



CITY OF PORT MOODY

OFFICE OF THE MAYOR

Joe Trasolini
October 28, 2009

File No: 0460-05

Mayor H. Weinberg & Council
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Mayor Weinberg and Council:

Re: Extending Services to the Village of Anmore

Thank you for copying me on a string of e-mails under the subject line "Sewer Connection for Amore Green Estates undermined by local Government". You will have noted that Port Moody officials did not participate in this online discussion. Our Council met to consider the history and relevant facts and is now ready to offer this response as Port Moody's official position in this matter.

There are two main facets to this difficult issue, one is technical and the other one is the matter of governance.

Technical issues.

On June 12, 2007, representatives of Anmore Green Estates informed us that they had asked the Village of Anmore for access to the Greater Vancouver Sewer and Drainage District (GVS&DD) infrastructure via Port Moody's sewer system. They asked for our support. We indicated at the time that we would be happy to undertake a feasibility study. However we felt that it would be inappropriate for Port Moody taxpayers to pay for a study for the exclusive benefit of Anmore taxpayers. More than two years have passed and we still don't have a confirmation on whether funding is available for the feasibility study. Nothing has changed and it is clear to us that to make a sensible decision to proceed further, we both need to consider the facts and recommendations of an engineering study.

More recently, School District 43 (SD43) approached us with a proposal to investigate the feasibility of building a new middle school in Anmore. Port Moody Council supported the proposal in principle and asked for further information about "connection to the city's sewer system, policing, fire protection, pedestrian and trail connections, storm water management and tree protection" (minutes of February 10, 2008 Regular Council).

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Perhaps because of inaction on a feasibility study for its own complex, Anmore Green Estates attempted to have Port Moody include its requirements in SD43's study. Of course, Port Moody has no control over SD43's engineering study, although our respective staff worked in very close collaboration. Even if the city did have some control, technically, these are two completely separate issues. Our understanding is that SD43 has no interest in handling any off-site sewage from existing sub-divisions.

Both Anmore and Port Moody have the autonomy to make development decisions within their own jurisdictions, but when developments are not planned and designed properly, some problems may 'flow' from one jurisdiction to the other. This is the case for Anmore Green Estates, where the provision of a service that was designed as an on-site system is now proving to be beyond the capability of their strata Council to handle. This is why they are now asking for that sewage treatment to be handled off-site. Even though this is outside our jurisdiction, Port Moody Council and staff have invested a significant amount of time and resources dealing with this issue for the past six years. This is also the case for Kina Estates, a development where poorly designed storm retention measures resulted in a landslide that impacted Mossom Creek and its fish hatchery in Port Moody. Again, Port Moody staff invested time and effort to remediate problems that originated in Anmore. We are working hard at being good neighbours but we are also concerned with Anmore's track record when it comes to properly engineered sanitary and storm drainage systems.

Governance issues.

We are aware that the Village of Anmore applied to Metro Vancouver for limited membership in GVS&DD for the purpose of serving Anmore Green Estates. This was supported in principle by Metro Vancouver, subject to Anmore entering into an agreement with Port Moody. We have yet to see a written proposal from Anmore as to what such an agreement might look like. I guess one option would be for Port Moody's solicitor to draft up an agreement however this goes right back to Port Moody taxpayers paying for legal expenses for the exclusive benefit of Anmore taxpayers. We are not prepared to do that. We have said several times that we would like to understand the big picture and enter into an agreement that addresses a variety of municipal services, not just the ones that have become severe problems for Anmore.

We have been made aware that the Village of Anmore has applied to Metro Vancouver for limited membership in GVS&DD for the purpose of serving the proposed middle school. Anmore is also exploring the provision of sewage in relation to the potential development of Ioco lands. GVS&DD's response is apparently that they will not consider further one-off requests from Anmore and would prefer to consider a more comprehensive engineering plan. Metro Vancouver's response seems to be a most logical approach and it certainly echoes our thoughts in this matter. What is Anmore's long term plan? Where do these three separate projects fit in the context of Anmore's OCP and future growth?

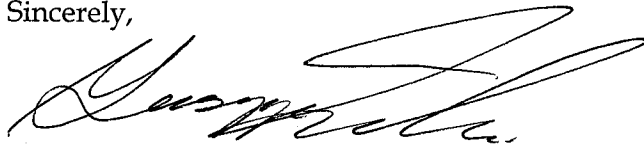
Lastly, Metro Vancouver's CAO appeared before Council on October 13, 2009 to update us on the Regional Growth Strategy. He was very deliberate in his statement about the Village of Anmore being designated as rural. He further clarified in an unequivocal statement that his definition of rural was "a density that does not require the extension of sewers".

Conclusion

Port Moody Council has a record of taking a business approach to its relationship with Anmore. We have set up formal meetings with official minutes taken. We have documented our Council's position in clear letters. Our keen interest in developing well coordinated plans and properly engineered solutions between ourselves and our neighbours should be shared by your Council. Far from being obstructionist, we wish to take a proactive approach in entering into broad mutually-beneficial agreements with the Village of Anmore, as we have with our other neighbours on a host of issues. Ultimately, we need to make sure that our respective taxpayers can look at any agreement we arrive at and feel that their interests have been protected.

We do not wish to enter into media debates, which quite frankly, can only lead to more entrenched positions.

Sincerely,



Giuseppe (Joe) Trasolini
Mayor

cc: MLA Iain Black
Melissa Hyndes, Chair, School District 43