood, and not the community at large, with the associated capital costs covered directly by residents in the specific area.

Policy FS-9

The Village will review and update its Development Cost Charge Bylaw on a regular basis to ensure that the costs of providing required infrastructure are accurately reflected.

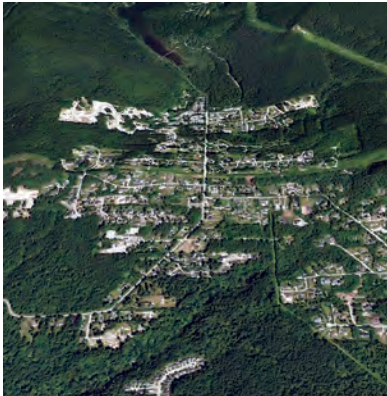
Policy FS-10

The Village will review and update its Fees and Charges Bylaw on a regular basis.

Policy FS-11

The Village will monitor the potential financial implications stemming from future growth and change, such as increased service and infrastructure requirements, and will re-adjust the Financial Sustainability Plan accordingly.

4. LAND USE



This section of the OCP contains policies pertaining to land use – residential, commercial, institutional, parks and trails, industrial, and a “special study area”.

OBJECTIVES – LAND USE

- To identify lands where certain uses are encouraged and permitted;
- To ensure that the type and extent of land uses are consistent with the fundamental approach and objectives of the Growth Management Strategy; and
- To ensure that residents, prospective developers and investors are provided with guidance regarding the requirements and guidelines of the Village with respect to their applications for subdivision, rezoning, Development Permits and other permits.

RESIDENTIAL LAND USE POLICIES

Anmore’s settlement pattern has historically been residentially focused with a tendency towards individual homes on large lots. Today, about half of the properties are one acre or larger, with some capacity for further subdivision. The residential policies set out below are intended to provide a framework for future residential development that will prioritize environmental protection, enhance the semi-rural character of the Village and minimize infrastructure costs. Beyond these fundamental elements, the Village welcomes the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.

Policy RLU-1

New residential subdivisions will be directed to those areas designated Residential and Hillside Residential on Schedules B1 and B2 — Land Use Map.

Policy RLU-2

The Village supports the subdivision of larger properties to accommodate anticipated levels of population growth in Anmore. Residential subdivisions should be consistent with the established one-acre pattern of development in Anmore, except where development occurs on the hillside or in proximity to environmentally sensitive areas, in which case alternative and innovative development proposals shall be encouraged.



Policy RLU-3

Residential subdividers/developers in Anmore are encouraged to be mindful of the impact of development on environmental features and systems, employing strategies that design “with the land” and make use of best practices for ecological sensitivity, including:

- Integration of natural features and topography into site planning and design, ensuring that the building and structure faces do not dominate the landscape. Large cuts/fills and the extensive use of retaining walls are not to be utilized to create ‘build-able lots’ or flat yards.
- Reduction of the development footprint, towards maximizing the amount of retained greenspace.
- Incorporation of scenic natural features into the site design as natural open space(s) for the eventual residents of the development.
- Protection of soil and vegetation during construction, to minimize slope erosion and siltation effects on nearby watercourses.
- Consideration of view impacts, both in terms of implications to views of neighbouring properties and of the development itself from elsewhere in the Village.
- In some cases, it may not be possible to achieve full development potential due to environmental or topographic constraints.



Policy RLU-4

Encourage developers to incorporate landscape schemes, building design and exterior materials that are in keeping with the natural setting and semi-rural character of the Village, taking advantage of strategies such as:

- Use of native-species and water-conserving landscaping.
- Minimizing impermeable surface areas.
- Use of Dark-Sky lighting strategies that reduce light pollution from development.

Policy RLU-5

Promote the development of new homes and the retrofit of existing homes that exceed BC Building Code energy efficiency standards, to support the Village’s greenhouse gas reduction targets, by including:

- Inclusion of building designs that maximize energy efficiency of the envelope as well as incorporate or prepare for solar hot water-systems or other alternative systems that reduce energy needs, to facilitate the future accommodation of such systems.
- Consideration of water efficient building systems that reduce water consumption and wastewater generation, such as the use of water conserving fixtures, rainwater collection systems, and the reuse of grey water (i.e. the use of treated grey water for irrigation purposes).



Policy RLU-6

In order to enable the hillsides to be developed in a comprehensive and environmentally sensitive manner, use of the Village's clustered housing zoning is strongly encouraged, with the intent that:

- Proposed development is sited in close proximity to existing infrastructure, services and access points to maintain natural spaces and features, while ensuring adequate separation between developed units towards retaining semi-rural character;
- Proposed development minimizes disruption to sloped and environmentally sensitive areas resulting from construction and access;
- Proposed development does not encroach upon riparian and other environmentally sensitive areas;
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not exceed a gross density of 1.5 lots per acres.

Policy RLU-7

The Village encourages subdivision-applicants considering developing along the Village's hillside area to undertake co-ordinated planning efforts between landowners, rather than developing each property separately, maximizing the protection of environmentally sensitive areas, the promotion of contiguous parks and trails and the establishment of complimentary locations for housing and access points.

Policy RLU-8

The Village supports the consideration of Comprehensive Development (CD) zoning, as it allows the Village to consider development proposals on a site-by-site basis, specifically in instances where it can be demonstrated to the Village's satisfaction that:

- Proposed development cannot be accommodated under existing zoning given possible site conditions such as varied terrain and natural environment features; or
- Proposed development evidences a level of innovation in site design and housing choice, that could not be otherwise accommodated by existing zoning; or
- Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically; and
- Proposed development upholds the intentions and strategies described in RLU-3, and may be subject to further regulatory and other restrictive instruments (i.e. covenants) at the time of application to ensure such best practices are achieved; and
- Proposed development does not exceed a gross density of 1.8 lots per acre; and
- Proposed development anticipates and employs strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

Policy RLU–9

Residential subdividers/developers should make extensive use of retained, mature landscaping, planted landscape buffers and building setbacks to best integrate and screen developments that propose different lot sizes, densities or forms of development compared to those of neighbouring properties.

Policy RLU–10

The Village supports the voluntary provision of a community amenity contribution by owners/developers as part of any rezoning proposal, to help assist the Village in mitigating any community impacts and towards the meeting of community amenity needs that may stem from the proposed rezoning and eventual development.

Policy RLU–11

For the purposes of defining amenity priorities, the Village supports the consideration, and possible combination, of the following measures:

- Trails, pathways, open space or sensitive environmental areas; facilities such as a new Village hall, fire hall, museum, recreation facilities, community gathering spaces or other amenities considered appropriate by the Village; or a contribution of equivalent value, to the satisfaction of the Village.
- For rezoning proposals seeking a Comprehensive Development rezoning, a voluntary amenity contribution equal to 30% of land or land value should be proposed, to the satisfaction of the Village.
- A voluntary amenity contribution proposal should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed amenity, and offer money-in-lieu or possible other amenities towards offsetting those anticipated future costs.

Policy RLU–12

The Village supports the development of strategies by subdividers/developers to prevent and reduce wild fires. This includes the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and use of appropriate building and landscaping materials.

Policy RLU–13

The Village encourages the retention of existing mature landscaping, introduction of planted landscape consistent with Naturescape BC guidelines or fencing and building setbacks to buffer sensitive natural areas and Conservation and Recreation lands from new development.

Policy RLU–14

The Village encourages subdividers/developers to consider adjoining properties and the future extension of certain roads anticipated by development (and as identified in Schedule C) when determining proposed means of access, ensuring that development does not restrict access to lands beyond. Such efforts should especially be considered as part of any clustered development proposal.

Policy RLU–15

Within the time frame of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks.



COMMERCIAL LAND USE POLICIES

Commercial uses offer places for residents to gather with their neighbours, destinations to walk to, opportunities for local employment and options for meeting daily needs in the community. Resident-operated home-based businesses and working from home provide additional employment opportunities for Anmore residents and reduce commuting needs. There are currently two commercial operations in Anmore — the Anmore Grocery Store and the Anmore Camp and RV Park, which are supported by local residents and visitors drawn to destinations such as Buntzen Lake.

Policy CLU-1

Commercial areas are designated on Schedules B1 and B2 — Land Use Map.

Policy CLU-2

The Village supports the exploration of commercial opportunities, subject to a public rezoning process, at the crossroads of Sunnyside Road and East Road within the Village Centre Commercial land use designation to build upon the existing presence of civic and community facilities and contribute to creating a vibrant Village Centre.

Policy CLU-3

Small-scale commercial opportunities should be considered as a key program element in the Village Hall, contributing further to the Village Centre concept.

Policy CLU-4

Future commercial uses, that are in keeping with the semi-rural character of the Village, may be considered, subject to an appropriate application and approval process. Commercial activities may include, but not be limited to: coffee shop, restaurant, bike shop, sports equipment rentals, art gallery, craft/artisan outlet, and antique store. Commercial activities that would serve local residents and be viable year-round, would be preferred over seasonal businesses.

Policy CLU-5

The Village supports the exploration of commercial uses as part of the planning and ultimate development process involved in any future development of the Imperial Oil Lands, encouraging the creation of a neighbourhood that is walkable and complete.

Policy CLU-6

The Village supports home-based businesses and bed and breakfast operations, which are regulated through the Zoning Bylaw.

INDUSTRIAL LAND USE POLICIES

Industrial areas in Anmore are currently limited to the BC Hydro power plant and pumping station at Buntzen Bay. No further industrial lands are anticipated.

Policy ILU-1

Industrial areas are designated on Schedules B1 and B2 — Land Use Map.

Policy ILU-2

The lands associated with the BC Hydro power plant and pumping station at Buntzen Bay shall retain an industrial zoning classification.

PARKS AND TRAILS LAND USE POLICIES

A defining element of life in Anmore is the access to natural areas and the outdoor lifestyle enjoyed by many residents. Scenic natural areas and Regional parks surround the community, providing a wide range of recreation options to local residents and visitors. Anmore's park and trail system provides walking paths, pockets of active recreational space, and serves to protect environmental features and sensitive areas. The park and trail system also supports active transportation choices and a healthy lifestyle.

As subdivisions have occurred, the Village has attempted to acquire land for publicly accessible parks and trails. The objective has been to accommodate recreational activities, passive enjoyment, and a network of cycling and pedestrian routes that connect local destinations, including schools, parks and different neighbourhoods.

Policy P&TLU-1

Municipal parks are identified on Schedules B1 and B2 — Land Use Map. Additionally, the Parks and Trail system is identified on Schedule E — Parks and Trails Map.

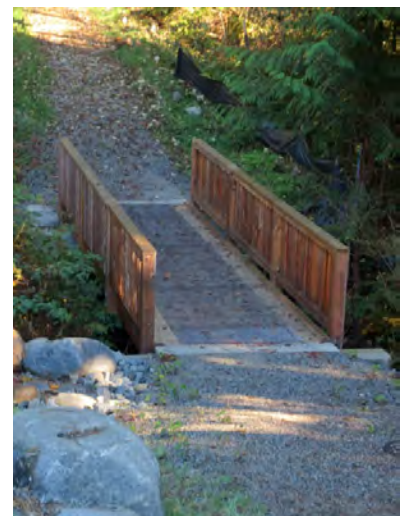
Policy P&TLU-2

The Village recognizes the health and well-being benefits that come with ensuring that all residents, regardless of age or physical ability, have the opportunity to access and enjoy recreational activities in Anmore's parks, trails and open spaces.

Policy P&TLU-3

The Village supports environmentally sensitive trail and park planning and design, with a specific focus on:

- Maintaining biodiversity, sensitive habitats and natural features.
- Designing with nature in mind, respecting existing terrain and drainage patterns.
- Minimizing intrusions associated with accommodating community recreational interests, while remaining sensitive to the need to limit public access in environmentally sensitive areas.
- Creating linked wildlife corridors associated with riparian and other watercourse protection areas.
- Taking advantage of opportunities for community education about the natural systems that surround the Village.





Policy P&TLU-4

The Village encourages the connection between local, inter-municipal and regional trails; parks and open spaces, regional recreation destinations, schools; residential neighbourhoods, and adjacent municipalities, recognizing that improved connections better integrates these amenities into the Village and promotes walking as an alternative to driving.

Policy P&TLU-5

Pursuant to Section 941 of the *Local Government Act*, as a condition of subdivision, the Village requires subdividers to dedicate 5% of their land for parkland, in cases where the Village determines that acquiring the land is appropriate. The 5% for parkland is viewed as a prime mechanism for maintaining green space in Anmore. Alternatively, the subdivider may be required to provide money in lieu of parkland, to the amount of 5% of the value of the land prior to subdivision.

Policy P&TLU-6

Priorities for parkland dedication acquired through rezoning or subdivision are as follows, at the discretion of the approving authority:



P&TLU-6.1

Trails and pathways

As its first preference, the Village supports the securing of a parkland in the form of trails and pathways, with the intent of achieving a connected trail network, consisting of the pathways along the major roads and off-road trails that provide alternative transportation link and access amenities such as the Buntzen Lake Recreation Area, local schools and community gathering spaces, as well as the Village's neighbourhoods.

P&TLU-6.2

Wilderness or environmentally sensitive areas

As a secondary alternative, and where the securing of land for trail and pathway purposes is not viable, the Village will seek the preservation of natural, habitat and/or other environmentally sensitive areas, in order to secure such lands and limit public intrusion and access as required.

P&TLU-6.3

Active/passive open space

Where possible, where community need can be demonstrated and any ongoing financial maintenance by the Municipality can be minimized, the Village supports the exploration of securing lands to accommodate active recreational activities such as neighbourhood play areas.

P&TLU-6.4

Money in lieu of parkland

The option of securing money in lieu will be considered on a site specific basis and will be at the discretion of the Village.



Policy P&TLU-7

The Village will encourage property owners/developers to dedicate land for trails and parks in excess of the minimum 5% requirement through the use of density incentives (see Policy RLU-8).

Policy P&TLU-8

The Village is committed to completing a Parks Master Plan to provide more specific guidance as to the location, type and design of parks, trails and protected areas.

Policy P&TLU-9

The Village will ensure that strategies and actions from the Anmore Age-Friendly Action Plan (2013) are incorporated into the planning of future pedestrian routes, trails and parks.

Policy P&TLU-10

BC Hydro's Buntzen Lake Recreation Area has been designated Conservation & Recreation on the Land Use Map. The Village does not support expansion of the existing parking area to accommodate greater usage of the Recreation Area unless the issues of traffic along East Road and emergency evacuation are addressed to the satisfaction of the Village. The Municipality will continue to work with senior levels of government, including Metro Vancouver and BC Hydro, to address the issues related this regionally significant recreational destination.

Policy P&TLU-11

The Village supports the exploration of alternative means of accessing the Buntzen Lake Recreation Area, including exploration of private shuttle services, provision of enhanced cycling facilities or other alternatives to the current reliance on private vehicle access.





INSTITUTIONAL LAND USE POLICIES

A number of institutional uses, including the Anmore Elementary School, Village Hall, Volunteer Firehall and public works yard, are at the heart of the services provided to the community. The Village looks forward to the opening of Eagle Mountain Middle School in 2014, which will become another valuable community resource.

The need for a new Village Hall became a priority in 2013, and presents an opportunity to consider what a new civic multi-purpose facility could offer the community, both as a gathering place and a hub for information and resources accessible to all residents. The Village Centre Institutional designation indicates the area of the Village that could evolve as a recognizable centre in the community, with the new Village Hall as the focal point.

Policy INLU-1

Institutional areas and Village Centre Commercial areas are designated as on Schedules B1 and B2 — Land Use Map.

Policy INLU-2

The Village will actively pursue the planning, design and construction of a new Village Hall at the crossroads of Sunnyside Road and East Road, providing a catalyst to foster and strengthen the evolution of a Village Centre at this location.

Policy INLU-3

The Village will work towards the provision of features and services that will enhance the value of the new Village Hall as a multi-purpose community resource. Examples include meeting spaces for civic administration, community groups, activity space for youth and seniors, coffee kiosk or other commercial opportunities, storage of Anmore's archives, arts and cultural display areas, and an outlet for community information and resources.

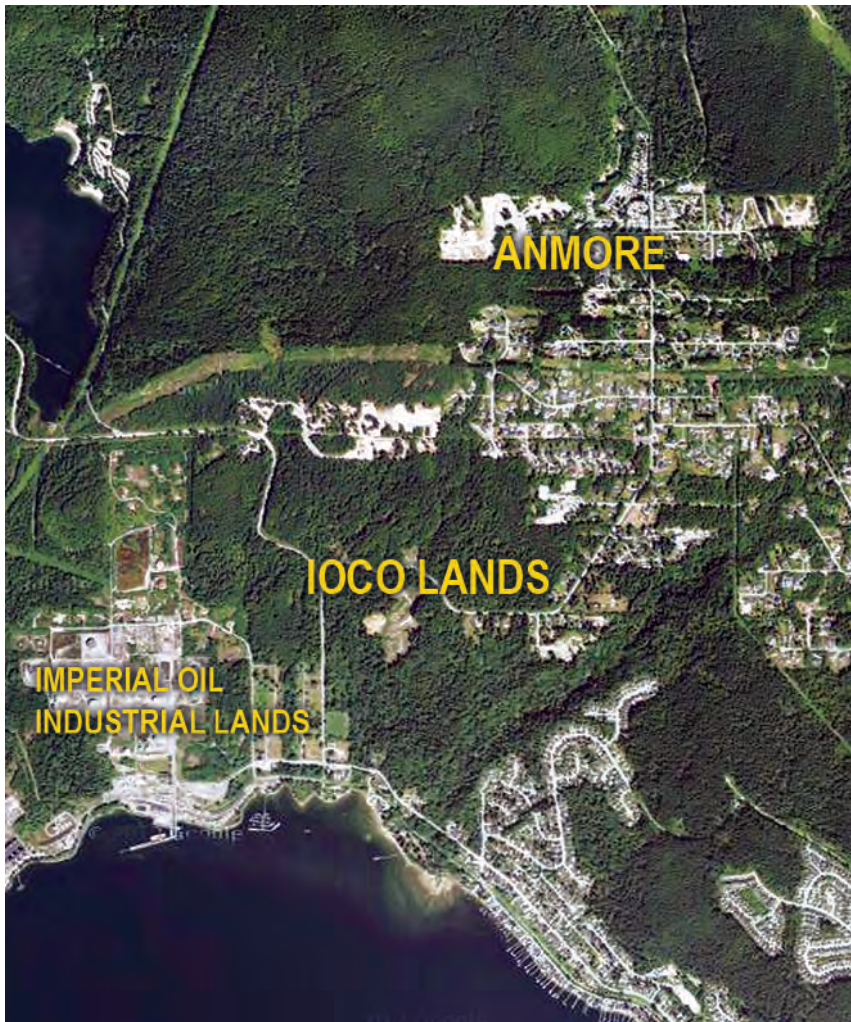
Policy INLU-4

The Village welcomes the integration of Eagle Mountain Middle School into the local community.

SPECIAL STUDY AREA – IMPERIAL OIL LANDS (IOCO LANDS)

The Imperial Oil Lands (IOCO Lands) in the southwest part of Anmore is considered as a major future development area. Its development will be subject to the preparation of a comprehensive development plan that would address land use and density, environmental attributes, servicing, transportation, community amenities, parkland and financial implications. The development of the IOCO Lands will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building performance and its creation of a walkable community that is well-integrated with the existing community.

Conversations regarding the future of the IOCO Lands have been ongoing for many years. The Special Study Area designation highlights the need for further discussion and study. While no plan or proposal has been submitted by the property owners, the lands are currently for sale, which has spurred much discussion within the community about what these lands could become if and when redeveloped.



Policy IOLU–1

The Village has serious concerns with the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community, social and financial impacts to Anmore. The extension of David Avenue into the Village of Anmore is a primary issue requiring further discussion and resolution as part of any future planning and development of the Lands.

Policy IOLU–2

The Village does not support the bearing of any of the costs related to the exploration, design and/or construction of the extension of David Avenue, nor does it support taking on the responsibility for the long-term maintenance of the required road and bridge structure, inherent in any extension concept.

Policy IOLU–3

The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community and stakeholder engagement, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, ideally, include joint discussions with the City of Port Moody and include further technical analysis, which may include but not be limited to:

- The provisions of a traffic impact study(ies);
- Projections of the resulting new population;
- An assessment of the amenity needs generated as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations); and
- The preparation of environmental assessments.

Policy IOLU–4

In consideration of the future, any development of the IOCO Lands should strive to achieve the highest levels of neighborhood performance relating to: minimizing environmental impact, limiting energy requirements and related GHG footprint, reducing potable water and other resource consumption, minimizing surface runoff while maximizing at-source infiltration, maximizing waste diversion from the region's landfills, and the delivery of overall design excellence; all contributing positively to the existing character of the Village.

5. TRANSPORTATION



Anmore's secluded location and dispersed residential settlement pattern results in residents depending on a private vehicle for much of their commuting, daily needs and other trips. The Municipality supports alternative modes of transportation, including public transit, walking, biking, car-pooling and rideshare programs to give residents other options than the car for trips within and outside Anmore.

Translink is in the process of updating the Northeast Sector Area Transit Plan, which includes Anmore, Belcarra and the Tri-Cities. The community shuttle currently serves Anmore residents and is an important link for commuters, students, seniors and, during the summer months when the route extends into Buntzen Lake Recreation Area, providing an alternative access option that can relieve some parking pressures during busy times.



As part of the Major Road Network, Sunnyside Road and East Road will function as the major traffic routes servicing the community and providing access to Buntzen Lake. While roads and vehicle movement largely define the transportation system, the Village will strive to ensure all modes of transportation are viable and safe options for residents and visitors. Transportation policies also contribute to Anmore's efforts to reduce Greenhouse Gas Emissions and support healthy lifestyle choices for residents.

OBJECTIVES – TRANSPORTATION

- To provide a safe and convenient transportation system for pedestrians, cyclists and vehicle drivers.
- To encourage active and alternative transportation choices.
- To advocate for transit services that meet the needs of Anmore residents.
- To ensure new roadways accommodate the transportation needs of residents and are designed to be consistent with Anmore's semi-rural character.

ACTIVE TRANSPORTATION POLICIES

Policy T-1

The Village encourages the development of pedestrian, cycling, and public transit networks as part of an integrated multimodal transportation system.

Policy T-2

The Village recognizes that the roads within the Municipality are community assets, available to all users, not just drivers, and supports the provision of well-connected pedestrian and bicycle routes to key destinations in the community such as local schools, the new Village Hall, the Anmore Grocery Store and Buntzen Lake Recreation Area.

Policy T-3

In future planning and development projects, the Village will consider the potential to enhance Sunnyside Road as an active transportation corridor.

Policy T-4

The Village will explore opportunities to improve the walkability of East Road, considering increased buffers or other measures to enhance pedestrian safety.

Policy T-5

The Village will improve safety for children, pedestrians and cyclists by implementing safe crossings and/or traffic calming measures, where appropriate.

Policy T-6

The Village will promote the use of the carpooling and participation in rideshare programs such as the Jack Bell Rideshare program.

Policy T-7

The Village will explore potential partnerships with the schools to establish educational programs to promote walking and cycling, and will encourage schools to provide high-quality and well-monitored bicycle parking.

Policy T-8

The Village will seek opportunities to work with the City of Port Moody and Translink to explore the potential to provide a safe and well-connected pedestrian and bicycle route from the Evergreen Line station at loco to Anmore.

Policy T-9

The Village will advocate for continued improvements to the Translink community shuttle service in Anmore and provide input into the Northeast Sector Area Transit Plan.

Policy T-10

The Village will ensure access to transit stops reflect accessible and barrier-free design standards, wherever possible.





Sunnyside Road



East Road

Policy T-11

In the design of transit stops, the Village will seek to enhance transit stop comfort and safety through the use of appropriate materials, lighting and weather protection.

Policy T-12

In the development of new subdivisions, the Village will encourage Translink to provide a transit stop located within 400 metres (approximately a five-minute walk) of every housing unit.

MAJOR ROAD POLICIES

The Village supports the ongoing designation of both Sunnyside Road and East Road as part of the regional Major Road Network (MRN), recognizing these two major traffic routes service the needs of residents and provide access to Buntzen Lake Recreation Area (see Schedule C - Road Network Map).

Policy T-13

The Village continues to support, in accordance with Section 933 of the *Local Government Act*, the ongoing practice of Development Cost Charges being collected to assist in the financing of road upgrading.

Policy T-14

At the time when the IOCO Lands are developed, the Village will secure a road allowance that will provide a link between the western and central portions of the Village.

Policy T-15

Where possible, the Village will limit direct driveway access onto Sunnyside Road and East Roads by requiring the use of alternative roads and shared driveways.

MINOR COLLECTOR ROAD POLICIES

Policy T-16

An alignment for the future extension of Charlotte Crescent, generally along the old skid road, will function as a collector road as new subdivisions are developed on the east side of East Road (see Schedule C - Road Network Map).

Policy T-17

An alignment connecting Charlotte Crescent to East Road is identified on Schedule C - Road Network Map. This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles. Given these priorities, should an extended Charlotte Crescent be required along this alignment, it need not be designed solely as a motor vehicle throughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to finance the construction of a road along this alignment.

Policy T-18

An alignment extending Fern Drive is identified on Schedule C – Road Network Map. As new subdivisions are developed, this alignment may be developed to serve as the north/south minor collector on the west side of Sunnyside Road, providing connection between Fern Drive and Sunnyside Road, where possible. This road will be located on the east side of Schoolhouse Creek. This alignment is intended to establish a looped connection to accommodate municipal services, resident access and emergency response vehicles. Given these priorities, should an extended Fern Drive be required along this alignment, it need not be designed solely as a vehicle throughway. Rather, road design options that enhance pedestrian connectivity may be considered. Area-specific Development Cost Charges may be used to help finance the construction of this road.

Policy T-19

The continued extension of Leggett Drive, as new subdivisions are developed, is anticipated to serve as a minor collector to access properties to the northeast of Sunnyside Road. Area-specific Development Cost Charges may be used to help finance the construction and maintenance of this road.

LOCAL ROAD POLICIES

Policy T-20

As new subdivisions are developed, local roads will be provided in accordance with the standards specified in the Works and Services Bylaw.

ROAD DEDICATION POLICIES

Policy T-21

The Approving Authority will be encouraged to utilize the following guidelines in determining the appropriate locations for roads within subdivisions:

- Locate new roads such that their alignment can facilitate the development of adjacent land in the future.
- Ensure that new roads are located within a subdivision such that they can be extended in a technically feasible manner through adjacent properties, while being cost effective for both the developer to provide and the Village to maintain.
- For corner lots fronting onto major roads and minor collectors, driveway access should be arranged off of the local road where possible.
- Minimize extensive cut and fills.
- Where possible, provide access to subdivisions from more than one (1) local road.
- Create as few intersections as possible.
- Use 3-way intersections rather than 4-way intersections.
- Avoid intersections near crests of hills and on curves.
- Avoid skew intersections, i.e. where the angle between the intersecting roads is outside the range 90 ± 20 degrees.
- Avoid grades greater than 12%.
- Avoid crossing Anmore, Schoolhouse and Mossom Creeks where possible.

Policy T-22

At the time of subdivision, where a new road is being proposed, the Village will seek a 20 metre road dedication. As a means of protecting Anmore's semi-rural character, the Approving Authority may consider allocation of that roadway to enable the paved portion of the roadway to be narrower, provided the following minimal criteria can be satisfied:

- Accommodate two-way traffic and the safe passage of emergency vehicles;
- Provide for adequate drainage ditches, swales or storm sewers;
- Accommodate natural gas, water mains, and/or other utilities;
- Accommodate pedestrian and cycling pathways; and
- Retain or create greenway corridors.

Policy T-23

Where a subdivision is adjacent to an existing Village road, the Village supports the securing of land, the width being the difference between the current road width and 20 metres, for the purposes of facilitating the widening of the existing road.

Policy T-24

The Village may also explore opportunities for increased road allowances where the extra land is to remain treed or used for non-motor vehicle use such as walking, biking or horse trails.

Policy T-25

The Village encourages applicants to consider road designs and form of eventual tenure that minimize the financial implications to the Village related to ongoing maintenance and replacement of any dedicated road.

Policy T-26

The Village will act, to the extent of its authority, to ensure that David Avenue has a minimal impact upon the lifestyle and livelihood of residents that may be affected by any future extension of the road. The Village does not support the David Avenue extension alignment options explored to date by the property owners due, in part, to the potential environmental, community and social impacts to Anmore. The Village encourages the City of Port Moody to explore an alignment that will have minimal environmental impact on Mossom and Schoolhouse Creeks.

6. MUNICIPAL SERVICES



As a semi-rural community, outside Metro Vancouver's Urban Containment Boundary, the Village provides only limited services.

Residential property taxes are the main source of revenue for the Village, and go towards the cost of providing municipal services. The Village undertook a Financial Sustainability Study to assess the ongoing cost of providing and maintaining infrastructure and services, with the objective of identifying a financially sustainable approach to service provision.

OBJECTIVES – MUNICIPAL SERVICES

- Provide and maintain Anmore's infrastructure and services in an efficient and financially sustainable manner.

ASSET MANAGEMENT POLICIES

Policy MS-1

In recognition of its limited financial resources, the Village will consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy, in order to best anticipate the costs and timing of infrastructure design, maintenance and renewal efforts.

Policy MS-2

The Village will adopt a life cycle asset management perspective to assist in making decisions on prioritizing infrastructure and service investments throughout the Village, until an Asset Management policy is developed.

Policy MS-3

The Village will pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees.



WATER SERVICE POLICIES

Policy MS-4

The Village is committed to working with the Metro Vancouver Region, local health authority and neighbouring municipalities to ensure the protection of the drinking water supply and the prevention of water contamination.

Policy MS-5

Subdivision of land into parcels less than 1.2 ha (3 acres) will only be permitted if such subdivision can be connected to the Community Water system, as outlined in the Anmore Works and Services Bylaw. The existing water system has sufficient capacity to accommodate Anmore's current growth projections.

Policy MS-6

Private water systems using surface water sources will not be permitted for new subdivisions.

LIQUID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS-7

During the time frame of this Plan, the Village will not develop a municipal-wide sewer system.

Policy MS-8

As per the Regional Growth Strategy, the Greater Vancouver Sewerage and Drainage District will not extend regional sewage services to Rural areas. An extension may be considered to address public health issues or protect the region's natural assets. An application to amend the Regional Growth Strategy to extend the sewage system would be subject to further study and exploration, and be funded entirely by the owners/residents who would use the system. Private sewage disposal systems will continue to be approved by the BC Ministry of Health or the BC Ministry of Environment.

Policy MS-9

The Village will consider proposals from developers that involve private packaged treatment plants and common disposal fields to service new subdivisions provided that:

- The facilities are owned and operated by professionals and reputable utility companies as so determined by the Village; and
- The facilities are approved in accordance with the standards established by the Ministry of Environment, or other applicable responsible authority.

STORMWATER DRAINAGE POLICIES

Policy MS–10

During the time frame of this Plan, the Village will not install an enclosed piped stormwater drainage system; however, improvements to the existing network of green infrastructure systems throughout the Village, such as drainage ditches and engineered bioswales, as well as the introduction of new systems such as groundwater infiltration and recharge areas, green roofs, pervious surfaces, etc., is anticipated.

Policy MS–11

All individual subdivisions will be required to provide drainage systems in accordance with the standards of the Works and Services Bylaw.

Policy MS–12

Subdividers will be encouraged to implement low impact development and stormwater management best practices to protect local watersheds and stream hydrology, and to ensure that pre-development and post-development drainage flows are to be the same in peak intensity.

Policy MS–13

Open ditches and bioswales are to be retained where possible.

SOLID WASTE COLLECTION AND DISPOSAL POLICIES

Policy MS–14

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

Policy MS–15

The Village will introduce a curbside garbage, recycling and organic waste collection program.

Policy MS–16

The Village commits to meeting Metro Vancouver’s ban on organic materials in household waste by 2015.

Policy MS–17

The Village supports initiatives to reduce construction waste, and encourages sustainable waste reduction and recycling/reuse practices.

STREET LIGHTING POLICIES

Policy MS–18

The Village will provide street-lighting on sections of East Road and Sunnyside Road, only where it is considered an important safety measure.

Policy MS–19

The Village will utilize Dark Sky principles in the design of lighting schemes and selection of lighting fixtures to reduce glare and light pollution.

7. ENVIRONMENT



Anmore's natural environment is highly valued and recognized for its local and regional significance; however, the impact of urban development and recreational activity puts sensitive areas at risk. Environmental policies seek to create a balance between upholding a commitment to preserve the environment, providing access and enjoyment of natural areas, welcoming new residents, and contributing to Anmore's identity and character.

OBJECTIVES – ENVIRONMENT

- To promote and support the long-term protection and stewardship of Anmore's natural environment.
- To recognize the importance of the natural environment in maintaining biodiversity, water and air quality, and contributing to the semi-rural character of the Village.
- To balance environmental protection and stewardship with the need to accommodate some future growth and provide recreational opportunities for residents.
- To minimize the negative impacts of development and public access to environmentally sensitive areas.

ENVIRONMENTAL STEWARDSHIP POLICIES

Policy E-1

Important environmental features, including: regionally important watercourses, riparian areas and steep slopes of 20% or greater, are generally indicated on Schedule D1 – Watercourse Map and on Schedule D2 – Steep Slopes Map.

Policy E-2

The Village strongly supports the promotion and preservation of the long-term health of our surrounding terrestrial, aquatic and riparian ecosystems, species of concern and sensitive environmental areas.

Policy E-3

The Village may require an applicant for subdivision, rezoning, development permit or other approvals to provide an assessment of the subject lands by a Qualified Environmental Professional (QEP) to identify potential impacts on aquatic, wetland and terrestrial habitat and make recommendations for protection or mitigation measures, as necessary.

Policy E-4

The Village will work with local, regional and provincial organizations to provide educational opportunities related to the responsible use and stewardship of the natural environment.

Policy E-5

The Village will promote and encourage residents to utilize programs such as Naturescape British Columbia, a co-operative program that provides resources for residents to protect wildlife habitat close to their homes and to utilize native species in landscaping schemes.

Policy E-6

The Village encourages residents, schools, commercial operations and local community groups to participate in helping the Village maintain the health of the surrounding natural environment. Such community-based initiatives could include:

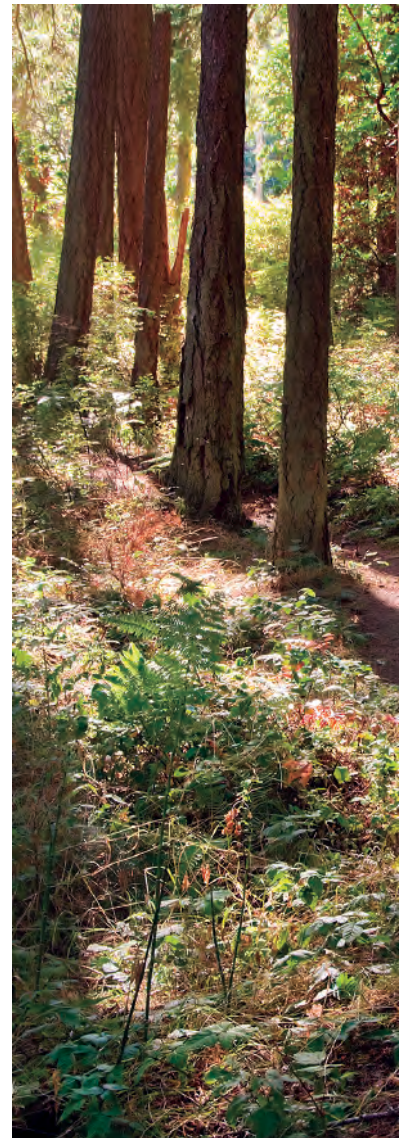
- Habitat restoration and monitoring.
- Habitat clean-up days.
- Community gardens and composting.
- Removal of invasive plant species.
- Open space and natural area restoration.

Policy E-7

The Village recognizes that inventory and mapping of environmentally sensitive areas should be based on the best available data, and therefore supports the completion of a Village mapping and assessment project, with new information to be incorporated into existing policies and regulations.

Policy E-8

At the time the Zoning Bylaw, Works and Services Bylaw and other relevant bylaws are reviewed, amendments or additions may be warranted to reflect policies within this OCP intended to protect environmentally sensitive areas and wildlife habitat.





WATERSHEDS WATERCOURSES AND WETLANDS POLICIES

Policy E-9

All applications for development, as defined in the Province's Riparian Areas Regulation (RAR), are required to follow the RAR assessment methodology for establishing setbacks. The Village will ensure the protection of riparian areas through the application of a Development Permit Area (DPA), generally illustrated in Schedule F - Watercourse Protection Development Permit Area Map, and outlined in the Village's Zoning Bylaw. See page 63, Schedule F for details.

Policy E-10

At the discretion of the Approving Authority, during the subdivision review process, the applicant will be required to enter into a non-disturbance restrictive covenant prohibiting vegetation disturbance and removal as well as the protection of sensitive areas from future development.

Policy E-11

The Village will discourage public access into riparian and other sensitive environmental areas through the provision by owner/developers of standardized rail and post fencing, landscape treatment and signage on both public and private lands.

Policy E-12

Property owners/developers are encouraged to protect and enhance stream corridors and other sensitive areas located on privately owned lands that are accessible to the public.

Policy E-13

The Village supports a coordinated approach with the City of Port Moody to achieve consistent and effective protection of the watercourses that flow through the two communities.

Policy E-14

The Village will continue to protect watercourses and surface water sources utilized for domestic water needs, with the intention of expanding the Community Water system to all residences in Anmore.

FLOODPLAIN POLICIES

Policy E-15

In assessing the hazard implications of development proposals, the Village will rely upon qualified professionals to conduct studies to identify potential flood hazards and recommend mitigative measures to protect against such hazards.

STEEP SLOPE POLICIES

Policy E-16

The Village's Approving Authority will encourage the subdivision of areas that have steep slopes, such as those identified on Schedule D2, to be undertaken in an innovative manner, respecting the topographic constraints, and consistent with relevant residential land use policies.

Policy E-17

The Village's Approving Authority will discourage extensive cut and fill and clear cutting on hillside subdivisions in order to prevent erosion, and to limit the visual impact of these activities.

Policy E-18

The Village's Approving Authority and Building Inspector may require that geotechnical studies be undertaken by the subdivider/developer for lands that may be subject to slippage or erosion prior to approval of subdivisions or construction of buildings.

TREE RETENTION AND VEGETATION POLICIES

Policy E-19

The Village's Approving Authority will encourage tree retention and replanting for new subdivisions, as outlined in the Tree Management Bylaw. In particular, tree retention is desirable and, in some cases, may be essential along road frontages, shared property lines and natural watercourses.

Policy E-20

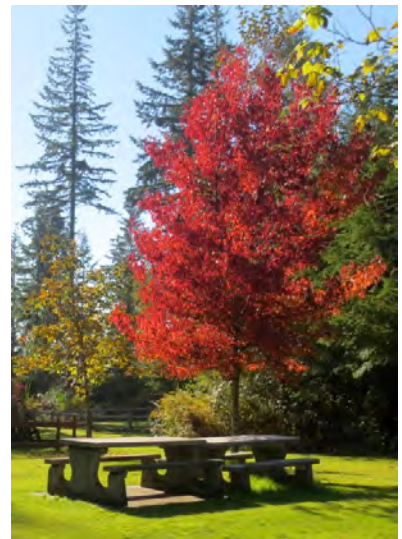
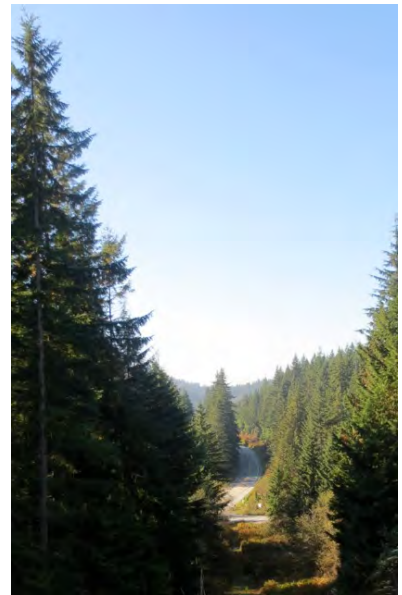
The Village may require an application for subdivision or development to retain a professional forester or arborist to conduct a tree removal assessment in order to prevent trees from blowing down and damaging private property.

Policy E-21

The Village will require landowners to replace trees or vegetation removed for safety or engineering concerns with native species landscaping.

Policy E-22

The Village supports residents' initiatives to remove invasive plant species and replace these with native species.





WILDLIFE PROTECTION POLICIES

Policy E-23

The Village will encourage developers to retain a QEP to assess the presence of protected vegetation and/or wildlife and/or their habitats and prepare an assessment report as part of a subdivision or development application. The assessment should include, but is not limited to, surveys for nests of protected bird species and presence of habitat of protected amphibian species. If present, the QEP must develop a nest management plan and/or habitat mitigation plan within the assessment report and submit to the Village and/or the Village's environmental representative.

Policy E-24

The Village will discourage land clearing during the bird nesting season, generally extending between March 15 and August 31 of any year. If land clearing is proposed at this time, the applicant shall retain a QEP to activities comply with the Government of BC's *Wildlife Act* and/or the Government of Canada's *Migratory Birds Convention Act*. The QEP is required to submit a report to the Village and/or the Village's environmental representative prior to issuance of a tree cutting permit.

Policy E-25

The Village encourages the identification, retention and enhancement of connected wildlife corridors in any development proposal.

Policy E-26

The Village requires the use of appropriate garbage bins and other safety precautions to minimize the risk of negative wildlife encounters, and will make educational resources available to the public.

Policy E-27

The Village encourages implementing Dark Sky principles, as advocated by the International Dark-Sky Association, in outdoor lighting schemes for public and private developments, to limit light pollution, which can disturb wildlife and impact the night sky – a valued element of the semi-rural character of the Village.

8. SOCIAL AND COMMUNITY WELL-BEING



Social planning is the process of developing and building community well-being. Throughout the public engagement process for the OCP Update, participants expressed a desire to support cultural and social elements, provide community gathering places and work towards a community that is age-friendly, safe, healthy and inclusive. The policies in this section seek to support and enhance this sense of community, recognizing the value of planning for a socially equitable and culturally vibrant future.

OBJECTIVES – SOCIAL AND WELL-BEING

- To consider the diverse and changing needs, means, ages and abilities of all current and future residents.
- To continue to work toward an accessible community, free of social and physical barriers, for people with disabilities.
- To support innovative and affordable housing for renters, and people with special needs.
- To encourage a high level of community volunteerism.
- To continue to support the retention of Anmore's heritage.
- To continue to support local cultural initiatives that celebrate the visual and performing arts.
- To continue to promote harmonious inter-cultural and inter-faith relations.



GENERAL POLICIES

Policy S-1

The Village will follow accessible and adaptable design guidelines for public facilities.

Policy S-2

The Village will continue to work cooperatively and support School District 43 with respect to school facilities to accommodate Anmore's child and youth population.

HOUSING POLICIES

Since 1992, the *Local Government Act* has required an OCP to include housing policies of the local government respecting affordable housing, rental housing and special needs housing. As these terms are not defined statutorily, each local government determines what constitutes "affordable" and "special needs". The Village will strive to address the housing needs of residents through the following policies:

Policy S-3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs.

Policy S-4

The Village supports the creation of secondary suites and coach houses to increase residential land use efficiency, and provide a broader range of housing types and sizes.

Policy S-5

The Village, through its website and newsletters, will provide information on programs of other levels of government that may be of interest to Anmore residents. Examples include: Home Adaptation for Independence (BC Housing), rental assistance for lower income seniors and families (BC Housing), and Property Tax Deferment (BC Ministry of Finance).

Policy S-6

The Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village.

AGE-FRIENDLY POLICIES

Age-friendly policies are intended to address the emerging needs of an aging population and develop as an accessible and inclusive community for all residents.



Policy S-7

The Village will implement the prioritized policies of the Age-Friendly Action Plan prepared for the Village of Anmore in 2013, which include the following:

- Incorporate elements of the Age-Friendly Plan into development applications;
- Provide safe and accessible passage to public buildings;
- Develop trail guidelines to respond to the needs of seniors and people with mobility challenges;
- Work with BC Transit to improve transit service throughout the day;
- Develop a community ride-share program specific to meeting the needs of seniors and people who do not drive;
- Consider applications for residential land uses and housing options that provide residents the opportunity to “age in place”;
- Develop a Community Resource Directory to identify the services and programs offered locally and in adjacent communities; and
- Develop a volunteer bank based on skills and interests to help match people’s skills to the communities needs.

Policy S-8

The Village will ensure that input from the Village’s youth is sought and that their needs and interests are considered in future-planning initiatives, events and activities.

HERITAGE POLICIES

Policy S-9

The Village will continue to develop the archives of the community and seek appropriate venues for display, encourage efforts to record the oral history of the community into written form, and encourage the retention of public structures, natural features or places of historic significance.

ARTS AND CULTURE POLICIES

Policy S-10

The Village will encourage the development of arts in the community, the inclusion of public art within public projects, and building arts components into heritage and community events, such as Ma Murray Day.

Policy S-11

The Village will encourage an open and respectful community dialogue through various means, including public meetings, the Village website, other online sources and forms of social media.

SAFETY AND SECURITY POLICIES

Policy S-12

The Village will update and implement the Emergency Preparedness Plan, support the work of the Volunteer Fire Department and continue to work with the Royal Canadian Mounted Police to maintain safety and security in the community.

FOOD SECURITY POLICIES

Food security in non-agricultural communities is commonly defined as the growing of fruits, vegetables and herbs within cities. There has been renewed interest in growing local foods, not only in back yards, but in community gardens located in parks, school yards, vacant lots, along roads, privately donated land and rooftops. The intent of food security policies is to raise awareness of the importance of supporting a healthy and sustainable supply of local food regionally and locally.

Policy S-13

The Village encourages residents to grow foods on their property for personal consumption, explore the potential to sell foods locally and look for opportunities to buy foods from local or regional sources.

Policy S-14

The Village will consider establishing a community garden in the Village Centre, to be maintained by Anmore volunteers.

9. GREENHOUSE GAS EMISSION REDUCTION STRATEGY

Pursuant to Section 877(3) of the *Local Government Act* and the 2008 *Local Government (Green Communities) Statutes Amendment Act*, an OCP must include targets for the reduction of greenhouse gas emissions and policies to achieve those targets. Under the BC Climate Action Charter, the Village of Anmore has committed to creating a more complete, compact and energy efficient community.

TARGETS

The greenhouse gas (GHG) emission reduction targets for Anmore use the 2007 emissions levels as a baseline. These targets have been set on the basis of reducing the community's carbon footprint while respecting the community's vision of retaining the Village's semi rural character. The Village recognizes the need to pursue emission targets; however, due to the established land use pattern, relatively secluded location of the Village and dependence on vehicle travel, meeting these targets will be exceedingly challenging.

	2020	2050
Buildings Target Reduction	33%	80%
Transportation Target Reduction	16.5%	40%

According to the 2010 Community Energy and Emissions Inventory (CEEI) report prepared by the Province of British Columbia, 54% of Anmore's GHG emissions were associated with road transportation, 40% were associated with building operations, and 6% from solid waste.

As of 2010, Anmore was behind in meeting its emission reduction targets for 2020. Transportation emissions, in particular, show an upward trend, away from the targets. A stronger, more comprehensive approach will be required if Anmore is to meet these targets.

One particular area of improvement related to transportation emissions, would be to increase the number of commuting trips made by foot and by bicycle. Approximately 18% of commuting trips are for distances of less than 5 km. These trips could be achieved on foot or by a relatively easy bicycle ride.

Another 29% of trips are between 5 km and 15 km, which could be achieved by a moderate (20 - 60 minute) bicycle ride. Transit and carpooling should also be encouraged to reduce the emissions associated with the remaining 52% of trips.

BUILDING / LAND USE

Policy GHG-1

The Village supports alternative energy sources such as solar hot water, geoechange heating and photovoltaic electricity, as well as passive solar design to minimize the lighting, heating and cooling demands of new and existing buildings.

Policy GHG-2

The Village supports the green building requirements for new construction established in the BC Building Code.

Policy GHG-3

The Village supports achievement of higher standards of green building for new and retrofit homes through programs such as LEED®, EnerGuide, Green Star, Green Globes, CASBEE, BREAM or Built Green.

Policy GHG-4

The Village will promote awareness and uptake of provincial (e.g. LiveSmart BC, BC Hydro) financial incentive programs for home energy retrofits.

Policy GHG-5

The Village will encourage residents to either preserve natural landscaping or convert back to natural landscaping using native species (as opposed to maintained lawns) and retain tree cover so as to increase the carbon sequestration potential of landscaping and vegetation.

Policy GHG-6

The Village will enforce the requirements of the Tree Management Bylaw as a means of retaining tree cover.

Policy GHG-7

The Village will continue to permit secondary suites and coach houses through the Zoning Bylaw, in order to increase residential land use efficiency.

Policy GHG-8

The Village supports home-based businesses and residents working from home to reduce commuting trips outside the Village.

Policy GHG-9

The Village will consider approaches to minimize greenhouse gas emissions in the construction of Village facilities and in corporate operations.

Policy GHG-10

The Village supports the use of private land for local food production by residents and encourages residents to purchase food produced locally and regionally, to reduce the carbon footprint associated with transporting food.

TRANSPORTATION

Policy GHG–11

The Village will focus on increasing walking and cycling as viable transportation alternatives.

Policy GHG–12

The Village will examine the road network to identify opportunities to enhance active transportation options.

Policy GHG–13

The Village will collaborate with Translink and Anmore residents to explore measures to increase transit ridership.

Policy GHG–14

The Village will collaborate with Translink to explore measures to increase transit use by visitors to Buntzen Lake Recreational Area.

Policy GHG–15

The Village will collaborate with Translink, Port Moody and Coquitlam to establish strong linkages to Evergreen Line stations by bus, bicycle, walking, or any combination of these modes.

Policy GHG–16

The Village supports car-pooling and ride share programs to reduce dependence on the private vehicle.

Policy GHG–17

The Village will support programs and initiatives such as Bike to Work Week.

SOLID WASTE

Policy GHG–18

The Village encourages waste reduction through greater waste diversion in households, businesses, schools and Village facilities.

Policy GHG–19

The Village commits to meeting Metro Vancouver’s ban on organic materials in household waste by 2015.

Policy GHG–20

The Village supports residential composting of kitchen and yard waste to reduce solid waste disposal requirements.

ACTIONS

Policy GHG–21

The Village will review the Zoning Bylaw and Building Bylaw to identify any significant barriers to achieving GHG emission reductions in Anmore.

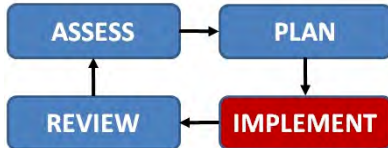
Policy GHG–22

The Village will introduce a curbside garbage, recycling and organic waste collection program.

Policy GHG–23

The Village will work with the Province to obtain the tools and resources needed to measure GHG emissions and monitor reduction efforts.

10. PLAN IMPLEMENTATION



The implementation of this Plan Update will require a number of initiatives by the Village, including capital and operating funds. The former is primarily related to municipal services; the latter is staff time required to bring the bylaws of the Village into conformity with this Plan Update. Additionally, community organizations are identified as a means to help implement various aspects of the Plan Update.

CAPITAL ITEMS

The following items are identified for implementation in this Plan. These may have an impact on the Village's annual Capital Budget and Five-Year Capital Plan.

REVENUE

- Increase the Village's contributions to the Capital Asset Reserve Fund (Policy FS-1).

EXPENDITURES

- Actively pursue the planning, design and construction of a new Village Hall (Policy INLU-2).
- Implement safe crossings and/or traffic calming measures for pedestrians and cyclists (Policy T-3), where needed.
- Implement curbside garbage, recycling, and organic waste collection program (Policy MS-15).
- Provide Dark Sky street lighting on sections of East Road and Sunnyside Road, should a safety concern arise (MS-18).

OPERATIONAL ITEMS

Village staff and consulting time will be needed to implement a number of policies of this Plan. These items may have an impact on the Village's annual Operating Budget.

FINANCIAL

- Review and update the Development Cost Charge Bylaw and the Fees and Charges Bylaw on a regular basis (Policies FS-9 and FS-10).
- Monitor possible financial implications of growth, and re-adjust the Financial Sustainability Plan accordingly (Policy FS-11).

LAND USE

- Update Zoning Bylaw to be consistent with the OCP.
- Complete a Parks Master Plan (Policy P&TLU-7).
- Conduct an inventory and mapping of Anmore's environmentally sensitive areas (Policy E-7).

TRANSPORTATION

- Work with Port Moody and Translink to provide a pedestrian and bicycle route from the Evergreen Line station at Ioco Road to Anmore (Policy T-8).
- Work with the schools to establish educational programs to promote walking and cycling and to provide bicycle parking (Policy T-7).
- Work with Translink to continue to improve the shuttle service, and add transit stops in new subdivisions (Policies T-9 and T-10).

MUNICIPAL SERVICES

- Review the Works and Services Bylaw for consistency with the OCP.
- Consider preparation of an Infrastructure Asset Management Renewal and Replacement Policy (Policy MS-2).
- Continue to pursue infrastructure grants from other levels of government (Policy MS-3).

SOCIAL AND COMMUNITY WELL-BEING

- Consider developing accessible and adaptable design guidelines for public facilities (Policy S-1).
- Provide information on housing programs of other levels of government (S-5).
- Prepare a Housing Action Plan to identify housing needs and priorities (Policy S-6).
- Adopt and implement the policies of the Age-Friendly Action Plan, 2013 (Policy S-7).
- Update and implement the Emergency Preparedness Plan (Policy S-12).

OTHER

- The Village will work closely with local community organizations as a means of realizing the objectives and policies of this Plan.
- This OCP Update should be reviewed in 2018, which is consistent with the requirements of Metro Vancouver's Regional Growth Strategy.

11. REGIONAL CONTEXT STATEMENT



Section 866 of the *Local Government Act* requires that Official Community Plans include a “regional context statement”. The purpose of such a statement is to demonstrate the ways in which the OCP supports the fundamental strategies of *Metro Vancouver 2040: Shaping Our Future*² and, where necessary, to specify how the OCP is to be made more consistent with the required growth strategy over time.

The vision of *Metro Vancouver 2040: Shaping Our Future* Regional Growth Strategy (RGS) is to achieve the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment. In achieving this vision, Metro Vancouver 2040 specifies five fundamental goals:

- Create a compact urban area;
- Support a sustainable economy;
- Protect the region’s environment and respond to climate change impacts;
- Develop complete communities; and
- Support sustainable transportation choices.

Anmore is designated a RURAL area in the RGS, with no Urban Centres or Frequent Transit Development Areas. The Urban Containment Boundary extends into Anmore to include the Eagle Mountain Middle School site in the General Urban land use designation. Additionally, a portion of the municipality is identified as a Special Study Area, for further consideration by the Village.

The following describes how the Anmore Official Community Plan relates to the goals and strategies of the RGS.

² Metro Vancouver’s Regional Growth Strategy: Metro Vancouver 2040 – Shaping our Future was adopted in July 2011, after being unanimously accepted by all local governments in the region.

CREATE A COMPACT URBAN AREA

The purpose of this goal is to concentrate Metro Vancouver's growth in compact communities with access to a range of housing choices close to employment, amenities and services. The RGS strategies to achieve this goal involve focusing urban development within the Urban Containment Boundary in Urban Centres and Frequent Transit Development Areas. The Village of Anmore supports this goal's objectives in principle through its Rural land use designation as identified on Map 3 – Regional Context Map, and intent to remain a primarily low density residential community. These factors will prevent Anmore from drawing significant urban development out of the Urban Containment Boundary and away from Urban Centres.

Between 2006 and 2011, Anmore's population increased by an average of 61 people per year, with the population equalling 2,246 in 2012. Corresponding to this population increase, the number of dwelling units in the Village increased by 110 to a total of 742.

Section 2 of the OCP outlines several potential growth scenarios for the future, forecasting out to 2032. The Growth Management Strategy focuses on the "middle scenario" as the level of growth expected in the municipality. Based on the population projections established for the OCP, Anmore anticipates growth to continue at a relatively consistent rate, of on average, approximately 61 people per year, and approximately 24 units per year. The projections of the Growth Management Strategy are generally consistent with the Regional Growth Strategy projections, however, the total number of residents in 2041 is expected to be just under 4,000 as the population ages and people per unit decreases slightly from current levels.

Population Projections	2021	2031	2041
RGS	2,800	3,600	4,400
Anmore	2,900	3,400	3,900

Dwelling Unit Projections	2021	2031	2041
RGS	850	1,080	1,310
Anmore	930	1,180	1,350

In keeping with the Anmore's Rural designation and existing residential land use pattern typified by large detached homes on large lots, densities will remain consistent with a scale and form that embraces open spaces, environmental preservation and a semi-rural character. Policy F-4 indicates the Village will be flexible in terms of lot sizes, however, average density for new subdivision will remain at one lot per one acre, consistent with existing RS-1 zoning. Policy RLU-6 emphasizes use of the Village's cluster zoning for hillside residential areas and allows for a density increase to 1.5 lots per acre in order to facilitate clustered development that minimizes environmental impacts. Policy RLU-8 outlines circumstances where the Village would consider an increase in density to 1.8 lots per acre, utilizing Comprehensive Development zoning. Anmore expects most development to occur on currently undeveloped lands, with some infill or redevelopment in existing residential areas. Future development is expected to be compatible with on-site sewer servicing, consistent with the Rural land use designation.

SPECIAL STUDY AREA

As depicted on Map 3, a portion of Anmore owned by Imperial Oil (the IOCO Lands) has been identified as a Special Study Area. Policy IOLU-3 outlines the Village's requirement for any future development of the IOCO Lands to be preceded by a comprehensive neighbourhood planning process, with detailed technical analysis and extensive community engagement. The Village also expects a commitment to exceptional neighbourhood performance (Policy IOLU-4) for these lands.

SUPPORT A SUSTAINABLE ECONOMY

The RGS supports regional employment and economic growth through the protection of the land base and transportation systems required to nurture a healthy business sector. Anmore's secluded location, small population and limited infrastructure constrains its ability to contribute to the larger regional economy. Within the local context, Anmore supports the general RGS strategies that protect employment lands for economic activity, through identifying areas of commercial, industrial and institutional lands. Policies CLU-2 and CLU-3 identify the potential to accommodate additional commercial opportunities in the Village Centre Institutional designation, within the Special Study area (Policy CLU-5), and support for home-based businesses.

RGS Projections	2021	2031	2041
Employment	660	970	1250

Anmore Projections	2021	2031	2041
Employment	500	600	700

While opportunities for employment in Anmore are limited due to the primarily residential context, these policies will assist Anmore in growing employment within the Village. With no plans to increase employment generating lands other than potential commercial opportunities, the Village anticipates more modest employment growth than projected in the RGS. Peripherally, Anmore plays a role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction.

PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE

Regional strategies to achieve this goal focus on protecting Conservation and Recreation lands, which includes enhancing natural features and their connectivity. The intent is also to encourage land use and transportation patterns that reduce energy consumption and greenhouse gas emissions and enable municipalities to mitigate and adapt to climate change and withstand risk of natural hazards.

As identified on Map 3, Conservation and Recreation areas within Anmore comprise regionally significant natural assets, major parks, watersheds and ecologically important areas. These areas include Indian Arm Provincial Park, Buntzen Lake Recreation Area, portions of Belcarra Regional Park, and the headwaters of salmon-bearing Mossom Creek, North Schoolhouse Creek, Anmore Creek and other smaller watercourses. Additional parks, representing a range of recreational and protected sensitive environmental areas, are found within the Village settlement area and are identified on Schedule E – Parks and Trails in the OCP.

The guiding objectives and policies in this OCP emphasize the importance of preserving the natural environment. Environmental Policies E-1 and E-2 promote the protection and stewardship of Conservation and Recreation lands and environmental systems and features throughout the community. Policies E-4, E-5, and E-6 emphasize environmental protection through partnerships with local regional and provincial organizations to promote stewardship and education initiatives.

Land Use Policy P&TLU-1 recognizes the health and well-being benefits associated with access to outdoor recreation, supported by Policy P&TLU-3, which highlights the importance of linking municipal parks, trails and open spaces with regional and provincial recreation areas, which would also include the Regional Recreation Greenway, as generally indicated on the RCS Map.

Applying to lands within the Rural designation, Residential Land Use Policies RLU-2 and RLU-8 provide the policy context for the Village consider proposals for development approaches that will protect hillsides and environmental features through clustering or other innovative approaches. RLU-3 specifies measures to design “with the land” and minimize environmental impacts. RLU-4 emphasizes residential design to respect natural features, maintain native species and limit light pollution through use of Dark Sky strategies and fixtures. Landowners are additionally encouraged to retain mature vegetation, provide planted landscape or fencing and situate buildings to buffer Conservation and Recreation lands from new development (Policy RLU-13).

Municipal Servicing Policies MS-10, MS-12 and MS-13 emphasize low impact development approaches and green infrastructure to address stormwater and drainage. Within Section 7: Environment, Policy E-9 introduces the intent to create a Watercourse Protection Development Permit Area (DPA) in the Zoning Bylaw to provide guidelines for development in riparian areas, consistent with the Province’s Riparian Areas Regulation. Following adoption of the OCP, the Village will undertake a Zoning Bylaw update, which will include creation of DPA guidelines.

Anmore's efforts to reduce Greenhouse Gas Emissions are primarily focused on increasing energy efficiency in buildings through promoting alternative energy sources or energy retrofits (Policies RLU-5, GHG-1, GHG-2, GHG-3, GHG-4) and supporting alternative transportation options by prioritizing pedestrian and cycling infrastructure and enhancing public transportation access to reduce vehicle emissions (Policies GHG-11, GHG-12, GHG-13, GHG-14, GHG-15 and GHG-16, as well as Policies T-1 and T-2). Policies aimed at addressing GHGs from solid waste focus on increasing waste diversion through recycling and organics pickup (Policies GHG-18, GHG-19 and GHG-20).

Through establishing comprehensive environmental protection policies and implementation tools such as the Tree Management Bylaw, Anmore will be equipped to maintain the integrity of the natural environment; safeguarding significant watersheds and providing a regional carbon sink. As the potential effects of climate change (including earthquake, flooding, erosion, subsidence, mudslides, fires) become more apparent over time, the policies in the OCP regarding watercourse setbacks (Policies E-9 and E-10), identification of hazard lands (Policy E-1) and best practices in hillside development (E-16, RLU-6 and RLU-7) will help to ensure that developed areas are resilient and minimize risk.

DEVELOP COMPLETE COMMUNITIES

The RGS supports municipalities in creating communities with a diverse range of housing choices and employment opportunities that enable residents to live and work in the same community through any stage of life. By providing a variety of housing choices, distributing employment and enabling residents' access to a variety of social, cultural and commercial services and amenities, complete communities contribute to fostering healthy lifestyles.

A number of factors contribute to the challenges Anmore faces in providing for the type of complete community envisioned by the RGS; namely, its secluded geographic location, rural land use designation and character, relatively small size and lack of supportive infrastructure.

The OCP sets out a vision for Anmore that seeks to build on the elements the community values, balancing the need to grow and accommodate the housing needs of its population with preserving the environment and semi-rural character of the Village, promoting active lifestyles, fostering a strong sense of community and striving to be financially sustainable. While most residents access employment and services outside the Village, policies within the OCP will help Anmore develop a more complete and healthy community.

To meet estimated future housing demand, the Village has identified areas for residential development within the Rural designation. Policies RLU-8, S-3 and S-4 encourage a range of lot sizes and housing types to address a variety of housing needs. The Village also intends to undertake a Housing Action Plan to assess housing needs and determine priorities for the Village (Policy S-6).

Also contributing to the development of a complete community, the OCP provides the policy context for the Village to consider future commercial opportunities (Policy C-2) and continue to support home-based businesses (Policy C-3); enhance social sustainability (policies within Section 8); and emphasize community use and enjoyment of the many local recreational opportunities (Policy P&TLU-1).

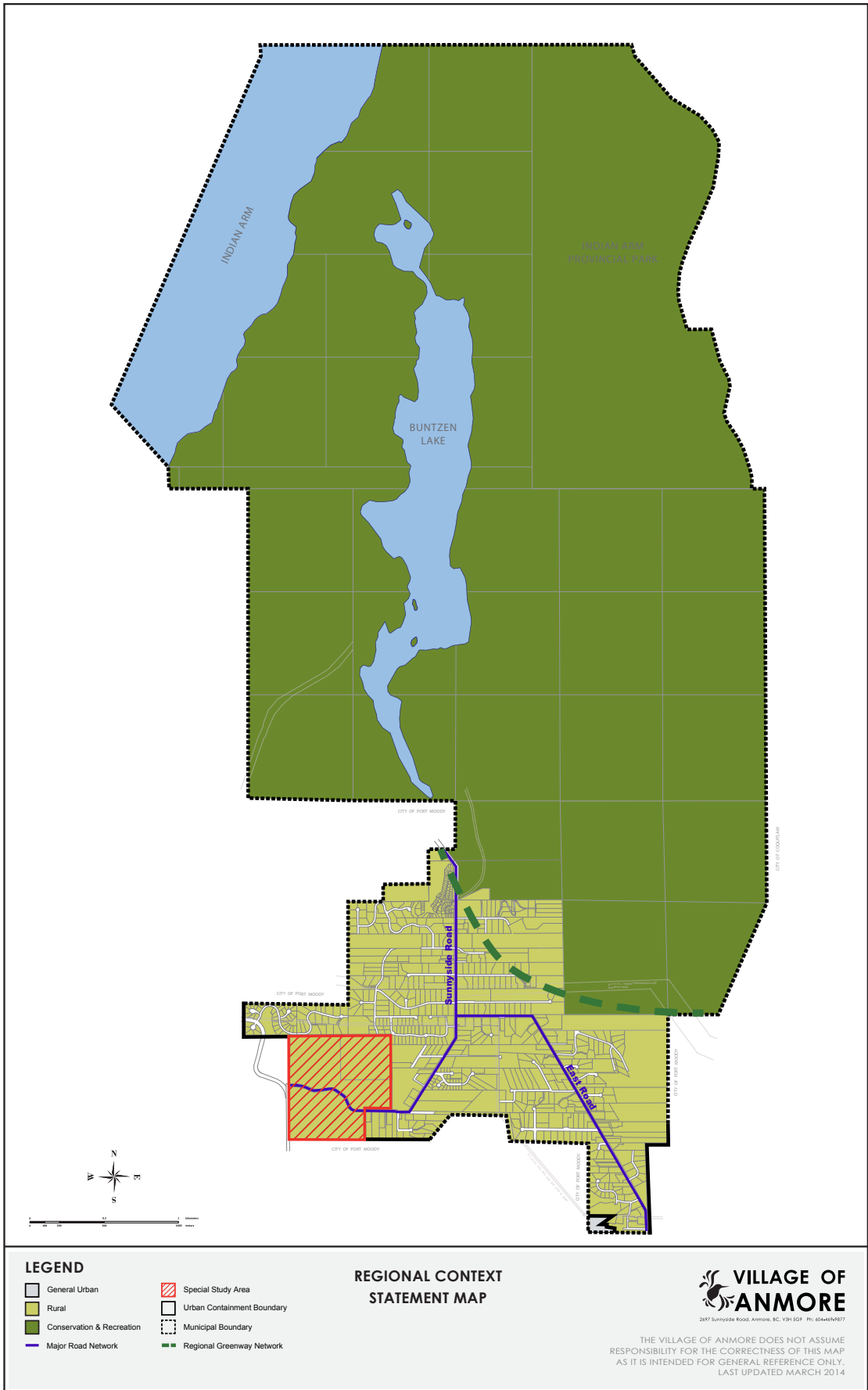
SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The RGS promotes land use and transportation planning that enables alternative choices to the private automobile, such as transit, cycling and walking, while ensuring the efficient movement of people and goods throughout the region.

In view of Anmore's secluded location, most residents depend on private vehicles. However, alternative forms of transportation such as transit, cycling, walking and multiple-occupancy vehicles (e.g. car-pooling or ride-sharing) are supported by the OCP. Several sections of the OCP, including Recreation, Transportation and GHG Emission Reduction provide policy to outline how Anmore will develop and support alternative transportation infrastructure.

Policies T-1, T-2, P&TLU-3 specifically address Anmore's commitment to developing a well connected trail and pathway system to support walking and biking. Policies T-5, T-6, T-8, T-9 and T-10 identify ways the Village can work with Translink to improve transit access for residents and visitors to Anmore, while T-4 advocates for carpooling and rideshare programs as alternatives to the car.

Map 3: Regional Context Statement Map



SCHEDULES

This OCP Update provides a Growth Management Strategy based upon cost-efficient delivery of municipal services, the preservation of environmentally sensitive areas and other community objectives such as the maintenance of community identity and enhanced social sustainability. This strategy is expressed within the text of the Plan and its attached Schedules, the latter of which form part of the OCP Bylaw.

The Schedules have been developed through collaboration with the public, Village Council, the Advisory Planning Commission and Council committees. Input was obtained from adjacent municipalities, Metro Vancouver and a number of provincial ministries, all of whom have an effect upon the future of our community. The current Plan, therefore, generally reflects a consensus as to how Anmore should manage change in the future.

Because the OCP Update is a policy document and not a regulatory tool, the boundaries for the various designations on the Schedules are not exact, as they must be in a Zoning Bylaw.

SCHEDULE A: TEXT

SCHEDULE B1: LAND USE MAP

SCHEDULE B2: LAND USE MAP (DETAIL)

Schedules B1 and B2 illustrate the future land use pattern of the Village expected within the life of this Plan Update.

- Areas designated “Residential” are appropriate for subdivision and development for residential use.
- Areas designated “Hillside Residential” identify hillsides where cluster housing and innovative approaches to developing residential uses in an environmentally responsible and financially sustainable manner will be encouraged.
- Areas designated “Commercial” identify areas where commercial uses currently exist and will continue to be located.
- Areas designated “Village Centre Commercial” identify areas where commercial uses that support evolution of a Village Centre could be located.

- Areas designated “Parks” identify Municipal lands set aside for conservation or the use and enjoyment of Anmore residents.
- Areas designated “Conservation and Recreation” correspond to Metro Vancouver’s Regional Growth Strategy land use designation and are intended to remain in a natural state. This designation identifies Crown Lands and those portions of Indian Arm Provincial Park, Belcarra Regional Park and Buntzen Lake Recreation Area within Anmore.
- The “Industrial” land use relates to the BC Hydro power plant and pumping station at Buntzen Lake and Buntzen Bay.

Proposed zoning changes to accommodate a use that is not specifically stated within a Residential, Commercial, or Institutional designation will be considered, provided that the proposed use is similar in character to other uses listed in that category, and is in conformity with the spirit and intention of the Growth Management Strategy.

SCHEDULE C: ROAD NETWORK MAP

Schedule C identifies Major Roads, Minor and Local Roads, as well as Future Road Extensions. The objectives and policies for roads are set out in Section 5 of this Plan.

SCHEDULE D1: WATERCOURSE MAP

SCHEDULE D2: STEEP SLOPES MAP

Schedules D1 and D2 are intended to generally illustrate the areas within the Village which, because of environmental sensitivity or natural hazard, may require site specific studies or permits prior to any development. The creeks, riparian areas, and steep slopes (greater than 20%) depicted on the Schedules are general in nature, and should not be considered as precise or encompassing of all natural features in the Village. The intent of these two Schedules is to alert property owners and Village officials that a potential environmental constraint may exist, and that appropriate information may be required of an owner/developer applicant for these lands.

SCHEDULE E: PARKS AND TRAILS MAP

Schedule E shows the parks and trails in the settlement area of the Village. The objectives and policies for these areas are set out in Section 4 of this Plan.

SCHEDULE F: WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA MAP

Areas coloured blue on Schedule F: Watercourse Protection Area are to be designated Development Permit Areas (DPA) as per the *Local Government Act* Section 919.1(1) (a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development. Specifically, the Watercourse Protection DPA has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character. The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Regulation (RAR), are to be contained in the Village's Zoning Bylaw.

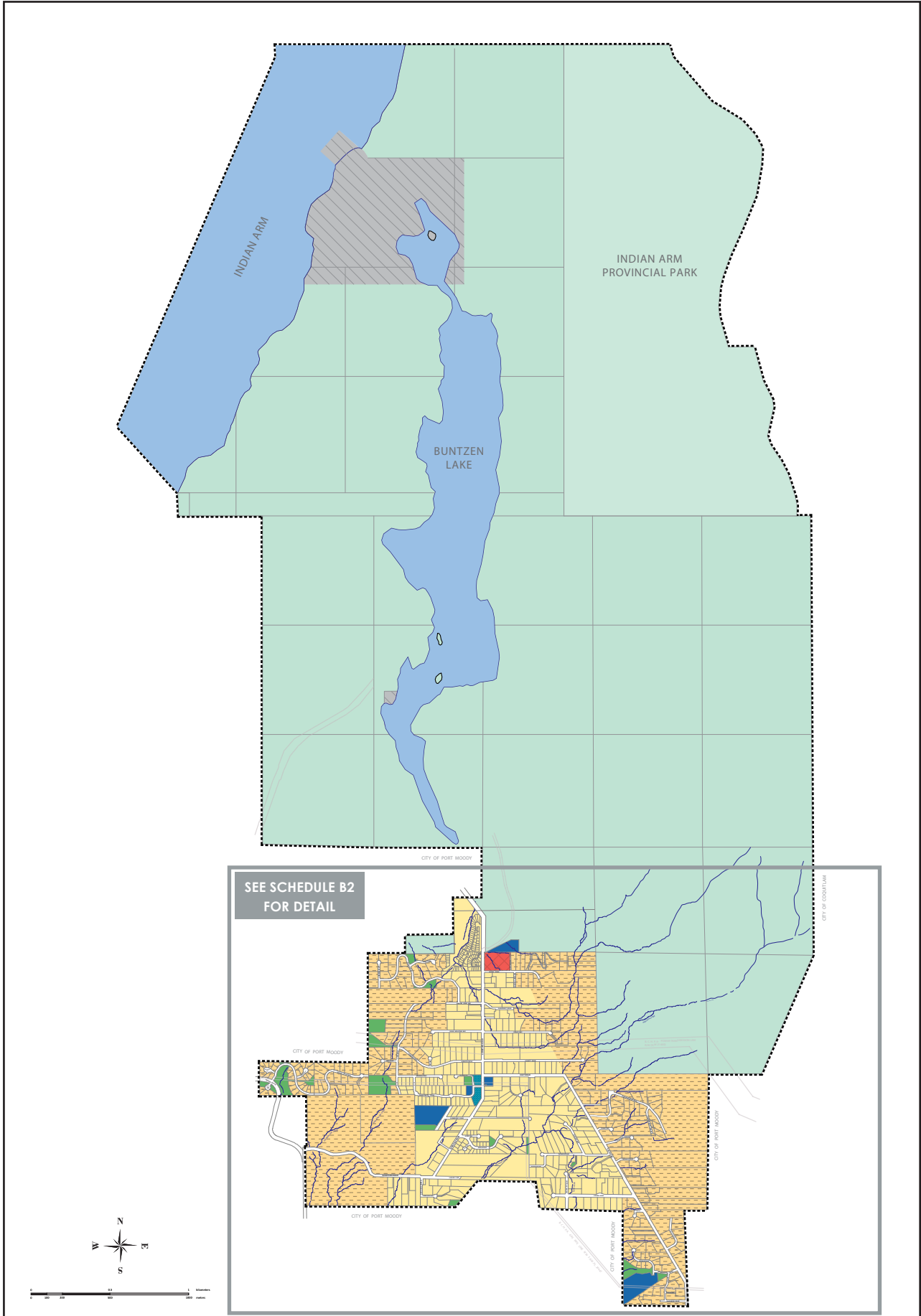
The Watercourse Protection Area illustrated on Schedule F has been established to encompass the RAR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances the illustrated Watercourse Protection Area may extend beyond 30 metres to allow for variances in ravine width.

The DPA applies to residential, commercial and industrial land uses. Certain development activities may be restricted within the DPA. Prior to undertaking any of the following activities, property owners should consult the Village to determine if a Development Permit is required.

- Removal, alteration, disruption or destruction of vegetation;
- Disturbance of soils;
- Construction or erection of buildings and structures;
- Creation of nonstructural impervious or semi-impervious surfaces;
- Flood protection works;
- Construction of roads, trails, docks, wharves and bridges;
- Provision and maintenance of sewer and water services;
- Development of drainage systems;
- Development of utility corridors; or
- Subdivision as defined in section 872 of the *Local Government Act*.

In cases where a setback and restrictive covenant has been established through a RAR assessment or through consultation with Fisheries and Oceans Canada (DFO) and/or the BC Ministry of Environment, a Development Permit will not be required.

Alternatively, a property owner has the option to replace the existing setback with a RAR setback, based on the findings of a Qualified Environmental Professional.



LEGEND

- Residential
- Hillside Residential
- Parks
- Conservation & Recreation
- Commercial
- Institutional
- Village Centre Commercial
- Industrial
- Municipal Boundary
- Right of Way
- Watercourses

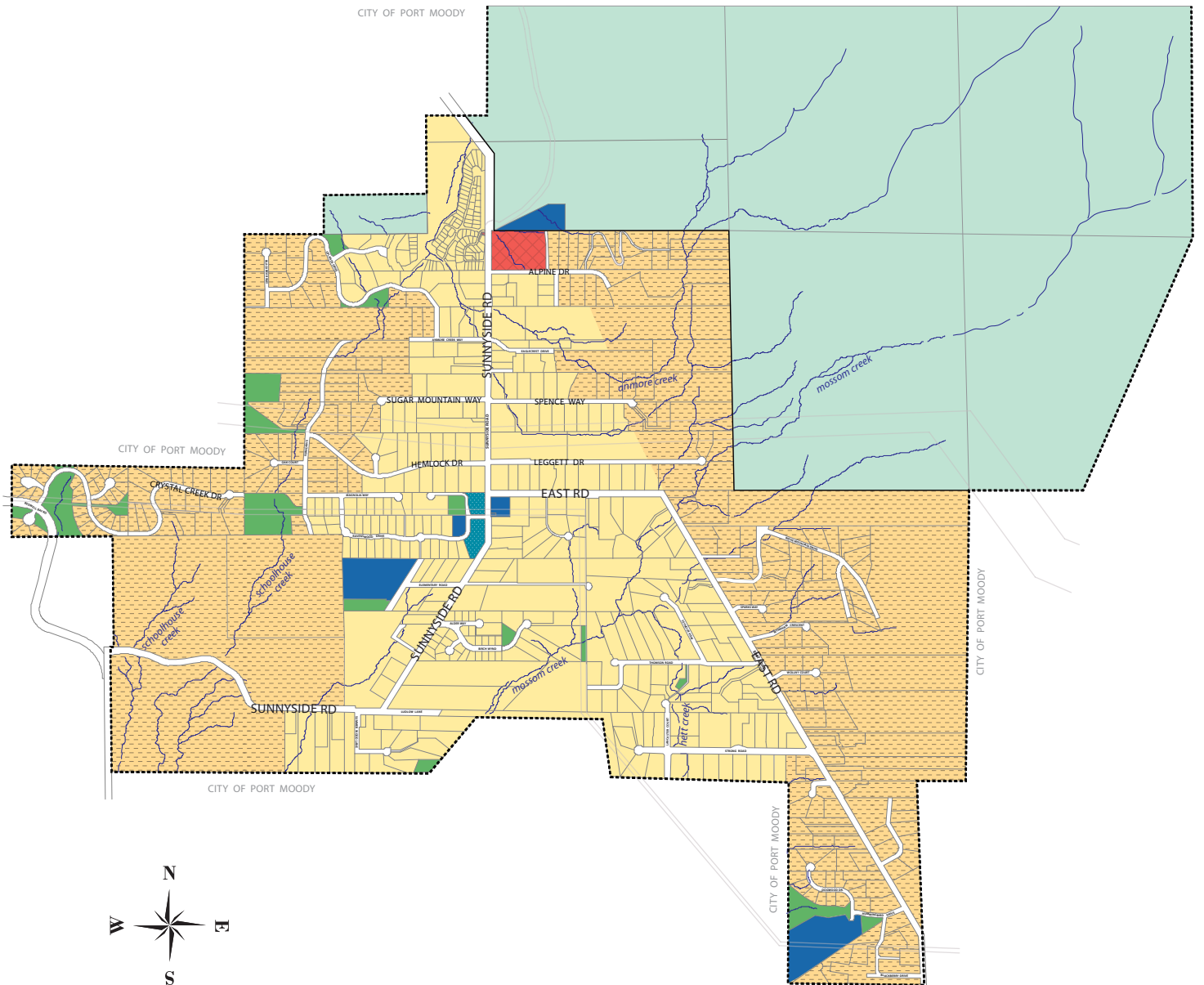
SCHEDULE B1: LAND USE MAP



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LAST UPDATED MARCH 2014

SCHEDULE B2: LAND USE MAP (DETAILED)



LEGEND

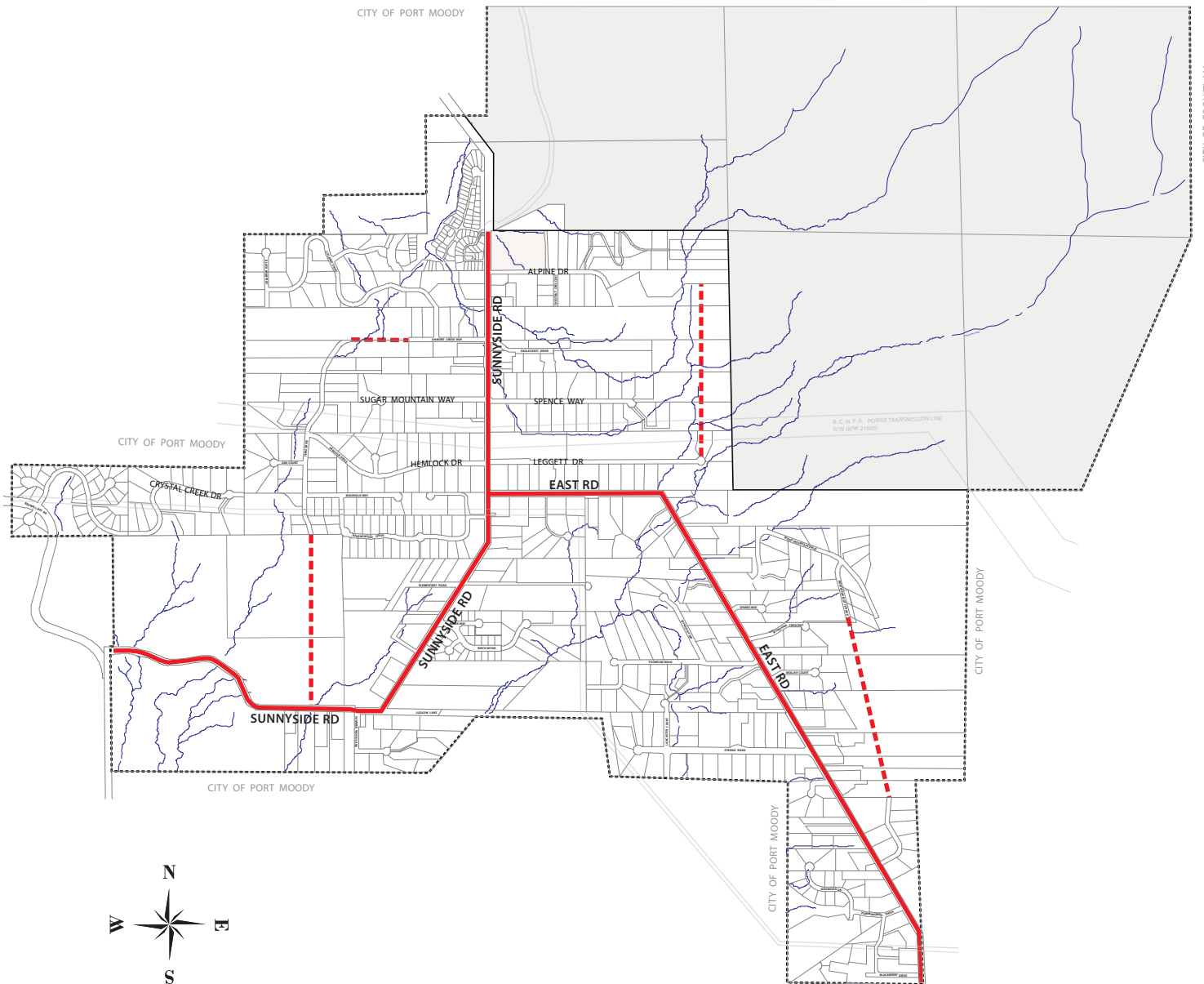
- Residential
- Hillside Residential
- Parks
- Conservation & Recreation
- Commercial
- Institutional
- Village Centre Commercial
- Watercourses
- Municipal Boundary
- Right of Way



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SCHEDULE C: ROAD NETWORK MAP



LEGEND

- Major Road Network
- Minor and Local Road Network
- - - Future Road Alignment
- ~ Watercourses
- Municipal Boundary
- Right of Way
- Rural Residential
- Conservation & Recreation



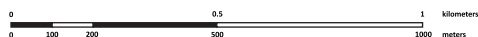
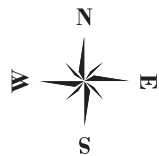
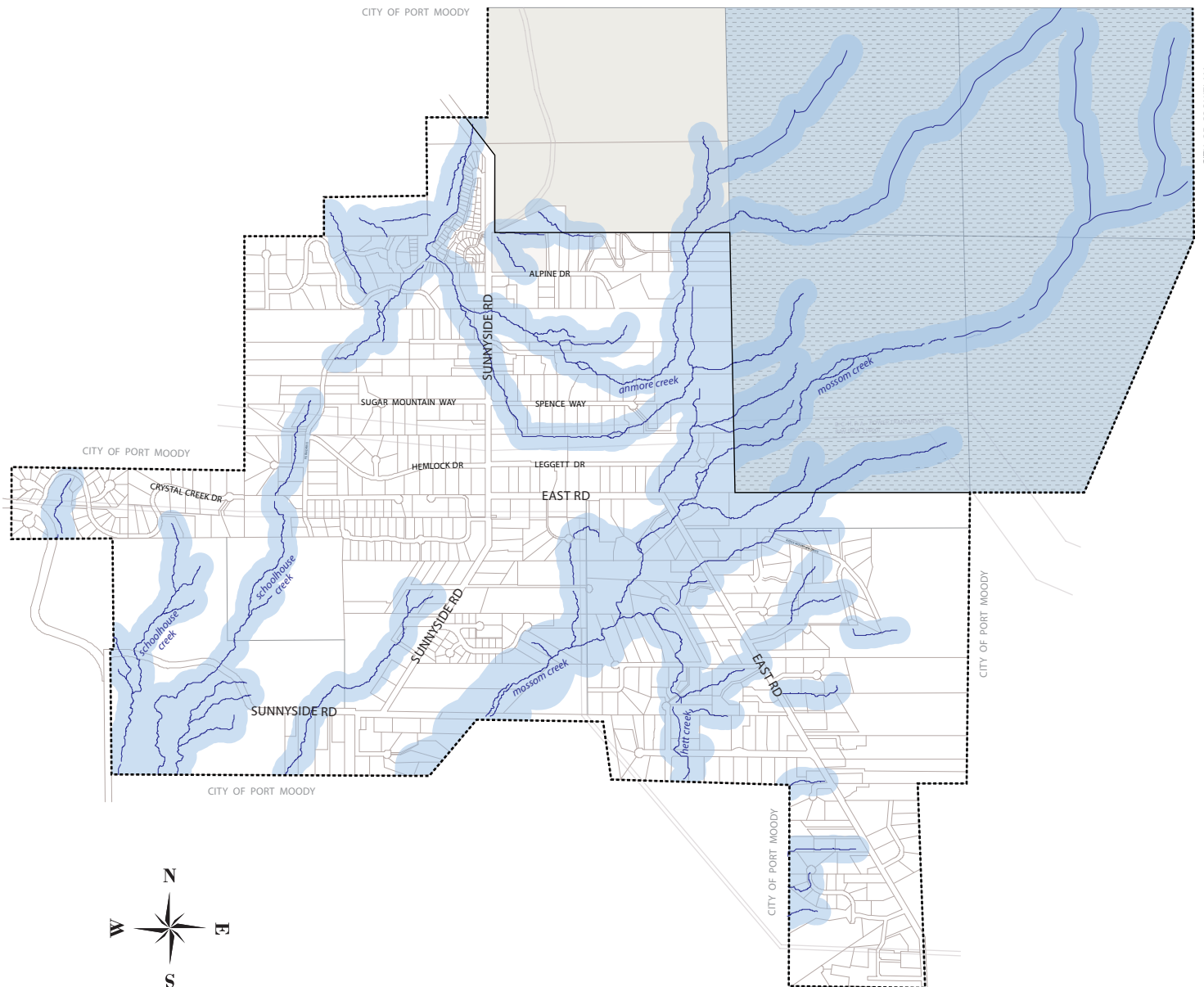
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SCHEDULE D1: WATERCOURSE MAP

LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



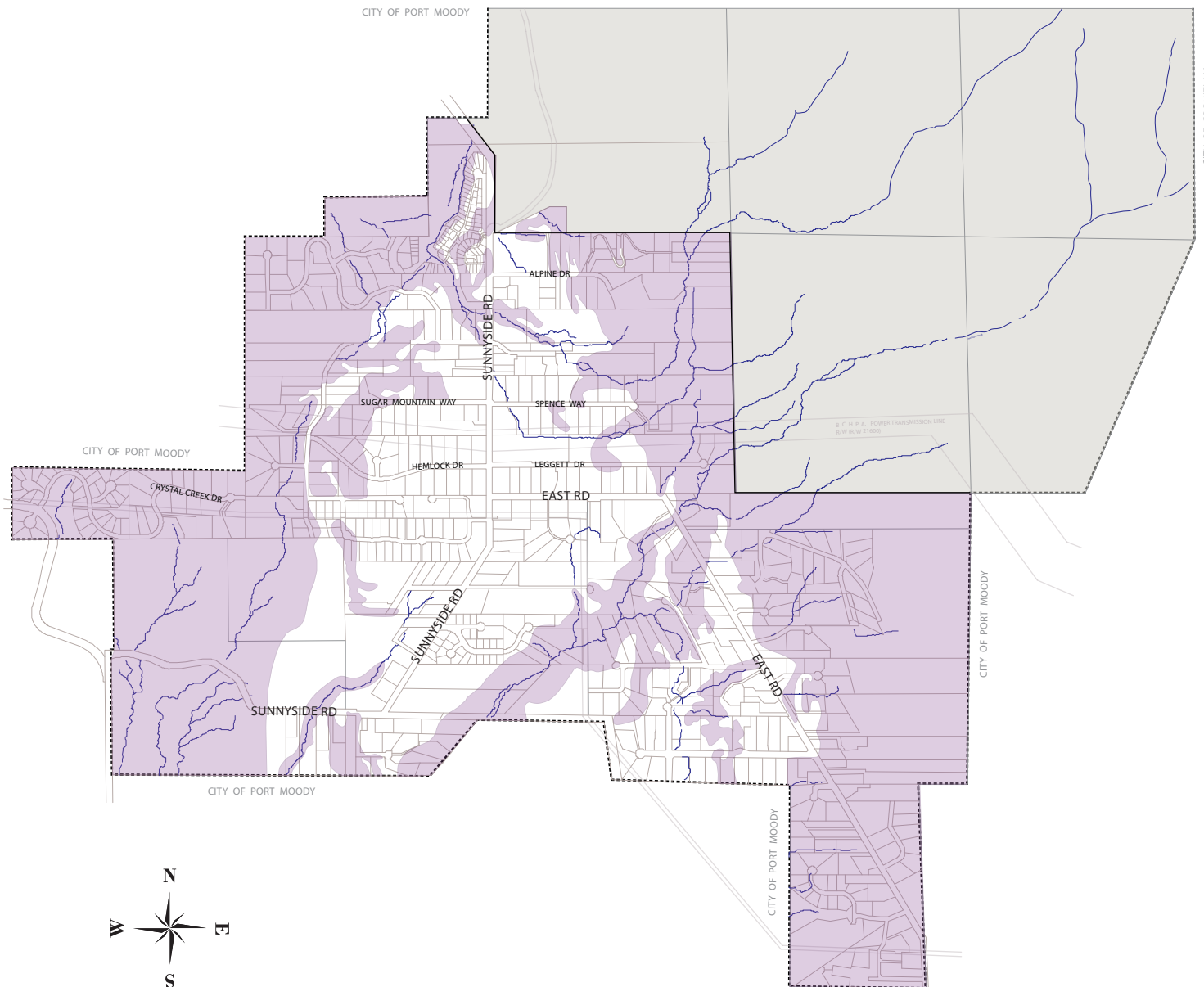
THIS MAP HAS BEEN COMPILED WITH DATA FROM VARIOUS SOURCES AND IS NOT WARRANTED AS TO ITS ACCURACY OR SUFFICIENCY BY THE VILLAGE OF ANMORE. THE DATA IS PROVIDED FOR INFORMATION PURPOSED ONLY AND IS NOT TO BE SOLELY RELIED UPON TO PROVIDE A DETAILED DEPICTION OF ALL EXISTING NATURAL FEATURES OR CONDITIONS.



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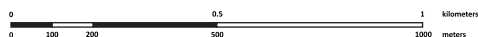
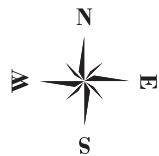
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SCHEDULE D2: STEEP SLOPES MAP



LEGEND

-  Steep Slopes
(equal to or greater than 20% slope)
-  Watercourses
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



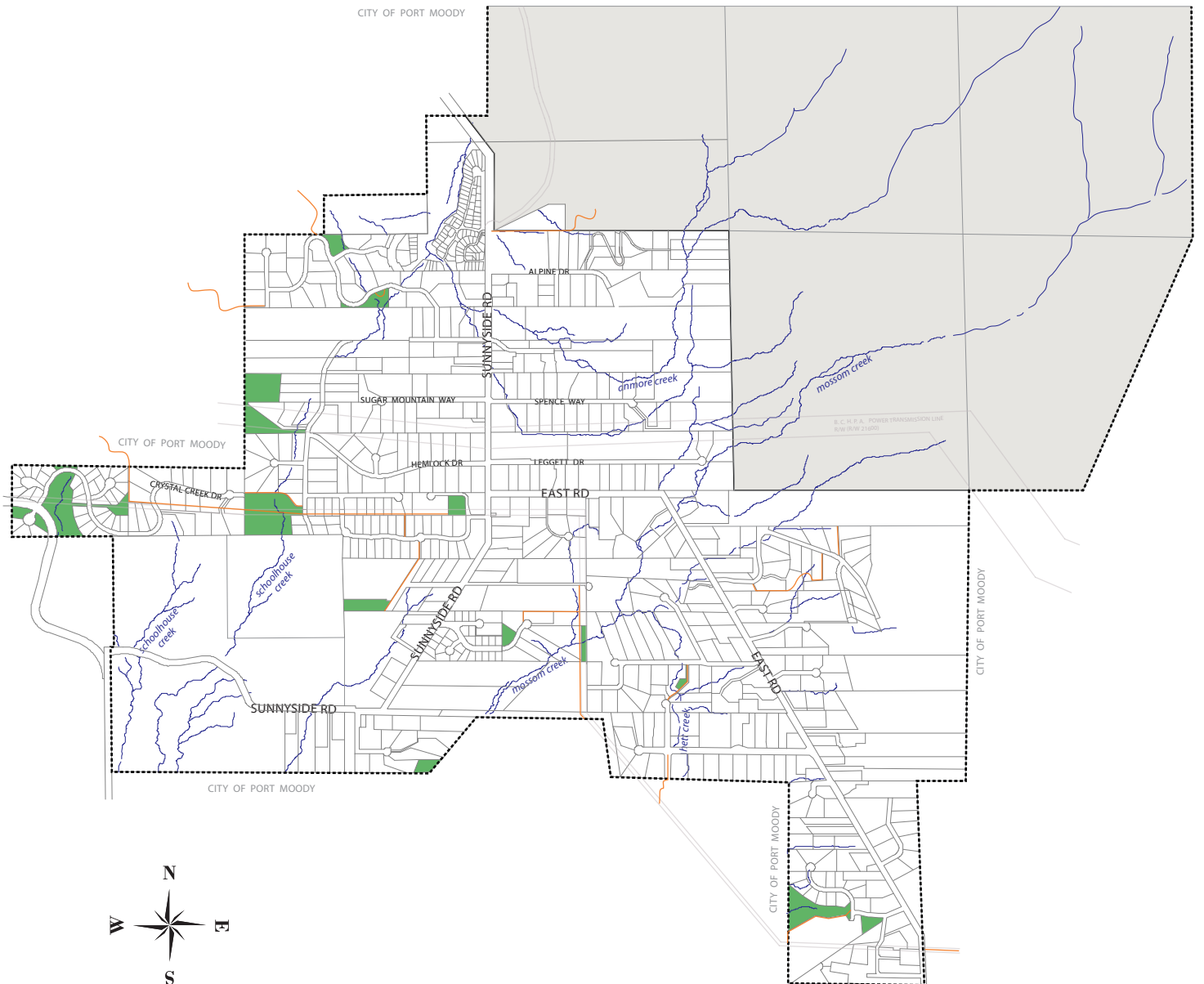
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SCHEDULE E: PARKS AND TRAILS MAP



LEGEND

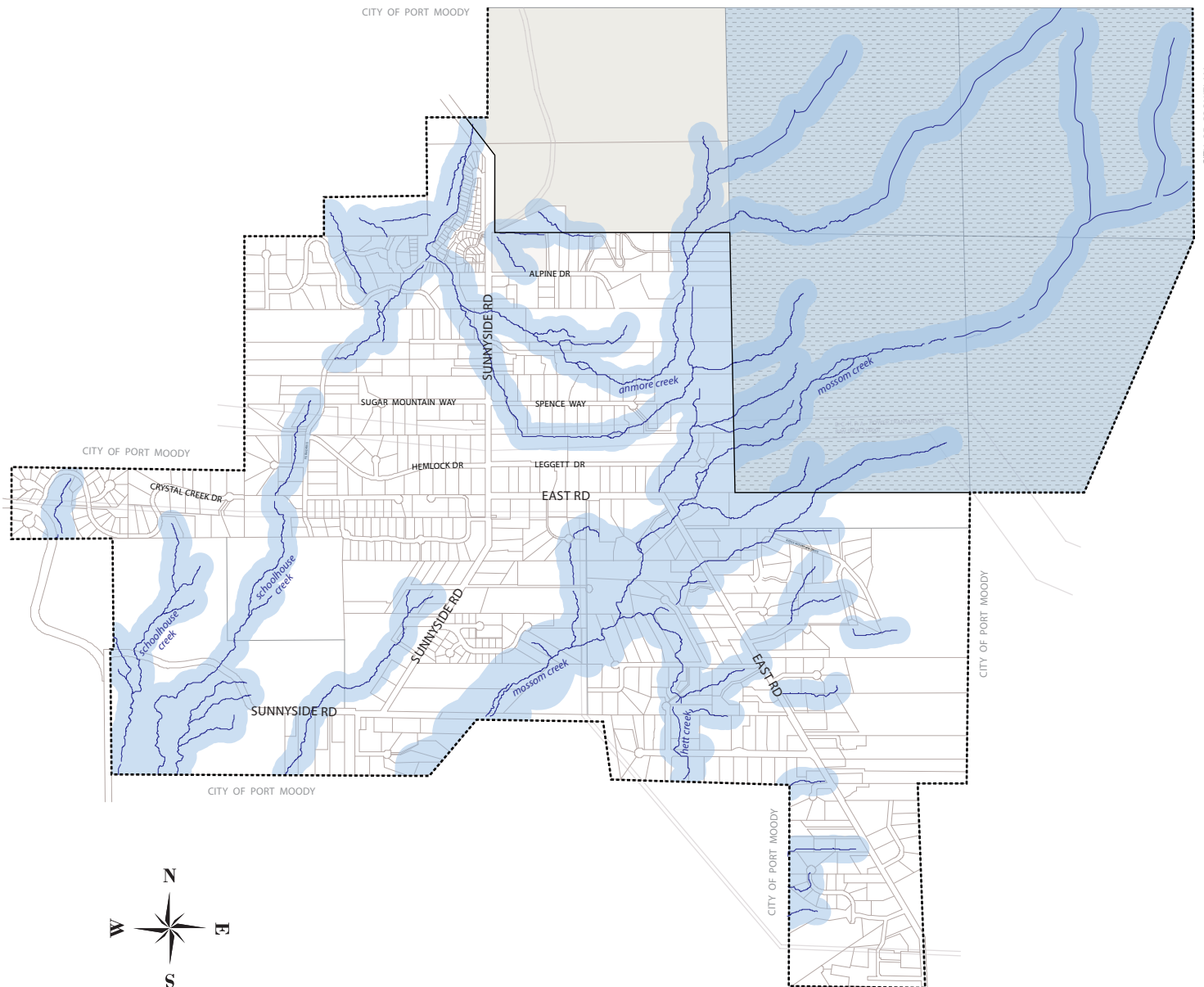
- Parks
- Trails
- Watercourses
- Municipal Boundary
- Right of Way
- Rural Residential
- Conservation & Recreation



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SCHEDULE F: WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA MAP



LEGEND

-  Watercourses
-  Watercourse Protection Area
-  Municipal Boundary
-  Right of Way
-  Rural Residential
-  Conservation & Recreation



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