

To the Villagers of Anmore.

I would like to bring my concerns to the Villagers of Anmore, the Advisory Planning Commission(APC), and the Environmental Committee, regarding the twenty acre development in Anmore. The plan to rezone 20 acres from one acre to RS-2 (.6 of an acre) neglects to provide a cost benefit analysis for the Village. Also, omitted is any reference for holding a referendum for this change in zoning. While I was on Council and this proposal was first suggested two residents asked what actions were being taken to protect wildlife habitat. This seems to have been ignored in the current proposal. This seems to be a plan for the developers to maximize their profits at the cost of a rural Anmore.

This is the first time that RS-2 zoning has been proposed in the village, and there are a number of concerns. This seems to be a method to implement cluster housing in Anmore without a referendum. First, when rezoning was proposed for cluster housing in 2003 a referendum was held. The question raised is will the change from one acre designation to RS-2 zoning trigger a referendum? Also, it does not appear that a cost benefit analysis has been apply to this proposed change of zoning. There is obvious financial benefits to the proposal for the developers. Will the tax valuation for .6 of an acre will be less than on one acre properties and what are the tax implications of the remaining land. Who benefits? Has Council ensured that the taxpayers receive sufficient compensation, and will this rezoning cause the limit of 15% for cluster housing in Anmore, as stated in the Community Plan, be exceeded?

An additional concern is that the developers are proposing a road across the top edge of the 20 acre property. Currently this road goes nowhere. Obviously the other potential developers are

planning a similar proposal to link up to this road. Who is going to pay for this road? Can Anmore afford to maintain it? I suggest very strongly it should be the developers. Nothing in the proposal addresses this. It appears the developers want the tax payers of Anmore to pick up the cost of this road. I believe this proposal if passed, will set a precedent for other property currently zoned one acre allowing it to be re zoned for cluster housing. I believe this conflicts with the Community Plan that wants to maintain the rural lifestyle of Anmore.

Also, what of the impact to a change in habitat to the environment. This has not been addressed in the proposal. There is abundant wildlife, reptiles and bird life that will be impacted by this development. There is no plan for access pathways for wildlife in this proposal. Why was Ann Marie Oletaba and Steve Wittchen's well documented presentation to Council regarding the environmental impact of this development on living creatures ignored?

To me this appears to be nothing more than a money grab by the developers. The majority of the land that is being allocated to the Village of Anmore is riparian land that cannot be built on and is inaccessible to the majority of villagers for parkland. How this is a good deal for the Village of Anmore I cannot see.

This proposal should go to referendum and the tax payers of Anmore should decide if this is a benefit to the Village and the APC should recommend this action. Village staff need to address all of these issues before any recommendations come back to Council.

Tim Laidler