

Report on the Village of Anmore Regular Council Meeting (RCM)
Thursday, December 16, 2010

The Council Meeting started at 7:00 with Mayor Anderson, Councillors Piamonte, Sedergreen, Palmer-Isaak, and McEwen all in attendance. As well, CAO Howard Carley, planning consultant Michael Rosen, Karen-Ann Cobb, Manager of Corporate Services, and approximately ten residents were present. The Agenda for this RCM and the Minutes for the Oct. 21st Special Council Meeting, and the Nov. 23rd Public Hearing and Regular Council Meetings were approved.

The first delegation was Mr. Ewen Stewart who had requested to appear before Council to speak about Anmore Green Estates issues and their community septic field. Mr. Stewart was the original developer of this 53 dwelling development. Mr. Stewart indicated that while the community had made recent repairs to their sewerage processing system, there were still problems with the septic field.

He indicated that since the development was built the park beside it had disappeared and either Port Moody or the School Board had made a 20' vertical cut on the Port Moody side 10-20 feet off of the boundary line. He assumed that Port Moody had done this to create a level playing field. He said that this cut was impeding the diffusion of the effluent and he could not understand how an open ditch of sewerage could be allowed beside the existing school and now another school was being built. He was very concerned about this unhealthy environment for children.

Mr. Stewart indicated that $\frac{3}{4}$ of the Anmore Green Strata Council had voted to try and hook up to the Port Moody Sewer system. He indicated that when SD-43 bought the lots from him he had ensured easements for the eventual hook up to the Port Moody sewer system and that the sized pipes were already there. He also indicated that he was willing to pay for the hook-up if Anmore, Port Moody, and SD-43 could agree to proceed. Mr. Stewart indicated that he had paid \$80,000 for a leaching study which did not appear to have been used.

Councillor Sedergreen asked if the illegal suites in Anmore Green were contributing to the problem. Mr. Stewart indicated that the original system had been adequate and based on the number of legal bedrooms, but thirteen years later it was broken. He indicated, however, that the big problem was caused not by illegal suites but by the septic field interference of the 20' vertical cut.

Councillor McEwen was concerned about making sure that the wishes of non-strata home owners in the community were also considered. Councillor Palmer-Isaak thought that the wishes of the members of the Anmore Green Strata Council were not conclusive and they need a larger representation. Councillor Piamonte proposed a Special Meeting of Council as soon as possible to deal specifically with this topic. He requested that all of the players be involved in this meeting.

The second delegation was Ms. Kathy Roberts of Uplands Drive regarding filming in Anmore. She indicated that while the recent filming on Anmore Creek Way went very well, this has not always been the case. Residents are often bothered by noise, lights, and difficulty navigating to their homes. She asked if the Village had guidelines for filming.

Ms. Karen-Ann Cobb, Anmore Manager of Corporate Services, indicated that Anmore has only a very basic filming policy but she will be working on it. She said that the staff talk to the film manager and monitor how often a particular site is used. If it is used too much they call it a 'hot property.' Mayor Anderson said she would rather call it a 'hot zone' so a particular site doesn't get black listed by the industry.

Ms Roberts indicated that she understood that the Anmore Creek site had made over \$80,000 last year and she thought that the Village should charge more than \$200 a film shoot – at a minimum all costs should be recovered.

Councillor Piamonte indicated that he was involved with the SVFD stand-by safety crew at this particular filming. He said that it was well run and 4 or 5 neighbouring driveways were being used to keep the big trucks off of the street. He also said that this particular property had recently been sold.

Ms. Roberts indicated that given their bad experiences with filming, she had a wish list for film policy in Anmore. Councillor Sedergreen proposed that Council set up a Working Group (Select Committee) of Council to propose the elements of a more detailed filming policy to Council. Mayor Anderson opposed this because a policy currently exists. Instead she instructed staff to update the policy.

Under Council Committee Reports, Minutes of the October 19th Finance Committee Report (including the verbatim that Mayor Anderson had requested) and the Minutes of the Emergency Preparedness Working Group Meeting of October 14, 2010 were approved. The Minutes of the Finance Committee were not discussed however Mayor Anderson initiated a discussion about the Emergency Preparedness Committee Minutes. She wanted to know what plans were in place if there was an earthquake at Buntzen Lake. Had the Committee allowed enough supplies for such an eventuality?

Councillor Piamonte, Co-Chair of the ten member committee, explained that the Emergency Preparedness Plan was focused only on the 650 households in the Village. He indicated that others were responsible for other jurisdictions. Home base in an emergency is the Village Hall and the Village staff.

Councillor Piamonte said that our first line of defense is the Sasamat Volunteer Fire Department and local police and Emergency Preparedness Groups. He

reminded Council of the Emergency Preparedness Guidelines that are available to residents at the Village Hall in magnetized form for the refrigerator. These guidelines were posted on the Anmore Alternative News and in the Anmore Times. As well, they were handed out at Ma Murray Day and samples of the 72 hour kits were demonstrated. Each household should be prepare themselves with 72 hours of Emergency supplies as shown in these guidelines.

Councillor Piamonte also reminded Council that when this Committee started, they found that some of the emergency supplies stored in the basement of the Village Hall had been severely compromised by moisture and rats. Members of the group, wearing rubber gloves and masks, had done an inventory of supplies to be replaced – blankets, food, batteries, radios, and the Village had even been paying for a satellite phone service that no longer existed.

Recognizing the need for more secure storage, Councillor Piamonte indicated that he had worked with Karen-Ann Cobb to get a \$10,000 JEP grant for 2011 to buy a secure mobile storage unit. In the meantime, Tim Harris, Manager of Public Works, will find temporary storage in the Works Yard.

Under the Mayor's Report, Mayor Anderson reported that she had attended a Translink meeting and the Mayor of North Vancouver, Richard Walton, was elected Chair. She also reported that there was a meeting of the SVFD Trustees and they were concerned about the impact of the Middle School on the SVFD.

Councillor Palmer-Isaak, a SVFD Trustee, reported that there were three issues of concern for the SVFD Trustees relative to the Middle School: 1) the gas line situation, 2) design modifications, and 3) an automatic aid agreement. Councillor Sedergreen, also a SVFD Trustee, called a point of order. He indicated that these issues were from an in-camera meeting. Councillor Palmer-Isaak disagreed.

Under Unfinished Business, Mayor Anderson indicated that she has come to the conclusion that, although she would still like to go ahead with it, there is insufficient money available to build a stand alone Child Care Centre in Anmore. She indicated that in her conversations with Ministry of Children and Family Development representatives they indicated that most Child Care Centres they are involved in funding are in old buildings, church basements, but never stand alone.

She indicated that there are three options 1) stand alone, 2) part of another project, and 3) not build it. In a memo to Council in the Agenda package, Mayor Anderson proposed that staff explore the possibility of setting up a Child Care Centre in the Middle School that is being built. She said that since SD-43 is planning a *Neighbourhood of Learning* they might entertain such a possibility. She also said that a 'For Profit' operator might be a possibility as well. Mayor

Anderson also reminded people that SD-43 might, or might not, be interested in this proposal.

Councillor Palmer-Isaak said it was the duty and responsibility of Council to explore every possibility to create a Childcare Centre in Anmore since the Ministry had identified a need in this area.

Editors Note: There are 130 Child Care Centres within a 5 km radius of Heritage Woods High School. The latest YMCA CCRR 2010 Child Care Provider Program Evaluation Survey (December 17, 2010) shows:

1. 43.9% with no increase in enrolment over the past year,
2. 63.9% not considering expanding their childcare facility,
3. 44.4% with no waitlist,
4. 24.10% with decreased enrolment, and
5. 53.4% with vacancies.

Councillor Piamonte has four initial concerns about the prospect of an Anmore Childcare Centre being built in the Middle School. Firstly, the grant contract for the \$499,500 is with the Village. Who would own the facility if it was in a SD-43 building? Secondly, the contract requires a ten year commitment – a \$50,000 a year liability for the Village. With no control can this liability be risked? Thirdly, there are already significant community concerns about possible traffic problems. Would this not add further complication to this situation? Fourthly, What impact would such a proposal have on the Middle School Fire Underwriters Report?

Anmore resident, Robert Tribe, Co-chair of the recently disbanded Anmore Daycare Working Group, reminded Council of the 25% matching funds requirement. He also said the big motivator for rezoning the lot near the Village Hall was to have the proposed Child Care Centre near the Elementary School and to try and create a hub of services at the central core. He also said that there is all kinds of competition within 1 ½ kms of the proposed Middle School.

Anmore resident, Larry Barron, is concerned about the \$500,000 liability to the community. He indicated that according to Community Charter 175, if a liability lasts for 5 years and it is over 5% of Village revenue, it is necessary to go back to the voters for authorization. Having looked at the 2009 financial report on line, he is worried that this might be the case. He indicated that he thought that this was important for staff to look into.

Mayor Anderson said a liability may or may not happen. Mr. Barron suggested that it might be prudent to check and Mayor Anderson said she wasn't finished talking yet. She said before anything is done, the first step is to see if it is feasible, or not.

The other Co-chair of the disbanded Daycare Working Group, Tracy Green, criticized 'the anti-daycare' group. She said that she had talked to a citizen

member of the Finance Committee who told her that the Daycare Centre would be listed as an asset, not a liability in the Financial statements.

Councillor McEwen made a motion that Anmore staff explore the possibility of building a Childcare Centre in the Middle School that is being built. Mayor Anderson and Councillor Palmer-Isaak supported this motion. Councillor Piamonte made a follow-up resolution which was passed to have staff check into the potential liability of the proposed Childcare Centre relative to the Community Charter.

Planning Consultant, Michael Rosen, indicated that once the plans relative to the Fire Underwriter's Survey, the draft agreements relative to the sewer hook-ups, and the draft traffic study (providing access from both sides) are completed, consultation with the communities will begin.

Under New Business, Ms. Karen-Ann Cobb talked about the Towns for Tomorrow grant application to cover the costs of putting in the culvert for Mossom Creek. There was insufficient money to do that this year. Council made a motion to apply for this grant.

Michael Rosen outlined an application from Countryside Village Strata Owners to increase the size of the upper floors in new homes from 62% of the size of the lower level to 80% of the size of the lower level inclusive of the garage. Council asked staff to prepare an amendment to the Zoning By-law for Council's consideration and then refer to the APC.

Anmore resident, Robert Tribe, reminded Council of the problems associated with a sub-division on a limited septic system as seen in Anmore Green and wondered if the planners had considered these issues relative to this proposed change.

CAO Howard Carley reported that a preliminary technical study on the development of the IOCO lands was complete. He indicated that while there will likely be a long public process, he suggested that Staff and Council have an initial planning session to review the contents. Michel Rosen indicated that water, sewerage, and road access (David Avenue) were the main focus of the report. Council decided to have this meeting scheduled. Councillor Sedegreen requested that the report be given to them in advance to read.

During question period at the end of the meeting, Mr. Denny Arsene and Mr. Mark Obedinski continued to criticize the work of the Emergency Preparedness Working Group. Mr Obedinski disparagingly said that with 120 volunteer hours you think they could at least produce a list of emergency supplies and asked what had been done to date. Councillor Sedegreen referred him to the Minutes of the Working Group meetings and Councillor Piamonte told him that, working with Christine Milloy in the Village Office, the information is being loaded onto the

Village website. Mr. Obedinski indicated that he had found a lot of information on the Internet. Councillor Piamonte invited Mr. Obedinski to join the 10 member Emergency Preparedness Working Group.

Mr. Obedinski wanted to know what his family should do in an Emergency. Councillor Sedergreen indicated that it is incumbent on residents to avail themselves of the information that is available. Councillor Palmer-Isaak said that the information should be sent out with the tax bills. Councillor McEwen said he was concerned about the weekends when the staff is not in the Office.

The meeting adjourned and Council went into an in-camera meeting.