

PLEASE NOTE

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Is a Scent-Free Building.

Please respect our policy.

VILLAGE OF ANMORE

COUNCIL AGENDA

Agenda for the Regular Council Meeting scheduled for Tuesday, March 8<sup>th</sup>, 2011 at 7:00 p.m. at the Village Hall, 2697 Sunnyside Road, Anmore, B.C.

1. **ADDITIONS AND DELETIONS TO THE AGENDA**

RESOLUTION: "THAT THE AGENDA BE APPROVED."

2. **COMMENTS FROM THE PUBLIC REGARDING THE AGENDA**

3. **ADOPTION OF MINUTES**

(a) Minutes of the Regular Council Meeting held on February 22, 2011

1 RESOLUTION: "THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON FEBRUARY 22<sup>ND</sup>, 2011 BE ADOPTED AS CIRCULATED."

4. **BUSINESS ARISING FROM THE MINUTES**

5. **PETITIONS AND DELEGATIONS**

(a) Delegation – Mr. Denny Arsene

Mr. Arsene to appear before Council as a delegation to discuss "What we need".

6. **TABLED ITEMS**

(a) TransLink Bus Stop at East Road and Sunnyside Road

This item was tabled at the last Council Meeting for further information to be received from the Fire Chief and the Manager of Public Works.

(b) Mail Drop – Suggested Three-Way Stop at East Road and Sunnyside Road

This item was tabled at the last Council Meeting for further information to be received from the Public Works and Transportation Committee.

7. **COUNCIL COMMITTEE REPORTS**

(a) **Advisory Planning Commission**

(i) **Minutes of the Advisory Planning Commission Meeting held on February 17<sup>th</sup>, 2011**

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RESOLUTION: "THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING HELD ON FEBRUARY 17<sup>TH</sup>, 2011 BE RECEIVED."

8. **MAYOR'S REPORT**

9. **COUNCILLORS' REPORT**

10. **ADMINISTRATOR'S REPORT**

11. **CORRESPONDENCE**

RESOLUTION: "THAT ALL CORRESPONDENCE CIRCULATED AND FILED IN THE VILLAGE OFFICE BE RECEIVED."

(a) **Anmore Renewable Energy Foundation**

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Letter dated February 28<sup>th</sup>, 2011 from Michael Fisher, Senior Business Officer, Western Economic Diversification Canada regarding Anmore Renewable Energy Foundation.

12. **BYLAWS**

13. **UNFINISHED BUSINESS**

(a) **Metro Vancouver – Regional Growth Strategy Bylaw No. 1136, 2010**

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Report dated March 2<sup>nd</sup>, 2011 from Michael Rosen, Planning Consultant.

**13. UNFINISHED BUSINESS (CONTINUED)**

**(b) Policy No. 43 – In-Camera Council Meeting Rules of Order**

RESOLUTION:           “THAT COUNCIL RESCIND POLICY NO. 43 REGARDING IN-CAMERA COUNCIL MEETING RULES OF ORDER DUE TO THE ADOPTION OF ANMORE PROCEDURE AMENDMENT BYLAW NO. 507-2011.”

**14. NEW BUSINESS**

**(a) In-Camera Council Meeting**

RESOLUTION:           “THAT PURSUANT TO SECTION 90(1)(F) AND (G), COUNCIL CONVENE AN IN-CAMERA COUNCIL MEETING IMMEDIATELY FOLLOWING THE REGULAR COUNCIL MEETING OF MARCH 8<sup>TH</sup>, 2011.”

**15. PUBLIC QUESTION PERIOD**

**16. CONCLUSION**

**VILLAGE OF ANMORE**

**REGULAR COUNCIL MEETING MINUTES**

Minutes of the Regular Council Meeting held on Tuesday, February 22<sup>nd</sup>, 2011 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, B.C.

Mayor Anderson called the meeting to order at 7:02 p.m.

**ELECTED OFFICIALS PRESENT**

Mayor Heather Anderson  
Councillor John McEwen  
Councillor Kerri Palmer Isaak  
Councillor Mario Piamonte  
Councillor Chris Sedergreen

**STAFF PRESENT**

Howard Carley, Chief Administrative Officer  
Karen-Ann Cobb, Manager of Corporate Services  
Tim Harris, Manager of Public Works  
Michael Rosen, Planning Consultant

**1. ADDITIONS AND DELETIONS TO THE AGENDA**

It was MOVED and SECONDED:

**“THAT THE AGENDA BE APPROVED.”**

**CARRIED UNANIMOUSLY**

**2. COMMENTS FROM THE PUBLIC REGARDING THE AGENDA**

Nil

**3. ADOPTION OF MINUTES**

**(a) Minutes of the Regular Council Meeting held on February 8<sup>th</sup>, 2011**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON FEBRUARY 8<sup>TH</sup>, 2011 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

**4. BUSINESS ARISING FROM THE MINUTES**

On Councillor Sedergreen's recommendation, staff agreed to discuss the status of exploring online payment systems for the Village and include it on the next agenda.

**5. PETITIONS AND DELEGATIONS**

Nil

**6. TABLED ITEMS**

**(a) TransLink Bus Stop at East Road and Sunnyside Road**

It was Moved and SECONDED:

**"THAT THE MATTER OF TRANSLINK BUS STOP AT EAST ROAD AND SUNNYSIDE ROAD BE LIFTED FROM THE TABLE."**

**CARRIED UNANIMOUSLY**

After considerable discussion, Council made the following resolution:

It was MOVED and SECONDED:

**"THAT THE MATTER OF TRANSLINK BUS STOPS AT EAST ROAD AND SUNNYSIDE ROAD BE TABLED FOR FUTURE DISCUSSION."**

**CARRIED UNANIMOUSLY**

**7. COUNCIL COMMITTEE REPORTS**

**(a) Public Works and Transportation Committee**

**(i) Mail Drop – Suggested Three-Way Stop at East Road and Sunnyside Road**

It was MOVED and SECONDED:

**"THAT THE MATTER OF THE MAIL DROP SUGGESTING A THREE-WAY STOP AT EAST ROAD AND SUNNYSIDE ROAD BE TABLED UNTIL THE NEXT COUNCIL MEETING.**

**AND FURTHER THAT THE COMMITTEE PROVIDE COUNCIL WITH PROPER SUPPORTING DOCUMENTATION – THE TRAFFIC STUDY AND MINUTES OF THE PUBLIC WORKS AND TRANSPORTATION COMMITTEE MEETINGS WHERE RESIDENTS IDENTIFIED CONCERNS ABOUT THIS INTERSECTION."**

**7. COUNCIL COMMITTEE REPORTS (CONTINUED)**

**(a) Public Works and Transportation Committee (Continued)**

**(i) Mail Drop – Suggested Three-Way Stop at East Road and Sunnyside Road (Continued)**

**CARRIED**

Councillor Piamonte abstained

Councillor Sedergreen opposed

**(b) Emergency Preparedness Working Group**

**(i) Minutes of the Emergency Preparedness Working Group Meeting held on January 13<sup>th</sup>, 2011**

It was MOVED and SECONDED

**“THAT THE MINUTES OF THE EMERGENCY PREPAREDNESS WORKING GROUP MEETING HELD ON JANUARY 13<sup>TH</sup>, 2011 BE RECEIVED.”**

**CARRIED UNANIMOUSLY**

**8. MAYOR’S REPORT**

Mayor Anderson reported that:

- Council held an informal non decision making working session the previous Tuesday with the planner and staff regarding the IOCO lands. There are no firm plans at this point for the IOCO lands to be developed.
- Mayor Anderson stated that she attended the last APC Meeting as the Council Liaison at which she suggested to the APC that she only attend the beginning of each meeting APC meeting. The APC indicated that they would prefer if she were in fact to attend the entire meeting. Mayor Anderson agreed to do so.
- Mayor Anderson stated that she would like to set a date for a Public Information Meeting regarding garbage, recycling, and composting. Council agreed to a meeting on Tuesday, May 31<sup>st</sup>, 2011 and Mayor Anderson asked that staff book the school gym for the meeting.

**9. COUNCILLORS’ REPORT**

Councillor Palmer-Isaak reported that:

- She is very proud that she received a letter from Greg Moore, Mayor of Port Coquitlam, who was chair of Solid Waste Committee for the Metro Board, recognized the packaging program at the school and requested the students to put on a presentation at the Zero Waste Challenge next month.

**9. COUNCILLORS' REPORT (CONTINUED)**

- Resident Lolita Whitters is coordinating an event in Port Coquitlam March 11<sup>th</sup> - 13<sup>th</sup> to support 1st Nation Culture. They are asking for a \$50.00 donation to support the event. Councillor Palmer-Isaak would like to support the event.

It was MOVED and SECONDED:

**"THAT COUNCIL APPROVE THE DONATION OF \$50.00 FOR THE 1<sup>ST</sup> NATION'S EVENT BEING HELD IN PORT COQUITLAM ON MARCH 11<sup>TH</sup>, 12<sup>TH</sup>, AND 13<sup>TH</sup>."**

**CARRIED**

Councillor Sedergreen abstained

- Councillor Palmer-Isaak reported that she researched the past election costs and found that the cost for a staff member to act as Chief Elections Officer for the 2008 municipal election (to elect four councillors and mayor) was \$950. The cost for a non-staff member to act as Chief Elections Officer for the 2010 by-election (to elect only a new mayor) was \$5,190.62. The difference in additional cost to the Village is \$4,240.62.
- Mayor Anderson asked Councillor Palmer-Isaak to invite a representative from Metro Vancouver to the Village's Public Information Meeting in May. Councillor Palmer Isaak suggested that a representative from Bear Aware be invited as well.

**10. ADMINISTRATOR'S REPORT**

Nil

**11. CORRESPONDENCE**

It was MOVED and SECONDED:

**"THAT ALL CORRESPONDENCE CIRCULATED AND FILED IN THE VILLAGE OFFICE BE RECEIVED."**

**CARRIED UNANIMOUSLY**

**(a) Bullying Stops Here – Pink Shirt Day 2011 – February 23<sup>rd</sup>, 2011**

It was MOVED and SECONDED:

**"THAT COUNCIL PROCLAIMS FEBRUARY 23<sup>RD</sup>, 2011 AS 'BULLYING STOPS HERE – PINK SHIRT DAY 2011' IN THE VILLAGE OF ANMORE."**

**CARRIED UNANIMOUSLY**

**11. CORRESPONDENCE (CONTINUED)**

**(b) Community Social Services Awareness Month – March 2011**

It was MOVED and SECONDED:

**“THAT COUNCIL PROCLAIMS MARCH 2011 AS ‘COMMUNITY MONTH’ IN THE VILLAGE OF ANMORE.”**

**CARRIED**

Councillor Sedergreen opposed

**(c) Anmore Green Estates – Septic**

It was MOVED and SECONDED

**“THE LETTER DATED FEBRUARY 15, 2011 FROM DENIS MEDANIC BE RECEIVED.”**

**CARRIED UNANIMOUSLY**

**12. BYLAWS**

**(a) Anmore Revenue Anticipation Borrowing Bylaw No. 508-2011**

It was MOVED and SECONDED:

**“THAT ANMORE REVENUE ANTICIPATION BORROWING BYLAW NO. 508-2011 BE RECONSIDERED AND ADOPTED.”**

**CARRIED UNANIMOUSLY**

**(c) Anmore Water Rates and Regulations Amendment Bylaw No. 509-2011**

It was MOVED and SECONDED:

**“THAT ANMORE WATER RATES AND REGULATIONS AMENDMENT BYLAW NO. 509-2011 BE RECONSIDERED AND ADOPTED.”**

**CARRIED UNANIMOUSLY**

**13. UNFINISHED BUSINESS**

Nil

**14. NEW BUSINESS**

**(a) Proposed New Middle School – Status Report**

It was MOVED and SECONDED:

**“THAT THAT THE REPORT FROM THE PLANNING CONSULTANT TITLED *PROPOSED NEW MIDDLE SCHOOL - STATUS REPORT* DATED FEBRUARY 17<sup>TH</sup>, 2011 BE RECEIVED FOR INFORMATION.”**

**CARRIED UNANIMOUSLY**

**(b) Anmore Green Estates – Septic Connection**

It was MOVED and SECONDED:

**“THAT THE VILLAGE OF ANMORE CONTINUES TO SUPPORT THE CONNECTION OF ANMORE GREEN ESTATES TO THE REGIONAL SEWER SYSTEMS PROVIDED THAT ALL REQUIRED AGREEMENTS ARE ENTERED INTO WITH THE RESPECTIVE PARTIES, INCLUDING WITH THE VILLAGE THAT WILL ENSURE THAT ALL CAPITAL, OPERATING, AND ADMINISTRATIVE COSTS ASSOCIATED WITH THE CONNECTION ARE BORNE ENTIRELY BY ANMORE GREEN ESTATES.”**

**CARRIED UNANIMOUSLY**

**(c) Policy No. 43 – In-Camera Council Meeting Rules of Order**

It was MOVED and SECONDED:

**“THAT COUNCIL RESCIND POLICY NO. 43 REGARDING IN-CAMERA COUNCIL MEETING RULES OF ORDER DUE TO THE ADOPTION OF ‘ANMORE PROCEDURE AMENDMENT BYLAW NO. 507-2011’.”**

Council discussed this matter and opened the floor up for comments from the public. At this point Council did not vote on this resolution and Council made the following resolution:

It was MOVED and SECONDED:

**“THAT THE MEETING BE CONCLUDED.”**

**CARRIED**

**14. NEW BUSINESS (CONTINUED)**

**(c) Policy No. 43 – In-Camera Council Meeting Rules of Order  
(Continued)**

The meeting concluded at 8:31 p.m.

Certified Correct:

Approved:

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Howard Carley  
Chief Administrative Officer

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Heather Anderson  
Mayor

VILLAGE OF ANMORE  
Advisory Planning Commission (APC)  
Meeting Minutes from Thursday February 17<sup>th</sup>, 2011

**In Attendance:**

Mark Roberts, Chairperson  
Denny Arsene  
Glen Coutts  
Duane Johnston  
Elaine Willis  
Mayor Heather Anderson, Council Liaison  
Michael Rosen, Village Planner

**Committee Members Absent:**

Tracy Green, Vice-Chairperson  
Jack Dubas

**ORDER OF BUSINESS**

**1. Call to Order**

- The meeting was called to order by Chairperson, Mark Roberts at 7:04 p.m.

**2. Approval of the Agenda**

It was MOVED and SECONDED:

**“THAT THE AGENDA BE APPROVED.”**

**CARRIED UNANIMOUSLY**

**3. Minutes**

- (a) Minutes of the Advisory Planning Commission Meeting held on September 27<sup>th</sup>, 2010**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING HELD ON SEPTEMBER 27<sup>TH</sup>, 2010 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

**4. Council Liaison**

- Mayor Heather Anderson expressed that the intent of Council Liaison is to provide better information and communication from Council to the committee. It was suggested that the Council Liaison attend for the first 15 minutes of meetings in order to answer questions and clarify written instructions from Council, after which they would leave allowing the APC to function as an independent body.
- Regarding the rezoning application request from Countryside Village, Mayor Anderson explained that initially a comprehensive process was undertaken to rezone Countryside from a manufactured home park to a Compact Housing Zone (RCH-1). During that time there was a great amount of support from residents for the rezoning of the park and how it was put together which ensures no one would be forced to leave their home. It was suggested that the proposed bylaw amendment is a minor change and that because the manufactured home park's zoning is new territory, that there will likely be other items to fine tune going forward.

- With respect to the Council Liaison's role, members expressed varying preferences as to the degree of the Liaison's involvement at APC meetings. Suggestions were made as to when and how long the Liaison attends meetings and the amount of input (if any) that they provide.
- Mayor Anderson left the meeting in order to allow the Committee to proceed independently.

## 5. Rezoning Application – Countryside Village Strata

- Mr. Michael Rosen, the Village Planner, explained that Council has requested that the APC review and provide recommendations on proposed Zoning Bylaw Amendment No. 506-2011.
- Mr. Rosen explained that Countryside Village Strata is the only Compact Housing Zone (RCH-1) in Anmore and that when the zoning was created, that it was done with a great amount of thought and discussion. Not all contingencies could be anticipated at the time and as such, a bylaw is being requested to "tweak" the zoning rules.
- The existing bylaw permits that Countryside Village lots have the potential to be developed where by a manufactured home could be replaced with a stick built home. The bylaw states that the second storey of a newly built home can not exceed 80% of the floor area of the first storey, excluding garage space.
- An application to amend the bylaw has been received from Countryside Village Strata requesting that for the purposes of calculating second storey floor area, that the area of the first floor include garage space.
- Ted Littlewood, President of Countryside Village, stated that by having garages in the houses instead of having carports outside actually makes the house [living space] smaller. With respect to concerns about illegal suites, the Strata does not allow people to rent suites in the park; homes must be owned and can not be rented or sublet. Mr. Littlewood further expressed that it would be more aesthetically pleasing to have some cars parked inside instead of in the driveways. Members were presented with a letter from the Countryside Village Strata dated February 14<sup>th</sup>, 2011. *A copy of the letter is attached and herein form part of the minutes.*
- Daniel Stacey, Strata Committee member and resident of Countryside Village, pointed out that the bylaw also states that the first floor can only occupy 50% of the lot and as such, homes would not be taking up any larger portion of the individual's property [with the proposed bylaw amendment in place]. Mr. Stacey explained that external garages are not permitted in the Strata due to zoning and property sizes, further noting the aesthetic appeal and increased property value of having a garage as part of the house. It was suggested that the proposed bylaw amendment would allow for another 2-400 sq. ft of floor area in a home and while not that large of an amount of space, that it makes quite a difference in the houses permitted to be built on their properties.
- Mr. Rosen clarified that the proposed bylaw amendment would simply change distribution of space within the two storeys and allow for a larger second floor space. The amendment does not change the maximum lot coverage or maximum floor area permitted.
- Mr. Rosen clarified that as per the bylaw for Countryside Village, the maximum lot coverage requirement for new houses are 50% for frontages of less than 12.2 meters and 55% for frontages greater than 12.2 meters. It was noted that reference to a 40% lot coverage requirement in Mr. Rosen's report dated December 7<sup>th</sup>, 2010 was incorrect.
- Mr. Rosen explained that the calculation of maximum floor area ratio on a Countryside Village lot does not include the garage and is calculated by multiplying lot size by a factor of 0.7.
- Mr. Rosen walked members through the calculations as presented in his report dated December 7<sup>th</sup>, 2010 noting that they are theoretical. Further explaining that by implementing the proposed bylaw amendment, the size of the second floor could be larger, however all other provisions would still have to be met (i.e. maximum floor area, maximum lot coverage, height limits, setbacks, etc.)
- In response to a member's inquiry, Ted Littlewood confirmed that all owners of the Strata wanting to build and buy are aware of the requested bylaw change and he believes that those still renting are aware of it as well. Mr. Littlewood is unaware of any opposing views to the requested bylaw amendment in their community.
- All residents in attendance (approximately 13) expressed support for the requested bylaw change.

- Members individually expressed support for the amendment. Comments were expressed that the amendment would make homes more aesthetically pleasing and functional; and that the request was seen as a minor adjustment to the bylaw.
- A member expressed that illegal suites were a matter for the Strata to control and not the Village's responsibility.
- In response to a member's question, Mr. Littlewood explained that homes within the Strata could not be purchased as revenue property and that it would be very hard for Countryside Village residents to rent out their homes due to Strata regulations in place.

It was MOVED and SECONDED:

**“THAT THE ADVISORY PLANNING COMMISSION SUPPORTS ZONING AMENDMENT BYLAW 506-2011.”**

**CARRIED UNANIMOUSLY**

## **6. Conclusion**

It was MOVED and SECONDED:

**“THAT THE MEETING BE CONCLUDED.”**

**CARRIED UNANIMOUSLY**

**Meeting concluded at 7:49 p.m.**

**The foregoing Minutes are to be distributed to the Advisory Planning Committee Members by the Chairperson and read at the committee's next regular committee meeting.**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_



**COUNTRYSIDE VILLAGE**  
**THE OWNERS, STRATA PLAN BCS 3635**  
PO BOX 18128, 250 – 221 IOCO ROAD, PORT MOODY, BC V3H 0A2

February 14, 2011

Advisory Planning Commission  
Village of Anmore  
2697 Sunnyside Road  
Anmore, BC, V3H 3C8

Dear Commission Members;

**RE: Text Amendment Application—Countryside Manufactured Home Park,  
RCH-1 Zone, Bylaw 374, 2004**

This letter is in support of a minor text amendment application by the Owners of Countryside Village (Strata Plan BCS 3635), to amend the RCH-1 Zone in the Village of Anmore Zoning Bylaw 374, 2004.

The current RCH-1 zone encourages manufactured homes on smaller lots of up to 2-storeys. The second storey is required in the bylaw to be 80% of the floor area of the first storey (Sec. 305A.2(b)).

Many homeowners prefer to have an enclosed garage included on the first level of their house, integrated into the principal building, and providing safe, direct access from the garage to the main living areas. This has an aesthetic advantage as well avoiding accessory garage structures or surface parking outside the principal structure. The current bylaw discourages this functionally and aesthetically desirable building option because the garage is excluded from the first-storey Gross Floor Area for purposes of calculating what is allowed on the second storey.

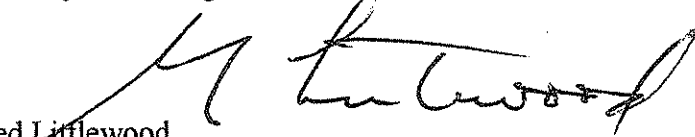
We propose the following amendment to Zoning Bylaw 374, 2004 Sec.305A.2(b):  
Add 'For the purpose of calculating second storey permitted floor area, the area of the first floor includes any portion of a floor used for parking purposes.'

We note that this does not increase the permitted floor area for the individual strata lots. Nor does it mean less habitable area is allowed than otherwise, because the definition of permitted Gross Floor Area is not changed; as it still excludes floor area used for parking. The amendment simply allows for more of the permitted floor area to be located on the second storey of the home, when the home has been designed to include an enclosed garage. It also has the same desirable aesthetic effect as intended by the current bylaw, namely the second storey of the home is not simply the same footprint as the first storey, but is smaller thereby more potential articulation than the first storey.

We believe the proposed amendment will provide for improved aesthetics and safety within the Countryside Village strata, and request your early support.

Respectfully,

Countryside Village Strata Council

  
Ted Littlewood  
President

Cc: Michael Rosen, Planner



Western Economic  
Diversification Canada

Diversification de l'économie  
de l'Ouest Canada

Mailing/Street Address  
G7 Sussex Place  
1001 Douglas Street  
Victoria, B.C., V6W 2C5

Adresse postale/civique  
G7 Sussex Place  
1001 rue Douglas  
Victoria, C.-B., V6W 2C5

February 28, 2011

File No. 4232

Ms. Heather Anderson, Mayor  
The Village of Anmore  
2697 Sunnyside Road  
Anmore BC,  
V3H 5G9

Dear Mayor Anderson:

Re: Anmore Renewable Energy Foundation

Thank you for meeting with me on August 9, 2010 to discuss a proposed resolution of the issues related to Anmore Renewable Energy Foundation (AREF).

I wish to confirm that the Village is in no way responsible for the debts of AREF and I believe we are all disappointed that the various initiatives of AREF did not result in commercial projects.

The solar panels erected by AREF were placed on village property adjacent to the main office and as the Village owns the land under the panels, it is our understanding that the Village's claim to the solar panels ranks ahead of WD. In order to avoid any confusion over the issue, could you kindly confirm in writing whether the Village is willing to release its claim over the solar panels to WD?

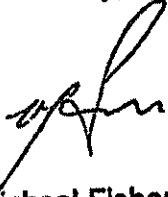
For your convenience, we attach a simple statement form and ask that you or the Village legal counsel confirm your intentions by ticking the relevant box and returning the document to us. Alternatively, a letter may be drafted dealing with the same issue.

Canada

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Upon receipt of the signed document, we shall confirm the actions of this department as quickly as possible. If you have any questions, please do feel free to call me (250 363 8123) as enough time has been used already in trying to resolve this.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Fisher', written over a horizontal line.

Michael Fisher  
Senior Business Officer  
Victoria, BC

G7 – 1001 Douglas St.  
Victoria, BC  
V8W 2C5

Encl:

## CONFIRMATION OF THE VILLAGE OF ANMORE

- The Village **DOES NOT** claim priority as the solar panels erected by the Anmore Renewable Energy Foundation were attached to Village property. As a result, WD may, with appropriate legal clearance, seek to remove the panels from the Village property at their expense.
- As owner of the land on which the said solar panels were installed, the Village **DOES** claim priority over the panels attached to Village property.

\_\_\_\_\_  
Signed  
Village of Anmore

\_\_\_\_\_  
Date

Please tick one box or the other and return this attachment to:

Michael Fisher  
Senior Business Officer  
Western Diversification  
G7 – 1001 Douglas St.  
Victoria, BC  
V8W 2C5

FAX: 250 384 2590

TO: HOWARD CARLEY – CHIEF ADMINISTRATIVE OFFICER  
FROM: MICHAEL ROSEN – PLANNING CONSULTANT  
RE: METRO VANCOUVER – REGIONAL GROWTH STRATEGY BYLAW NO. 1136, 2010  
DATE: MARCH 2, 2011

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**RECOMMENDATIONS FOR CONSIDERATION:**

- 1) THAT pursuant to Section 857 of the *Local Government Act*, the Village of Anmore accepts Greater Vancouver Regional District Growth Strategy Bylaw No. 1136, 2010; and
- 2) THAT the above noted resolution be forwarded to Metro Vancouver prior to 20 March 2011 in order to satisfy the 60 day deadline period.

**BACKGROUND**

As Council members are aware, Metro Vancouver has been in the process of preparing a Regional Growth Strategy (RGS) for the region over the last several years. This strategy, an update of the existing Livable Region Strategic Plan (LRSP), will guide regional growth over the next 30 years.

Public hearings on Regional Growth Strategy Bylaw No. 1136, 2010 (Bylaw) were held in November and December 2010. The Bylaw then received Second Reading by the Regional Board on 14 January 2011 and in accordance with the *Local Government Act*, has been forwarded to all local governments for acceptance. Local governments have 60 days to respond by either accepting or refusing to accept the Bylaw. If one of the local governments refuses to accept the Bylaw, the Bylaw cannot be adopted and a dispute resolution process is initiated.

Once the affected local government acceptance process has been completed, the Bylaw will be forwarded to the Board for consideration of Third Reading.

**REGIONAL GROWTH STRATEGY BYLAW NO. 1136, 2010**

An electronic version of the Strategy can be found on Metro Vancouver's website:  
<http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx>

Over the last few years, the Planning Consultant has provided Council with a number of reports on previous drafts of the RGS, the three most recent dated 5 November 2009, 6 January 2010, and 6 October 2010, copies of which are attached. At the 12 October 2010 Council meeting, Council passed a resolution informing Metro Vancouver that the Village was satisfied with the draft Regional Growth Strategy.

During the RGS preparation process, the primary issue had been the manner in which the residential areas within Anmore have been designated on the Land Use Map. A secondary issue was the land use designation for the IOCO land.

**a) Rural Land Use Designation**

The Village's residential areas were designated **Rural** in the draft RGS. The Village had sought the use of a new designation – **Semi Rural** to reflect the character of the Village, but Metro Vancouver was not prepared to create a new designation only for Anmore.

According to the RGS document, the **Rural** land use designation is intended to “protect the existing character of rural communities, landscapes, and environmental qualities.” The designation would accommodate low density residential development (not defined), small scale commercial, industrial, and institutional uses that do not require urban services or transit. **Rural** areas are not intended for future urban development that requires connection to the regional sewer system.

This definition of **Rural** would enable the Village to continue with its current residential land use and density policy as espoused in the current Official Community Plan. Based upon a conversation held with a representative of Metro Vancouver, I have confirmed that the RGS **would** accommodate connecting the proposed Middle School to the regional sewer system.

**b) IOCO Lands**

Regarding the IOCO lands, Council members will recall that the Village requested that the IOCO lands be overlain with a **Special Study Area** designation on the Land Use Map in order to retain some flexibility as to how the lands may be developed in the future. It should be noted that the **Rural** designation will continue to apply until such time as Council decides that it wants to approach Metro Vancouver with regards to pursuing a potential amendment to the RGS Land Use Map.

**c) Recreational Areas**

Buntzen Lake Recreation Area, Indian Arm Provincial Park, and the Crown land surrounding the Village are designated **Conservation and Recreation** on the Regional Land Use Designation Map.

**d) Buntzen Power Station**

The Buntzen Lake power station has been designated **Industrial**.

**e) Regional Roads Concept**

Sunnyside Road and East Road have both been designated part of the Major Roads Network (MRN).

The most significant change to the RGS since the previous version that was considered by Council in October 2010 pertains to the procedure to amend the RGS. A number of municipalities had raised concerns with the cumbersome and complex procedure to amend the RGS. The RGS now outlines a number of different procedural requirements dependent upon the type of proposed amendment. Essentially the more regionally significant a proposed amendment would be, the more involvement the Regional Board will have.

**COUNCIL OPTIONS**

The following options are provided for Council’s consideration with regards to how to proceed with the application:

Option 1: Inform Metro Vancouver that the Village accepts Greater Vancouver Regional District Growth Strategy Bylaw No. 1136, 2010;

Option 2: Inform Metro Vancouver that the Village does not accept Greater Vancouver Regional District Growth Strategy Bylaw No. 1136, 2010 and provide reasons; or

- Option 3: Request the Planning Consultant to provide additional information prior to deciding whether or not to accept Greater Vancouver Regional District Growth Strategy Bylaw No. 1136, 2010.

**CONCLUSION**

Regional District Growth Strategy Bylaw No. 1136, 2010 anticipates that the Village will continue to evolve as a semi rural community with an estimated population of 4000 by 2041 consisting of land uses and densities that do not require connection to the regional sewer system. On that basis, Option 1 is the preferred option.

Michael Rosen

*Attachments:*

- 1) *Regional District Growth Strategy Bylaw No. 1136, 2010 (Previously Distributed)*
- 2) *Report to Council – 6 October 2010*
- 3) *Report to Council – 6 January 2010*
- 4) *Report to Council – 5 November 2009*

TO: HOWARD CARLEY – CHIEF ADMINISTRATIVE OFFICER  
FROM: MICHAEL ROSEN – PLANNING CONSULTANT  
RE: METRO VANCOUVER – DRAFT REGIONAL GROWTH STRATEGY (SEPTEMBER 2010)  
DATE: OCTOBER 6, 2010

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### **BACKGROUND**

As Council members are aware, Metro Vancouver is currently in the process of preparing a Regional Growth Strategy (RGS) for the region. This strategy, an update of the existing Livable Region Strategic Plan (LRSP), will guide regional growth over the next 30 years.

A new version of the draft RGS was released in September. An electronic version of the Strategy can be found on Metro Vancouver's website:  
<http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx>

As is outlined in the attached letter from Johnny Carline – Chief Administrative Officer dated 3 September 2010, the Village has received another request from Metro Vancouver to provide comments on the most recent draft RGS. Metro has requested that the comments be submitted by 15 October 2010 which has since been extended to 22 October 2010. It is anticipated that the Board would give initial readings to a bylaw in early November followed by the holding of a public hearing in late November. After the public hearing, the bylaw will be referred to all the member municipalities for formal acceptance.

### **DRAFT REGIONAL GROWTH STRATEGY (SEPTEMBER 2010)**

The Planning Consultant has provided Council with two reports on previous drafts of the RGS that are dated 8 April 2009 and 6 January 2010, copies of which are attached. The primary issue has been the manner in which the residential areas within Anmore have been designated on the Land Use Map. A secondary issue was the land use designation for the IOCO land.

In the November 2009 version of the RGS, the one immediately previous to the current version, the Village's residential areas were designated **Rural** in the draft RGS. The Village sought the use of a new designation – **Semi Rural** to reflect the character of the Village, but Metro Vancouver was not prepared to create a new designation only for Anmore.

According to the RGS document, the **Rural** land use designation is intended to "protect the existing character of rural communities, landscapes, and environmental qualities." The designation would accommodate low density residential development (not defined), small scale commercial, industrial, and institutional uses that do not require urban services or transit. **Rural** areas are not intended for future urban development that requires connection to the regional sewer system.

This definition of **Rural** would enable the Village to continue with its current residential land use and density policy as espoused in the current Official Community Plan. Based upon a conversation held with a representative of Metro Vancouver, I have confirmed that the RGS **would** accommodate connecting the proposed Middle School to the regional sewer system.

Regarding the IOCO lands, Council members will recall that the Village requested that the IOCO lands be overlain with a **Special Study Area** designation on the Land Use Map in order to retain some flexibility as to how the lands may be developed in the future. Metro has agreed with the Village's request and the Land Use Map has been revised accordingly. It should be noted that the **Rural** designation will continue to apply until such time as Council decides that it wants to approach Metro Vancouver with regards to pursuing a potential amendment to the RGS Land Use Map.

### **COUNCIL OPTIONS**

The following options are provided for Council's consideration with regards to how to proceed with the application:

- Option 1: Inform Metro Vancouver that the Village is generally satisfied with the current version of the draft Regional Growth Strategy
- Option 2: Decide not to respond to Metro Vancouver's request for comment
- Option 3: Another option identified by Council.

### **CONCLUSION**

The current version of the draft Regional Growth Strategy has addressed the major issues that the Village has raised in the past. The draft RGS anticipates that the Village will continue to evolve as a semi rural community with an estimated population of 4000 by 2041 consisting of land uses and densities that do not require connection to the regional sewer system.

### **RECOMMENDATIONS FOR CONSIDERATION:**

- 1) THAT the report from the Planning Consultant dated 6 October 2010 titled *Metro Vancouver – Draft Regional Growth Strategy (September 2010)* be received for information; and
- 2) THAT a letter be forwarded to Metro Vancouver indicating that the Village of Anmore is generally satisfied with the current version of the draft Regional Growth Strategy.

Michael Rosen

~~Attachments:~~

- ~~1) Letter from Metro Vancouver Request for Comments 3 September 2010~~
- ~~2) Report to Council 6 January 2010~~
- ~~3) Report to Council 8 April 2009~~

TO: HOWARD CARLEY – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN – PLANNING CONSULTANT

RE: METRO VANCOUVER – DRAFT REGIONAL GROWTH STRATEGY  
UPDATED DRAFT (NOVEMBER 2009)

DATE: JANUARY 6, 2010

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### **BACKGROUND**

As Council members are aware, Metro Vancouver is currently in the process of preparing a Regional Growth Strategy (RGS) for the region. This strategy, an update of the existing Livable Region Strategic Plan (LRSP), will guide regional growth over the next 30 years.

A new version of the draft RGS was released in November. An electronic version of the Strategy can be found on Metro Vancouver's website:  
<http://www.metrovancouver.org/planning/development/LRSPPreview/LRSPDocs/DraftRGSNovember2009.PDF>.

As is outlined in the attached letter from Chair Lois E. Jackson dated 25 November 2009, the Village has received a formal request from Metro Vancouver to provide comments on the draft RGS by 29 January 2010.

Metro Vancouver will be holding public information meetings in January throughout the region. The meeting in the North-East sector is scheduled for Tuesday, January 26<sup>th</sup> at the Executive Plaza Hotel on North Road in Coquitlam, unfortunately the same night as the Council meeting. Metro Vancouver staff has also offered to attend a Council meeting to further discuss any issues related to the RGS.

According to a recent presentation by Commissioner Johnny Carline to the municipal planners at a meeting just before Christmas, after the consultation period has been completed, Metro Vancouver staff will be preparing an RGS Bylaw for consideration of first and second reading by the Board in March or April followed by the holding of a Public Hearing. The 120 day period for municipal ratification would then commence with potential adoption of the Bylaw in the summer.

### **VILLAGE'S PREVIOUS COMMENTS ON FEBRUARY 2009 DRAFT RGS**

Based upon a review of the previous version of the RGS (February 2009), Council provided comments to Metro Vancouver in the form of two letters dated 15 April 2009 and 27 May 2009, copies of which are attached. Council informed Metro Vancouver that:

- a) The proposed **Rural** land use designation and its attendant policies were not considered appropriate for the Village's primary settlement area

because it did not accommodate the Village's existing and future land use pattern as espoused in the Official Community Plan. The Village suggested that an alternative land use designation be created, akin to **Semi Rural**, which would better reflect the current character of the community;

- b) The **Conservation / Recreation** designation for the Buntzen Lake power station was not considered appropriate and should be redesignated to better align with **Industrial** designation and zoning within the Village's OCP and Zoning Bylaw, respectively; and
- c) East Road and Sunnyside Road in their entirety should both be designated as part of the Major Road Network (MRN) reflecting the fact that both roads are part of the region's MRN.

### REVISED DRAFT RGS (NOVEMBER 2009)

The attached letter from Christina Demarco – Regional Development Division Manager dated 1 December 2009 outlines the manner in which Metro Vancouver has responded to the Village's previous set of comments in the revised version of the RGS and provides an accompanying rationale.

The following is a review of how each of the Village's aforementioned points has been addressed in the revised version of the RGS:

- a) The Village's residential area is still designated **Rural** in the RGS. Metro Vancouver has decided **not** to create a new land use designation, so the choice is between the **Urban** and **Rural** land use designations, and since the **Urban** designated areas are intended to accommodate higher densities and be connected to the regional sewer system, there appears to be only one option available, that being **Rural**.

According to the draft RGS document, the **Rural** land use designation is intended to "provide for a variety of rural land uses, including low density residential development .... and help to prevent draft high density development outside of the Urban Containment Boundary." Further on in the Strategy, it is implied that municipalities are expected to "maintain the low density, rural character of the **Rural** area and not permit uses or densities of development that are inconsistent with this objective, and to prohibit subdivision or developments in the Rural areas that require connection to the regional sewer system."

This definition of **Rural** would enable the Village to continue with its current residential land use and density policy, unlike the previous version that provided less certainty. That being said, Council should take notice

of two **site specific** issues within the context of the proposed **Rural** designation, notably the new Middle School and the IOCO lands.

- i) According to Metro Vancouver representatives, the RGS would **not** prevent the Middle School from being connected to the GVS&DD because the school would qualify under the category of addressing a public health issue.
  - ii) The IOCO lands are also designated **Rural** and would be precluded from being developed for densities that would require connection to the regional sewer system. This topic merits further discussion by Council as to whether there are alternative land use designations that should be explored to leave options open for a land use and density pattern that might not be compliant with the **Rural** land use designation. This matter will be addressed in the next section of the report.
- b) The **Conservation / Recreation** designation for the Buntzen Lake power station has been removed and has been redesignated to **Industrial** consistent with the Village's OCP and Zoning Bylaw.
  - c) Both East Road and Sunnyside Road in their entirety have been designated as **Regional Roads** on Map 10 (Regional Road Concept) reflecting the fact that they are both part of the Major Road Network (MRN).

### **STATUS OF IOCO LAND**

As previously noted, the IOCO land has been designated **Rural** in the draft RGS, a designation that would preclude land uses and densities requiring connection to the regional sewer system. This approach is consistent with the Village's Official Community Plan in that there are no policy statements in the OCP regarding the IOCO land that indicate otherwise. That being said, representatives of IOCO have made presentations to Council in the recent past regarding potential development concepts that would differ from the conventional subdivision pattern in Anmore, concepts that would certainly require an amendment to the Village's OCP.

The issue that Council needs to grapple with now is whether to:

- a) retain the **Rural** designation in the RGS for the IOCO land and pursue an amendment to the RGS bylaw by the Regional Board in the future should this Council or a future Council decide that it wants to accommodate an alternative form of development; or
- b) request that a **Special Study Area** designation be utilized in the RGS for the IOCO land in order to keep open a range of land use and density options until a definitive policy direction has been determined.

The determination of which of these two approaches option that Council should pursue should be considered in the context of the proposed RGS amending procedure, the details of which are outlined in Section 6.7 of the draft RGS. Pursuing a redesignation of the IOCO land in the future from **Rural** to something else, say **Urban**, would be considered as a **Minor Amendment** to the RGS which would require the Board to hold a public hearing and to approve the amendment with a 2/3 majority of the weighted vote. On the other hand, redesignation of a **Special Study Area** designation could be undertaken **without** an amendment to the RGS by addressing the issue as part of the Village's **Regional Context Statement** that would require only 50% plus 1 Board approval **without** the holding of a public hearing. The **Special Study Area** approach would appear to be less onerous for the Village should in the future an alternative form of development be considered desirable, while at the same time leaving all options open for the Village.

To this point, formal discussions with Metro Vancouver staff regarding the **Special Study Area** designation have not taken place. This is an issue that could be discussed with Metro Vancouver staff at a subsequent meeting with Council, a meeting that would need to take place within the next few weeks 2010 in order to meet the 29 January 2010 deadline for comments.

### **CONCLUSION AND RECOMMENDATIONS**

The current version of the draft Regional Growth Strategy has addressed the major issues that the Village has raised in the past. The draft RGS anticipates that the Village will continue to evolve as a semi rural community with an estimated population of 4400 by 2041 consisting of land uses and densities that do not require connection to the regional sewer system. Due to the lack of regional transportation infrastructure within the Village, the draft RGS does not identify the Village of Anmore as a major growth area in the region.

The one potential outstanding issue relating to the draft RGS pertains to the designation of the IOCO land and should be further discussed with Metro Vancouver representatives.

The following recommendations are provided for Council's consideration:

- 1) THAT the report from the Planning Consultant dated 31 December 2009 entitled "*Metro Vancouver – Draft Regional Growth Strategy: Updated Draft (November 2009)*" be received for information; and
- 2) THAT prior to finalizing its comments to Metro Vancouver in response to the letter from Chair Lois Jackson dated 25 November 2009, Metro Vancouver representatives be invited to attend a Council meeting on or before 26 January 2009 to discuss the status of the land use designation for the IOCO lands.

Michael Rosen

~~Attachments:~~

- ~~1) Letter from Metro Vancouver - Request for Comments - 25 November 2009~~
- ~~2) Letter from Metro Vancouver - Response to Village's Comments - 1 December 2009~~
- ~~3) Letter to Metro Vancouver - Initial Comments on Draft RGS - 15 April 2009~~
- ~~4) Letter to Metro Vancouver - Additional Comments on Draft RGS - 27 May 2009~~

TO: HOWARD CARLEY – CHIEF ADMINISTRATIVE OFFICER  
FROM: MICHAEL ROSEN – PLANNING CONSULTANT  
RE: METRO VANCOUVER – DRAFT REGIONAL GROWTH STRATEGY  
UPDATED DRAFT (NOVEMBER 2009)  
DATE: NOVEMBER 5, 2009

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## **BACKGROUND**

As Council members are aware, Metro Vancouver is currently in the process of preparing a Regional Growth Strategy (RGS) for the region. This strategy, an update of the existing Livable Region Strategic Plan (LRSP), will guide regional growth over the next 30 years.

Based upon a review of the previous version of the RGS (February 2009), Council provided comments to Metro Vancouver in the form of a letter dated 27 May 2009, a copy of which is attached. Council informed Metro Vancouver that the proposed **Rural** land use designation and its attendant policies were not considered appropriate for the Village's primary settlement area because it did not accommodate the Village's existing and future land use pattern as espoused in the Official Community Plan. The Village suggested that an alternative land use designation be created, akin to **Semi Rural**, which would better reflect the current character of the community.

A new version of the draft RGS has been released. It will be presented to the Board's Regional Planning Committee on 6 November 2009 and to the full Regional Board on 13 November 2009. An electronic version of the Strategy can be found on Metro Vancouver's website:

[www.metrovancouver.org/boards/Regional%20Planning%20Committee/Regional\\_Planni ng-November\\_6\\_2009-Additional\\_item.pdf](http://www.metrovancouver.org/boards/Regional%20Planning%20Committee/Regional_Planni ng-November_6_2009-Additional_item.pdf)

The Village's residential area is still designated **Rural** in the RGS. Metro Vancouver decided not to create a new land use designation, so the choice is between the **Urban** and **Rural** land use designations, and since the **Urban** designated areas are intended to accommodate higher densities and be connected to the regional sewer system, there appears to be only one option, that being **Rural**.

According to the draft RGS document, the **Rural** land use designation is intended to "provide for a variety of rural land uses, including low density residential development .... and help to prevent draft high density development outside of the Urban Containment Boundary." Further on in the Strategy, it is implied that municipalities are expected to "maintain the low density, rural character of the Rural area and not permit uses or densities of development that are inconsistent with this objective, and to

prohibit subdivision or developments in the Rural areas that require connection to the regional sewer system.

This definition of **Rural** would enable the Village to continue with its current residential land use and density policy, unlike the previous version that provided less certainty. That being said, Council should take notice of two **site specific** issues within the context of the proposed **Rural** designation, notably the new Middle School and the IOCO lands.

- a) According to Metro Vancouver representatives, the RGS would not prevent the Middle School from being connected to the GVS&DD because the school would qualify under the category of addressing a public health issue.
- b) The IOCO lands are also designated **Rural** and would be precluded from being developed for densities that would require connection to the regional sewer system. This topic merits further discussion by Council as to whether there are alternative land use designations that should be explored to leave options open for a land use and density pattern that might not be compliant with the **Rural** land use designation. If so desired by Council, the Planning Consultant could prepare a separate report to Council on this matter.

Should the Regional Board accept the RGS at its meeting on 13 November 2009, I have been advised that the RGS (November 2009) will be referred to municipalities for further consultation, with comments expected to be returned to Metro Vancouver by 31 January 2010. As such the Planning Consultant will prepare another report to Council once the Village receives the formal referral from Metro Vancouver.

### **RECOMMENDATION**

The following recommendation is provided for Council's consideration:

That the report from the Planning Consultant dated 5 November 2009 entitled "*Metro Vancouver – Draft Regional Growth Strategy: Updated Draft (November 2009)*" be received for information.

Michael Rosen

~~Attachment:~~

~~1) Letter to Metro Vancouver – 29 May 2009~~