

Anmore Special Council Meeting
May 6, 2014

The meeting was called to order at 7:04 PM. All members of Council, Christine Milloy, Manager of Corporate Services, Mindy Smith, Financial Consultant, and Brent Elliott and Kate Lambert of CitySpaces Planning Consultants were at the tables in the portable classroom behind Anmore Elementary School.

Although the agenda for the meeting was revised late in the day on May 5th, 13 members of the public were also in attendance. The purpose for the Agenda revision was to allow:

- "the Municipal Council to review its position with the Official Community Plan and to provide direction to the planning consultant and staff regarding next steps."

The initial purpose of the meeting was for:

- "the Municipal Council to consider Anmore Tax Rates By-law Number 529, 2014, to meet the requirement of adopting the Tax Rate By-law before May 15 in each year, following adoption of the Financial Plan Bylaw.

Financial consultant Mindy Smith set the context for the recommendation that "Anmore Tax Rates Bylaw Number 529-2014 be read a first, second, and third time." She said that this recommendation simply reflected the tax levy from the budget.

Councillor Thiele asked for clarification of item 2(b)(i) "that all parcels with improvements within the boundaries of the Village located more than 300 metres [1000 feet] from a fire hydrant supplied from the water distribution system shall be exempted from the water utility levy appearing in column B of schedule A, attached hereto." Ms. Smith explained that residences less than 300 metres from a fire hydrant receive a home insurance credit.

Ms. Smith clarified that the Fire Flow and Protection Levy was part of the 12.1% water utility increase this year and that there are three separate water charges for residents.

1. The Water Utility Levy, which increased 12.1% this year.
2. The Fire Flow and Protection Levy, which is \$35,000, and
3. A Debt Servicing Levy, which is \$15,000.

Former Anmore Councillor Mario Piamonte then asked if the \$1,054,519 budget deficit came out of Reserve funds. Ms. Smith explained that some of the deficit financing came out of project funds, such as Mossom Creek culvert project. Ms. Smith was not certain about the exact amount of money in Reserves but she thought that it was somewhere around \$3.5 million.

Editors' Note: **The Budget showed Total Revenue of \$2,640,749 and Total Expenses of \$3,695,268 resulting in a deficit of \$1,054,519.**

Mayor Anderson then set the context for item 2 on the Revised Agenda. She said it would be a high-level discussion of the Official Community Plan (Final Draft) and the next steps to get it approved. There was considerable discussion about schedules and timelines around the next steps. The final schedule proposed for the 'next steps' is shown in brackets after each item in the list below.

1. a public meeting for the Municipal Council to review its position with the Official Community Plan. (May 13, 2014)
2. first and second reading of the recommendation to approve the Official Community Plan (Final Draft) (May 27, 2014)
3. send courtesy copies of the Official Community Plan to neighbouring communities
4. have an Anmore Public Hearing on the Official Community Plan. No discussion of the OCP is permitted after the Public Hearing. With this in mind, it was mentioned that the time line for the Public Hearing could be hampered by summer schedules. As well, there could be further difficulties with the protracted time period over the summer when OCP approvals are being sought and people are not permitted to talk about the OCP. (June 17, 2014)
5. send the OCP to Metro Vancouver for review by the Regional Planning and Agricultural Committee, and for Metro Vancouver planning group to approve the Regional Context Statement (RCS) within the Regional Growth Strategy (RGS) where Anmore is designated Rural. (September 19, 2014)
6. Once the document is approved by Metro Vancouver, the third and fourth reading of the OCP By-law could be held. (October 7, 2014)
7. If this process extends into November, there could be problems with third and fourth readings during the blackout period before the municipal election.

Mayor Anderson indicated that Council members did not come to this meeting prepared to speak about the Official Community Plan (Final Draft). She said that staff would need to put a package together, which included the minutes from the April 15 and April 29 public information meetings, information, and letters, e-mails, and other input from residents, before Council could have this high-level discussion of the OCP (Final Draft).

Councillor McEwen recapitulated his impressions of the OCP Public Information meetings. He appreciated the new maps and thought that residents are more comfortable with the blue zones identifying possible riparian concerns. He also talked about the need for smart development and more streamlined application processes, especially for the relatively unused RS-2 zone applications in steep slope and water sensitive areas. He asked the planning consultants if there might

be some kind of proactive incentive for developers to use the existing RS-2 designation.

Mr. Elliott explained that Council in revising the zoning bylaw can use incentives, such as reduced community contribution or increased density. The consultants also indicated that they tried to remove regulatory language from the Official Community Plan document because it is supposed to be a community vision statement.

Councillor McEwen complained that the application processes for both CD and RS-2 zoning are cumbersome and drawn out. He indicated that Council has been toying with zoning changes for at least six years. Mayor Anderson said that Anmore needs to set the tone for development in the OCP first. Then the zoning bylaw can be changed.

Mr. Elliott, a consultant with CitySpaces indicated that gross density and the 1 acre lot size were the biggest issues in the community consultations. Councillor McEwen indicated that protecting the land and the hillsides were also huge issues and he wondered if allowing the developers to eke out an extra lot would encourage them to use the RS-2 zoning category. Mr. Elliott indicated that this kind of incentive proposal could not come from the planning consultants, but rather the direction needed to come from Council itself.

Mayor Anderson then moved the conversation back to 'next steps'. She said that this Special Council meeting was set up to discuss the process, not the substance. Councillor Thiele echoed the Mayor's sentiments. And Councillor Palmer-Isaak said, "ditto". She indicated that she had pages of comments to make, but this was not the time to do so. Mayor Anderson said that Council needed to study the material in the OCP package to be prepared by staff, and then have a further meeting to review Council's position.

Councillor Green was concerned about the timeline to get the Official Community Plan approved. She was worried that the many tasks might overlap with the municipal election to be held in November. It was mentioned that Anmore has a unique requirement that no public questions are allowed after the candidate nomination period.

CitySpaces consultant Kate Lambert explained that there are some processes which are outside of Council control. Firstly, the OCP must be reviewed by the Regional Planning and Agricultural Committee. Then, the Village is required to submit a Regional Context Statement (RCS) from the OCP which shows that Anmore is adhering to the rural designation in the Metro Vancouver Regional Growth Strategy (RGS) at least three or four weeks prior to its consideration. Metro prefers to receive the RCS after the Public Hearing on the OCP in case there are changes to be made. The summer schedules of committees could also

impede the process and militate against completion before the Anmore 'gag period' before the Municipal Election.

An Anmore resident expressed concern about Mayor Anderson not listening to her when Mayor Anderson said that there was no appetite for changing 1 acre zones to half-acre zones. CitySpaces consultant Brent Elliott indicated that there were an equal number of comments both for and against half-acre zoning. He also indicated that this topic was well discussed numerous times in various committees. The resident thanked the planning consultant for this clarification. Mayor Anderson said that all of the input had been considered, including all of the yellow sticky notes.

Editors' Note: a representative from the Anmore Alternative News participated in many of the public visioning exercises and meetings. While CitySpaces consultant Kate Lambert talked about 125 participants in the first visioning exercise, the AAN representatives noticed that, like themselves, a number of participants in subsequent meetings were the same people. Some of these people completed the surveys and placed numerous yellow sticky papers on the issues charts, and others did not complete the surveys and placed no sticky papers. As well, children who are not able to vote and people who do not live in Anmore were part of the tally. The completed surveys were not many compared to the number of people in Anmore, and they appeared to be skewed by respondents willing and able to participate.

Former Anmore Councillor Mario Piamonte was concerned that there was only four days notice for the April 15th Official Community Plan Public Information session. At the suggestion of former Anmore Councillors Juvik and Coutts, a second public information session was held on April 29. While some of the same people attended the second session, there was standing room only. Former Councillor Piamonte was also concerned about the plans to hold a Public Hearing on the OCP in June, July or August, if Council truly wishes to fully consult the community.

Former Anmore Councillor, Dr. Chris Sedergreen expressed concern about the last-minute changes for this particular OCP meeting where Council was "to review its position with the Official Community Plan". He drew Council's attention to the Anmore Procedural Bylaw showing the nature of agendas, the requirements to change them, and the timing. He said that the quick addition of such an important topic to Council's Agenda showed a lack of respect for Anmore residents. Dr. Sedergreen said when he first checked the Anmore.com website, this Special Council Meeting was to be held in-camera (Closed). As well, he said a one day notice was insufficient time to make the public aware of the meeting.

Mayor Anderson indicated that Dr. Sedergreen was mistaken. However, Christine Milloy, Manager of Corporate Services, apologized for the last-minute

changes, said that Dr. Sedergreen was correct and that initially the plan was to hold the meeting in-camera so as to discuss further remuneration for the Planning Consultants. Ms Milloy also apologized for the late posting, but indicated that the staff had a glitch with the scanner.

Councillor Green reminded her colleagues that the purpose of this meeting was not to discuss the OCP, but rather dates and time lines. Another resident who has been on assignment in Bermuda and unable to attend any of the public information sessions wanted to speak about his support for half-acre zoning. He indicated that he thought, unlike ugly hillside development, some existing flat and desirable 1 acre lots could easily be subdivided without in any way affecting the semi-rural look of the community, or the need for new community infrastructure.

City spaces consultant Brent Elliott indicated that while some of the nuts and bolts could be worked out in the zoning bylaw, if a change was to be made on lot size, the Council would need to give the direction.

At this point, Councillor Palmer-Isaak jumped in and said she had many things she wanted to talk about in the OCP but they had agreed not to talk about substance. Councillor McEwen wondered if the planning consultants could prepare a list of changes in the OCP document to be included in the package of OCP material that Councillors will review. Ms Lambert indicated that while the planners can add clarity to the words, and reduce redundancy, any changes in substance would need to come from Council. The planners also indicated that once changes have been articulated, it will take them some time to incorporate the changes into the document.

After much discussion about available dates, the final timeline was established as indicated earlier in the report. The meeting was adjourned. Several residents who were not permitted by Mayor Anderson to discuss the OCP in the Council meeting stayed on to give their perspectives to the planners and staff.