

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, September 10, 2024 at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub**, **2697 Sunnyside Road**, Anmore, BC



NOTE: Written submissions directed to Council, for consideration under Public Input or Public Question Period, may be submitted to rhonda.schell@anmore.com, no later than 12:00 noon on meeting days, to be circulated to Council prior to the meeting.

This meeting's proceedings will be live streamed and available as a recorded archive on the Village's YouTube Channel: <https://www.youtube.com/@villageofanmore1199/streams>

1. Call to Order

2. Approval of the Agenda

Recommendation: THAT the Agenda be approved as circulated.

3. Public Input

**Note: To encourage civic engagement, Council welcomes your participation in the public portion of our meeting. We want to remind members of the public that matters raised here are for Council's consideration and should be constructively focused on agenda items only and not individuals. To ensure that we are providing a positive work environment in alignment with Council's Strategic Plan and the Village's Respectful Workplace Policy, we ask that Council is engaged in a manner that is respectful and productive. Please limit comments to two-minutes and save any questions for Question Period later in the meeting.*

4. Delegations

5. Adoption of Minutes

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(a) **Minutes of the Regular Council Meeting held on July 16, 2024**

Recommendation: THAT the Minutes of the Regular Council Meeting held July 16, 2024, be adopted, as circulated.

6. Business Arising from Minutes

7. Consent Agenda

Note: Any Council member who wishes to remove an item for further discussion may do so at this time.

Recommendation: THAT the Consent agenda be adopted.

(a) **Release of Resolution from In-Camera Meeting**

(i) At the July 16, 2024 In-Camera Meeting, Council authorized the release of the following resolutions to a future open Council meeting.

“THAT Council appoint Nancy Maloney to the Public Safety Committee.”

“THAT former Mayor Hal Weinberg be honoured by the Village of Anmore in the following ways:

1. A review of the Dr. Hal Weinberg Scholarship Fund be conducted to include the following:
 - a. Establishment of clear guidelines with a focus on Anmore community contribution criteria
 - b. Recommendations on increase of the annual scholarship amount to \$3,000 to be included in the 2025 budget for consideration
2. Rename “Spirit Park” to “Dr. Hal Weinberg Spirit Park” and to bring forward a budget allocation of \$2,000 to include signage updates and event celebration to an open Council meeting for Council’s consideration.
3. A photo installation of Dr. Hal Weinberg receiving the Order of British Columbia on canvas be installed at the Anmore Community Hub with an accompanying plaque to state Order of British Columbia recipient and Mayor of the Village of Anmore with dates that he served as mayor as well as date of birth and date of death and to bring forward a budget allocation of \$1,000 to an open Council meeting for consideration.”

Recommendation: THAT staff be directed to conduct a review of the Dr. Hal Weinberg Scholarship Fund and establish clear guidelines with a focus on Anmore community contribution criteria and that the budget for the scholarship be increased to \$3,000 annually, starting in 2025; and,

THAT staff be directed to rename “Spirit Park” to “Dr. Hal Weinberg Spirit Park” and up to \$2,000 be allocated for signage updates and an event celebration, to be funded from operating surplus; and,

THAT staff be directed to install a photo of Dr. Hal Weinberg receiving the Order of British Columbia on canvas at the Anmore Community Hub with an accompanying plaque to state Order of British Columbia recipient and Mayor of the Village of Anmore with dates that he served as mayor as well as date of birth and date of death and up to \$1,000 be allocated for the photo installation, to be funded from operating surplus.

- (ii) At the September 5, 2024 In-Camera Meeting, Council authorized the release of the following resolutions to a future open Council meeting.

“THAT staff be directed to write a letter to the Village of Belcarra in response to their request for a service review and that this letter, along with the letter from the Ministry of Municipal Affairs to the Village of Belcarra, be added to the consent agenda at the next Regular Council Meeting.”

Page 14 **(b) Letter dated July 31, 2024 from the Ministry of Municipal Services to the Village of Belcarra regarding the Sasamat Volunteer Fire Department, attached.**

Page 16 **(c) Letter dated September 6, 2024 to the Village of Belcarra regarding the Sasamat Volunteer Fire Department, attached.**

Page 19 **(d) Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)**

Recommendation: THAT the communication dated August 20, 2024 from Metro Vancouver regarding Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St), be received for information.

Page 21 **(e) Local Government Climate Action Program Survey Report**

Recommendation: THAT the Anmore Local Government Climate Action Program Survey Report generated on July 30, 2024, be received for information.

8. Items Removed from the Consent Agenda

9. Legislative Reports

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(a) 2860 Sunnyside Road Zoning Amendment – Bylaw No. 667-2023

Memo to Council and report dated January 6, 2023 from the Manager of Development Services attached for reference.

Recommendation: THAT Council adopt Anmore Zoning Amendment Bylaw No. 667-2023.

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(b) Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

Recommendation: THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Bylaw No. 699-2024 be referred to the Advisory Planning Commission with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.

10. Unfinished Business**11. New Business****(a) Website Redevelopment Preview**

Staff to provide a verbal update on the website redevelopment project.

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(b) EDMA Update – Indigenous Engagement Requirements

Report dated September 6, 2024, from the Manager of Corporate Services, attached.

Recommendation: THAT staff be directed to engage a consultant at a cost of up to \$40,000, to be funded by the Indigenous Engagement Requirement grant to meet the objectives of the IER funding program.

12. Items from Committee of the Whole, Committees, and Commissions**13. Mayor's Report****14. Councillors Reports****15. Chief Administrative Officer's Report****16. Information Items****(a) Committees, Commissions, and Boards – Minutes****(b) General Correspondence**

- Letter dated July 22, 2024 from Metro Vancouver regarding the report titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”
- Letter dated July 22, 2024 from Metro Vancouver regarding Metro Vancouver’s Solid Waste Management Plan Update
- Letter dated August 1, 2024 from the Office of the Fire Commissioner regarding the new Fire Safety Act
- Letter dated August 23, 2024 from the Canada Community-Building Fund regarding the first Community Works Fund payment for 2024/2025

17. Public Question Period

**Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

18. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, July 16, 2024
 at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub**,
2697 Sunnyside Road, Anmore, BC

**ELECTED OFFICIALS PRESENT**

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

ABSENT**OTHERS PRESENT**

Karen Elrick, Chief Administrative Officer
 Rhonda Schell, Manager of Corporate Services
 Lena Martin, Manager of Financial Services
 Chris Boit, Manager of Development Services
 Therese Mickelson, Mickelson Consulting Inc.
 John Weninger, JW Infrastructure Planning Ltd.

1. Call to Order

The meeting was called to order at 7:03 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R091/24: THAT the agenda be approved as circulated

Carried Unanimously

3. Public Input

Members of the public made comments on:

- the Anmore South community engagement process and that feedback being included in the development of the Neighborhood Plan

4. Delegations

(a) **icona Properties**

Madison Moore, icona Properties presented a request for the use of Spirit Park.

Discussion Points included:

- Type of movie to be shown, amenities required (chairs, screen, projector, etc.), rain or shine and time of event.

It was MOVED and SECONDED:

R092/24: THAT Council approves the Free Movie Night event to be hosted by icona Properties in Spirit Park on August 22, 2024.; and,

THAT Noise Control Bylaw 517-2011 not be enforced for this event on August 22, 2024 until 10:00pm.

Carried Unanimously

(b) **Asset Management Plan Update – Phase 1 of 4**

John Weninger, JW Infrastructure Planning Ltd. provided an update on Phase 1 of the Village's Asset Management Plan, the presentation is attached and forms part of the minutes.

Discussion Points included:

- Clarification on spending allocation
- Capital asset levy and provincial contributions
- Replacement schedule
- Correlation to Urban Systems Asset Management Investment Plan
- Increasing contribution to meet asset replacement budget projections

5. Adoption of Minutes

(a) **Minutes of the Regular Council Meeting held on June 18, 2024**

It was MOVED and SECONDED:

R093/24: THAT the Minutes of the Regular Council Meeting held June 18, 2024, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R094/24: THAT the Consent agenda be adopted.

Carried Unanimously

(b) Village of Anmore 2023 Water Quality Report

THAT the Village of Anmore 2023 Annual Water Quality Report, as attached to the agenda, be received for information.

(c) Sasamat Volunteer Fire Department

THAT the correspondence dated June 19, 2024 from the Village of Belcarra regarding the Sasamat Volunteer Fire Department, be received for information.

8. Items Removed from the Consent Agenda

(a) Status Update RC Resolutions

It was MOVED and SECONDED:

R095/24: THAT Council receive the status update of Regular Council Meeting resolutions for 2024 for information, as amended to change the status of R049/24 to “Not Applicable”.

Carried Unanimously

9. Legislative Reports

(a) 1065 Uplands Drive - Zoning Bylaw Amendment- Bylaw No. 700-2024

Discussion Points included:

- Location of the driveway
- Slope grade of the lot
- History of the lot development

- Schedule A map not showing the creek
- Requiring a Qualified Environmental Professional to review the application

It was MOVED and SECONDED:

R096/24: THAT first and second reading be given to Anmore Zoning Bylaw Amendment Bylaw No. 700-2024; and,

THAT further information on this application from a Qualified Environmental Professional come forward for Council's consideration.

Carried Unanimously

10. Unfinished Business

None.

11. New Business

(a) Engineering Services

The Chief Administrative Officer provided an overview of the report dated July 12, 2024.

Discussion Points included:

- CAO confirmed that there was no requirement for an RFP
- ISL services include services from Chris Boit and others in the organization
- Clarification that the salary for the Manager of Development Services is not included in the \$80,000 budget in the agreement
- Mr. Boit commented on his separation from the financial transactions
- Recoverable costs from development projects

It was MOVED and SECONDED:

R097/24: THAT extension of the January 2015 standing offer agreement with ISL Engineering and Land Services Ltd. be approved for an additional 5-year term to January 2030.

Carried Unanimously

(b) Development Variance Permit Request – 2965A Sunnyside Road

The Manager of Development Services provided an overview of the report dated July 12, 2024.

Discussion Points included:

- Request comments from fire chief
- Restricting development in the panhandle
- Clarification on allowable secondary dwellings under current zoning bylaw

It was MOVED and SECONDED:

R098/24: THAT staff be directed to report back to Council on the history of development of 2965A Sunnyside Road; and

THAT staff request comments from the SVFD Fire Chief on the DVP Permit Request.

Carried Unanimously

(c) Anmore Capital Projects Update

The Manager of Financial Services provided an overview of the report dated July 12, 2024.

Discussion Points included:

- Timing of budget increases
- Opportunities for budget reduction to balance budget
- Difference between amending project budgets vs. 5-Year Financial Plan Bylaw

It was MOVED and SECONDED:

R099/24: THAT an additional \$80,000 from capital reserves be allocated to complete capital projects as indicated in the report dated July 12, 2024 from the Manager of Financial Services.

Carried
Opposed Councillor Richardson

(d) Anmore South OCP Amendment Engagement Strategy Summary Report – Phase 1

The Manager of Development Services provided an overview of the report dated July 12, 2024 and Ms. Mickelson provided a summary of the “Anmore South OCP Amendment Application & Neighbourhood Plan Community Engagement Phase 1 Summary Report” completed by Mickelson Consulting Inc, dated July 16, 2024.

Discussion Points included:

- Commendation on efforts to reach residents and thoroughness of the report
- Encouragement to residents to participate in future phases of engagement
- That the report is not intended to indicate support or opposition of the project
- That this phase of engagement completes Phase 1 of the Neighbourhood Plan Terms of Reference

It was MOVED and SECONDED:

R100/24: THAT Council receive the Anmore South OCP Amendment Application & Neighborhood Plan Community Engagement Phase 1 report dated July 16th, 2024, prepared by Mickelson Consulting Inc.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions

None.

13. Mayor’s Report

Mayor McEwen reported that:

- This is the last council meeting of the summer and wished residents a good summer
- The Hub is available during office hours for cooling
- The Fire Ban may be escalated in the coming days
- Rib Fest will be held in Rocky Point Park July 19 - 21
- Bylaw officer starting next week

14. Councillors Reports

Councillor Weverink reported that:

- He attended a Cardiac Crash course at the Village Hall

- He requested an update from staff at the next Environment committee meeting regarding bear aware information. Staff confirmed that would be possible upon a resolution of Council to refer this to the committee.

Councillor Trowbridge reported that:

- He requested a review from staff on work being done in response to bear activity. The CAO commented staff has met with a representative of the Tri-Cities Bear Watch to discuss strategies and education to increase awareness.

Councillor Krier reported that:

- She asked staff if new mics have been ordered, staff clarified that mics are expected by September.
- She asked staff for update on the bus stop to be installed on East Road, staff clarified that the project delay is due to electrical considerations and alternate power or a non-powered installation is being researched
- She attended two Metro Vancouver committee meetings
- She attended a staff retirement lunch
- She is participating in planning for Ma Murray Day
- The CECL committee met to discuss accomplishments and goals
- She attended the Cardiac Crash workshop
- She will be participating in a SeaBus tour next week
- She wished everyone a great summer

Councillor Richardson reported that:

- Attended Cardiac Crash training and clarified the difference between Cardiac Crash and CPR training

15. Chief Administrative Officer's Report

Ms. Elrick commented on:

- A new bylaw enforcement officer will be starting next week
- Announced Jas Rattan as the new Executive Assistant
- Community Spirit Award nomination period open until mid August and form is available on Village website
- Ma Murray Day is scheduled for September 8th and asked that questions be directed to Sabina Perrin
- The campfire ban continuing and encouraged care when handling hot equipment and encouraged residents to check with the village for updates

16. Information Items

(a) Committees, Commissions, and Boards – Minutes

- Minutes of the Public Hearing held on June 18, 2024.

(b) General Correspondence

- Metro Vancouver Board in brief for meetings held on June 28, 2024
- Letter dated July 11, 2024 from Lifesaving Society - BC & Yukon Branch regarding National Drowning Prevention Week

17. Public Question Period

Members of the public asked questions regarding:

- The Village phone system
- Anmore South 2021 community engagement vs. 2024 community engagement, staff commented that this is a separate process and the Village is following best practices
- ISL engineering services

18. Adjournment

It was MOVED and SECONDED:

R101/24: That the meeting be adjourned at 8:51 pm.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor



July 31, 2024

Ref: 275010

Their Worship Mayor Jamie Ross
 Village of Belcarra
 4084 Bedwell Bay Rd
 Belcarra BC V3H 4P8

Dear Mayor Ross:

Thank you for your letter of June 19, 2024, regarding the Village of Belcarra's request for a service review for the Sasamat Volunteer Fire Department.

I appreciate your interest in moving forward to review this service in a mutually respectful and beneficial way for all service partners. A review of a regional district service, such as the fire service shared between Village of Belcarra and Village of Anmore, is an opportunity for all partners to take a closer look at their participation in the service.

Under section 357(1) of the *Local Government Act*, a participant may initiate a service review if the participant has been a participant in the services for at least five years; the service has not been subject to a service review that was initiated within the past three years; the establishing bylaw does not include a provision under section 340(1)(e) establishing an alternative review process; and the participant considers the terms and conditions of participation in the service unsatisfactory.

As per requirements of section 359(1) of the Act, the regional district board must arrange a preliminary meeting of all party representatives within 120 days of receiving a notice to initiate a service review. The purpose of the meeting is to review the terms and conditions of the service and establish a negotiation process for the issues raised in the notice, and any other issues raised by a party during the meeting, with a view to reaching agreement on the negotiation process and issues to be addressed in the negotiations. Negotiations to reach agreement on relevant issues are to begin within 60 days of the preliminary meeting.

The regional district is responsible for the service review process, but Ministry of Municipal Affairs staff are available to answer any questions the parties may have about the process or to provide advice on process design.

.../2

Their Worship Mayor Jamie Ross
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Please feel free to have Village staff contact Lisa Hoskins, Manager, Local Government Intergovernmental Relations and Policy, by telephone at: 236 478-1644, or by email at: Lisa.Hoskins@gov.bc.ca, regarding any process questions.

Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Kang". The signature is fluid and cursive, with the first name "Anne" being more prominent than the last name "Kang".

Anne Kang
Minister of Municipal Affairs

pc: Dorothy Shermer, Corporate Officer, Metro Vancouver
Rhonda Schell, Corporate Officer, Village of Anmore



File No. 0400-60

September 6, 2024

Mayor and Council
Village of Belcarra
 4084 Bedwell Bay Road
 Belcarra, BC V3H 4P8
 Via email: jross@belcarra.ca

Re: Sasamat Volunteer Fire Department Service Review

Mayor and Council:

We are in receipt of the notice that the Village of Belcarra is initiating a service review of the Sasamat Volunteer Fire Department (SVFD) Letters Patent that governs our partnership approach to this valued emergency response service. After the SVFD Board of Trustees unanimously moved the fire hall project forward over a year ago, this notice comes as a surprise and causes us great concern. The existing fire halls in Anmore and Belcarra do not meet current WorkSafe BC regulations, and they are not expected to be able to withstand a seismic event. Neither community can afford any further delay to the replacement of these vital structures. We have made a commitment to our SVFD volunteers that we will move forward with new fire halls as a priority for their safety, and ultimately the safety of our citizens.

The timing of this call for a service review is poorly contrived as the outcome will result in not only a delay in the replacement of the firehalls, but significant negative impacts for both communities and our citizens. We feel it is objectionable for Belcarra Council to put us in the position of risking our communities with this process. In addition to an unnecessary delay, if the review moves forward, we have been advised that it may result in a six-figure cost to the taxpayers – money that should be spent on building fire halls to improve the safety of the workplace for our volunteer firefighters.

We also want to set the record straight about how the shared service is currently managed and the work that has been done over the past few years to address the outdated and compromised infrastructure at our fire halls.

As we have already articulated on multiple occasions in numerous meetings with Belcarra Council members both separately and at Fire Trustee meetings, as well as through written correspondence, and our position remains clear.

1. In 2018, the SVFD Board of Trustees received a Fire Hall Seismic and Conditions report indicating the urgency of infrastructure replacement. These serious risks include the lack of safe storage for contaminated breakout gear, which doesn't meet WorkSafe BC standards, the fact that the buildings are not seismically engineered and would likely

collapse if we have a significant seismic event (potentially trapping our trucks and equipment in the rubble when needed most) and the failing infrastructure overall. Anmore Council began saving money in 2018 to pay for the construction as this is when we were apprised of the condition of the fire halls and the safety risks for our volunteer firefighters. Furthermore, Anmore has funded and begun the plans to provide a temporary facility for equipment during the construction and we are awaiting to hear Belcarra's plans for your temporary facility. To our knowledge, Belcarra Council was advised by a financial consultant to begin saving money in 2020 but no action was taken. On June 6, 2023, Anmore Council gave its unanimous support to replacing the deteriorating fire halls.

2. Anmore Council has a responsibility to represent the interests of its residents, and this includes addressing financial and safety risks. To this end, we have made it clear that we will uphold the current agreement, which is rightfully based on population. Currently, Anmore bears close to 80% of the operational costs, and if our community continues to grow, that amount could increase based on the established formula. The capital costs for new equipment and fire halls are split 50/50 as a fire hall is equally needed in each community and the SVFD generally uses the same equipment for both communities. The Letters Patent was set up to be equitable for both communities, but sometimes equipment is needed in one community and not the other. A recent example is the plan to purchase auxiliary mobile water storage equipment. Unlike Belcarra, Anmore has an ample water supply, so we don't need this type of equipment, but under the current Letters Patent we would still split the cost evenly with Belcarra. While this instance is in Belcarra's favour, we believe that overall, this is still a fair and equitable arrangement as we would have access to the equipment, if ever needed.
3. We have explained our position clearly to Belcarra Council in our many Trustee meetings over the past few years and in recent months. Comments from Belcarra Councillors saying that Anmore is reluctant to meet with them are simply untrue. The fact is, we have met – repeatedly but Belcarra Council has not been agreeable to what we have to say, which is that we support the current agreement and are not interested in making changes currently. It's also worth noting that Belcarra was fully supportive of the Letters Patent as a fair service agreement during the many years when its population was larger than Anmore.
4. We want to emphasize that Belcarra Council is initiating and pushing for this review and at the September 5, 2024 SVFD Board of Trustees meeting, it was agreed that Belcarra would be solely responsible for the total costs of a service review. The proposed review is not a simple process and could have irrevocable consequences for our communities., Anmore Council would like to continue with the current partnership to deliver this shared service through the SVFD, even though we are capable of independently providing emergency response in our community Before proceeding with a service review, we ask Belcarra Council to consider the following:
 - Anmore already provides most of the volunteer firefighters as Belcarra has not been able to meet its demographic requirements for the past few years.

- Anmore has developed a financial plan that would support the construction of a fire hall in our community.
- Anmore is already paying the bulk of the operational costs, which means moving forward with our own volunteer fire department would not involve a significantly higher cost for our residents.
- If a service review results in an outcome where Anmore must pay more to support Belcarra than the current agreement, it will not be supported by Anmore Trustees as it is not in the best interest of our residents and the Trustees would recommend that Anmore Council withdraw from any shared services.

We are requesting that Belcarra Council have a change of heart after considering the potential consequences of a service review. To be clear, ending the shared fire services agreement in our communities is not what Anmore Council wants. Even though we are capable of independently providing emergency response in our community we believe in the value of working together and sharing the costs in a way that is beneficial to both of our taxpayers. We also recognize that losing fire service in Belcarra would result in both safety impacts and risks related to insurance coverage and costs for its residents as Belcarra must have a minimum of 15 volunteer firefighters along with related equipment to meet the Fire Underwriters' requirements. We do not want to see this happen, but it is not within Anmore's power to stop this process. Only Belcarra Council, who triggered this service review, can withdraw the request. At this point, we are all locked into a process that must be initiated within 120 days of the notice being issued, which is a deadline imposed on Metro Vancouver by legislation.

We want to express our thanks and appreciation to the SVFD. We recognize the value of the essential emergency response services they provide to our communities in a skilled, responsible and cost-effective manner. Our volunteer firefighters are the foundation of this service, and we want to see the fire halls replaced as a priority and without further delays. The Village of Anmore is ready and willing to do our part to make that happen as we believe the health and welfare of our volunteer firefighters is paramount.

Yours sincerely,



John McEwen
Mayor and Anmore Fire Trustee
604 469 9877
john.mcewen@anmore.com

cc: Paula Richardson, CAO Village of Belcarra
SFVD Board of Trustees, Metro Vancouver

Office of the Chair
 Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

August 20, 2024

File: CR-12-01
 Ref: RD 2024 07 26

Mayor John McEwen and Council
 Village of Anmore
 2697 Sunnyside Rd
 Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com; rhonda.schell@anmore.com

Dear Mayor John McEwen and Council:

Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)

Metro 2050, the regional growth strategy, is the regional federation’s plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site then, as a first step, they have agreed to have the Metro Vancouver Board consider regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 1.3-hectare site comprising one property located on 128 Street in the Newton area. The proposed amendment would redesignate the regional land use of the property from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility. There would be no change to the Urban Containment Boundary.

69664173

At its July 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;*
- b) give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to provide written comments on the proposed amendment. If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **October 11, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/HM/vc

cc: Karen Elrick, Chief Administrative Officer, Village of Anmore
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey \(7880 128 St\) \(pg. 498\)](#)

Confirmation number: 01DAB73C

Submitted date: 2024-07-30 10:35:42 Pacific Daylight Time

LGCAP 2024

Introduction

Reaching [net-zero emissions](#) and adapting to a changing climate will require a whole-of-society approach. The Local Government Climate Action Program (the Program or LGCAP) aims to catalyze the efficient flow of financial resources, data and knowledge between Modern Treaty Nations, local governments, and the Provincial Government to allow for cost effective, impactful, locally implemented climate action. For more information about the Program you can refer to the [website](#).

What is climate action?

For the purposes of this program, a climate initiative or action is one that reduces greenhouse gas (GHG) emissions (mitigation) and/or strengthens resilience to the impacts of climate change (adaptation). This includes (but is not limited to): climate-related hazards; integrating climate change measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, increasing human and institutional capacity with respect to climate change mitigation and adaptation, and impact reduction and early warning systems.

Information collected will:

- Highlight local government and Indigenous climate leadership;
- Profile action by including local government and Modern Treaty Nation emissions, resilience and climate action performance data in the annual [Climate Change Accountability Report](#);
- Help inform policy development and monitor progress on achieving provincial and local climate objectives; and
- Support provincial efforts to better collaborate with and support communities to advance climate action.

The survey was informed by:

- Feedback from local governments, Modern Treaty Nations and ministerial partners;
- National and international GHG reporting protocols; and
- The CDP (formerly [Carbon Disclosure Project](#), a global non-financial disclosure system).

Instructions

**Please do not provide any personal information (e.g. email, phone number) in the survey.*

Survey: Word Version

A survey template (i.e. a Word version) is available on the [Local Government Climate Action Program webpage](#). The template can be used to gather information from staff across departments. Then simply cut and paste into the online version where you'll be submitting the survey.

Survey: Online Version

SimpleSurvey allows multiple users to access your survey, though two people **cannot** enter information at the same time.

- For other users to contribute to your survey, simply share the unique link with your team members.
- Users must select "Save and continue later" when they are done updating the survey but not ready to submit.

Required fields are indicated with a red asterisk (*). You will not be able to submit the survey and attestation form without completing these fields.

- Some fields have formatting considerations (i.e. numbers only). You will not be able to submit the survey and attestation form until all required fields are completed properly. The red text error message will indicate what is needed.

There is a 9,999 character limit for the open-ended questions.

Attestation Form

The attestation form is filled in after survey questions are completed. It is the second page of the SimpleSurvey submission.

- The attestation form is where the Chief Financial Officer, or equivalent position, attests to the following:
 - That Local Government Climate Action Program funding has been, or will be, allocated to climate action.
 - That Local Government Climate Action Program funds for years 1 and 2 received in 2022 and 2023 will be spent by March 31, 2025.
 - That Local Government Climate Action Program funds for years 3-5 received in 2024 will be spent by March 31, 2028.
 - That a completed and signed version of this form and survey contents will be publicly posted by September 30, 2024.

Requirements

1. Reporting

1. Report on **at least one** project linked to objectives from the [CleanBC Roadmap to 2030](#) and/or [Climate Preparedness and Adaptation Strategy](#). If your community reports one initiative related to one sector (e.g. buildings) you have satisfied this requirement. Funding for the project(s) does **not** need to come from this program.
 2. For communities with populations of 10,000+ (based on 2020 BC Census data figures), measuring and reporting local government's traditional services emissions is required.
 3. Attest that funds will be allocated to climate initiatives before submitting your survey.
- Open-ended questions asking for one or more initiatives related to climate action may be highlighted in Provincial materials to acknowledge innovative local climate solutions. A template to submit climate action success stories for publication can be found on the [Local Government Climate Action Program webpage](#).

2. Deadline to submit the survey & attestation form

- The deadline for submitting your survey and attestation form is 4 PM PDT on July 31, 2024.

3. Posting the survey & attestation form publicly

- The design / format of the form **can** be changed, however, all information from required questions must be included.
- Optional questions and answers can be omitted.
- The deadline to post the survey and attestation form publicly is September 30, 2024.

Download a copy for your records!

Once submitted, you can **download a copy of the completed survey** and attestation form (PDF, Excel, and Word options). If you close this window before the download link appears, please reach out for a copy of your submission.

Support

If the survey is accidentally submitted, a submitted survey needs to be revised, or if you have any questions, please reach out to us at LGCAP@gov.bc.ca. We will be happy to provide assistance.

Thank you!
The LGCAP Team

The Survey

Climate Action Planning

Climate Action Plans are strategic roadmaps that identify how an organization will reduce their greenhouse gas (GHG) emissions (mitigation), increase their resilience to the impacts of climate change (adaptation), or a combination of both.

To answer the following questions, consider staff that contribute to activities that reduce greenhouse gas (GHG) emissions and/or strengthen resilience and the ability to adapt to climate-induced impacts. This includes (but is not limited to): climate-related hazards; integrating climate change measures into policies, strategies and planning; improving education, raising awareness of climate change causes and solutions, increasing human and institutional capacity with respect to climate change mitigation and adaptation, and impact reduction and early warning systems.

Question 1 a): How many staff in full time equivalents (FTEs) are dedicated to working specifically on climate action?

If a staff member is a climate action coordinator and works 100% on climate-related issues, add 1.0.

0

Question 1 b): How many staff in full time equivalents (FTEs) are dedicated to working on climate action in other departments such as transportation or engineering?

For example: Can include staff in engineering, emergency management, transportation, waste management, etc. related to climate work but whose primary role is not working on climate action. If a staff member works approximately 25% (please estimate) on climate-related issues, add 0.25. Working on climate-related issues does not need to be written into the staff member's job description to be counted here.

0

Question 2 a): Does your local government or Nation have a community-wide climate action plan or other guiding document(s)?

No

If not, please select one or more options from the list.

No, but we are currently undertaking one and it will be completed in the next two years.

Question 2 b): Does your local government or Nation have a corporate climate action plan or other guiding document(s)?

No

If not, please select one or more options from the list.

No, we are not intending to undertake one due to lack of financial capacity.

No, we are not intending to undertake one due to lack of expertise or technical capacity.

Question 3: Has your local government or Nation declared a climate emergency?

No

Question 4: Please select up to 3 challenges impeding the advancement of climate action in your community.

Lack of staff capacity or expertise.

Lack of financial resources.

Other.

Small Local Government

Optional: Is local political support a challenge your local government faces that is impeding climate action?

No

Traditional Services Greenhouse Gas Emissions

Measuring traditional services emissions (defined in previous years as corporate emissions) is a Program requirement for all communities with a 2020 population of 10,000 and above ([see population statistics here](#)). Traditional services GHG emissions are those produced by the delivery of local government or Modern Treaty Nation “traditional services” including:

- Fire protection,
- Solid waste management,
- Recreational / cultural services,
- Road and traffic operations,
- Water and wastewater management, and
- Local government administration.

Please see the following resources for guidance:

- [LGCAP Traditional Services Boundaries and Scope Guidance](#),
- [Scope Summary Document](#),
- [Traditional Services Inventory Reporting Tool](#),
- [Contracted Services Emissions Guidance](#),
- [Contracted Emissions Calculator](#),
- [BC Best Practices Methodology for Quantifying GHG Emissions](#), and
- [Emission Factors Catalogue](#).

Question 5: For the 2023 calendar year, has your local government or Nation measured and reported associated traditional services GHG emissions?

No

If not, please select all that apply.

No, due to lack of staff and technical capacity.

No, due to lack of financial resources.

Community-Wide Greenhouse Gas Emissions

B.C. [Climate Action Charter](#) signatories have committed to measuring and reporting their community-wide GHG emissions generated from all GHG sources (anthropogenic) within their community boundary.

The [Community Energy and Emissions Inventory](#) (CEEI) initiative provides a provincial framework for tracking and reporting energy and GHG emissions at a community-wide scale. It is published with a two-year lag, however, raw data can be requested by local governments that wish to measure and report their community-wide emissions for the buildings and solid waste sectors ahead of publication.

The Climate Action Secretariat (CAS) is aware that some local governments are developing their own community-wide GHG emissions inventories (separate from the provincial CEEI) . A better understanding of community-wide emissions measurement across B.C. will help CAS as we upgrade CEEI.

Question 6: For the 2023 calendar year, have community-wide GHG emissions been measured for your local government or Nation?

No

If not, please select all that apply from the list.

No, we do not measure and report community-wide emissions data due to lack of financial capacity.

No, we do not measure and report community-wide emissions data due to lack of staff and technical capacity.

If not, has your community or Nation measured and reported community-wide emissions in the past?

No

Question 7: Currently, the Province's legislated GHG emission reduction targets are 40% by 2030, 60% by 2040 and 80% by 2050, relative to 2007. Please state your local government or Nation's target(s).

Please enter "0" if no targets or baseline are established for the years given in the table.

2030

Reduction Percentage (format: e.g., 40)

40

Baseline Year (format: e.g., 2007)

2007

2040

Reduction Percentage (format: e.g., 40)

60

Baseline Year (format: e.g., 2007)

2007

2050

Reduction Percentage (format: e.g., 40)

80

Baseline Year (format: e.g., 2007)

2007

Question 8: Does your local government or Nation have net-zero or carbon-neutral emissions target(s)?

Please select all that apply.

No

Question 9: Please select up to three supporting indicators that would be most valuable to your local government or Nation to advance climate action (these indicators were previously reported through the Community Energy and Emissions Inventory initiative).

Housing type: Private dwellings by structural type

Residential density: Population and dwelling units per "net" land area

Greenspace: Land area that is parks and protected greenspace

Provincial Policy Alignment - Mitigation

The CleanBC Roadmap to 2030 is B.C.'s plan to meet provincial emissions reduction targets to be 40% below 2007 levels for 2030 and set us on course to reach net-zero emissions by 2050.

One requirement of this Program is that you must **report on a minimum of one project** linked to objectives from the [CleanBC Roadmap to 2030](#) and/or [Climate Preparedness and Adaptation Strategy](#) (CPAS). Funding does **not** need to come from this program. For questions 10-13, if your

community reports one initiative related to one sector (e.g. buildings) you have satisfied this requirement. That said, please select all that apply.

Question 10: Please indicate all climate initiatives your local government or Nation had in-progress, ongoing or completed in the 2023 calendar year related to the buildings sector. This should not be limited to what your LGCAP funding supported.

Corporate
Community

Corporate buildings policies, programs and actions.

Other.
Developed a new Community Hall using highest efficiency standards for new space and water heating equipment

Community-wide buildings policies, programs and actions.

Requirement to measure embodied carbon.
Other.
Developed a new Community Hall using highest efficiency standards for new space and water heating equipment

Please highlight a community project(s) that was in-progress, ongoing or completed in the 2023 calendar year related to buildings. Please enter NA if your community reported no buildings initiatives ongoing, completed or in-progress for 2023.

Village Hub Municipal Hall

Question 11: Please indicate all climate initiatives your local government or Nation had in-progress, ongoing or completed in the 2023 calendar year related to the transportation sector. This should not be limited to what your LGCAP funding supported.

Community

Community-wide transportation policies, programs and actions.

Active transportation infrastructure investments.
Electric vehicle charging infrastructure investments.

Please highlight a community project(s) that was in-progress or completed in the 2023 calendar year related to transportation. Please enter NA if your community reported no transportation initiatives ongoing, completed or in-progress for 2023.

Installed an EV Charging Station at the Village Community Hub, Multi Use Pathway Improvements

Question 12: Please indicate all climate initiatives your local government or Nation had in-progress, ongoing or completed in the 2023 calendar year related to community-wide and corporate action. This should not be limited to what your LGCAP funding supported.

Not applicable

Please highlight a community project(s) that was in-progress, ongoing or completed in the 2023 calendar year related to community-wide or corporate action. Please enter NA if your community reported no community-wide or corporate initiatives ongoing, completed or in-progress for 2023.

NA

Provincial Policy Alignment - Resilience and Adaptation

The goal of climate adaptation is to reduce risk and vulnerability associated with climate change impacts. To manage climate impacts, local governments and Nations are integrating climate adaptation principles into decisions and everyday activities.

One requirement of this Program is that you must report on **at least one or more** project(s) linked to one or more objectives from the [CleanBC Roadmap to 2030](#) and/or the [Climate Preparedness and Adaptation Strategy](#) (CPAS) in Questions 10-13. If your community reports one initiative related to one sector you have satisfied this requirement, but please select all that apply for Questions 10-13.

Question 13: Please indicate all initiatives your local government or Nation had completed, ongoing or in-progress in the 2023 calendar year to adapt to and build resilience to climate impacts. This should not be limited to what your LGCAP funding supported.

Not applicable

Please highlight one or more climate adaptation project(s) that were completed, ongoing or in-progress in the 2023 calendar year to reduce risk and increase resilience. Please enter NA if your community reported no community-wide or corporate initiatives ongoing, completed or in-progress for 2023.

Please note that highlights for resilience actions may be shared with the Ministry of Emergency Management and Climate Readiness (EMCR) for them to use on ClimateReadyBC as part of their work on sharing info on climate resilience in BC. EMCR may follow up for more details if needed.

NA

Question 14 a): Has a climate risk and vulnerability or similar assessment been undertaken for your local government or Nation?

Please select all that apply. In the textbox, please provide the link to the public assessment if available.

No

If not, please select one or more options from the list.

No, we are not intending to undertake due to lack of financial capacity.

No, we are not intending to undertake due to lack of staff and technical capacity.

Question 14 b): Are you integrating climate risk into asset management, budgeting and climate action plans?

No

Question 15: What are the most significant climate hazards and impacts faced by your jurisdiction and what is the timeframe of their expected impact on your community?

For each selection, please indicate if the timeframe of their expected impact is short, medium, long or not sure. (short [current/by 2025]; medium [2026-2050]; long [beyond 2050])

Wildfire

Medium

Wildfire smoke

Short

Wind, rain, and other storm events

Medium

Ecological impacts (examples of ecological impacts include biodiversity loss and erosion)

Long

Question 16: What information do you need to know to be able to plan effectively for the future of your community, with respect to the hazards and impacts identified in Question 15? Please select one or more of what you consider the most valuable types of information for planning.

Localized climate modelling and projected scenarios

Assessment of potential community impacts

Assessment of community vulnerabilities

Risk assessment of hazards

Mapping of climate change impacts and hazards

Examples of actions taken by other communities

Question 17: Based on the hazards and impacts you indicated as most significant in Question 15, which groups are most vulnerable to the impacts of those climate hazards and impacts?

Seniors

Persons with disabilities

People living alone/isolated

Question 18: Of the hazards and impacts identified in Question 15, please specify the associated adaptation measures completed or in-progress in the 2023 calendar year, if any.

If entering a hazard under "Other", please also write the hazard in the "Adaption measure" textbox.

Wildfire

Adaptation measure

FireSmart Program

Equity

Taking an equity-informed approach to climate action is about enhancing climate resilience for everyone in B.C., regardless of where and how they live and requires a just approach that integrates equity considerations into climate planning and adaptation responses.

Question 19: How does your local government or Nation ensure equitable access to and distribution of climate action opportunities and benefits?

Please select all that apply.

There are no specific measures in place to ensure equitable access to and distribution of opportunities and benefits.

LGCAP Year 2 Funding

The Program must be able to demonstrate the impact this funding has on greenhouse gas emissions reductions and resilience and adaptation in B.C. To substantiate the Program, we must develop a baseline understanding of where local governments and Nations are at with respect to climate action and track progress over time.

Please do your best to specify how much of your LGCAP funds was invested for each initiative undertaken without double counting.

Question 20: What did/will your local government or Nation spend its LGCAP funding on for year two of the Program (2023)? Please select all that apply and indicate the total dollar value associated with each initiative. For LGCAP 2023 funding, Village of Anmore received 59082. Please ensure the amount(s) entered for Question 20 equal this amount in total.

Community

Community Initiatives

Textbox format: no dollar sign and up to two decimal points (i.e. 2500 or 657.25). If selecting "Other", please write both the item and the amount of funding in the textbox.

Transportation initiatives

Community-wide transportation policies, programs and actions.

Textbox format: no dollar sign and up to two decimal points (i.e. 2500 or 657.25). If selecting "Other", please write both the item and the amount of funding in the textbox.

Electric vehicle charging infrastructure investments.
59,082

Please highlight the initiative(s) your local government or Nation's LGCAP year two funding will support.

Planning

Question 21 a): How much additional funding for climate action were you able to invest by leveraging your LGCAP funds? This could include matching grants as well as private investment.

Format: no dollar sign and up to two decimal places

260766

Question 21 b): Please list the funding programs leveraged and associated funders (i.e. Investing in Canada Infrastructure Program, Canada/Province).

Please enter "NA" if no funds were leveraged.

Investing in Canada Infrastructure Program, BC

Question 22: What is your internal decision criteria for spending LGCAP dollars?

Community Enhancement for new Village Hub/ Municipal Hall

Question 23: Does your local government or Nation use a formal framework to apply a climate lens on infrastructure planning and decision-making?

This could include the Provincial preliminary GHG assessment guidance, the Federal climate lens guidance, or another climate lens framework.

No

Question 24: What is the value in the Program's continuity for your community?

Optional

We place high value on the Program's continuity for funding of climate/energy projects as well as policy and planning.

Please note on posting the survey publicly:

- All information from required questions must be included.
- Optional questions and responses can be omitted.
 - The Province will use the information for internal purposes only.
- When posting the survey publicly, the design / format of the form can be changed.

Local Government Climate Action Program Attestation Form

Instructions for the Attestor (CFO or equivalent staff person):

Complete and sign this form by filling in the fields below.

I, the Chief Financial Officer, or equivalent position, attest to the following:

1. That Local Government Climate Action Program funding has been, or will be, allocated to climate action.
2. That Local Government Climate Action Program funds for years 1 and 2 received in 2022 and 2023 will be spent by March 31, 2025.
3. That Local Government Climate Action Program funds for years 3-5 received in 2024 will be spent by March 31, 2028.
4. That a completed and signed version of this form and survey contents will be publicly posted by September 30, 2024.

Attested by (first name, last name)

Lena Martin

Professional title

Manager of Financial Services

Local government or Modern Treaty Nation

Village of Anmore

Date

2024-07-30

Attestor signature

Please note: We did hear feedback to allow for file upload e-signatures and have looked into this. Unfortunately, uploaded files do not appear on the final report. If you require a redo for the digitally-drawn signature, please click the trash can. If that doesn't work, please submit your survey then contact us at LGCAP@gov.bc.ca.

Signature captured

A handwritten signature in black ink, appearing to be the initials 'LM'.

2024-07-30 10:34:00 Pacific Daylight Time



Village of Anmore

Memo

Date: September 6, 2024
Re: 2860 Sunnyside Rd - Zoning Amendment – Bylaw No. 667-2023
To: Council

Bylaw No. 667-2023 was presented to Council for first and second readings on January 17, 2023. A public hearing was held for this bylaw on April 4, 2023 and received third reading at the April 4, 2023 Regular Meeting of Council. The applicant has now met the requirements for rezoning. The Bylaw is now before Council for adoption and the January 6, 2023 report is attached for Council's reference.



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 6, 2023

File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 667-2023 (**Attachment 1**) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 667-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

Report/Recommendation to Council

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023

January 6, 2023

Discussion

The proposed property is 7,124m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.76 acres.
3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 95m of road frontage onto Sunnyside Road and 52m onto Spence Way. Total Frontage = 147m

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

Report/Recommendation to Council

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023

January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

1. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 667-2023.
(recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 667-2023 and refer Anmore Zoning Amendment Bylaw 667-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 667-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 667-2023

OR

4. That Council not proceed with the infill rezoning.

Report/Recommendation to Council

2860 Sunnyside Rd - Zoning Amendment – Bylaw No 667-2023

January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 667-2023

Prepared by:	
 _____	
Chris Boit, P.Eng Manager of Development Services	
Reviewed for Form and Content / Approved for Submission to Council:	
<i>Chief Administrative Officer's Comment/Concurrence</i>	 _____ Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 667-2023

A bylaw to amend the Village of Anmore Zoning Bylaw No. 568-2017

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

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

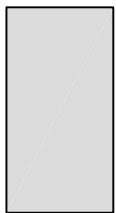
- 1) That this bylaw may be cited for all purposes as “Anmore Zoning Bylaw Amendment Bylaw No. 667-2023”.
- 2) That the Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels from Residential 1 – RS1 to INFILL DEVELOPMENT – INF

2860 SUNNYSIDE ROAD ANMORE PID: 024-898-988
--

READ a first time the	17th	day of January, 2023
READ a second time the	17th	day of January, 2023
PUBLIC HEARING HELD the	4th	day of April, 2023
READ a third time the	4th	day of April, 2023
ADOPTED the		day of,

MAYOR

MANAGER OF CORPORATE SERVICES



INFILL ZONE

ZONING MAP
INFILL-7



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 6, 2024 File No. 3900-30
Submitted by: Josh Joseph, Planner
Subject: *Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023*

Purpose

To provide Council with an introduction to an applicant led Rezoning Application for the Pinnacle Ridge Hillside Development Lands.

Recommended Option

THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Anmore Zoning Amendment Bylaw No. 699-2024 and the development proposal be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.

Background

At the June 4th, 2024, Regular Council Meeting, Council determined that the proposed development for Pinnacle Ridge Hillside Development as shown in the applicant's Official Community Plan (OCP) Amendment Application, was consistent with the policies set out in the OCP including relevant Comprehensive Development policies such as RLU-8 (1.8 lots/acre) and provided the following direction:

“THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application”.

Report/Recommendation to Council

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

September 6, 2024

Details regarding the OCP analysis in relation to the development proposal can be found in the Staff Report for the June 4th Regular Council Meeting (Attachment 1).

In July 2024, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the applicant) collectively applied to amend the Anmore Zoning Bylaw No. 568-2017 to rezone the 4 parcels comprising the Pinnacle Ridge Hillside Lands (Pinnacle Ridge) from RS-1 to a new Comprehensive Development zone and to include the proposed land use regulations attached in the Bylaw Amendment (Attachment 2). The rezoning and development proposal included technical studies can be viewed on the Village Website.

Discussion

Proposed Land Use Plan

The applicant is seeking to rezone Pinnacle Ridge from RS-1 to a Comprehensive Development zone to accommodate residential development. The development proposal has changed slightly from the proposal presented at the June 4th meeting through minor alterations to the site configuration and an increase of the total number of units from 261 units to 269 units. The current proposed development includes residential housing units on ~ 75 acres with a mix of 51 single-family homes, 46 semi-detached homes, and a combination of 172 townhomes & stacked townhomes as shown in the Land Use Plan below (Figure 1).

Land Use					
	Parcel A	Parcel B	Parcel C	Site	
Green Space (acres)	14.6	8.2	2.2	25.0	33%
Roads (acres)	5.4	3.9	0.8	10.1	14%
Residential (acres)	20.0	14.5	5.0	39.5	53%
Total (acres)	40.0	26.7	8.0	74.7	100%
Residential Lot Mix					
Single Family					
Area (acres)	5.4	5.2	1.0	13.6	
# of units	22	25	4	51	
Semi-Detached					
Area (acres)	5.8	0	0	5.8	
# of units	46	0	0	46	
Townhomes					
Area (acres)	8.8	9.4	4.0	22.2	
# of units	76	60	36	172	
Total # of units	144	85	40	269	
Total Area (acres)	40.0	26.7	8.0	74.7	
Units per acre (UPA)	3.6	3.2	5.0	3.6	

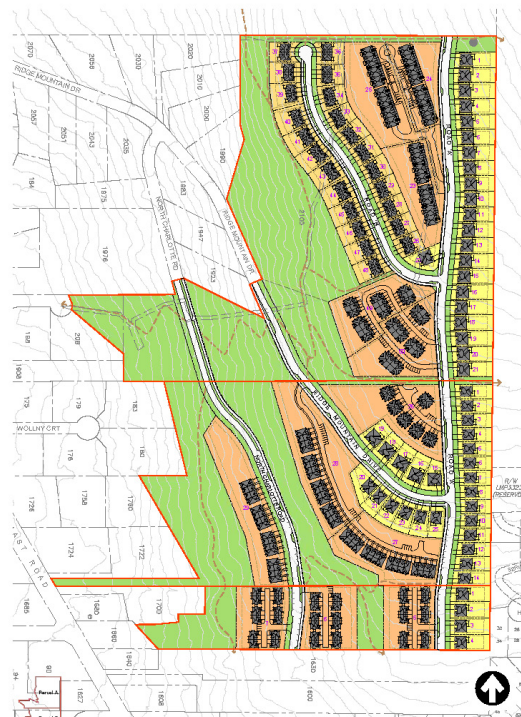


Figure 1. Proposed Land Use and Concept Plan

Report/Recommendation to Council

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

September 6, 2024

The current proposal equates to 1.25 lots per acre and is below the maximum density permitted in the OCP Policy RLU-8 of 1.8 lots per acre. The housing mix results in a density of 3.6 units per acre and introduces new housing forms like townhomes which currently aren't present in the Village.

Community Amenities

Open Space and Trails

The applicant is proposing to dedicate 25.7 acres or 34% of the total site as parkland at the subdivision stage. This is larger than the voluntary amenity contribution of 30% of land set out in Policy RLU-11 of the OCP for Comprehensive Development zones and aligns with the policies intent for the provision of “trails, pathways, open space or sensitive environmental areas”. Open space and natural areas are dispersed throughout the site along with integrated trails to be used for recreational activities. The trails are positioned to connect with existing trails and road networks in the surrounding neighborhoods to improve overall community connectivity. The mix of open space and trails support the primary and secondary priorities for parkland dedication acquired through rezoning set out in Policy P&TLU-6 of the OCP for the provision of trails and pathways as well as the preservation of natural habitat. Functions within the open space may be open to discussions such as picnic areas or other options for community gathering spaces.

Road Dedication

In accordance with Policy T-16, the applicant will dedicate to the public the extension of North Charlotte Road towards Charlotte Crescent to the south for future road alignment to act as a collector road. The Ridge Mountain Drive proposed extension connects to new road dedications to the east (Road A and Road B) with the potential to connect to Charlotte Crescent to the south as well as lands beyond to the north. The proposed public road right of way includes multi-use pathways along the roads in addition to 114 parallel parking spaces.

Landscape, Architectural & Site-Specific Guidelines

Landscape and architectural guidelines have been prepared for the development including site specific guidelines for the inclusion of FireSmart strategies. The applicant has provided a set of architectural guidelines following design principles, they believe, will “*reflect the semi-rural character of Anmore, be contemporary with elements of upscale modern, Craftsman and French Country with a blend of traditional materials with respect to natural light and to utilize textures, colours and materials that harmonize with the surrounding natural environment*”. The applicant has proposed implementing a Statutory Building Scheme to regulate the

Report/Recommendation to Council

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

September 6, 2024

architectural guidelines, and Landscaping to maintain low-density fire-resistant landscaping within a 10m radius of the dwelling. Staff recommend the applicant provide further technical studies from applicable qualified professionals relating to tree management and fuel loads to inform the implementation of a FireSmart strategy.

The provision of the amenities listed above can be ensured through legal agreements placed on title such as restrictive covenants and may include statutory building schemes and landscaping plans. These assurances may require further discussion and consideration. The Village has the option to enter into a Phased Development Agreement with the landowners of Pinnacle Ridge to set the terms and conditions for the provision of amenities and parkland, including timing and phasing of the development and registration for covenants on title. Phased Development Agreements provide a regulation assurances to both local governments and landowners. Staff recommend that land dedication be finalised in the subdivision stage to minimize any risks, costs and liability that may be associated with taking ownership of public assets prior to subdivision approval. Potential risks and costs are unknown at this time but may arise during the subdivision stage and could necessitate alterations to the design or scope of the proposed amenities which, in such circumstances, may warrant further zoning amendments to reflect those changes.

Site Servicing

Potable Water System

The applicant has provided a Potable Water System Design Brief based on previous technical studies, the Village's Water Utility Master Plan and data from the city of Port Moody. The proposed development would extend the existing water mains in tandem with the road extensions from North Charlotte Road and Ridge Mountain Drive including stubs at the end of the new roads for future extensions. Currently a pump station at the base of Ridge Mountain Drive services 7 existing single-family lots on Mountain Ridge Drive and North Charlotte Road and was intended to expand services to the subject lands. Staff have reviewed the proposed preliminary analysis of the water system which evaluates the domestic water demand and reservoir sizing as well as fire flow calculations and water source reservoir capacity. As wildfire emergencies increase in BC, Staff believe that the Village should consider its wildfire emergency preparedness regarding water system capacity and resiliency for new developments on the hillside. Alternative water system options are being discussed with the applicant and the City of Port Moody in this regard. A detailed system design, analysis and water modeling will be prepared by the applicant as the application proceeds. Staff recommend receiving the detailed design prior to third reading and adoption.

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Septic Location and Sizing Plan

The applicant has submitted a preliminary layout review of the site septic plan and location including preliminary calculations based on the # of units and size of the housing mix which incorporated the potential of secondary suites in single-family dwellings. “Type 3” septic systems are being proposed for individual systems designed for single-family lots and for communal septic systems designed for townhome lots. The applicant will provide additional engineering assessments to determine the feasibility of the proposed septic systems on the site and each lot respectively. Staff recommend that further site studies conducted by appropriate Qualified Professionals take into consideration factors such as soil suitability and topography, including hydrogeological/ environmental sensitivities and any potential groundwater and surface water impacts and cumulative effects that may result from the proposed septic systems. The proposed septic system design falls within the authority of Fraser Health which approves sewerage systems that discharge to the ground and are designed to receive a sewage flow of less than 27,000 litres per day. Staff recommend receiving a detailed septic design/study regarding communal septic systems located on site slope development prior to granting third reading.

Site Context & Technical Studies

Pinnacle Ridge is a hillside development characteristic of steep slopes, watercourses and forested area. The site plan has been designed to cluster development in areas of gentle slopes to the east while dedicating parkland in areas with steeper slopes to minimize disturbances to the hillside and natural environment. These design considerations are generally regarded as best practices for hillside development. The applicant has submitted preliminary technical studies to address the various environmental concerns and hazards associated to hillside development. After careful review of the studies, staff have provided the following high-level overview and comments:

Overview Environmental Assessment

The Overview Environmental Assessment (OEA) identifies the environmental conditions of the site including wildlife and wildlife habitat, species at risk, ecosystems and aquatic ecosystems as well as their relationship to potential constraints and/or regulatory requirements. The study identified several streams regulated under the Water Sustainability Act, Riparian Areas Protection Regulation as well as Fisheries and Oceans Canada. Applicable approvals and development permits are required for development in and around the riparian areas identified in the report, which may result in minor site plan modifications in the northern parcel. The report recommended that a project-specific Environmental Impact Assessment (EIA) be prepared once the project proceeds to development phases to build on the objectives of the

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OEA and to prescribe detailed measures and monitoring plans to mitigate impacts to the environment.

Geotechnical Assessment

Preliminary Geotechnical studies were conducted on all four parcels. The geotechnical engineers assessed the proposed development against terrain and hydrology conditions among other factors and determined that erosion and surface wash outs due to site disturbance may cause debris flow downslope and would pose the most significant geohazard risk on the sites but noted that the risk can be addressed with erosion and sediment control measures as well as a storm water management plan. The Village requires Erosion and Sediment Control Permits prior to construction including excavation and land grading. Further, the geotechnical engineers conducted a slope stability assessment and confirmed that the proposed development was feasible from a geotechnical standpoint if recommendations outlined in the report are incorporated to the overall design and that additional design and grading plan reviews be conducted by a Qualified Professional. Staff recommend a covenant (Local Government Act s. 219) be placed on title to mitigate steep slope hazards and to ensure the development follow the ongoing geotechnical recommendations and measures set out in the relevant reports produced by a Qualified Professional.

Hydrogeological Investigation Report

This report describes the geological and subsurface soil conditions of the site including hydrogeological conditions. A seepage analysis was conducted and estimated the ground water seepage (pooling) into excavation sites. A groundwater impact assessment concluded that there was a low risk of ground water subsidence (a subduction or sinking of ground which may result in slope instability), no impacts to nearby water wells, and no significant impacts to the proposed developments from Mossum Creek to the west and West Noons Creek to the east. Additionally, there are no impacts to proposed developments associated with the presence of surface water drainage features. The report outlined a ground water management plan with a set of proposed measures to be included in an Erosion and Sediment Control Plan to address seepage and precipitation during construction as well as measures to address seepage and runoff post-construction of basement or below grade levels, these measures would be reflected in a covenant on title (LGA s.219).

Storm Water Strategy

The applicant has submitted a preliminary storm sewer layout. Detailed design and calculations have yet to be submitted. Staff will review the designs against the Village's Storm

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Water Master Plan. Storm water design recommendations have been captured in the geotechnical site assessment. Staff recommend appropriate covenants be placed on title for the construction, repair, maintenance and replacement of an appropriate storm water system as defined through further design and assessments.

Tree Inventory and Assessment Report

Due to the size of Pinnacle Ridge and associated costs and risk of the application failing, the applicant has yet to conduct a Tree Inventory and Assessment Report until later in the rezoning phase. Staff recommend receiving a Tree Inventory and Assessment Report from a Qualified Arborist prior to third reading of the amendment bylaw. Any hazard trees would be identified, and staff recommend that the trees be removed by the applicant prior to land dedication. Additionally, staff recommend that a Tree Retention Plan be submitted and placed on title as a protective covenant prior to any excavation.

Proposed Zoning Amendment Bylaw – CD-8

Staff have reviewed the proposed Comprehensive Development Zone as shown in the attached Amendment Bylaw submitted by the applicant and provided feedback and suggestions to align with updated legislative changes regarding Bill 44 requirements, building siting, size and dimensions, as well as general language and layout recommendations for bylaw consistency. The following is an overview of the proposed zoning regulations:

Permitted Uses and Minimum Parcel Size

The permitted primary and secondary uses are:

Permitted Primary Use	Permitted Secondary Uses
One Family Dwelling	Secondary Suite
Two-Family Dwelling	Accessory Buildings and Structures
Townhouse	Home Occupation
Stacked Townhouse	

Council should note that secondary suites are broadly permitted in all residential zones in accordance with the SSMUH requirements set out in Bill 44 as adopted in Village zoning bylaws since June, 2024. However, Bill 44 does not apply to private covenants placed on title such as statutory building schemes which may prohibit certain uses. The applicant has notified staff of their intention to prohibit secondary suites in Two-Family Dwellings, Townhouses and Stacked Townhouses through a covenant on title. Coach houses are not being proposed as a secondary use for this bylaw.

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The Maximum parcel dimensions are:

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m ²	18 m
Two-Family Dwelling	890 m ²	24 m

Townhouses on site are to be strata lots and parcel size will generally be in accordance with the land use areas as set out in the Comprehensive Development Plan.

Building Setbacks, Size and Height

Only 1 primary dwelling unit is permitted per lot except for townhouses which will be clustered on their respective strata lots. The following are the proposed floor area ratios (FAR) and height maximums for all primary uses:

- Size: 0.60 FAR
- Height: 11 m

Accessory buildings will be 90 m² in size with a maximum height of 8m.

The proposed height is consistent with current height maximums in all residential zones.

The following is the proposed setbacks for the permitted uses:

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	6.0 m	7.6 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m

The following are the current setbacks for RS-1 zone for reference:

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m ^(a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures ^{(b)(c)}	10 m	7.6 m	7.6 m	5 m

Site Coverage

The following site coverage has been proposed:

- 45% parcel coverage for one-family and two-family dwellings
- 60% parcel coverage for townhouses

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Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

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The applicant has proposed smaller setbacks and smaller lot sizes to cluster housing density in areas of gentler slopes and has explained that the smaller lots required to achieve clustered development coupled with the inclusion of secondary suites in the one-family dwelling units would necessitate a higher FAR and site coverage.

Off-Street Parking and Maneuvering Aisles.

The proposed off-street parking provisions are consistent with current residential zoning regulations for primary dwelling units, secondary suites and home occupations and includes an additional 0.2 visitor parking stalls for each townhouse unit as well as 1 designated disabled persons parking or 1% of total required spaces (whichever is greater) for townhouse buildings.

A set of specific aisle dimensions, maneuvering and access standards were also proposed for the townhouse strata lots.

Private and Shared Amenity Area Standards

A set of standards are also proposed for shared and private amenities for townhouse development. Shared amenity areas speak to the design and slope characteristics, location, minimum area requirements, exclusion of parking as shared amenity areas, and maintenance. Private amenity areas speak to the location and size of amenity areas.

Landscaping

The following landscaping standards, in addition to current requirements set out in the Village zoning bylaws, have been proposed for the residential lots.

Front Setback Area:

- At least 40% of the front setback area must be free of impervious surfaces or vehicular use.
- 20% of the front setback area must be reserved for landscaping, extensively planted with trees and shrubs.

Overall Site Landscaping:

- 20% of the total lot area must have no impervious surfaces or vehicular use.
- 15% of the overall lot area must be landscaped.
- 7% of the overall lot area must be extensively planted with trees and shrubs.
- All landscaping must adhere to the current BC landscaping standard.

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Waste Collection:

The proposed bylaw includes a set of specific standards for waste collection for townhouse strata lots. The proposed standards set out requirements for a collection access route including turnaround areas and vehicle maneuvering and turnaround specifications.

Definitions

The applicant has proposed a set of definitions to reflect townhouses within strata lots:

Townhouse a building containing 2 or more attached principal dwelling units characterised by individual ownership each having separate ground-oriented access.

Stacked Townhouses means townhouses, except that two principal dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each principal dwelling will have an individual access to outside, not necessarily at finished grade, provided that no more than two units share a corridor, steps, or path.

Attached means a building or structure physically connected by a common wall at least 3m in length providing internal connections to all enclosed spaces within all buildings or structures. For the purposes of this definition, buildings or structures connected solely by a roof will not be considered attached.

Strata Parcel means a strata parcel as defined by the Strata Property Act;

Legislative Requirements

Notice of Council's consideration of Bylaw 699-2024 was given prior to first reading In Accordance with Section 467 of the Local Government Act. All legislated requirements for section 467 of the LGA have been met and Council may grant first reading of the proposed bylaw.

Public Engagement.

While Council is prohibited from holding a public hearing for zoning bylaws that are consistent with the Village's OCP and that are proposed to permit a development that is wholly or partly a residential development, a public engagement plan may provide Council with insights to community needs and may inform the residents of the proposed development, given the scope of the proposed development. Public Hearings are a formal legislated process to gather community feedback and sentiments, held after second reading of a zoning amendment bylaw while public engagement is an informal process and may include open houses, workshops or non-binding surveys etc.

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Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

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Next Steps

Should Council choose to proceed with the rezoning application, staff recommend the proposal be referred to the Advisory Planning Commission and the Committee of the Whole for further discussions surrounding community amenities, technical studies and environmental considerations relating to the site, financial analysis/sustainability, zoning regulations, public engagement and any other topics Council wishes to discuss. Staff will continue to work with the applicant and determine further requirements for site and relevant technical studies building off the studies to date. Staff recommend a public engagement strategy be developed and presented to Council for approval to provide the residents an opportunity to learn more about the proposal. The public engagement strategy and relevant events and materials should be at the expense of the applicant and completed prior to granting second reading of the amendment bylaw.

Other Options

The following options are provided for Council consideration:

1. THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Anmore Zoning Amendment Bylaw No. 699-2024 and the development proposal be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.

Or

2. THAT Council advise staff of any further changes they would like to make to Village of Anmore Zoning Amendment No. Bylaw 699-2024 or the development proposal.

Or

3. THAT Council not proceed with Anmore Zoning Amendment Bylaw No. 699-2024.

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Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

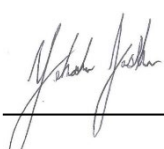

September 6, 2024

Financial Implications

Staff hours to review and present the application as it proceeds, including any works related to the application, are cost recovered.

Attachments

1. 2024-06-04 RTC OCP Amendment Pinnacle Ridge-signed
2. Bylaw No. 699-2024 Zoning Amendment -CD8 - Pinnacle Ridge
3. CD-8 Comprehensive Development Plan

Prepared by:
 _____ Josh Joseph, Village Planner
Reviewed for Form and Content / Approved for Submission to Council:
Acting Chief Administrative Officer's Comment/Concurrence <div style="text-align: right;"> ----- Acting Chief Administrative Officer</div>



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: May 31, 2024 File No. 3030-20/3900-30
Submitted by: C. Boit, Manager of Development Services
Subject: Pinnacle Ridge Hillside OCP Amendment Application

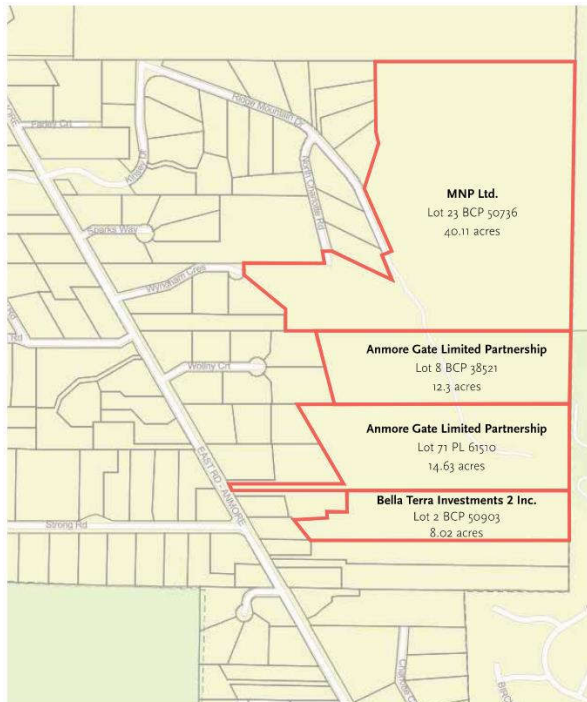
Purpose / Introduction

To provide Council with an introduction to the proposed development of the Pinnacle Ridge Hillside development

Recommended Option

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application.

Background



In December 2023, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the proponent) collectively submitted an application to amend the Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 in relation to the Pinnacle Ridge Hillside lands (Pinnacle Ridge) comprising of 4 parcels totally ~75 acres. The proponent has requested that the existing OCP Policy RLU-8 be amended by increasing the permitted density from 1.8 units per acre to 3.5 units per acre to allow for a future CD zone on the subject lands, which are designated as a Hillside Residential within Anmore's current OCP and are currently zoned as RS-1 development (1 acre lots). The

amendment to increase the density would allow for 261 residential housing units consisting of a mix of single-family, semi-detached homes, and townhomes.

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It is important to note, that the basis of the OCP amendment requests an increase from 1.8 units per acre to 3.5 units per acre. However, the Village's OCP states the following under Policy RLU-8 "Proposed development does not exceed a gross density of 1.8 **lots** per acre;". This is important as there is a significant difference between lots per acre and units per acre.

Discussion

Staff have reviewed the Pinnacle Ridge Hillside OCP Amendment Application (the Application), in consideration of Anmore's OCP policies and identified areas that align with the OCP residential land use policies but may need to be further analyzed in conjunction with the proposed amendments to density and associated plans. While the Village's residential settlement patterns have historically been focused on large lot single-family dwellings, the following is the stated intention for the OCP's residential land use policies: "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 the fundamental intent, the residential land use policies aim to welcome "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".

Considering the above, numerous residential land use policies in the OCP can be interpreted to direct new residential subdivision to Hillside Residential Areas where alternative and innovative development proposals shall be encouraged for lands in proximity to environmentally sensitive areas.

Lastly, Policy RLU-8 support the consideration of CD zoning for the following specific development proposals that Pinnacle Ridge may be interpreted to exhibit:

- 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;

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The following discussion highlights how the Pinnacle Ridge OCP Amendment Application meets these requirements.

The Application submitted by the applicant in December 2023, contains a comprehensive submission for an amendment to the Village's Official Community Plan. The Application outlines the applicant's collective vision "to craft a community seamlessly integrated with Anmore's natural beauty and recreational amenities" and aim for Pinnacle Ridge to "enhance Anmore's unique essence and preserve the surrounding environment while pioneering a financially sustainable model to benefit the community. The Application highlights the following development objectives:

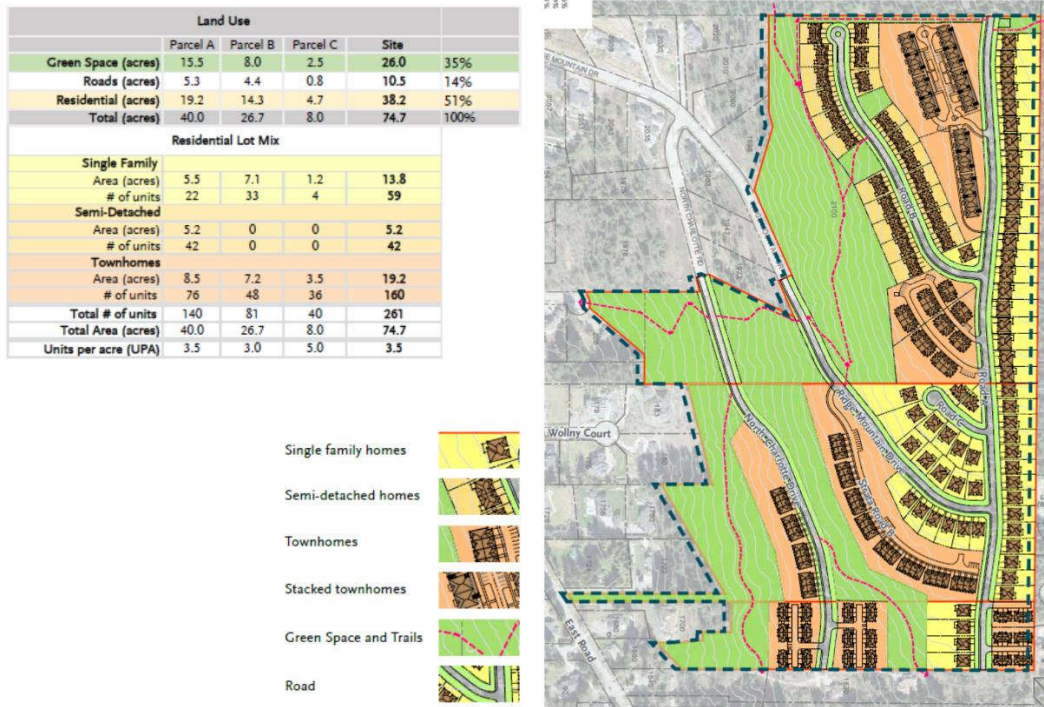
1. Protect the Semi-Rural Character
2. Enhance the Natural Environment
3. Establish a Financially Sustainable Community

Approximately 35% of the land is proposed to be dedicated to greenspace and integrated trail network acting as an interface between the lands and the surrounding neighborhood. The plan proposes to reduce the development footprint and preserve the natural environment by focussing clustered housing towards areas with gentle slopes. The application proposes design guidelines to align with the existing neighborhood character in tandem with the preservation of existing terrain and natural landscape with an aim to protect the semi-rural character of the Village. The clustered housing mix and density aims to establish a financially sustainable community by expanding Anmore's tax base. The proposed housing mix totals 261 housing units consisting of 59 single-family dwelling units, 42 semi-detached housing and 160 townhomes.

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To provide context for the OCP amendment, Staff have reviewed the application against Anmore's existing policies regarding development and housing within the municipality. The main policy documents and reports used for assessment include the existing OCP Bylaw No. 532-2014 and the Housing Needs Assessment.

Current OCP vs Amendment

The current residential land use objectives are intended to provide a framework for future development that will prioritize the following:

- Environmental protection
- Enhance the semi-rural character of the Village
- Minimize infrastructure costs.

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Environmental protection

Several residential land use policies prioritise the preservation of the natural environment and environmentally sensitive areas. Certain policies allow flexibility for Hillside Residential lands such as **Policy RLU-2** which seeks to encourage “alternative and innovative development proposals” on hillsides in proximity to environmentally sensitive areas. **Policy RLU-6** encourages clustered housing zoning to enable hillsides to be development in a comprehensive and environmentally sensitive manner where the development does not exceed a gross density of 1.5 lots per acre. **Policy RLU-8** allows further flexibility to allow 1.8 lots per acre for Comprehensive Development (CD) where the proposed development cannot be accommodated by existing zoning given the varied terrain and natural environmental features and where value can be demonstrated from the proposed development such that the development upholds the intention and strategies of RLU-3 to design with the land and make use of best practices for ecological sensitivity, and anticipates and employes strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

The application proposes to dedicate 35% (~26 acres) of the lands for greenspace to the western portion of Pinnacle Ridge which generally exhibits steep slopes > 25% to minimize impacts to the existing natural environment and focus residential development to those portions of land on more gentle slopes to the west of Pinnacle Ridge. The Application was accompanied by an array of supporting assessments including an Environmental Assessment Report which identified streams within the northern parcel as defined by the Riparian Areas Protection Regulations (RAPR) and Water Sustainability Act for which site designs have adopted the recommended prescribed setbacks in accordance with the report. However, the proponent acknowledges these are provisional and contingent on the outcome of additional environmental studies where changes to the overall concept plan may be required.

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Figure 1 - Proposed development layout

Enhance the Semi-Rural Character of the Village

There are numerous policies that intend to preserve and enhance the semi-rural character of the Village such as **Policy RLU-4** which encourages developers to incorporate landscape schemes, building design and exterior materials that keep with the natural setting and semi-rural character. **Policy RLU-16** supports Infill development that maintain the existing semi-rural nature of Anmore and allows a density of 2.04 parcels per acre. In this lens, The OCP can be interpreted to imply that increased density may not take away from the semi-rural character of the Village and may “enhance and not take away from the look and feel of the neighborhood.”

The application seeks to amend Policy RLU-8 to increase the maximum gross density of 1.8 lots per acre to 3.5 units per acre to accommodate the proposed development, which the current RS-1 zoning cannot accommodate and to fulfill the OCPs Growth Management Strategy. There is further commentary within this report regarding the lots per acre and units per acre request.

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The Application does specify a townhome housing type. This housing type is not part of the Village's current housing stock, therefore they may or may not be seen to fit with the Village's "semi rural character". The current OCP's housing policies are specified within S-3 to S-6, with S-3 providing partial alignment with reference to innovative and affordable housing. However, the current policies do not provide clear direction on whether town homes are seen as "semi rural" or fitting within the rural designation of Anmore.

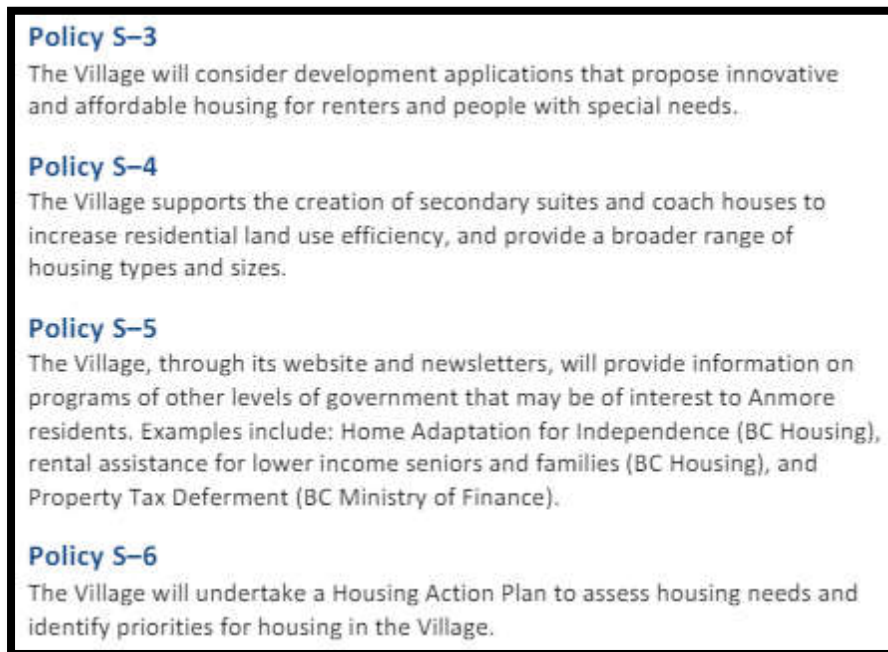


Figure 2- Extract from VoA OCP (Page 46)

Policy S-6 refers to housing action plan to assess housing needs. In 2021 the Village undertook a housing needs assessment, which highlighted the need for future townhomes, which this application proposes.

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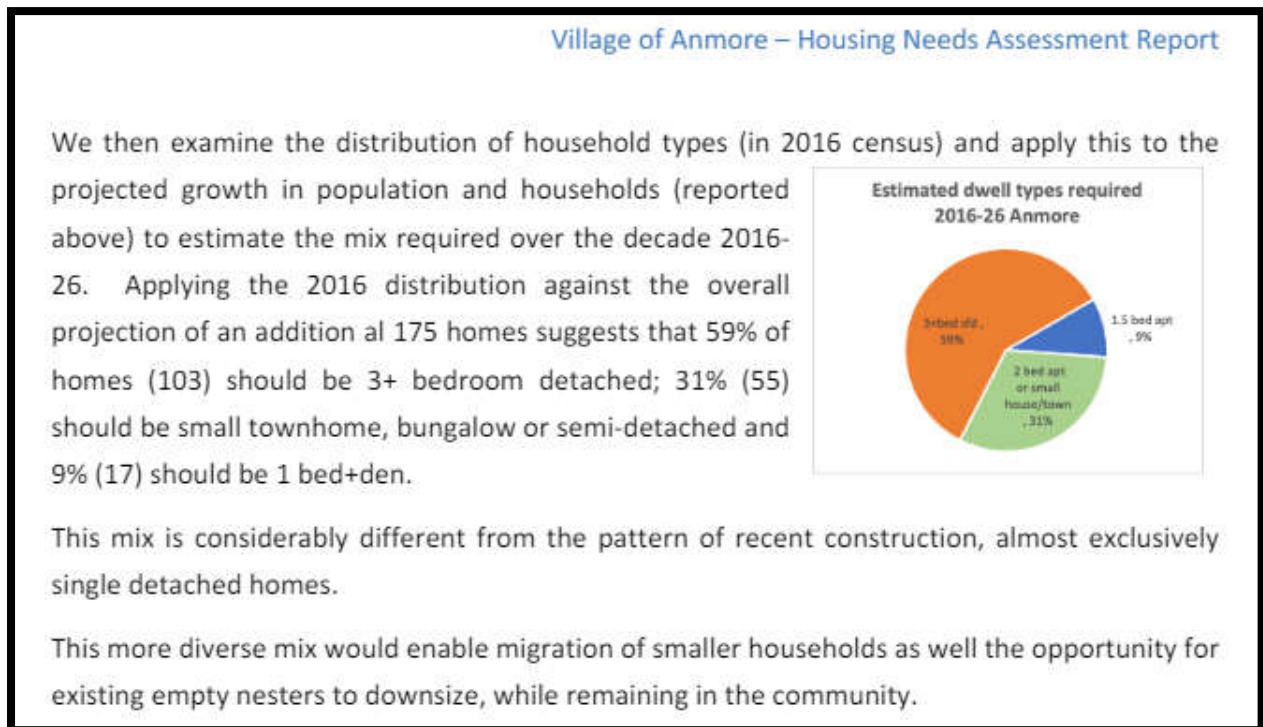


Figure 3 - Extract from VoA's Housing Needs Assessment Report (page 8)

Minimize Infrastructure Costs

Higher density allows infrastructure such as roadways, water, and electricity to serve more people within a smaller geographic area. This concentration reduces the per capita cost of providing these services and most importantly to the residents of the Village maintaining and replacing these assets, which will become a cost the Village taxpayer. Therefore, the proposed increased density of the Hillside development helps move the Village in the right.

Lots vs Units

It is important to distinguish between "lots per acre" and "units per acre" as they refer to different aspects of land use and housing density. The Village's OCP refers to Lots per acre and not units per acre. The following provides an overview of the definition of each.

Lots per Acre:

Definition: The number of individual parcels of land or lots within one acre of land.

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Usage: It is commonly used in the context of single-family residential developments where each lot typically contains one housing unit. For example, if there are 4 lots in an acre, the density is 4 lots per acre.

Characteristics: This measurement focuses on the division of land into separate, standalone plots. It is usually associated with suburban or low-density housing developments.

Units per Acre:

Definition: The number of individual housing units within one acre of land.

Usage: It can apply to various types of housing, including single-family homes, duplexes, townhouses, and multi-family apartment buildings. For instance, if a multi-family building on one acre contains 4 townhomes, the density is 4 units per acre.

Characteristics: This measurement focuses on the number of dwelling units rather than the number of lots. It provides a more flexible understanding of density as it encompasses different housing typologies and is often used in urban planning to assess and regulate housing density.

The primary reason for the OCP application was to provide an increase to the OCP's 1.8 units per acre. However, the applicant misinterpreted the OCP by stating units instead of lots. Following staff's review of the application and subsequent correspondence, they have confirmed that their proposed development is 1.25 lots per acre which is below the maximum of 1.8 lots per acre. For context, the Village currently allows 3 units per acre on a RS-1 lot and in some CD zones up to 6 units per acre.

Options for Consideration

Option 1 – Proceed to Rezoning Application

(recommended)

Based upon staff review of the OCP amendment application, it is Staff's opinion that an OCP amendment is **not** required for this development. As its is in general alignment with the current OCP and the policies contained within. Therefore, the applicant should proceed to submit a rezoning application, as the current zoning of RS-1 does not meet the requirements of development as set forth in their land use plan.

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A zoning bylaw amendment will provide Council the opportunity to regulate the land use and development by specifying the density, building height, lot size and dimensions, setbacks, building and site coverage among other aspects of the development. The zoning bylaws amendment will need to align with the OCP, which ensures the proposed zoning bylaw can not deviate significantly from the application provided to date in order to meet the criteria to bring forward for Council's consideration.

Option 2 – Proceed to a bylaw amendment 1st reading and referred to the Committee of the Whole

Council may determine the Application needs an OCP Amendment, as some of the land use, density or housing forms may not meet the intent of the current OCP. Should Council wish to proceed to a first reading of an OCP amendment, staff can draft an OCP amendment bylaw for first reading. This will enable the proposed bylaw amendment to formally be introduced for further assessment and consideration. Further, referring this matter to the Committee of the Whole (COTW) will allow for a more detailed and comprehensive discussion. The COTW may wish to invite the applicant to participate in the meeting, so that the Committee can delve into the specifics of the proposal, ensuring that all aspects are thoroughly reviewed and evaluated and provide feedback. This approach aligns with Council's commitment to transparent and inclusive decision-making, ensuring that all viewpoints and considerations are heard and addressed before the COTW makes a recommendation to Council for the next steps of the OCP Bylaw Amendment which could include referrals to Advisory Planning Commission and Village Committees.

Following the Committee of the Whole, Council may wish to ratify the Committee's recommendation and provide staff with direction as to the proposed bylaw amendment. This direction could include some of the following options, while ensuring Council's concerns and requests are addressed prior to moving to a second reading of the bylaw, such as a Village-led comprehensive OCP bylaw review or determining a terms of reference for a Neighbourhood Plan, or providing direction to proceed directly to second reading of the Bylaw.

Staff would recommend that a second reading of the Bylaw occur following COW and Advisory Planning Commission reviews and comments. This will help staff capture important topics for the bylaw amendment and ensure the bylaw represents Council's objectives. These reviews typically result in additional studies/analysis to provide important context for the bylaw amendment.

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Option 3 – Comprehensive OCP review

Since its adoption in 2014, the Village of Anmore's Official Community Plan (OCP) has been a guiding document for community development and planning. However, considering the provincial housing crisis and significant changes within the broader region, including upcoming changes to the legislation related to OCP, Zoning Bylaw, and ACC requirements, there is a compelling argument to update the Village's planning framework. The evolving housing needs and affordability challenges require innovative solutions. A comprehensive review of the OCP, led by the Village, with this amendment in mind, could integrate these new goals and align the plan with the current aspirations of the community, especially in response to the housing crisis.

Financial Implications

The required staff time and resources and costs to complete this application will be borne by the applicant.

Options

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside Estate application
(recommended)

OR

THAT an Official Community Plan Bylaw Amendment based on the December 2023 Pinnacle Ridge Hillside application be drafted and brought forward for consideration for first reading.,

OR

THAT staff be directed to undertake a comprehensive review of Village of Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 with all policies reviewed and updated.

Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

Attachments

None.

Prepared by:
 _____
Chris Boit, P.Eng Manager of Development Services
Reviewed for Form and Content / Approved for Submission to Council:
<i>Chief Administrative Officer's Comment/Concurrence</i>
 _____
Chief Administrative Officer

Attachment 2

VILLAGE OF ANMORE

BYLAW NO. 699-2024

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

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

1. That this bylaw may be cited for all purposes as “Anmore Zoning Bylaw Amendment Bylaw No. 699-2024”.
2. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 2 – Definitions as follows:
 - a. Add the following definition for **Attached** in alphabetical sequence: means a building or structure physically connected by a common wall at least 3m in length providing internal connections to all enclosed spaces within all buildings or structures. For the purposes of this definition, buildings or structures connected solely by a roof will not be considered attached;
 - b. Add the following definition for **Stacked Townhouses** in alphabetical sequence: means townhouses, except that two principal dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each principal dwelling will have an individual access to outside, not necessarily at finished grade, provided that no more than two units share a corridor, steps, or path;
 - c. Add the following definition for **Strata Parcel** in alphabetical sequence: means a strata parcel as defined by the Strata Property Act;
 - d. Add the following definition for **Townhouse** in alphabetical sequence: means a building containing two or more attached principal dwelling units characterised by individual ownership each having separate ground-oriented access.
3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 9 – Zoning Districts as follows:
 - a. That the CD-8 Zone described in Schedule A of this bylaw be added as section 9.20 and that the replaced section and subsequent sections be renumbered accordingly.
4. That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels as identified in Schedule B to this bylaw from Residential 1 – RS1 to Comprehensive Development 8 – CD8:

PID: 028-861-256 028-856-589 027-687-309 002-811-626
--

5. The following schedules are included and form part of this bylaw:
Schedule A – CD-8 Zone
Schedule B – Map of amended zoning

6. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

READ a first time the _____ day of _____

READ a second time the _____ day of _____

READ a third time the _____ day of _____

ADOPTED the _____ day of _____

MAYOR

MANAGER OF CORPORATE SERVICES

Bylaw 699-2024 Schedule A

9.20 COMPREHENSIVE DEVELOPMENT 8 (PINNACLE RIDGE) – CD-8

9.20.1 Purpose

The intent of this zone is to accommodate a residential hillside **subdivision** that clusters **one-family dwelling, two-family dwelling** and **townhouses** on a variety of parcel sizes to preserve green space in accordance with the Village of Anmore Official Community Plan.

9.20.2 Permitted Uses

The following uses are permitted and shall be developed in accordance with the Comprehensive Development Plan as shown in section 9.20.14 of this Bylaw.

Permitted Primary Use	Permitted Secondary Uses
One Family Dwelling	Secondary Suite Accessory Buildings and Structures Home Occupation
Two-Family Dwelling	
Townhouse	
Stacked Townhouse	

9.20.3 Minimum Parcel Dimension

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m ²	18 m
Two-Family Dwelling	890 m ²	24 m

9.20.4 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.60 FAR	11 m
Two-Family Dwelling	1	0.60 FAR	11 m
Townhouses	n/a	0.60 FAR	11 m
Stacked Townhouse	n/a	0.60 FAR	11 m
Accessory Buildings and Structures	1	90 m ²	8 m

- (a) Notwithstanding the definition of floor area in Part 2, for the purposes of this zone, **floor area** or **gross floor area** shall exclude **basement** and underground parking.

9.20.5 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	6.0 m	7.6 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m

Where more than 1 structure for residential use is sited on a lot or within a "strata" development, said structure shall be separated from the adjacent structure by a distance not less than 3 m.

9.20.6 Off-Street Parking and Maneuvering Aisles

Off-street parking spaces shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:

- (a) 2 spaces per principal dwelling unit;
- (b) 1 space per employee for **home occupation**;
- (c) 1 space per **secondary suite**;
- (d) Visitor parking for **Townhouse** developments 0.2 spaces per dwelling unit (accessible to the public and designated as "visitor parking");
- (e) Each parking space shall be not less than 2.7 metres wide, 5.7 metres long, and 2.2 metres high;
- (f) Parking spaces shall be free of mud, be graded for proper drainage, and be hard surfaced; and
- (g) Off-street parking spaces for townhouse units shall not be accessed directly from a highway but shall be accessed by a driveway(s) and maneuvering aisle as required.

The minimum width of manoeuvring aisles shall be as follows:

Parking Angle 30° - 45°	Aisle Width 4.6m
Parking Angle 45° - 60°	Aisle Width 5.5m
Parking Angle 60° - 75°	Aisle Width 6.0m
Parking Angle 75° - 90°	Aisle Width 6.7m

Disabled Persons Parking

All buildings which are required to be accessible by disabled persons must provide at least 1 off-street parking space or 1%, whichever is greater, of the required parking spaces in any parking area to be reserved and designated for disabled persons. Disabled parking spaces to be identified by the international symbol for accessibility for persons with disabilities painted on the ground surface, a sign located at the front of the space, and shall be located as close as possible to the entrance of the use or structure.

In the case of head-in or angled off-street parking, such spaces shall have:

- (a) a minimum width of 3.7m;
- (b) at least 1 such space shall have a pedestrian pathway with a minimum width of 1.2m immediately adjacent to the designated off-street parking space; and
- (c) such area shall be painted with diagonal lines or indicated by different surface treatment to differentiate it from the off-street parking space.

Where access to and from the parking areas is by raised sidewalk, hard surface and drop-curb sections with a minimum surface width of 1.2m shall be provided directly adjacent to off-street parking spaces designated for disabled persons and from the parking lot or to other sidewalks or points of entry to a building.

In the case of parallel off-street parking, such spaces shall have a minimum length of 8m, of which the rear 2m shall be painted with diagonal lines.

Where access to and from the off-street parking areas is by raised sidewalk, hard surface and drop curb sections with a minimum surface width of 1.2m shall be provided adjacent to said off-street parking space.

9.20.7 Maximum Parcel Coverage

The Maximum **parcel coverage** shall be:

- (a) 45% of the **parcel** for one-family residential and two-family residential
- (b) 60% of the parcel for **townhouses**.

9.20.8 Maximum Number of parcels

Not more than 134 **parcels** may be created as a result of **subdivision**.

9.20.9 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

9.20.10 Private and Shared Amenity Area Standards

These standards are for the development and maintenance of amenity areas required in connection with all townhouse developments:

Shared Amenity Areas

- (a) Shared amenity areas are required for townhouse developments of more than 12 townhouse units on the same lot.
- (b) Amenity areas shall be unenclosed areas, free, common and readily accessible to all tenants and may include any combination of lawn, landscaping, flagstone, concrete, asphalt or other serviceable dust free surfacing, recreational facilities such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.
- (c) No area so used shall be located within 5m of any window serving a dwelling unit.
- (d) Off-street parking or off-street loading areas, driveways and service areas shall not be counted as amenity areas.
- (e) All landscaping and recreational facilities shall be maintained in perpetuity.
- (f) The slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps (v) guard railings or other protective devices shall be erected for above-ground locations.
- (g) The minimum required area shall be 5m² per dwelling unit.

Private Amenity Areas

- (a) Shall be provided adjacent to the individual dwelling unit served.
- (b) Where located on ground level, a private amenity area not less than 15m² in area shall be provided for and contiguous to each ground-oriented dwelling unit.
- (c) Where located above ground a private amenity area of not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.

9.20.11 Landscaping for Townhouse Developments

These standards are subject to the requirements of section 5.14 and are for the development and maintenance of landscaped areas required in connection with all townhouse developments:

Minimum landscaping requirements for front setback area shall be:

- (a) 40% of the front setback area shall have no impervious surfaces or vehicular use.

- (b) A portion of the required pervious surface area, equivalent to 20% of the front setback area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

Minimum overall site landscaping requirements shall be:

- (a) Despite section 5.14.2, 20% of the overall lot area shall have no impervious surfaces or vehicular usage.
- (b) a portion of the required pervious surface area, equivalent to 15% of the overall lot area, shall be landscaped.
- (c) a portion of the required landscaped area, equivalent to 7% of the overall lot area, shall be planted extensively with trees and shrubs.

All landscaping shall be designed and installed in accordance with the current edition of the BC landscaping standard.

9.20.12 Waste Collection

These standards are for the development of waste collection routes required in connection with all townhouse developments:

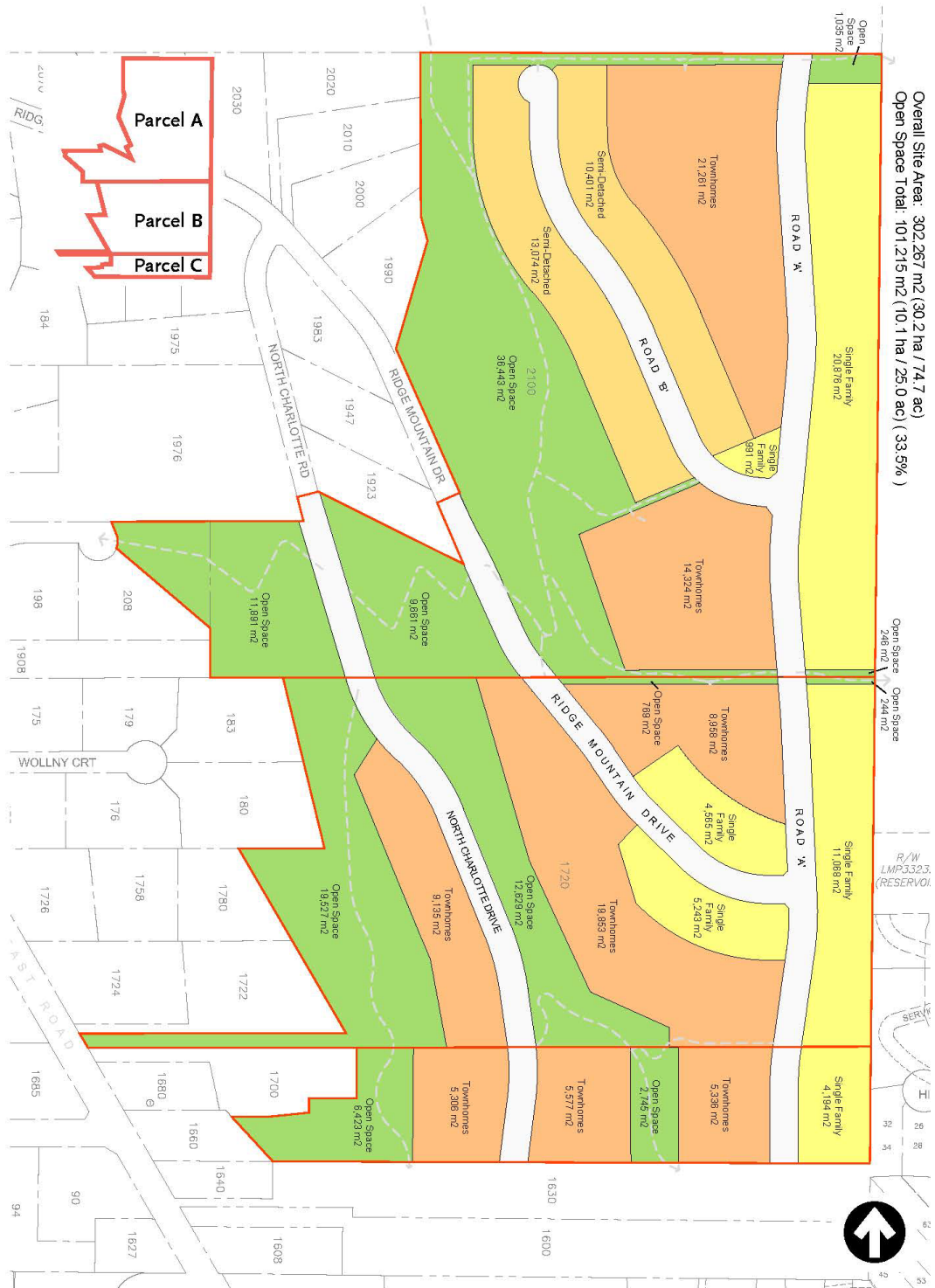
- (a) A Collection Access Route shall provide a turnaround area for the collection service vehicle for a “dead end” strata access road longer than 15 m in length from the curb face of the nearest intersecting Village road or strata access road. Collection vehicles shall be able to enter the site, collect the garbage and recyclables, turn around in a circular turnaround or hammerhead turnaround, and exit the site in a forward motion.
- (b) A hammerhead turnaround for solid waste collection shall have a minimum width of 6 m.
- (c) A circular turnaround for solid waste collection shall have minimum inside turning radius of 10 m and a minimum outside turning radius of 12.8 m.

9.20.13 Other Regulations

- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Secondary Suite** shall be subject to the requirements of section 6.3.

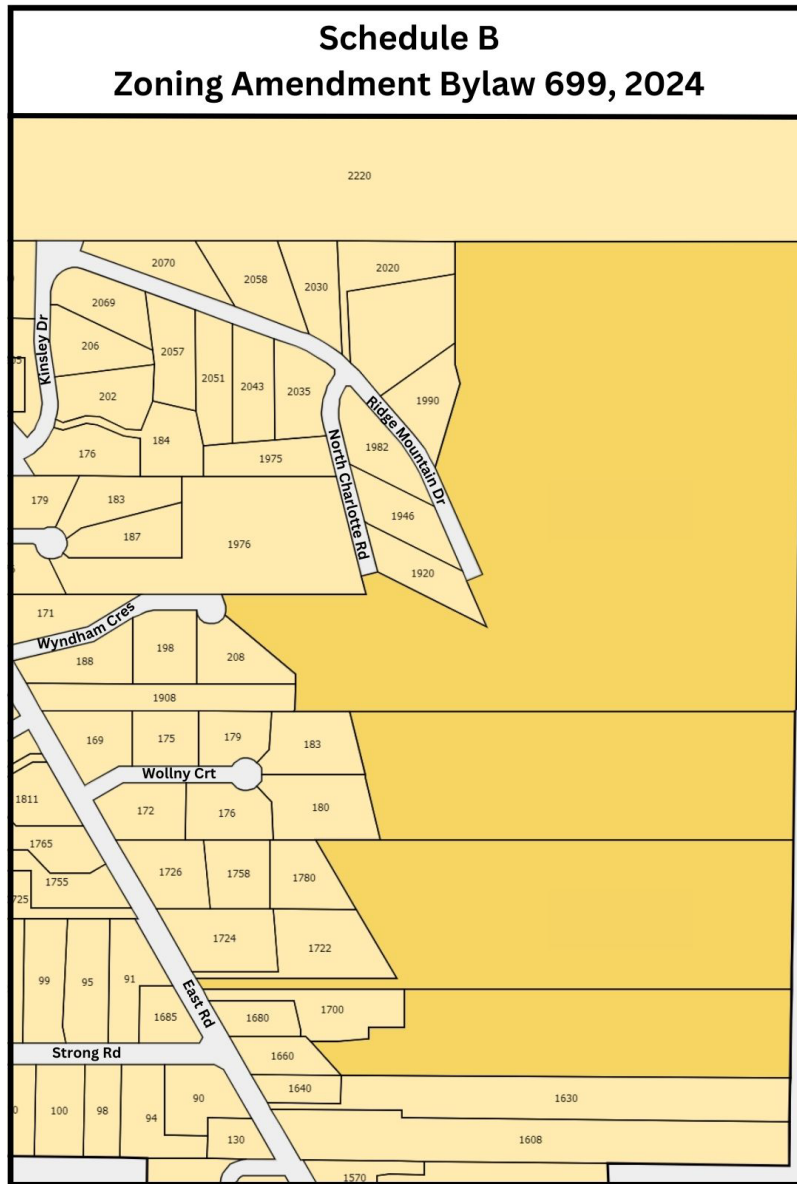
9.20.14 Comprehensive Development Plan

The following Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**:



Comprehensive Development Plan – (Pinnacle Ridge) - CD-8

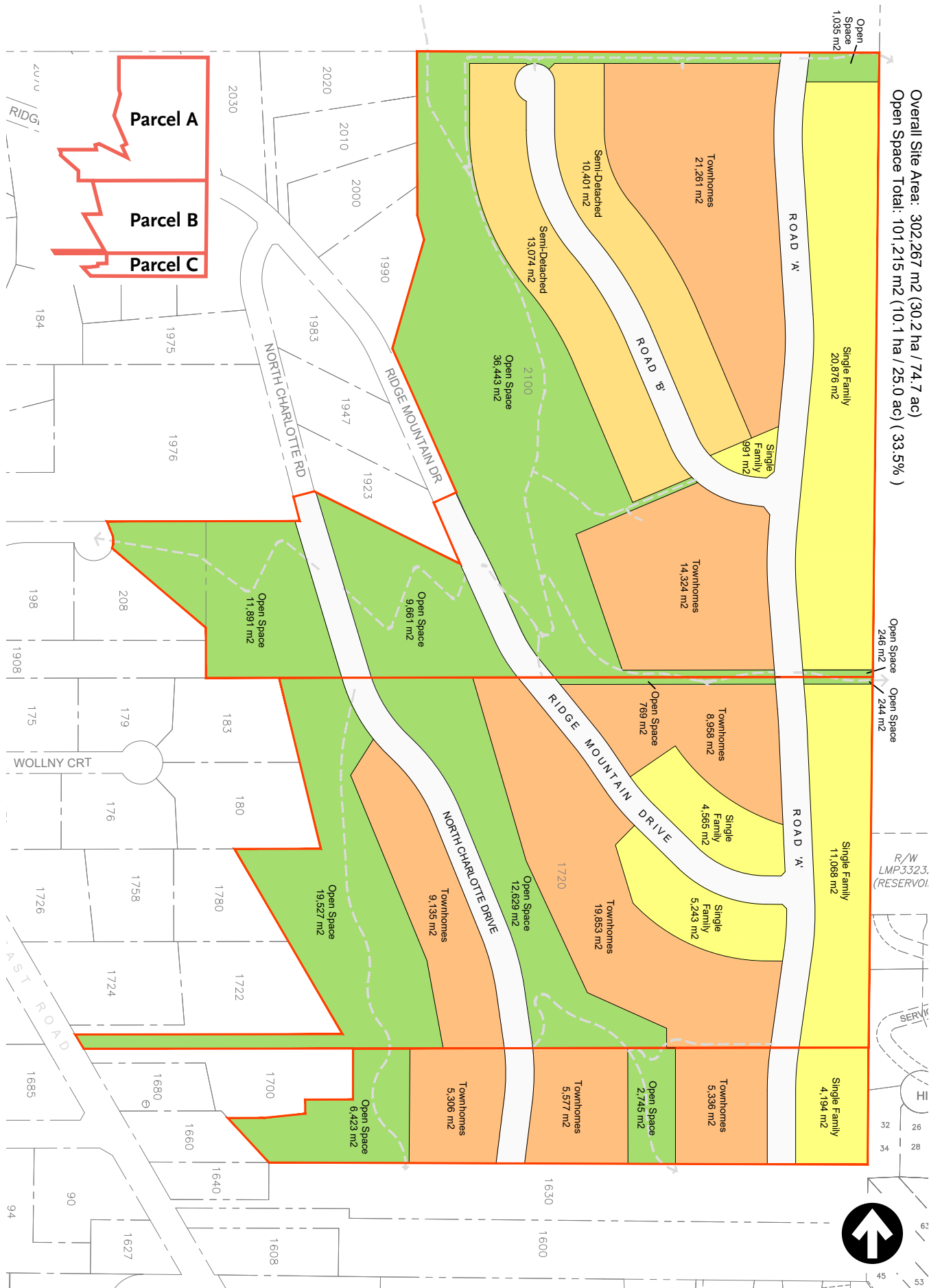
Bylaw 699-2024 Schedule B



Zoning Map

-  CD-8 Pinnacle Ridge
-  RS-1







VILLAGE OF ANMORE REPORT TO COUNCIL

Date: September 6, 2024 File No. 7130-03
Submitted by: Rhonda Schell, Manager of Corporate Services
Subject: Emergency and Disaster Management Legislation Update –
Indigenous Engagement Requirements

Purpose / Introduction

To provide Council with an update on the Provincial Emergency and Disaster Management Act (EDMA) and recommendation to meet Indigenous engagement requirements (IER).

Recommended Options

THAT staff be directed to engage a consultant at a cost of up to \$40,000, to be funded by the Indigenous Engagement Requirement grant to meet the objectives of the funding program.

Background

On November 8, 2023, the Emergency and Disaster Management Act (EDMA) received Royal Assent, replacing the Emergency Program Act. The EDMA introduces new concepts in legislation to understand and reduce disaster risk, enhance preparedness, and address vulnerabilities through emergency planning and is in alignment with the United Nations Office of Disaster Risk Reduction Sendai Framework (UNDRR) and the BC Declaration on the Rights of Indigenous Peoples Act (DRIPA). The objective of the UNDRR Sendai Framework is to prevent new and reduce existing disaster risk by implementing a range of measures across various areas like economics, structures, health, culture, and more. In 2019, the DRIPA came into effect, mandating the co-development of all provincial legislation with Indigenous Governing Bodies (IGBs).

The EDMA contains several new requirements for emergency planning that will be phased in as regulations are released for risk assessments, business continuity plans, multi-jurisdictional

Report/Recommendation to Council

Emergency and Disaster Management Legislation Update – Indigenous Engagement Requirements

September 6, 2024

emergency management organizations, state of local emergency powers, compliance, and enforcement, many of which are unknown at this time. However, it is clear that this legislation will place more responsibilities on local governments and increase costs which will likely be challenging for staff to implement with existing resources.

An immediate change that is now in affect requires local governments to incorporate Indigenous knowledge and cultural safety in emergency management planning, and a requirement for consultation and cooperation with IGBs prior to exercising land and property-based response powers for evacuation alerts, orders, and rescissions; use of land or property; and travel restrictions through emergency response and recovery phases unless there is imminent risk of loss of life, injury to individuals or animals, or significant loss or damage to property. On March 19th, 2024, Council received a letter from the Ministry of Emergency Management and Climate Readiness regarding funding to assist Anmore in implementing these new requirements.

Discussion

The Village has received a one-time grant of \$40,000 for the implementation of the Indigenous Engagement Requirements within the Emergency and Disaster Management Act (EDMA). The intended objective of the funding program is to support the implementation of Indigenous Engagement Requirements, and intended outcomes including:

- Relationship building across jurisdictions through consultation and cooperation with Indigenous governing bodies.
- Incorporating Indigenous knowledge and cultural safety across emergency management practices.
- Respecting of the inherent rights of Indigenous Peoples.
- Enhancing emergency management outcomes for the safety of all.
- Providing policy improvements that reflect the lived experience of Indigenous peoples and address the disproportionate impacts on Indigenous Peoples during emergency events.

Staff met with neighbouring tri-cities Emergency Program Coordinators to identify opportunities to collaborate and pool funds. Unfortunately, a joint project that could be completed prior to the funding deadline was not identified. Staff is recommending that the IER

Report/Recommendation to Council

Emergency and Disaster Management Legislation Update – Indigenous Engagement Requirements

September 6, 2024

funding be used to engage a consultant with expertise in Indigenous facilitation and engagement. The scope of work would include:

- identifying the IGB's that would be appropriate for the Village of Anmore to engage and consult with;
- facilitate discussions to come to an understanding of areas and purposes the IGB's want to be consulted on, and how;
- create a framework to guide the development of agreements (e.g., protocol agreement, memorandum of understanding, communication agreement, etc.) between the Village and local IGBs; and,
- collaborate with neighbouring communities where possible.

Time is of the essence as the funding needs to be spent by March 2025, with an interim survey due in September 2024.

Options

THAT staff be directed to engage a consultant at a cost of up to \$40,000, to be funded by the Indigenous Engagement Requirement grant to meet the objectives of the IER funding program.

(Recommended Option)

Option 2: THAT staff be directed to report back with alternate approaches to use the IER funding.

Financial Implications

None

Report/Recommendation to Council

Emergency and Disaster Management Legislation Update – Indigenous Engagement Requirements

September 6, 2024

Communications / Civic Engagement

Communications and civic engagement will be planned for in the implementation of the Emergency and Disaster Management Act as regulations are released.

Corporate Strategic Plan Objectives

- To promote and support emergency preparedness.
- Work collaboratively with neighbouring communities to identify regional priorities.

Prepared by:	
 _____	
Rhonda Schell Manager of Corporate Services	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer's Comment/Concurrence	
 _____	
Chief Administrative Officer	

Type text here

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

July 22, 2024

File: CR-12-01
Ref: RD 2024 05 31

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com; rhonda.schell@anmore.com

Dear Mayor John McEwen and Council:

BC Utilities Commission Decisions and Local Government Interests in the Energy Transition

At its May 31, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”; and*
- b) direct staff to forward a copy of the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition” to the Mayors and Council Members of each Metro Vancouver member jurisdiction.*

In accordance with the MVRD Board’s direction, for your information, please find enclosed a copy of the staff report summarizing the outcomes of three BC Utilities Commission (BCUC) proceedings in which Metro Vancouver participated as an intervener, in collaboration with several other local governments. The BCUC decisions were generally aligned with the positions taken by these local governments.

If you have any questions, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by phone at 604-456-8811, or by email at conor.reynolds@metrovancouver.org.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/CR/It

68518774

cc: Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: Report dated April 15, 2024, titled "BC Utilities Commission Decisions and Local Government Interests in the Energy Transition".

To: Climate Action Committee

From: Lise Townsend, Division Manager, Air Quality and Climate Action Policy,
Air Quality and Climate Action Services

Date: April 15, 2024 Meeting Date: May 9, 2024

Subject: **BC Utilities Commission Decisions and Local Government Interests in the Energy Transition**

RECOMMENDATION

That the MVRD Board:

- a) Receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”; and
 - b) Direct staff to forward a copy of the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition” to the Mayors and Council Members of each Metro Vancouver member jurisdiction.
-

EXECUTIVE SUMMARY

Decisions recently issued by the BC Utilities Commission (BCUC) for three proceedings in which Metro Vancouver participated were generally aligned with the positions taken by the Local Government Interveners. Metro Vancouver, together with several other local governments, participated as an Intervener in three BCUC proceedings: (1) FortisBC’s long-term resource plan; (2) BC Hydro’s long-term resource plan; and (3) FortisBC’s renewable natural gas (RNG) program. In these proceedings, the Local Government Interveners (LGI) advocated for fairness in energy rates and coordinated long-term planning. Both the utilities’ long-term plans were accepted, but the BCUC did not resolve the need for coordinated energy planning between BC Hydro and FortisBC. The BC Government has communicated, in responses to letters from the MVRD Board, that a forthcoming Climate Aligned Energy Framework for BC is expected to address this concern. In the RNG proceeding, the BCUC denied a RNG Connections Service for new construction due to an unfair rate subsidized by existing ratepayers.

Metro Vancouver’s participation in this proceeding highlighted the value of local government input to provincial energy planning. Staff will continue to seek opportunities for provincial input and advocacy to encourage alignment with regional policies.

PURPOSE

To inform the MVRD Board of the outcomes of three BC Utilities Commission Proceedings that Metro Vancouver participated in as an Intervener, and potential implications for local government policy goals and interests in the energy transition.

BACKGROUND

With approval of the MVRD Board, Metro Vancouver collaborated with several municipalities from Metro Vancouver and the Capital Regional District to participate as an intervener in three BC Utilities Commission (BCUC) proceedings.

- *FortisBC Energy Inc. ("FortisBC") 2022 Long-Term Gas Resource Plan ("LTGRP")* (Reference 1);
- *British Columbia Hydro and Power Authority ("BC Hydro") 2021 Integrated Resource Plan ("IRP")* (Reference 2); and
- *FortisBC Energy Inc. Biomethane Energy Recovery Charge Rate Methodology and Comprehensive Review of a Revised Renewable Gas Program ("RNG Rate Case")* (Reference 3).

In March 2024, the BCUC issued decisions for the above-noted proceedings. As directed by the Board, the purpose of this report is to summarize these decisions and provide high-level analysis of their implications for Metro Vancouver and related local government policy interests in the energy transition.

Metro Vancouver's board-endorsed *Climate 2050 Energy Roadmap* includes targets and key strategies to plan for the region's transition to clean, renewable, and resilient energy. Actions include working with member jurisdictions to provide input to relevant utility and regulatory processes, and advocating to the provincial government, the BCUC, and utilities for coordinated long-term planning for the energy transition.

OVERVIEW: BCUC AND INTERVENERS

Role of BCUC

The British Columbia Utilities Commission (BCUC), governed primarily by the *Utilities Commission Act*, is an independent agency of the Government of BC (the Province), charged with regulating BC's energy utilities, automobile insurance rates, common carrier pipelines, and the reliability of the electrical transmission grid. The BCUC's stated mandate is to ensure that customers have access to safe, reliable energy service rates, while allowing utilities the opportunity to earn a fair return on their investments. The Province, in addition to enacting enabling legislation governing the BCUC's mandate, can provide direction to the BCUC through an Order in Council.

The BCUC reviews applications from regulated entities through open, transparent, public proceedings, which include opportunities for the public to participate and provide feedback. Only registered interveners can file evidence, ask questions of other participants, and file final arguments in a proceeding, however other interested parties can submit letters of comment.

In October, 2023, a new Chair was appointed for the BCUC, and the Province issued a letter to the Chair emphasizing a need to prioritize GHG emissions reduction in the clean energy transition (Reference 4).

Local Government Interveners

In all three proceedings described in this report, Metro Vancouver collaborated with several other local governments. This enabled information sharing and more efficient use of resources among the parties, including procuring the services of experts. The Local Government Interveners (LGI) consisted of the following for all three proceedings: Metro Vancouver Regional District, District of North Vancouver, City of Vancouver, City of Richmond and Lulu Island Energy Company, and the District of Saanich. In addition, the City of Victoria participated in the FortisBC RNG Rates Case proceeding.

BCUC PROCEEDINGS – SUMMARY AND DECISIONS

FortisBC Long-Term Gas Resource Plan

FortisBC's Long-Term Gas Resource Plan (LTGRP) represents the utility's broad plan for transitioning to a low-carbon energy future in response to the Province's CleanBC Plan and CleanBC Roadmap to 2030. The LTGRP sets out how FortisBC expects to shift from distributing fossil natural gas to distributing various forms of renewable and low-carbon gases.

The Local Government Interveners (LGI) did not submit evidence in this proceeding, but individual members submitted information requests and the group jointly submitted a final argument. In their final argument, the LGI expressed concern that, given the lack of clarity about how the energy transition will unfold in BC, the LTGRP is narrowly focused on renewable gases, with uncertainties regarding their performance, pricing, and availability in BC. They advocated for further study to address RNG and hydrogen availability, proper accounting of the environmental benefits of RNG procured from outside the province, and how hydrogen will be deployed in FortisBC's system. The LGI stressed the importance of coordinated planning for the energy transition in BC that integrates both gas and electrical utilities' long-term plans and considers a wider array of decarbonization pathways. Recognizing the need for FortisBC to progress towards solutions, the LGI did not recommend whether the BCUC accept or reject the LTGRP; rather, they emphasized the limited contextual value of the LTGRP to inform future applications, and asked that BCUC direct FortisBC to urgently address the gaps revealed through the proceeding.

The LGI did not directly comment on the two components of the LTGRP that were rejected by the BCUC, as noted below.

The BCUC's decision included the following findings:

- The BCUC broadly accepted the LTGRP, finding that the public interest would be best served to allow FortisBC to advance its planning.
- The BCUC rejected planned investments in liquefied natural gas (LNG) for marine fueling (bunkering) and global markets due to insufficient evidence of demand for the product.
- The BCUC rejected the Resiliency Plan¹ which is intended to respond to and recover from disruptions to the gas system, but noted that FortisBC has committed to providing an updated Resiliency Plan in its next LTGRP submission to the BCUC.
- FortisBC was directed to file its next LTGRP by March 31, 2026.

¹ In the FortisBC Tilbury LNG Storage Expansion Project proceeding (BCUC Decision and Order G-62-23), the BCUC identified a number of shortcomings with the Resiliency Plan. This BCUC panel agreed with those shortcomings.

As discussed in the following section of this report, the BCUC agreed with the LGI and other interveners that collaboration between the major utilities would be beneficial, but did not take any action beyond encouraging such an approach.

Noteworthy BCUC Comments: Notwithstanding the overall acceptance of the LTGRP, the BCUC noted many uncertainties that it directed FortisBC to address in its next LTGRP. In particular, the BCUC emphasized the need for more sophisticated modeling of demand changes due to the energy transition, including scenarios that contemplate “demand destruction” (reduced gas throughput) and more details about planned actions to reduce GHG emissions.

BC Hydro Integrated Resource Plan

BC Hydro’s Integrated Resource Plan (IRP) is a 20-year plan for the electrical system. It includes a Base Resource Plan and several Contingency Resource Plans that forecast anticipated demand and how that would be met with existing and new supply and capacity under various scenarios. BC Hydro’s initial 2021 IRP application was significantly modified with a “Signpost Update” filed by the utility in spring 2023. This signaled a major shift in planning, from decades of flat energy demand to rapidly rising projected demand in response to population growth, market trends and multi-level government policy driving increased electrification. This was the stage at which Metro Vancouver registered as an intervener.

The Local Government Interveners (LGI) did not submit information requests or evidence in this proceeding, but submitted a final argument in which they cited evidence filed by other interveners.

In their argument the LGI stated that, while they generally support the IRP given the increasingly critical role of electricity in the energy transition, there is an urgent need for coordination in long-term resource planning between BC Hydro and FortisBC, pointing to the fact that each long-term resource plan envisions a different energy future. They also recommended more detailed regional scale distribution system analysis and planning, to ensure that sufficient electricity is provided in a timely manner to meet expected growth and climate targets.

The BCUC’s decision included the following findings:

- On the whole, the IRP, inclusive of the Signpost Update, was accepted and determined to be in the public interest.
- The need for BC Hydro to acquire an additional 3,700 GWh of clean or renewable energy, as announced by the Province while the IRP was in process, was “conclusively determined”, meaning it is not subject to need for further review.
- BC Hydro was directed to submit its next IRP by October 31, 2025.

As discussed in the following section of this report, the BCUC agreed with the LGI and other interveners that collaboration between the major utilities would be beneficial, but did not take any action beyond encouraging such an approach.

Noteworthy BCUC Comments: In response to rapidly shifting policies, technology, and external factors, the BCUC directed BC Hydro to submit IRPs more frequently and clarify uncertainties. This includes more detailed analysis of potential resource options to better inform the market. Agreeing

with FortisBC, the BCUC directed BC Hydro to further analyze the impact of electrification on their load forecast, including at the regional scale. BC Hydro should also undertake regional load forecasts and planning for non-bulk transmission and distribution infrastructure. Regional demand-side measures and resources should also be included in the next IRP, to reduce the need for investments, and BC Hydro should consider further resource diversification and energy storage to mitigate variability in hydro-electric supply due to climate impacts.

FortisBC RNG Rates Case

On December 17, 2021, FortisBC applied to the Commission for approval of a Revised Renewable Gas Program². The program consisted of three primary elements, of which the third was the focus of the LGI input.

1. Voluntary RNG Service, providing an option for customers to purchase RNG at a subsidized price relative to the conventional gas service and programmatic changes³.
2. RNG Blend Service, in which all sales customers will receive and pay for a blend of RNG as part of their regular gas service, designed to comply with FortisBC's obligations under the Greenhouse Gas Reduction Regulation.
3. RNG Connection Service, in which 100 per cent notional RNG would be provided to all customers as a mandatory service in newly constructed residential buildings, with rolled-in pricing, meaning that RNG Connections service customers would pay the same price as existing customers receiving a lower blend of RNG.

The Voluntary RNG Service and RNG Blend Service are conventional rate products, following established practices for introducing higher-cost energy into a utility's supply mix system for policy reasons. As such, the LGI did not submit comments concerning these aspects of the proceeding. In response to the RNG Connection Service component of the FortisBC submission, the LGI participated in this proceeding by submitting and responding to information requests, submitting expert evidence⁴, and submitting a final argument.

In their evidence and final argument, the LGI, among other interveners, opposed the RNG Connection Service, arguing – based on established rate-making principles – that the proposed rates are unjust, unreasonable, discriminatory, and not in the public interest. Central to this argument was economic analysis commissioned by the LGI that estimated the proposed rate would impose a \$750 million subsidy over eight years, paid by existing ratepayers to cover the increased cost to deliver 100% notional RNG to new customers. The LGI further asserted that FortisBC's application relied on flawed assumptions about the permanence of the rate, the availability of RNG, and that the proposed rate could undermine local government policies and lead to inefficient investments that could hinder long-term climate goals.

² Renewable gas was originally defined in the submission as renewable natural gas (RNG), synthesis gas, and lignin. The BCUC subsequently determined that for the purpose of this proceeding, renewable gas would only include RNG. RNG is typically more expensive to produce than conventional (fossil) natural gas, but is a lower carbon alternative.

³ The Voluntary RNG Service included expanding the program to larger volume businesses, increasing the price of RNG for natural gas vehicle and transportation service customers, and eliminating a discount for long-term contracts.

⁴ The expert evidence filed by the LGI collectively was prepared by Kurt G. Strunk, Managing Director, National Economic Research Associates, Inc. (NERA). Expert evidence was also individually filed by the following LGI members: City of Vancouver, City of Richmond, District of North Vancouver, District of Saanich, and City of Victoria.

The BCUC's decision included the following findings:

- The BCUC accepted the Voluntary RNG Service, finding that the subsidy, although in principle discriminatory, was not “unduly” so, and directed FortisBC to report by January 31, 2026 whether the rate subsidy continues to be appropriate.
- The BCUC accepted the RNG Blend Service, finding that it was reasonable in light of increased penetration of RNG into the system.
- The BCUC denied the RNG Connections Service on the basis that it is “unreasonable and unduly discriminatory.” In its decision, the BCUC states:

“The incremental cost of RNG based on FEI’s 2024 forecast is four times the cost of natural gas, whereas the RNG Connections service customers would receive (notionally) 100 percent RNG, which is far more than the amount existing customers, who would be paying the same price, would receive. In the Panel’s view, this describes a clear case of price discrimination with RNG Connections service customers being subsidized by existing customers. The evidence in this proceeding shows that the level of subsidization from existing customers would be very significant, estimated at \$750 million over the period 2024 to 2032. As such, the Panel determines the RNG Connections service, as proposed by FEI, is unreasonable and unduly discriminatory and rejects FEI’s RNG Connections service.”

METRO VANCOUVER AND LOCAL GOVERNMENT POLICY INTERESTS AND OPPORTUNITIES

Role of Local Governments in Energy Transition Planning

Local governments have long played an important role in provincial and regional planning for the energy transition through advocacy, policy-making, and directly through providing energy and related infrastructure. This has included advocacy and input to green building policies such as the Zero Carbon Step Code, policies to encourage low-carbon energy systems and electric vehicles, producing RNG (e.g., Surrey’s biofuel facility and Metro Vancouver’s wastewater treatment plants); operating district energy systems, and, in the case of Metro Vancouver, providing waste heat from the sewer system and waste-to-energy facility.

Elevating Local Government Policy Interests

These BCUC proceedings represent the first time Metro Vancouver has coordinated with other local governments to advance its interests through in-depth input to utility proceedings. In these proceedings, the LGI advocated for a fair and evidence-based approach to the energy transition that aligns local government climate commitments, and protects their policy role and regulatory authority. While recognizing a role for renewable gases, the LGI also sought to ensure that these gases are verifiably zero-emission, safely deployed, affordable, reliably available, and deployed to their highest and best use.

The influence of the LGI evidence and argument were particularly strong in the BCUC’s decision for the RNG Connection Service in the RNG Rates Case. Although the decision hinged on rate-making principles, finding the proposal to be “unduly discriminatory”, it also resulted in preserving local government authority regarding acceptable pathways to meet the Zero Carbon Step Code, a key municipal policy tool to ensure new construction is zero emissions and resilient to climate impacts.

In both long-term resource plans the LGI influence was more uncertain, since the plans were largely accepted by the BCUC, a direction that itself presents challenges as noted below. Yet the BCUC in its comments directed both utilities to address uncertainties and include regional considerations in their future long-term resource plans, which may present opportunities for Metro Vancouver.

Need for Coordinated and Climate-Aligned Energy Planning

In both the FortisBC LTGRP and the BC Hydro IRP proceedings, the BCUC agreed with the LGI and most other interveners on the importance of a more coordinated approach to the energy transition to protect the interest of ratepayers. However, while the BCUC "strongly encouraged" BC Hydro and FortisBC to communicate closely and adopt a common set of assumptions for the next BCUC filing, it refrained from providing specific direction regarding collaboration between or imposing agreement "upon any given view of the future" among the two utilities, which it noted would be "resource intensive", and the domain of the provincial government.

This matter was also outlined in a letter to the Province dated February 1, 2024, in which the MVRD Board requested that the Province improve coordination between FortisBC's and BC Hydro's long-term planning processes (Attachment 1). In their response, dated February 28, 2024 (Attachment 2), the Province emphasized that the pending Climate Aligned Energy Framework is anticipated to play a key role in developing "joint approaches for optimizing the combined electricity and gas infrastructure to achieve emissions reductions in the most cost-effective way". This letter built upon a prior letter that the MVRD Board sent to the Province (dated September 24, 2023), regarding the Climate Aligned Energy Framework, as well as a request to reform the BCUC to ensure GHG emission reduction from gas utilities (Attachment 3), and the Province's response (Attachment 4).

Currently, the timing, scope, and specific opportunity for local governments to be involved in the Climate Aligned Energy Framework is still unknown. In the meantime, the lack of clarity about how the energy transition will unfold creates a highly uncertain context for local government policy-making and planning for growth, amid significant and growing affordability challenges. Staff will continue to seek to provide input to the Province on this Framework and other opportunities for coordinated, publicly transparent energy planning, including a focus on regional scale opportunities aligned with *Climate 2050*, as outlined below.

Need for Regional Energy Demand Analysis and Planning

The BCUC decisions for both long-term resource plans highlighted a need for more detailed and regionally-focused analysis and planning in future plan iterations. In addition to undertaking more regional scale (bottom-up) energy demand analysis for both gas and electricity, the BCUC directed both utilities to pursue demand-side measures that could defer infrastructure investments. This could include strategic planning at the neighbourhood scale to right-size the gas and electrical grid for efficiency and GHG reduction, and deploying various combinations of low-carbon energy such as waste heat, electrification, and RNG, including via thermal energy networks (i.e., district energy). Local governments may be able to build on existing programs and policies to play a key role, in the context of the pending provincial Climate-Aligned Energy Framework.

Collecting building-scale energy data, such as with energy benchmarking and reporting, could also help to better characterize regional energy demand from existing buildings. This opportunity is described in more detail in a separate report on this Climate Action Committee agenda.

ALTERNATIVES

1. That the MVRD Board:
 - a) Receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”; and
 - b) Direct staff to forward a copy of the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition” to the Mayors and Council Members of each Metro Vancouver member jurisdiction.
2. That the MVRD Board receive for information the report dated April 15, 2024, titled “BC Utilities Commission Decisions and Local Government Interests in the Energy Transition”, and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

This report is for information and does not have any direct financial implications. Costs to hire experts to support the LGI participation were provided for in the departmental operating budget, and are being shared among the parties. A grant for refund of a portion of consultant costs is being sought through the BCUC Participant Assistance/ Cost Award program. The LGI played a significant role in highlighting the financial implications of utility rate decisions, in which a discriminatory cross-subsidy from ratepayers to pay for higher-cost RNG to new customers was a key factor in the BCUC decision. Financial implications of the energy transition more broadly are significant and of critical importance, but are beyond the scope of this report.

CONCLUSION

Metro Vancouver participated with several other jurisdictions as Local Government Interveners (LGI) in three BC Utilities Commission (BCUC) proceedings. Through their participation the LGI elevated the interests of local governments at a pivotal time in the energy transition in the province, with significant implications for their objectives related to affordability, energy security, and climate action. Staff will continue to seek opportunities to contribute constructively to provincial policy for the energy transition, and are exploring opportunities for regional energy planning.

ATTACHMENTS

1. Correspondence from the MVRD Board to the Government of BC, dated February 1, 2024 re: “Coordination Between FortisBC’s 2022 Long Term Gas Resource Plan and BC Hydro’s 2021 Integrated Resource Plan”.
2. Correspondence from the Government of BC, to the MVRD Board, dated February 28, 2024 (Response to Attachment 1 letter).
3. Correspondence from the MVRD Board to the Government of BC, dated September 25, 2023 re: “Changes in Provincial Legislation Needed to Address Gas Utilities in BC”.
4. Correspondence from the Government of BC to the MVRD Board, dated January 22, 2024 (Response to Attachment 3 letter).
5. Presentation re: BC Utilities Commission Decisions & Local Government Interests.

REFERENCES

1. BC Utilities Commission Proceedings: [FortisBC Energy Inc. 2022 Long-term Gas Resource Plan](#)
2. BC Utilities Commission Proceedings: [BC Hydro 2021 Integrated Resource Plan](#)
3. BC Utilities Commission Proceedings: [FortisBC Energy Inc. Biomethane Energy Recovery Charge Rate Methodology and Comprehensive Review of a Revised Renewable Gas Program](#)
4. [Letter from Ministry of Energy, Mines and Low Carbon Innovation to Mark Jaccard, new Chair and CEO of BCUC, October 3, 2023.](#)

66673617



Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

February 1, 2024

File: CR-12-01
Ref: RDCL 2023 Nov 24

The Honourable David Eby, K.C., M.L.A.
Premier of British Columbia
PO Box 9041 Stn Prov Govt
Victoria, BC V8W 9E1
VIA EMAIL: premier@gov.bc.ca

The Honourable George Heyman, M.L.A.
Minister of Environment and Climate Change Strategy
PO Box 9047 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: ENV.Minister@gov.bc.ca

The Honourable Anne Kang, M.L.A.
Minister of Municipal Affairs
PO Box 9056 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: MUNI.minister@gov.bc.ca

The Honourable Josie Osborne, M.L.A.
Minister of Energy, Mines, and Low Carbon Innovation
PO Box 9060 Stn Prov Govt
Victoria, BC V8W 9E2
VIA EMAIL: EMLI.Minister@gov.bc.ca

Dear Premier Eby, Minister Heyman, Minister Kang, and Minister Osborne:

**Coordination Between FortisBC's 2022 Long Term Gas Resource Plan
and BC Hydro's 2021 Integrated Resource Plan**

Metro Vancouver and the BC Government are well-aligned in the pursuit of strong climate action needed to meet our respective climate targets. In the interest of ensuring alignment of provincial energy infrastructure planning with the strategies and actions in Metro Vancouver's *Climate 2050 Energy Roadmap*, Metro Vancouver registered as an intervener and submitted final arguments for the British Columbia Utilities Commission (BCUC) proceedings related to FortisBC's *2022 Long Term Gas Resource Plan* and BC Hydro's *2021 Integrated Resource Plan*, in coordination with the City of Richmond, District of North Vancouver, District of Saanich, and the City of Vancouver. The joint final arguments for both proceedings are enclosed in this letter.

Arising from discussion of the BCUC proceedings, the MVRD Board directed staff to write a letter to the Province to emphasize the need for better coordination between the two utilities. To meet the Province's greenhouse gas emission reduction targets, FortisBC has proposed a gas-centric pathway, whereas BC Hydro's plan emphasizes growing the supply of clean, renewable electricity. Having the two main utilities in BC proposing competing solutions for the energy transition is inefficient and risky. Uncoordinated planning presents risks to securing the necessary supply of low carbon energy and ensuring peak demand can be met, and could result in higher overall energy rates. Coordinated planning that is aligned with science-based climate targets and internationally recognized best practices for the energy transition would provide a clearer and more efficient pathway towards the Province's emission reduction targets, and provide a more robust platform for Metro Vancouver's and member jurisdictions' policymaking.

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Therefore, on behalf of the Metro Vancouver Board of Directors, I am writing to ask that the Province accelerate action on the provincial Climate-Aligned Energy Framework (CAEF), including a goal to improve the coordination between FortisBC's and BC Hydro's long-term planning processes. If properly designed to address the barriers noted above, the CAEF can play a critical role in guiding effective coordination between the utilities and ensuring a clean, inclusive, and competitive energy future for BC. This request builds upon Metro Vancouver's previous request to the Province to reform the British Columbia Utilities Commission in the context of a changing climate, urgently enact legislation that reduces greenhouse gas emissions from gas utilities, and meaningfully engage Metro Vancouver on key provincial energy policies.

Climate 2050 guides Metro Vancouver's policies and actions to transition our region to a resilient, low carbon future, and establishes a regional greenhouse gas reduction target of 45% by 2030, compared to 2010 levels, and carbon neutrality by 2050. These targets were formalized in *Metro 2050*, the regional growth strategy. *Climate 2050* is implemented through ten issue-based roadmaps including the *Energy Roadmap*, which sets out goals, strategies, and actions to transition the region to 100% clean, renewable energy. Similarly, the Province has committed to strong climate action within *CleanBC*, including a target to reduce greenhouse gas emissions by 40% by 2030, from 2007 levels, building on its leadership to date.

As home to over half of BC's population, Metro Vancouver is ready to work with the BC Government to craft a clean energy future at both a regional and provincial level, in furtherance of our shared goals to achieve deep greenhouse gas emission reductions.

If you have any questions, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by phone at 604-456-8811 or by email at conor.reynolds@metrovancover.org.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/HM/nc

cc: Metro Vancouver Board Directors

Encl:

1. Filing from Metro Vancouver Regional District, City of Vancouver, District of Saanich, City of Richmond, District of North Vancouver to the BCUC Proceeding Related to the BC Hydro 2021 Integrated Resource Plan titled "Final Argument of Local Government Interveners", dated December 20, 2023
2. Filing from Metro Vancouver Regional District, City of Vancouver, District of Saanich, City of Richmond, District of North Vancouver to the BCUC Proceeding Related to the FortisBC Energy Inc. 2022 Long Term Gas Resource Plan titled "Final Argument of Local Government Interveners", dated December 20, 2023



Metro Vancouver
CAO Executive Offices

APR 03 2024

RECEIVED

February 28, 2024

Ref: 120224

George V. Harvie
Chair, Metro Vancouver Board

Email: CAOAdministration@metrovancover.org

Dear George V. Harvie:

Thank you for your letter dated February 1, 2024, regarding the role of the gas and electric utilities in meeting our provincial climate objectives. The Premier has asked me to respond on his behalf.

The Province is committed to building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating good, family-supporting jobs. As outlined in my Mandate Letter, we are working with the British Columbia Utilities Commission (BCUC) to determine how they can better support British Columbia's clean energy transition. This is done in alignment with the Province's climate goal to achieve net-zero by 2050, while also considering affordability and the impacts to ratepayers. We are encouraged to see local governments actively participating in the utilities' long-term planning proceedings.

Climate change is already making extreme weather events more frequent across the country and around the world. To achieve BC's climate objectives, a shift in how the electric and natural gas systems meet customer needs is required, particularly regarding the management of peak demand. Currently, natural gas distribution utilities meet about two-thirds of the Province's peak winter energy demand. In developing our approach to facilitate BC's transition to cleaner energy systems, close coordination in planning for the future of the electricity and natural gas systems will be required.

As my Ministry develops a Climate Aligned Energy Framework (the Framework), we will need to consider key energy system transition challenges and opportunities, including energy resiliency, affordability, and leveraging utility strengths such as existing infrastructure and low cost of capital. The Province is currently working to bring the two utilities together, to develop joint approaches for optimizing the combined electricity and gas infrastructure to achieve emissions reductions in the most cost-effective way. BC Hydro and FortisBC have significant expertise that will contribute greatly to the development of the Framework.

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Ministry of
Energy, Mines and
Low Carbon Innovation

Office of the Minister

Mailing Address:
PO Box 9060, Stn Prov Govt
Victoria, BC V8W 9E2

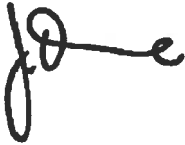
Telephone: 250 953-0900
Facsimile: 250 356-2965

The Framework will be a key step to securing our ongoing economic prosperity, enabled by an energy system that is powered by our world-leading low carbon resources. It will set the stage for future work and inform a more detailed energy plan. As my staff continues to build out priority actions through the Framework, we will continue to engage all stakeholders.

I deeply appreciate Metro Vancouver's interest in working with the Province on our mutual climate objectives, and welcome the input provided by the Board of Directors. We look forward to further discussions on how we can work together to achieve our shared objective of a clean, competitive and inclusive energy system.

Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josie', with a stylized flourish extending to the right.

Josie Osborne
Minister

CC: Anne Kang, Minister
Ministry of Municipal Affairs
MUNI.Minister@gov.bc.ca

George Heyman, Minister
Ministry of Environment and Climate Change Strategy
ENV.Minister@gov.bc.ca

Office of the Chair
 Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

September 25, 2023

File: CR-12-01
 Ref: RD 2023 Jul 28

The Honourable David Eby, K.C., M.L.A.
 Premier of British Columbia
 PO Box 9041 Stn Prov Govt
 Victoria, BC V8W 9E1
VIA EMAIL: premier@gov.bc.ca

The Honourable George Heyman, M.L.A.
 Minister of Environment and Climate Change Strategy
 PO Box 9047 Stn Prov Govt
 Victoria, BC V8W 9E2
VIA EMAIL: ENV.Minister@gov.bc.ca

The Honourable Anne Kang, M.L.A.
 Minister of Municipal Affairs
 PO Box 9056 Stn Prov Govt
 Victoria, BC V8W 9E2
VIA EMAIL: MUNI.minister@gov.bc.ca

The Honourable Josie Osborne, M.L.A.
 Minister of Energy, Mines, and Low Carbon Innovation
 PO Box 9060 Stn Prov Govt
 Victoria, BC V8W 9E2
VIA EMAIL: EMLI.Minister@gov.bc.ca

Dear Premier Eby, Minister Heyman, Minister Kang, and Minister Osborne:

Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia

At its July 28, 2023 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) adopted the following resolution:

That the MVRD Board:

- a) *send letters to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and the Minister of Energy, Mines and Low Carbon Innovation, in response to Richmond City Council's request for support, asking the Government of British Columbia to reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities, in alignment with the strategies and actions in the Climate 2050 Energy Roadmap; and*
- b) *request meetings between Metro Vancouver staff and the appropriate provincial ministries, to discuss the issues raised in the letters.*

Climate 2050 guides Metro Vancouver's policies and actions to transition our region to a resilient, low carbon future. *Climate 2050* establishes a regional greenhouse gas reduction target of 45% by 2030, compared to 2010 levels, and carbon neutrality by 2050. These targets were formalized in *Metro 2050*, the regional growth strategy. *Climate 2050* is implemented through ten issue based roadmaps, and of these, the *Energy Roadmap* sets out goals, strategies, and actions to transition the region to 100% clean, renewable energy. Similarly, the Province has committed to strong

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climate action within *CleanBC*, including a target to reduce greenhouse gas emissions by 40% by 2030, from 2007 levels, building on its leadership to date. Our governments are strongly aligned in the pursuit of strong climate action to meet our respective climate targets.

In May 2023, Metro Vancouver received a request from the City of Richmond asking for Metro Vancouver's support on seven energy policy recommendations to the Province. That request is Attachment 1 to this letter. The City of Richmond's recommendations are aligned with the following actions in the *Climate 2050 Energy Roadmap*, two of which are designated as Big Moves, and are foundational actions to achieving the 2030 and 2050 targets:

- Action 1.1, "Align British Columbia's Energy Objectives with Strong Climate Action", to ensure that the BC's energy objectives outlined in the *Clean Energy Act* reflect strong action on climate change.
- Action 1.2, "Strong Climate Mandate for Energy Utilities", to ensure that the BCUC regulates public utilities in a manner that ensures their appropriate contribution to achieving BC's energy objectives, which include BC's legislated greenhouse gas reduction targets.
- Action 1.4, "Long-term Planning Scenarios for the Transition to 100% Clean, Renewable Energy", to ensure that the utilities are coordinating their long-term resource plans, using common planning scenarios.
- Action 1.6, "Implement Tracking, Verification, and Reporting Requirements for Renewable Natural Gas Supply", to guarantee the integrity of emission reductions from renewable natural gas (RNG) supply, and mitigate risks of double-counting.

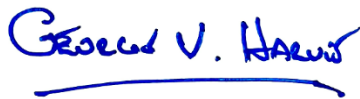
Therefore, on behalf of the MVRD Board, I am writing to ask that the Province reform the British Columbia Utilities Commission in the context of a changing climate and urgently enact legislation that regulates greenhouse gas emissions from gas utilities. These reforms will be essential to protect the affordability of energy services through the clean energy transition.

The Province is a leader on climate action, implementing the first carbon tax in North America, establishing the *BC Low Carbon Fuel Standard*, developing *CleanBC*, and now, considering progressive policies such as an emissions cap for the oil and gas industry. It is clear that the Province is taking action to address the above topics. However, given that provincial energy policy has a significant impact on Metro Vancouver residents, Metro Vancouver is writing to request deeper engagement from the Province on policies related to the *Energy Roadmap* actions. Specifically, Metro Vancouver would like to be meaningfully engaged on critical pieces of provincial energy policy, such as development of the natural gas emissions cap, as well as tracking, verification, and reporting requirements for RNG supply. Local governments have a unique perspective related to the energy transition, which should be reflected within provincial policy deliberations.

Metro Vancouver staff would like to meet with ministry staff to discuss the issues raised in this letter and how to work more closely together on energy policy. Staff will be in touch with your offices to request meetings. If you have any questions in the meantime, please contact Conor Reynolds, Director, Air Quality and Climate Action Services, by email at conor.reynolds@metrovancover.org or by phone at 604-456-8811.

Metro Vancouver looks forward to continuing to work with the BC Government on advancing climate action at both a regional and provincial level, in furtherance of our shared goals to achieve deep greenhouse gas emission reductions and ensure affordability.

Yours sincerely,



George V. Harvie
Chair, Metro Vancouver Board

GVH/HM/nc

Encl: Report from staff to Climate Action Committee titled "Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia", dated June 19, 2023



Metro Vancouver
CAO Executive Office

JAN 23 2024

RECEIVED

January 22, 2024

George Harvie
Office of the Chair
Metro Vancouver Board
Sent via email: chair@metrovancover.org

Dear Chair George Harvie:

Thank you for your letter received on September 25, 2023, regarding changes in provincial legislation needed to address gas utilities in British Columbia.

The Province is committed to building a clean economy that addresses our obligations to combat climate change by driving down emissions, while creating sustainable, family-supporting jobs. As outlined in the Mandate Letter to the Minister of Energy, Mines and Low Carbon Innovation, Minister Osborne and her staff are working with the BC Utilities Commission (BCUC) to determine how they can better support BC's clean energy transition. This is done in alignment with the Province's climate goal to achieve net-zero by 2050, while also considering impacts to ratepayers and affordability. We value the input of local governments on the role of the BCUC.

Through the CleanBC Roadmap to 2030, the Province committed to phasing out utility gas equipment incentives and establishing an emissions cap for natural gas utilities. In June 2023, amendments were made to the Demand-Side Measures Regulation under the *Utilities Commission Act* so that gas utilities can no longer provide incentives for conventional gas-fired equipment that is less than 100 percent efficient.

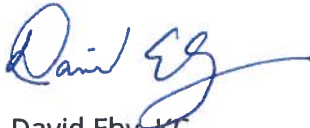
Work is underway to thoroughly consider how we undertake energy supply and demand planning for a low carbon future that meets the needs of people and communities. One of our priorities is to create a Climate-Aligned Energy Framework for BC with an overall goal of maximizing our province's production of clean energy to use at home and for export.

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As Minister Osborne and her staff work to develop that framework, the views expressed in your letter will be considered, and we welcome staff-to-staff discussions as this work continues to achieve our mutual climate goals.

Thank you, again, for writing.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Eby", with a long horizontal flourish extending to the right.

David Eby, KC
Premier

cc: Honourable Josie Osborne
Minister of Energy, Mines and Low Carbon Innovation

Honourable George Heyman
Minister of Environment and Climate Change Strategy

Honourable Anne Kang
Minister of Municipal Affairs



BC Utilities Commission Decisions & LOCAL GOVERNMENT INTERESTS

Lise Townsend

Division Manager, Air Quality and Climate Action Services

metrovancouver

Climate Action Committee | May 9, 2024
67556644

BC UTILITIES COMMISSION (BCUC) PROCEEDINGS

Background

- What is the BCUC?
- What is a Proceeding?
- What is the role of Interveners?
- Where is the information posted?

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3 BCUC PROCEEDINGS



FortisBC Long-Term Gas Resource Plan (LTGRP)

20-year plan to preserve gas system load and shift from fossil natural gas to renewable gases

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich



BC Hydro Integrated Resource Plan (IRP)

20-year plan to meet anticipated demand for electricity, including for accelerated electrification

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich



FortisBC RNG Rates

Included proposal to provide mandatory 100% RNG to new buildings with rolled-in pricing

- MVRD
- City of Vancouver
- City of Richmond & LI Energy Co.
- District of North Vancouver
- District of Saanich
- City of Victoria

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT: FORTIS BC LONG-TERM GAS PLAN

Local Government Interveners recommended that the LTGRP not be used as the basis for decision-making and planning



Uncertain supply of RNG and hydrogen; reliance on unknown technologies



Uncertain infrastructure impacts, including hydrogen blending and separate "backbone" pipelines



Integration and compatibility with BC Hydro long-term planning lacking - direction needed from Province

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT: BC HYDRO RESOURCE PLAN

Local Government Interveners recommended that the BCUC accept the IRP and direct BC Hydro to update the plan within 18 months with attention to local demand for electrification.



Planning for accelerated electrification needed to support local government climate targets



Transmission and distribution to meet local electrification needs should be included in a near-term update



Integration and compatibility with FortisBC long-term planning lacking - direction needed from Province

LOCAL GOVERNMENT INTERVENERS FINAL ARGUMENT - FORTISBC RNG RATES

Local Government Interveners recommended that the BCUC reject the application.



FortisBC's proposal is discriminatory and violates rate-making principles. It amounts to a \$750 million subsidy over the next 8 years, from existing customers to new customers.



Long-term supply of RNG in question; risk of double-counting GHG reduction from RNG procured from outside the province



Proposal would **undermine LG policy-making authority** for new construction, and skew investments toward gas systems

BCUC DECISIONS



FortisBC Long-Term Gas Resource Plan (LTGRP)

- ✓ **Broadly accepted** LTGRP
- x **Rejected** planned investments in LNG and Resiliency Plan
- ? **Did not address** lack of coordination between utilities



BC Hydro Integrated Resource Plan (IRP)

- ✓ **Accepted** the IRP including Signposts Update and 3,700 GWh new power
- ? **Did not address** lack of coordination between utilities



FortisBC RNG Rates

- ✓ **Accepted** the Voluntary RNG Service and the RNG Blend Service
- x **Denied** the RNG Connections Service; “unreasonable and unduly discriminatory”

UNCERTAINTIES

FortisBC and BC Hydro Long-Term Plans

- Alignment with provincial and local government GHG targets
- Green gases: availability, infrastructure, cost
- Electrical system build-out – timeline and costs
- Lack of coordinated planning remains a concern

KEY FINDINGS

- Value to participating; elevated interests and profile, protected local government policy-making authority
- Need to continue to advocate for provincial climate-aligned energy policy
- Potential role for local planning and distributed energy



QUESTIONS?

metrovancover

July 22, 2024

File: PE-13-01

Mayor John McEwen and Council
 Village of Anmore
 2697 Sunnyside Road
 Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor John McEwen and Council:

**Idea Generation Engagement:
 Metro Vancouver's Solid Waste Management Plan Update**

Metro Vancouver is updating its solid waste management plan, a long-term strategic plan that guides our region's policies and collective actions over the next decade and beyond. At this time, Metro Vancouver is launching engagement on idea generation – developing a set of potential actions and strategies for inclusion in an updated plan. As a Metro Vancouver member jurisdiction, Village of Anmore is invited to provide input during all phases of the plan's development.

Metro Vancouver is a North American leader in waste reduction and recycling, with a 65% recycling rate that is approximately double the Canadian average. However, much work remains to be done. The potential actions and strategies discussed at this phase of developing an updated plan will foster innovative and collaborative solutions and combine the strengths and resources of multiple parties across the region. These ideas will be fundamental to developing a plan that enables our region to advance its zero waste and climate goals.

Background and Timeline

Regional districts are required by the Province to develop, and submit for approval, plans for the management of municipal solid waste and recyclable materials. Building on the strengths of the current *Integrated Solid Waste and Resource Management Plan*, Metro Vancouver will develop an updated plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy.

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A vision statement and guiding principles for the plan update (Attachment 1) were developed as a result of engagement in 2023, and will serve as a foundation for work in upcoming phases, including informing criteria that will be used to assess potential strategies and actions.



While the plan is being updated, work to advance waste reduction and recycling in the region will continue to progress.

Metro Vancouver is committed to actively engaging with governments – including First Nations and member jurisdictions – government agencies, waste and recycling industry, waste producers, businesses, communities of interest, and Metro Vancouver residents to guide updates to the plan over the next 2-3 years. An [Independent Consultation and Engagement Panel](#) supports the development and implementation of the engagement program. Two key advisory committees, the [Solid Waste Management Plan Public/Technical Advisory Committee](#) and the [Solid Waste and Recycling Industry Advisory Committee](#), provide ongoing advice and support.

The [engagement webpage](#) contains information on previous and current phases of engagement (visit metrovancover.org and search 'swmp').

Seeking Your Feedback – Idea Generation

The objective of the idea generation phase is to develop a set of potential actions and strategies and to identify priority goals for the updated solid waste management plan. These ideas will be analyzed in the next phase of engagement: options analysis. Metro Vancouver has developed a set of discussion questions to serve as a framework for gathering and analyzing feedback collected during this phase (Attachment 2).

Metro Vancouver will be creating opportunities to engage with member jurisdiction representatives on idea generation in the fall of 2024. In addition to receiving feedback through these organized channels, Metro Vancouver is happy to engage with Village of Anmore at its preference. Please submit any feedback on the idea generation phase by **December 13, 2024**.

If you have questions or comments about the review and update of Metro Vancouver's solid waste management plan, require additional information, or wish to schedule a meeting or presentation, please contact Paul Henderson, General Manager, Solid Waste Services, by phone at 604-432-6400 or by email at paul.henderson@metrovancover.org.

Thank you in advance for your consideration.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

Sincerely,



Sarah Kirby-Yung
Chair, Zero Waste Committee
Metro Vancouver

MH/SK/PH/sl

Attachments:

1. Solid Waste Management Plan Vision and Guiding Principles
2. Idea Generation Issue/Opportunity Discussion Questions

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Solid Waste Management Plan Vision and Guiding Principles

Vision:

A thriving region where nothing is wasted and resources are valued.

Guiding Principles:

1. Accountability from residents, businesses, and governments to prevent waste.
2. A solid waste and recycling system that is affordable, convenient, and consistent across the region.
3. A solid waste system that is resilient to climate change and future challenges.
4. Environmental stewardship and climate action.
5. Inclusive solid waste services and programs.
6. Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation.
7. Transparency about what happens to garbage and recycling.

Solid Waste Management Plan

Idea Generation: Issue/Opportunity Discussion Questions

Since the Integrated Solid Waste and Resource Management Plan was approved in 2011, Metro Vancouver's waste generation rate has decreased 11%, while our recycling rate has increased from 57 to 65% – nearly twice the Canadian average recycling rate. As we update the plan, **what actions can build on our success to:**

1. Build confidence in recycling systems?
2. Develop more inclusive programs and services?
3. Enhance accountability for eliminating waste?
4. Improve infrastructure and systems for waste management across the region?
5. Increase participation and reduce contamination in organics and recycling programs?
6. Leverage knowledge and expertise through collaboration?
7. Rethink and prevent waste in the first place?



Office of the
Fire Commissioner



August 1, 2024

Dear Mayor and Council, Chair and Board, Chief Administrative Officers, Fire Chiefs and Fire Protection Managers,

Re: Fire Safety Act

I am pleased to share that on August 1, 2024, the Fire Safety Act (FSA) was brought into force, replacing the Fire Services Act.

The FSA, and the associated regulations, will be essential to protecting people and communities through regular fire safety inspections and effective enforcement that will help prevent fire-related tragedies, preserve human life, and reduce property and economic loss due to fires.

The FSA addresses significant advancements in fire protection technology and a deeper understanding of fire behavior since 1979. It was developed and implemented in response to recommendations from BC Coroner's reports and stakeholder feedback to enhance fire safety standards and enforcement.

This legislation is also being implemented after close collaboration with Union of British Columbia Municipalities (UBCM), the Fire Chiefs' Association of BC, regional districts and other key fire service partners. My sincere gratitude to all those who collaborated with the Office of the Fire Commissioner (OFC) to get us to this point.

It is important to note that the FSA meets the B.C. government's commitment to achieve a single standard of fire safety in the province and will:

- enable local authorities to designate personnel to carry out fire inspections and fire investigations and enable local fire services to perform tactical evacuations.
- establish an administrative penalty enforcement model to address non-compliance issues in a more direct, timely and effective manner.
- implement a risk-based approach for fire safety compliance monitoring in municipalities.

During fall 2024 and winter 2025, the OFC will work closely with all partners to ensure a measured implementation of the FSA requirements. In the meantime, please visit [here](#) to review the Q&A on the FSA and other reference documents.

If you have any questions to add to the Q&A, or any other inquires, please contact the OFC at: OFC@gov.bc.ca or your fire service advisor. Contact information for fire service advisors can be located [here](#).

Respectfully,

Brian Godlonton
Fire Commissioner
Office of the Fire Commissioner

August 23, 2024

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Mayor John McEwen and Council:

**RE: CANADA COMMUNITY-BUILDING FUND: FIRST COMMUNITY WORKS FUND
PAYMENT FOR 2024/2025**

I am pleased to advise that UBCM is in the process of distributing the first Community Works Fund (CWF) payment for fiscal 2024/2025. An electronic transfer of \$35,515 is expected to occur in August 2024. This payment is made in accordance with the payment schedule set out in your CWF Agreement with UBCM (see section 4 of your Agreement).

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Canada Community-Building Fund can be found on our [website](#).

For further information, please contact Canada Community-Building Fund Program Services by e-mail at ccbf@ubcm.ca or by phone at 250-356-5134.

Sincerely,



Councillor Trish Mandewo
UBCM President

PC: Lena Martin, Manager of Financial Services