

Report on Village of Anmore Regular Council Meeting
Tuesday, January 11, 2011

Mayor Anderson called the meeting to order at 7:00. Councillors Sedergreen, Piamonte, Palmer-Isaak, and McEwen; CAO Howard Carley, Planning Consultant Michael Rosen, and Engineering Consultant Max Coupland; and approximately 25-30 residents were in attendance. The Agenda was approved with several minor changes so that those who live outside of Anmore could get home before the forecasted snow. There were no Minutes to approve.

In the first item to be addressed, Council authorized staff to proceed with a grant extension application for the Water System Renewal and Upgrades project. Engineering Consultant Max Coupland explained that this project has two parts. The first is the water main from Mossom Creek to Sunnyside. The second part is to upgrade water meters from manual to radio. Mr. Coupland estimated that this move would reduce staff time from four days to manually read the metres to four hours using the computerized version.

Next, Mr. Daniel Gorsic, Director and CEO of Belcarra-based Synergy Environmental Strategies, and Mr. Carlos da Ponte, Sustainability Specialist and Project Scientist, made a proposal to create both a Corporate, and a Community Emissions Reduction Plan. These plans would be consistent with the commitments made by the Village to contribute to the provincial goal of reducing Green House Gasses (GHG) by 33% below 2007 levels by 2020 and 80% by 2050.

Synergy is committed to doing this 'free of charge' for the Village but they asked to be authorized to apply for available grants to partially underwrite their expense. When Mr. da Ponte was questioned, he explained that Anmore Village staff time would not be onerous and CAO Howard Carley did not think that there would be a problem. Council passed a motion to authorize Synergy to proceed with the project.

On December 16, 2010, Anmore Council instructed Planning Consultant, Michael Rosen, to prepare an amendment by-law for consideration re: an application from Countryside Village Strata Corporation BCS 3635. This would show that for the purpose of calculating the permitted size of the second story of a two story house, the floor area of the first story would be "inclusive of a garage that is part of a principal building." Currently within RCH-1, section 305A.2(b) requires that the gross floor area of the second floor of a two story dwelling not exceed 80% of the floor area of the first story, which would **not** include the garage floor space.

Anmore Councillor, Dr. Chris Sedergreen, MD, said that he had heard reports of past fines to Countryside Village for polluting the watershed and he planned to vote against any increase in the size of the houses being built on these small lots. Councillor Sedergreen indicated that with any efforts to increase density there is

a much greater chance of septic system failure and effluent going into Anmore Creek. Mayor Anderson told him not to worry that she had not been informed of effluent going into the creek.

Councillor Piamonte said that he could not give a qualified 'yes' or 'no' about increasing the size of a second story. He indicated that he had misgivings about this based on the ongoing septic problems in Anmore Green Estates, and asked if a thorough environmental assessment had been done. He was also concerned about the aesthetics of a mobile home adjacent to a 'large box' two story house. Since Countryside Village has had major septic problems in the past, he wondered if the problems of illegal suites, extra bathrooms, and misuse of an already overburdened septic system would arise and how they would affect the residents of both Countryside and the Village as a whole.

Mayor Anderson indicated that there had already been a Public Hearing and that it was now time to move forward. Mr. Charles Christie, a long-time resident of Countryside Village, questioned how representative the Countryside Strata Council was. He said that he was not a member and that he had not been invited to attend meetings.

Anmore resident, Mr. Robert Tribe, a late candidate for Mayor in the May 2010 Anmore by-election, and a retired Professional Engineer and Director of Translink and former President of SNC-Lavalin Project Management, Engineering Construction, and Business Development, indicated that he was not aware of the public participation process that allowed for this development. However, he was very concerned about this type of density adjacent to one of our important watersheds. He said that this is a hot issue that should be of concern to the residents of Countryside Village, the Village of Anmore, and to environmentalists concerned about protecting Buntzen Lake and its watersheds. He called for a much more thorough public process.

Mayor Heather Anderson dismissively stated that this bi-law amendment was about the size of the second floor on these new two-story houses built on the lots adjacent to Anmore Creek and Buntzen Lake Park. Mr. Tribe said that he could see grandfathering provisions for existing residents, but the rest of Anmore and the broader community don't really understand what is going on.

Mayor Anderson said that this was not true that previous Councils on which she served as Councillor had heard from the residents of Countryside Village. She said that they lobbied Council to let them own their land and build on it. Mr. Tribe wanted to know if an environmental assessment had been done and what was the actual situation relative to the required 15 metre set-backs from the waterways. Planning consultant Michael Rosen indicated that he did not know if a thorough environmental assessment had been done, but he would check.

Councillor Palmer-Isaak reminded Council that one of the first tasks of the new Council was to proceed with the final re-zoning of Countryside Village. Dr. Sedergreen agreed but said that the whole of Council, other than resigned Mayor Weinberg, was new. He was concerned that the residents of Countryside Village were on the short-end of the developer's stick when it came to this project.

Vladislav Kouchnarev, an employee of the Anmore Times, confirmed that the issue at hand was simply to look at how the floor area was distributed. Mayor Anderson said that it was just to make the second story larger.

Councillor Sedergreen reminded Council of the presentation made at the previous Council Meeting on December 16, 2010, by Ewen Stewart, the developer of Anmore Green Estates. He said that illegal suites were not anticipated in that development when the septic system was put in. Dr. Sedergreen was also concerned about the inaction of the Village on illegal suites. Mayor Anderson said that when there was a complaint about an illegal suite it was always dealt with.

Editor's Note: While Mayor Anderson may believe this to be true, it is not. Not only does Anmore have a number of illegal suites, it also has illegal houses.

When Councillor Piamonte asked Planning Consultant Michael Rosen if the allowable square footage included the basement in the Countryside situation, he did not know but said that he would check. Countryside resident, Mr. Charles Christie, said that as a resident in Countryside he too believes that this is an environmental disaster about to happen.

The majority of Council, Mayor Anderson, and Councillors Palmer-Isaak and McEwen, voted to support the by-law amendment and refer it to the Anmore Advisory Planning Commission. Councillor Sedergreen opposed and Councillor Piamonte abstained.

Under the Mayor's Report, Mayor Anderson announced that a grant had been received for playground equipment. At an earlier meeting it had been indicated that it was Anmore's 'turn' to receive the grant. Mayor Anderson also apologized for having the Scout's Bottle Drive signs removed as a part of Councillor Palmer-Isaak's sign pollution initiative. Mayor Anderson indicated that the Scouts got all of their signs back but, unfortunately it might have affected the overall results of the Bottle Drive.

Editor's Note: Thank you to the Scouts. Truly a symbiosis – you take the bottles and get the money. We are saved the hassle of returning them.

Under Councillor's Reports, Councillor Palmer-Isaak reported on the Grades 3-5 at Anmore Elementary and their efforts to recycle their Christmas paper. She also indicated that the BC Ministry of the Environment was offering classes to

Village staff on storm sewer erosion. Administrator Howard Carley thanked Christine Milloy for 'holding down the fort' in the absence of himself and Karen-Ann Cobb.

Under new correspondence to Mayor and Council: February was declared Heart & Stroke Month in Anmore; Councillor John McEwen was appointed to the Lower Mainland Treaty Advisory Committee; Council agreed to support Port Moody in their efforts to ensure that the Murray-Clarke Connector project is included in future Translink plans; Council received information about the census and new Statistics Canada Household Survey which will begin in May 2011; and Council supported Coquitlam Council in their efforts to ensure that the recommendations in the Service Review Report to the Fraser Health Authority in 2009 be implemented.

Anmore resident, lawyer Larry Barron, wanted to know why only the Mayor, and not the Anmore Councillors had received his writ served on the Village of Anmore on January 5, 2011. He was concerned because the documentation was directed specifically to Mayor and Councillors. He wondered why all of the secrecy and why the Mayor was not allowing him to speak to this issue. He indicated that the information is publicly available. It can be accessed at <https://eservice.ag.gov.bc.ca/cso/esearch/file/showFileSummary.do?fileID=2195202> for a \$6.00 fee. Mr. Barron was very concerned that Mayor Anderson was withholding information from Council members when the information was sent to them.

Mayor Anderson explained that the policy in the past has always been to forward legal matters to Anmore legal counsel. When queried about a written policy to this effect, she said that she was uncertain as to whether one existed. Councillor Sedergreen inquired as to why he had not received this information addressed to him in a timely fashion.

Mr. Barron advised Council that the writ that he had served on behalf of Ms. Mary Jane Atkins had a 21 day response time and it might be wise to quickly consider the issue. Anmore resident, Andrew Robertson, said that he believed that the Mayor had a moral obligation to distribute material that was addressed to the Councillors. Mayor Anderson, and Councillors Palmer-Isaak and McEwen quickly voted to receive the correspondence and move on without further discussion of the contents of the package from Mr. Barron.

Council approved the 2011 Regular Council Meeting schedule with some minor tweaking and an in-camera meeting for January 11, 2011 was approved.

In the Public Question Period, Mr. Robert Tribe had concerns about septic tank leakage and contaminants in the water near his home on Strong Road. CAO Howard Carley indicated that he would have someone come out and test the water.

Mr. Denny Arsene continued his ongoing questioning of the Emergency Preparedness Committee. He was told that the list of emergency supplies that the Emergency Prep volunteers had identified as needed were in the hands of the Village staff for purchase. Councillor Palmer-Isaak said that she didn't understand why the Village staff should have to purchase the supplies. She said that the Youth Group always bought the favours for their events. Mayor Anderson expected the Emergency Preparedness Committee to do the shopping, as well. Councillor Piamonte, Co-Chair of the Committee, indicated that he did not think that this was an appropriate use of the time of volunteer members but that he would try to work things out with the CAO.

Mr. Charles Christie of Countryside Village and Mayor Anderson got into a set-to over what Mr. Christie said was the on-going self-interest of the Mayor and some of the pro-development interests on Council. Mr. Christy raised the question of the interests Mayor Anderson has in her father, developer Harry Anderson's properties. Mayor Anderson said that all of the financial disclosure information is available for anyone to look at in the Village Hall and that she is, in fact a Director, in her father's company.

As Mr. Christy raised a number of concerns that he had, Councillors Palmer-Isaak, McEwen and Mayor Anderson quickly voted to adjourn the meeting. As a parting parry to Mr. Christie's call for a rebate if he personally did his recycling, Mayor Anderson told him that he would be paying for composting in the Village starting this coming summer.

The meeting adjourned and Council went into a further in-camera meeting.